

VICINITY MAP
N.T.S.

NOTES:

1. CM = CONTROL MONUMENT
2. IRF = IRON ROD FOUND
3. IRS = IRON ROD SET WITH YELLOW CAP STAMPED "ANA".
4. THE SUBJECT PROPERTY WAS NOT ABSTRACTED AS A PART OF THIS SURVEY.
5. BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM, 1983 (NAD '83), TEXAS NORTH CENTRAL ZONE.

BY GRAPHIC SCALE A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE AE SHADED (AREA DETERMINED TO BE INSIDE THE 100-YEAR FLOODWAY) THE REST OF THE PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED. (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, PANEL NO. _____, EFF SEPTEMBER 25, 2009.

LAND USE TABLE

ITEM	R-2	RI-PD (3.535 AC) 16 UNITS
MIN. LOT AREA	9,000 SF	5,500 SF
AVG. LOT AREA	-	5,600 SF
MIN FRONT YARD	20 FT	15 FT
MIN REAR YARD	10 FT AND 20%	10 FT
MIN. LOT WIDTH	72.5 FT	55 FT (58 FT AVG.)
MIN. SIDE YARD	10 FT & 6 FT	5 FT AND 5 FT
TOTAL OPEN SPACE	-	15,851 SF (10.87 %)
USEABLE OPEN SPACE	-	15,851 SF (10.87 %)
DENSITY	4 UNITS/AC	4.79 UNITS/AC

AREA CALCULATIONS
 AREA OF DEVELOPMENT= 3.535 ACRES (153,968 SF)
 NUMBER OF UNITS = 17
 OPENSACE (15,851 S.F.) 10.30 %

REAL PROPERTY DESCRIPTION

BEING TRACT B-1, AND TRACT B, BLOCK SEVEN, DIAMOND LOCH UNIT 2, SUBDIVISION, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-85, PAGE 37, PLAT RECORDS, TARRANT COUNTY, TEXAS, AS CONVEYED TO BENCHMARK AMERICAN HOMES LLC, BY DEED RECORDED IN INSTRUMENT NUMBER D216299250, DEED RECORDS, TARRANT COUNTY, TEXAS, AND THAT CERTAIN TRACT OF LAND CALLED 1.248 ACRE TRACT SITUATED IN R. P. BARTON SURVEY, ABSTRACT NUMBER 175, AS CONVEYED TO BENCHMARK AMERICAN HOMES LLC, BY DEED RECORDED IN INSTRUMENT NUMBER D217155196, OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON FOUND FOR THE SOUTHEAST CORNER OF SAID 1.248 ACRE TRACT AND THE SOUTHWEST CORNER OF TRACT A, OF SAID BLOCK SEVEN, IN THE NORTH RIGHT OF WAY LINE OF GLENVIEW DRIVE (80' RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 54 MINUTES 18 SECONDS WEST, 220.40 FEET WITH THE COMMON LINE OF SAID GLENVIEW AND SAID 1.248 ACRE TRACT TO THE SOUTHEAST CORNER OF THE SAME AND THE SOUTHEAST CORNER OF SAID TRACT B;

THENCE NORTH 89 DEGREES 54 MINUTES 18 SECONDS WEST, 43.52 FEET WITH SAID COMMON LONE TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 553.67 FEET WITH THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 46 DEGREES 54 MINUTES 50 SECONDS WITH A RADIUS OF 676.20 FEET, AND A CHORD WHICH BEARS NORTH 66 DEGREES 28 MINUTES 54 SECONDS WEST, 538.34 FEET TO THE WEST CORNER OF SAID TRACT B-1;

THENCE NORTH 62 DEGREES 18 MINUTES 25 SECONDS EAST, 94.11 FEET WITH THE COMMON LINE OF SAID TRACT B-1, AND LOT 1 OF SAID BLOCK SEVEN;

THENCE SOUTH 89 DEGREES 01 MINUTES 18 SECONDS EAST, 192.20 FEET WITH THE NORTH LINE OF SAID TRACT B-1, TO THE NORTHEAST CORNER OF THE SAME;

THENCE SOUTH 86 DEGREES 37 MINUTES 18 SECONDS EAST, 250.00 FEET WITH THE NORTH LINE OF SAID TRACT B TO THE NORTHEAST CORNER OF THE SAME;

THENCE NORTH 87 DEGREES 04 MINUTES 42 SECONDS EAST, 220.40 FEET TO THE NORTHEAST CORNER OF SAID 1.248 ACRE TRACT AND THE NORTHEAST CORNER OF SAID TRACT A;

THENCE SOUTH 02 DEGREES 52 MINUTES 18 SECONDS EAST, 240.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 153,968 SQUARE FEET OR 3.535 ACRE OF LAND MORE OR LESS.

