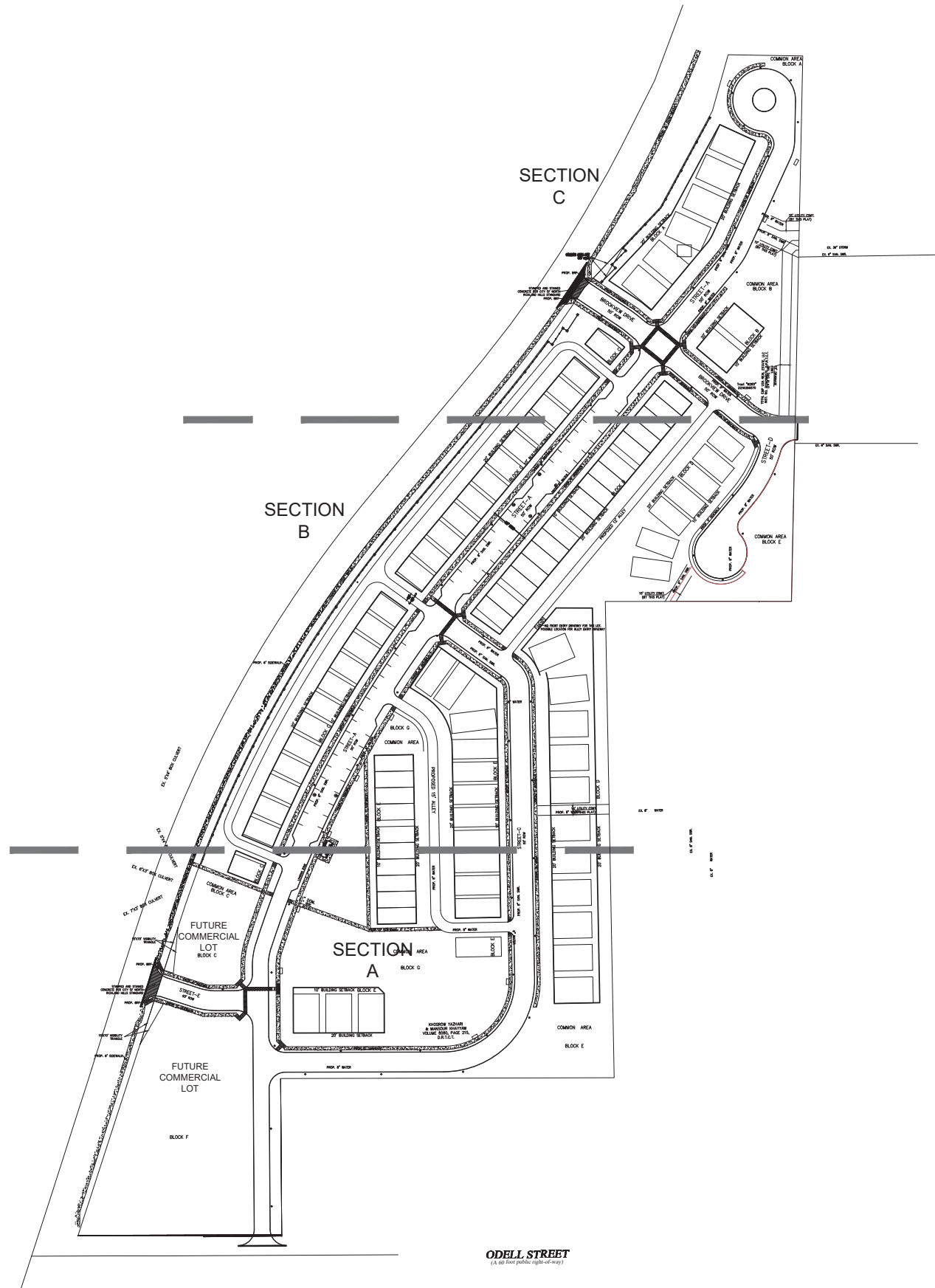


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VICINITY MAP
N.T.S.

