CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: March 27, 2023

ITEM: Chick-fil-A, 6555 Mills Civic Parkway – Approve Level 1 Minor Modification to Site Plan to allow construction of new drive-thru canopies - Chick-fil-A, Inc. - MML1-005873-2022

Resolution: Approval of Level 1 Minor Modification to Site Plan

Background: Jake Panter with Kimley-Horn Associates, on behalf of the applicant and property owner, Chick-fil-A, Inc., requests approval of a Level 1 Minor Modification to Site Plan for the approximately 1.4acre property located at 6555 Mills Civic Parkway. The applicant proposes site modifications which include the addition of a second full drive-thru stacking lane, two new order/pick-up canopies, parking stall adjustments, entry drive expansion and ADA curb ramp reconstruction. The addition of a full 2nd drivethru lane to this site will facilitate drive-thru speeds and reduce the impact of a single drive thru queue on other vehicle movements within this and adjacent sites. Although Chick-fil-A has a very efficient drive-thru service, this is a property that it is often commented about 'terrible' traffic flows and vehicle stacking within the property. The addition of a second drive-thru lane for this site will result in modifications to the parking stalls on the south side of the property resulting in the parking lot encroaching 3.3' (approximately 517 sq. ft) into the 60' landscape area along Mills Civic Parkway. The encroachment will necessitate the removal of some existing landscape shrubs; however, mitigation of views of the parking area from Mills Civic Parkway will still be achieved and any landscaping removed due to the encroachment will be replaced.

Staff Review & Comment:

- Financial Impact: No City funding of the project. Staff time for processing of development application and inspections during construction.
- Key Development Aspects:
 - Minor Modification: Typically, minor modifications are approved administratively by staff, but due to a proposed parking lot encroachment into the 60' landscape area along Mills Civic Parkway (as mentioned above), staff has opted to bring the request to the Planning and Zoning Commission and City Council for consideration. Staff is of the opinion that the benefit of circulation improvements within this site and adjacent properties because of the addition of the second drive-thru lane far outweighs the minor, and generally unnoticeable encroachment into the 60' landscape area.
 - 2. Sprinklers: The Fire Marshal has indicated that fire suppression measures, such as dry sprinkler heads are desired under the canopies anywhere there is a door located under the canopy. If there is a fire under the canopy, the suppression system will help deter the fire from possibly getting into the building. The applicant is aware of this requirement. Staff recommends a condition of approval that the applicant continue to work with the Fire Marshal to install appropriate fire suppression as a part of the building permit and construction process.
- Traffic Impact Study Findings: As the proposed improvements do not expand the occupancy load of the building, no traffic study was completed as a part of this project.

Outstanding Issues: There are no outstanding issues.

Planning and Zoning Commission Action: March 27, 2023

Date:

Vote:

Recommendation:

<u>Recommendation</u>: Approve the Level 1 Minor Modification to Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

- 1. The applicant acknowledging and agreement that any landscaping removed due to the parking lot encroachment must be replaced.
- 2. The applicant installing fire suppression under the new canopies to the satisfaction of the Fire Marshal.

Lead Staff Member: Brian Portz **Approval Meeting Dates:** Planning and Zoning Commission March 27, 2023 City Council **Staff Report Reviews:** □ Development Coordinator (or) Planning & Zoning □ Legal Department Commission □ Director ☐ Legal Department City Council ☐ Director ☐ Agenda Acceptance □ Appropriations/Finance Council Subcommittee Review (if applicable) Publications (if applicable) **Published** Subcommittee **Development & Planning** n/a ln: Date(s) Date Reviewed 12/19/22 n/a Published Date(s) of □ Yes ☐ Split Recommendation □ No Mailed n/a **Notices**

Location Map



Vicinity Map - Land Uses



FOR

CHICK-FIL-A

MML1-005873-2022

6555 MILLS CIVIC PARKWAY WEST DES MOINES, IA 50266

PROJECT TEAM

OWNER/DEVELOPER
KAYLA FORTNER, PE
DEVELOPMENT MANAGER
JLL, on beholf of CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA 30349 (404) B24-3616

SURVEYOR
MICHAEL A. BROONER, P.L.S.
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
(515) 369-4400

GARRY BRUMELS STORE OEPRATOR CHICK-FIL-A 6555 MILLS CIVIC PKWY WEST DES MOINES, IA 50266 (515) 559-4511

CIVIL ENGINEER
PRIMARY CONTACT: JAKE PANTER
KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD,
SUITE 1320
CHICAGO, IL 60604
(630) 487–3432
JAKE.PANTER®KIMLEY-HORN,COM

SITE DATA TABLE

SITE ADDRESS: COUNTY TAX ID NO: TOTAL SITE AREA:

EXISTING BUILDING AREA: ZONING:

6555 MILLS CIVIC PARKWAY WEST DES MOINES, IA 50266 1613252007 1,44 AC 62,587 SF 4,904 SF TOWN CENTER OVERLAY DISTRICT PUD — REGIONAL COMMERCIAL BB PARADISE POINTE PUD

FEMA FIRM FLOOD ZONE INFORMATION

AREA OF MINIMAL FLOOD HAZARD. DEFINITION:

19153C0310F & 19153C0320F CITY OF WEST DES MOINES 190231 FIRM PANEL NO: COMMUNITY: NUMBER: EFFECTIVE DATE: REVISION DATE:

2/01/2019 NONE

PRE-DEVELOPMENT VS. POST DEVELOPMENT CONDITIONS

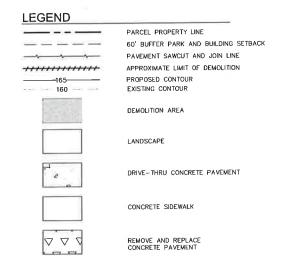
1.44 ACRES / 62,587 SF TOTAL SITE AREA: 0-26 ACRES / 11,146 SF DISTURBED AREA: PRE-DEVELOPED IMPERVIOUS AREA: 1_02 ACRES / 44,467 SF PRE-DEVELOPED PERVIOUS AREA: POST-DEVELOPED IMPERVIOUS AREA: 1,04 ACRES / 45,097 SF POST-DEVELOPED PERVIOUS AREA: 0.40 ACRES / 17,490 SF



