

ORDINANCE NO. 7532

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 12-56 FOR COMMUNITY RETAIL (CR) USES; (2) A SPECIFIC USE PROVISION FOR A RESTAURANT, DRIVE-THROUGH AND 3) A DETAIL PLAN FOR RETAIL USE, RESTAURANT USE AND RESTAURANT WITH DRIVE-THROUGH USE ON A 2.67-ACRE TRACT OF LAND LOCATED AT 5203 NAAMAN FOREST BOULEVARD; 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 22nd day of April, 2024, the Plan Commission did consider and make recommendations on a certain request for (1) an Amendment to Planned Development (PD) District 12-56 for Community Retail (CR) Uses; (2) a Specific Use Provision for a Restaurant, Drive-Through Use and (3) a Detail Plan for Retail Use, Restaurant Use and Restaurant with Drive-Through Use by **Triangle Engineering, LLC.**; 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 for (1) an Amendment to Planned Development (PD) District 12-56 for Community Retail (CR) Uses; (2) a Specific Use Provision for a Restaurant, Drive-Through Use and (3) a Detail Plan for Retail Use, Restaurant Use and Restaurant with Drive-Through Use.

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 23-08

PASSED AND APPROVED this the 4th day of June 2024.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

Deputy City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-08

Being all of Lot 7, Block 1 of Mayor Foundation Addition No.2, an addition to the City of Garland, Dallas County a, Texas, according to the plat recorded thereof recorded under Clerk's File No.20130079042, Plat Records, Dallas County, Texas, being more particularly described as follows:

Beginning at "X" found for corner in the south line of Naaman Forest Boulevard (82' right-of-way), being the northeast corner of said Lot 7; Thence South $44^{\circ}07'06''$ West with the east line of said Lot 7 a distance of 481.91 feet to a 1/2" iron rod found for corner, being the southeast corner of said Lot 7 and the southeast corner of Lot 5 of said addition; Thence North $45^{\circ}34'10''$ West with the common line between said Lot 7 and said Lot 5 a distance of 346.82 feet to a "X" in concrete found for corner, being the northwest corner of said Lot 7 and northwest corner of Lot 5 of said addition and in a curve to the right; Thence In a northeasterly direction with said curve to the right having a central angle of $21^{\circ}18'37''$ a radius of 24.50 feet, an arc length of 9.11 feet and chord bearing North $52^{\circ}44'52''$ East, 9.06 feet and a chord distance of 9.06 feet to a "X" in concrete found for corner, being the end of said curve to the right; Thence North $63^{\circ}24'15''$ East with the northwest line of said Lot 7 a distance of 90.36 feet to a "X" in concrete found for corner, being a corner of said Lot 7 and the beginning of a curve to the left; Thence In a northeasterly direction with said curve to the left having a central angle of $42^{\circ}03'33''$ a radius of 130.50 feet, an arc length of 95.80 feet and chord bearing North $42^{\circ}22'31''$ East feet and a chord distance of 93.66 feet to a "X" in concrete found for corner, being the end of said curve to the left; Thence North $21^{\circ}20'48''$ East with the northwest line of said Lot 7 a distance of 49.77 feet to a "X" in concrete found for corner, being a corner of said Lot 7 and the beginning of a curve to the right; Thence In a northeasterly direction with said curve to the right having a central angle of $47^{\circ}07'02''$ a radius of 29.50 feet, an arc length of 421.68 feet and chord bearing North

ZONING FILE NUMBER Z 23-08

42°24'52" East feet and a chord distance of 21.20 feet to a "X" in concrete found for corner in the south line of said Naaman Forest Boulevard, being the end of said curve to the right and in a curve to the left; Thence In a easterly direction with the south line of said Naaman Forest Boulevard and said curve to the left having a central angle of 19°39'45" a radius of 1190.00 feet, an arc length of 408.38 feet and chord bearing South 79°30'50" East feet and a chord distance of 406.38 feet to the Point of Beginning and containing 116,339 square feet or 2.67 acres of land more or less, as surveyed in October, 2021 by Texas Surveyors.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-08

5203 Naaman Forest Boulevard

- I. Statement of Purpose:** The purpose of this Planned Development District is to allow a Restaurant, Restaurant, Drive-Through and Retail Uses.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 12-56, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 12-56 and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D and Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The development shall be in conformance with the site layout in Exhibit C.
- B. Landscaping and Screening: Landscaping and Screening shall be in conformance with Exhibit D.
- C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-08

5203 Naaman Forest Boulevard

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 12-56, as amended prior to adoption of this ordinance, except as specifically provided herein.
- VI. General Regulations:** All regulations of the Planned Development (PD) District 12-56 and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- VII. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision the Restaurant, Drive-Through shall be in effect for a period of twenty-five (25) years.