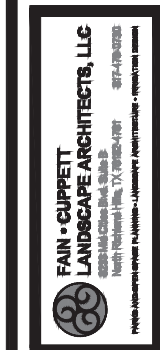
CITY OF NORTH RICHLAND HILLS LANDSCAPE REQUIREMENTS		
REQUIRED STREET FRONTAGE TREES	1 TREE REQUIRED PER EVERY 50 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	1,490 LF/50 = 30 TREES	30 TREES
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQUIRED PER EVERY 5 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	1,490 LF/5 = 298 SHRUBS	298 SHRUBS
RESIDENTIAL LOTS TOWN HOMES AND COTTAGE HOMES (REAR LOADED)	2 TREES PER LOT	
	REQUIRED	PROVIDED
	1 STREET TREE - CANOPY 1 BACK YARD - ORNAMENTAL STREET TREE SPACING 30' OC	1 STREET TREE - CANOPY 1 BACK YARD - ORNAMENTAL STREET TREE SPACING 30' OC
RESIDENTIAL LOTS TOWN HOMES AND COTTAGE HOMES (FRONT LOADED)	3 TREES PER LOT	
	REQUIRED	PROVIDED
	1 STREET TREE - CANOPY TREE 1 FRONT YARD - CANOPY TREE 2 BACK YARD - TREES STREET TREE SPACING 20' TO 40' OC MAX.	1 STREET TREE - CANOPY TREE 1 FRONT YARD - CANOPY TREE 2 BACK YARD - TREES STREET TREE SPACING 20' TO 40' OC MAX.
RESIDENTIAL LOTS SINGLE FAMILY	3 TREES PER LOT	
	REQUIRED	PROVIDED
	1 STREET TREE - CANOPY TREE 1 FRONT YARD - CANOPY TREE 2 BACK YARD - CANOPY TREE STREET TREE SPACING 20' TO 40' OC MAX.	1 STREET TREE - CANOPY TREE 1 FRONT YARD - CANOPY TREE 2 BACK YARD - CANOPY TREE STREET TREE SPACING 20' TO 40' OC MAX.

