

	<p>AMENDED Zoning Board of Adjustments Agenda</p> <p>City Hall City Council Conference Room 211 E. Pleasant Run Road DeSoto, Texas 75115</p>
<p> Chairperson Brandon Lewis Vice Chairperson LaShonda Burnette Board Member Debrah North Board Member Hope Stevens Board Member Ivan Jacobs Board Member Brandee Jones Board Member Tamara Streeter Board Member Lisa Speaks Board Member Carol Homes </p>	<p>DATE: Thursday, June 1, 2023</p> <p>WORK SESSION: 6:30 pm City Council Conference Room</p> <p>SPECIAL SESSION: 7:00 pm City Council Conference Room</p>
<p><i>As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.</i></p>	

A. **WORK SESSION AGENDA:**

1. Call to Order
2. Discuss agenda items.

B. **ADJORN WORK SESSION**

C. **SPECIAL SESSION - CALL TO ORDER**

D. **PLEDGE OF ALLEGIANCE**

E. **CONSENT AGENDA**

Any item may be withdrawn from the consent agenda and acted on separately. Approval of the Consent Agenda authorizes the approval of each item in accordance with Staff Recommendations.

1. **APPROVAL OF MINUTES**

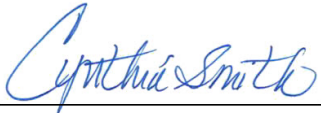
- a. ZBOA Meeting Minutes 2.23.2022

F. **PUBLIC HEARING**

1. Conduct a public hearing and consider variance requests from Section 29.4.B.4 Minimum Rear Yard (to allow a canopy to encroach the required 25 feet rear yard setback) and Section 39.7.H. (to allow a 5 feet landscape setback along the east property line instead of the required 10 feet landscape setback) of the City of DeSoto's Zoning Ordinance. The applicant is Priya Archaya from Wier & Associates and the owner is SECBW Partners, LLC. (**Case #B23-02**).

G. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this notice was posted online on the City's website at www.desototexas.gov and on the bulletin boards located at City Hall located at 211 E. Pleasant Run Road, DeSoto, Texas 75115. This said notice was posted on the following date and time: **05.26.2023 - 1:20 pm**, and remained so posted at least two (2) hours after said meeting was convened.



Cynthia Smith, CTCD, CTCM
Administrative Assistant III

This DeSoto Zoning Board of Adjustments Meeting will be streamed live on Facebook. Questions regarding internet viewing should be directed to Kathy Jones, Community Relations Manager, at 972-230-9648. These taped broadcasts are also available to view on the City's website (www.desototexas.gov) at your convenience.

Zoning Board of Adjustments

E. 1. a.

Meeting Date: 06/01/2023

Submitted For: Juanara Jordan-Williams, Planning Tech
Phone: 972.230.9622

Contact: Juanara Jordan-Williams, Planning Tech
Phone: 972.230.9622

AGENDA ITEM:

ZBOA Meeting Minutes 2.23.2022

Attachments

2.23.23 ZBOA Minutes



ZONING BOARD OF ADJUSTMENTS
MINUTES OF REGULAR MEETING
TOWN CENTER - COUNCIL CHAMBERS
Thursday, February 23, 2023

Present: Chairperson Brandon Lewis
Board Member Debrah North
Board Member Hope Stevens
Board Member Ivan Jacobs
Board Member Carol Holmes

Absent: Vice Chairperson Lashonda Burnette
Board Member Brandee Jones
Board Member Tamara Streeter
Board Member Lisa Speaks

Staff Present: Charles Brewer, Director of Development Services
Bester Munyaradzi, Planning Manager
Athena Seaton, Planner
Juanara Jordan-Williams, Planning Technician
Kaleb Smith, Assistant City Attorney

A. **WORK SESSION AGENDA:**

1. Call to Order

Chairperson Brandon Lewis starts the Work Session at 6:15pm.

Managing Director led discussion on ZBOA Case B23-01.

Work Session ended at 6:47pm.

2. Discuss public hearing items.

B. **REGULAR SESSION - CALL TO ORDER**

C. **PLEDGE OF ALLEGIANCE**

The Pledge was led by Board Member Hope Stevens.

D. **CONSENT AGENDA**

Any item may be withdrawn from the consent agenda and acted on separately. Approval of the Consent Agenda authorizes the approval of each item in accordance with Staff Recommendations.

1. **Approval of Minutes**

- a. 12.15.2022

E. **PUBLIC HEARING**

1. Conduct public hearing and consider a request to obtain a variance to Section 19.4A of the City of DeSoto's Zoning Ordinance by applicant Wildwood Development Company (representing property owner Kentsdale Farms 4 LTD) in order to reduce the minimum lot width from 80 feet to 60 feet within a residential lot to be platted within Tract 7 in the Abraham Hart Survey, Abstract 563; Final Plat to be called Kentsdale Farm Phase 4 (1304 Melody Lane, DeSoto, TX).

Managing Director Charles Brewer gives staff report with a recommendation of approval.

Chairperson Brandon Lewis opens the Public Hearing at 7:25 pm.

Steven Uetrecht identified himself as the representative for Wildwood Development and express his support for the project.

Public Hearing closed at 7:27pm.

Motion by Board Member Ivan Jacobs, with second by Board Member Debrah North to approve ZBOA Case B23-01. Motion passed 4-0.

AYE: Chairperson Brandon Lewis

Board Member Debrah North
Board Member Hope Stevens
Board Member Ivan Jacobs

Other: Vice Chairperson Lashonda Burnette (ABSENT)
Board Member Brandee Jones (ABSENT)
Board Member Tamara Streeter (ABSENT)
Board Member Lisa Speaks (ABSENT)

F. **REGULAR AGENDA**

G. **ADJOURNMENT**

Motion by Board Member Hope Stevens, with second by Board Member Ivan Jacobs to adjourn the Zoning Board of Adjustment meeting on Thursday, February 23, 2023. Motion passed 4-0.

AYE: Chairperson Brandon Lewis
Board Member Debrah North
Board Member Hope Stevens
Board Member Ivan Jacobs

Other: Vice Chairperson Lashonda Burnette (ABSENT)
Board Member Brandee Jones (ABSENT)
Board Member Tamara Streeter (ABSENT)
Board Member Lisa Speaks (ABSENT)

Keith Stone
Chairperson Planning & Zoning Commission

Juanara Jordan-Williams
Planning Technician

Date

Zoning Board of Adjustments

F. 1.

Meeting Date: 06/01/2023

Submitted For: Bester Munyaradzi, Planning and Zoning Manager

Also Contact: Priya Acharya - Wier & Associates

Phone: 817-467-7700

COUNCIL ACTION

AGENDA ITEM:

Conduct a public hearing and consider variance requests from Section 29.4.B.4 Minimum Rear Yard (to allow a canopy to encroach the required 25 feet rear yard setback) and Section 39.7.H. (to allow a 5 feet landscape setback along the east property line instead of the required 10 feet landscape setback) of the City of DeSoto's Zoning Ordinance. The applicant is Priya Archaya from Wier & Associates and the owner is SECBW Partners, LLC. (**Case #B23-02**).

BACKGROUND:

Chick-fil-A is desiring to construct a new restaurant with a drive-through window at 616 W. Belt Line Road (property legally described as being Lot 4, Block A in The Mark At DeSoto). This property is located on the south side of W. Belt Line Road and approximately 565 feet east of S. Westmoreland Road. Lot 4 is approximately 1.471 acres in size and is currently zoned General Retail (GR).