PROJECT CONTACT LIST

<p>OWNER/DEVELOPER TAREK KADOWR 4609 COPPER MOUNTAIN LN RICHARDSON, TX 75082 CONTACT: TAREK KADOWR TEL: (214)-399-6350</p>	<p>ARCHITECT BABA TECH 8605 LAUREL CANYON RD. IRVING TX 75063 CONTACT: KUMAR MADSSWAMY TEL:214-695-2299 EMAIL: AUTOCAD89@GMAIL.COM</p>
<p>CIVIL ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE, ALLEN, TX 75013 CONTACT: ANDREW YEOH TEL: (469)-213-2804 EMAIL: AYEYO@TRIANGLE-ENGR.COM</p>	<p>SURVEYOR TUCKER SURVEYORS P.O. BOX 1855 BURLESON, TX 76007 CONTACT: DONNIE TUCKER TEL:817-295-2999 EMAIL: TUCKER@TXSURVEYORS.COM</p>

EXISTING LEGEND

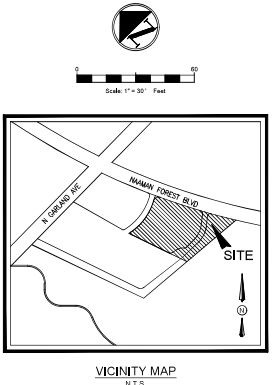
---	PROPERTY LINE
---	ESSENTIAL LINE
---	BUILDING
---	ASPHALT
---	CONCRETE
---	FENCE LINE
X	POWER POLE
⊕	OVERHEAD POWER
⊖	CONTROLLING MONUMENT
⊖	DIRECTION OF DRAINAGE
⊖	FIRE HYDRANT
⊖	SEWER MANHOLE

BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	24.9'	9.11'	52°4'52"	N 42°44'52" E	9.09'
C2	130.60'	95.80'	42°03'31"	N 42°22'31" E	93.66'
C3	29.60'	42.18'	40°07'32"	N 42°24'82" E	21.20'
C4	1190.00'	498.38'	19°39'45"	S 79°30'50" E	498.38'

SITE LEGEND

---	CONCRETE CURB
---	SAW-CUT LINE
---	FENCE
---	FIRE LANE
---	STRIPING
X	PARKING SPACES
⊕	MONUMENT/PYLON SIGN
⊕	WHEEL STOPS
⊕	HANDICAP LOGO
⊕	HANDICAP SIGN
⊕	BOLLARD
⊕	TRAFFIC ARROW
⊕	FIRE HYDRANT
⊕	DUMPSTER
⊕	SANITARY SEWER MAIN/SHOULDER
⊕	SANITARY SEWER CLEANOUT
⊕	SANITARY SEWER DOUBLE CLEANOUT
⊕	SANITARY SEWER SAMPLE PORT
⊕	GREASE TRAP
⊕	DOMESTIC WATER METER
⊕	IRRIGATION METER
⊕	GAS METER
⊕	TRANSFORMER
⊕	LIGHT POLE
⊕	POWER POLE



- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO, TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE DATA SUMMARY TABLE