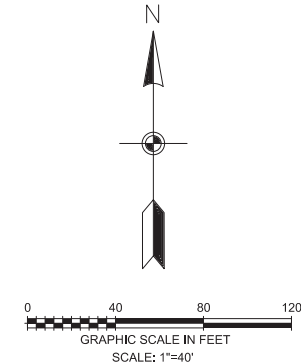
PLANNED DEVELOPMENT RESTRICTIONS

1. DWELLINGS TO BE 2,000 S. F. MINIMUM.
2. ELEVATIONS OF EACH UNITS WILL BE 85% MASONRY WITH DECORATIVE ELEMENTS AND AT LEAST 3 ARCHITECTURAL ENHANCEMENTS SUCH AS SHUTTERS, CUT BRICK "HAUNCH", LOUVERED VENTS, METAL OVERHANGS, DECORATIVE WOOD GARAGE DOORS, WINDOW AND DOOR DRESSINGS, ENHANCED DRIVEWAY PAVEMENT, ETC.
3. ROOF MATERIALS SHALL BE CONSTRUCTED OF AT LEAST 30-YEAR SHINGLES. THREE-TAB SHINGLES ARE PROHIBITED.
4. ALL DRIVEWAYS TO BE SALT-FINISH OR BROOMED FINISHED WITH SMOOTHED BORDERS/EDGES.
5. ALL PRIVACY FENCING SHALL BE AS SHOWN ON THE PLAN. WOOD STOCKADE FENCING SHALL BE 6' TALL AND SHALL HAVE METAL POSTS. HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF WALLS WITHIN OPEN SPACE LOTS AND WITHIN DEDICATED WALL EASEMENTS. 6' WOOD FENCE TO BE PRE-STAINED CEDAR BOARD-ON-BOARD WITH TOP SIDE STRIP, TOP CAP, AND PRESSURE-TREATED KICKBOARD BASE ON METAL POLES.
6. SIDEWALKS SHALL BE CONSTRUCTED ON EACH LOT BY THE HOME BUILDER OR DEVELOPER. THE SIDEWALK SHALL BE FOUR FEET IN WIDTH. A FIVE-FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO GLENVIEW DRIVE BY THE DEVELOPER.
7. EACH LOT SHALL HAVE A FULL AREA IRRIGATION SPRINKLER SYSTEM WITH FREEZE AND RAIN DETECTORS.
8. ALL LATERAL AND SERVICE LINES FOR ALL UTILITIES SHALL BE PLACED AND MAINTAINED UNDERGROUND.
9. COMMON AMENITIES, COMMON AREAS AND ALL COMMON AREAS NOT SPECIFIED IN INDIVIDUAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
10. SIDE YARD SEPARATIONS SHALL BE A MINIMUM OF 10' BETWEEN STRUCTURES (5 FT AND 5 FT).
11. PROJECT SIGNS TO BE IN ACCORDANCE WITH THE CITY OF NRH SIGN ORDINANCE.
12. EACH LOT OWNER WILL BE A MANDATORY MEMBER OF THE HOMEOWNERS ASSOCIATION (HOA) WHICH WILL PROVIDE MAINTENANCE AND LIABILITY COVERAGE FOR COMMON AREAS.
13. ALL BUILDINGS SHALL HAVE 15 MINIMUM FEET SETBACK FROM FRONT PROPERTY LINE.
14. FRONT ENTRY GARAGES SHALL BE LIMITED TO 13 OF THE 17 LOTS. WITH (6) MUST HAVE INDIVIDUAL DOORS SEPARATED BY A MINIMUM 12" COLUMN. FRONT ENTRY GARAGE DOORS MUST BE SET BACK AT LEAST 20 FEET FROM THE FRONT PROPERTY LINE.
15. FRONT ENTRY GARAGE DOORS MUST BE DECORATIVE WOOD. FRONT BUILDING ELEVATIONS NEXT TO GARAGE DOORS SHALL BE ENHANCED MASONRY USING A COMBINATION OF BRICK AND STONE WITH DECORATIVE ELEMENTS.
16. EACH LOT SHALL BE LANDSCAPED BY THE BUILDER WITH A MINIMUM OF FIFTEEN ONE-GALLON SHRUBS, THREE TREES (3 INCH CALIPER MEASURED 12 INCHES ABOVE THE ROOT BALL) WITH A MINIMUM OF ONE TREE IN THE FRONT YARD.
17. STREET LIGHTS SHALL BE SELECTED FROM ONCOR'S 'DECORATIVE STREET LIGHTING' OPTIONS, EXCLUDING THE TEXAN LUMINAIRE
18. A MASONRY SCREENING WALL SHALL BE CONSTRUCTED ON THE SIDE OR REAR LOT LINES ADJACENT TO GLENVIEW DRIVE ON THE SINGLE-FAMILY RESIDENTIAL LOTS. THE WALL MUST BE 6 FEET IN HEIGHT WITH 1" MOW STRIP AND TWO-INCH CONTINUOUS DRAINAGE OPENING. TRADITIONAL MASONRY SCREENING WALLS OR A PRE-CAST PRODUCT SUCH AS VERTI-CRETE® ARE REQUIRED. THIN-PANEL WALLS ARE PROHIBITED.
19. A MOUNTABLE CURB MAY BE CONSTRUCTED ON THE CUL DE SAC MEDIAN.

ORNAMENTAL IRON FENCING WITH MASONRY COLUMNS

L = 563.67'
 $\Delta = 46^\circ 54' 50''$
 R = 676.20'
 LC = N 66° 28' 54" W,
 538.34'

DIAMOND LOCH ADDITION
 LOT A
 D216272426
 D.R.T.C.T



ZONING EXHIBIT
 DIAMOND PARK ESTATES

5000 THOMPSON TERRACE
 COLLEYVILLE, TX 76034
 (817) 335-9900
 FAX: (817) 335-9955



SHEET 1 OF 1

CASE ZC 2017-11

ENGINEER / SURVEYOR
 A.N.A. CONSULTANTS, L.L.C.
 5000 THOMPSON TERRACE
 COLLEYVILLE, TEXAS 76034
 TEL. (817) 335-9900
 FAX (817) 335-9955

OWNER / DEVELOPER
 BENCHMARK AMERICAN HOMES LLC
 BENCHMARK AMERICAN HOMES, LLC
 9001 GLENDA RA DRIVE
 NRH, TX, 7182
 TEL.: (817) 875-8631

