



**CITY OF HUDSON OAKS  
PLANNING & ZONING COMMISSION  
210 HUDSON OAKS DRIVE  
HUDSON OAKS, TEXAS 76087  
TUESDAY, AUGUST 13, 2024**

**REGULAR SESSION: 7:00 PM**

1. Call to order/announce a quorum is present  
  
(4 of the 7 members being present constitutes a quorum)
2. Citizen comments
3. Consideration of Planning & Zoning Commission minutes for June 11, 2024
4. Public hearing and discussion/recommendation on a request for a specific use permit to allow for a "Drive-Thru Use" at 2761 I-20 on a 0.897 acre lot, Lot 6R3, Block 3, A.B. Cinema Development Addition, Hudson Oaks, Parker County, Texas
5. Public hearing and discussion/recommendation on a request for a specific use permit to allow for a "Auto Repair Garage" at 2624 Fort Worth Highway on a 1.310 acres lot, Lot 2, Block 1, Hudson Oaks Business Park Addition, Hudson Oaks, Parker County, Texas
6. Future agenda items
7. Adjournment

I, Shelley Scazzero, City Secretary, do hereby certify that notice of the above meeting was posted on the front window of the City Hall of the City of Hudson Oaks, a place readily accessible to the public at all times, on the 8<sup>th</sup> day of August, 2024 at 5:00 p.m. and remained continuously posted for at least 72 hours preceding said meeting, and that said notice was posted in accordance with chapter 551 of the Texas Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Shelley Scazzero at 682-229-2400 or email [shelley.major@hudsonoaks.com](mailto:shelley.major@hudsonoaks.com) for more information.

Shelley Scazzero  
City Secretary

# Planning & Zoning Commission Meeting Staff Agenda Report



<b>Consideration of Planning &amp; Zoning Commission minutes for June 11, 2024</b>		
<b>Meeting date:</b> August 13, 2024	<b>Agenda Item #:</b> 3	<b>Action being considered:</b> Adoption of June 11, 2024 Minutes

**Staff Recommendation:**

Review and adopt the minutes of the June 11, 2024 Planning & Zoning Commission meeting.

**Prior Board or Council Action:**

No previous action taken.

**Background Information/Analysis:**

Meeting was held at 7:00 p.m. on Tuesday, June 11, 2024 at Hudson Oaks City Hall.

**Attachments:**

DRAFT Minutes

**Staff Contact:**

Shelley Scazzero, City Secretary

682-229-2411

[shelley.major@hudsonoaks.com](mailto:shelley.major@hudsonoaks.com)



**CITY OF HUDSON OAKS  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, JUNE 11, 2024**

STATE OF TEXAS           §  
  §  
COUNTY OF PARKER    §

**REGULAR SESSION**

**1. Call to order/announce a quorum is present**

Vice-Chair Jo-Alice Davis called the meeting to order at 7:00 p.m. in the Council Chamber, Hudson Oaks City Hall, 210 Hudson Oaks Drive, Hudson Oaks, Texas, 76087.

Present:           Jo-Alice Davis           Vice-Chair, Place 1  
                      George Dwiggins       Place 2  
                      Robyn Jackson         Place 3  
                      Vacant                 Place 6  
                      Angela Pereira         Place 7

Absent:           Brad Manning           Chairman, Place 4  
                      Dante Hall             Place 5

Staff Present:   Sterling Naron, City Administrator  
                      Hayden Brodowsky     Director of Operations  
                      Shelley Scazero       City Secretary

**2. Citizen comments**

No Citizen Comment.

**3. Consideration of Planning & Zoning Commission minutes for May 14 2024.**

**ACTION:** Motion made by Commission Member Jackson and seconded by Commission Member Dwiggins to approve the Planning & Zoning Commission minutes for May 14, 2024. The motion passed unanimously (4-0).

**4. Public hearing and discussion/recommendation on a request to amend the Comprehensive Zoning Ordinance of the City Of Hudson Oaks, Texas, by amending the regulations for the Planned Development Oykey Corridor Overlay “PD-OC” Zoning District, specifically related to Lot 1R, Block 6, Oakridge Addition, Hudson Oaks, Parker County.**

Vice-Chair Davis opened the public hearing at 7:13 p.m.

No citizen comment.

Vice-Chair Davis closed the public hearing at 7:14 p.m.

**ACTION:** Motion made by Commission Member Dwiggins and seconded by Commission Member Jackson to recommend approval. The motion passed unanimously (4-0).

**5. Discussion reviewing the City of Hudson Oaks Land Use Table**

No action taken.

**6. Future agenda items**

No items requested.

**7. Adjournment**

There being no further business Vice-Chair Davis adjourned the Regular meeting of the Planning & Zoning Commission at 7:18 p.m., on Tuesday, June 11, 2024.

\_\_\_\_\_  
Chairman, Brad Manning

ATTEST:

\_\_\_\_\_  
Shelley Scazero, City Secretary

# Planning & Zoning Commission Meeting Staff Agenda Report



<b>Public hearing and discussion/recommendation on a request for a specific use permit to allow for a "Drive-Thru Use" at 2761 I-20 on a 0.897 acre lot, Lot 6R3, Block 3, A.B. Cinema Development Addition, Hudson Oaks, Parker County, Texas</b>		
<b>Meeting date:</b> August 13, 2024	<b>Agenda Item #:</b> 4	<b>Action being considered:</b> Recommend Denial to City Council

**Staff Recommendation:**

Staff recommends denial of this request.

**Prior Board or Council Action:**

No previous action taken.

**Background Information/Analysis:**

The request for a Specific Use Permit is located on the property east of Cheddars on the I-20 frontage road and is currently zoned General Commercial (GC). In Chapter 14, section 25.7 of the Code of Ordinance, a list of "Conditions of Permit of Approval" explains reasons why a Specific Use Request should not be recommended to City Council for approval. Specifically, items B and C states the following.

*B. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.*

*C. The benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.*

It is the opinion of city staff that the proposed Specific Use Request does not meet the requirements listed in Items B and C.

For the reasons identified above, staff is recommended denial of this item.

**Attachments:**

Specific Use Permit Application

**Staff Contact:**

Hayden Brodowsky, Assistant City Administrator  
682-229-2412

[hayden.brodowsky@hudsonoaks.com](mailto:hayden.brodowsky@hudsonoaks.com)

# SPECIFIC USE PERMIT APPLICATION



HUDSON OAKS

I, THE UNDERSIGNED OWNER OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF HUDSON OAKS, HEREBY MAKE APPLICATION FOR A SPECIFIC USE PERMIT ON THE PROPERTY AS DESCRIBED BELOW WHICH IS LOCATED IN THE GC ZONING DISTRICT

## LEGAL DESCRIPTION:

LOT 6R3, BLOCK 3, A.B. CINEMA DEVELOPMENT ADDITION AS PLATTED IN THE CITY OF HUDSON OAKS.

or TRACT \_\_\_\_\_ OF THE \_\_\_\_\_ SURVEY AS PER METES AND BOUNDS. (FIELD NOTES ATTACHED)

or A PORTION OF LOT OR TRACT \_\_\_\_\_, BLOCK \_\_\_\_\_, OF THE \_\_\_\_\_ ADDITION OR SURVEY AS PER METES AND BOUNDS. (FIELD NOTES ATTACHED)

ADDRESS OF PROPERTY: 2761 I-20, HUDSON OAKS, TX 76087

TOTAL ACREAGE OF SITE(S): 0.897 AC (39,080 SF)

REASON FOR REQUEST: WE ARE REQUESTING A SPECIFIC USE PERMIT TO CONSTRUCT A SINGLE STORY FINANCIAL CENTER WITH A COVERED DRIVE-UP ATM CANOPY LOCATED ON THE EAST SIDE OF THE BUILDING. THE CANOPY WILL COVER (1) LANE FOR ATM SERVICE AND (1) LANE FOR VEHICULAR BYPASS.

## OWNER SIGNATURE:

PRINTED NAME: Sean Liggett (JLL)

ADDRESS: 7105 Corporate Dr.

CITY, STATE, ZIP: Plano, TX 75024

PHONE NUMBER: 469-588-7610

APPLICATION FEES	
0-1 ACRE	\$125.00
OVER 1 TO 5 ACRES	\$250.00
OVER 5 TO 25 ACRES	\$500.00
OVER 25 ACRES	\$500.00 plus \$10.00/ACRE OVER 25 ACRES

(OFFICE USE ONLY)		
RECEIVED BY:	DATE:	TIME:
FEE: \$	DATE PAID:	RECEIPT #:



Crestview Real Estate, LLC  
12720 Hillcrest Rd, Suite 650  
Dallas, TX 75230  
P: 214.343.4477 | F: 214.340.2029  
www.crestviewcompanies.com

## LETTER OF AUTHORIZATION

I, Tim Thompson, hereby designate the individual and their described position below, authorization to sign for any and all documents necessary to secure permits in Hudson Oaks, Texas, regarding the property located at Lot 6R3, Block 3, A.B. Cinema Development Addition as platted in the City of Hudson Oaks.

Authorized Representative & Position: Sean Liggett, Senior Director

Company: Jones Lang LaSalle Americas, Inc.

Contact Number: (469) 588-7610

Effective Date of Authorization: 07/16/2024

This authorization includes signatory authority for the aforementioned property, on behalf of TCG Hudson Oaks Investors, LLC, to secure specific use permits (S.U.P), building permit applications, and any other documents relating to the permitted development and construction of the site.

Responsible Official & Title: Tim Thompson, Member

Company: TCG Hudson Oaks Investors, LLC

Contact Number: (214) 365-4632

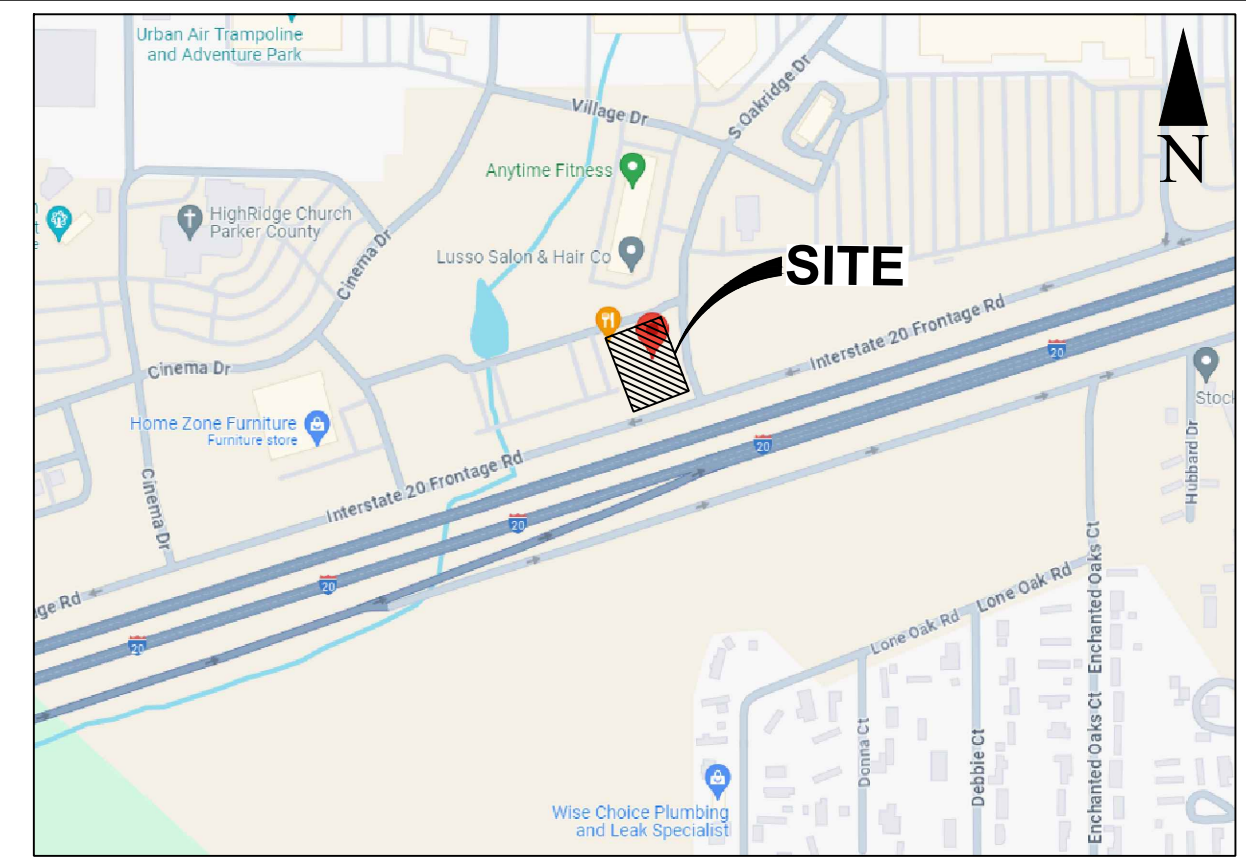
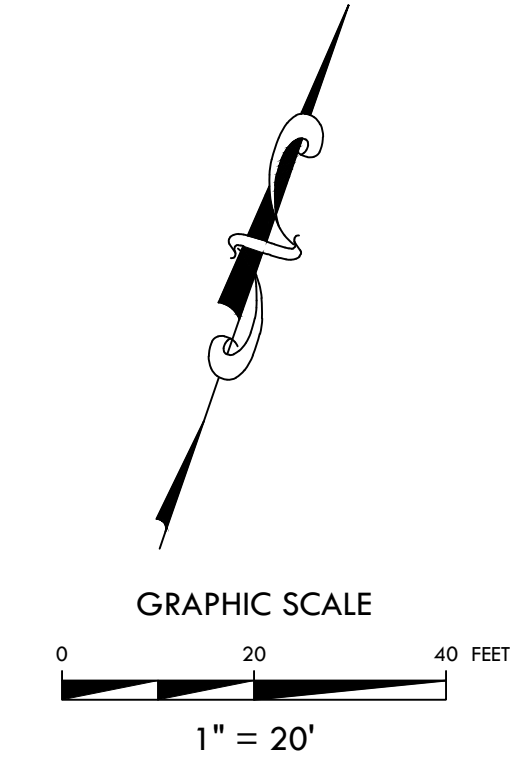
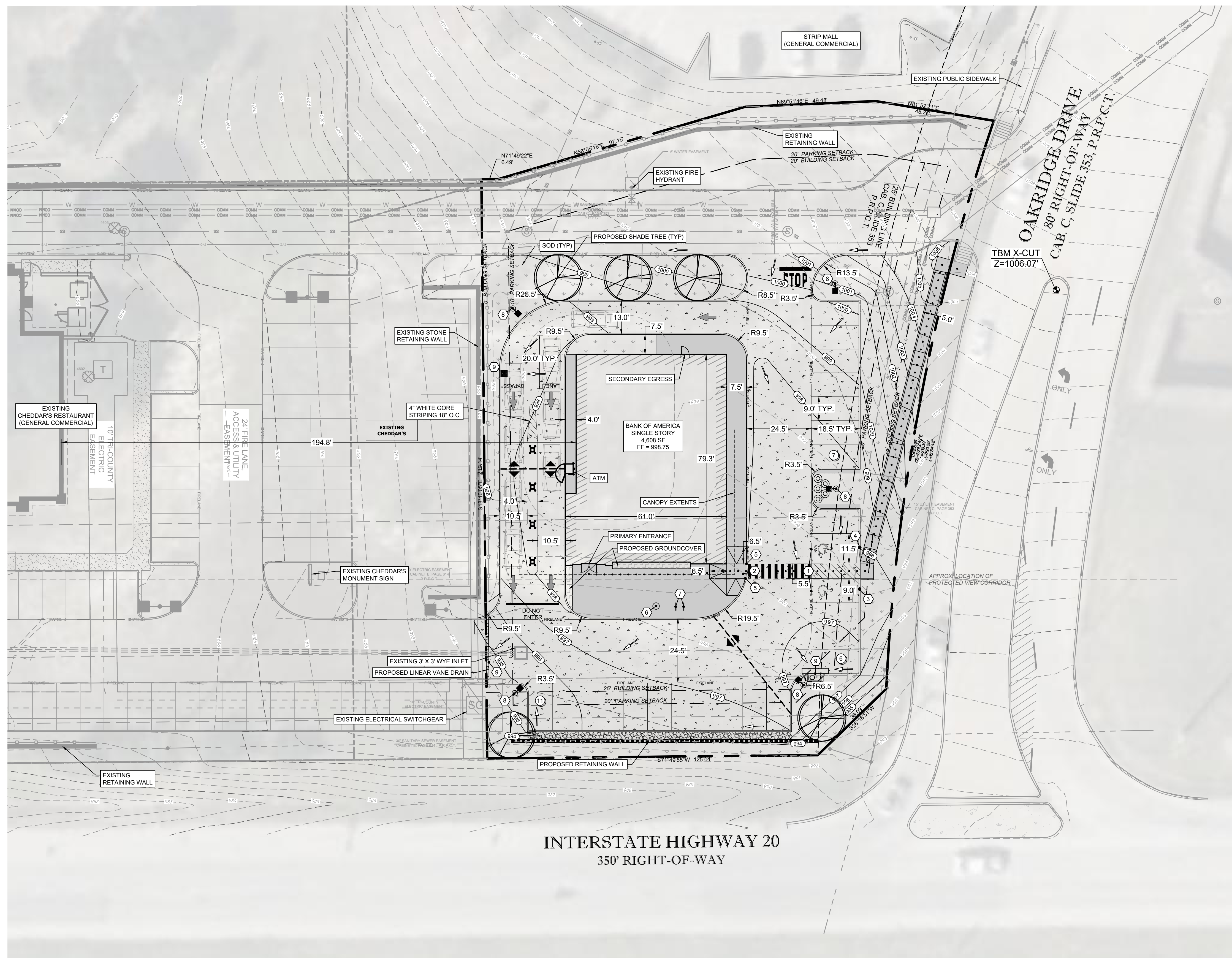
Signature of Responsible Official:

A handwritten signature in blue ink, appearing to read "TTP", is written over a horizontal line.