NOTE: NO CANOPY TREES IN THE BACK YARD OF REAR ENTRY LOTS



CASE # ZC2019-03
OVERALL SHEET LEGEND

Date DEC 05, 2019
Drawn By ACH
Checked By GAC
Revisions

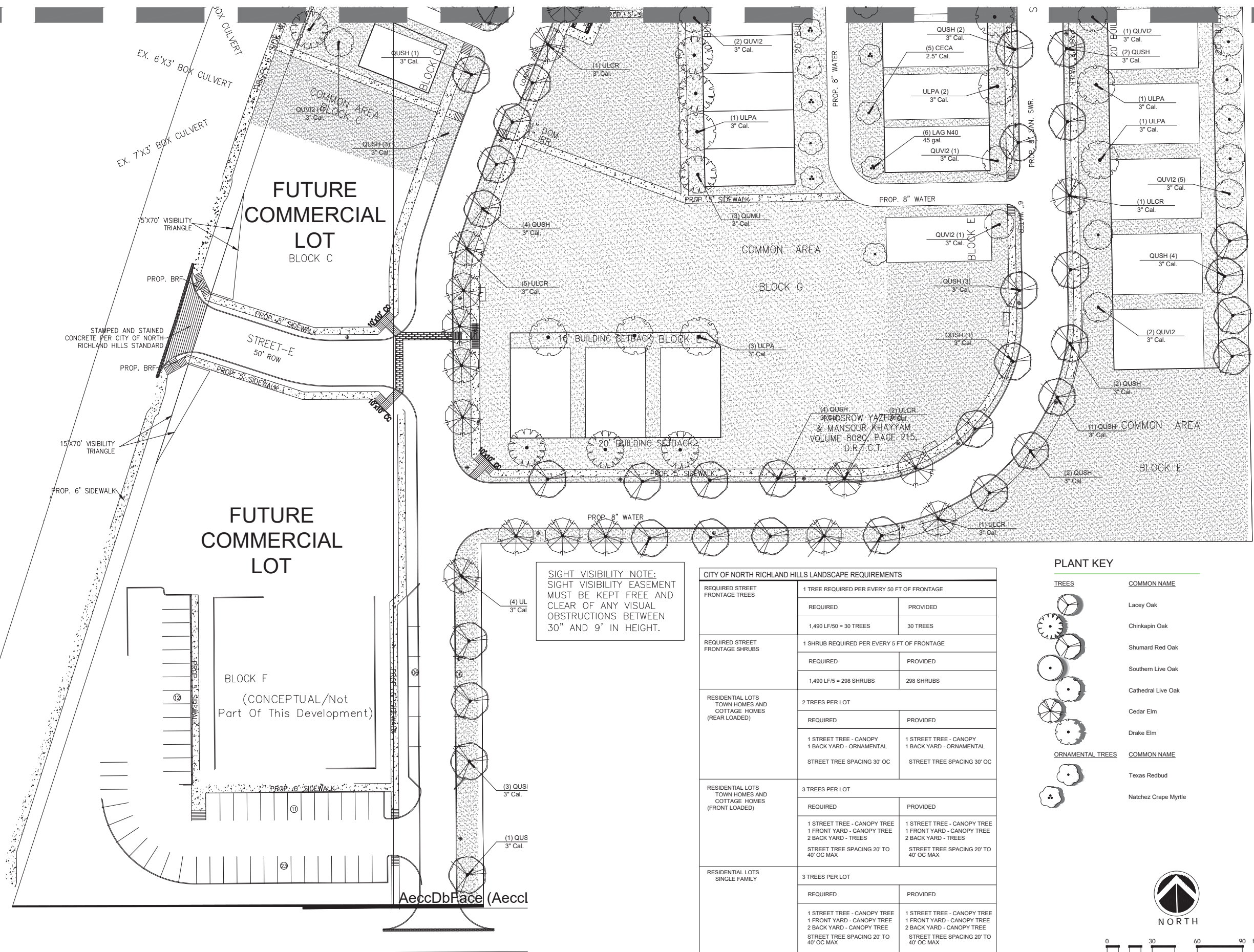


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WILLOW SPRINGS
DAVIS BLVD
NORTH RICHLAND HILLS, TEXAS

Sheet No.
L0.0
OF 6

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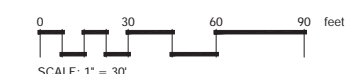


SIGHT VISIBILITY NOTE:
SIGHT VISIBILITY EASEMENT
MUST BE KEPT FREE AND
CLEAR OF ANY VISUAL
OBSTRUCTIONS BETWEEN
30" AND 9' IN HEIGHT.

CITY OF NORTH RICHLAND HILLS LANDSCAPE REQUIREMENTS		
REQUIRED STREET FRONTAGE TREES	1 TREE REQUIRED PER EVERY 50 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	1,490 LF/50 = 30 TREES	30 TREES
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQUIRED PER EVERY 5 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	1,490 LF/5 = 298 SHRUBS	298 SHRUBS
RESIDENTIAL LOTS TOWN HOMES AND COTTAGE HOMES (REAR LOADED)	2 TREES PER LOT	
	REQUIRED	PROVIDED
	1 STREET TREE - CANOPY 1 BACK YARD - ORNAMENTAL STREET TREE SPACING 30' OC	1 STREET TREE - CANOPY 1 BACK YARD - ORNAMENTAL STREET TREE SPACING 30' OC
RESIDENTIAL LOTS TOWN HOMES AND COTTAGE HOMES (FRONT LOADED)	3 TREES PER LOT	
	REQUIRED	PROVIDED
	1 STREET TREE - CANOPY TREE 1 FRONT YARD - CANOPY TREE 2 BACK YARD - TREES STREET TREE SPACING 20' TO 40' OC MAX	1 STREET TREE - CANOPY TREE 1 FRONT YARD - CANOPY TREE 2 BACK YARD - TREES STREET TREE SPACING 20' TO 40' OC MAX
RESIDENTIAL LOTS SINGLE FAMILY	3 TREES PER LOT	
	REQUIRED	PROVIDED
	1 STREET TREE - CANOPY TREE 1 FRONT YARD - CANOPY TREE 2 BACK YARD - CANOPY TREE STREET TREE SPACING 20' TO 40' OC MAX	1 STREET TREE - CANOPY TREE 1 FRONT YARD - CANOPY TREE 2 BACK YARD - CANOPY TREE STREET TREE SPACING 20' TO 40' OC MAX

NOTE: NO CANOPY TREES IN THE BACK YARD OF REAR ENTRY LOTS

PLANT KEY	
	TREES
	COMMON NAME
	Lacey Oak
	Chinkapin Oak
	Shumard Red Oak
	Southern Live Oak
	Cathedral Live Oak
	Cedar Elm
	Drake Elm
	ORNAMENTAL TREES
	COMMON NAME
	Texas Redbud
	Natchez Crape Myrtle