ZONING EXHIBIT

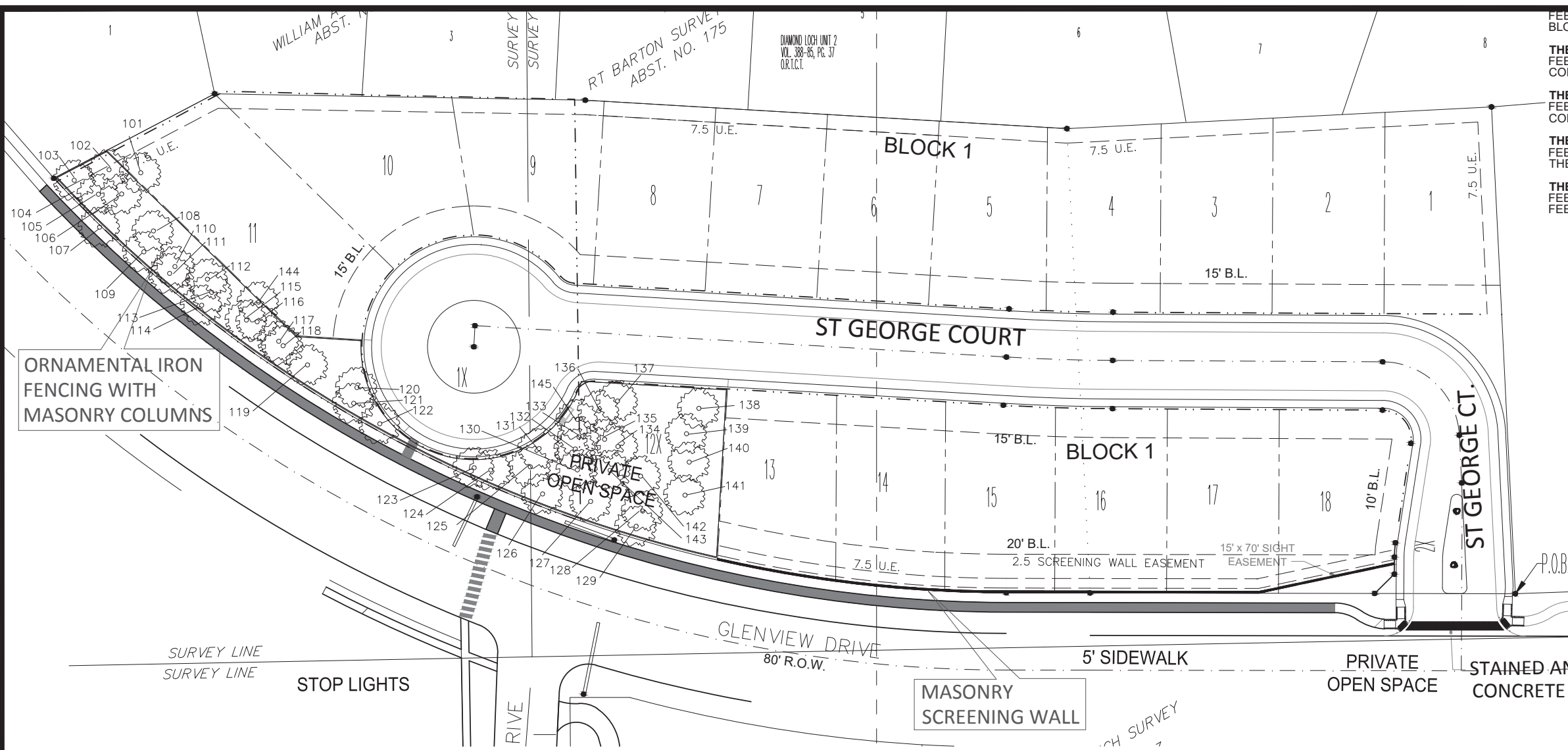
DIAMOND PARK ESTATES

EXIST. ZONING "LR LOCAL RETAIL"
 PROP. ZONING "RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT"
 LOTS 1-2 BLOCK 1, LOTS 1-11, 12X & 13-18
 BLOCK 1
 AND 1X & 2X BLOCK 100

BEING 3.535 ACRES OF LAND
 17 RESIDENTIAL LOTS &
 2 PRIVATE OPEN SPACE LOT
 IN THE WILLIAMS TRIMBLE SURVEY
 ABSTRACT NO. 1520 AND
 R.P. BARTON SURVEY ABSTRACT NO. 175
 AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
 TARRANT COUNTY, TEXAS.

PREPARED OCTOBER 2017

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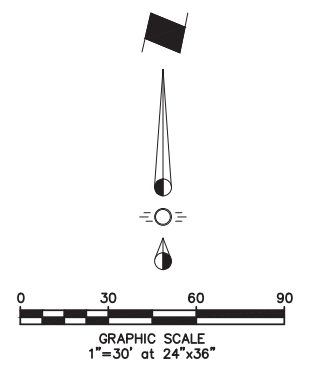
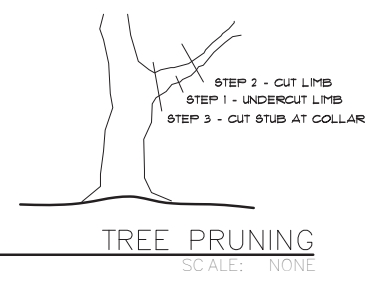
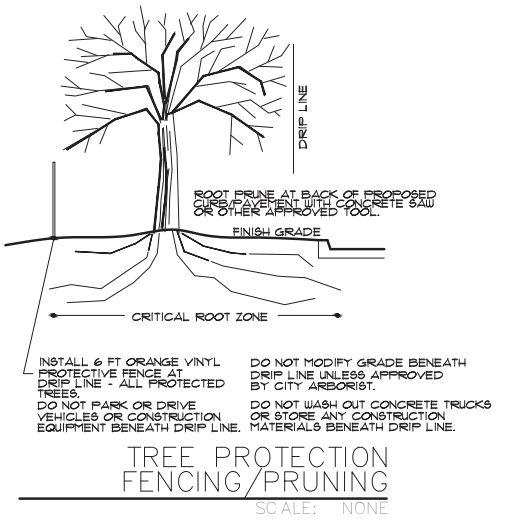
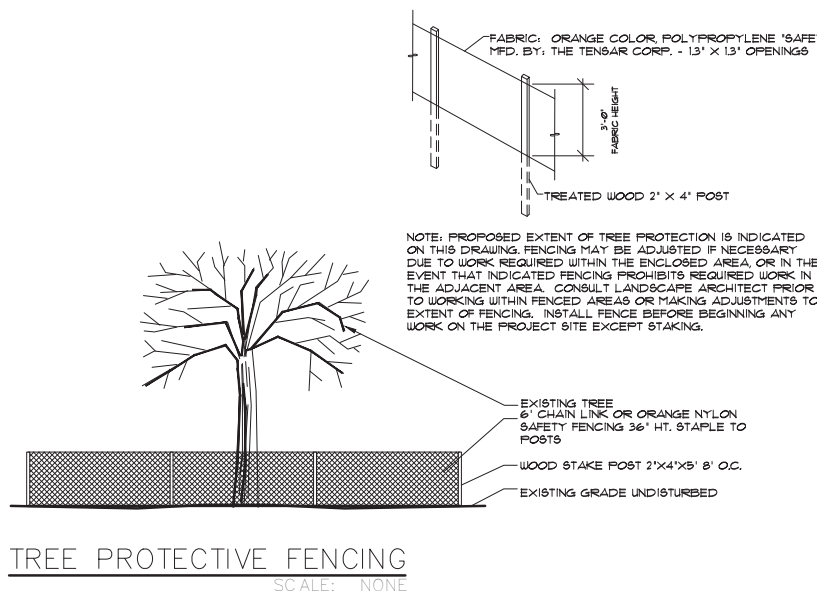


TREE SURVEY		
DBH	Species	Status
101	6	HACKBERRY PRESERVE
102	6	HACKBERRY PRESERVE
103	20	OAK PRESERVE
104	6	HACKBERRY PRESERVE
105	20	OAK PRESERVE
106	6	OAK PRESERVE
107	8	HACKBERRY PRESERVE
108	20	OAK PRESERVE
109	10	OAK PRESERVE
110	20	OAK PRESERVE
111	6	HACKBERRY PRESERVE
112	12	OAK PRESERVE
113	6	HACKBERRY PRESERVE
114	8	HACKBERRY PRESERVE
115	12	OAK PRESERVE
116	8	HACKBERRY PRESERVE
117	20	HACKBERRY PRESERVE
118	20	HACKBERRY PRESERVE
119	12	OAK PRESERVE
120	8	OAK PRESERVE
121	26	HACKBERRY PRESERVE
122	8	HACKBERRY PRESERVE
123	8	HACKBERRY PRESERVE
124	8	HACKBERRY PRESERVE
125	6	HACKBERRY PRESERVE
126	6	HACKBERRY PRESERVE
127	8	HACKBERRY PRESERVE
128	6	HACKBERRY PRESERVE
129	6	HACKBERRY PRESERVE
130	12	HACKBERRY PRESERVE
131	6	HACKBERRY PRESERVE
132	6	HACKBERRY PRESERVE
133	6	HACKBERRY PRESERVE
134	6	HACKBERRY PRESERVE
135	6	HACKBERRY PRESERVE
136	6	HACKBERRY PRESERVE
137	6	HACKBERRY PRESERVE
138	12	HACKBERRY PRESERVE
139	6	HACKBERRY PRESERVE
140	6	HACKBERRY PRESERVE
141	6	HACKBERRY PRESERVE
142	6	HACKBERRY PRESERVE
143	6	HACKBERRY PRESERVE
144	8	HACKBERRY PRESERVE
145	6	HACKBERRY PRESERVE