SHEET INDEX

SHEET NO.	DESCRIPTION
C000	COVER SHEET
1 OF 2	EXISTING CONDITIONS
2 OF 2	EXISTING CONDITIONS
C200	SITE PLAN
C201	SIGNAGE AND STRIPING DETAILS
A2.1	ENTITLEMENT RENDERINGS
A2.2	ENTITLEMENT RENDERINGS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS
L-102	LANDSCAPE & MAINTENANCE SPECIFICATIONS

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY – APPROVED PLANS ON FILE WITH THE CITY



SCOPE OF WORK

CHICK-FIL-A INTENDS TO ADD A SECOND DRIVE—THRU LANE. THESE DRIVE—THRU MODIFICATIONS WILL INCLUDE THE ADDITION OF TWO NEW CANOPIES, PARKING STALL REALIZAMENT, ENTRY DRIVE EXPANSION AND ADD A CUBB RAMP RECONSTRUCTION. WITH THE ADDITION OF A SECOND DRIVE—THRU LANE, IT IS ANTICIPATED TO IMPROVE THE EXISTING QUEUING AND TRAFFIC FLOW, NO INTERIOR IMPROVEMENTS ARE INCLUDED IN THIS SCOPE OF WORK, ALL DISTURBED LANDSCAPING WILL BE RESTORED.



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

Kimley»Horn

111 WEST JACKSON BLVD, SUITE 1320, CHICAGO, IL 60504 PHONE: 312-726-9445 WWW.KIMLEY-HORN.COM

PARKWAY MILLS CIVIC I 6555 MILLS CIVIC PI WEST DES MOINES

FSR#02908

REVISION SCHEDULE NO DATE DESCRIPTION

COMMUNICATION PROJECT & 268214002 08/10/2022 DTH

COVER SHEET

C000

OWNER / REQUESTED BY

CHICK-FIL-A, INC. 5200 BUFFINGTON ROAD ATLANTA, GEORGIA 30349

DATE OF SURVEY

JULY 22, 2022

SITE ADDRESS

6555 MILLS CIVIC PKWY WEST DES MOINES, IA 50266

COUNTY TAX ID NUMBER

1613252007

PROPERTY DESCRIPTION

LOT 5 OF PARADISE POINTE, A SUBDIVISION FORMING LOT 5 OF PARADISE POINTE, A SUBUIVISION FORMING PART OF OUTLOT "W" OF THE DAVIS ESTATES PLAT 1, WEST DES MOINES, IOWA, ESTABLISHED BY SUBDIVISION PLAT RECORDED ON AUGUST 20, 2007 IN BOOK 2007, AT PAGE 15112, ET. AL. OF THE REAL ESTATE RECORDS OF DALLAS COUNTY, IOWA.

AREA OF PROPERTY

1.44 ACRES (62,587 S.F.)

ZONING

PUD — REGIONAL COMMERCIAL 88 PARADISE POINTE PUD NO ZONING REPORT WAS PROVIDED.

BULK REGULATIONS

60' SETBACK FROM MILLS CIVIC PARKWAY

NO SETBACKS (O') SHALL BE REQUIRED BETWEEN INTERNAL LOTS UNLESS OTHERWISE REQUIRED BY BUILDING SEPARATION REQUIREMENTS WITHIN ADOPTED BUILDING AND FIRE CODES.

WETLANDS:

NO WETLANDS WERE DELINEATED AT TIME OF SURVEY

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE SUBJECT PROPERTY IS COCKED IN STRAIGHT 250 XY (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, MAP NUMBERS 19153CO310F AND 19153CO320F WITH REVISION DATES OF 02/01/2019.

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM MAPS AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION

ADDRESS

6555 MILLS CIVIC PARKWAY, WEST DES MOINES, IA

SCHEDULE B - SECTION II

THE TITLE UPDATE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN ORDER NUMBER OF 37328422 AND AN ISSUE DATE OF JUNE 2, 2022 WAS USED TO PREPARE THIS SURVEY.

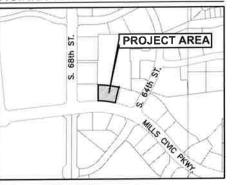
- 2. RESTRICTIVE COVENANT AGREEMENT RECORDED ON DECEMBER 5, 2011 IN DEED BOOK 2011, PAGE 16987. THE SUBJECT PROPERTY IS THE GRANTEE TRACT OF SAID AGREEMENTS.
- 3. UNDERGROUND ELECTRIC EASEMENT IN FAVOR OF MIDAMERICAN ENERGY COMPANY SET FORTH IN INSTRUMENT RECORDED ON MARCH 12, 2012 IN DEED BOOK 2012, PAGE 3676. SAID EASEMENT IS LOCATED ON SUBJECT PROPERTY AS SHOWN ON
- 4. RESOLUTION NO. MML1-003698-2017 RECORDED ON DECEMBER 6, 2017 IN DEED BOOK 2017, PAGE 23823. THE SUBJECT PROPERTY IS THE PROPERTY DESCRIBED IS
- 5. RESOLUTION NO. MML1-005253-2021 RECORDED ON OCTOBER 22, 2021 IN DEED BOOK 2021, PAGE 31196. THE SUBJECT PROPERTY IS THE PROPERTY DESCRIBED IS SAID RESOLUTION

NOTES

- NO EVIDENCE WAS OBSERVED OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITION
 NO EVIDENCE WAS OBSERVED OF THE SITE BEING USED AS A SOLID WASTE DUMP,
- SUMP OR SANITARY LANDFILL THIS SURVEYOR KNOWS OF NO PROPOSED CHANGES TO THE EXISTING RIGHT OF WAY
- INIES.
 ILINES.
 ITHE MAJOR BUILDING CORNERS WERE LOCATED FROM FIELD MEASUREMENTS. THE OTHER BUILDING CORNERS ARE SHOWN FROM PLAN INFORMATION.
 ALL SURVEY MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE
- SHOWN ON THIS SURVEY.

 SITE CONTAINS 42 PARKING SPACES OF WHICH 2 ARE ACCESSIBLE SPACES.