With Section 29.4B(4) of the City's Zoning Ordinance establishing the front, side and rear building lines for properties in GR zoning districts as being 25 feet, the applicant representing Chick-fil-a is requesting to obtain a variance in order to allow a canopy to encroach within the restrictive 25-foot rear yard area. The applicant indicates that Chick-fil-A restaurant sites typically have two detached canopies on-site: one at the menu board and a second at the meal-delivery window. In order to comply with the City's 25 foot front building setback requirement along Belt Line Road, the proposed restaurant building will be located closer to Lot 4's rear property line.....resulting in the canopy (for placing orders) encroaching within the restrictive 25 foot rear yard area by approximately 7.9 feet.

In addition to seeking a variance from Section 29.4B(4), the applicant is also requesting a variance from Section 39.7(H) which states states.... *"Whenever the adjacent property is used or zoned for residential use, a landscaped area of at least ten feet (10') shall be provided (see Section 41 for additional screening wall requirements) planted with one large tree for each forty (40) linear feet or portion thereof of adjacent exposure, except for mixed use zoned districts"*. The applicant is requesting this variance in order to be allowed to construct a 5-foot landscaped area along the east side of Lot 4 instead of a 10-foot landscaped area.

In order to support this second variance request, the applicant states that due to the large demand for on-site parking and the need to have 2 vehicular drive-through lanes.....constructing a restaurant within Lot 4 will require: 1) the restaurant building to be located closer to the east property line; and 2) the east side landscape area will need to be reduced to 5-feet in width instead of 10-feet in width. The applicant also states that there is a steep elevation grade change along the east property line which will require an on-site retaining

wall to be constructed along the east property line. It is the applicant's opinion that the combination of constructing both a retaining and screening wall along the east property line limits the ability to provide a 10-foot landscaped area along the east property line.

FINDINGS:

With Lot 4 being zoned GR and with the adjacent properties on the east and south sides of this lot being zoned or used for residential purposes, the applicant is required (per the City's Zoning Ordinance) to construct a continuous 8-foot masonry or brick screening wall along the east and south property lines of Lot 4. Due to a steep elevation grade change along the east property line, the applicant will be constructing a retaining wall along the east side property line in addition to the 8-foot screening wall. It is staff's opinion that the combination of retaining and screening walls along the east side of Lot 4 does limit Chick-fil-A's ability to provide a 10-foot landscaped area along the east side of Lot 4.

With there to be an 8-foot screening wall constructed along the south side of Lot 4, it is also staff's opinion that constructing a canopy within Lot 4's restrictive 25-foot rear yard area, will not have a negative impact to the residents living within the apartment complex to the south of Lot 4.

It is staff's opinion that literal enforcement of Sections 29.4B(4) and 39.7(H) of the City's Zoning Ordinance will create an unnecessary hardship or practical difficulty in the development of Lot 4 for the proposed Chick-fil-A restaurant and that the situation causing the hardship or difficulty is neither self-imposed nor generally affecting the properties adjacent to Lot 4.

FINANCIAL IMPACT:

There is no financial impact associated with these variance requests.

RECOMMENDATION:

Staff recommends that the Zoning Board of Adjustment approve the applicant's request for variances from Sections 29.4B(4) and 39.7(H) of the City's Zoning Ordinance as requested.

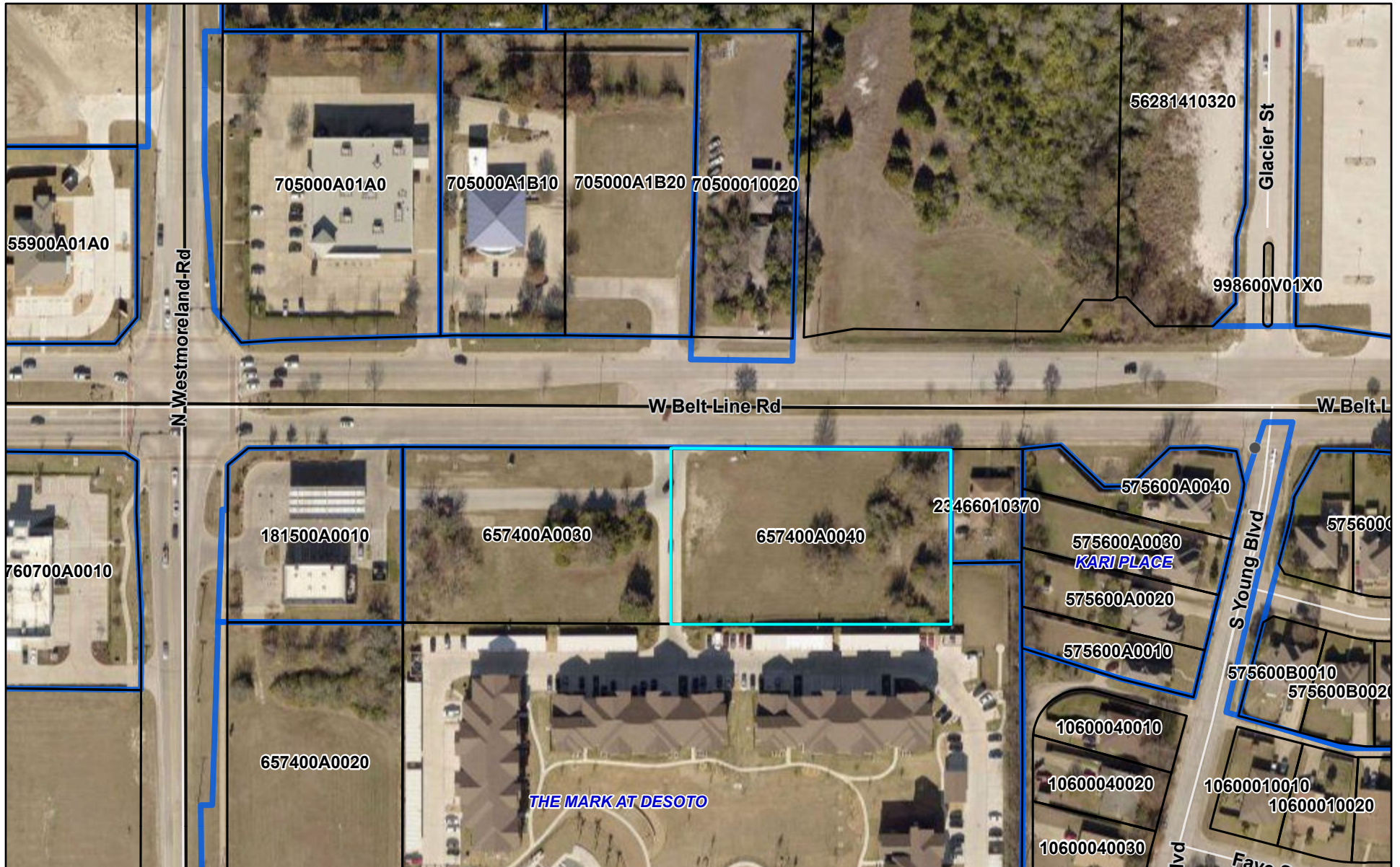
MANAGEMENT REVIEW



Attachments

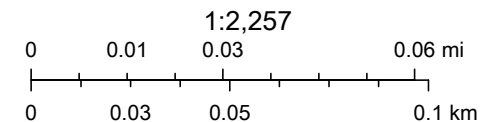
DCAD Map
Proposed Site Plan
Proposed Landscape Plan