Date:

7/15/24





**SITE INFORMATION**

- 2761 L20, WEATHERFORD, TX 76087
- PARCEL ID: R120506
- LOT 6R3, BLOCK 3, A.B. CINEMA DEVELOPMENT ADDITION, RECORDED IN CAB. E. PG. 619, P.R.P.C.T.
- SITE AREA: 0.897 AC (39,080 SF)
- EXISTING/PROPOSED ZONING: GC (GENERAL COMMERCIAL)
- PRESENT USE: UNDEVELOPED LAND
- PROPOSED USE: FINANCIAL INSTITUTION

**OFF-STREET PARKING SUMMARY**

PARKING REQUIRED MINIMUM: 1 SPACE PER 300 SF GFA  
±4608/300 = 15 SPACES

MAXIMUM: N/A

PARKING PROVIDED: 24 SPACES

ADA PARKING STALLS REQUIRED: 1  
ADA PARKING STALLS PROVIDED: 2 (1 VAN ACCESSIBLE)

- SYMBOL KEY**
- ① TYPICAL ACCESSIBLE PARKING SPACES SEE PAVING DETAILS (TYP)
  - ② INSTALL BARRIER FREE RAMP (BFR) REFER TO PAVING DETAILS (TYP)
  - ③ ACCESSIBLE PARKING SIGNAGE IN BOLLARD PER DETAIL
  - ④ VAN ACCESSIBLE PARKING SIGNAGE IN BOLLARD PER DETAIL
  - ⑤ TRANSITION CURB
  - ⑥ FLAGPOLE PER BANK STANDARD (REF ARCH)
  - ⑦ BIKE RACK PER BANK STANDARD (REF ARCH)
  - ⑧ LIGHT POLE (REF. GMR PLANS)
  - ⑨ PROPOSED DRAINAGE STRUCTURE

**LEGEND**

- PROPERTY LINE
- PROPOSED FACE AND BACK OF CURB
- RETAINING WALL
- PROPOSED REINFORCED CONCRETE PAVEMENT
- PROPOSED REINFORCED CONCRETE SIDEWALK
- LANDSCAPE AREA
- DECOMPOSED GRANITE
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED SIGN
- PARKING COUNT
- PAINTED TRAFFIC ARROW
- PROPOSED CONTOUR
- EXISTING CONTOUR
- GRADE BREAK
- PROPOSED FLOW PATH
- PROPOSED LIGHT POLE (REF GMR PLANS)

**FEMA NOTE**

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FLOOD LINES ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48367C0300E, DATED SEPTEMBER 26, 2008.

**IMPERVIOUS COVERAGE**

TOTAL LAND AREA: 0.897 AC (39,080 SF)  
DISTURBED AREA: 0.693 AC (30,206 SF)  
IMPERVIOUS: 0.515 AC (22,474 SF)  
PERVIOUS: 0.178 AC (7,732 SF)

**LANDSCAPE MATERIALS LIST**

SYM.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
⊙	RO	5	RED OAK Quercus rubra	N/A	Cont.	3" cal.	12' min	5' min	Strong central leader
⊙	KA	5	KALEIDOSCOPE ABELIA Abelia grandiflora	N/A	Cont.	3 gal.	18" min	18" min	Rounded with full branching
⊙	LR	112 SF	LIRIOPE Liriope muscari	12"	Cont.	1 gal.	12" min	12" min	Full
⊙	SOD	7901 SF	BERMUDA GRASS	Full	Sod				

In Accordance to the Current Edition of The American Standard for Nursery Stock

**OWNER**  
TCG HUDSON OAKS INVESTORS LLC  
12720 HILLCREST ROAD, SUITE  
DALLAS, TX 75230

**ARCHITECT**  
NELCO ARCHITECTURE, INC.  
CONTACT: ROB SULLIVAN  
PHONE: (216) 830-1561  
EMAIL: RSULLIVAN@NELSONWW.COM

**CIVIL ENGINEERING**  
LANGAN  
CONTACT: SHAWN HILL  
PHONE: (903) 324-8400  
EMAIL: SHILL@LANGAN.COM

**811**  
Know what's below.  
Call before you dig.  
THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

**LANGAN**  
Langan Engineering and Environmental Services, LLC  
2999 Olympus Blvd  
Dallas, TX 75019  
T: 817.328.3200 www.langan.com  
TBPE FIRM REG. #F-13709

**BANK OF AMERICA**

CITY OF HUDSON OAKS  
PARKER COUNTY TEXAS

**SITE PLAN**

Project No. 532043101  
Date JULY 2024  
Drawing No. SP-1

Checked By CWH  
BRH



### CONSTRUCTION PLAN NOTES:

- A. ALL PARTITIONS TO BE TYPE "A1", UNLESS OTHERWISE NOTED. REFER TO SHEET A12.01 FOR PARTITION TYPES.
- B. UNLESS OTHERWISE NOTED, LOCATE HINGE SIDE OF ALL DOORS 6" FROM ADJACENT PERPENDICULAR PARTITION.
- C. CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL EQUIPMENT AND ACCESSORIES MOUNTED ON WALLS.
- D. DIMENSIONS PROVIDED ARE SHOWN FROM FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- E. ALLSTEEL OFFICE FRONT SYSTEM: DFC-1A ASPECT. ORDERED BY GC. FURNISHED AND INSTALLED BY BANK VENDOR

### CONSTRUCTION KEY NOTES:

1. TACTILE EXIT SIGNAGE. SEE 9/A00.41
2. APPROXIMATE LOCATION OF KNOX BOX. COORDINATE WITH LOCAL FIRE AUTHORITY FOR FINAL LOCATION.
3. LADDER TO ROOF HATCH - SEE DETAIL ON SHEET A09.30.
4. ROOF HATCH ABOVE - SEE DETAIL ON SHEET A09.30.
5. PROVIDE BLOCKING IN WALL AS REQUIRED FOR LOCKERS. COORDINATE WITH VENDOR.
6. PROVIDE FIRE RATED 3/4" PLYWOOD BACKBOARD AT WALLS AS INDICATED, INSTALLED TO 8'-0" ABOVE FINISH FLOOR. ALL WALL POWER/DATA OUTLETS SHALL BE RECESSED AND FLUSH WITH THE PLYWOOD PANELS. SEE INTERIOR ELEVATIONS SHEET A08.07
7. 85" DISPLAY MEDIA MONITOR. SEE ELECTRICAL FOR MORE INFORMATION. COORDINATE WITH ELECTRICAL DRAWINGS AND TECHNOLOGY VENDOR. REFER TO INSTALLATION INSTRUCTIONS AND PROVIDE BLOCKING IN WALL AS REQUIRED.
8. FLAGPOLE
9. NO WATER PIPING SHALL BE ROUTED THROUGH OR OVERHEAD THIS ROOM.
10. LOCATION OF ROLLING TRASH CONTAINER.
11. LOCATION OF MOP BUCKET.
12. PROVIDE MECHO-SHADES. SHADES SHALL NOT BE PERMITTED TO CLOSE MORE THAN 5'-0" ABOVE FINISH FLOOR.

### CONSTRUCTION PLAN LEGEND:

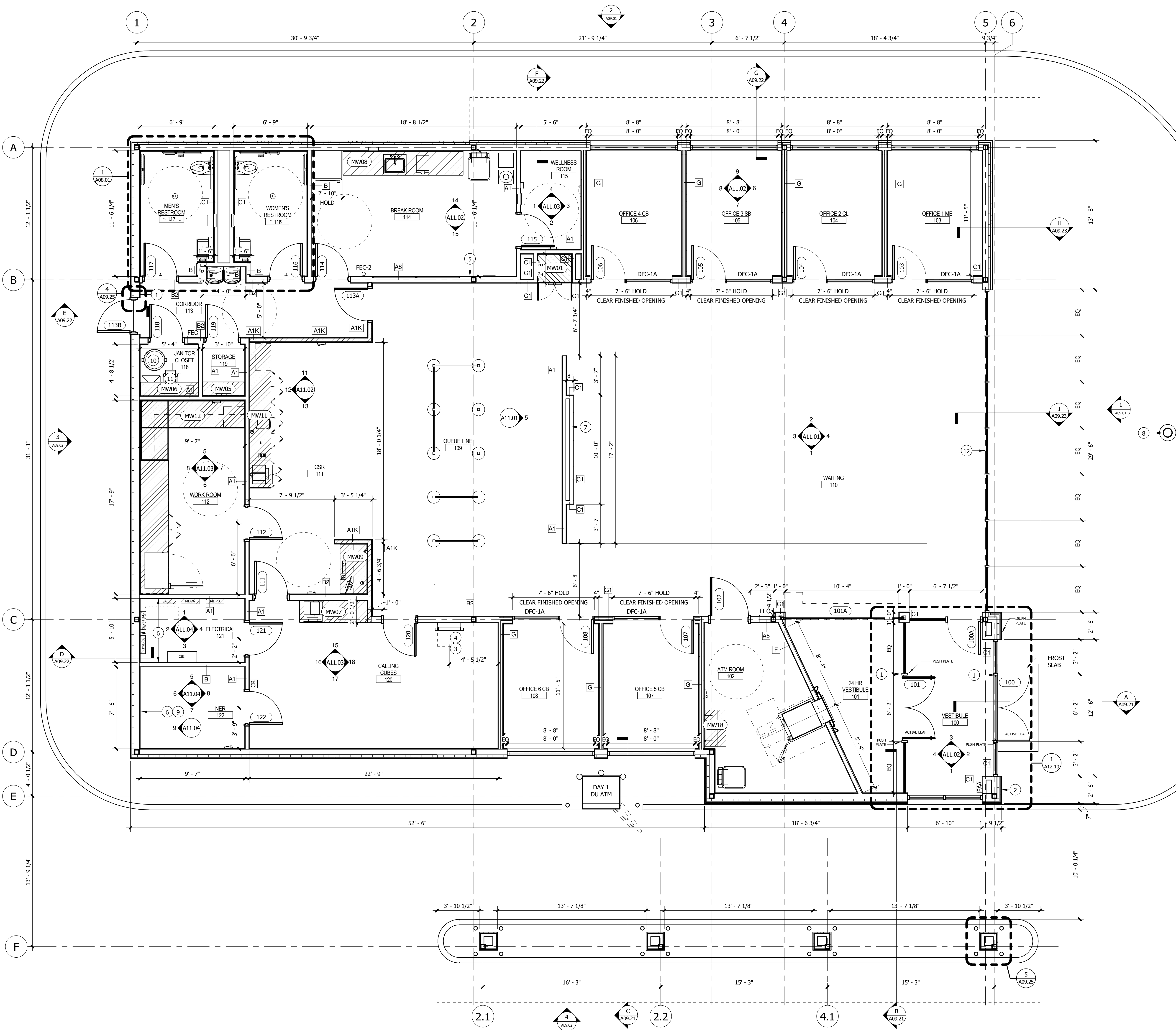
- |            |  |
|------------|--|
| NIC        | NOT IN CONTRACT (NIC)                              |
| A1         | NEW PARTITION (SEE SCHEDULE)                       |
| ---        | NEW PARTITION WITH PLY BLOCKING                    |
| ---        | NEW PARTITION WITH KEVLAR REINFORCEMENT            |
| OFFICE     | ROOM NAME  |
| 04F06      | ROOM NUMBER  |
| XXXX       | DOOR NUMBER (SEE SCHEDULE)                         |
| ▲          | ELEVATION DATUM POINT                              |
| ALIGN      | ALIGN SURFACES                                     |
| MILLWORK   | MILLWORK SCHEDULE TAG                              |
| □          | FIRE EXTINGUISHER CABINET                          |
| SWING DOOR | NEW SWING DOOR WITH DOOR TYPE. (SEE DOOR SCHEDULE) |

### EXTERIOR ELEVATION INDICATOR

- |  |   |
|--|---|
| ROW ON ELEVATION SHEET WHERE SHOWN               | ? |
| DIRECTION OF ELEVATION VIEW                      | → |
| SHEET WHERE SHOWN                                | 1 |
| DESCRIPTION OF SIMILAR OR OPPOSITE DETAIL NUMBER | ? |
| AREA TO BE DETAILED                              | 1 |

### INTERIOR ELEVATION INDICATION

- |                                    |   |
|------------------------------------|---|
| LOCATION ON ROW WHERE SHOWN        | D |
| ROW ON ELEVATION SHEET WHERE SHOWN | ? |
| DIRECTION OF ELEVATION             | → |
| SHEET WHERE SHOWN                  | 1 |
| DIRECTION OF SECTION/ELEVATION     | → |
| SHEET WHERE SHOWN                  | 1 |



**CONSTRUCTION PLAN**  
1/4" = 1'-0"

7/19/2024 1:29:14 PM C:\Users\jswahler\OneDrive\Local\2023\BANK OF AMERICA\TX2-435\_Hudson Oaks\TX2-435\_CD\_A02.01.dwg



Issue:	No:	Date:
IF Schematic Design Final	03/12/2024	
IF CODE Package	04/09/2024	
IF DD Review	05/17/2024	
IF DD Final	05/31/2024	
IF CD 90	07/19/2024	
IF SUP Application	07/19/2024	

### EXTERIOR FINISH SCHEDULE:

#### STUCCO/PLASTER

PT-3 7/8" PAREX ARMOURWALL 300 STUCCO ASSEMBLY; BENJAMIN MOORE: CHARCOAL SLATE FLAT  
PT-4 5/8" PAREX ARMOURWALL 300 STUCCO ASSEMBLY; BENJAMIN MOORE: STORM MONDAY 2112-50

#### STUCCO ACCESSORIES

SA-2 NARROW CHANNEL SCREED AS SPECIFIED; PAINT TO MATCH STUCCO FINISH COLOR  
SA-4 SOFFIT VENT CHANNEL SCREED AS SPECIFIED; COLOR TO MATCH STUCCO FINISH  
CJ CONTROL JOINT; PAINT TO MATCH STUCCO FINISH COLOR

#### ALUMINUM COMPOSITE METAL PANEL (B.O.D. - CITADEL)

EPS-1 CITADEL ENVELOPE 2000 RAINSCREEN (RS); CLEAR ANODIZED SATIN

APPROVED ACM ALTERNATE:

EPS-1A ARCONIC, REYNOBOND EC-200 DRY JOINT SYSTEM; CLEAR ANODIZED SATIN

#### EXTERIOR WALL TILE (CROSSVILLE, INC.)

TL-1 PORCELAIN STONE TILE, SPEAKEASY - 6"X36"; BANK ROLL  
GROUT TO MATCH TILE FOR MONOLITHIC LOOK - SUBMIT SAMPLES TO ARCHITECT FROM MANUFACTURER'S FULL COLOR LINE

#### MANUFACTURED STONE VENEER (B.O.D. - CORONADO STONE)

ST-1 CORONADO CLASSIC SERIES SMOOTH LIMESTONE; COLOR - WHITE SANDS  
GROUT COLOR TO MATCH LIMESTONE PANEL FOR A MONOLITHIC LOOK - SUBMIT SAMPLES TO ARCHITECT FROM MANUFACTURER'S FULL COLOR LINE

