

**ORDINANCE NO. 7479**

**AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 16-10 TO ALLOW A TRUCK SCALE AND A FREESTANDING SIGN AND (2) A DETAIL PLAN TO ALLOW A TRUCK SCALE AND A FREESTANDING SIGN AT THE EXISTING DEVELOPMENT ON A 7.293-ACRE TRACT OF LAND LOCATED AT 1910 SOUTH JUPITER ROAD PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** at its regular meeting held on the 9th day of October 2023, the Plan Commission did consider and make recommendations on a certain request for (1) an Amendment to Planned Development (PD) District 16-10 to allow a truck scale and a freestanding sign and (2) a Detail Plan to allow a truck scale and a freestanding sign at the existing development by **CAT Scale Company**; and

**WHEREAS,** the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:**

**Section 1**

The Garland Development Code is hereby amended by approving (1) an Amendment to Planned Development (PD) District 16-10 to allow a truck scale and a freestanding sign and (2) a Detail Plan to allow a truck scale and a freestanding sign to the existing development on a 7.293-acre tract of land located at 1910 South Jupiter Road and being more particularly described in Exhibit "A," attached hereto and made a part hereof.

**Section 2**

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

**Section 3**

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

**Section 4**

**NOTICE OF CONDITIONS OF COMPLIANCE:** Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit "A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

**Section 5**

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 6**

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

**Section 7**

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 23-20

**PASSED AND APPROVED** this 14th day of November, 2023.

**THE CITY OF GARLAND, TEXAS**

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Mayor

**ATTEST:**

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City Secretary

**Published:**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File Z 23-20**

WHEREAS, RR GARLAND SITE, LLC, is the owner of a tract of land, situated in the Benjamin Dye Survey, Abstract No. 415, in the City of Garland, Dallas County, Texas, and being all of that tract of land, described by deed to RR GARLAND SITE LLC, as recorded under Document No. 201600209616, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), same being a part of Lot 1, Block 1, of BLUESTONE GARLAND ADDITION, an addition to the City of Garland, as recorded under Document No. 201600364479, O.R.D.C.T., said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with 3-1 / 4" aluminum disc stamped "BLUESTONE GARLAND REP LAT 2018" set for the northwesterly<sup>o</sup> corner of said Lot 1, said corner bears South 10"24'31" East, a distance of 40.78 from the southwesterly corner of Lot 3, Block 1, of JUPITER MILLER BUSINESS CENTER, an addition to the City of Garland. as recorded under Document No. 201800030306, O.P.R.D.C.T., said corner also being in the easterly monumented line of Jupiter Road;

THENCE North 89"19'48" East, along the westerly north line of said Lot 1 (BLUESTONE), passing a 5/8" iron rod with a yellow plastic cap stamped "TERRA CORP" at a distance of 312.39' and continuing over and across said Lot 1, a total distance of 718.64' to a 5/8" iron rod with 3-1/4" aluminum disc stamped "BLUESTONE GARLAND REPLAT 2018" set for the

northeasterly corner of the herein described tract, said corner being in the easterly line of said Lot 1;

THENCE South 00°32'58" East, along the easterly line of said Lot 1 (BLUESTONE), a distance of 456.30' to 5/8" iron rod with yellow plastic cap stamped "TERRA CORP" found for the southeasterly corner of said Lot 1 (BLUESTONE), said capped iron rod found also being in the northerly monumented line of Miller Road, from which on "X" cut found bears, North 89°21'03" East, a distance of 52.49';

THENCE along the northerly monumented line of said Miller Road, same being the southerly line of said Lot 1 (BLUESTONE), the following courses and distances:

o

South 89°21'03" West, a distance of 109.42' to a 5/8" iron rod with 3-1/4" aluminum disc stamped "BLUESTONE GARLAND - 2016" found for an angle point;

North 87°59'46" West, a distance of 410.48' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for an angle point;

South 89°21'03" West, a distance of 159.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found at the beginning of a curve to the right, having a radius of 35.00', a central angle of 89°57'40", and a chord which bears, North 45°40'07" West, a chord distance of 49.48';

Thence along said curve to the right, in a northwesterly direction, an arc length of 54.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found at the end of said curve, said corner also being in the aforementioned easterly monumented line of Jupiter Road;

THENCE along said easterly monumented line of Jupiter Road, the following courses and distances:

ZONING FILE NUMBER Z 23-20

North 00°41'17" West, a distance of 307.11' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for an angle point;

North 03°10'09" West, a distance of 95.04' to the POINT OF BEGINNING and containing 317,696 square feet or 7.293 acres of land, more or less.