DCAD MAP - 616 W. BELT LINE ROAD



5/25/2023, 4:51:50 PM

Parcels
 Subdivision
 Dallas County Boundary
 Street Centerline
 Abstracts



Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin,

Dallas County Appraisal District, BIS Consulting - www.bisconsulting.com

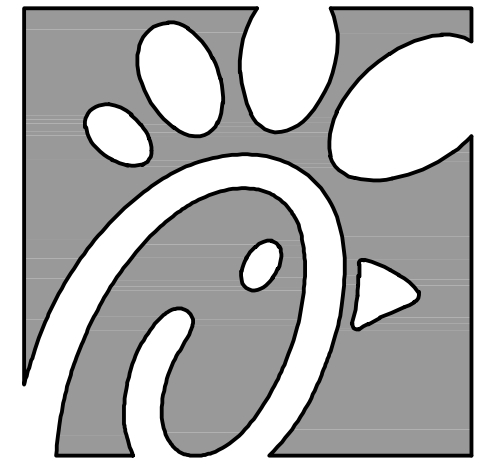
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

PRINTED: 5/24/2023 3:16 PM WIER-PAVING.STB LAST SAVED: 5/24/2023 3:16 PM FILE: RILEY.C FILE: ZBA SITE PLAN-22117.DWG

W. BELT LINE ROAD
(F.M. 1382)
(VARIABLE WIDTH RIGHT-OF-WAY)

W. BELT LINE ROAD
(F.M. 1382)
(VARIABLE WIDTH RIGHT-OF-WAY)

* LEGEND *	
BOL	BOLLARD
C	CURB INLET
CB	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FM	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HCR	BRICK HANDICAPPED RAMP
ICV	IRRIGATION CONTROL VALVE
RF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
RPZ	REVERSE FLOW PROTECTION
SOM	STORM DRAIN MANHOLE
SN	STORM DRAIN SIGN
SN	UNDERGROUND TELEPHONE SIGN
SN	GAS PIPELINE MARKER
SSM	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TX	TELEPHONE BOX
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRANS	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
SE	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE
606.97 TC	TOP OF CURB SPOT SHOT
605.47 S	GUTTER SPOT SHOT
X	TOPOGRAPHIC SPOT SHOT
BFR	BARRIER FREE RAMP
	OVERHANG OR AWNING



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

SITE DATA

ZONING	GENERAL RETAIL (GR)
LOT INFO	LOT 4, BLOCK A THE MARK AT DESOTO
LOT AREA	1.471 AC (64,083 SF)
PROPOSED USE	RESTAURANT WITH DRIVE-THROUGH SERVICE
PROPOSED BUILDING AREA	5,601± SF
BUILDING HEIGHT	1 STORY (20.4'± MAX HEIGHT)
AREA OF IMPERVIOUS SURFACE	53,289 SF / 83 %
SEATING (INTERIOR/EXTERIOR)	92
MINIMUM REQUIRED PARKING	1 STALL/3 SEATS = 31
PROVIDED PARKING	STANDARD (9'x18') 62 HANDICAP-ACCESSIBLE 3 TOTAL 65

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
 - MECHANICAL EQUIPMENTS, WHETHER ON THE GROUND OR ROOF-MOUNTED, WILL BE SCREENED WITH AN APPROVED SCREENING DEVICE FROM VIEW OF PUBLIC RIGHT-OF-WAY AND ADJACENT RESIDENTIAL USES.

PRELIMINARY PLANS
FOR PROJECT REVIEW.
NOT FOR
CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.
Prepared By/Or Under
Direct Supervision Of
Priya Acharya, PE
Texas Registration
No. 110146 On
Date Shown Below.

DEVELOPER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
CONTACT: GETRA SANDERS
Getra.Sanders@cfacorp.com