VICINITY MAP



UTILITY CONTACTS

CITY OF WEST DES MOINES — STORM & SANITARY 4200 MILLS CIVIC PARKWAY WEST DES MOINES, IA 50265 OFFICE PHONE515—222—3600

CENTURYLINK AMANDA BELLON 2103 E. UNIVERSITY AVE DES MOINES, IA 50317 OFFICE PHONE 515-263-7372

MEDIACOM 3737 WESTOWN PARKWAY WEST DES MOINES, IA 50266 KEVIN COLLINS OFFICE PHONE 5152466668

AUREON NETWORK SERVICES 7760 OFFICE PLAZA DR S WEST DES MOINES, IA 50266 OFFICE PHONE 5158300445

MIDAMERICIAN — ELECTRIC 4273 NW URBANDALE DR URBANDALE, IA 50322 OFFICE PHONE 800—329—6261

UNITE PRIVATE NETWORKS, LLC 1415 28TH STREET STE 200 WEST DES MOINES, IA 50266 JOE KILZER OFFICE PHONE 8164253556

WEST DES MOINES WATER WORKS GENERAL OFFICE AND CUSTOMER SERVICE 1505 RAILROAD AVE WEST DES MOINES, IA OFFICE PHONE 515-222-3460

MIDAMERICIAN — GAS 4273 NW URBANDALE DR URBANDALE, IA 50322 OFFICE PHONE 800—329—6261

PROJECT VERTICAL CONTROL

BM1
WEST DES MOINES BM #124 — CITY STANDARD
MONUMENT WITH ALUMINUM CAP AT INTERSECTION
OF JORDAN CREEK PKY AND MILLS CIVIC PARKWAY,
APPROX. 169 FEET EAST OF THE WEST END OF MEDIAN IN CENTER OF 6' WIDE GRASS MEDIAN IN MILLS CIVIL PARKWAY ELEVATION = 203.64

BURY BOLT ON HYDRANT ON NORTH SIDE OF CHICK FIL A AND BEING BETWEEN SIDEWALK AND PARKING LOT. ELEVATION = 186.78

BMIOU BURY BOLT ON HYDRANT AT SOUTHWEST CORNER OF CHICK FIL A SITE. ELEVATION = 188.15

CERTIFICATION:

TO THE FIDELITY NATIONAL TITLE INSURANCE COMPANY AND CHICK-FIL-A INC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 10, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 22,



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR LINDER THE LAWS OF THE STATE OF IOWA

MICHAEL A BROONER, P.L.S.

LICENSE NUMBER 15980 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022 PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 AND 2

4121 NW URBANDALE DRI' URBANDALE, IA 50322 PHONE: (515) 369-4400

LAND.

A/NSPS

ALT,

POINT SURVEY TITLE RADISE

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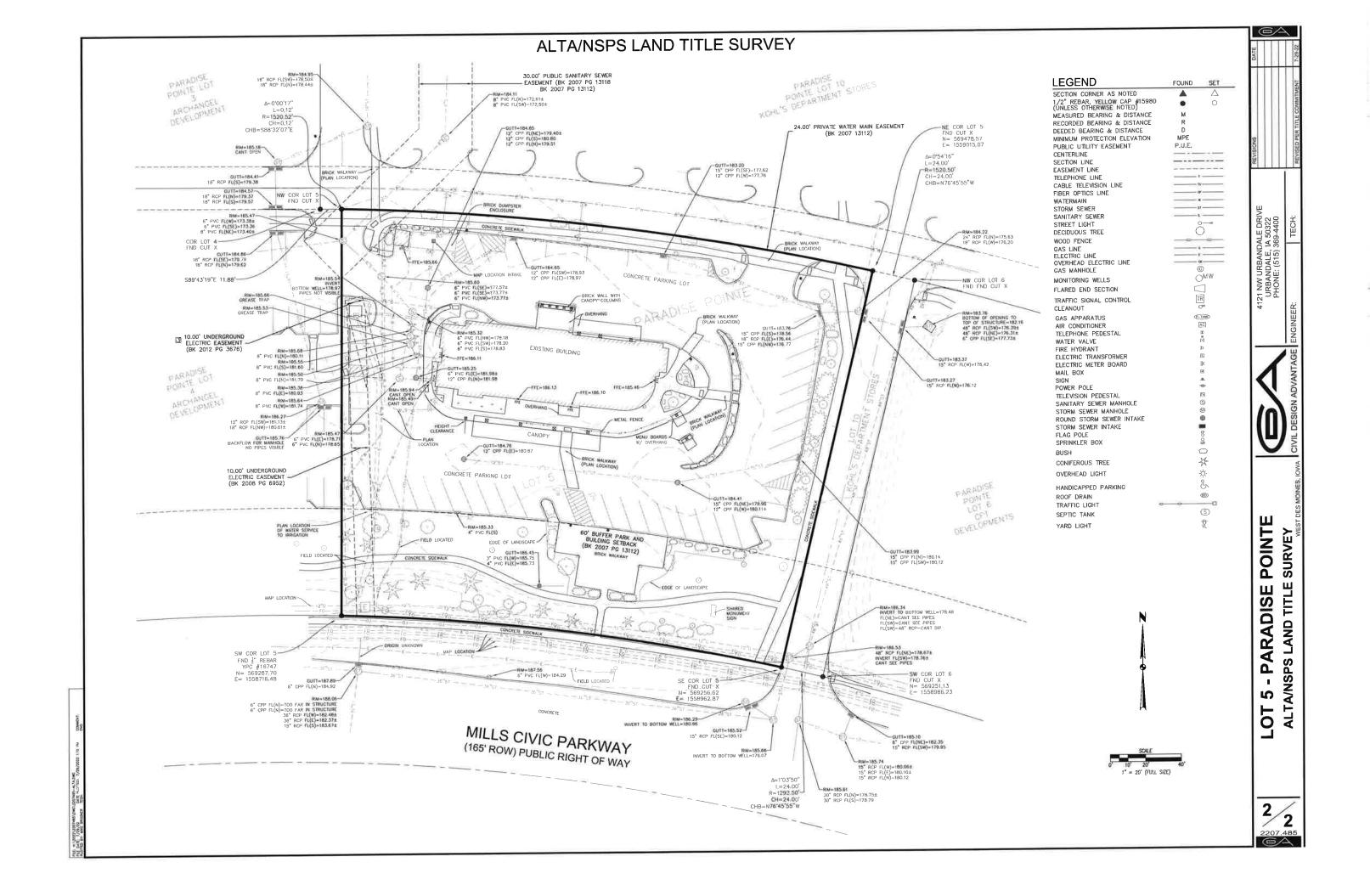
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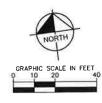
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2207.485