SITE ACREAGE:	2.67 ACRES	116,339 S.F.
CURRENT ZONING:	PD 12-66	
PROPOSED ZONING:	PD 23-08	
PROPOSED USE:	RETAIL RESTAURANT & RESTAURANT WITH DRIVE-THRU	
BUILDING 1 AREA:	16,400 S.F.	
BUILDING 2 AREA:	4,321 S.F.	
BUILDING 3 AREA:	8,465 S.F.	
TOTAL BUILDINGS AREA:	27,126 S.F.	
NUMBER OF STORES:	1	
MAXIMUM BUILDING HEIGHT:	30'-0"	
BUILDING COVERAGE:	23.32%	
FLOOR AREA RATIO:	0.233	
IMPERVIOUS AREA:	90,586 S.F.	
PERVIOUS LANDSCAPE AREA:	25,753 S.F.	
REGULAR PARKING REQUIRED:	73 SPACES	
1:333 FOR RETAIL:	60 SPACES	
TOTAL REQUIRED:	133 SPACES	
REGULAR PARKING PROVIDED:	124 SPACES	
HANDICAP PARKING REQUIRED:	6 SPACES	
HANDICAP PARKING PROVIDED:	6 SPACES	
TOTAL PARKING PROVIDED:	128 SPACES	

Parking Count Information

Building #	Area (S.F.)	Required Retail Parking Spaces	Required Restaurant Parking Spaces	Total Parking Space Required
Building #1	16400 S.F.	56	68	124
Building #2	4321 S.F.	14	17	31
Building #3	8465 S.F.	28	34	62
Building #4	4405 S.F.	15	18	33
Total Building Area	27126 S.F.	113	133	246
Restaurant Area	2796	73	73	146
Retail Area	23902	40	60	100
Total Building Area	27126 S.F.	113	133	246

NOTE: ALL SIGNAGE WILL COMPLY WITH CHAPTER 4, ARTICLE 5, SECTION 4.78 OF THE GARLAND DEVELOPMENT CODE(GDC) OR YOU WILL NEED TO SEEK FOR DEVIATIONS DURING THIS ZONING CASE PROCESS.