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

VARIANCE EXHIBIT
CHICK-FIL-A #05438

1.471 ACRES

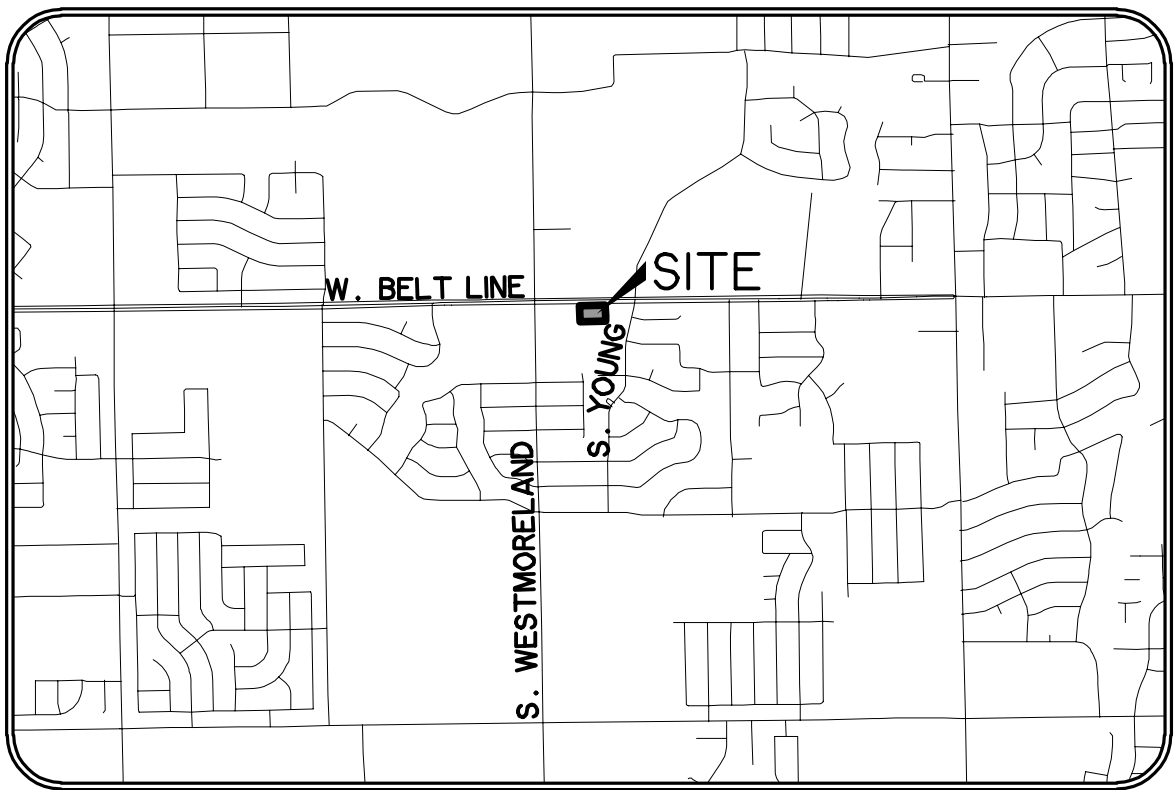
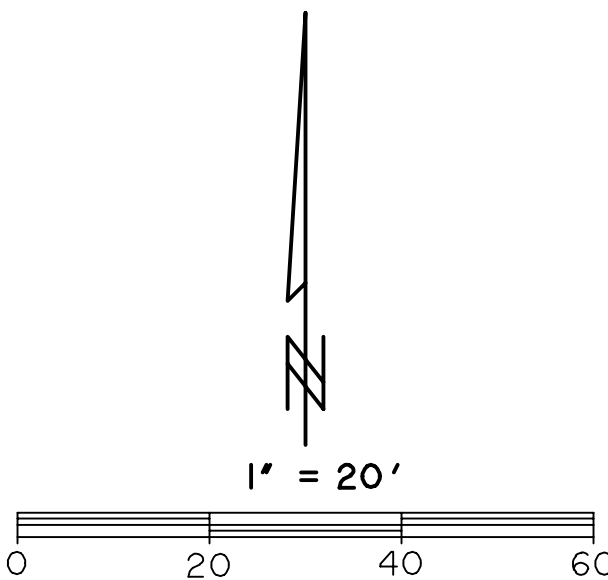
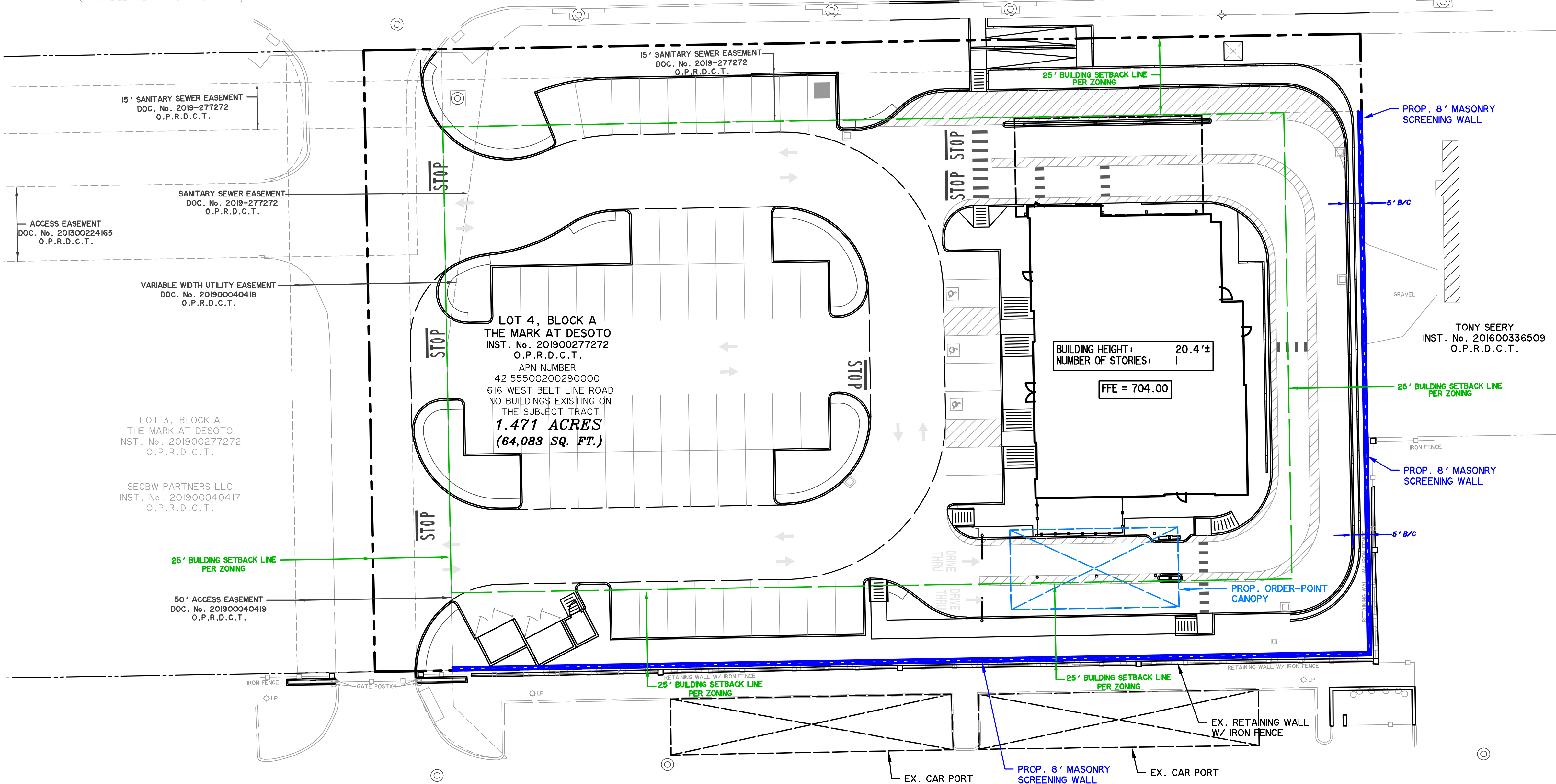
LOT 4, BLOCK A
THE MARK AT DESOTO,
AN ADDITION TO THE CITY OF
DESOTO, DALLAS COUNTY, TEXAS

ZONING: "GR" GENERAL RETAIL

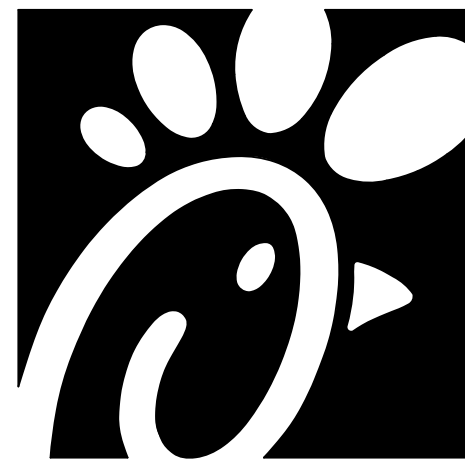
PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

DATE: 5/24/2023
W.A. No. 22117



VICINITY MAP
NOT TO SCALE



Chick-fil-A

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

SOUTHWEST LANDSCAPE NOTES

- Landscape Contractor to read and understand the Landscape Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.
- All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- 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.
- 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.
- 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.
- Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- 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.
- 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.
- Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
- 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.
- All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of rock mulch.
- 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.
- 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 1/4" trenched; see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- 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.
- 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.
- Site to be 100% irrigated in all planting beds and grass area by an automatic underground irrigation system. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
- Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.

LANDSCAPE REQUIREMENTS

A. PLANT SPECIFICATIONS

REQUIRED

- Plant materials shall conform to the standards of the approved list (A-4) for the City of DeSoto. Large Trees shall be a minimum of 3" caliper and 7 ft. in height at time of planting. Small Trees shall be a minimum of 1" caliper and 5 ft. in height at time of planting. Shrubs (not dwarf varieties) must be a minimum of 2 ft. in height at time of planting. Hedges for screening must be 3 ft. height within 2 years of planting. Vines not intended as ground cover shall be a minimum of 2 ft. in height at time of planting.

PROVIDED

- All planting materials provided conform to the required standards listed above.

B. LANDSCAPE REQUIREMENTS

REQUIRED

- 20% of street yard is required to be landscaping.
Street yard: 16,907 sq. ft. x 20%
= 3,381 SF. landscaped area required
- 10 ft. landscape buffer adjacent to the ROW
North PL:
= 10 ft Wide buffer required
- 1 large tree per 40 linear ft. of street frontage.
Belt Line Rd Street frontage: 295 linear ft. / 40 linear ft.
= 7 Trees required
- 75% of the street frontage along parking lots shall be screened with evergreen shrubs.
261 LF. of parking lot/drive thru frontage x 75%
= 196 LF. of evergreen screen required
- 10 ft. wide landscaped area adjacent to residential zoned properties w/ 6' screen wall
Eastern PL:
= 10 ft Buffer w/ 6 ft. hgt. screen wall required
- 1 large tree per 40 LF of our eastern property line.
East PL: 200 LF / 40
= 5 Trees required
- 5 ft. wide landscaped area adjacent to other properties; south PL.
Southern PL:
= 5 ft Buffer w/ 6 ft. hgt. screen wall required
- 16 SF of landscaped area per parking space; min. 5' wide and 50 SF.
65 parking spaces x 16 sq. ft.
= 1,040 SF. of landscape area required
- Each parking space shall be within 60 FT. of a tree.
= 7 Parking lot trees required
- 1 tree for every 10 parking spaces.
65 parking spaces / 10
= 10 Trees shall be large trees
- 50% of trees required shall be large trees.
19 trees required x 50%
= 10 Trees shall be large trees

