

SITE INFORMATION:
ADDRESS: 8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180
PROPERTY AREA: ±1.40 AC
PROPERTY ZONING: C-1
BUILDING SETBACKS:
FRONT: 25'
SIDE: 0'
REAR: 0'
LANDSCAPE SETBACK:
FRONT: 15'
SIDE: -
REAR: -

SITE DATA SUMMARY	
EXISTING ZONING	C-1
LAND USE DESIGNATION	COMMERCIAL
LOT AREA (ACRES)	±1.40 ACRES
BUILDING AREA (FOOTPRINT IN SQ. FT.)	3,500 SF
LOT COVERAGE AREA	6%
AREA OF IMPERVIOUS COVERAGE (BUILDING & PAVING)	1.01 ACRES
NUMBER OF PARKING SPACES PROVIDED	29
BUILDING HEIGHT	25
LAND USE	CAR WASH

HATCH LEGEND:

	STANDARD DUTY PAVEMENT		CONCRETE SIDEWALK

FLOODPLAIN NOTES
THE PROPERTY SHOWN HEREON IS LOCATED ON MAP NO. 48085C0265J OF THE FEMA FLOOD INSURANCE RATE MAP COVERING TARRANT COUNTY, TEXAS, REVISED 6/2/2009, AND SHOWS THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

LOT 1 (TIDAL WAVE AUTO SPA) LANDSCAPE AREA %	
PRE-DEVELOPED: 1.4 AC	POST-DEVELOPED: 1.4 AC
IMPERVIOUS AREA: 1.06 AC (75.7%)	IMPERVIOUS AREA: 1.01 AC (72.1%)
LANDSCAPE AREA: 0.34 AC (24.3%)	LANDSCAPE AREA: 0.39 AC (27.8%)

- SPECIAL NOTES:**
- HANDICAP SIGN AND VAN ACCESSIBLE SIGN (R7-8 & R7-8P) ON BOLLARD; CONTRACTOR TO COORDINATE WITH SPACING WITH WHEEL STOP LOCATIONS
 - HANDICAP RAMP. CONSTRUCT AT 12:1 MAXIMUM SLOPE;
 - HANDICAP STALL STRIPING (BLUE)
 - 24" WIDE WHITE STOP BAR STRIPING
 - 4" WIDE YELLOW PARKING STALL STRIPING
 - 5" WIDE YELLOW CENTERLINE STRIPING
 - 24" STANDARD CURB & GUTTER
 - 24" ROLL CURB
 - STOP SIGN - 36"X36" (R1-1)
 - VACUUM CANOPY
 - 8' X 20' VACUUM SCREENING WITH VENDING
 - DUMPSTER ENCLOSURE (SEE DETAIL ON SHEET C15.2)
 - 20' X 20' PREP CANOPY
 - PAY KIOSK (SEE DETAIL)
 - WASH EXIT LIGHT (SEE EQUIPMENT MANUFACTURER SPECIFICATIONS)
 - SIDEWALK
 - LANDSCAPE FEATURE
 - ENTRANCE DETAIL (SEE SHEET 16.1)
 - EXIT DETAIL (SEE SHEET 16.1)
 - U-SHAPED BICYCLE RACK
 - SIGHT TRIANGLE

REVISION DESCRIPTION	BY	DATE
1 REVISED PER DRC COMMENTS	RAP	5/12/20
2 REVISED PER P & Z COMMENTS	RAP	8/17/20

EMC ENGINEERING SERVICES, INC.
1344 US Hwy 19S, Suite A
Leesburg, GA 31763
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Fax: (229) 435-7979
alany@emc-eng.com
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CIVIL MARINE ENVIRONMENTAL