**EXHIBIT A**

**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 23-20**

**1910 South Jupiter Road**

**I. Statement of Purpose:** The purpose of this Planned Development is to approve a truck scale and freestanding signage.

**II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

**III. General Regulations:** All regulations of Planned Development (PD) District 16-10 and the Industrial (IN) District and as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

**IV. Development Plans:**

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

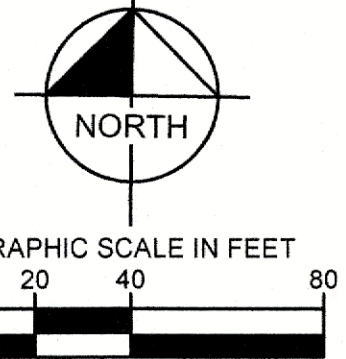
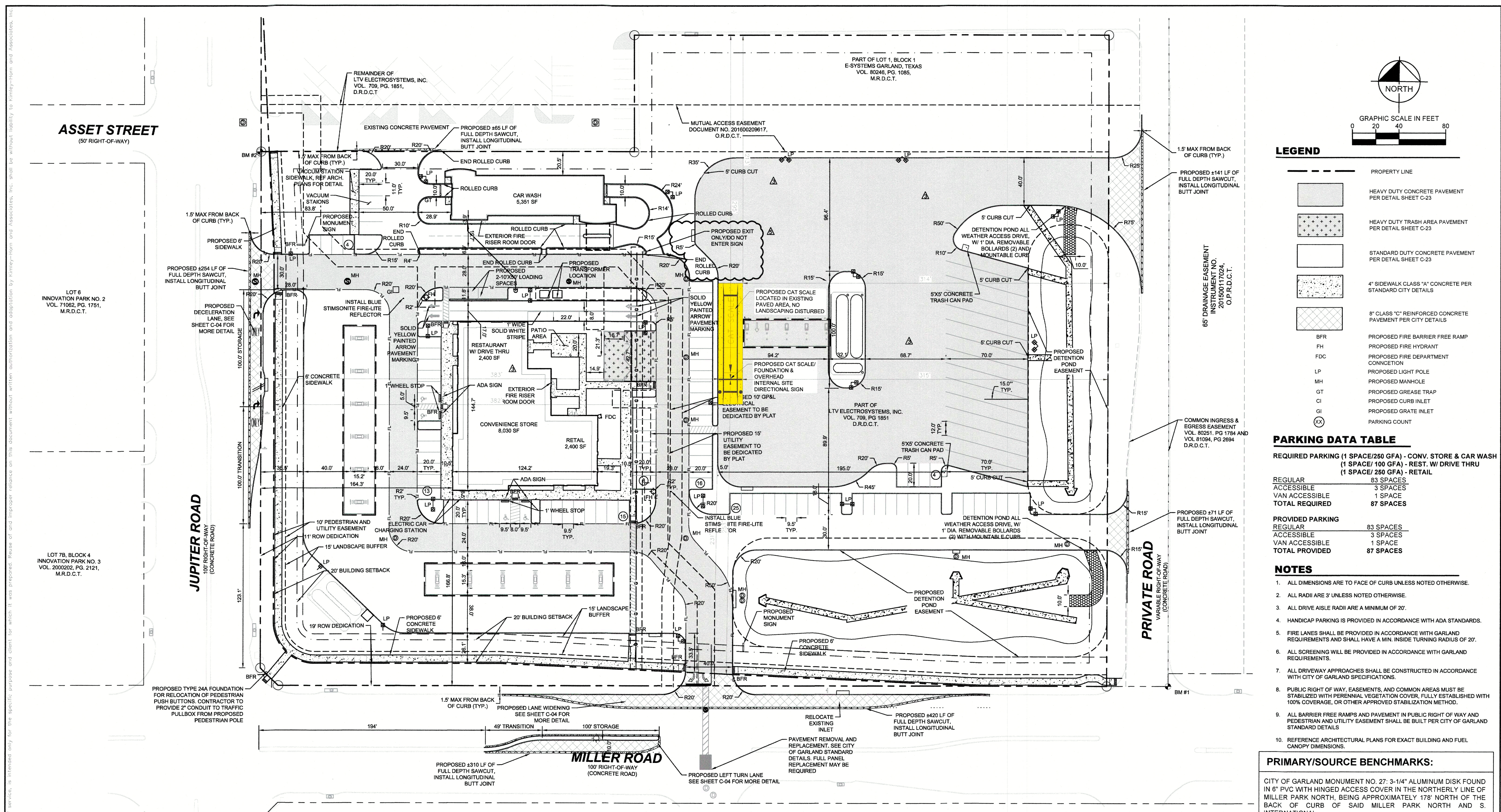
**V. Specific Conditions:**