PROVIDED

- 27% Landscape street yard area provided along ROW street frontage
= 4,653 SF. landscaped area provided
- 10 ft. landscape buffer provided along Belt Line Rd.
= 10 ft Wide buffer provided
- Belt Line Rd. Street frontage trees: Shumard Oak
= 7 Trees provided
- Sufficient parking lot screening (Dwf Burford Holly hedge) provided.
= 210 linear ft. evergreen screen provided
- Eastern PL:
= 5 ft buffer provided w/ 8 ft. screen wall
- Eastern PL trees: 2 Chinese Pistache, 3 Yaupon Holly (due to site constraints, planted along southern PL)
= 5 Trees provided
- Southern PL:
= 5+ ft buffer provided w/ 8 ft. screen wall
- The 4 interior landscape islands meet the requirements.
= 2,603 SF. provided
- Reference tree circles showing all parking is within 60 ft. of a tree.
= 7 parking lot trees provided
- Parking lot trees: 5 Allee Elm, 2 Chinese Pistache
= 16 Large trees provided
- 84% of trees are large trees 7 Shumard Oak, 5 Allee Elm, 4 Chinese Pistache

DEVELOPER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
CONTACT: GETRA SANDERS
Getra.Sanders@cfacorp.com

LANDSCAPE ARCHITECT:
MANLEY LAND DESIGN, INC.
51 OLD CANTON STREET
ALPHARETTA, GEORGIA 30009
PHONE: (770) 442-8171
CONTACT: AARON NEITZKE, RLA
aneitzke@manelylanddesign.com

LANDSCAPE PLAN

CHICK-FIL-A #05438

1.471 ACRES
LOT 4, BLOCK A
THE MARK AT DESOTO,
AN ADDITION TO THE CITY OF DESOTO,
DALLAS COUNTY, TEXAS

ZONING: "GR" GENERAL RETAIL

PREPARED BY:



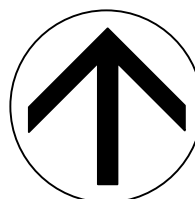
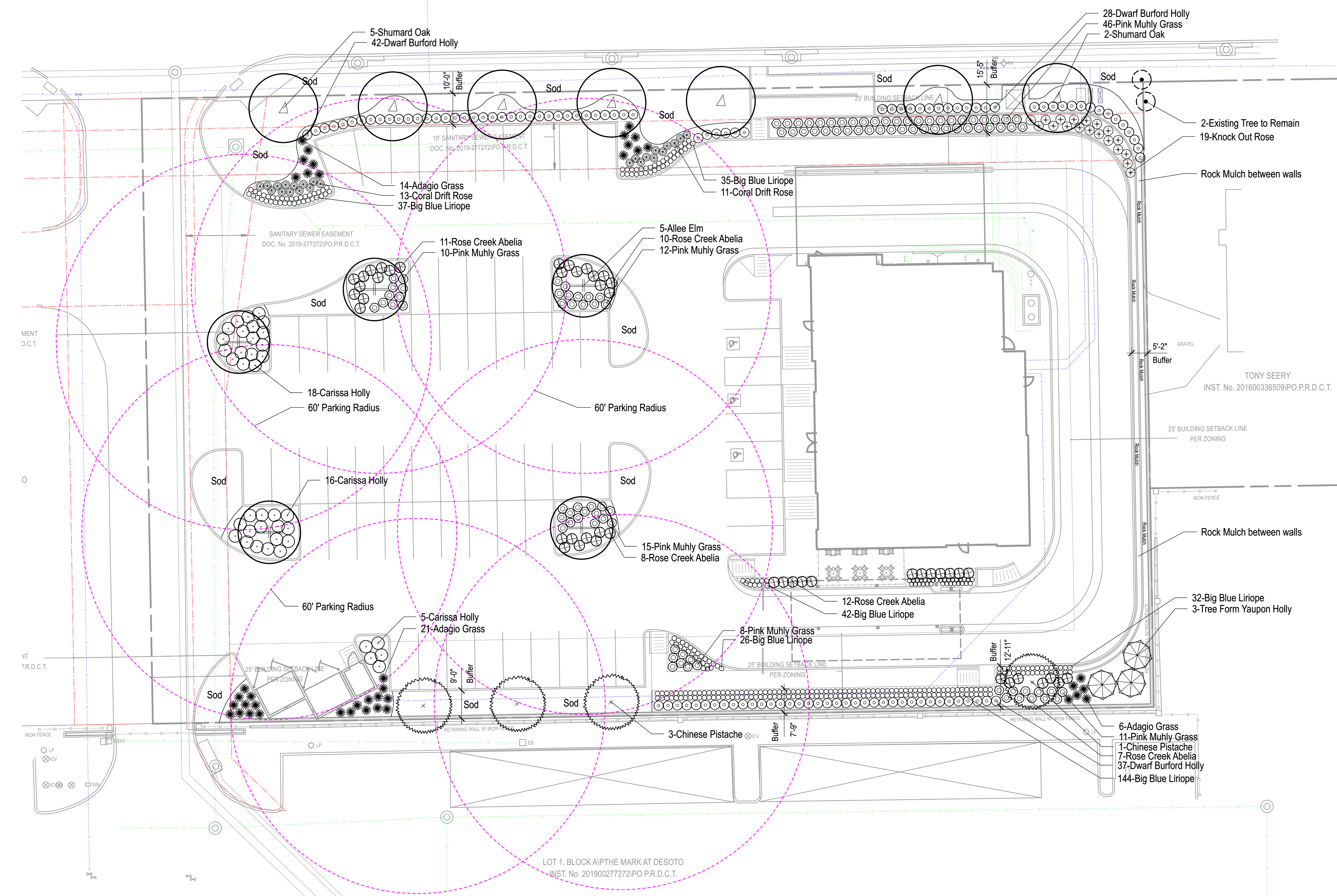
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