CASE # ZC2019-03
LANDSCAPE PLAN - SECTION A

Date DEC 05, 2019
Drawn By ACH
Checked By GAC
Revisions



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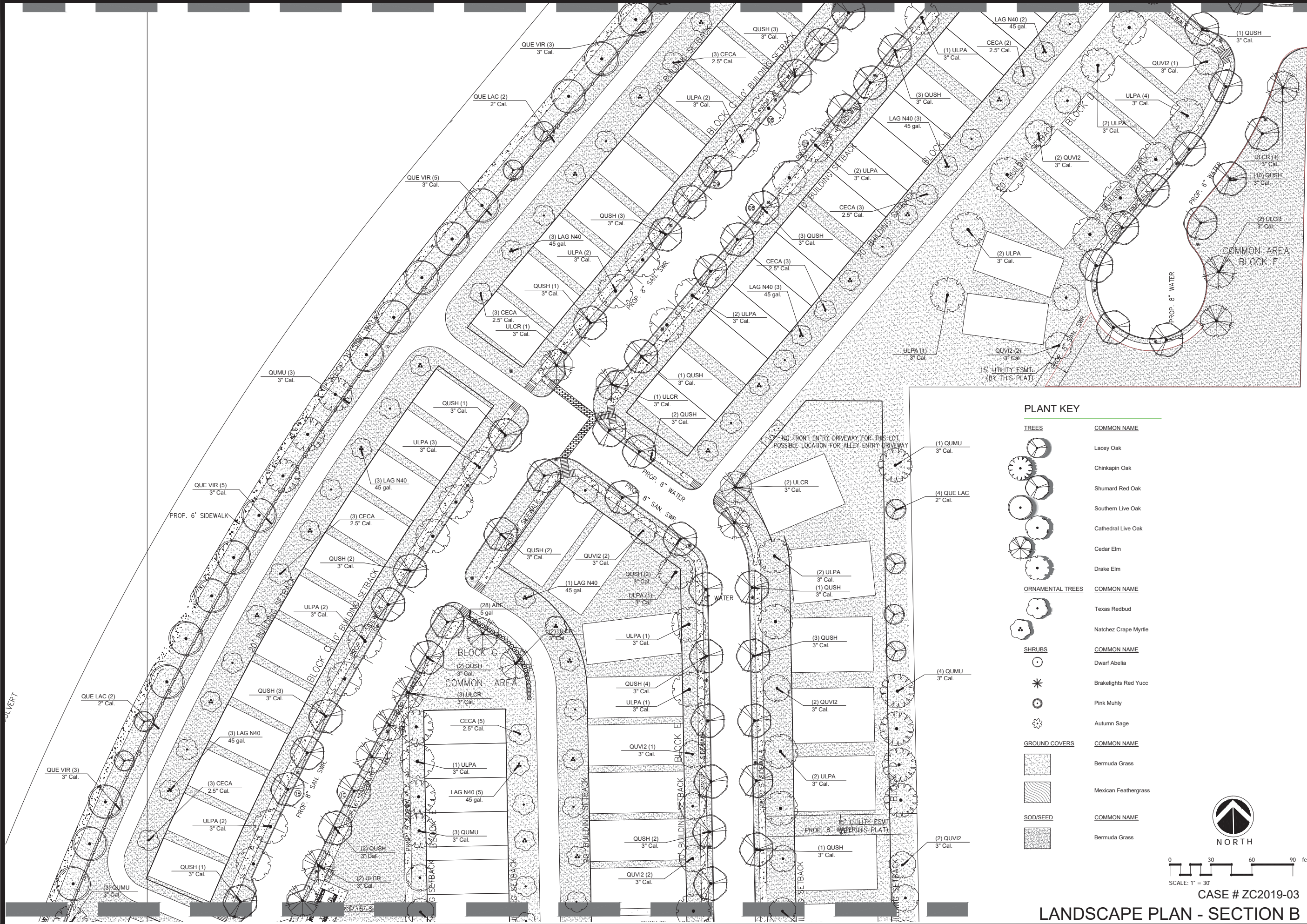
WILLOW SPRINGS
DAVIS BLVD
NORTH RICHLAND HILLS, TEXAS

Sheet No.