A. Permitted Uses: Land Uses are permitted as in Planned Development (PD) District 16-10.

B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C. The maximum are for the truck scale shall be 2,201 square feet.

C. Pylon Sign: The sign elevations shall be in general conformance with the approved elevations labeled Exhibit E.

# EXHIBIT C



**LEGEND**

[Symbol]	PROPERTY LINE
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT PER DETAIL SHEET C-23
[Symbol]	HEAVY DUTY TRASH AREA PAVEMENT PER DETAIL SHEET C-23
[Symbol]	STANDARD DUTY CONCRETE PAVEMENT PER DETAIL SHEET C-23
[Symbol]	4" SIDEWALK CLASS "A" CONCRETE PER STANDARD CITY DETAILS
[Symbol]	8" CLASS "C" REINFORCED CONCRETE PAVEMENT PER CITY DETAILS
[Symbol]	BFR PROPOSED FIRE BARRIER FREE RAMP
[Symbol]	FH PROPOSED FIRE HYDRANT
[Symbol]	FDC PROPOSED FIRE DEPARTMENT CONNECTION
[Symbol]	LP PROPOSED LIGHT POLE
[Symbol]	MH PROPOSED MANHOLE
[Symbol]	GT PROPOSED GREASE TRAP
[Symbol]	CI PROPOSED CURB INLET
[Symbol]	GI PROPOSED GRATE INLET
[Symbol]	(X) PARKING COUNT

**PARKING DATA TABLE**

REQUIRED PARKING (1 SPACE/250 GFA) - CONV. STORE & CAR WASH  
(1 SPACE/100 GFA) - REST. W/ DRIVE THRU  
(1 SPACE/250 GFA) - RETAIL

REGULAR	83 SPACES
ACCESSIBLE	3 SPACES
VAN ACCESSIBLE	1 SPACE
<b>TOTAL REQUIRED</b>	<b>87 SPACES</b>

REGULAR	83 SPACES
ACCESSIBLE	3 SPACES
VAN ACCESSIBLE	1 SPACE
<b>TOTAL PROVIDED</b>	<b>87 SPACES</b>

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - ALL RADII ARE 3' UNLESS NOTED OTHERWISE.
  - ALL DRIVE AISLE RADII ARE A MINIMUM OF 20'.
  - HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
  - FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH GARLAND REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 20'.
  - ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH GARLAND REQUIREMENTS.
  - ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF GARLAND SPECIFICATIONS.
  - PUBLIC RIGHT OF WAY, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.
  - ALL BARRIER FREE RAMPS AND PAVEMENT IN PUBLIC RIGHT OF WAY AND PEDESTRIAN AND UTILITY EASEMENT SHALL BE BUILT PER CITY OF GARLAND STANDARD DETAILS.
  - REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING AND FUEL CANOPY DIMENSIONS.