770.442.8171 tel

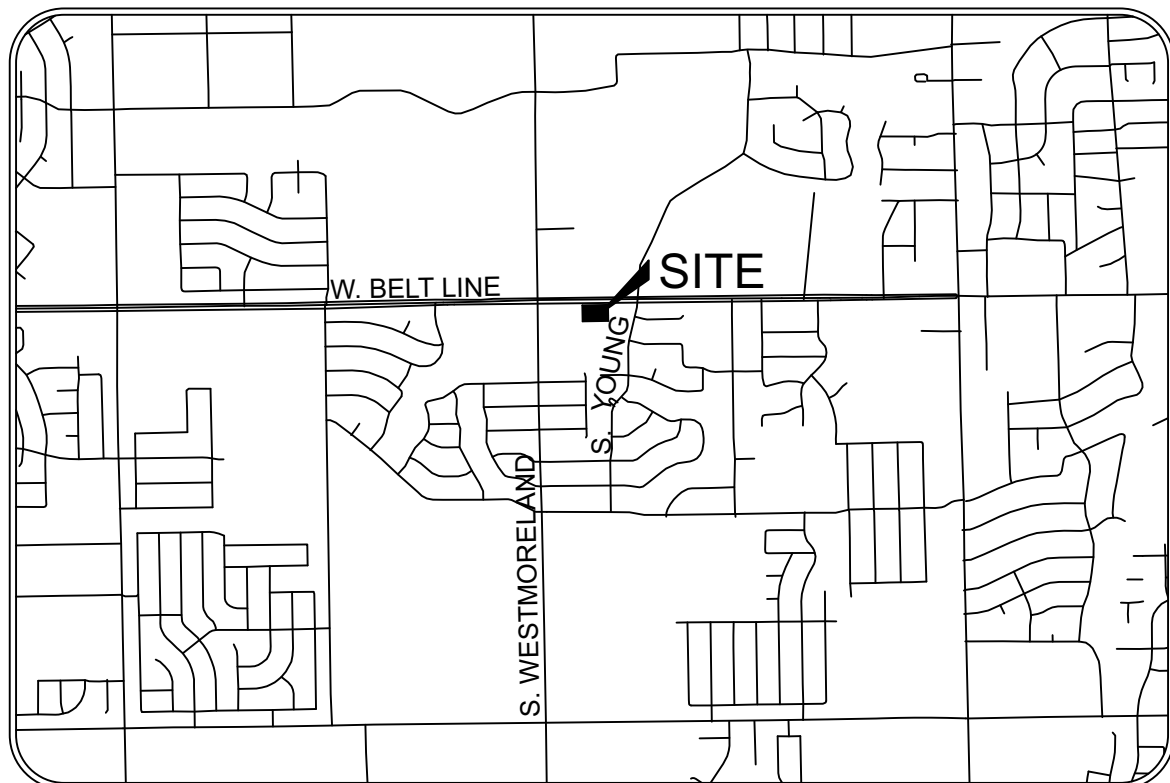


Know what's below.
Call before you dig.

DATE: 5.25.23
MLD #: 2023100



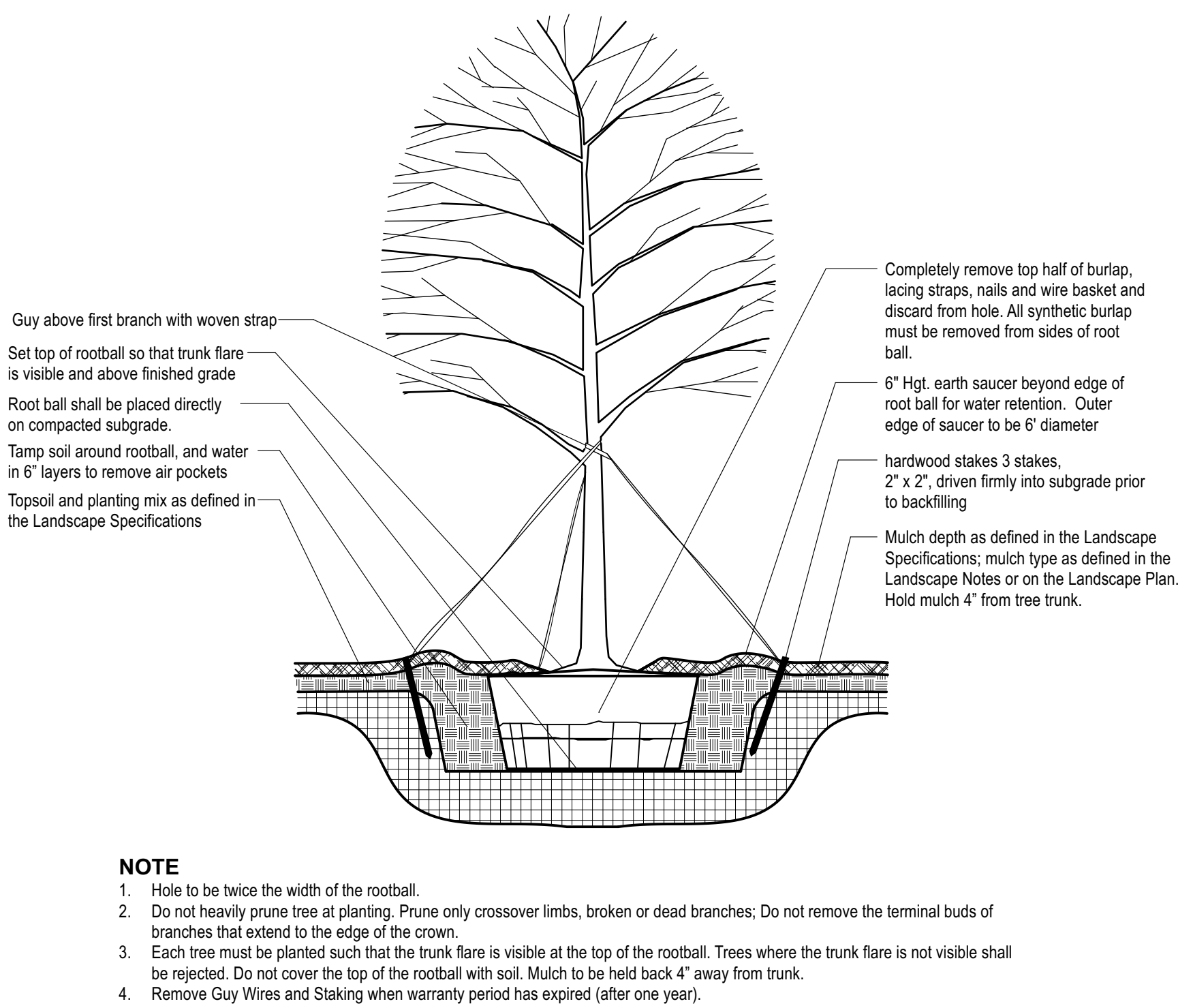
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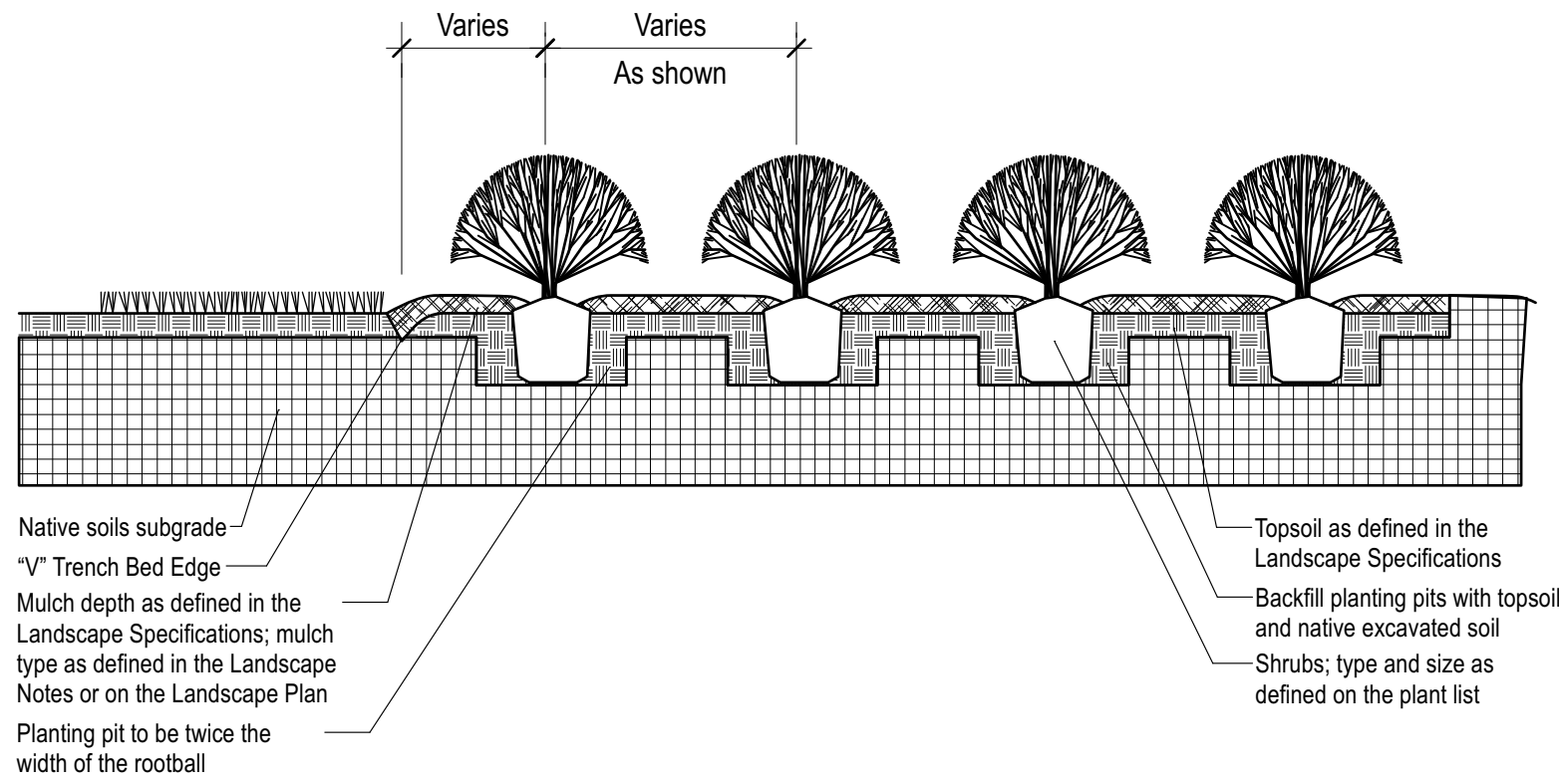
VICINITY MAP
NOT TO SCALE