#### METAL COPING CAP

MC-1 PRE-FINISHED METAL COPING CAP; COLOR TO MATCH ST-1

#### EXTERIOR GLAZING

GL-2 1" TEMPERED INSULATED GLAZING AS SPECIFIED

#### ALUMINUM GLAZING FRAME

AF-2 ALUMINUM STOREFRONT SYSTEM; CLEAR ANODIZED ALUMINUM FINISH

#### EXTERIOR PAINT

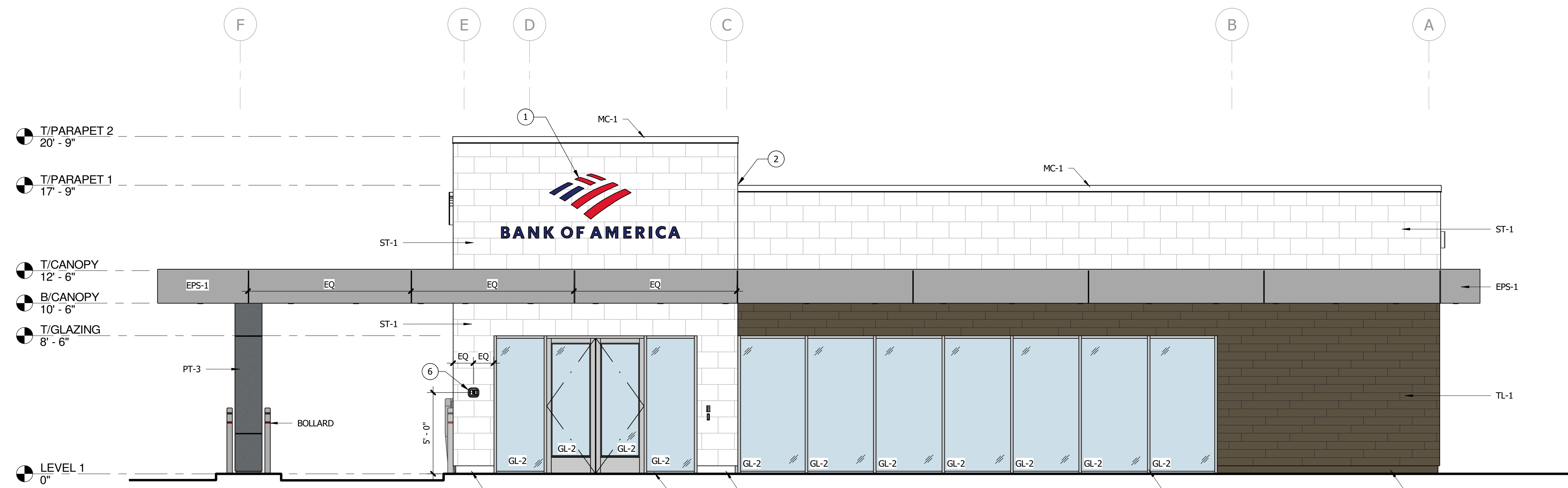
EXPT-1 EXTERIOR PAINT; BENJAMIN MOORE: CHARCOAL SLATE FLAT

#### EXTERIOR SEALANT COLOR

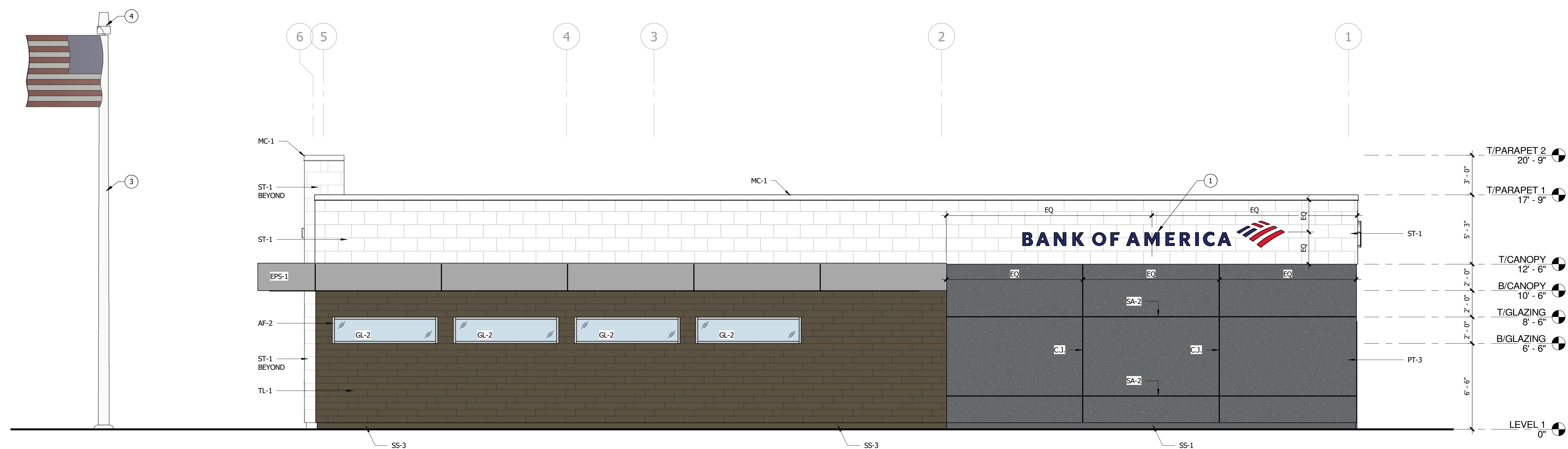
GLAZING AT EXTERIOR STOREFRONT	BLACK
METAL PANEL TO METAL PANEL	MATCH CLIP
WINDOW FRAME/STOREFRONT TO STUCCO	MATCH FRAME
WINDOW FRAME/STOREFRONT TO METAL PANEL	MATCH FRAME
METAL PANEL TO STUCCO	MATCH STUCCO

#### FLASHING BASE

SS-1 BRAKE METAL BASE AT PT-3 - COLOR TO MATCH PT-3  
SS-2 BRAKE METAL BASE AT ST-1 - COLOR TO MATCH ST-1  
SS-3 BRAKE METAL BASE AT TL-1 - COLOR TO MATCH TL-1



1 SOUTH ELEVATION  
1/4" = 1'-0"



2 EAST ELEVATION  
1/4" = 1'-0"



Issue:	No:	Date:
IF Schematic Design Final	03/12/2024	
IF CODE Package	04/09/2024	
IF DD Review	05/17/2024	
IF DD Final	05/31/2024	
IF CD 90	07/19/2024	
IF SUP Application	07/19/2024	

## EXTERIOR FINISH SCHEDULE:

### STUCCO/PLASTER

PT-3 7/8" PAREX ARMOURWALL 300 STUCCO ASSEMBLY; BENJAMIN MOORE: CHARCOAL SLATE FLAT  
PT-4 5/8" PAREX ARMOURWALL 300 STUCCO ASSEMBLY; BENJAMIN MOORE: STORM MONDAY 2112-50

### STUCCO ACCESSORIES

SA-2 NARROW CHANNEL SCREED AS SPECIFIED; PAINT TO MATCH STUCCO FINISH COLOR  
SA-4 SOFFIT VENT CHANNEL SCREED AS SPECIFIED; COLOR TO MATCH STUCCO FINISH  
CJ CONTROL JOINT; PAINT TO MATCH STUCCO FINISH COLOR

### ALUMINUM COMPOSITE METAL PANEL (B.O.D. - CITADEL)

EPS-1 CITADEL ENVELOPE 2000 RAINSCREEN (RS); CLEAR ANODIZED SATIN

APPROVED ACM ALTERNATE:

EPS-1A ARCONIC, REYNOBOND EC-200 DRY JOINT SYSTEM; CLEAR ANODIZED SATIN

### EXTERIOR WALL TILE (CROSSVILLE, INC.)

TL-1 PORCELAIN STONE TILE, SPEAKEASY - 6"X36"; BANK ROLL  
GROUT TO MATCH TILE FOR MONOLITHIC LOOK - SUBMIT SAMPLES TO ARCHITECT FROM MANUFACTURER'S FULL COLOR LINE

### MANUFACTURED STONE VENEER (B.O.D. - CORONADO STONE)

SS-1 CORONADO CLASSIC SERIES SMOOTH LIMESTONE; COLOR - WHITE SANDS  
GROUT COLOR TO MATCH LIMESTONE PANEL FOR A MONOLITHIC LOOK - SUBMIT SAMPLES TO ARCHITECT FROM MANUFACTURER'S FULL COLOR LINE

### METAL COPING CAP

MC-1 PRE-FINISHED METAL COPING CAP; COLOR TO MATCH ST-1

### EXTERIOR GLAZING

GL-2 1" TEMPERED INSULATED GLAZING AS SPECIFIED

### ALUMINUM GLAZING FRAME

AF-2 ALUMINUM STOREFRONT SYSTEM; CLEAR ANODIZED ALUMINUM FINISH

### EXTERIOR PAINT

EXPT-1 EXTERIOR PAINT; BENJAMIN MOORE: CHARCOAL SLATE FLAT

### EXTERIOR SEALANT COLOR

GLAZING AT EXTERIOR STOREFRONT	BLACK
METAL PANEL TO METAL PANEL	MATCH CLIP
WINDOW FRAME/STOREFRONT TO STUCCO	MATCH FRAME
WINDOW FRAME/STOREFRONT TO METAL PANEL	MATCH FRAME
METAL PANEL TO STUCCO	MATCH STUCCO

### FLASHING BASE

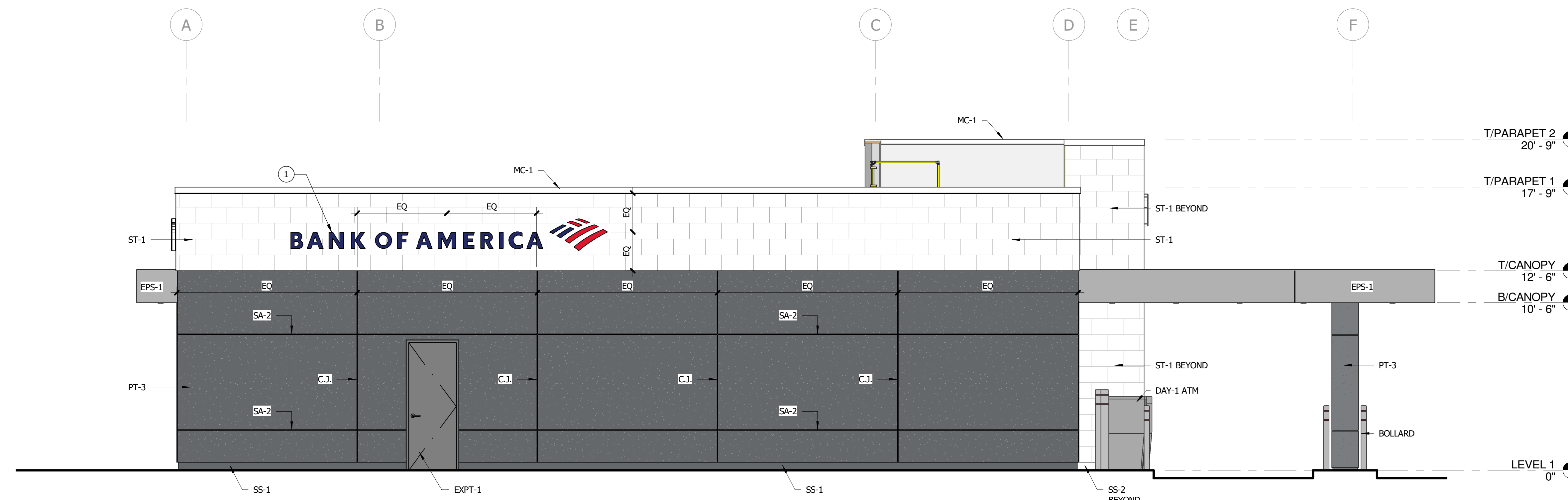
SS-1 BRAKE METAL BASE AT PT-3 - COLOR TO MATCH PT-3  
SS-2 BRAKE METAL BASE AT ST-1 - COLOR TO MATCH ST-1  
SS-3 BRAKE METAL BASE AT TL-1 - COLOR TO MATCH TL-1

## EXTERIOR GENERAL NOTES:

- CONTRACTOR TO COORDINATE ELECTRICAL SERVICE FOR WALL MOUNTED SIGNS WITH OWNER. SIGN VENDOR TO DETERMINE EXACT MOUNTING LOCATION(S).
- SIGNAGE SHOWN FOR REFERENCE ONLY - TO BE COVERED UNDER SEPARATE DESIGN AND PERMIT BY OWNER VENDOR.
- REFER TO A12.1.1 FOR ENTRANCE DOOR HARDWARE WIRING DIAGRAM.
- REFER TO DETAIL SHEETS FOR TYPICAL WINDOW FLASHING DETAILS.

## EXTERIOR KEY NOTES:

- BANK OF AMERICA SIGN BY OWNER. COORDINATE SIGNAGE LOCATIONS AND POWER REQUIREMENTS WITH VENDOR. SIGN SHALL BE PERMITTED UNDER SEPARATE COVER.
- PROVIDE END FLASHING AND SEALANT AT PARAPET FACE AND ADJACENT CAP.
- 30' GROUND MOUNTED FLAG POLE - PROVIDED BY CONTRACTOR. FLAG IS FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.
- LIGHT FIXTURE MOUNTED ON TOP OF FLAG POLE. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- EXTERIOR SECURITY CAMERA. COORDINATE LOCATIONS AND TYPE WITH SECURITY VENDOR.
- GC TO COORDINATE WITH LOCAL FIRE AUTHORITY FOR MOUNTING HEIGHT AND LOCATION OF THE KNOX BOX.



3 NORTH ELEVATION  
1/4" = 1'-0"



4 WEST ELEVATION  
1/4" = 1'-0"



# Bank of America



## EXTERIOR LIGHTING DESIGN

**TX2-435**  
**E Interstate 20,**  
**Hudson Oaks, TX 76087**

**DRAWING INDEX:**

- COVER SHEET
- LU-1 GENERAL NOTES
- LU-2 LUMINAIRE SCHEDULE
- LU-3 OVERALL SITE PLAN
- LU-4 FULL SITE PHOTOMETRICS PLAN AT GRADE
- LU-5 FIXTURE REMOVAL PLAN
- LU-6 DIMENSIONING PLAN
- LU-7 LANDSCAPING PLAN
- LU-8 ATM COMPLIANCE AREA PHOTOMETRICS PLAN - FOR BANK USE ONLY
- LU-9 ELEVATIONS



**VICINITY MAP**

**V1 240627**



Office: (972) 771-6038  
 1629 Smirl Drive, Suite 200, Heath, Texas 75032  
[www.gmr1.com](http://www.gmr1.com)

**SCOPE OF WORK**

FIXTURE COUNT	NOTES	TOTAL NEW POLE COUNT
88	ADD NEW FIXTURE	6





**CONTRACTOR RESPONSIBILITY NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING, INCLUDING COORDINATION WITH THE LOCAL JURISDICTION AND ANY ASSOCIATED PERMIT FEES OR PROCESSING. CONTRACTOR SHALL NOTIFY GMR UPON RECEIPT OF PERMIT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING DOCUMENTS THAT ARE NOT INCLUDED IN THE LIGHTING DESIGN PACKAGE. THESE INCLUDE, BUT ARE NOT LIMITED TO, STAMPED ELECTRICAL DRAWINGS, STAMPED POLE BASE DRAWINGS, AND PROFESSIONAL SURVEYS.
- SHOULD STAMPED PHOTOMETRIC DRAWINGS BE REQUIRED, CONTRACTOR SHALL ENGAGE LOCAL ENGINEER OR LIGHTING DESIGNER AS REQUIRED TO PROVIDE STAMP ON GMR PHOTOMETRIC DESIGN DOCUMENTS.
- CONTRACTOR SHALL PROVIDE THE BANKING CENTER NOTIFICATION AT LEAST ONE WEEK IN ADVANCE OF VISITING SITES OR STARTING WORK.
- CONTRACTOR SHALL VERIFY VOLTAGE REQUIREMENTS FOR FIXTURES PRIOR TO PLACEMENT OF FIXTURE ORDERS.
- CONTRACTOR TO VERIFY LIGHTING CONTROLS PRIOR TO BEGINNING CONSTRUCTION. SEE LIGHTING CONTROL NOTES.
- CONTRACTOR SHALL RECEIVE FORMAL APPROVAL FROM GMR ON ANY FIXTURE MODIFICATIONS OR VARIATIONS FROM THE LUMINAIRE SCHEDULE.
- CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED FIXTURE MOUNTING CONDITIONS IN FIELD. ANY SPECIAL MOUNTING HARDWARE NEEDED FOR PROPOSED FIXTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL SUPPLY ALL NEW LIGHT POLES. NEW LIGHT POLES SHALL MATCH EXISTING CONDITIONS ON SITE FOR POLE TYPE AND PAINT COLOR.
- CONTRACTOR SHALL ORDER ALL FIXTURES FROM BORDER STATES IN ACCORDANCE WITH BANK OF AMERICA NATIONAL ACCOUNT. CONTACT NATIONAL ACCOUNT QUOTES DEPARTMENT AT [BOA@BORDERSTATES.COM](mailto:BOA@BORDERSTATES.COM) OR 704-372-3040.
- CONTRACTOR SHALL PERFORM ALL NECESSARY PATCHING OR REPAINTING FOR ADDED, REMOVED, OR REPLACED FIXTURES.
- CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS BACK TO EXISTING CONDITION INCLUDING PAVED AREAS, LANDSCAPED AREAS, ETC.
- CONTRACTOR SHALL VERIFY AND DOCUMENT COMPLETED WORK DURING NIGHT HOURS. ALL FIXTURES MUST BE FUNCTIONAL DURING NIGHT HOURS PRIOR TO SCHEDULING A FINAL SURVEY WITH GMR.
- CONTRACTOR SHALL PROVIDE BEFORE AND AFTER NIGHT TIME PHOTOS OF THE SITE.
- CONTRACTOR SHALL RECEIVE A PUNCHLIST FROM GMR UPON FINAL SURVEY FOR ANY REMAINING ITEMS TO BE COMPLETED.