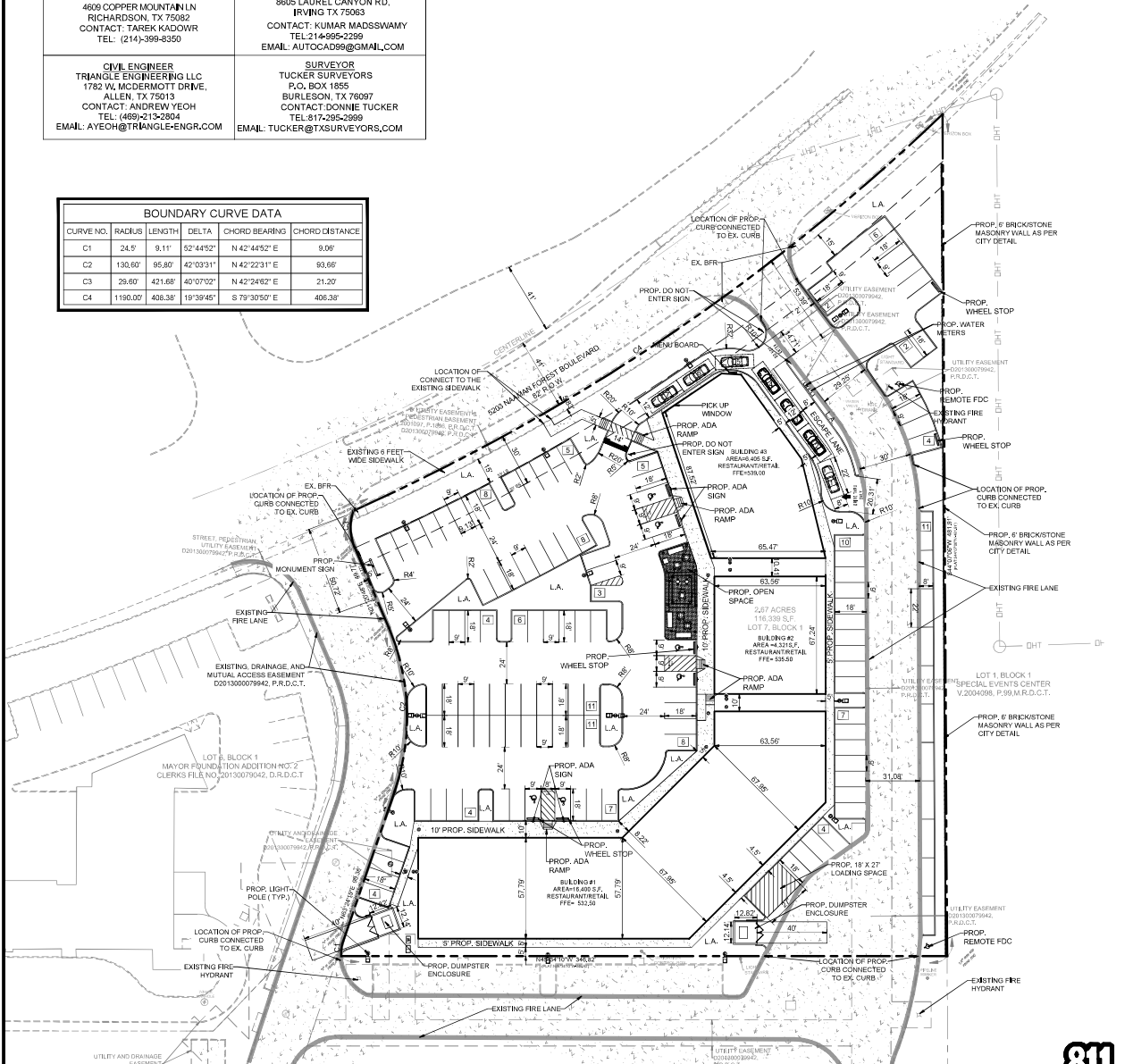


EXHIBIT C

CASE#221206-2

SITE PLAN

MIX USE RESTAURANT & RETAIL

NAAMAN FOREST BLVD
CITY OF GARLAND
DALLAS COUNTY, TEXAS
MAJOR FOUNDATION ADDITION NO.2, LOT 1, BLOCK 1

TRIANGLE ENGINEERING LLC

T: 469-331-8966 | F: 469-213-7461 | E: info@triangle-eng.com
W: triangle-eng.com | 1001782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

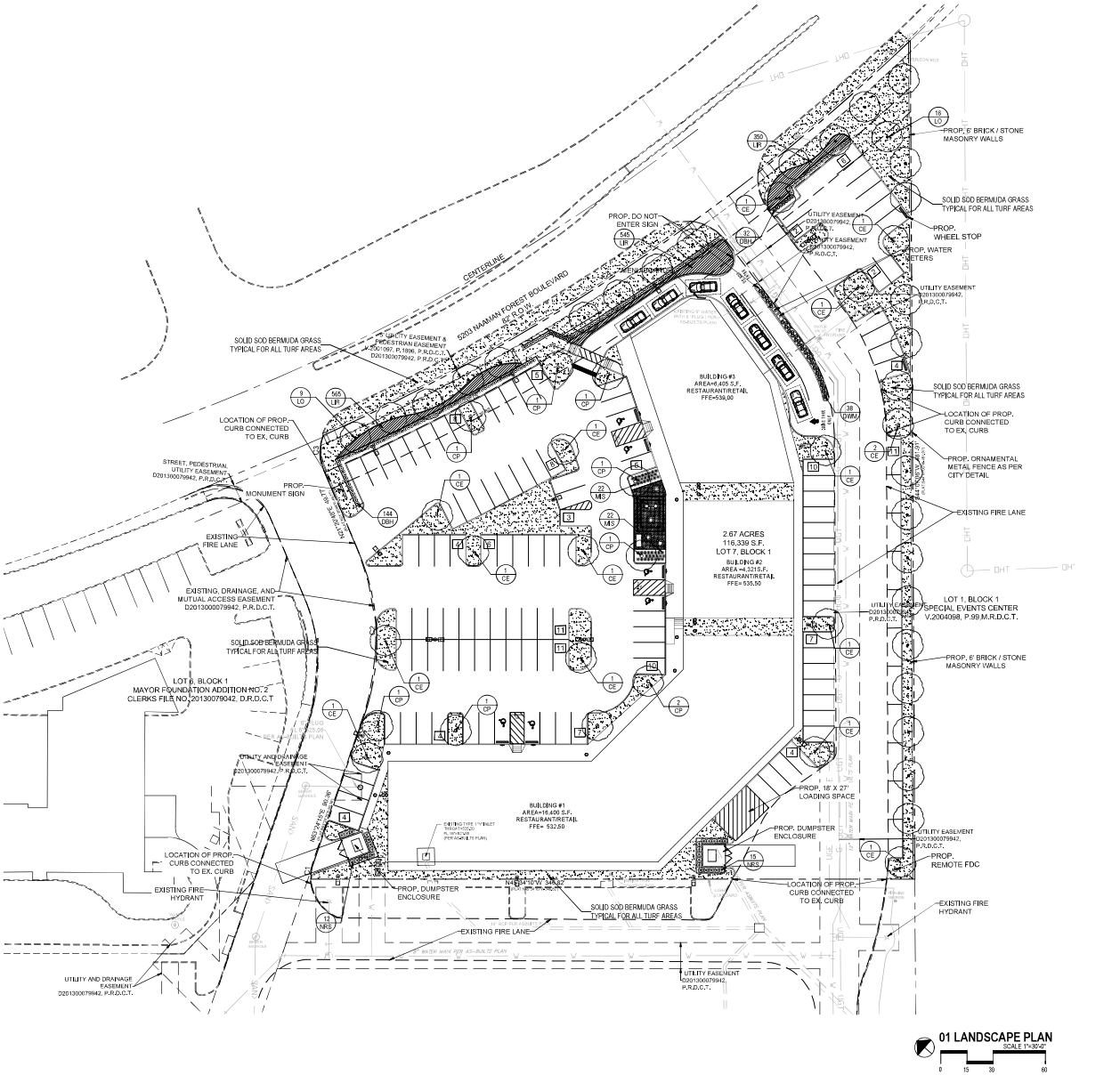
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	AY	2/27/2023	SCALE BAR	039-22	C-3.0