Date FEB 2, 2018
 Drawn By GAC
 Checked By JRF
 Revisions



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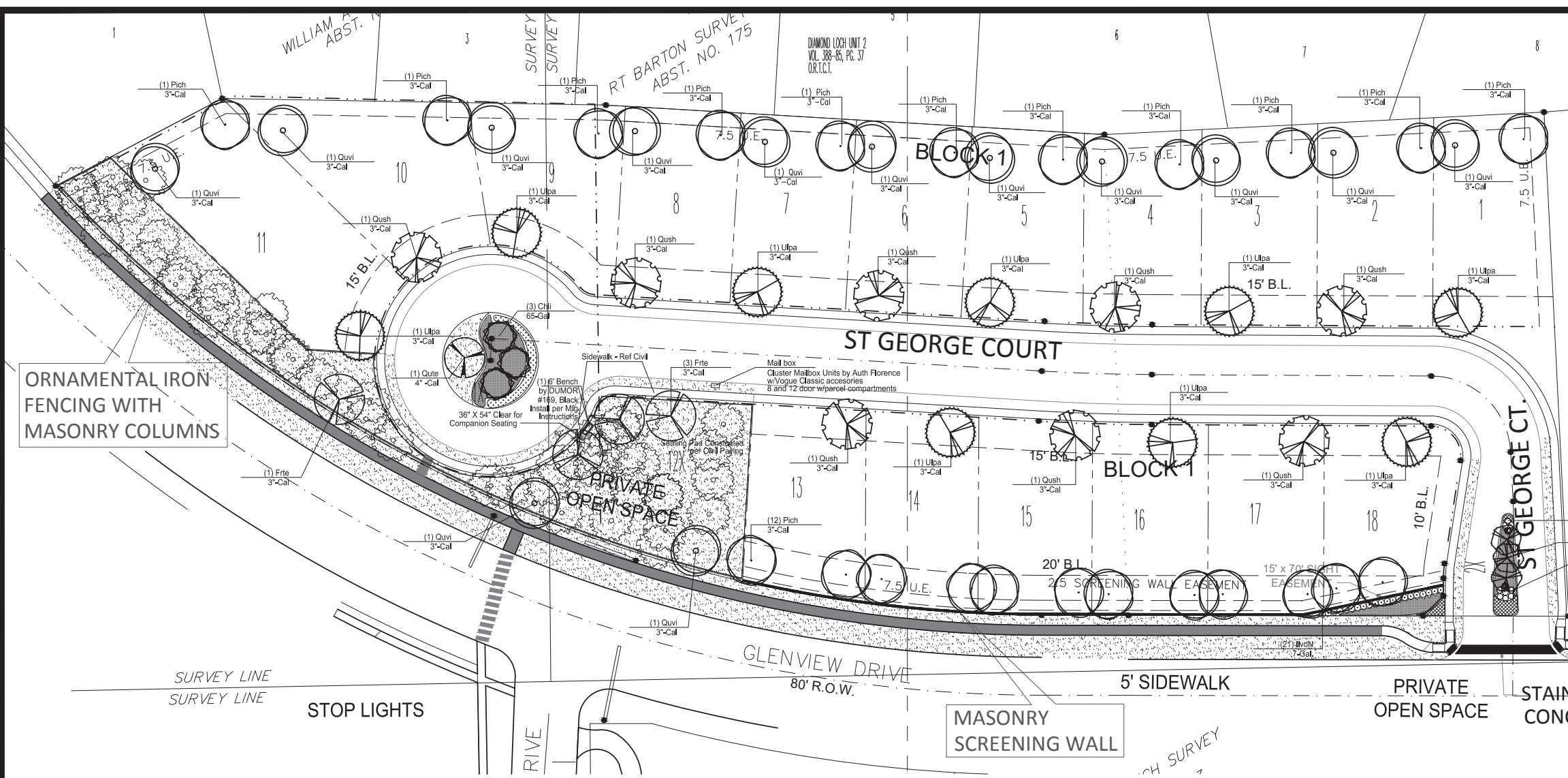
OWNER / DEVELOPER
 BENCHMARK AMERICAN HOMES LLC
 BENCHMARK AMERICAN HOMES, LLC
 9001 GLENBARA DRIVE
 NRH, TX. 7182
 TEL: (817) 875-8631

ZONING EXHIBIT
DIAMOND PARK ESTATES
 EXIST. ZONING "LR LOCAL RETAIL"
 PROP. ZONING "RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT"
 LOTS 1-2 BLOCK 1, LOTS 1-11, 12X & 13-18
 BLOCK 1
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 BEING 3.535 ACRES OF LAND
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 IN THE WILLIAMS TRIMBLE SURVEY
 ABSTRACT NO. 1520 AND
 R.P. BARTON SURVEY ABSTRACT NO. 175
 AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
 TARRANT COUNTY, TEXAS.
 PREPARED OCTOBER 2017
ZC 2017-11
EXISTING TREES

DIAMOND PARK ESTATES
 GLENVIEW DRIVE
 NORTH RICHLAND HILLS, TEXAS

Sheet No.
L-1

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- PLANTING NOTES:**
1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
 3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
 4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
 5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED.
 6. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
 7. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
 8. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
 9. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
 10. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
 11. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
 12. IF EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 13. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
 14. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
 15. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
 16. AT TIME OF PLANT PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
 17. PRIOR TO TREE PLANTING THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS FOR THE OWNERS APPROVAL.