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PLANT KEY

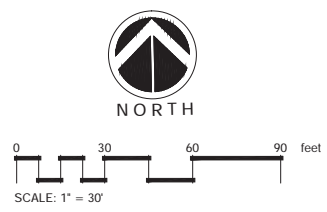
TREES	COMMON NAME
	Lacey Oak
	Chinkapin Oak
	Shumard Red Oak
	Southern Live Oak
	Cathedral Live Oak
	Cedar Elm
	Drake Elm

ORNAMENTAL TREES	COMMON NAME
	Texas Redbud
	Natchez Crape Myrtle

SHRUBS	COMMON NAME
	Dwarf Abelia
	Brakelights Red Yucc
	Pink Muhly
	Autumn Sage

GROUND COVERS	COMMON NAME
	Bermuda Grass
	Mexican Feathergrass

SOD/SEED	COMMON NAME
	Bermuda Grass



**CASE # ZC2019-03
LANDSCAPE PLAN - SECTION B**

Date DEC 05, 2019
 Drawn By ACH
 Checked By GAC
 Revisions



THE ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF THE COUNTY OF DALLAS, TEXAS. THE LANDSCAPE ARCHITECT RESISTANT NUMBER 2072 ON DPL GROUP LLC. WHO WANTS THE ORIGINAL DRAWING TO BE PRINTED OR REPRODUCED, MUST CONTACT THE ORIGINAL ARCHITECT TO OBTAIN THE ORIGINAL DRAWING. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO WAIVE ALL RIGHTS, INCLUDING BUT NOT LIMITED TO, THE RIGHTS OF INTELLECTUAL PROPERTY, AND TO WAIVE THE RIGHTS OF THE ARCHITECT TO ENFORCE THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURE. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO WAIVE ALL RIGHTS OF INTELLECTUAL PROPERTY, INCLUDING BUT NOT LIMITED TO, THE RIGHTS OF INTELLECTUAL PROPERTY. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO WAIVE ALL RIGHTS OF INTELLECTUAL PROPERTY, INCLUDING BUT NOT LIMITED TO, THE RIGHTS OF INTELLECTUAL PROPERTY.

**WILLOW SPRINGS
 DAVIS BLVD
 NORTH RICHLAND HILLS, TEXAS**

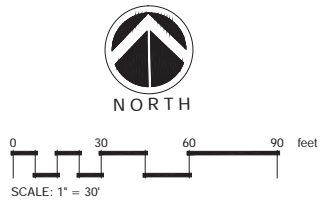
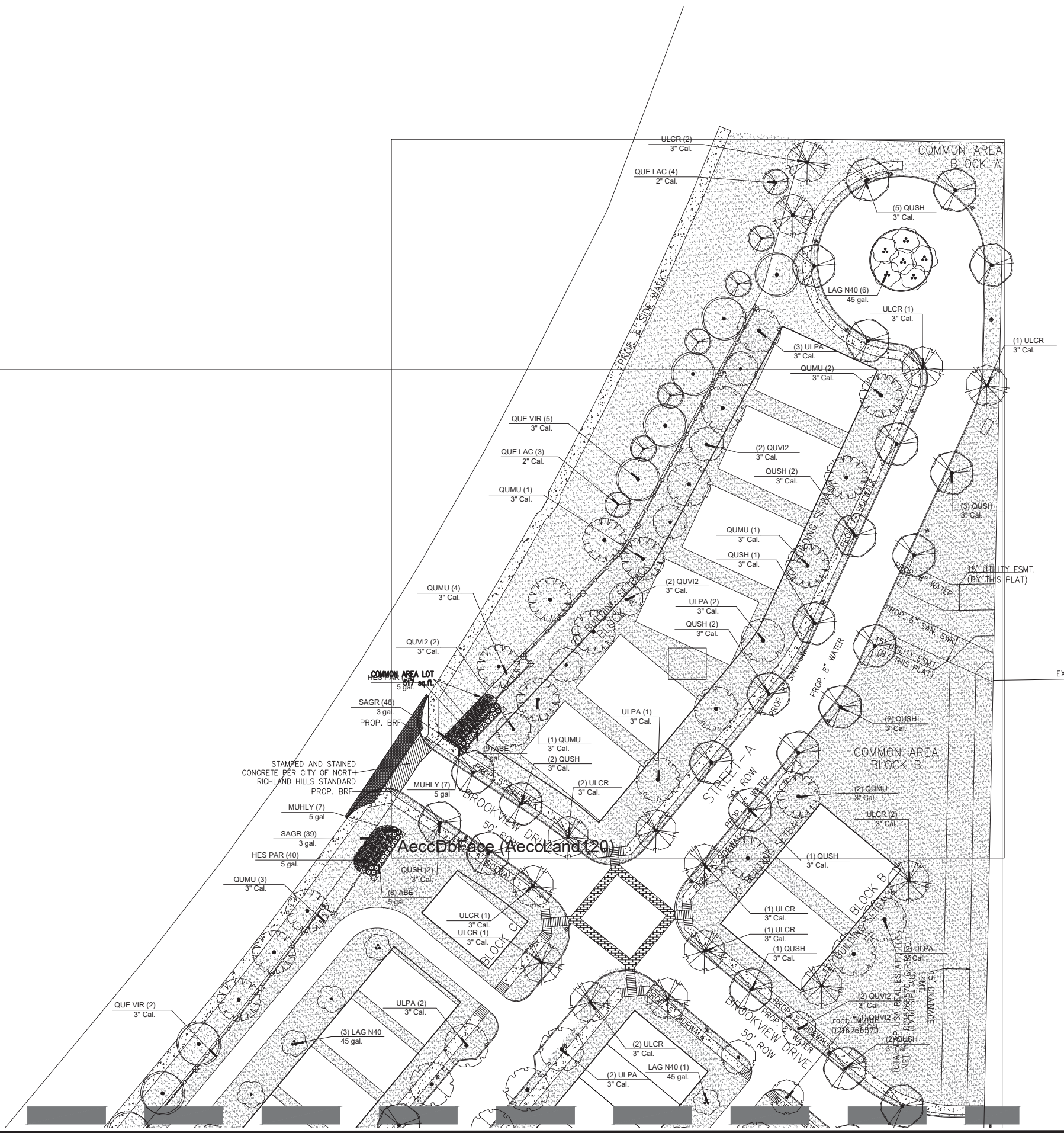
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L2.0
 OF 6