TX, P.E. FIRM #11525



NO.	DATE	DESCRIPTION	BY
1	02/20/2023	1ST CITY SUBMITTAL	AY
2	06/09/2023	2ND CITY SUBMITTAL	AY
3	08/30/2023	3RD CITY SUBMITTAL	AY
4	09/25/2023	4TH CITY SUBMITTAL	AY
5	04/08/2024	5TH CITY SUBMITTAL	AY

EXHIBIT D



01 LANDSCAPE PLAN
SCALE: 1"=30'-0"

LANDSCAPE TABULATIONS

LANDSCAPE REQUIREMENTS
10% of total lot size to be landscape area
Lot SF: 116,337.87 S.F.
Required: (10%) 11,633.79 S.F. Provided: (20%) 23,054.8 S.F.

STREET REQUIREMENTS
Requirements: (1) tree, 3" cal. per 30 ft. (7) shrubs or ornamental grasses per tree required along landscape buffer. All parking spaces must be screened by a berm or shrub, 24" ht.

NAAMAN FOREST BLVD: 408 ft. (15' wide landscape buffer)
Required: (14) trees, 3" cal. (15) shrubs
Provided: (14) trees, 3" cal. (15) shrubs

ALL SHRUBS SCREENING PARKING SPACES MUST BE 36" TALL WITHIN 2 YEARS.

PARKING LOT (138 SPACES) 52,738.73 s.f.
Requirements: 5% of total parking area must be landscape.
(1) tree, 3" cal. per (10) parking spaces. All parking spaces shall be no further than 65 ft. of a required tree.
Required: 2,636.94 s.f. (5%) (14) trees, 3" cal.
Provided: 6,876.20 s.f. (12%) (24) trees, 3" cal.

RESIDENTIAL ADJACENCY (East Property Line-480 ft.)
Requirements: 6" H, masonry wall with canopy 25 ft. o.c.

REQUIRED	PROVIDED
6" H, masonry wall	6" H, masonry wall
(17) trees, 3" cal.	(17) trees, 3" cal.