Date FEB 2, 2018
 Drawn By GAC
 Checked By JRF
 Revisions



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ORNAMENTAL IRON FENCING WITH MASONRY COLUMNS

STOP LIGHTS

MASONRY SCREENING WALL

PRIVATE OPEN SPACE STAINED AND CONCRETE C

CITY OF NORTH RICHLAND HILLS LANDSCAPE REQUIREMENTS - SINGLE FAMILY RESIDENTIAL DISTRICT-

RESIDENTIAL LOTS	3 TREES PER LOT (1 TREE MIN. TO BE IN FRONT)	
	REQUIRED	PROVIDED
	3 TREES	3 TREES

CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
 TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
 TEXAS ONE CALL SYSTEMS 1-800-245-4545
 LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5

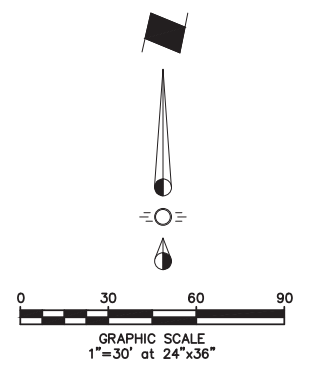
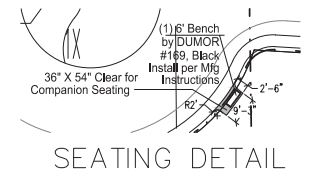
BEFORE YOU DIG...

NOTE:
 NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. INSTALL SOD TO ESTABLISH TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

PLANT LIST

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments
⊗	9	Ulpa	Ulmus parvifolia	Lacebark elm	3"-Cal	
⊗	8	Qush	Quercus shumardii	Shumard oak	3"-Cal	
⊗	13	Quvi	Quercus virginiana	Southern live oak	3"-Cal	
⊗	23	Pich	Pistacia chinensis	Chinese pistache	3"-Cal	
⊗	3	Lainna	Lagerstroemia indica 'Natchez'	Crape myrtle 'Natchez'	45-Gal	
⊗	21	IlvoN	Ilex vomitoria 'Nana'	Dwarf yaupon	7-Gal.	
⊗	9	Rokn	Rosa 'Knock Out'	'Knock Out' Rose	3-Gal	
⊗	1	Qute	Quercus texana	Texas red oak	4"-Cal	
⊗	3	Chli	Chilopsis linearis	Desert willow	65-Gal	
⊗	4	Fрте	Fraxinus texensis	Texas ash	3"-Cal	
⊗			Existing tree			



OWNER / DEVELOPER
 BENCHMARK AMERICAN HOMES LLC
 BENCHMARK AMERICAN HOMES, LLC
 9001 GLENDARA DRIVE
 NRH, TX. 7182
 TEL: (817) 875-8631

ZONING EXHIBIT

DIAMOND PARK ESTATES
 EXIST. ZONING "LR LOCAL RETAIL"
 PROP. ZONING "RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT"
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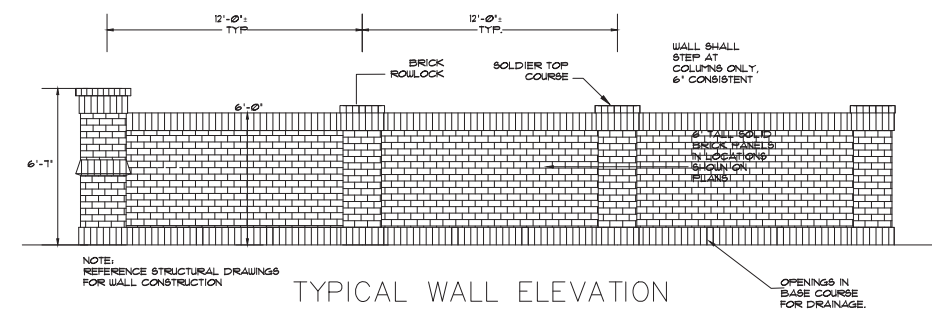
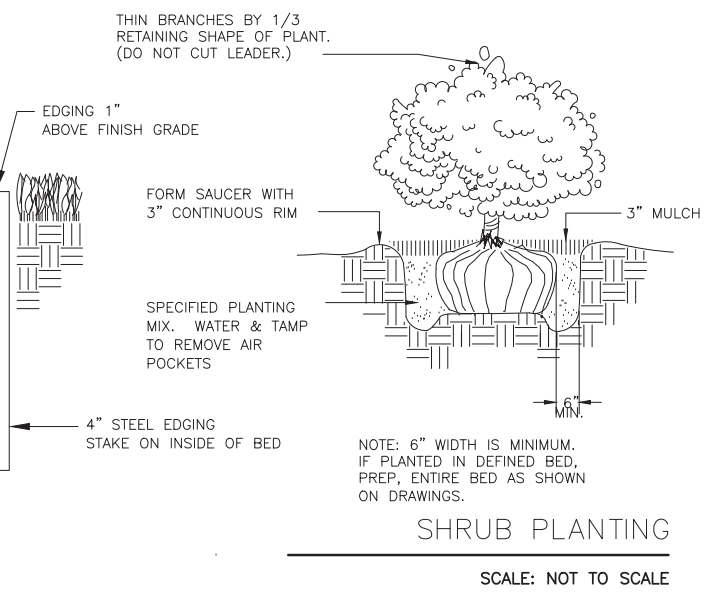
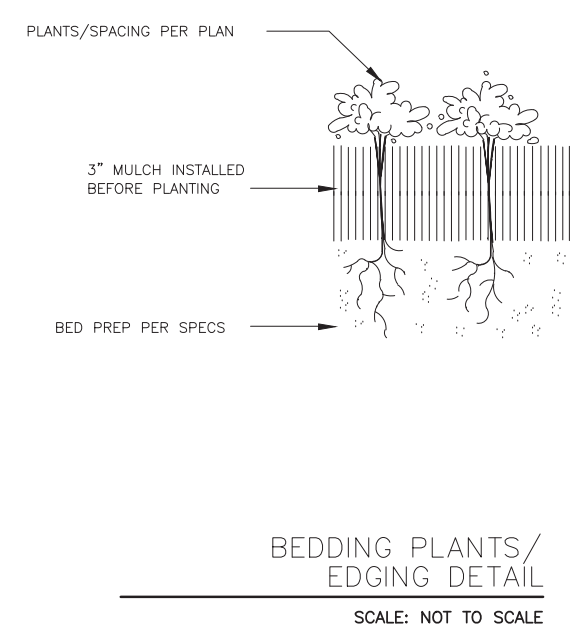
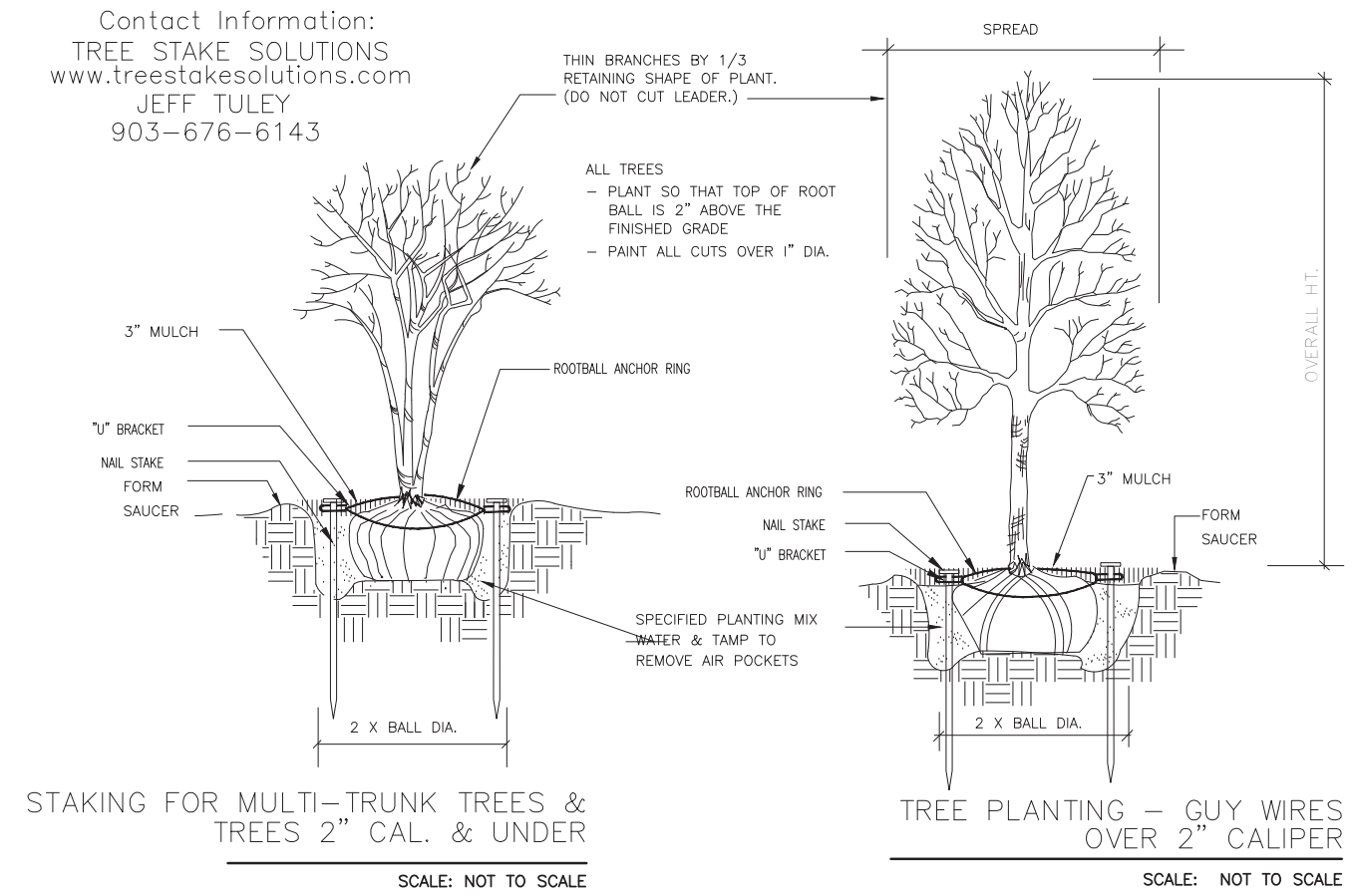
⊗ DENOTES AREAS TO BE SOLID BERMUDA SOD