EXISTING LANDSCAPING TO BE PRESERVED RECONSTRUCTED CURB ISLAND CURB RAME



LEGEND

- PARCEL PROPERTY LINE 60' BUFFER PARK AND BUILDING SETBACK PAVEMENT SAWCUT AND JOINT LINE STAMPED CONCRETE PAVEMENT (MATCH EXISTING)

DRIVE-THRU CONCRETE PAVEMENT

REMOVE AND REPLACE EXISTING CONCRETE PAVEMENT

CONCRETE SIDEWALK

PROPOSED LANDSCAPE AREA.

NOTES

1. ALL AUTOMOBILE PARKING SPACES ARE 9' WIDE X 18' LONG AND VAN ACCESSIBLE SPACES ARE 12' WIDE X 18' LONG, UNLESS SHOWN OTHERWISE.
2. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF CANOPIES.
3. REFER TO CIVIL DETAIL SHEETS FOR JOINTING AND PAVEMENT SPECIFICATIONS.

PARKING ANALYSIS

40 STANDARD STALLS 2 ADA STALLS EXISTING PARKING:

22 STANDARD STALLS 2 ADA STALLS REQUIRED PARKING:

*PLANNED COMMERCIAL CENTER: PARADISE POINT PUD 1 SPACE PER 200 S,F, OF GFA = (4,866 SF / 200 SF) = 24.3 SPACES

PROPOSED PARKING: 29 STANDARD STALLS 2 ADA STALLS

DRIVE-THRU QUEUING ANALYSIS TOTAL QUEUING (FROM START OF DRIVE-THRU TO PICK UP WINDOW)

CITY CODE (9-15-6): 11 QUEUING SPACES PER DRIVE-THROUGH (5 OF WHICH SHALL BE DESIGNATED FOR THE ORDERING STATION IF IT IS SEPARATE FROM THE PICKUP WINDOW)

LANDSCAPING SUMMARY

62,587 SF PRE-PROJECT LANDSCAPING AREA: PERCENT OF SITE AREA: 29.0% 18,120 SF POST-PROJECT LANDSCAPING AREA: PERCENT OF SITE AREA: 27.9% TOTAL ADDED IMPERVIOUS: 630 SF



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

Kimley»Horn

MILLS CIVIC PARKWAY 6555 MILLS CIVIC PKWY WEST DES MOINES, IA 50266

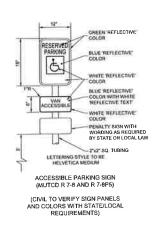
REVISION SCHEDULE NO DATE DESCRIPTION

FSR#02908

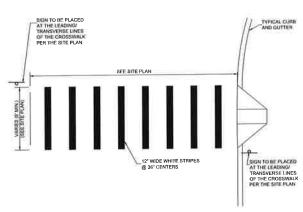
268214002 08/10/2022

SHEET SITE PLAN

C200



ACCESIBLE PARKING SIGN NOT TO SCALE



- MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNFORM TRAFFIC CONTROL DEVICES FOR STREETS AND RECHMANS. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL
- 3 THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

CROSSWALK MARKINGS

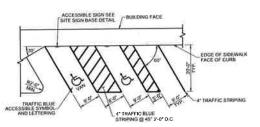


- SE CENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS. SEE DETAIL PAVEMENT MARKINGS SHALL EA RAPULED ACCORDING TO REQUIREMENTS AS QUILINED IN SECTION 80 OF THE CURRENT MANUAL ON LUMPORAL TRAFFIC CONTRACT LEVELS TO A SPHALT SELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS LEPON VERIFICATION BY THE GENERAL CONTRACTOR TO SETEMBLE THAT LOCAL, STATE. OR ADA CODES DIFFER, IN WHICH CASE! THE MARKET SELLOW SETLES TO SET ON STOP BAR DETAIL IS NOT REQUIRED ON STOP BAR DETAIL IS NOT REQUIRED

EDGE OF PAVEMENT OR FACE OF CURB STOP 9 1/2" 10" SEE PLAN STOP BAR

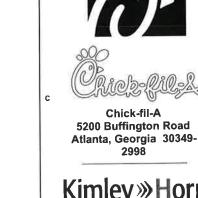
NOT TO SCALE

PAVEMENT MARKINGS - 2



- 1. ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 2% IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESS ISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
- 2. PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITIES & ADA STANDARDS. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT
- 3 GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS
- 4. CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS
- 6. NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIDEWALK
- 7. ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSHCURB OR A RAMP.
- 8 ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS NOTED OTHERWISE 9 STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

60° ANGLED PARKING STRIPING



Kimley » Horn

2998

CHICK-FIL-A
MILLS CIVIC PARKWAY
6555 MILLS CIVIC PKWY
WEST DES MOINES, IA 50266 FSR#02908

REVISION SCHEDULE NO. DATE DESCRIPTION

CONSULTANT PROJECT # 268214002 PRINTED FOR 08/10/2022 DTH

SHEET SIGNAGE AND STRIPING DETAILS

SHEET NUMBER

C201

DIRECTIONAL ARROW ACCESSIBILITY SYMBOL NOT TO SCALE TES

1. DENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPNO SPECIFICATIONS, SEE DETAIL.

PAVEMENT MARKINGS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE

CURRENT MANUAL DUTIES ONLY THE CONTRACT OF THE CONTRACT OF THE CURRENT SHALL BE APPLIED OF THE CURRENT SHALL BE APPLIED OF THE CONTRACT OF THE CONTR PAVEMENT MARKINGS - 1