PLANT LIST

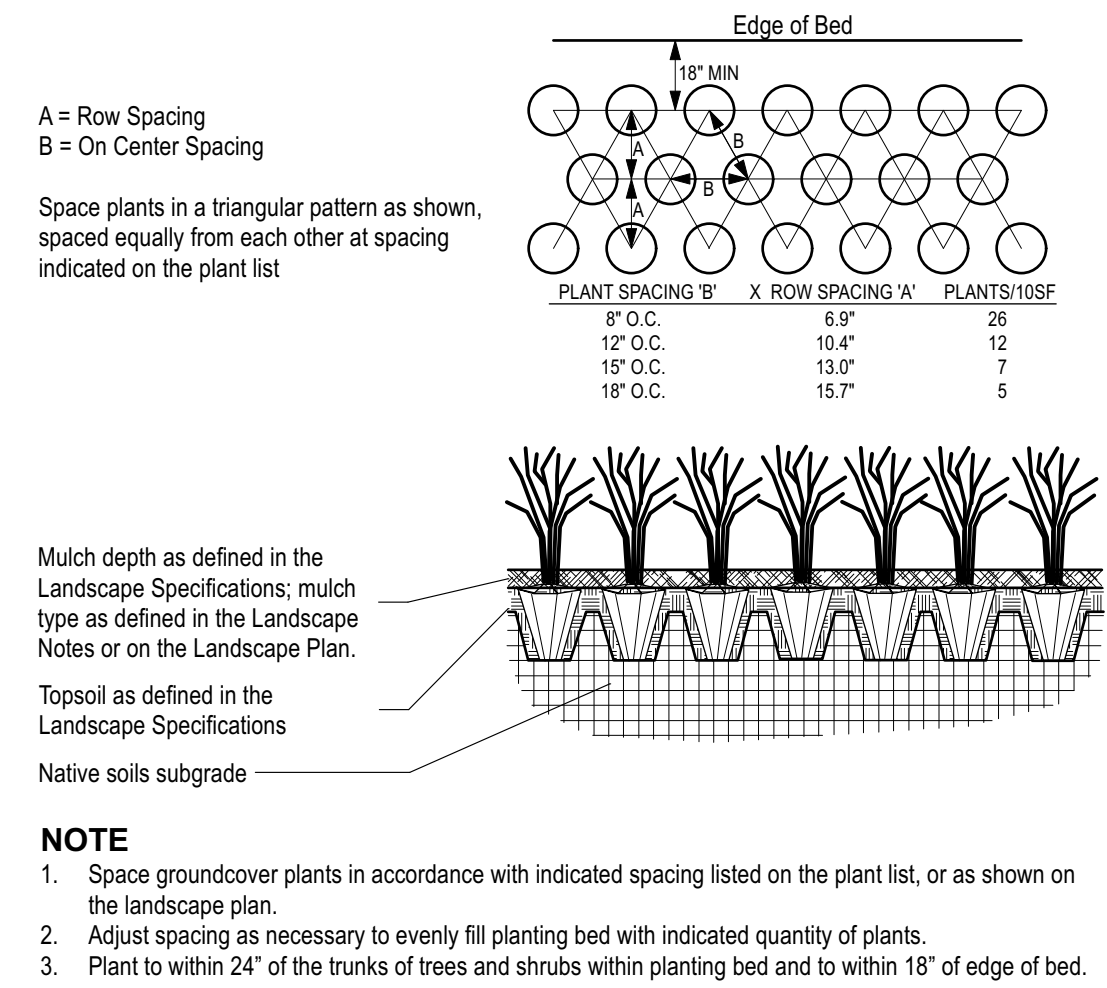
Plant Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Mature Size	Remarks
Trees						
	3	Ilex Vomitoria	Tree Form Yaupon Holly	Min. 1" Cal.; 5' Hgt.	25' Hgt; 20' Spr	Full
	4	Pistacia chinensis	Chinese Pistache	Min. 3" Cal.; 7' Hgt.	35' Hgt; 30' Spr	Well Branched; full
	7	Quercus shumardii	Shumard Oak	Min. 3" Cal.; 7' Hgt.	50' Hgt; 45' Spr	Single straight leader
	5	Ulmus parvifolia 'Allee'	Allee Elm	Min. 3" Cal.; 7' Hgt.	35' Hgt; 30' Spr	Well Branched; full
Shrubs						
	48	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	15" Hgt x 18" Spr	2-3' Hgt; 3-4' Spr	
	39	Ilex cornuta 'Carissa'	Carissa Holly	15" Hgt x 18" Spr	3-4' Hgt; 4' Spr	
	107	Ilex cornuta 'Dwarf Burford Holly'	Dwarf Burford Holly	Min. 24" Hgt. x 20" Spr	5-6' Hgt; 5-6' Spr	Maintained at 3' hgt after two years
	41	Miscanthus sinensis 'Adagio'	Adagio Grass	Min. 24" Hgt. x 18" Spr	3-4' Hgt; 3-4' Spr	
	102	Muhlenbergia capillaris	Pink Muhly Grass	18" Hgt x 15" Spr	2-3' Hgt; 2-3' Spr	
	24	Rosa 'Meijococ'	Coral Drift Rose	12" Hgt x 12" Spr	2' Hgt; 3' Spr	
	19	Rosa x 'Knock Out'	Knock Out Rose	Min. 24" Hgt. x 20" Spr	3-4' Hgt; 3-4' Spr	
Groundcovers						
	316	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal; 8" Hgt	12-18" Hgt; 12-18" Spr	Plant 18" O.C.