CONCEPTUAL LANDSCAPE PLAN

DIAMOND PARK ESTATES
 GLENVIEW DRIVE
 NORTH RICHLAND HILLS, TEXAS

Sheet No.
L-2

Contact Information:
 TREE STAKE SOLUTIONS
 www.treestakesolutions.com
 JEFF TULEY
 903-676-6143



<https://www.mailboxworks.com/product/florence-8-door-cbu-mailbox-cluster-box-unit/>
<https://www.mailboxworks.com/product/florence-12-door-cbu-mailbox-cluster-box-unit/>

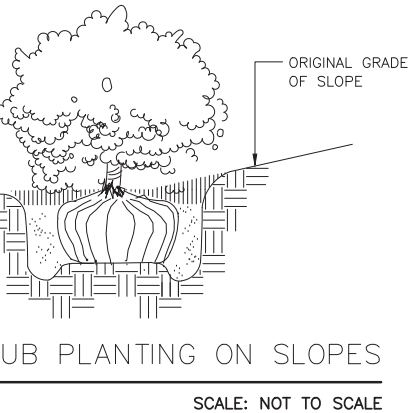
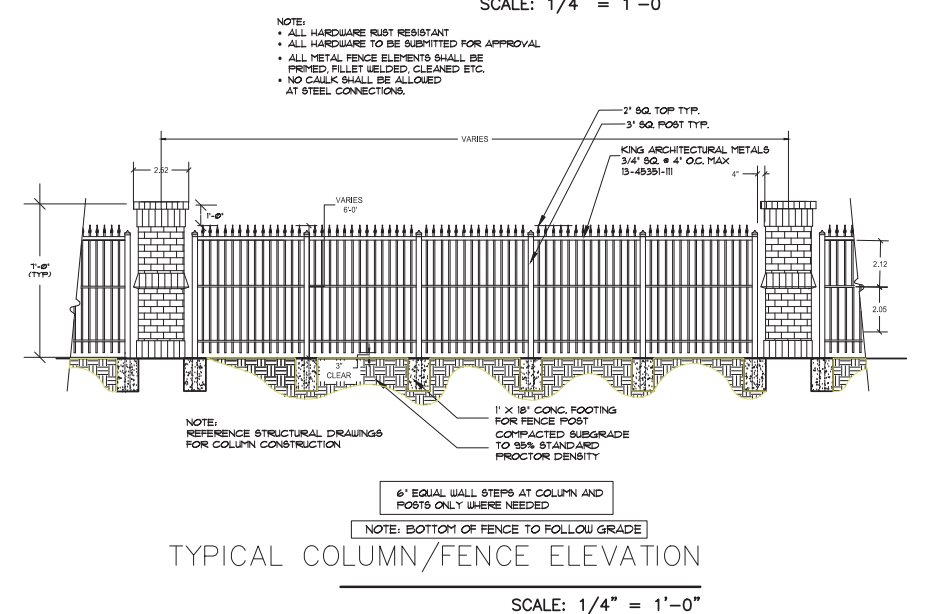


Vogue Classic CBU Accessories
 The Vogue 8 door CBU mailboxes classic accessories kit is the perfect way to enhance your cluster mailbox units by Auth Florence Manufacturing. Economical and easy to install, these CBU mailbox accessories include an aluminum pillar, base and cap, ideal for use on CBU residential, industrial, and Commercial Mailboxes.