Chick-fil:&

5200 Buffington Rc Atlanta Georgic, 30349-2998

Revisions: Mark Date By

Mark Date By \triangle —

Mark Date By

STORE #02908 MILLS CIVIC PKWY FSU

6555 Mills Civic Pkwy, West Des Moines, (A 50266

SHEET TITLE

VERSION: ISSUE DATE: 11/202

Job No.: 22-1645.00 Store : 02908 Date : 11/22/2022 Drown By : RD Checked By: MM



SOUTH ELEVATION









5200 Buffington Rd Atlanta Georgia, 30349—2998

evisions: Mark Date By

Mark Date By

Mark Date By

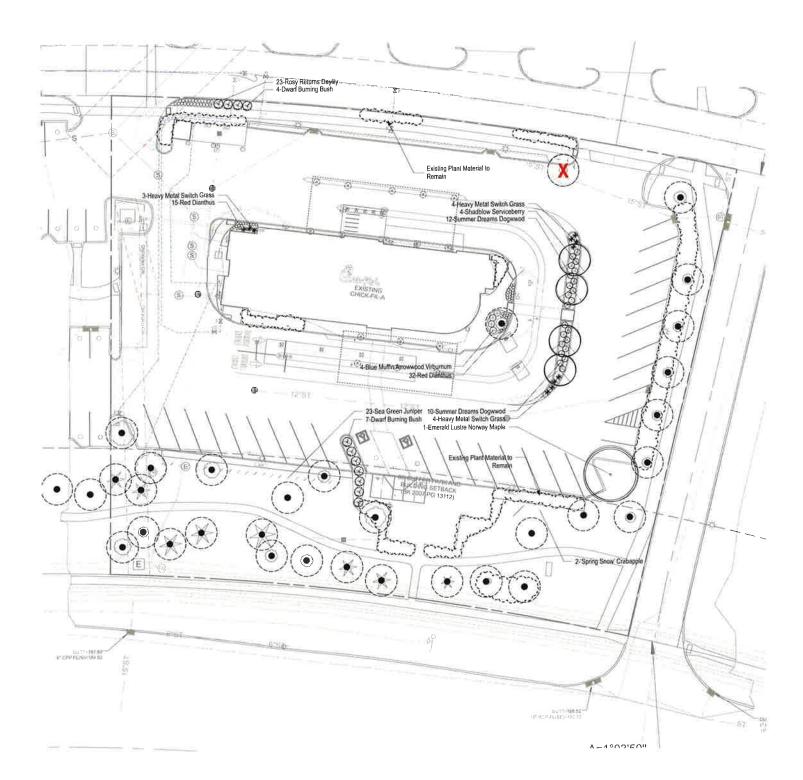
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ARCHITECTURE INC
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STORE #02908 MILLS CIVIC PKWY FSU

6555 Mills Civic Pkwy, West Des Moines, IA 50266

SHEET TITLE

Job No.: 22-1645.00 Store: 02908 Dote: 11/22/2022 Drown By: RD Checked By: MM



MIDWEST LANDSCAPE NOTES

- Graded areas to be held down the appropriate environ to account for topped eight.

 Graded areas to be held down the appropriate environ to account for topped eight.

 In a parket a proport disposed to the General Contractor is responsible to remove all idebris, fracture/bosen subgrade to a min 24" depth. Add specie to a 6"-8" berm height above island outling, refer to landscape specifications and landscape island delate.

 In Prior to begin fining work, the Lendscape Contractor shall inspect the subgrade, special size conditions, verify elevations, utility locations, impation, approve topical provided by the General Contractor and observe the size conditions, verify elevations to the work is to be down shortly the General Contractor of any unsandatory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

 12 Any devaluons from the approved set of plans are to be approved by the Landscape Architect.

 13 Landscape grade in societament with ANSI 200. The Armorican Standard for Nursery Stock and the accepted standards of the American Association of Nursery when.

 14 Existing grass is improved byteining was as that be kelled and removed Hand rake to remove all rocks and debris larger than 1 inch in diameter, port to additing and six the sixtee of the standard for Nursery Stock and the accepted standards of the American Association of Nursery were.

 15 Annual and personals bads, add min. 4 inch layer of organic material and till to a min depth of 12 inches. Mulch annual and personal bads and min. 4 inch layer of organic material and till to a min depth of 12 inches. Mulch annual and personal bads and min. 4 inch layer of organic material and till to a min depth of 12 inches. Mulch annual and personal bads and min. 4 inch layer of organic material and till to a min depth of 12 inches. Mulch annual and personal bads and a min. 6 inch layer of organic material and till to a min. 4 to be provided around the building as above and called out on the landsc

- building as shear and called out on the landscape plan, all other planting beds are to be mulched with double shredded hardwood mulch.

 18. Planting holds to be dug a minimum of twice the width of the not ball, for both shrub and tipe. Set plant material 2-31 above finant grade. Backfill lighting pot with stopped and native executed soil.

 19. Soot to be delivered fresh (Cut less than 24 hours prior to arriving on site), last immediately, rolled, and washered thoroughly immediately after planting. Edge of sood all planting beds are to be "7" the chief, one clandscape Details.

 20. Any existing grass datafied during construction to be fully removed, regraded and reptaced. All fire marks and indentions to be reported.

 21. What thoroughly service in first 24 hours and apply mulch immediately.

 22. The Landscape Destinations that guarantee and plantin installed but one full year from date of acceptance by the owner. All plants shall be sine 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 vanishims. Sex Landscape Speciations for Varianary requiremental expeciations.