PLANT MATERIAL SCHEDULE

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	16	1	Cedar Elm	<i>Ulmus crassifolia</i>	2" cal.	E88: 12" H, 5' spread min. 2" clear trunk E89: 12" H, 5' spread min. 2" clear trunk E90: 12" H, 5' spread min. 2" clear trunk
	9	9	Chinese Pistache	<i>Quercus chinensis</i>	2" cal.	
	25	25	Live Oak	<i>Quercus virginiana</i>	2" cal.	
SHRUBS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	170	170	Dwarf Burford Holly	<i>Ilex cornuta burfordii</i>	2 gal.	container, 30" H, 20" spread container, 24" H, 20" spread container, 18" H, well rooted container, 30" H, 30" spread
	38	38	Dwarf Wax Myrtle	<i>Myrica carolinensis</i>	5 gal.	
	44	44	Magnolia Maiden Blume	<i>Magnolia speciosa</i>	2 gal.	
	27	27	Nelder's Seven Sheds Holly	<i>Ilex x 'Nelder's Seven Sheds'</i>	10 gal.	
GROUNDCOVERS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	1,460	1,460	Liriope	<i>Liriope muscari</i>	4" pots	container, 3-12" runners min., 12" o.c. Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

GENERAL LAWN NOTES

1. THE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDOFF AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MINIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FINABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOYS, SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAMINANTS AND INERTS TO BE BLOWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRTY CLODS, STICKS, CONCRETE SPURS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL, 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDOFFS AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MINIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVOIDANCE OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOISTURE, WATERING, WEEDING, CLIP TYPING, CLEANING AND REMOVING SOD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOGICAL SUPPLY, IF NECESSARY.
10. IF RETAILING OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SODS/MULCH OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RUN AND PRESSURE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL SHRUBS SCREENING PARKING SPACES WILL REACH A MINIMUM HEIGHT OF 3 FEET WITHIN 2 YEARS OF PLANTING.

LANDSCAPE ARCHITECT
SLUDD GREEN SPOT, INC.
CHRIS TRONZANO
(480) 360-4448
CHRIS@STUCCOGREENSPOT.COM



RETAIL & RESTAURANT
NAAMAN FOREST BLVD.
CITY OF GARLAND
DALLAS COUNTY, TEXAS

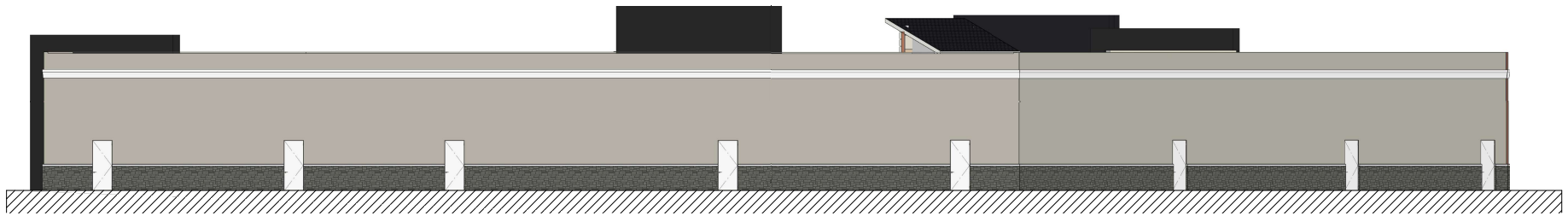
ISSUE:
CITY COMMENTS 06.12.2023
CITY COMMENTS 08.15.2023
CITY COMMENTS 04.09.2024
CITY COMMENTS 05.03.2024

DATE:
05.03.2024

SHEET NAME:
LANDSCAPE PLAN

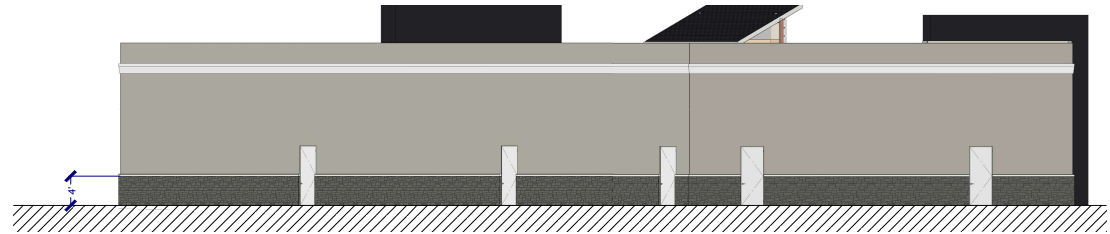
SHEET NUMBER:

L.1
ZONING CASE # 221206-2



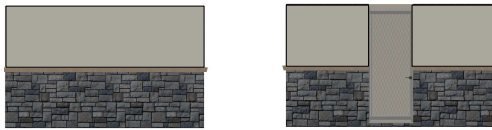
SOUTH ELEVATION - BUILDING #1

SCALE - 1/8" = 1' - 0"



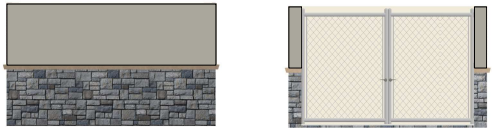
EAST ELEVATION - BUILDING #1

SCALE - 1/8" = 1' - 0"



NORTH

WEST



EAST

SOUTH

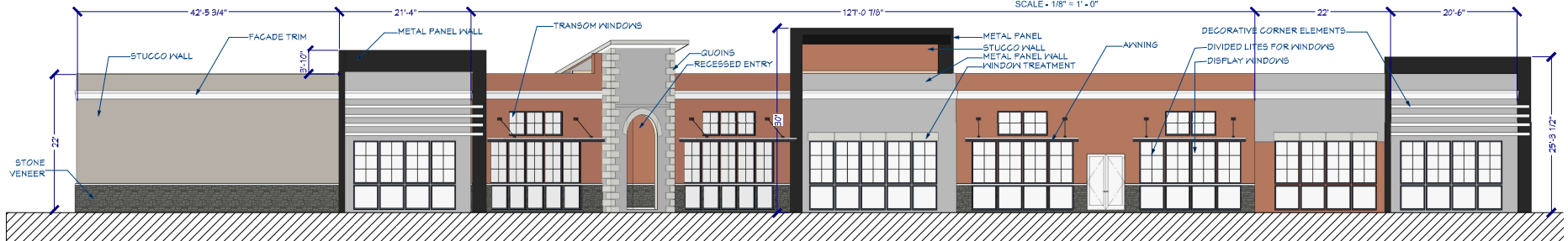
ENCLOSURE ELEVATION

SCALE - 1/8" = 1'-0"
SAME MATERIALS AS MAIN BUILDING



WEST ELEVATION - BUILDING #1

SCALE - 1/8" = 1' - 0"

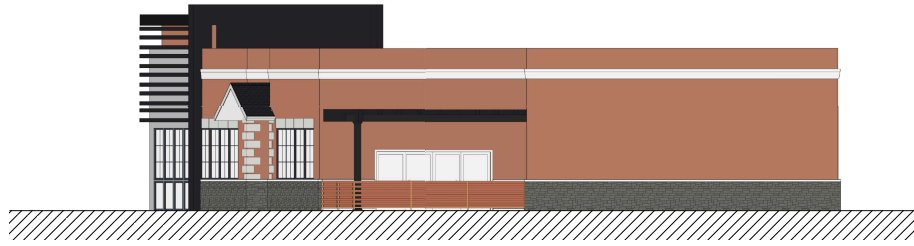


NORTH ELEVATION - BUILDING #1

SCALE - 1/8" = 1' - 0"

REFER TO NORTH
ELEVATION OF BUILDING
#1 FOR MATERIAL NOTES

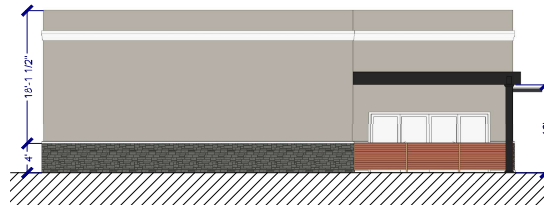
EXHIBIT E



SOUTH ELEVATION - BUILDING #3
SCALE - 1/8" = 1' - 0"