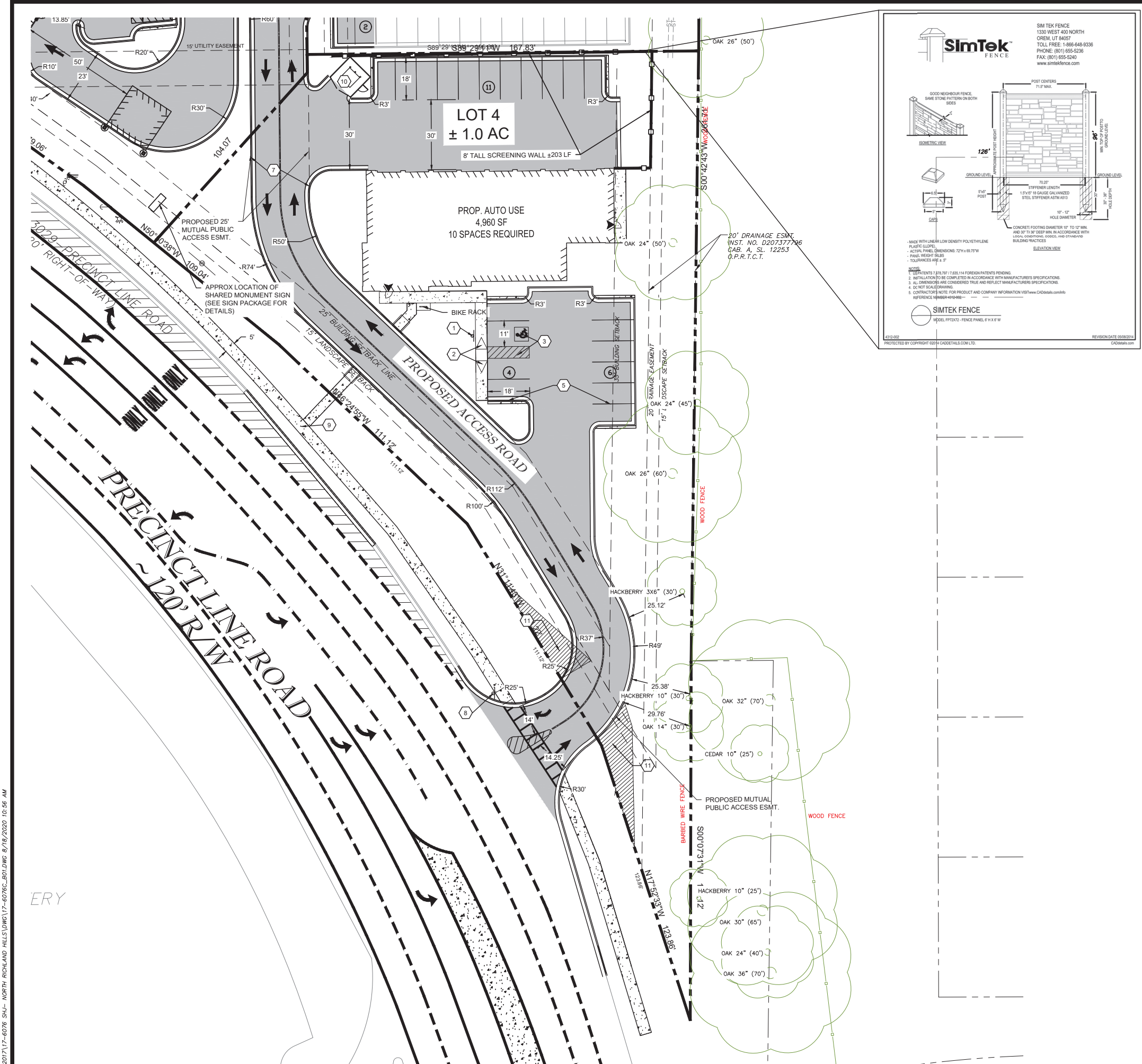
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

TIDAL WAVE PROPOSED SITE PLAN

DAVIS BLVD @ PRECINCT LINE RD
8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180
NORTH RICHLAND HILLS, TEXAS
Prepared for:
SHJ CONSTRUCTION GROUP, LLC

PROJECT NO.:	17-6076
DRAWN BY:	blm
DESIGNED BY:	RAP
SURVEYED BY:	SG
SURVEY DATE:	10/21/2013
CHECKED BY:	RAP
SCALE:	1" = 20'
DATE:	4/8/2020

SHEET C4.0
OF 39



SITE INFORMATION:

ADDRESS: 8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180

PROPERTY AREA: ±1.00 AC

PROPERTY ZONING: C-1

BUILDING SETBACKS:
FRONT: 25'
SIDE: 0'
SIDE / RESIDENTIAL: 35'
REAR: 0'