**CONTROLS & ADDITIONAL NOTES:**

**LIGHTING CONTROL NOTES:**

THE CONTRACTOR SHALL VERIFY THE CONTROLS FOR ALL EXTERIOR LIGHTING AND ATM/AHD INTERIOR LOBBIES ON THE SITE (EXCLUDING SIGNAGE) AND ADJUST ACCORDING TO THE FOLLOWING:

- IC3 CONTROL:**  
CONTRACTOR SHALL VERIFY THAT EXTERIOR LIGHTING CIRCUITS ARE CONTROLLED BY THE CORRECT IC3 CIRCUIT. WHERE EXTERIOR LIGHTING IS INCLUDED ON CONTROL CIRCUITS FOR INTERIOR SYSTEMS, INTERIOR LIGHTING, OR EXTERIOR SIGNAGE, CONTRACTOR SHALL ADJUST EXTERIOR LIGHTING TO THE CORRECT CONTROL CIRCUIT AS REQUIRED.
- PHOTOCELL CONTROL:**  
CONTRACTOR SHALL REPLACE EXISTING PHOTOCELLS WITH NEW AND INSTALL IN A LOCATION BEST SUITED TO PROVIDE APPROPRIATE LIGHT EXPOSURE SUCH THAT EXTERIOR LIGHTS ARE ON DURING DARKNESS.
- TIME CLOCK CONTROL:**  
CONTRACTOR SHALL VERIFY LOCATION OF TIME CLOCK. IF TIME CLOCK IS IN ELECTRICAL ROOM ALONG WITH IC3 CONTROLS, CONTRACTOR SHALL ADJUST CIRCUIT TO BE CONTROLLED BY IC3 EXTERIOR LIGHTING CONTROLS. IF TIME CLOCK IS IN A REMOTE LOCATION NOT IN CLOSE PROXIMITY TO THE IC3 CONTROLS, CONTRACTOR SHALL VERIFY TIME CLOCK IS SET PROPERLY AND LEAVE CIRCUIT ON TIME CLOCK CONTROL.
- MANUAL CONTROL:**  
CONTRACTOR SHALL VERIFY THAT NO EXTERIOR LIGHTING IS CONTROLLED MANUALLY. IF ANY EXTERIOR LIGHTING IS ON A MANUALLY CONTROLLED CIRCUIT, CONTRACTOR SHALL ADJUST TO BE CONTROLLED BY PHOTOCELL OR IC3, WHICHEVER IS MOST ECONOMICALLY ACCOMPLISHED.

**ADDITIONAL CONTRACTOR NOTES:**

**CONSTRUCTION COMPLETION VERIFICATION**

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE VERIFICATION IN WRITING TO THE BANK OF AMERICA PJM THAT ALL WORK IS COMPLETE ACCORDING TO THE CONSTRUCTION DOCUMENTS, AND THAT ALL EXTERIOR LIGHTING IS FUNCTIONING DURING NIGHTTIME HOURS. COMPLETION PHOTOS, TAKEN AT NIGHT, SHALL BE PROVIDED IN THE FOLLOWING FORMAT:

- PROVIDE A SINGLE DOCUMENT CONTAINING THE FOLLOWING:
- SITE PHOTOS FROM ALL SIDES OF BUILDING
  - MINIMUM OF 3 PHOTOS OF EACH COMPLIANCE AREA (ATM(S), AFTER-HOUR DEPOSITORIES, ASSOCIATE ENTRY) FROM DIFFERENT ANGLES
  - MINIMUM OF 2 PHOTOS OF ALL NON-COMPLIANCE AREAS FROM DIFFERENT ANGLES

**FIXTURE CLARIFICATION NOTES:**

- OUT OF SCOPE** - EXISTING FIXTURES TO REMAIN ON SITE WITHOUT MODIFICATION. NO ACTION REQUIRED UNLESS NOTED OTHERWISE.
- REMOVE AND PATCH** - EXISTING FIXTURES TO BE FULLY REMOVED AND ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
- REPLACE EXISTING FIXTURE** - EXISTING FIXTURE TO BE FULLY REMOVED AND REPLACED IN THE SAME LOCATION WITH A NEW FIXTURE. CONTRACTOR TO VERIFY IF POLE AND/OR POLE BASE IS SUFFICIENT FOR THE NEW FIXTURES. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
- ADD NEW FIXTURE** - NEW FIXTURES TO BE ADDED. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
- ADD NEW POLE & FIXTURE** - A NEW POLE AND FIXTURE TO BE ADDED. CONTRACTOR TO SPECIFY POLE TO MATCH EXISTING STYLE AND COLOR AND, IF NOT PROVIDED, POLE BASE DATA FOR NEW POLE LOCATIONS. CONTRACTOR TO VERIFY IF POLE AND POLE BASE IS SUFFICIENT FOR THE HEIGHT, LOCATION AND FIXTURE SPECIFIED.
- GMR DOES NOT SPECIFY MOUNTING HARDWARE FOR ANY SPECIFIED FIXTURES. CONTRACTOR IS TO WORK WITH DISTRIBUTOR AND/OR MANUFACTURER ON A CASE BY CASE BASIS TO IDENTIFY AND ORDER REQUIRED MOUNTING HARDWARE.
- CONTRACTOR TO VERIFY WHETHER EXISTING WIRING LOCATIONS OR THE ADDITION OF WIRING FOR NEW FIXTURE LOCATIONS IS SUFFICIENT FOR THE DESIGNATED FIXTURE LOCATION.
- CONTRACTOR TO SPECIFY POLE COLOR AND TYPE PRIOR TO ORDERING.
- ALL FIXTURES ARE ASSUMED BRONZE IN COLOR UNLESS NOTED OTHERWISE IN THE LUMINAIRE SCHEDULE. CONTRACTOR TO CONFIRM PRIOR TO ORDERING.

**GENERAL NOTES:**

- EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED ON A LIMITED AMOUNT OF INFORMATION AVAILABLE TO THE ENGINEER. ALL SUCH CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING THE BID AND ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION SHALL BE GRANTED AFTER AWARDED A BID FOR ANY EQUIPMENT, MATERIAL OR LABOR REQUIRED TO REWORK OR OTHERWISE MODIFY EXISTING CONDITIONS.
- THIS LIGHTING DESIGN IS BASED ON A COMBINATION OF STATE STANDARDS, THE BANK'S CURRENT SECURITY POLICY FOR EXTERIOR ATM AND AFTER-HOUR DEPOSITORIES AND BANK GUIDELINES FOR NON-SECURITY COMPLIANCE ZONES.
- TRIM ALL TREES/LANDSCAPING TO MINIMIZE IMPEDING LIGHT FROM ANY LIGHT FIXTURES THAT IMPACT THE 60' RADIUS AROUND ALL ATMS AND A RADIUS OF 50' AROUND ALL AFTER-HOUR DEPOSITORIES. CONSIDERATION MUST BE GIVEN TO TREES/LANDSCAPING IN A STATE OF FULL FOLIAGE/BLOOM AND FUTURE GROWTH. ALL LANDSCAPING WORK WILL BE PERFORMED BY OTHERS WITH A SEPARATE PERMIT (IF REQUIRED).
- ALL MOUNTING HEIGHTS ARE INTENDED TO THE BOTTOM OF THE FIXTURE.
- CONTRACTOR TO FIELD VERIFY FIXTURE PLACEMENT DIMENSIONS PRIOR TO CONSTRUCTION.
- DIMENSIONING PROVIDED IS FOR PROPOSED FIXTURE LOCATIONS ONLY, UNLESS OTHERWISE NOTED ON THE DRAWING.
- THE CONTRACTOR SHALL ATTEMPT TO ELIMINATE THE USE OF EXPOSED CONDUIT WHERE POSSIBLE. IF EXPOSED CONDUIT IS NECESSARY, THE CONTRACTOR SHALL VERIFY USE WITH PROJECT MANAGER.
- ALL EXISTING LIGHTS WILL BE REPLACED WITH LED LIGHTS AND ALL PROPOSED LIGHTS WILL ALSO BE LED, UNLESS OTHERWISE NOTED.
- ALL FIXTURES ARE TO BE MOUNTED ABOVE FINISH GRADE. UNLESS OTHERWISE NOTED, MATCH EXISTING POLE BASES.

**SITE ABBREVIATIONS:**

- PL = PROPERTY LINE
- AFG = ABOVE FINISHED GRADE
- FC = FOOTCANDLE
- CBO = CONTROLLED BY OTHERS
- AHD = AFTER HOUR DEPOSITORY

V1 240627

△		
△		
△		
REVISION NO.	DESCRIPTION	REVISED BY



Hudson Oaks  
TX2-435  
E Interstate 20,  
Hudson Oaks, TX 76087

**GENERAL NOTES**

DESIGNED BY:	CAS	DRAWN BY:	CAS
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.	LU-1		

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.



\*\*SEE FIXTURE CLARIFICATION NOTE #9\*\*

LUMINAIRE SCHEDULE

\*\*CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING\*\*

SYMBOL	TOTAL FIXTURE COUNT	TYPE	NEW POLE COUNT	MANUFACTURER	MODEL	MODEL NUMBER	NOTES	MOUNTING HEIGHT	MOUNTING ACCESSORY	BUG RATING	MOUNTING	KILOWATT PER HOUR	TOTAL WATTAGE
■	2	OQ1	2	CREE	OSQ	OSQL-C-40L-40K7-4B-UL-NM-BZ	ADD NEW POLE AND FIXTURE	25' - 0" AFG	OSQ-ML-C-DA-BZ	B3-U0-G3	POLE MOUNT	0.236	472 W
■	4	OZ1	4	CREE	OSQ	OSQL-C-40L-40K7-3B-UL-NM-BZ	ADD NEW POLE AND FIXTURE	25' - 0" AFG	OSQ-ML-C-DA-BZ	B3-U0-G3	POLE MOUNT	0.236	944 W
■	3	SE1	-	CREE	SECURITY EDGE	SEC-EDG-3M-WM-02-E-UL-SV-350-40K	ADD NEW FIXTURE	11' AFG	-	B1-U0-G1	WALL MOUNT	0.025	75 W
■	4	UU1	-	CORONET	LSR WET 2.5	LSR WET 2.5-17'-40-MED-UNV-DB-W-F-SD-NA-NA-NA	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-U0-G1	RECESSED CANOPY MOUNT	0.028	112 W
■	5	UU2	-	CORONET	LSR WET 2.5	LSR WET 2.5-2'-40-MED-UNV-DB-W-F-SD-NA-NA-NA	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-U0-G1	RECESSED CANOPY MOUNT	0.014	70 W
■	10	UU3	-	CORONET	LSR WET 2.5	LSR WET 2.5-3'-40-MED-UNV-DB-W-F-SD-NA-NA-NA	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-U0-G1	RECESSED CANOPY MOUNT	0.021	210 W
■	60	UU4	-	CORONET	LSR WET 2.5	LSR WET 2.5-49'-40-MED-UNV-DB-W-F-SD-NA-NA-NA	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-U0-G1	RECESSED CANOPY MOUNT	0.028	1680 W
GRAND TOTAL WATTAGE												3563 W	

V1 240627

REVISION NO.	DESCRIPTION	REVISED BY



Hudson Oaks  
TX2-435  
E Interstate 20,  
Hudson Oaks, TX 76087

LUMINAIRE SCHEDULE

DESIGNED BY:	CAS	DRAWN BY:	CAS
REVIEWED BY:	AWD	APPROVED BY:	KRM

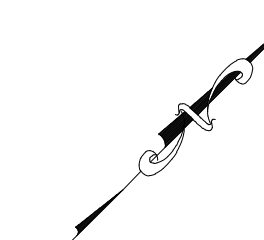
THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

LU-2

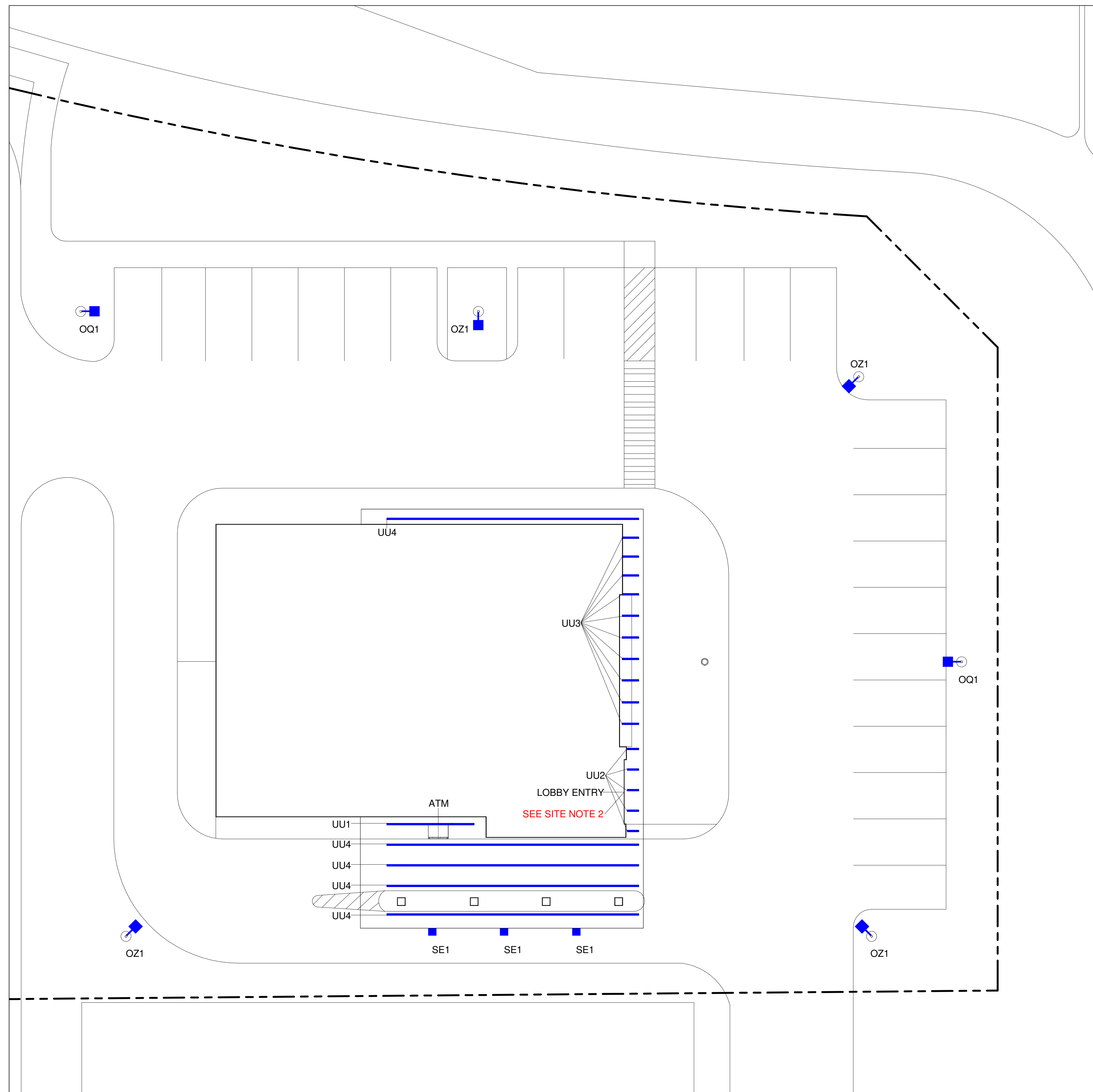




BLUE = NEW FIXTURE  
 GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED  
 ORANGE = EXISTING FIXTURE TO REMAIN  
 TURQUOISE = FIXTURE TO BE REMOVED  
 PINK = REPLACE WITH NEW POLE AT NEW HEIGHT  
 --- = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION  
 --- = INDICATES NEW SECURITY FENCE  
 - - - = BURIED ELECTRICAL CIRCUIT



TOTAL FIXTURE COUNT	TYPE	NOTES	MOUNTING HEIGHT
2	OQ1	ADD NEW POLE AND FIXTURE	25' - 0" AFG
4	OZ1	ADD NEW POLE AND FIXTURE	25' - 0" AFG
3	SE1	ADD NEW FIXTURE	11' AFG
4	UU1	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT
5	UU2	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT
10	UU3	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT
60	UU4	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT



S Oakridge Dr

Interstate 20 Frontage Rd

SCALE: 3/32" = 1'-0"

V1 240627

REVISION NO.	DESCRIPTION	REVISED BY



Hudson Oaks  
TX2-435  
E Interstate 20,  
Hudson Oaks, TX 76087

OVERALL SITE PLAN

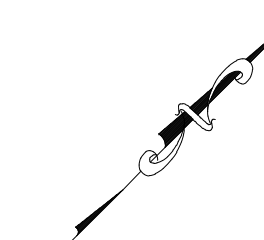
DESIGNED BY:	CAS	DRAWN BY:	CAS
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.	LU-3		

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

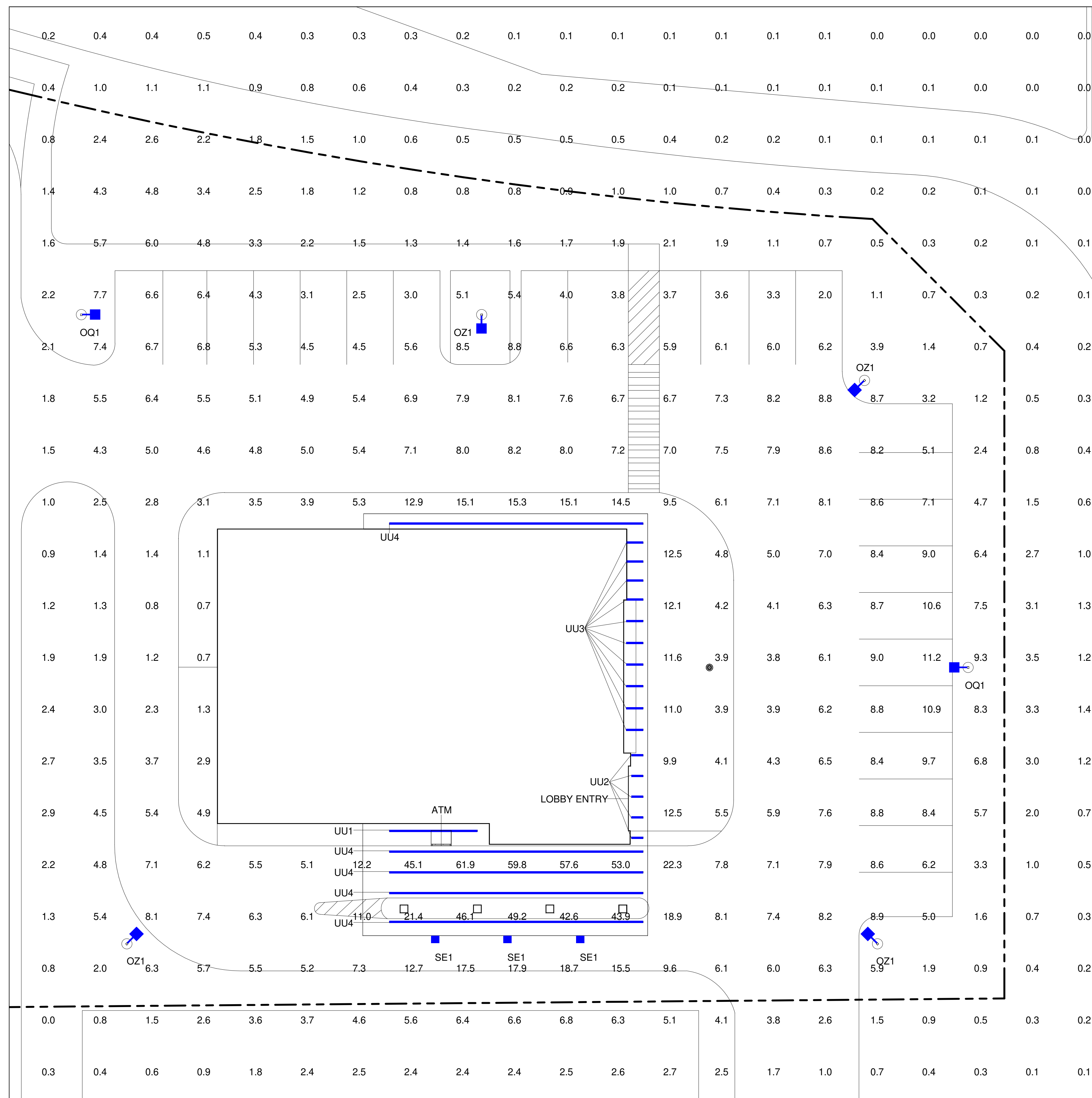
SITE NOTES:	EXISTING SITE CONDITIONS:
1. LIGHTING IS REQUIRED FOR COMPLIANCE AND WILL REQUIRE LANDLORD APPROVAL PRIOR TO INSTALLATION. BANK MUST HAVE LANDLORD AGREE TO LEAVE FIXTURES ON ALL HOURS OF DARKNESS. 2. INTERIOR LIGHTING TO BE DESIGNED BY OTHERS TO MEET BOA LOBBY LIGHTING STANDARDS.	1. EXISTING POLES - N/A 2. EXISTING POLE BASES - N/A 3. EXISTING DRIVE THRU CEILING - N/A



- BLUE = NEW FIXTURE
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- = BURIED ELECTRICAL CIRCUIT



- NOTES:
1. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.
  2. ALL PROPOSED LIGHTS WILL BE FULL CUTOFF LED LIGHT FIXTURES.
  3. ALL EXISTING LIGHTS WILL BE REPLACED WITH FULL CUTOFF LED LIGHT FIXTURES.
  4. REFERENCE THE LUMINAIRE SCHEDULE (SHEET LU-2) FOR ADDITIONAL LIGHT FIXTURE INFORMATION.



S Oakridge Dr

Interstate 20 Frontage Rd

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V1 240627

REVISION NO.	DESCRIPTION	REVISED BY



Hudson Oaks  
TX2-435  
E Interstate 20,  
Hudson Oaks, TX 76087

FULL SITE PHOTOMETRICS PLAN

DESIGNED BY:	CAS	DRAWN BY:	CAS
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.:	LU-4		

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

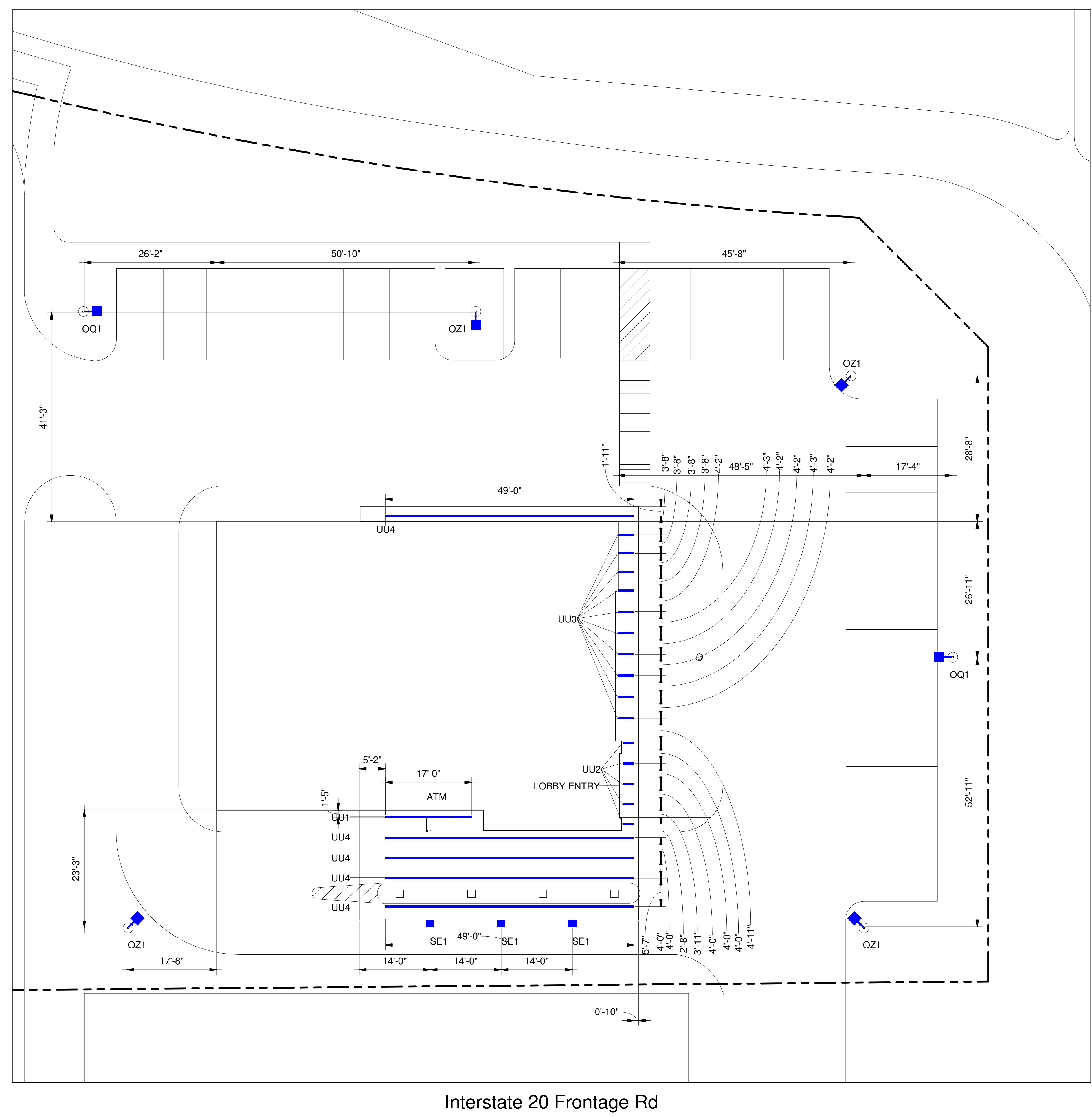
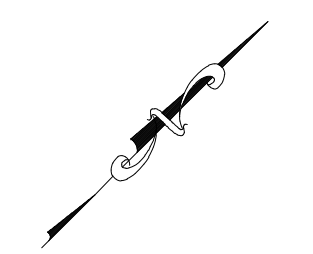
CALCULATION SUMMARY FULL SITE					
Calculation Points Name	Average	Maximum	Minimum	Ave/Min	Max/Min
FULL SITE @ GRADE	5.1 fc	61.9 fc	0.0 fc	0.0 fc	0.0 fc
PARKING LOT @ GRADE	6.2 fc	11.6 fc	1.9 fc	3.2 fc	6.0 fc



TOTAL FIXTURE COUNT	TYPE	NOTES	MOUNTING HEIGHT
2	OQ1	ADD NEW POLE AND FIXTURE	25' - 0" AFG
4	OZ1	ADD NEW POLE AND FIXTURE	25' - 0" AFG
3	SE1	ADD NEW FIXTURE	11' AFG
4	UU1	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT
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Hudson Oaks, TX 76087

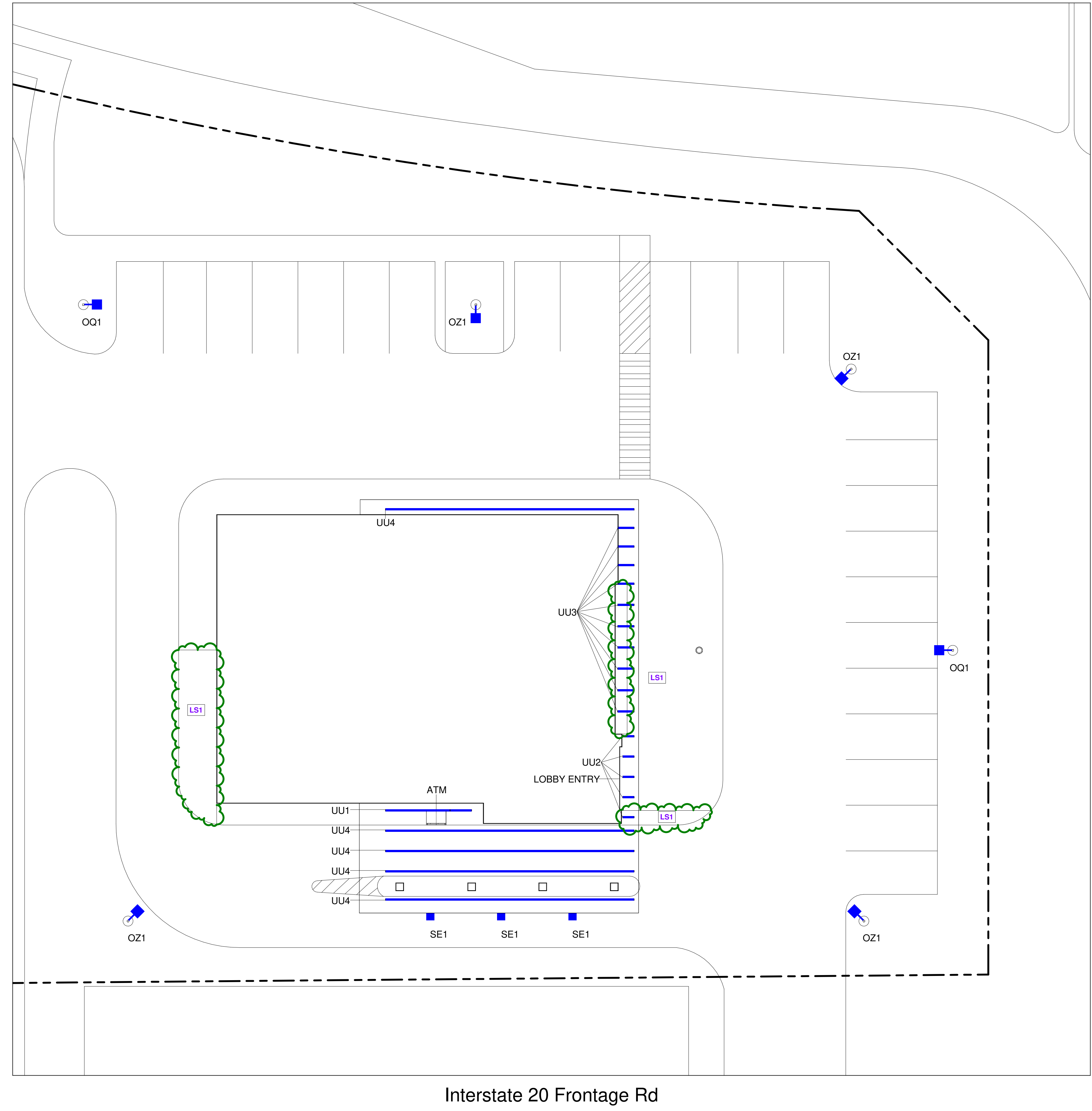
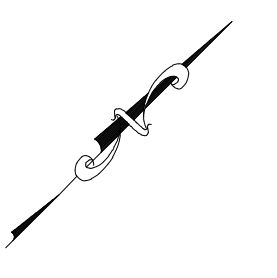
DIMENSIONING PLAN

DESIGNED BY:	CAS	DRAWN BY:	CAS
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.	LU-6		

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.