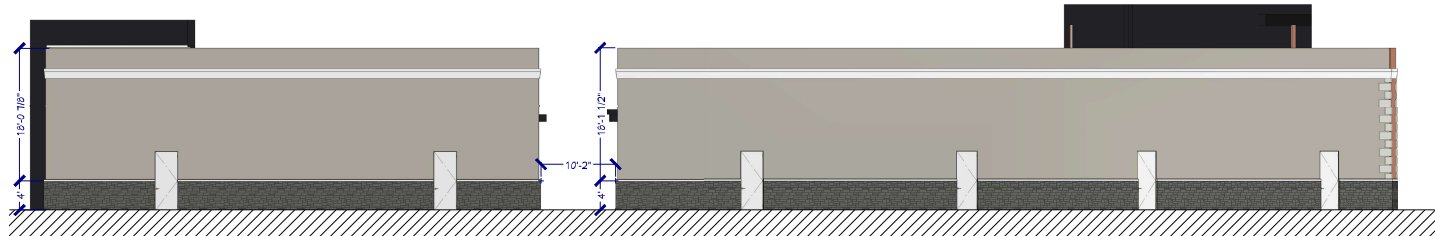
NORTH ELEVATION - BUILDING #3
SCALE - 1/8" = 1' - 0"
DRIVE THRU WINDOW



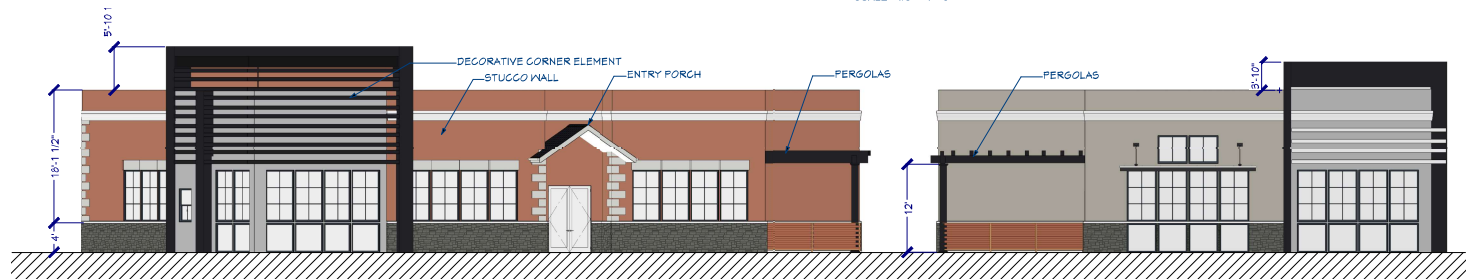
NORTH ELEVATION - BUILDING #2
SCALE - 1/8" = 1' - 0"



SOUTH ELEVATION - BUILDING #2
SCALE - 1/8" = 1' - 0"



EAST ELEVATION - BUILDING #2 & #3
SCALE - 1/8" = 1' - 0"



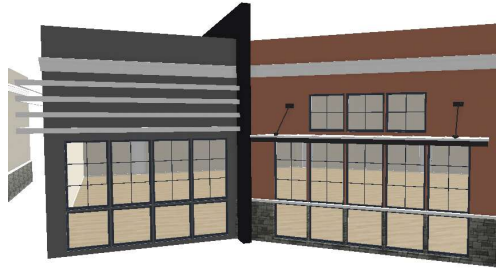
WEST ELEVATION - BUILDING #2 & #3
SCALE - 1/8" = 1' - 0"

REFER TO NORTH
ELEVATION OF BUILDING
#1 FOR MATERIAL NOTES

6 ARCHITECTURAL ELEMENTS ON THE BUILDING ELEVATIONS



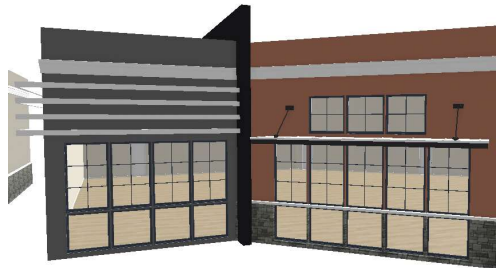
04 - DISPLAY WINDOWS



06 - DIVIDED LITES



02 - AWNINGS



05 - TRANSOM WINDOWS



04 - QUOINS



01 - ORNAMENTAL WINDOWS

EXHIBIT E