**PRIMARY/SOURCE BENCHMARKS:**

CITY OF GARLAND MONUMENT NO. 27: 3-1/4" ALUMINUM DISK FOUND IN 8" PVC WITH HINGED ACCESS COVER IN THE NORTHERLY LINE OF MILLER PARK NORTH, BEING APPROXIMATELY 178' NORTH OF THE BACK OF CURB OF SAID MILLER PARK NORTH AND S. INTERNATIONAL. ELEV=607.95

CITY OF GARLAND MONUMENT NO. 32: 3-1/4" ALUMINUM DISK FOUND IN 8" PVC WITH HINGED ACCESS COVER IN THE EASTERLY LINE OF EXECUTIVE DRIVE, NORTH OF WOOD STREET, BEING APPROXIMATELY 10' EAST OF THE EASTERLY BACK OF CURB OF SAID EXECUTIVE DRIVE AND BEING APPROXIMATELY 270.7' SOUTHWEST OF THE NORTHEASTERLY CORNER OF A ONE-STORY BUILDING LOCATED AT 2306 EXECUTIVE DRIVE. ELEV=592.40

**SECONDARY/SITE BENCHMARKS:**

PRIMARY:  
BM#1 "X" CUT FOUND IN THE NORTHERLY MONUMENTED LINE OF MILLER ROAD, BEING APPROXIMATELY 50' FROM THE CENTERLINE OF MILLER ROAD AND BEING APPROXIMATELY 776.8' FROM THE EASTERLY MONUMENTED LINE OF JUPITER ROAD. ELEV=593.81

SECONDARY:  
BM#2 "X" CUT FOUND IN THE EASTERLY MONUMENTED LINE OF JUPITER ROAD, BEING APPROXIMATELY 49.1' FROM THE CENTERLINE OF SAID JUPITER ROAD, AND BEING APPROXIMATELY 458' NORTH OF THE NORTHERLY MONUMENTED LINE OF MILLER ROAD. ELEV=597.64

- ACCESSIBILITY NOTES**
- ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE CITY OF GARLAND REQUIREMENTS.
  - PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS. CURB RAMPS COMPLYING WITH TAS SECTION 406 SHALL BE PROVIDED AT ALL PASSENGER LOADING ZONES.
  - EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS SECTION 703. SPACES COMPLYING WITH TAS SECTION 505.2(B) SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
    - (A) CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 60" (1525 MM) MINIMUM ABOVE THE GROUND, FLOOR, OR PAVING SURFACE SO THEY CANNOT BE OBTSCURED BY A VEHICLE PARKED IN THE SPACE.
    - (B) SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS SECTION 307.
    - (C) CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS SECTION 703.5.5.

- SLOPES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 405. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
- SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 403.2.
  - (A) TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
  - (B) FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

**RECORD DRAWING**

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

*Sarah Williamson*  
DATE: 11/15/2018 BY: SARAH WILLIAMSON, P.E.

**WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.**

**STOP!**  
**CALL BEFORE YOU DIG**  
DIG TESS  
1-800-DIG-TESS  
(at least 72 hours prior to digging)

**Kimley»Horn**  
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251  
PHONE: 972-770-1300 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM TX F-528