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S Oakridge Dr

Interstate 20 Frontage Rd

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V1 240627

REVISION NO.	DESCRIPTION	REVISED BY



Hudson Oaks  
TX2-435  
E Interstate 20,  
Hudson Oaks, TX 76087

LANDSCAPING PLAN

DESIGNED BY:	CAS	DRAWN BY:	CAS
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.	LU-7		

LANDSCAPING SCHEDULE

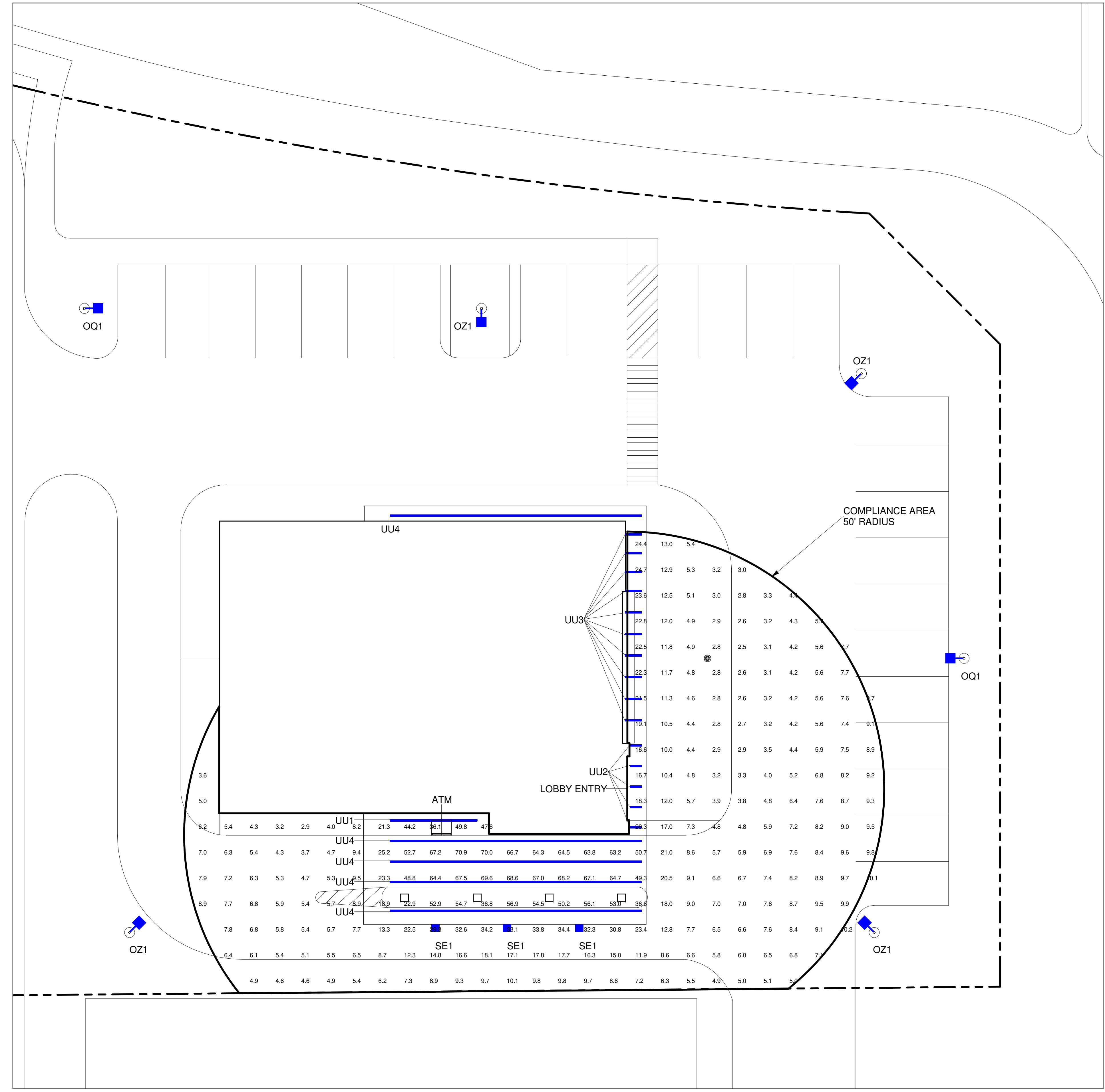
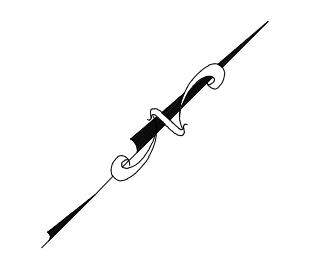
SYMBOL	QTY	NOTE
LS1	3	TRIM LANDSCAPING DOWN TO 36"

GC TO VERIFY WITH LOCAL AUTHORITY HAVING JURISDICTION ON TREE TRIMMING AND/OR REMOVAL PRIOR TO COMMENCING WORK

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.



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REVISION NO.	DESCRIPTION	REVISED BY



Hudson Oaks  
TX2-435  
E Interstate 20,  
Hudson Oaks, TX 76087

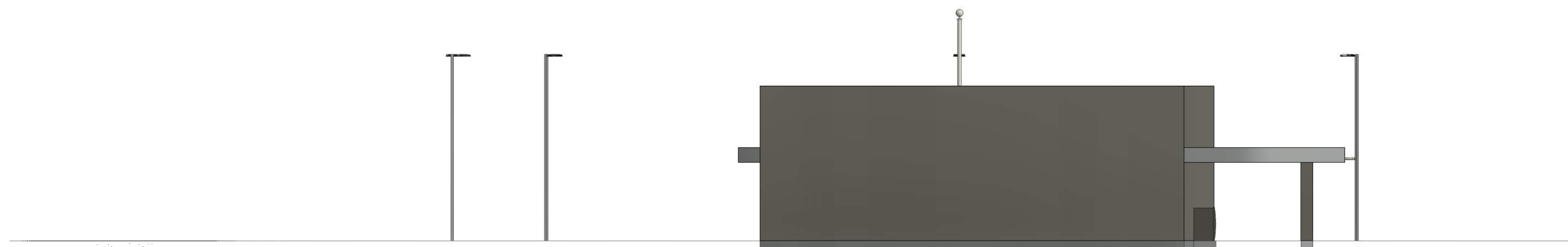
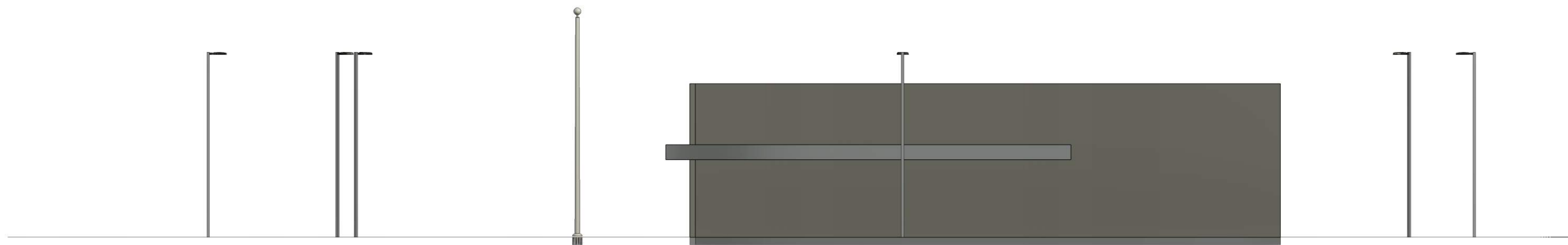
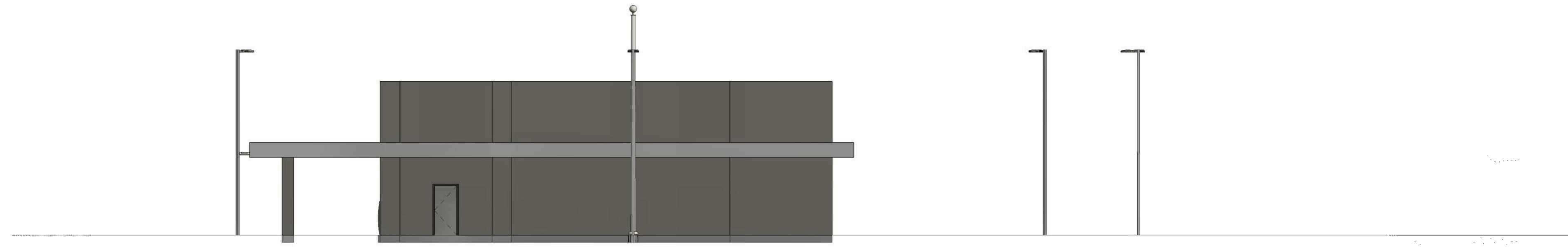
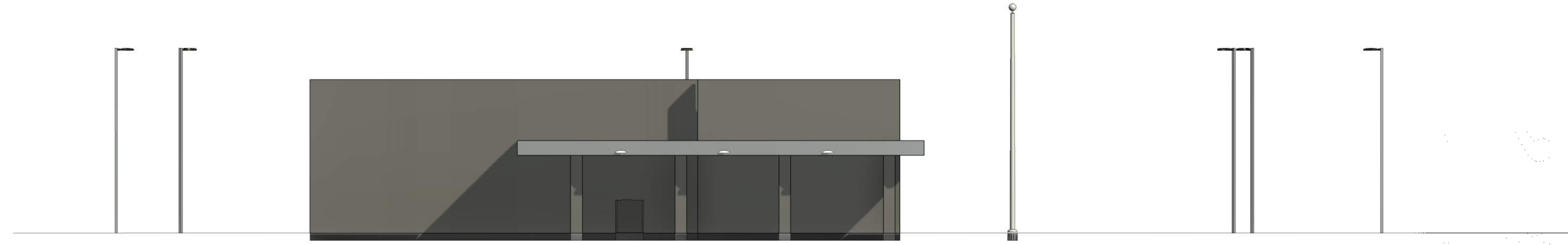
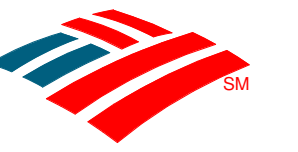
ATM COMPLIANCE AREA  
PHOTOMETRICS PLAN

DESIGNED BY: CAS	DRAWN BY: CAS
REVIEWED BY: AWD	APPROVED BY: KRM
SHEET NO. LU-8	

NOTES:  
 1. READINGS ARE MEASURED AT 36" (3') ABOVE GRADE.  
 2. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.  
 3. REFERENCE THE LUMINAIRE SCHEDULE FOR ADDITIONAL LIGHT FIXTURE INFORMATION.  
 4. GC TO VERIFY WITH LOCAL AUTHORITY HAVING JURISDICTION ON TREE TRIMMING AND/OR REMOVAL PRIOR TO COMMENCING WORK.

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

CALCULATION SUMMARY COMPLIANCE					
Calculation Points Name	Average	Maximum	Minimum	Ave/Min	Max/Min
ALL UNITS 50' @ 36"	15.3 fc	70.9 fc	2.5 fc	6.0 fc	27.8 fc



V1 240627

REVISION NO.	DESCRIPTION	REVISED BY



Hudson Oaks  
TX2-435  
E Interstate 20,  
Hudson Oaks, TX 76087

ELEVATIONS

DESIGNED BY:	CAS	DRAWN BY:	CAS
REVIEWED BY:	AWD	APPROVED BY:	KRM

SHEET NO.  
**LU-9**



# Planning & Zoning Commission Meeting Staff Agenda Report



<b>Public hearing and discussion/recommendation on a request for a specific use permit to allow for a “Auto Repair Garage” at 2624 Fort Worth Highway on a 1.310 acres lot, Lot 2, Block 1, Hudson Oaks Business Park Addition, Hudson Oaks, Parker County, Texas</b>		
<b>Meeting date:</b> August 13, 2024	<b>Agenda Item #:</b> 5	<b>Action being considered:</b> Recommend approval to City Council

**Staff Recommendation:**

Recommend approval.

**Prior Board or Council Action:**

No previous action taken.

**Background Information/Analysis:**

Firestone, a nationwide auto repair and maintenance facility, is purposing a 6,947 square foot facility on Lot 2, Block 1 of Hudson Oaks Business Park. Specifically, this site will be located next to the Jack in the Box on Fort Worth Highway. This area is currently zoned General Commercial, which requires most auto uses to obtain a Specific Use Permit to open within the city. The “Auto Repair Garage” use specifically has two extra requirements for consideration.

1. A site plan will be required in accordance with Section 24 Site Plan Requirements.
2. All outdoor lighting, including parking lot lighting. Shall be directed away from property zoned or developed for residential uses.

In this situation, the subject property is surrounded by non-residential zoned properties, some of which are Light Industrial uses. This means the subject property will not have an issue with outdoor lighting screening. The site plan requirements listed in Section 24 highlight the required items the applicant must submit with their application, all of which have been submitted and reviewed by staff. Their exterior façade will be a combination of stucco, brick, and stone; all of which are compliant with the surrounding developments.

Given the familiar uses recently approved in the vicinity, staff is recommending approval of this Specific Use Permit.

**Attachments:**

Specific Use Permit Application

**Staff Contact:**

Hayden Brodowsky, Assistant City Administrator

682-229-2412

[hayden.brodowsky@hudsonoaks.com](mailto:hayden.brodowsky@hudsonoaks.com)

# SPECIFIC USE PERMIT APPLICATION



**HUDSON OAKS**

I, THE UNDERSIGNED OWNER OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF HUDSON OAKS, HEREBY MAKE APPLICATION FOR A SPECIFIC USE PERMIT ON THE PROPERTY AS DESCRIBED BELOW WHICH IS LOCATED IN THE GC ZONING DISTRICT

**LEGAL DESCRIPTION:**

LOT 2, BLOCK 1, Hudson Oaks Business Park ADDITION AS PLATTED IN THE CITY OF HUDSON OAKS.

or TRACT \_\_\_\_\_ OF THE \_\_\_\_\_ SURVEY AS PER METES AND BOUNDS. (FIELD NOTES ATTACHED)

or A PORTION OF LOT OR TRACT \_\_\_\_\_, BLOCK \_\_\_\_\_, OF THE \_\_\_\_\_ ADDITION OR SURVEY AS PER METES AND BOUNDS. (FIELD NOTES ATTACHED)

ADDRESS OF PROPERTY: TBD

TOTAL ACREAGE OF SITE(S): 1.310 AC

REASON FOR REQUEST: SUP to allow an Auto Repair Garage on this property that is zoned "GC".

**OWNER SIGNATURE:**

PRINTED NAME: JERRY DURANT

ADDRESS: P.O. Box 839

CITY, STATE, ZIP: WEATHERFORD, TX 76086

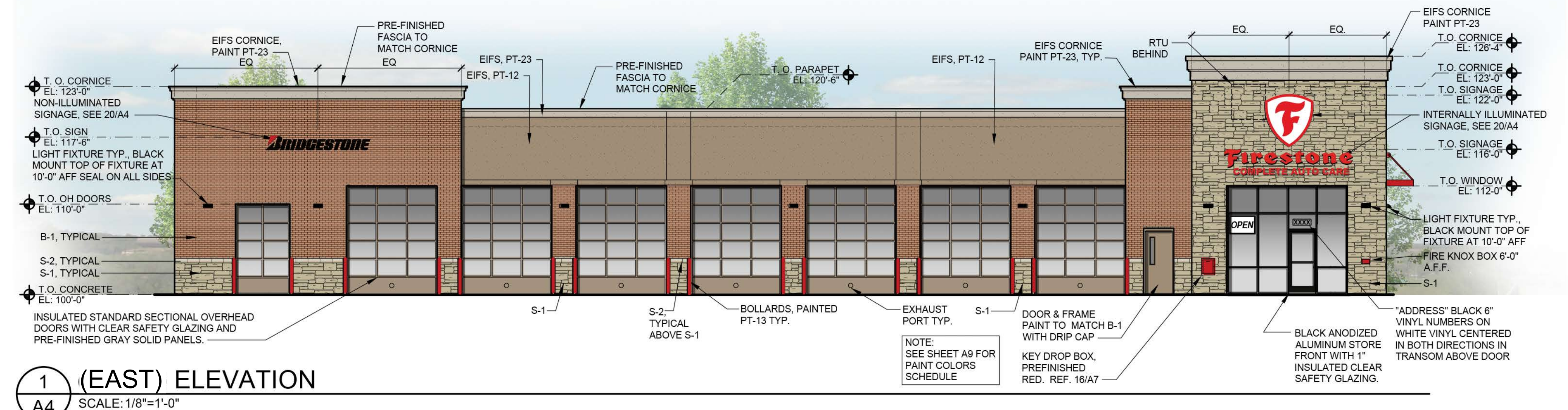
PHONE NUMBER: 817-996-3010

APPLICATION FEES	
0-1 ACRE	\$125.00
OVER 1 TO 5 ACRES	\$250.00
OVER 5 TO 25 ACRES	\$500.00
OVER 25 ACRES	\$500.00 plus \$10.00/ACRE OVER 25 ACRES

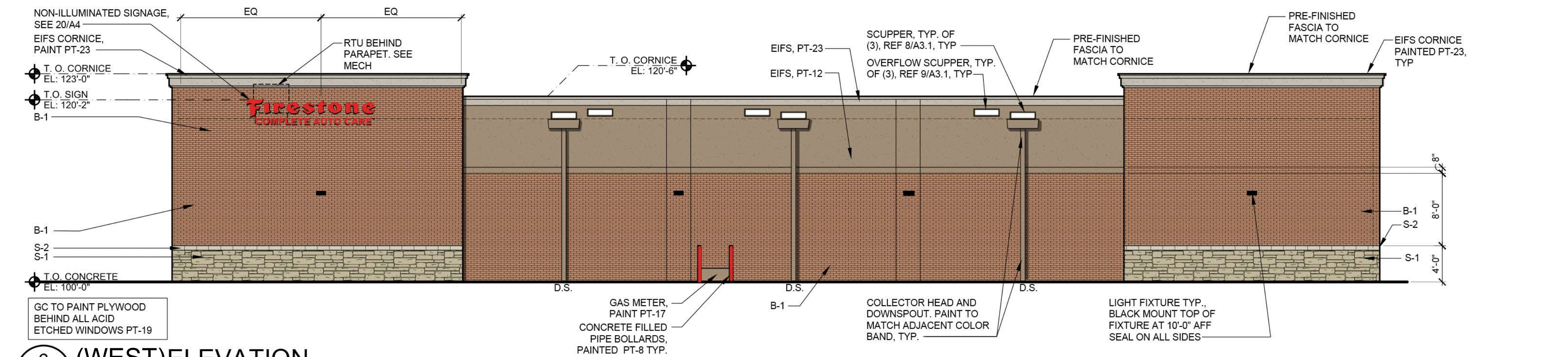
(OFFICE USE ONLY)		
RECEIVED BY:	DATE:	TIME:
FEE: \$	DATE PAID:	RECEIPT #:



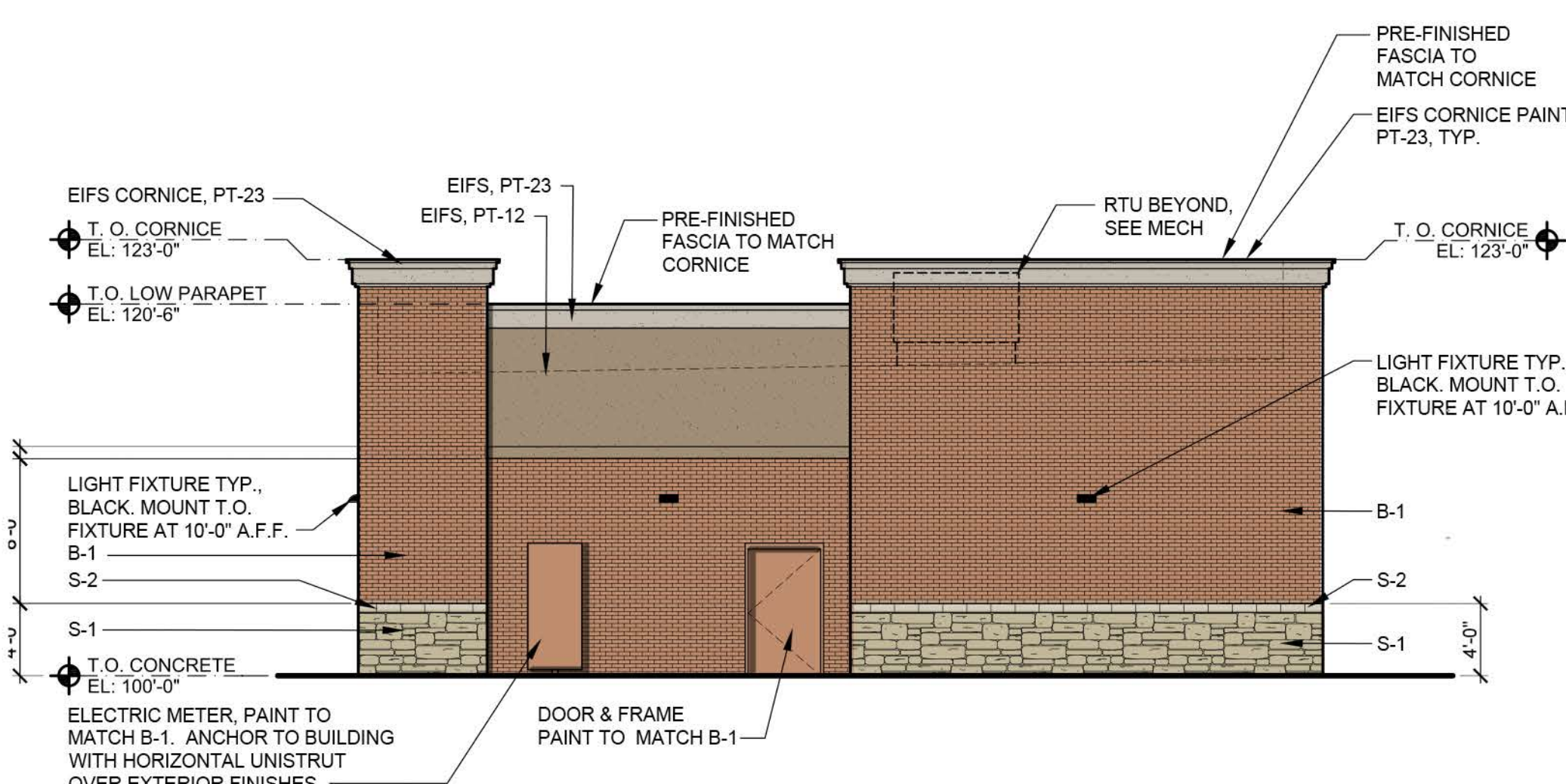
**MATERIAL KEY:**  
 • B-1: BRICK: ACME "ROXBURY"  
 • S-1: STONE: COBBLEFIELD "TEXAS CREAM"  
 • S-2: CAST STONE "WHITE"



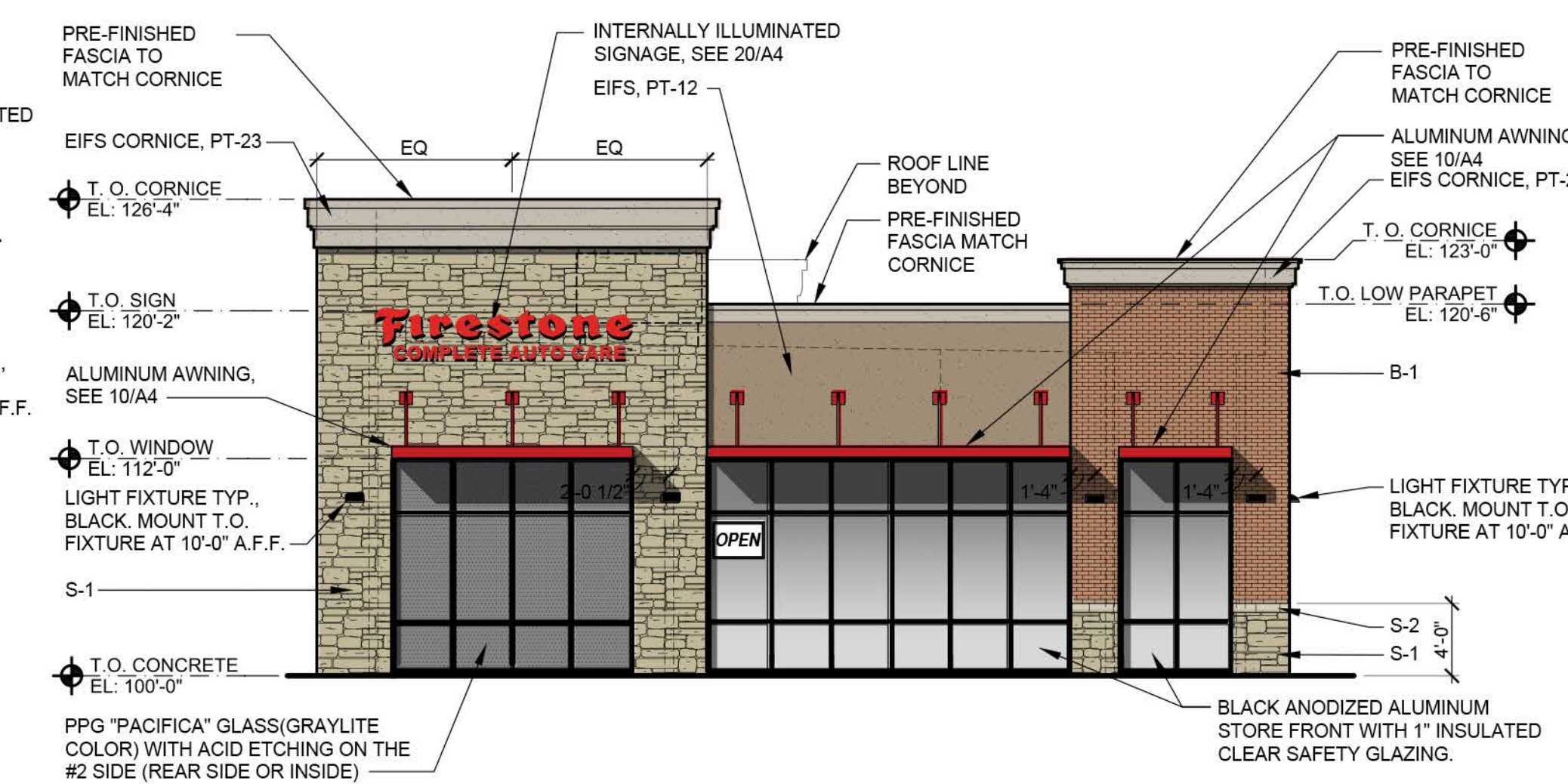
**1 (EAST) ELEVATION**  
 A4 SCALE: 1/8"=1'-0"



**6 (WEST) ELEVATION**  
 A4 SCALE: 1/8"=1'-0"



**11 (SOUTH) ELEVATION**  
 A4 SCALE: 1/8"=1'-0"



**16 (NORTH) ELEVATION**  
 A4 SCALE: 1/8"=1'-0"

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LUCERNEX AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM THE CLIENTS DOCUMENTS; DESIGN MAY VARY.

<b>PROJECT CONTACTS:</b>	<b>PHONE #:</b>	<b>PROJECT CONTACTS:</b>	<b>PHONE #:</b>
<b>NS DEV MGR:</b> GLEN BOWMAN	(678) 403-4147	<b>ARCHITECT:</b> DAVID WRIGHT	(918) 587-8600
<b>DESIGN MGR:</b> RANDY JOHNSTON	(615) 260-4858	SGA DESIGN GROUP, P.C.	
<b>CONST MGR:</b> MICHAEL DONOFRIO	(484) 832-4168	<b>ENGINEER:</b> XXXXXXXX XXXXXXXXXX	(XXX) XXX-XXXX
<b>MGR CONST SUPPORT:</b> TAMMY MILLER	(615) 937-9495	CIVIL FIRM NAME	
<b>ATTORNEY:</b> JILL SCHWARTZ	(615) 937-1000	PROTOTYPE: 2022 ER	

<b>ZONE APPROVAL (BY/DATE):</b>
<b>VP.</b> _____
<b>CONT.</b> _____
<b>RM.</b> _____
<b>CM.</b> _____
<b>ENTITY ID:</b> XXXXXXXX
<b>SITE ID:</b> XXXX
<b>LEGACY ID:</b> XXXXXXXX

1437 South Boulder, Suite 550  
 Tulsa, Oklahoma 74119.3609  
 p: 918.587.8600  
 f: 918.587.8601  
 www.sgadesigngroup.com

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED IN ANY WAY DELETTERIOUS TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSIDERED AS AN ACCEPTANCE OF THE FOREGOING CONDITION AND AS ADMISSION TO THE EXCLUSIVE OWNERSHIP IN AND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.

F.M. 664 & AUSTIN BLVD.  
 RED OAK, TX

**SGA Design Group, p.c.**

SHEET TITLE: EXTERIOR ELEVATIONS & DETAILS

SHEET NUMBER: PA4



BEING all that certain 1.310 acre tract of land situated in the Emmet Alexander Survey, Abstract No. 1923, City of Hudson Oaks, Parker County, Texas, same being all of Lot 2, Block 1, Hudson Oaks Business Park Addition, an addition to the City of Hudson Oaks, Parker County, Texas, according to the plat thereof recorded in Cabinet F, Slide 98, Plat Records, Parker County, Texas, and being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 2, same being the northwest corner of Lot 3, said Block 1, Hudson Oaks Business Park Addition, same being in the south right-of-way line of U.S. 180 Fort Worth Highway (a variable width public right-of-way)

THENCE South 00 deg. 07 min. 22 sec. East, along the common line of said Lots 2 and 3, a distance of 290.28 feet to the southeast corner of said Lot 2, same being the southwest corner of said Lot 3, same being in the north right-of-way line of Business Park Drive (a 50 foot public right-of-way);

THENCE North 90 deg. 00 min. 00 sec. West, along the common line of said Lot 2 and said Business Park Drive, a distance of 197.37 feet to the southwest corner of said Lot 2, same being the southeast corner of Lot 1, aforesaid Block 1, Hudson Oaks Business Park Addition;

THENCE North 00 deg. 00 min. 00 sec. West, along the common line of said Lots 2 and 1, a distance of 289.00 feet to the northwest corner of said Lot 2, same being the northeast corner of said Lot 1, same being in the south right-of-way line of aforesaid U.S. 180 Fort Worth Highway;

THENCE along the common line of said Lot 2 and said U.S. 180 Fort Worth Highway as follows:

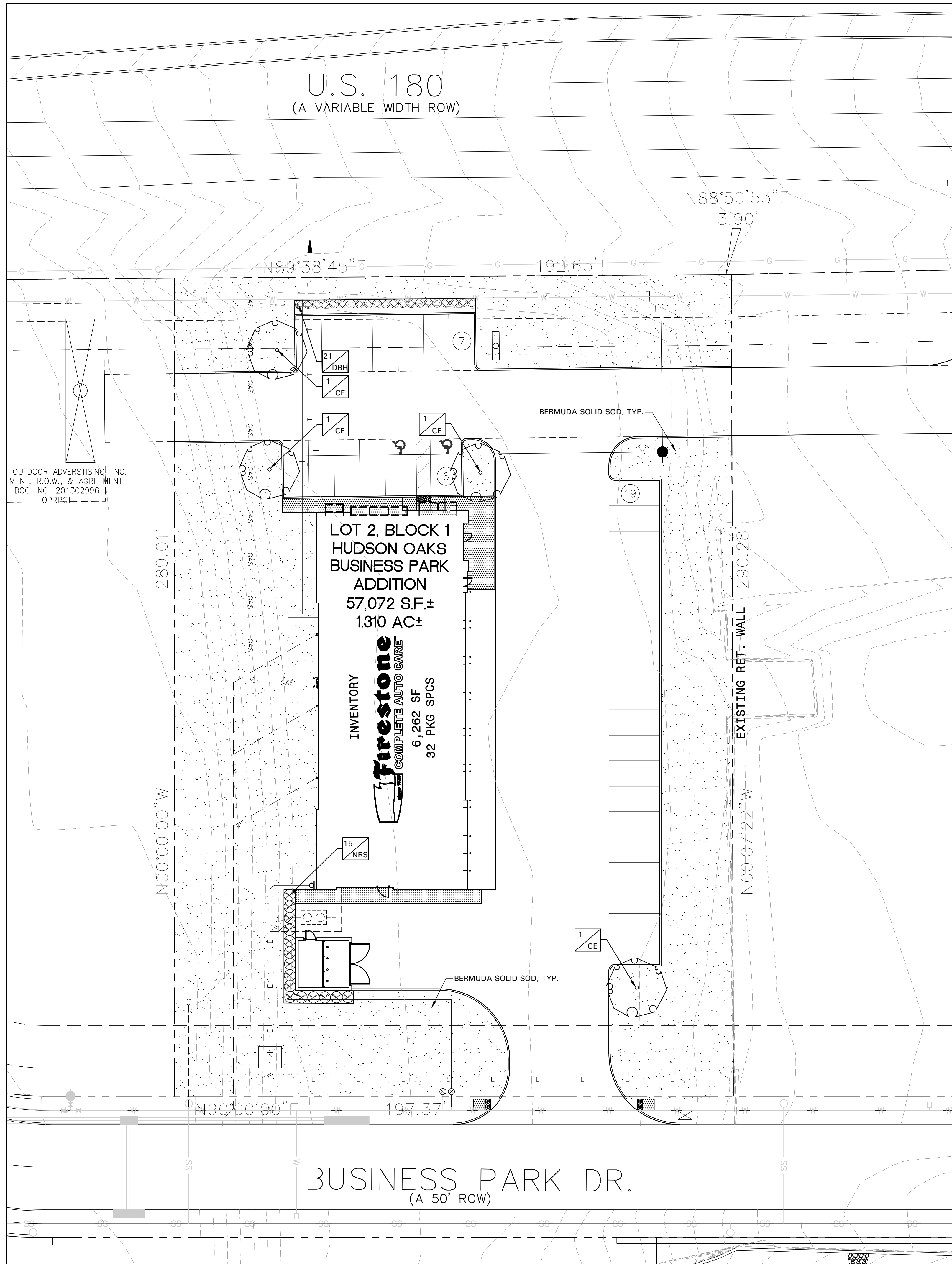
North 89 deg. 38 min. 43 sec. East, a distance of 192.86 feet to angle point;

North 88 deg. 50 min. 53 sec. East, a distance of 3.90 feet to the POINT OF BEGINNING and containing 57,071 square feet or 1.310 acres of computed land, more or less.