THIS ELECTRONIC DRAWING IS RELEASED UNDER THE AUTHORITY OF THESE COUNTY LANDSCAPE ARCHITECT REGISTRATION NUMBER 2072 ON 12/05/2019. I, WHO WANTS THE ORIGINAL TO BE KEPT IN THE ARCHITECT'S OFFICE, HEREBY AGREE TO MAKE THIS ORIGINAL DRAWING AVAILABLE TO THE PUBLIC AND TO THE BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO MAKE ALL REVISIONS WITHIN THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTURAL EXAMINERS AND THE BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO MAKE ALL REVISIONS WITHIN THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTURAL EXAMINERS AND THE BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO MAKE ALL REVISIONS WITHIN THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTURAL EXAMINERS AND THE BOARD OF ARCHITECTURAL EXAMINERS.

**WILLOW SPRINGS
 DAVIS BLVD
 NORTH RICHLAND HILLS, TEXAS**

PLANT KEY	
TREES	COMMON NAME
	Lacey Oak
	Chinkapin Oak
	Shumard Red Oak
	Southern Live Oak
	Cathedral Live Oak
	Cedar Elm
	Drake Elm
ORNAMENTAL TREES	COMMON NAME
	Texas Redbud
	Natchez Crape Myrtle
SHRUBS	COMMON NAME
	Dwarf Abelia
	Brakelights Red Yucca
	Pink Muhly
	Autumn Sage
GROUND COVERS	COMMON NAME
	Bermuda Grass
	Mexican Feathergrass
SOD/SEED	COMMON NAME
	Bermuda Grass