Vogue Classic Mailbox Accessories
 Order Auth Florence 12 door CBU classic mailbox accessories for replacement purposes or for new build neighborhoods and set your centralized mail delivery center apart from the rest. The clean lines on the crown moulding roof cap, reinforced column cover and mailbox pedestal base put the finishing touches on the world's most secure and trusted Commercial Mailboxes by Auth Florence.

CLUSTER MAILBOXES W/
 DECORATIVE ACCESORIES
 SCALE: NOT TO SCALE

OWNER / DEVELOPER
 BENCHMARK AMERICAN HOMES LLC
 BENCHMARK AMERICAN HOMES, LLC
 9001 GLENDARA DRIVE
 NRH, TX. 7182
 TEL: (817) 875-8631



ZONING EXHIBIT
DIAMOND PARK ESTATES
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ZC 2017-11
LANDSCAPE DETAILS



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DIAMOND PARK ESTATES
 GLENVIEW DRIVE
 NORTH RICHLAND HILLS, TEXAS

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DIAMOND PARK ESTATES
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SECTION 02830

TREES, SHRUBS, AND GROUNDCOVERS

PART I - GENERAL

1.01 DESCRIPTION OF WORK

A. Scope

1. Bed prep
2. Metal edging
3. Topsoil
4. Planting
5. Mulching
6. Guarantee

B. Related Work Specified Elsewhere

1. General Requirements - All Locations
2. Section 02740 - Irrigation Trenching
3. Section 02750 - Irrigation
4. Section 02800 - Lawns

1.02 QUALITY ASSURANCE

A. Contractor Qualifications

Minimum of three (3) years experience on projects of similar characteristics and size.

B. Reference Standards:

1. American Joint Committee Of Horticultural Nomenclature: Standardized Plant Names, Second Edition, 1942;
2. American Association Of Nurserymen: American Standard For Nursery Stock, 1973

C. Substitutions

1. Substitutions accepted only upon written approval of Landscape Architect and Owner
2. Submit substitutions possessing same characteristics as indicated on plans and specifications.

D. Inspection and Testing

1. The project Owner's representative reserves the right to inspect and tag plants at the place of growth with the Contractor.
2. Inspection at place of growth does not preclude the right of rejection due to improper digging or handling.
3. Owner's representative reserves the right to request soil samples and analysis of soil and plant mix. Remove or correct unacceptable soil. Cost of testing by Contractor.

1.03 SUBMITTALS

A. Certificates

1. Submit State and Federal certificates of inspection with invoice. (Only if required by Landscape Architect.)
2. File certificates with Owner's representative prior to material acceptance.

1.04 PRODUCT DELIVERY, STORAGE, & HANDLING

A. Preparation of Delivery

1. Balled & Burlaped (B&B) Plants
 - a. Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after replanting.
 - b. Ball with firm, natural ball of soil, wrapped tightly with burlap covering entire ball.
 - c. Ball size and ratios: conform to American Association of Nurserymen standards unless otherwise shown on plant list.

2. Pack plant material to protect against climatic & seasonal damage, as well as breakage injuries during transit.
3. Securely cover plant tops with ventilated tarpaulin or canvas to minimize wind-whipping and drying in transit.
4. Pack and ventilate to prevent sweating of plants during transit. Give special attention to insure prompt delivery and careful handling to point of delivery at job site.

B. Delivery

1. Deliver fertilizer, fertilizer tablets, peat, mulch, soil additives, and amendment materials to site in original, unopened containers, bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law.
2. Deliver plants with legible identification and size labels on example plants.
3. Protect during delivery to prevent damage to root ball or desiccation of leaves.
4. Notify Owner's representative of delivery schedule in advance so plant material may be inspected upon arrival at job site.
5. Deliver plants to job site only when areas are prepared.

C. Storage

1. Protect roots of plant material from drying or other possible injury with wetted mulch or other acceptable material.
2. Protect from weather.
3. Maintain and protect plant material not to be planted immediately upon delivery.

D. Handling

1. Do not drop plants.
2. Do not damage ball, trunk, or crown.
3. Lift and handle plants from bottom of container or ball.

1.05 JOB CONDITIONS

- A. Planting Season Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices.
- B. Protection Before excavations are made, take precautionary measures to protect areas trucked over and where soil is temporarily stacked.

1.06 GUARANTEE

- A. Guarantee new plant material for one year after acceptance of final installation (ie. Final Acceptance of project).
- B. Make replacement (one per plant) during one year guarantee period at appropriate season with original plant type, size and planting mixture.
- C. Repair damage to other plants, lawns, & irrigation caused during plant replacement at no cost to Owner.
- D. Use only plant replacements of indicated size and species.

PART II - PRODUCTS

2.01 MATERIALS

A. Plant Materials

1. Hardy under climatic conditions similar to locality of project.
2. True to botanical and common name variety.
3. Sound, healthy, vigorous, well branched, and densely foliated when in leaf, with healthy well-developed root system.
4. Free from disease, insects, and defects such as knots, sun-scald, windburn, injuries, disfigurement, or abrasions.
5. Conform to measurements after pruning with branches in normal positions.
6. Conform to American Association of Nurserymen standards unless shown differently on plant list.
7. Trees:
 - a. Single, straight trunks, unless indicated otherwise
 - b. Trees with weak, thin trunks not capable of support will not be accepted.
 - c. All multi-stem trees are to have a minimum of three stems, similar in size and shape, with a spread of approximately 2/3 of the height. All yaupons to be female. Crape myrtle color selection by Landscape Architect.
8. Nursery grown stock only.
9. Subject to approval of Landscape Architect.
10. Seasonal color:
 - a. Annuals in 4" pots or as specified
 - b. Perennials in 4" pots, clumps, bulbs as specified

B. Topsoil

1. Natural, fertile, friable soils having a textural classification of loam or sandy loam possessing characteristics of soils in vicinity which produce heavy growth of crops, grass, or other vegetation.
2. Free of subsoil, brush, organic litter, objectionable weeds, clods, shale, stones 3/4" diameter or larger, stumps, roots or other material harmful to grading, planting, plant growth, or maintenance operations.
3. Presence of vegetative parts of Bermuda grass (Cynodon dactylon), Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.
4. Test topsoil (cost by Contractor):
 - a. Available nitrogen
 - b. Available phosphorus
 - c. Available potash
 - d. Iron
 - e. Ph: 5.5 to 7.0
 - f. Decomposed organic matter: 6-10%

C. Mulch

1. Top Dressing Mulch - Shredded cypress or hard wood only
2. Mulch for soil prep - Shredded pine bark
3. In pre-packaged bags only; bulk shredded material is unacceptable

D. Peat Moss Commercially available baled peat moss or approved equivalent.

E. Staking Material

1. Stakes for tree support:
 - a. Construction grade yellow pine, stain brown
 - b. Size as noted on plans
2. Wires:
 - a. Padded with rubber hose to protect tree
 - b. Galvanized
 - c. With galvanized turnbuckle
 - d. Evenly tighten turnbuckles with plant in vertical position.