LANDSCAPE SETBACK:
FRONT: 15'
SIDE: 15'
REAR: -

SITE DATA SUMMARY	
EXISTING ZONING	C-1
LAND USE DESIGNATION	COMMERCIAL
LOT AREA (ACRES)	±1.00 ACRES
BUILDING AREA (FOOTPRINT IN SQ. FT.)	4960 SF
LOT COVERAGE AREA (PERCENT OF BUILDING COVER)	11.40%
AREA OF IMPERVIOUS COVERAGE (BUILDING & PAVING)	0.60 ACRES
NUMBER OF PARKING SPACES PROVIDED	22
BUILDING HEIGHT	22
LAND USE	LT AUTO REPAIR

HATCH LEGEND:

STANDARD DUTY PAVEMENT

CONCRETE SIDEWALK

EXISTING CONCRETE

FLOODPLAIN NOTES

THE PROPERTY SHOWN HEREON IS LOCATED ON MAP NO. 48085C0265J OF THE FEMA FLOOD INSURANCE RATE MAP COVERING TARRANT COUNTY, TEXAS, REVISED 6/2/2009, AND SHOWS THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

LOT 2 (BREAKS PLUS) LANDSCAPE COVERAGE %

PRE-DEVELOPED: 1.0 AC	POST-DEVELOPED: 1.0 AC
IMPERVIOUS AREA: 0.01 AC (1%)	IMPERVIOUS AREA: 0.60 AC (60%)
LANDSCAPE AREA: 0.99 AC (99%)	LANDSCAPE AREA: 0.40 AC (40%)

SPECIAL NOTES:

- HANDICAP SIGN AND VAN ACCESSIBLE SIGN (R7-8 & R7-8P) ON BOLLARD; CONTRACTOR TO COORDINATE WITH SPACING WITH WHEEL STOP LOCATIONS
- HANDICAP RAMP. CONSTRUCT AT 12:1 MAXIMUM SLOPE;
- HANDICAP STALL STRIPING (BLUE)
- 24" WIDE WHITE STOP BAR STRIPING
- 4" WIDE YELLOW PARKING STALL STRIPING
- 5" WIDE YELLOW CENTERLINE STRIPING
- 24" STANDARD CURB & GUTTER
- STOP SIGN - 36"X36" (R1-1)
- SIDEWALK
- DUMPSTER ENCLOSURE
- SIGHT TRIANGLE

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CIVIL
MARINE
ENVIRONMENTAL

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

EMC

BRAKE PLUS PROPOSED SITE PLAN

DAVIS BLVD @ PRECINCT LINE RD

8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180

NORTH RICHLAND HILLS, TEXAS

Prepared for:

SHJ CONSTRUCTION GROUP, LLC

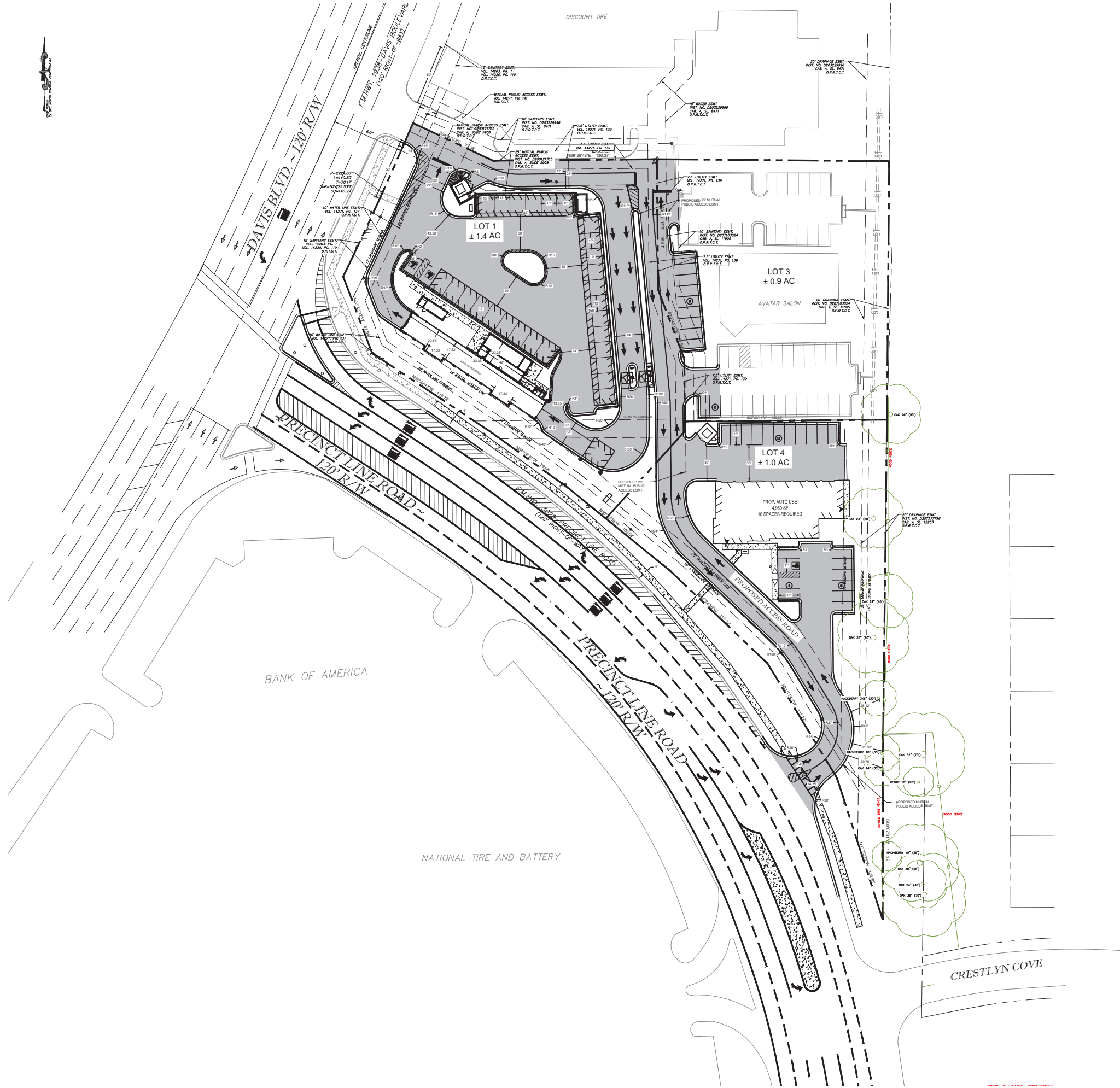
PROJECT NO.:	17-6076
DRAWN BY:	blm
DESIGNED BY:	RAP
SURVEYED BY:	SG
SURVEY DATE:	10/21/2013
CHECKED BY:	RAP
SCALE:	1" = 20'
DATE:	4/8/2020

SHEET

C4.1

OF 39

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HATCH LEGEND:

	STANDARD DUTY PAVEMENT		CONCRETE SIDEWALK
	4" HIGH ROLL CURB		EXISTING CONCRETE

FLOODPLAIN NOTES

THE PROPERTY SHOWN HEREON IS LOCATED ON MAP NO. 48085C0265J OF THE FEMA FLOOD INSURANCE RATE MAP COVERING TARRANT COUNTY, TEXAS, REVISED 6/2/2009, AND SHOWS THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

NO.	REVISION DESCRIPTION	BY	DATE
1	REVISED PER DRC COMMENTS	RAP	5/12/20
2	REVISED PER P & Z COMMENTS	RAP	8/17/20

GRAPHIC SCALE: 1" = 40'

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OVERALL PROPOSED SITE PLAN

DAVIS BLVD @ PRECINCT LINE RD

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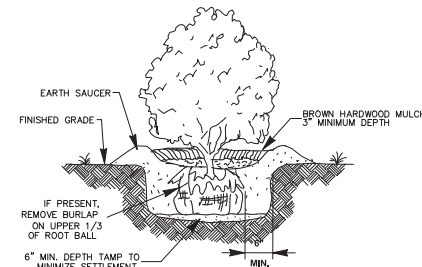
SHEET