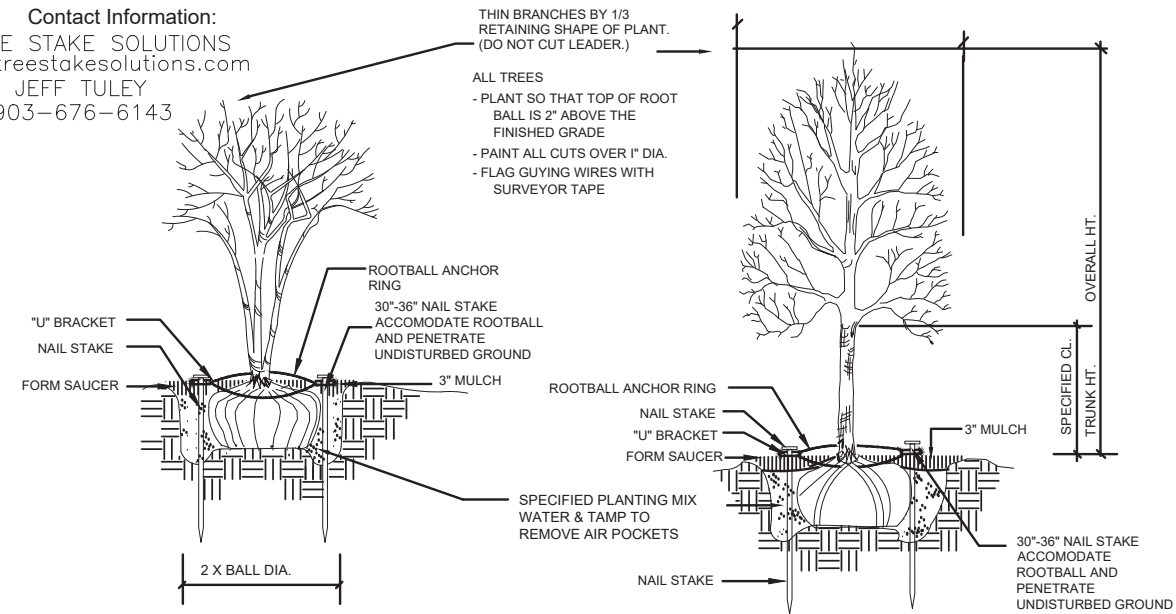
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	QUE LAC	15	Quercus laceyi	Lacey Oak	2" Cal.	8' Height Min	As Shown	
	QUMU	32	Quercus muehlenbergii	Chinkapin Oak	3" Cal.	8'-10' Ht.	As Shown	Single straight trunk. Main leader intact with no broken limbs and not root bound
	QUSH	109	Quercus shumardii	Shumard Red Oak	3" Cal.	8'-10' Ht.	As Shown	Single straight trunk. Main leader intact with no broken limbs and not root bound
	QUE VIR	23	Quercus virginiana	Southern Live Oak	3" Cal.	12' Min Ht	As Shown	Single Straight Trunk
	QUV12	36	Quercus virginiana 'Cathedral'	Cathedral Live Oak	3" Cal.	8'-10' Ht.	As Shown	Single straight trunk. Main leader intact with no broken limbs and not root bound
	ULCR	43	Ulmus crassifolia	Cedar Elm	3" Cal.	8'-10' Ht.	As Shown	Single straight trunk. Main leader intact with no broken limbs and not root bound
	ULPA	53	Ulmus parvifolia 'Drake'	Drake Elm	3" Cal.	8'-10' Ht.	As Shown	Single straight trunk. Main leader intact with no broken limbs and not root bound
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	CECA	31	Cercis canadensis texensis	Texas Redbud	2.5" Cal.	8'	As Shown	Single straight trunk. Main leader intact with no broken limbs and not root bound
	LAG N40	39	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	45 gal.	6' Height Min	As Shown	Single straight trunk. Main leader intact with no broken limbs and not root bound
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	ABE	45	Abelia x grandiflora 'Sherwoodii'	Dwarf Abelia	5 gal	18"-24"	36" oc	Container grown, mature root system but not root bound. Full broad top
	HES PAR	74	Hesperaloe parviflora 'Perpa' TM	Brakelights Red Yucc	5 gal.	18"-24"	30"-36"	Container grown, mature root system but not root bound. Full broad top
	MUHL	14	Muhlenbergia capillaris 'Autumn Blush'	Pink Muhly	5 gal	12"-16"	16" - 18"	Container grown, mature root system but not root bound. Full broad top
	SAGR	85	Salvia greggii 'Red'	Autumn Sage	3 gal.	18"-24"	36" oc	Container grown, mature root system but not root bound. Pink/Red blooms
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	CYN DAC	390,672 sf	Cynodon dactylon	Bermuda Grass	---	Hydro-Mulch		
	NATE	22	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal.	10"-12"	24" o.c.	Container grown, mature root system but not root bound. Full broad top
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	CD	5,352 sf	Cynodon dactylon	Bermuda Grass	sod			See Specifications.