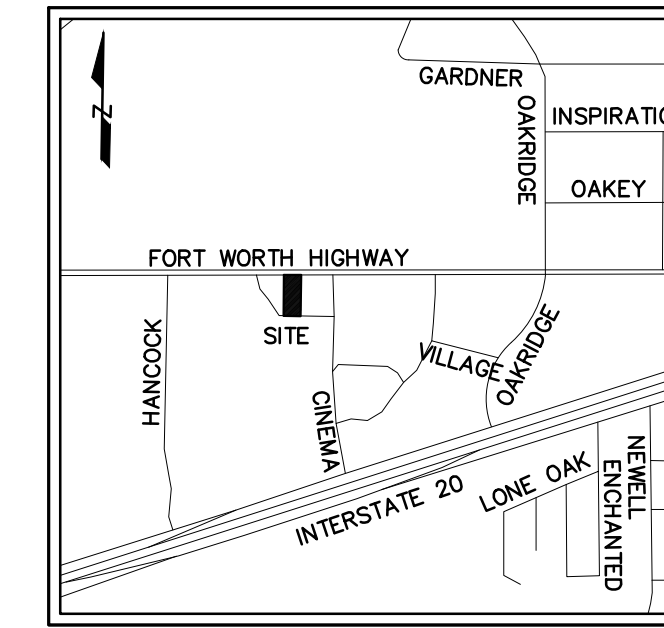








LANDSCAPE TABULATIONS HUDSON OAKS, TEXAS	
<b>SITE LANDSCAPE</b>	
1. 25% of the site shall be landscape	
2. 40% of the required landscape shall be located in the front yard.	
Site Area: 57,072 s.f.	
<b>REQUIRED</b>	<b>PROVIDED</b>
14268 s.f. (25%)	26,040 s.f. (45%)
5707 s.f. (40%)	7236 s.f. landscape + 3 trees (900 s.f.) = 8136 s.f.
<b>PARKING LOT</b>	
1. Parking lot shall be screened from ROW	
2. A minimum of 10% of the parking lot shall be devoted to landscape.	
Parking: 12,054 s.f.	
<b>REQUIRED</b>	<b>PROVIDED</b>
shrub screen	shrub screen (3' ht)
1205 s.f. (10%)	1774 s.f. landscape
	300 s.f. x (4) trees = 1200 s.f.
	total= 2974 s.f.



**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDINGS AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

**SOLID SOD**

- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES. AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

**HYDROMULCH**

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "FIBERTACK ONE", AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

**PLANT SCHEDULE**

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>SHADE TREES</b>					
4	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
<b>SHRUBS</b>					
21	DBH	Dwarf Burford Holly	<i>Ilex comuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
15	NRS	Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	5 gal.	full, 40" o.c.
<b>GROUND COVER/VINES/GRASS</b>					
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

**LANDSCAPE NOTES**

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 9" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAF 1405 WEED BARRIER OR APPROVED EQUAL. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

**IRRIGATION:**

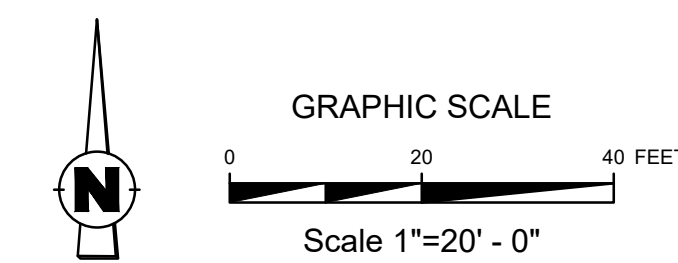
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

**MAINTENANCE REQUIREMENTS:**

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSURES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

**MISCELLANEOUS MATERIALS:**

- STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURADEGE STEEL. LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.



AWR Designs, LLC  
P.O. Box 1746  
Aledo, Texas 76008  
amanda@awr-designs.com  
c. 512.517.5589

OWNER  
SILVERADO ESA INC.  
P.O. BOX 839  
WEATHERFORD, TX 76086  
817-996-3010 TELE

DEVELOPER  
JONES/HUMMEL INVESTMENTS, LLC  
STEVE MEIER  
500 CRESENT COURT  
SUITE 220  
DALLAS, TX 75201  
214-632-9611 TELE

ENGINEER  
VASQUEZ ENGINEERING, LLC  
JUAN J. VASQUEZ, P.E.  
1919 S. SHILOH ROAD  
SUITE 440, LB 44  
GARLAND, TEXAS 75042  
972-278-2948 TELE

LANDSCAPE PLAN  
FIRESTONE  
LOT 2, BLOCK 1  
HUDSON OAKS BUSINESS PARK ADDITION  
1.310 ACRES, 57,072 SF  
CITY OF HUDSON OAKS,  
PARKER COUNTY, TEXAS  
JULY 22, 2024

Scale: 1" = 30'	Designed by: JUV	Drawn by: MAG	Checked by: JUV	164-110DWG02SP-SITE PLAN.dwg	Date: 07/22/2024
SHEET					
L1.1					

LANDSCAPE PLAN  
LOT 2, BLOCK 1  
HUDSON OAKS BUSINESS PARK ADDITION  
CITY OF HUDSON OAKS, TEXAS

DEVELOPER:  
JONES/HUMMEL INVESTMENTS, LLC  
500 CRESENT COURT  
SUITE 220  
DALLAS, TX 75201

07/22/2024

REGISTERED LANDSCAPE ARCHITECT  
STATE OF TEXAS  
2754

REGISTERED LANDSCAPE ARCHITECT  
STATE OF TEXAS  
2754

VASQUEZ ENGINEERING, L.L.C.  
1919 S. Shiloh Road  
Suite 440, LB 44  
Garland, Texas 75042  
Ph: 972-278-2948  
TX Registration # F-12286



SECTION 32 9300 - LANDSCAPE  
PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES)
2. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
5. GUARANTEE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN 27 OCTOBER 1999, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z91.1) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE, 1942 EDITION OF STANDARDIZED PLANT NAMES

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOIL SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWNS/SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.

B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHALL BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD.

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR.

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOVED/CLIPPED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, URINE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

B. PLANTS INCLUDING TREES WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND REINSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE

OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS WHOSE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLEED AND BURLAPPED B&B PLANTS; DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
2. CONTAINER GROWN PLANTS; DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
3. DELIVERY

  1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
  2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.
  3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
  4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
  5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
  6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.
  7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
  8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.
3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.
7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

2.1 PLANT MATERIALS

A. GENERAL WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK, LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL CUTS. WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AD TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED. EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURED KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASSGRASS OR NUTGRASS SHALL BE REJECTED.
2. PHYSICAL PROPERTIES AS FOLLOWS:
  - a. CLAY - BETWEEN 7-21%
  - b. SILT - BETWEEN 15-25%
  - c. SAND - LESS THAN 52%
3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.

D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

F. ORGANIC FERTILIZER: FERTILIZED, SUSTANE, OR GREEN SEEN OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL, UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UP) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICROELEMENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING DURABLED AND UNCOATED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE AVAILABLE AT LONE STAR PRODUCTS, INC. (409-529-0446)

D. SAND - UNIFORM GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BARE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2'-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STANING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURERS LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE SUBSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

C. GRASS AREA

1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSPORT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE NOMINAL TOPS OF PLANTS PLANT SPREAD REFERS TO NOMINAL CUTS. FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SMOOTH OR GLAZED.

F. SHRUBS AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") DEEPER THAN THE LATERAL DIMENSION OF THE GARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE MOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SEED BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP 1/2 OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE "ROOT SCORING" IF SO FOLLOW STANDARD NURSERY PRACTICE OF "ROOT SCORING".

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TACKS AND STAKES FROM ALL PLANTS.

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLEED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTER THE LOCATION OF THE PLANT TO THE OWNER WHERE LOCATIONS CANNOT BE CHANGED. THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3") FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE FINISHED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

D. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

K. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.

2. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSEING THEM AT END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

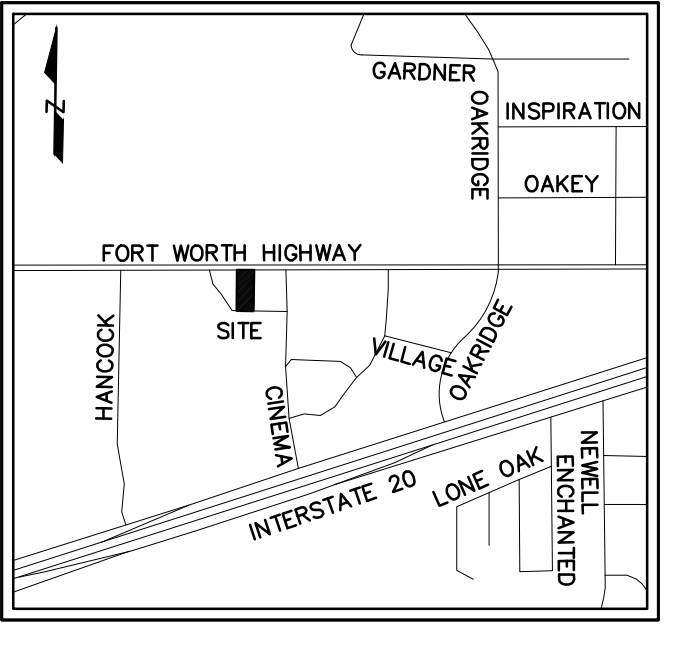
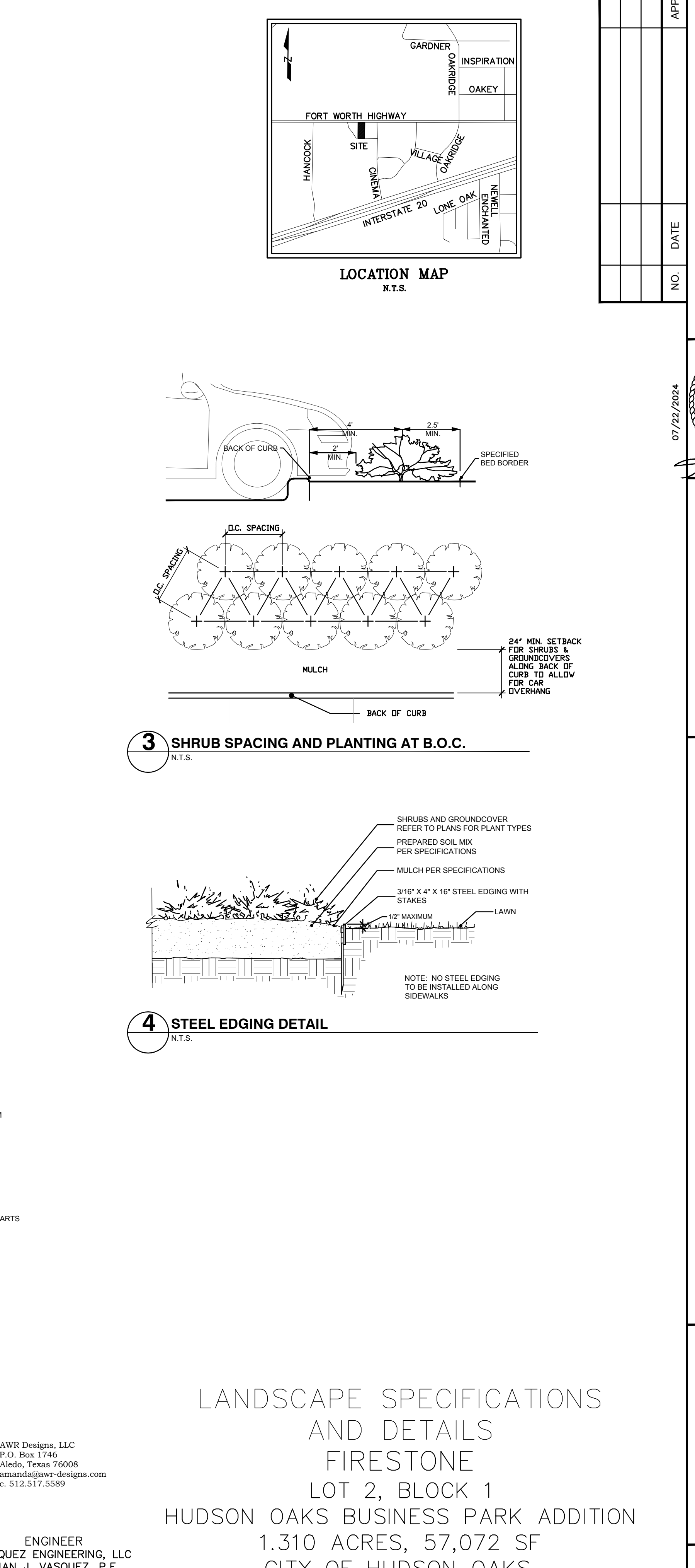
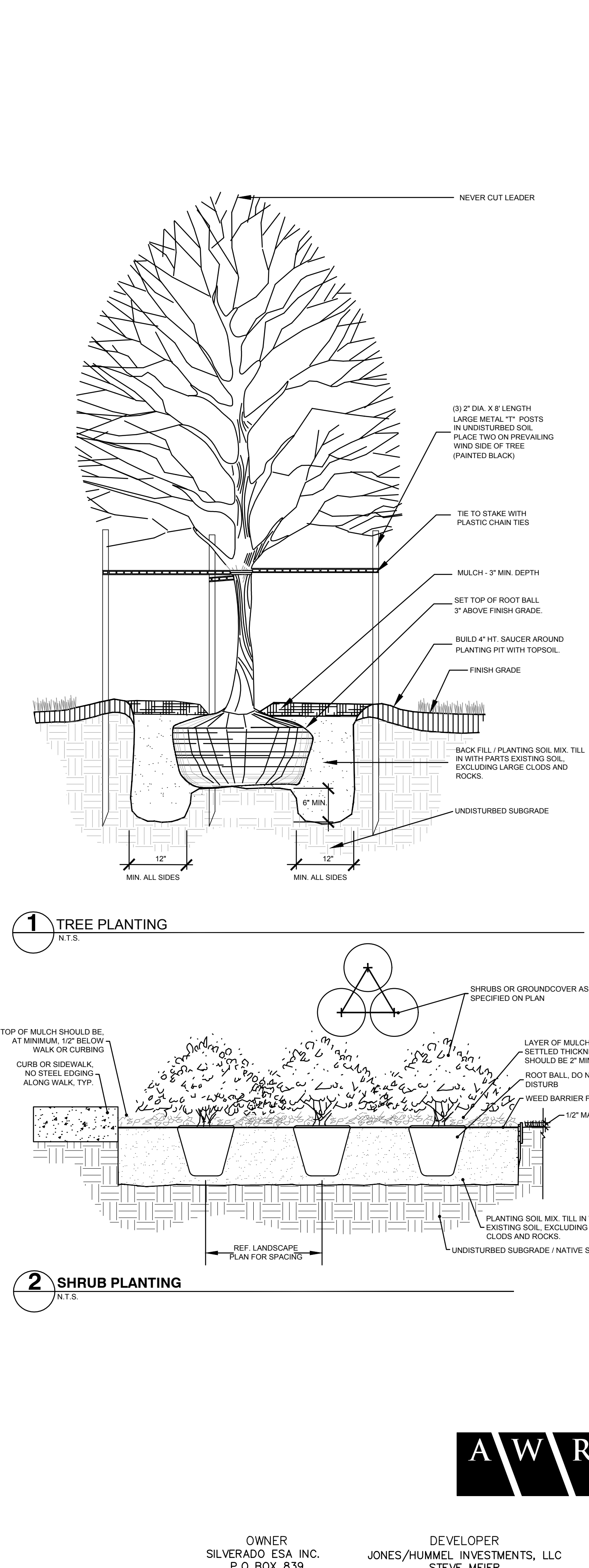
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PREPARE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

E. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



Scale:	1" = 30'
Designed by:	JUV
Drawn by:	MAG
Checked by:	JUV
1654-11/DWG/SP5-SITE PLAN.dwg	
Date:	07/22/2024

**LANDSCAPE SPECIFICATIONS AND DETAILS**

LOT 2, BLOCK 1  
HUDSON OAKS BUSINESS PARK ADDITION  
CITY OF HUDSON OAKS, TEXAS

DEVELOPER:  
JONES/HUMMEL INVESTMENTS, LLC  
500 CRESENT COURT  
SUITE 220  
DALLAS, TX 75201

07/22/2024

**VASQUEZ ENGINEERING, L.L.C.**  
1919 S. Shiloh Road  
Suite 440, LB 44  
Garland, Texas 75042  
P: 972-278-2948  
TX Registration # F-12286

**AWR**  
AWR Designs, LLC  
P.O. Box 1746  
Albino, Texas 76008  
amandagawr-designs.com  
c. 512.517.5589

**ENGINEER**  
JUAN J. VASQUEZ, P.E.  
1919 S. SHILOH ROAD  
SUITE 440, LB 44  
GARLAND, TEXAS 75042  
972-278-2948 TELE

**DEVELOPER**  
JONES/HUMMEL INVESTMENTS, LLC  
STEVE MEIER  
500 CRESENT COURT  
SUITE 220  
DALLAS, TX 75201  
214-632-9611 TELE

**OWNER**  
SILVERADO ESA INC.  
P.O. BOX 839  
WEATHERFORD, TX 76086  
817-996-3010 TELE

LANDSCAPE SPECIFICATIONS AND DETAILS  
FIRESTONE  
LOT 2, BLOCK 1  
HUDSON OAKS BUSINESS PARK ADDITION  
CITY OF HUDSON OAKS, TEXAS  
JULY 22, 2024

1.310 ACRES, 57,072 SF  
CITY OF HUDSON OAKS,  
PARKER COUNTY, TEXAS  
JULY 22, 2024

SHEET  
**L1.2**