 23. Any plant that is determined dead, in an unhandly, unsightly cooldon, jost its shape due to dead thranche, or other very the prior of the contractor of

N.	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
1	Acer platanoides 'Pond'	Emerald Lustre Norway Maple	3* Cal	888
4	Amelanchier canadensis 'Shadblow'	Shadblow Servicebetry	1* Cal	Multi-trunked
2	Malus x 'Spring Snow'	Spring Snow' Crabapple	1" Cal.	8&8
	Shrubs			
22	Comus alba 'Summer Dreams'	Summer Dreams Dogwwod	36" Hgt.	Plant 36" O.C.
	Euonymus alala 'Compacta'	Dwarf Burning Bush	24° Hgt.	
23	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" Hgt.	
	Panicum virgatum 'Heavy Melal'	Heavy Metal Switch Grass	3 Gal.	
4	Vibumum denlalum 'Christom'	Blue Multin Arrowwood Virburnum	36" Hgt.	
	Groundcovers			
17	Dianthus delloides 'Red Maiden'	Red Dianthus	1 Gal	467701
23	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 Gal	Plant 18" O.C.
	Other			2 2 1

IRRIGATION SYSTEM RETROFIT

- IRRIGATION SYSTEM RETROFIT

 1. Existing regions by the main the properties of the pr





Manley Land Design, Inc. 51 Old Canton Street Alpharetta, Georgia 30009 770.442.8171 tel

WEST DES MOINES 6555 Mills Civic Pkwy West Des Moines, IA 50266 CHICK-FIL

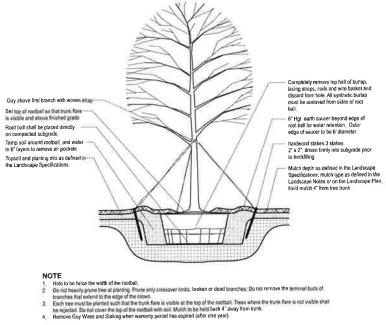
FSU# 02908

REVISION SCHEDULE NO DATE BY DESCRIPTION

MED PROJECT # PERMIT PRINTED FOR

L-100

Landscape Plan



Native soils subgrade "V" Trench Bed Edge Topsoil as defined in the Landscape Specifications Backli parting per wim lopsoil and native excavaled soil Mulch depth as defined in the Landscape Specifications; mulch type as defined in the Landscape Notes or on the Landscape Plan Shrubs: type and size as defined on the plant int Planting pit to be twice the width of the rootball

2 SHRUB BED PLANTING DETAIL
SCALE NTS

Edge of Bed A = Row Spacing B = On Center Spacing Space plants in a triangular pattern as shown spaced equally from each other at spacing indicated on the plant list Topsoil as defined in the Landscape Specifications Native soils subgrade

NOTE

- NOTE:

 Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.

 Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.

 Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed

GROUNDCOVER PLANTING DETAIL

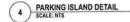
- NOTE

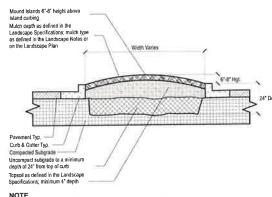
 Clean construction debts from within landscape island areas (e. concrete, rocks, rubble, building materials, ed.), point to installing topool and plant material.

 Finat/production explains, but a minimum 24 dopph. Remove and replace any subgrade smutable for planting. Once subgrade is clean of debts and loosened, add lopsoil to a minimum between 6-29 height above latend curbing. Allend plant material as per the tackscape Plant.

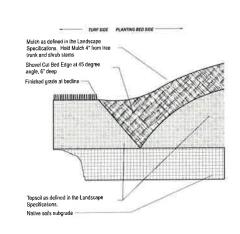
 Install plant material is apported to affect and ground cover planting details, and as defined in the Landscape Specifications.

 Install much or tool as specified on the Landscape Plan, and as defined in the Landscape Specifications.





PARKING ISLAND DETAIL SCALE NTS





1 TREE PLANTING & STAKING
SCALE: NTS



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

manley

Landscape Architecture

Manley Land Design, Inc.

51 Old Canton Street Alpharetta Georgia 30009

770.442.8171 tel

FSU# 02908

REVISION SCHEDULE
NO DATE BY DESCRIPTION

MLD PROJECT # PERMIT PRINTED FOR

Landscape Details

L-101

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

- Planting mixes
 Top Soil, Mulch and Planting accessories

QUALITY ASSURANCE 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 general with names accepted by the nursery trade, Provide stock true to bolanical name and legibly lagged.

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

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 out 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 minimum 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 accordance with the Contract Decuments without additional cost to the Owner. The Landscape Architectural approve any substitutes of plant material, or changes in plant material size, prior to the Landscape clor submitting a bld

DELIVER, STORAGE AND HANDLING
Take all precisulors customary in good trade practice in prepairing plants for moving. Workmanship that
fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved
'Anti-Desiccan' 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, poperly protect them with soil, well peat most, or in a minance acceptable to
the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a
manner that could dismape of break the branches. Cover plants transported on open vehicles with a
protective covering to prevent wind burn.

PROJECT CONDITIONS

s, 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 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 defaults.

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

WARRANTY

WARKANTY
Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after

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, fleods, fréezing 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

CCEPTANCE species will be made by the Owner's representative.

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

ptance, the Contractor shall commence the specified plant maintenance

CODES, PERMITS AND FEES

v 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.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide typical of their species or variety; with normal, densely developed branchies and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from deflects, disfliguting knots, sun social injuries, freat cracks, abrasions of the bank, plant diseases, sweet eggs, boreirs, 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. Batded and plants wrapped with butley, to have firm, natural halls of earth of sufficient diameter and depth to encompass the fibrious and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest elding of the Yamencan Standard for Norsery 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 whote.

a. No plants shall be loose in the container.

- ts planted in rows shall be matched in form
- 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 bell in proportion to the size of the plant.

 5. The height of the treatment of the crown of the roots to the top of the top branch, shall the plant ist.

 6. No puring wounds shall be present with a diameter of more than 1° and such wounds must show vigorous bank on all edges.

 7. Evergreen treas shall be branched to the ground or as specified in plant list.

 8. Shrubs and small plants shall meet the requirements for spread and height Indicated in the plant list.

- 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-wigged, and the plant as a whole well-bushed to the ground.
 Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root.

ACCESSORIES
Topsoil: Shall be Fertile, Imable, natural topsoil of learny character, without admixture of subsoil material, obtained from a well-drained grabbe site, reasonably free from clay, tumps, 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 (le. 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. Landacupe titlands/Medians: Fracture/housen existing subgrade to a minimum 24* depth. Remove and replace any subgrade unsultable for planting. Once subgrade is clean of debies and loosened, add topsell to a minimum berm 6*-8* height above island curting.
 Annual/Porennial bed areas: Add a minimum of 4* organic matter and till to a find the control of t

- Mulch: Type selected dependent on region and availability: see landscape plans for type of much to be used. Hold mulch a' from tree trunks and shrub stems.