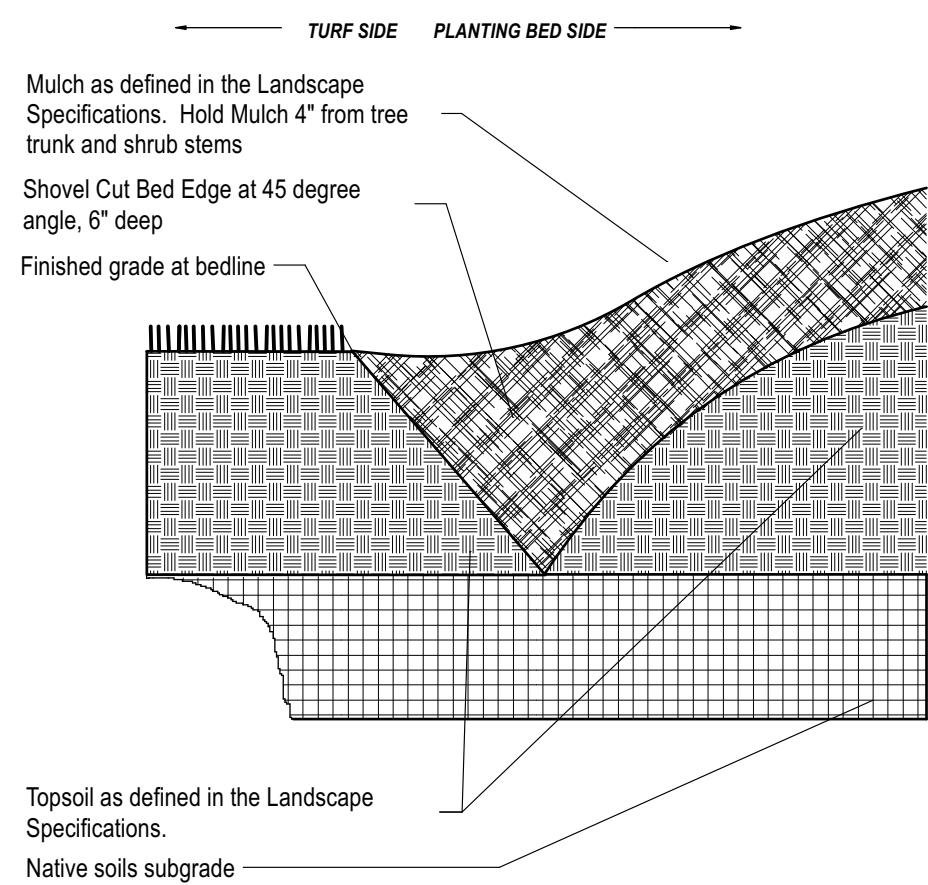
1 TREE PLANTING & STAKING
SCALE: NTS



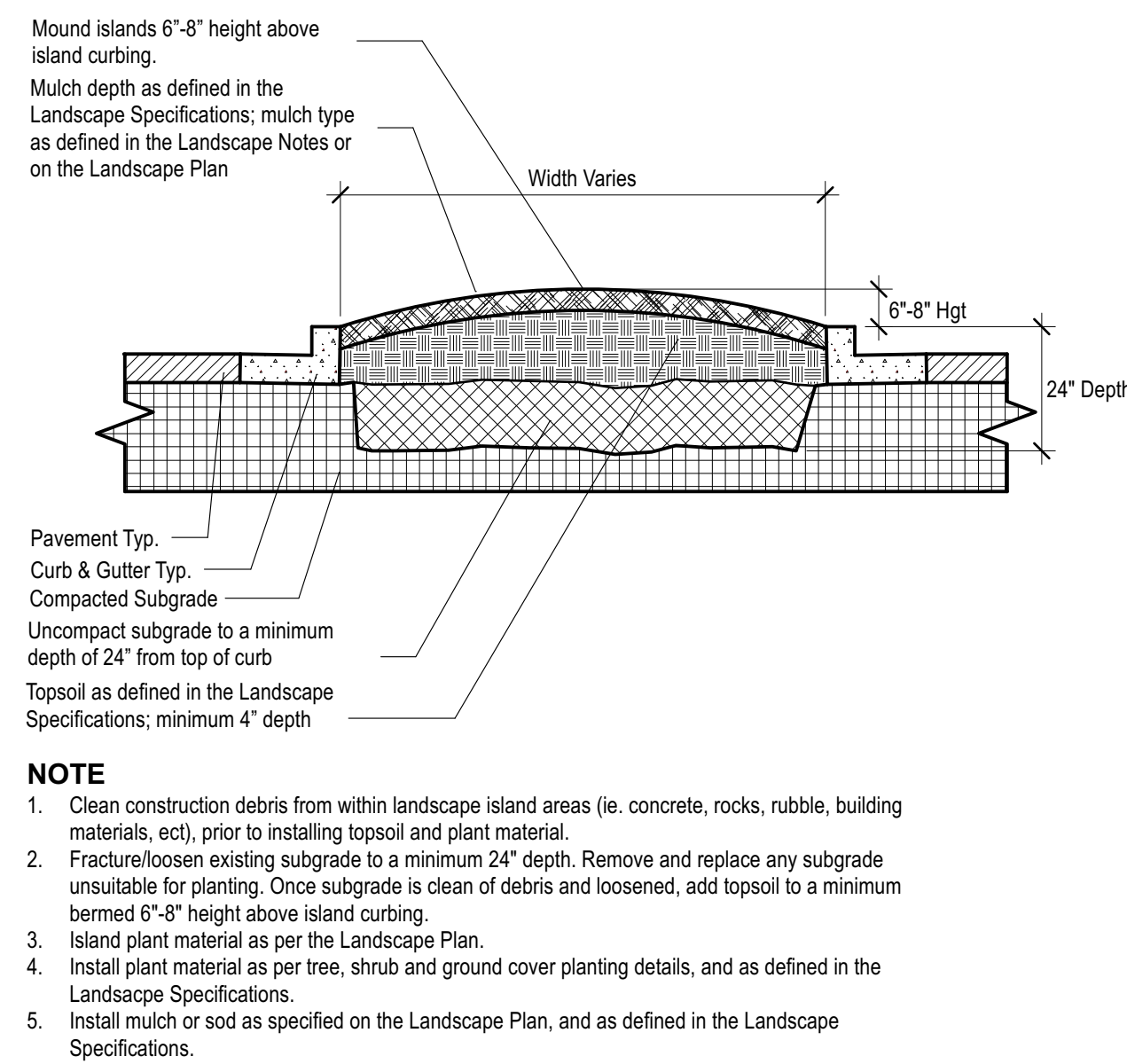
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



3 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



5 "V" TRENCH BED EDGING
SCALE: NTS



4 PARKING ISLAND DETAIL
SCALE: NTS



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

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LANDSCAPE DETAILS
CHICK-FIL-A #05438
1.471 ACRES
LOT 4, BLOCK A
THE MARK AT DESOTO,
AN ADDITION TO THE CITY OF DESOTO,
DALLAS COUNTY, TEXAS
ZONING: "GR" GENERAL RETAIL

PREPARED BY:
manley
LAND DESIGN
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
770.442.8171 tel
DATE: 5.25.23
MLD #: 2023100

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.

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. Pruning 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 banded 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 much to be used. Hold mulch 4" from tree trunks and shrub stems.

1. Hardwood: (color) dark brown, 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 lightly 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:

1. Arbotrie: 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 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	>15%	>25%
Magnesium (Mg)	100-lbs./acre	100-lbs./acre
Phosphorus (P2O5)	150-lbs./acre	150-lbs./acre
Potassium (K2O)	120-lbs./acre	120-lbs./acre
Solubility	Not to exceed 900ppm/1.9 mmoles/cm in soil; not to exceed 1400 ppm/2.5 mmoles/cm in high organic mix	Not to exceed 750ppm/0.75 mmoles/cm in soil; not to exceed 2000 ppm/2.0 mmoles/cm in high organic mix
Conductivity		
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, arbutoviae, 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 myrtle, ilacs, 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. 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 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*, authored 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.

Perennials:

1. After initial installation, if a time-released fertilizer has been incorporated