**BLUESTONE GARLAND**  
DALLAS COUNTY, GARLAND, TEXAS

**DIMENSION CONTROL AND PAVING PLAN**

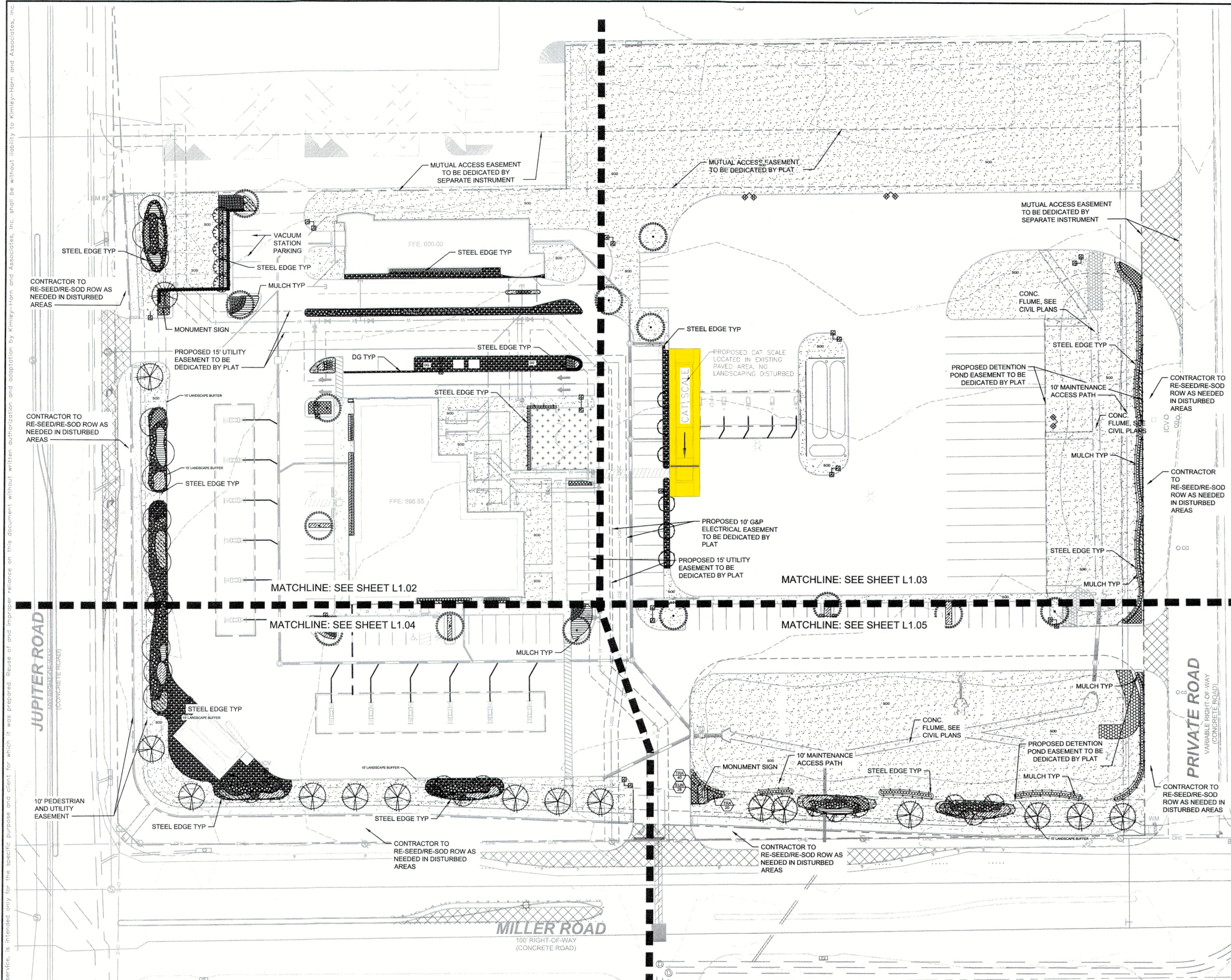
**CASE# 160211-1**  
BLUESTONE GARLAND ADDITION LOT 1, BLOCK 1

**SHEET NUMBER C-03**

NO.	REVISIONS	DATE	BY
1	TRUCK AREA CURB LINE ADJUSTMENT	11/14/17	KH
2	ROLLED CURB, RISER ROOM DOOR LOCATIONS	08/01/17	KH

# EXHIBIT D

DATE: 03/09/16  
 DESIGNED BY: LKH  
 DRAWN BY: LKH  
 CHECKED BY: LWC  
 KHA PROJECT: 064498400  
 DATE: 03/09/16  
 SCALE: AS SHOWN  
 DESIGNED BY: LKH  
 DRAWN BY: LKH  
 CHECKED BY: LWC



## PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS	
MG	5		Magnolia grandiflora / Little Gem / Dwarf Southern Magnolia	3" cal, 8' ht, 4' spr	Full to Base, Straight, Single Leader	
PC	12		Pistacia chinensis / Chinese Pistache	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader	
QV	12		Quercus virginiana / Southern Live Oak	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader	
TD	17		Taxodium distichum / Bald Cypress	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader	
UC	14		Ulmus crassifolia / Cedar Elm	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader	
UNDERSTORY TREE	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS	
CO	6		Cercis canadensis / Oklahoma / Oklahoma Redbud	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS	
ABE	254		Abelia x grandiflora / Glossy Abelia	36" ht, 20", spr, 24" oc	Full	
BEB	166		Berberis thunbergii / Atropurpurea Nana / Dwarf Redleaf Japanese Barberry	30" ht, 24" spr, 20" oc	Full	
BOU	220		Bouteloua gracilis / Blonde Ambition / Blue Grama	24" ht, 18" spr, 24" oc	Full	
HES	48		Hesperaloe parviflora / Red Yucca	24" ht, 18" spr, 24" oc	Full	
ILE	62		Ilex cornuta / Chinese Holly	24" ht, 18" spr, 24" oc	Full	
JUT	63		Juniperus tamariscifolia / Tam Juniper	36" ht, 20", spr, 24" oc	Full	
LEU	21		Leucophyllum frutescens / Texas Sage	30" ht, 24" spr, 20" oc	Full	
MUH	125		Muhlenbergia capillaris / Pink Muhly	24" ht, 18" spr, 24" oc	Full	
RHA	115		Rhaphiolepis indica / Indian Hawthorn	24" ht, 18" spr, 24" oc	Full	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
EUN	492		Euonymus fortunei / Wintercreeper	12" ht, 12" spr.	18" o.c.	Full, 1 gallon min.
LIR	452		Liriope muscari / Liriope	12" ht, 12" spr.	18" o.c.	Full, 1 gallon min.
ROP	730		Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	8" ht, 8" spr.	14" o.c.	Full, 1 gallon min.
TRA	537		Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	12" ht, 12" spr.	18" o.c.	Full, 1 gallon min.
MISC	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS		
SOD	TBD		Cynodon dactylon / Bermuda Grass	Solid, rolled tight sand filled joints. 100% weed, pest, and disease free.		
DG	TBD		Decomposed Granite	4" Depth, See Detail		
MULCH	TBD		Hardwood	3" depth, all trees within sod areas shall receive a 4" diameter mulch ring.		

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.

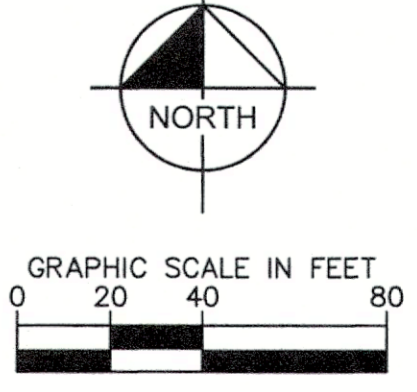
NOTE: CONTRACTOR TO ADJUST TREE LOCATIONS AND LIGHTING WITHIN ISLANDS TO ALLOW MIN. 10 FT. TREE CLEARANCE. CONTRACTOR TO CONFIRM LIGHTING RELOCATIONS MEET MUNICIPALITY LIGHTING REQUIREMENTS, COORDINATE WITH ARCHITECT/MEP.

### PLANTING NOTES:

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING 'READY TO PLANT BEDDING MIX' BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS TO RECEIVE 24" DEPTH (MIN) OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

RELEASE FOR CONSTRUCTION  
 Contact Field Engineering at 972-205-2113 to schedule the MANDATORY pre-construction meeting and issuance of the Site Permit prior to any construction activity. The City of Garland requires the Standard Construction Details and Specifications shall be used in City rights of way and Garland assumes no responsibility for the accuracy and adequacy of this construction document.

JUL 06 2017  
 Thomas A. Gullery, P.E.  
 Engineering Administrator  
 Development