F. Water

1. Free of oils, acids, alkali, salt, and other substances harmful to plant growth
2. Location: Furnish temporary hoses and connections on site.

G. Sand - Washed builders sand

H. Antidesiccant - "Wilt-proof" or equal.

I. Edging - 3/16" X 4" green, new and unused; with stakes.

2.02 MIXES

D. Planting Mixture

1. Existing topsoil - 50%
2. Shredded pine bark - 50%
3. Fertilizer 10-20:10 at 30 lb./1000 SF

E. Planting Mix for Annuals/Perennials

1. Prepare above mix
2. Add 2" of sand

F. Azalea mix: solid peat moss in hole 9" wider than root ball each direction. Plant in solid peat moss and provide mound at base of plant to allow for drainage.

G. Japanese maple, dogwood, camellias: Provide 50/50 peat moss to topsoil mix, raise for drainage.

PART III - EXECUTION

3.01 UTILITIES - verify location of all utilities prior to initiating construction; repair any damage caused by construction at no cost to owner.

3.02 INSPECTION

- A. Inspect plants for injury and insect infestation; prune prior to installation.
- B. Inspect site to verify suitable job conditions.

3.03 FIELD MEASUREMENTS

- A. Location of all trees and shrubs to be staked in the field and approved by Owner's representative prior to installation.
- B. Location of all groundcover and seeding limits as shown on plans.

3.04 EXCAVATION FOR PLANTING

A. Pits

1. Shape - Vertical hand scarified sides and flat bottom.
2. Size for trees - 2 feet wider or twice the root ball, whichever is greater.
3. Size for shrubs - Size of planting bed as shown on drawings.
4. Roto-till soil mix thoroughly, full depth.
5. NOTE: If beds are proposed beneath drip line of existing tree canopy, pocket prep plants. Do not roto-till beneath existing trees.

B. Obstructions Below Ground

1. Remove rock or underground obstructions to depth necessary to permit planting.
2. If underground obstructions cannot be removed, notify Owner's representative for instruction.

C. Excess Soil Dispense of unacceptable or excess soil away from the project site at Contractor's expense.

3.05 PLANTING

A. General

1. Set plants 2" above existing grade to allow for settling.
2. Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around ball.
3. Apply soil in accordance with standard industry practice for the region.
4. Thoroughly settle by water jetting and tamping soil in 6" lifts.
5. Prepare 3" dish outside root ball after planting.
6. Thoroughly water all beds and plants.
7. Stake trees and large shrubs as indicated on plans.
8. Apply anti-desiccant according to manufacturer's instructions.
9. Apply commercially manufactured root stimulator as directed by printed instruction.
10. Plant and fertilize bedding plants per trade standards.
11. Apply 3" mulch top dressing.

B. Balled Plants

1. Place in pit of planting mixture that has been hand tamped prior to placing plant.
2. Place with burlap intact to ground line. Top of ball to be 2" above surrounding soil to allow for settling.
3. Remove binding at top of ball and lay top of burlap back 6".
4. Do not pull wrapping from under ball, but cut all binding cord.
5. Do not plant if ball is cracked or broken before or during planting process or if stem or trunk is loose.
6. Backfill with planting mixture in 6" lifts.

C. Container Grown Plants

1. Place in pit on planting mixture that has been hand tamped prior to placing plant.
2. Cut cans on two sides with an acceptable can cutter, and remove root ball from can. Do not injure root ball.
3. Carefully remove plants without injury or damage to root balls.
4. Backfill with planting mixture in 6" lifts.

D. Mulching

1. Cover planting bed evenly with 3" of mulch.
2. Water immediately after mulching.
3. Where mulch has settled, add additional mulch to regain 3" thickness.
4. Hose down planting area with fine spray to wash leaves of plants.

D. Pruning

1. Prune minimum necessary to remove injured twigs and branches, dead wood, and suckers; remove approximately 1/3 of twig growth as directed by landscape architect; do not cut leaders or other major branches of plant unless directed by landscape architect.
2. Make cuts flush, leaving no stubs.
3. Paint cuts over 1" diameter with approved tree wound paint.
4. Do not prune evergreens except to remove injured branches.

3.06 EDGING

- A. Stake edging alignment with string line prior to installation. Use framing square to insure right angles are true.
- B. Install all edging straight and true as indicated on drawings. Where edging layout is circular in design, maintain true and constant radii as shown.
- C. When required on slopes, make vertical cuts (approximately 6" on center) on bottom of edging to allow bending without crimping edging.
- D. Install edging so that approximately 1" is exposed on lawn side. Edging should not be visible from bed side after application of mulch.
- E. Align edging with architectural features (ie pavement joints, windows, columns, wall, etc.) when drawings indicate.
- F. Bend all corners, do not cut corners.
- G. Interlock all pieces with pre-fabricated connectors.
- H. Install with all stakes on inside of planting bed.
- I. Remove, file off all sharp corners and burrs.

3.07 CLEAN-UP

A. Sweep and wash all paved surfaces.

Remove all planting and construction debris from site, including rocks, trash and all other miscellaneous materials.

3.08 MAINTENANCE

A. Contractor responsible for routine, and regular maintenance of site until Final Acceptance is awarded by Owner. Work includes:

1. Weeding (weekly)
2. Watering (as required)
3. Pruning
4. Spraying
5. Fertilizing
6. Mulching
7. Mowing (weekly)

B. Provide Owner and Landscape Architect with preferred maintenance schedule in writing. Schedule shall include the above-listed tasks and shall address all frequencies, rates, times, levels, etc.

END OF SECTION

OWNER / DEVELOPER
 BENCHMARK AMERICAN HOMES LLC
 BENCHMARK AMERICAN HOMES, LLC
 9001 GLENDARA DRIVE
 NRH, TX. 7182
 TEL: (817) 875-8631

ZONING EXHIBIT
DIAMOND PARK ESTATES
 EXIST. ZONING "LR LOCAL RETAIL"
 PROP. ZONING "RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT"
 LOTS 1-2 BLOCK 1, LOTS 1-11, 12X & 13-18
 BLOCK 1
 AND 1X & 2X BLOCK 100
 BEING 3.535 ACRES OF LAND
 17 RESIDENTIAL LOTS &
 2 PRIVATE OPEN SPACE LOT
 IN THE WILLIAMS TRIMBLE SURVEY
 ABSTRACT NO. 1520 AND
 R.P. BARTON SURVEY ABSTRACT NO. 175
 AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
 TARRANT COUNTY, TEXAS.
 PREPARED OCTOBER 2017
ZC 2017-11
PLANTING SPECS