C4.2

OF 39

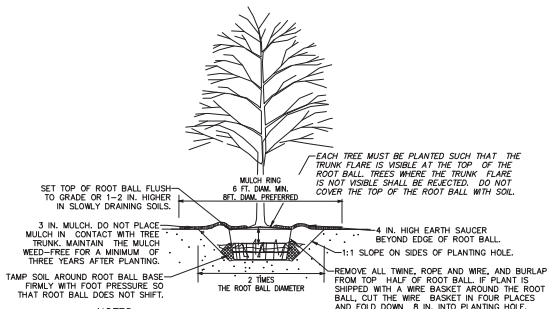


PLANT SCHEDULE							
	ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	SPACING	NOTES
GROUND COVER	LMB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	157	1 GAL	2' O.C.	YELLOW
	NDH	NANDINA DOMESTICA 'HARBOR'	HARBOR DWARF NANDINA	232	1 GAL	2' O.C.	
	ANN	ANNUALS	SEASONAL ANNUALS	104	SQ. FT.		
	RR	ARIZONA RIVER ROCK	RIVER ROCK	194	SQ. YD.		2"-6" STONES
	SOD	CYNODON HYBRID	TIFWAY BERMUDA GRASS	939	SQ. YD.		
SHRUBS	AGR	ABELIA GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	142	3 GAL	3' O.C.	
	BG	BOUTELOUA GRACILIS 'BLOND AMBITION'	BLUE GRAMA GRASS	36	3 GAL	3' O.C.	
	CJ	CLEYERA JAPONICA	CLEYERA	3	7 GAL	5' O.C.	
	ICC	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	43	3 GAL	3' O.C.	
	IVS	ILEX VOMITORIA 'SHILLINGS'	DWARF YAUPOIN HOLLY	27	3 GAL	3.5' O.C.	DO NOT PRUNE
	LIC	LAGERSTROEMIA INDICA 'CHERRY DAZZLE'	DWARF CRAPE MYRTLE	4	3 GAL	3' O.C.	
	MP	MYRTICA FUSILLA	DWARF WAX MYRTLE	19	3 GAL	4' O.C.	
	MSA	MISCANTHUS SINENSIS 'ADIAGO'	DWARF MAIDEN GRASS	17	3 GAL	3' O.C.	
TREES	IOS	ILEX OPACA 'SAVANNAH'	SAVANNAH HOLLY	2	1.5" CAL / 5'-6" HT	AS SHOWN	
	LIP	LAGERSTROEMIA INDICA "POTOMAC"	CRAPE MYRTLE	7	1.5" CAL / 7'-8" HT	AS SHOWN	2-3 STEM
	QS	QUERCUS SHUMARDII	SHUMARD OAK	6	3" CAL	AS SHOWN	
	ST	SABAL TEXANA	TEXAS SABAL PALM	4	12" CT	AS SHOWN	
	UP	ULMUS PARVIFOLIA "ALLEE"	PAPERBARK ELM / CHINESE ELM	2	2.5" - 3" CAL	AS SHOWN	












NOTES

1. CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHES IF NECESSARY.
2. FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.



TREE PLANTING
NOT TO SCALE

LANDSCAPE LEGEND

	SMALL SHRUB		LARGE TREE
	MEDIUM SHRUB		
	LARGE SHRUB		
	ORNAMENTAL TREE		PROPOSED PLANT QUANTITIES
	TEXAS SABAL PALM		PROPOSED GROUND COVER
			PROPOSED PLANT TYPE DIVISIONS

1. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE SODED.
2. ALL PLANT BEDS SHALL BE UNDERLAIN WITH LANDSCAPING FABRIC AND HAVE 3" OF RIVER ROCK WITH EDGING AS REQUIRED.
3. ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
4. ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING AS REQUIRED.
5. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
6. THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH AFTER CONSTRUCTION HAS COMPLETED.
7. NO LARGE TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE OR STORM DRAIN. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO BEGINNING PLANT INSTALLATION. LANDSCAPE ARCHITECT TO APPROVE ALL REVISIONS TO PLANT LOCATIONS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITY LINES DAMAGED DURING PLANTING.
8. SEE DETAILS ON THIS SHEET FOR SHRUB AND TREE INSTALLATION.
9. TOP SOIL SHALL BE ADDED TO WITHIN 1" OF TOP OF CURB / EDGE OF PAVEMENT
10. ALL TREES SHALL BE CONTAINER GROWN.
11. AN UNDERGROUND IRRIGATION SYSTEM, SHALL BE INSTALLED AND SHALL COMPLY WITH ALL CITY OF NORTH RICHLAND HILLS CODES AND REGULATIONS AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRIC WORKS AND MATERIALS.
12. GUARANTEE:
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.

1. ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
2. IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
3. A SEPARATE METER AND BACKFLOW PREVENTOR WILL BE REQUIRED (SEE UTILITY PLAN).
4. ALL LANDSCAPE AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS.
5. ALL LARGE AND ORNAMENTAL TREES MUST BE ON BUBBLER / DRIP IRRIGATION ON SEPARATE ZONES FROM TURF GRASS.