BLUESTONE GARLAND  
 ADDITION LOT 1,  
 BLOCK 1

CITY OF GARLAND LANDSCAPE REQUIREMENTS		
SITE:	REQUIRED	PROPOSED
8.25 ACRES/ 359,806 SF ZONE: INDUSTRIAL		
TOTAL LANDSCAPE: 10% MIN. LANDSCAPE	10% / 37,113 SF	31% / 115,842 SF
BUFFER REQUIREMENT: WIDTH: 15 FT 1 TREE PER 30 LF TURF MAX 75% MILLER ROAD 724.4 LF (724.430 = 24.14 TREES) (7.24.430 = 24.14 X 7 = 168.98 SHRUBS) JUPITER ROAD 456 LF (456.00 = 15.2 TREES) (456.00 = 15.2 X 7 = 106.4 SHRUBS)	15 FT WIDTH TURF MAX 75% / 19,795 SF MILLER: 25 TREES 183 SHRUBS JUPITER: 16 TREES 107 SHRUBS	15 FT WIDTH TURF MAX 57% / 15,275 SF MILLER: 25 TREES 183 SHRUBS JUPITER: 16 TREES 174 SHRUBS
PARKING LANDSCAPE REQUIREMENT: 5% OF (TOTAL PARK AREA) LANDSCAPE 26,114 SF X 0.05 = 1,305.7 SF 1 TREE PER ISLAND 1 TREE PER 10 SPACES (87 PARKING SPACES = 8.7 TREES) EVERY PARKING SPACE WITHIN 65 FT OF A TREE PARKING SCREEN 24" @ INSTALL, 3 FT WITHIN 2 YEARS	5% / 1,305.7 SF 9 TREES PARKING WITHIN 65 FT OF A TREE: YES SCREEN: YES	34% / 8,830 SF 20 TREES (6 ORNAMENTALS) PARKING WITHIN 65 FT OF A TREE: YES SCREEN: YES

NO.
REVISIONS
DATE

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 12750 MERT DRIVE, SUITE 1000, DALLAS, TX 75251  
 PHONE: 972-770-1300 FAX: 972-238-3820  
 WWW.KIMLEY-HORN.COM TX F-028