 1. Hardwood: (cofor) dark brown, 6 month old well noted double shredded native hardwood bark moted not larger than a' in length and 3' in width, see of wood chips and sawdust. Install minimum depth of 3'.

 2. Pine Straw. Pine straw to be firsh harvest, free of debris, bright in color. Bales to be wired and tijphity 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 partier to be installed under all rock mutch areas. Use caustion dering installation not to damage plant material.

 4. Min! Nuggets: Install to a minimum depth of 2'-3' at all locations of annual and persennial bods. Lit the stems and loaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

- ying/Staking

 1. Arborie: Green (or while) staking and guying material to be flat, woven, polypropylene material; 3't wide 900 fb. break strength. Arborile 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 this-barked trees (Chierry, Crabaple, Honey Locust, Linden, Mapie, Mountain Ast, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree vrapping pager, 2-12° wide, made of 2 layers of crape Draft paper weighing not less than 30 bs. per ream, cerented 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, ringation, 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 tawe been corrected and are acceptable to the Landscape Contractor.

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

Excavate circular plant bits 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 oursery grade as shown on the drawings.

INSTALLATION

INSTALLATION

Set plant material in the planning pil 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. Blackfill the pil with toppail mix and excavated material. On our use fozer or muddy mixtures to backfilling. Form a ring of soil around the edge of each planning pit to retain water.

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

nd fill all voids... 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 eventy fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of frees and shrubs within planting bed and to within 18" of edge of the planting the

ings:
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, roke 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 frees for injury to trunks, evidence of insect infestation, and Improper pruning before wrapping

- before wrapping.

 a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to lop with specified tree wrap and secure in place.

 b. Overlap /s 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 opad bottom. Covered 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. Tree wraps are temporary and no longer needed once the trees develop corky bark
- Staking Guying:
 a. Stakenuy et 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.

 Under a reached to the troe, usually at the lowest branch.

 Guy deciduous trees over 2" caliper. Guy everipmen trees 7-0" tall and over.

 Ouy wines to be attached to three states driven into undisturbed soil, with one states place in the direction of the prevailing wind.

 Thes are attached to the tree as high as practical.

 The axis of the state should be all 30 degree angle to the axis on the pull of the
- guy wire.
 4. Remove all guying and staking after one year from planting.

ining:

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

WUNKMANSHIP

During landskaper/irrigation installation operations, all areas shall be kept neat and clean.

Procuutions shall be taken to avoid damage to existing structures. All work shall be performed
n a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, detiris and waste material shall be cleaned up and removed from the silic unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of sirt 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, mutching, pruning, cultivation, weeding, watering and application of appropriate insectiodes and fungicides necessary to maintain plants and 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 seucer and adjacen material and remove dead material.

- material and remove dead material, repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year. Correct defective work as soon as possible after deficiencies become apparent and
- weather and season permit.
 Water frees, plants and ground cover beds within the first 24 hours of Initial planting, and not less than twice per week until finel 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 maintenance if requested by the Owner or provide the name of a reputable lan contractor who can provide maintenance.

Il landscape maintenance services shall be performed by trained personnel using current, contable borticultural practices

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

med in addition to that which is outlined in the contract shall only be done upon wal by the Owner's Representative (General Manager of the rest All seasonal color selections shall be approved by the General Manager prior to ordering and

SOIL TESTING

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

Acceptable Soil Test Results

pH Range Organic Matter Magnesium (Mg) Phaspharus (P205) Potassium (R20) Soluble salts/ Conductivity	5 0-7 0 >1 5% 100+lbs/Jacre 155+lbs/Jacre 130-lbs/Jacre 13	6 0-7 0 12 5% 100-15s /acre 150-15s /acre 120-15s /acre 120-15s /acre NN to exceed 755ppmt0 75 mmhos/cm in soil nit to exceed 2000 ppm/2.0
Conductivity	in spit; not to exceed 1400 ppm/2.5 minibos/cm in high arganic mix	minboatom in high organiz mix

Landscape Trees and Shrubs

WORKMANSHIP
Uning landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be laken 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 clea and removed from the site, unless provisions have been granted by the owner to use or

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

TURF

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

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

Cool season grasses, including blue grass, fall fescue, perennial tyograss, 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 exters should NOT be used around frees because of potential damage to the bark.

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

to statemine whether an application of limestone in late fall is 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 ewner and apply it at an additional cost. A unit price for kning of furf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fortilizer shall be applied in areas based on the existing furf specie

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 Applicatior. Read the label prior to applying any chemical.

INSECT & DISEASE CONTROL FOR TURF

INSECT & DISEASE CONTROL FOR TURF
The contractor shall be responsible for monitoring the site conditions on each visit to deten
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 Coopere
Extension Service's "Commercial Insecticide Recommendation for Tuff for confroit. The
licensed applicator shall be familiar with the label provided for the selected product prior to
anolication.

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

TREES, SHRUBS, & GROUND COVER

All conamental frees, shrubs and ground cover shall be pruned when appropriate to removided or damaged branches, develop the natural shapes. <u>Do not shear frees or shrubs</u> previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

- ning Guldelines; 1. Prune those that flower before the end of June immediately after flowering. Flower buds
- Prune those that tlower before the end or June immediately after inovening rower boas develop during the previous growing season. Pall, whiter or spring purpling would reduce the spring flowering display.
 Prune those that flower in summer or autumn in whiter or spring before new growth progress, since these plants develop flowers on new growth.
 Delay pruning plants grown for ornamental fruits, such as coloneasters, pyracanthas
- and viburnums.

 Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal occasion. However, severe pruning of evergreens should be done in early
- spring only.

 Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appea
- Broadloaf evergreen shrubs shall be hand-pruned to maintain meir natural appearance shall be deep constitute the new growth harders. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as reguleed. Deal vood shall be removed from sheared plants before the first shearing of the season.

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

 A Yews, junipers, hemicoks, arborolate, and false-cypress may be pruned after new growth has hardened off in fate summer. If server to pruning is necessary, it must
- new growth nas interests our in the suremer, it serves pruning is inclusion, in 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 fleader.