1. CONTRACTOR TO GRADE ALL AREAS ON THE LANDSCAPE PLAN, INCLUDING RIGHT-OF-WAY, HATCHED FOR SEEDING & SODDING.
2. TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
3. TILL SOIL TO A DEPTH OF 4" MINIMUM.
4. REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
5. GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
6. ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

1. ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
2. AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
3. SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND, ¾ TO ⅝ OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
4. STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE, SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
5. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL. AT THE END OF AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.

 SODDED AREAS

LANDSCAPE DATA SUMMARY		
REQUIRED SITE LANDSCAPING	15% OF TOTAL SITE AREA	
	REQUIRED	PROVIDED
	0.21 AC	0.35 AC
REQUIRED LANDSCAPE SETBACK	MINIMUM 15-FOOT LANDSCAPE SETBACK	
	REQUIRED	PROVIDED
	15 FT	15 FT
REQUIRED STREET FRONTAGE TREES	1 TREE PER 50 FEET OF FRONTAGE	
	REQUIRED	PROVIDED
	9	9
REQUIRED STREET FRONTAGE SHRUBS	10 SHRUBS PER 50 FEET OF FRONTAGE	
	REQUIRED	PROVIDED
	85	222
REQUIRED PARKING LOT LANDSCAPING	5% OF TOTAL PARKING AREA TO BE LANDSCAPED	
	REQUIRED	PROVIDED
	1,030 SF	3,136 SF
REQUIRED PARKING LOT TREES	1 TREE PER 20 SPACES	
	REQUIRED	PROVIDED
	1	3

NO.	REVISION DESCRIPTION	BY	DATE
1	REVISED PER DRC COMMENTS	RAP	5/12/20
2	REVISED PER P & Z COMMENTS	RAP	8/17/20
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-



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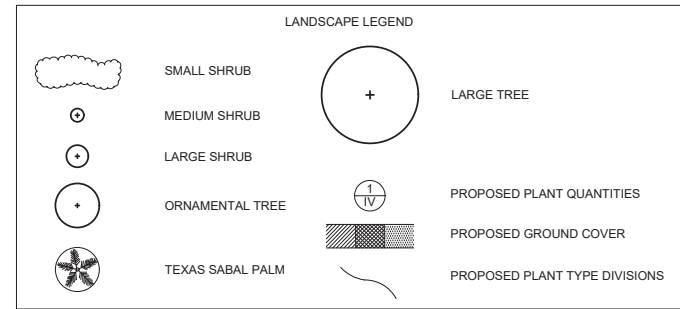
TIDAL WAVE PRELIMINARY LANDSCAPE PLAN

DAVIS BLVD @ PRECINCT LINE RD
8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76186
NORTH RICHLAND HILLS, TEXAS

Prepared for:
SHJ CONSTRUCTION GROUP, LLC

PROJECT NO.:	17-6076
DRAWN BY:	bjm
DESIGNED BY:	RAP
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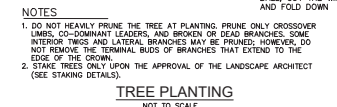
(CASE ZC 2019-21)



NOTES

1. CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHES IF NECESSARY.
2. FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

SHRUB PLANTING
NOT TO SCALE



LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE SODDED.
2. ALL PLANT BEDS SHALL BE UNDERLAIN WITH LANDSCAPING FABRIC AND HAVE 3" OF RIVER ROCK WITH EDGING AS REQUIRED.
3. ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
4. ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING AS REQUIRED.
5. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
6. THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH AFTER CONSTRUCTION HAS COMPLETED.
7. NO LARGE TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE OR STORM DRAIN. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO BEGINNING PLANT INSTALLATION. LANDSCAPE ARCHITECT TO APPROVE ALL REVISIONS TO PLANT LOCATIONS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITY LINES DAMAGED DURING PLANTING.
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THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.