6/15/2017

OVERALL LANDSCAPE PLAN

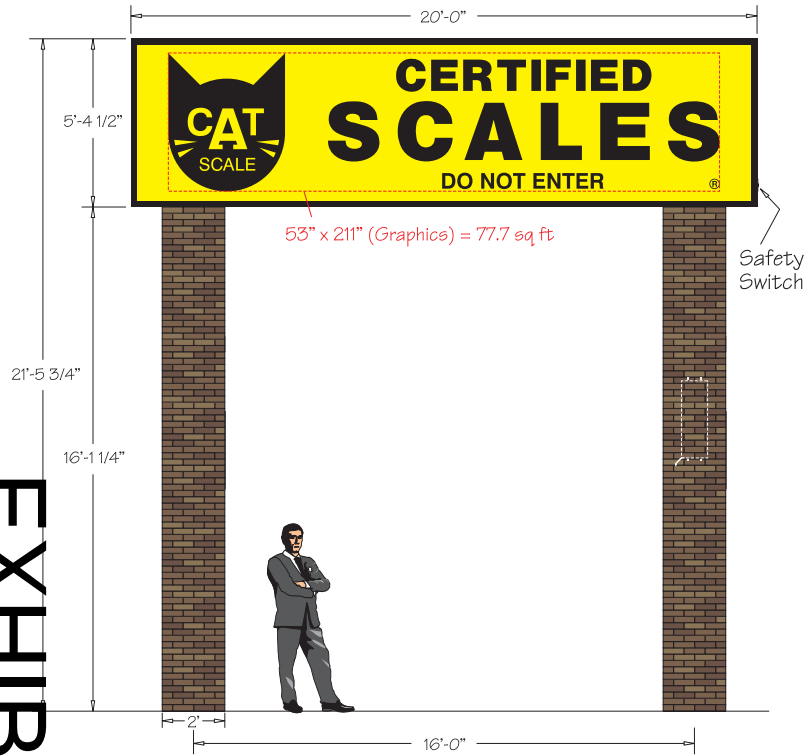
BLUESTONE GARLAND  
 ADDITION LOT 1, BLOCK 1

DALLAS COUNTY  
 GARLAND, TEXAS

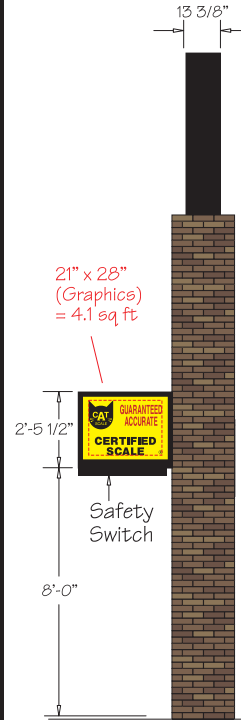
SHEET NUMBER

L1.01

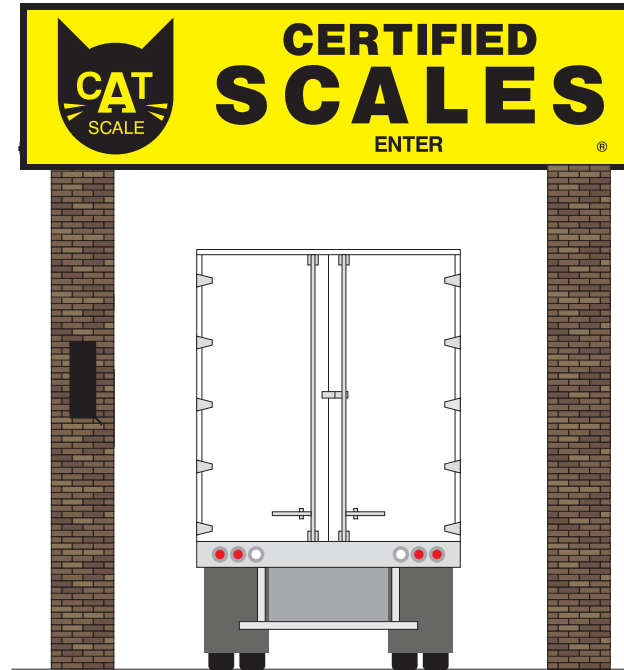
# EXHIBIT E



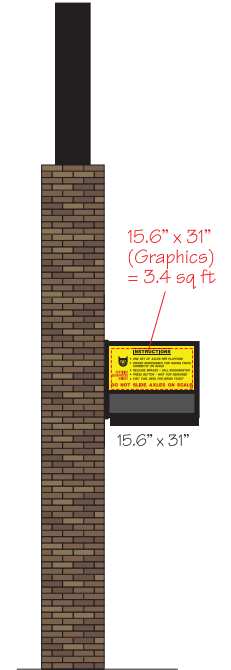
BACK VIEW OF SIGN



LEFT SIDE VIEW OF SIGN



FRONT VIEW OF SIGN




RIGHT SIDE VIEW OF SIGN

CAT Scale ID sign – Qty (5) HanleyH100W – PPS524V power supplies and Qty (20) 60" Hanley SHPEB2S6045K NRG BAR LEDs. Power Consumption: approx. 490W.  
 Speaker Sign – (1) Qty (1) HanleyH100W – PPS524V power supply and Qty (3) 36" Hanley SHPEB2S6045K NRG BAR LEDs. Power Consumption: approx. 49W.

Signs are fabricated per UL 48 Standard for Electric Signs and shall be installed per National Electric Code (NEC) Article 600.

Power 120-277 Volts. 4.5 amp draw.

 <p><b>EAGLE SIGN CO.</b> A DIVISION OF HANLEY SIGN, INC.</p>	<p>605 SW 37TH ST. GRIMES, IA 50111 515-243-5663 • FAX: 515-243-5313 TOLL FREE: 800-307-8186 www.eaglesign.net</p>	<p><b>NAME:</b> CAT SCALE - STD 115 MPH LED PACKAGE (W/ BRICKS)</p>	<p><b>PROJECT:</b> GARLAND, TX</p>	<p><b>SCALE:</b> 1/4" = 1'   <b>DESIGNER:</b> CRN</p>	<p>THIS IS A CONCEPTUAL DRAWING. FINAL PRODUCT MAY VARY. THIS ARTWORK IS PROPERTY OF <b>EAGLE SIGN CO.</b> AND MAY NOT BE REPRODUCED</p>
		<p><b>SKETCH #:</b> 0923-36467-00_CATSCALE</p>	<p><b>APPROVAL:</b> X</p>	<p><b>DATE:</b> X</p>	