 C. Pines may be lightly pruned in early June by reducing cardiate.

 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 myrtis, litacs, viburnums, smoke bush etc. Il-Renewat 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 abolis, forsythia, deutzle, spiraea, etc.

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 typi

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 fertil 4 years; younger trees shall be fertilized more often during rapid growth stage:

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 too-dressed with compast 1° deep, or fertilized once in March with 106-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Encaceurs marchal shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

SUMMARY OF MAINTENANCE

1. Soil analysis performed annually to determine to

Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3' with Annuary, all tree and struct beas we prepared to microsic, or microsic, or quality much to match existing. Bed preparation shall include removing all weeds, cleanle said bed, edging and cultivating decayed much into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide mappined to the soil to linibil the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in exces 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.

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 The maintenance contributes the major temporary temporar

For plant damaging insects and miles 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 to or physical removal of damaged plant parts will be performed as part of the contract, additional charge, plant pathogenic diseases that can be resolved through properly is applications of tunglicides 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 consister with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can used is insects that feed on Trees and Strubs by Johnson and Lyon, Comstock Publishing Associates: For plan pathogenic diseases, two references are suggested. Societing and Controlling Woody Ornamental Diseases in Landscapes and Nurseries, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and Deseases of Trees and Strubs by Sincials and Lyon, published by Constock Publishing Press.

TRASH REMOVAL contractor shall remove trash from all shrub and groundcover heds with each

LEAF REMOVAL
All falter 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 . ceive a general clean-up once during each of the winter months, i.e.,

- The project shall receive a ge January, February, and March
- an-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

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

- nnialization of Buibs:
 After flowering, cut off spent flower heads.
 Allow leaves of deflodifs and hyacinths to remain for six weeks after flowers have faded
- Cut off at base.

 3. Allow leaves of other builbs 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 3* deep. Fall fertilization with a bubl fertilizer or mulching with 1* of compost is optional.

- er Rotation:

 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.

 Summer Annuals or Falt Plants. 2. Summer Annuals or Fall Plants:
 a. Deed heading. Pinch and remove dead flowers on annuals as necessary:
 b. Fertilizing Summer Annuals. Fertilizin 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. Removait. If fall plants are to be installed, summer annuals shall be left in the ground until the first killing forts and then removed, unless otherwise directed by the owner.

- Perentials:

 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 preenals with a slow-release fertilizer or any 50% organic fertilizer, or

- Pertilize permittals with a slow-release fertilizer or any 50% organic remuzer, or mulch peremitals with a slow-release fertilizer or any 50% organic remuzer, or mulch peremitals found to present the slow-release permitted found to the ground by March 1, if this was not done the previous fails expensively permitted to the slow-release permitted to the previous fails, remain playing the regional is forced to protect permitted to the release problems on personnials. Moreidor and control slugs on hostes and liguidatis, the ground is forced to protect permitted and control slugs on hostes and liguidatis or prodery mitted even pitchs, morandas, and esters can be provided with properly timed fungicides or use of disease-resistant varieties.

 When the previous bed as a specificial in "WEEDING" above.

 Prints branching species to increase density. Cut only the flowering stems after blooming. Do not remove the follower.

 The following fall cut back deleriorating plant parts unless instructed to retain for winter interest, e.g., Sedum Autumn Joy and ornamental grasses.

 Long-term Care:

- inherest, e.g. Sedum Autumn Joy and ornamental grassess.
 Long-term Carlo.
 Long-term Carlo.

- 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 farlility and pH levels of the soil to provide an environment conducive to that vitability for cool season grasses.
- num yearly for con season grasses 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
- be removed.

 Aerale warm season turf areas to maintain high standards of turf appearance.

 Apply pre-emergent to turf in two applications in early February and early April to extend
- Apply post emergent as needed to control weeds

 Mechanically edge curts and walks
- Apply non-selective herb cide, to mulched bed areas and pavement and remove exces
- TREE, GROUNDCOVER, AND SHRUB BED MAINTENANCE

 1. Prune shrubs, trees and groundcover to encourage heal ealthy growth and create a natural
- much to be applied in February/March with a half rate in late summer to top dress
 Apply pre-emergent herbicides in February and April.
 Manual weed control to maintain clean bed appearance.
 Apply fundicides and insecticides as needed to control insects and disease.
 Crnamental shrubs, frees and groundcovers to be fertilized three (3) times per year with a balanced malarial (January/February, Aptil/May, and Odober/November)
 Edge att mulched beds.
 Remove all litter and debris.

GENERAL MAINTENANCE

Remove all man-made depos, blow edges.
 Inspect grounds on a monthly basis and schedule inspection with Unit Operator.

Chick-fil-& Chick-fil-A

5200 Buffington Road Atlanta, Georgia 30349-2998



Manley Land Design, Inc 51 Old Canton Street Alpharetta, Georgia 30009 770 447 8171 16

S Civic Pkwy Moines, IA 50266 Ш 岸 MOIN S Ш C Mills ST I 6555 West Ш 0

FSU# 02908 REVISION SCHEDULE
NO DATE BY DESCRIPTION

MLD PROJECT # PRINTED FOR PERMIT 1/9/23 DRAWN BY

SHEET Landscape & Maintenance Specifications

> SHEET NUMBER L-102

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION NO. PZC-23-009

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, Chick-fil-A, Inc., request approval of the Level 1 Minor Modification to Site Plan for the approximately 1.4-acre property located at 6555 Mills Civic Parkway as depicted on the location map included in the staff report. The applicant requests approval to construct new drive-thru canopies and associated site improvements; and

WHEREAS, the Level 1 Minor Modification to Site Plan request complies with the findings stated in the applicable provisions of Title 9, the Comprehensive Plan and City Code.

NOW THEREFORE, the Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Level 1 Minor Modification to Site Plan (MML1-005873-2022), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on March 27, 2023.

	Jennifer Drake, Chair Planning and Zoning Commission
I HEREBY CERTIFY that the foregoing resolu Commission of the City of West Des Moines, following vote:	ution was duly adopted by the Planning and Zoning lowa, at a regular meeting on March 27, 2023, by the
AYES:	
NAYS:	
ABSTENTIONS:	
ABSENT:	
ATTEST:	
Recording Secretary	