IRRIGATION NOTES:

1. ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
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3. A SEPARATE METER AND BACKFLOW PREVENTOR WILL BE REQUIRED (SEE UTILITY PLAN).
4. ALL LANDSCAPE AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS.
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LANDSCAPE GRADING NOTES:

1. CONTRACTOR TO GRADE ALL AREAS ON THE LANDSCAPE PLAN, INCLUDING RIGHT-OF-WAY, HATCHED FOR SEEDING & SODDING.
2. TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
3. TILL SOIL TO A DEPTH OF 4" MINIMUM.
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LAWN SEEDING AND SODDING NOTES:

1. ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
2. AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
3. SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND, ⅓ TO ⅔ OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LESUITING EROSION OF PERENNIAL SEED DURING GERMINATION.
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HATCH LEGEND:

	SODDED AREAS
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LANDSCAPE DATA SUMMARY		
REQUIRED SITE LANDSCAPING	15% OF TOTAL SITE AREA	
	REQUIRED	PROVIDED
	0.15 AC	0.40 AC
REQUIRED LANDSCAPE SETBACK	MINIMUM 15- FOOT LANDSCAPE SETBACK	
	REQUIRED	PROVIDED
	15 FT	15 FT
REQUIRED STREET FRONTAGE TREES	1 TREE PER 50 FEET OF FRONTAGE	
	REQUIRED	PROVIDED
	7	7
REQUIRED STREET FRONTAGE SHRUBS	10 SHRUBS PER 50 FEET OF FRONTAGE	
	REQUIRED	PROVIDED
	73	137
REQUIRED PARKING LOT LANDSCAPING	5% OF TOTAL PARKING AREA TO BE LANDSCAPED	
	REQUIRED	PROVIDED
	519 SF	900 SF
REQUIRED PARKING LOT TREES	1 TREE PER 20 SPACES	
	REQUIRED	PROVIDED
	1	4

[illegible]

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SUITE 200
SOUTHLAKE, TEXAS 76092
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BRAKES PLUS PRELIMINARY LANDSCAPE PLAN

DAVIS BLVD @ PRECINCT LINE RD






3616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76181

NORTH RICHLAND HILLS, TEXAS

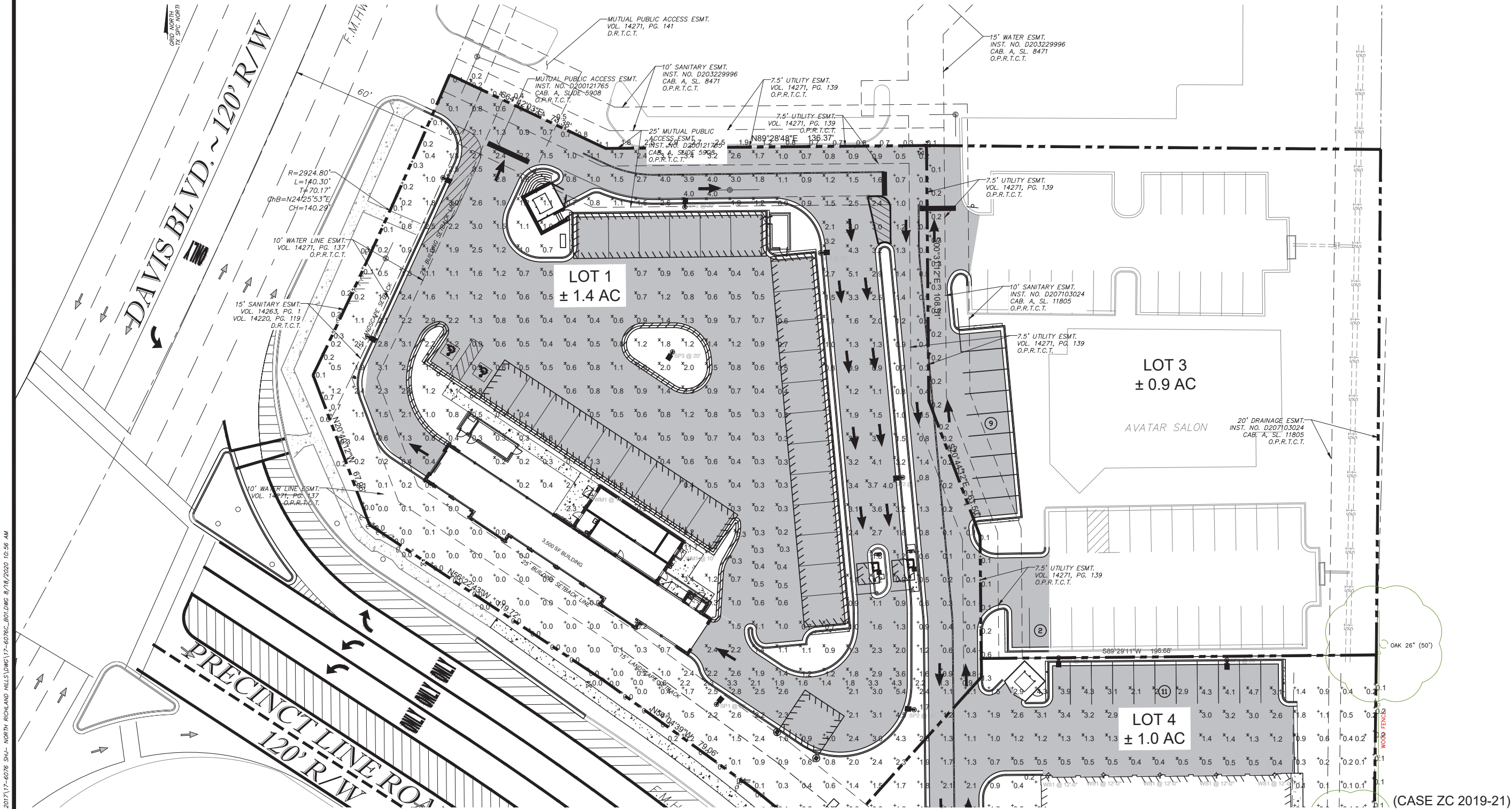
Prepared for:

SHJ CONSTRUCTION GROUP, LLC

PROJECT NO.:	17-6076
DRAWN BY:	bjm
DESIGNED BY:	RAP
SURVEYED BY:	SG
SURVEY DATE:	10/21/2013
CHECKED BY:	RAP
SCALE:	1" = 20'
DATE:	4/8/2020

SITE LIGHTING FIXTURE SCHEDULE						
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	LUMENS PER LAMP	WATTAGE
	SP1	5	OSQ-A-xx-4ME-B-57K-ULxxxxx w/OSQ-BLSMF	Cree OSQ Series Area Luminaire, Type IV Medium w/ Backlight Shield, B Input Power Designator, 5700K	8950	86
	SP2	10	OSQ-A-xx-3ME-B-57K-ULxxxxx w/OSQ-BLSMF	Cree OSQ Series Area Luminaire, Type III Medium w/ Backlight Shield, B Input Power Designator, 5700K	9196	86
	SP3	1	OSQ-A-xx-5ME-B-57K-ULxxxxx	Cree OSQ Series Area Luminaire, Type V Medium, B Input Power Designator, 5700K	10822	86.65
	WM1	2	WPTZ-L38-750	MEDIUM TRAPEZOID WALLPACK	3829	41.57
	WS1	10	TBD	LED DECORATIVE LIGHT FIXTURE	TBD	TBD

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BRAKE SERVICE BOTTOM PARKING LOT	✕	2.5 fc	3.8 fc	0.8 fc	4.8:1	3.1:1
BRAKE SERVICES PARKING LOT TO BOUNDARY	+	1.4 fc	5.4 fc	0.0 fc	N/A	N/A
BRAKE SERVICES PROPERTY LINE	+	0.2 fc	1.1 fc	0.0 fc	N/A	N/A
BRAKE SERVICES TOP PARKING LOT	✕	1.9 fc	4.7 fc	0.3 fc	15.7:1	6.3:1
PARKING LOT	✕	1.3 fc	5.3 fc	0.0 fc	N/A	N/A
PARKING LOT TO BOUNDARY	+	1.2 fc	11.7 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.7 fc	4.3 fc	0.0 fc	N/A	N/A



REVISION DESCRIPTION
BY DATE
1 REVISED PER DRC COMMENTS
2 REVISED PER P & Z COMMENTS

NO. 1 2

STATE OF TEXAS
EMC ENGINEERING SERVICES, INC.
F-19233
CERTIFICATE OF AUTHORIZATION

STATE OF TEXAS
BRIAN HILL BRAUN
127623
LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.
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CIVIL
MARINE
ENVIRONMENTAL
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

TIDAL WAVE PHOTOMETRIC PLAN
DAVIS BLVD @ PRECINCT LINE RD
8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180
NORTH RICHLAND HILLS, TEXAS
Prepared for:
SHJ CONSTRUCTION GROUP, LLC

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SHEET
C9.0
OF 39