PLANTING NOTES:

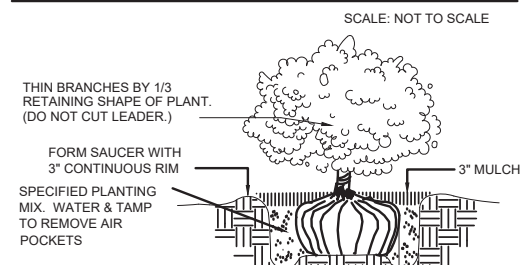
- PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
- ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
- ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
- CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
- MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
- 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.
- SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
- 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.
- EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. 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.
- QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
- INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
- INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
- AT TIME OF PLAN 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.
- BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
- PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.
- NO PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

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

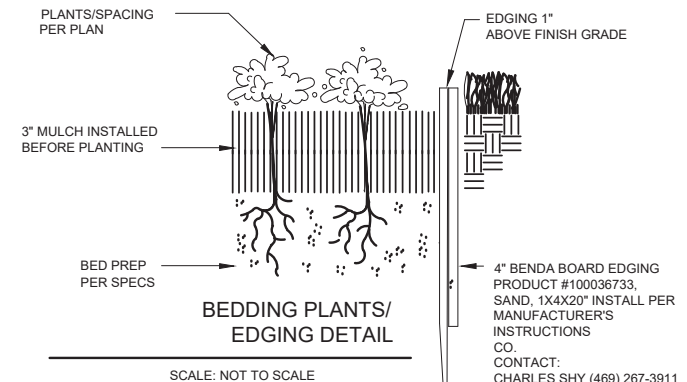


STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

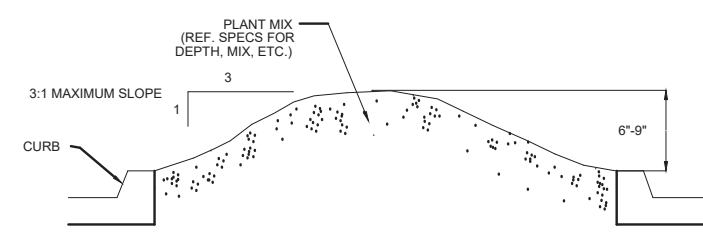
SAFETY STAKE BY TREE STAKE SOLUTIONS



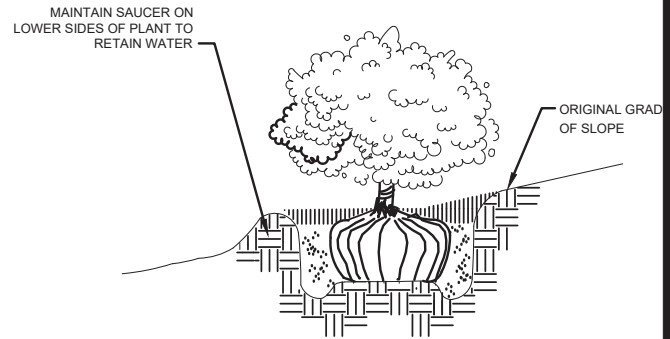
SHRUB PLANTING



BEDDING PLANTS/ EDGING DETAIL



TYPICAL PARKING LOT ISLAND MOUNDING



TREE/SHRUB PLANTING ON SLOPES

FAN • CUPPETT LANDSCAPE ARCHITECTS, LLC
 10000 North Loop West, Suite 100
 Houston, Texas 77037
 Phone: 281.441.1111 | Fax: 281.441.1112
 Website: www.fancuppett.com



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WILLOW SPRINGS
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 NORTH RICHLAND HILLS, TEXAS

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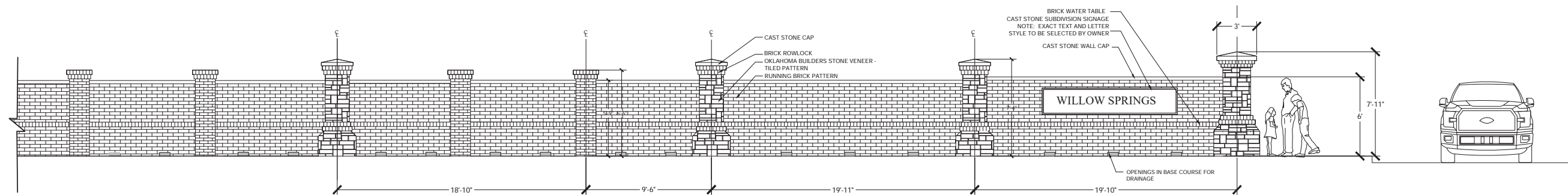
THE ELECTRONIC DRAWING OR FILE RELEASED UNDER THE AUTHORITY OF THESE COURTESY LANDSCAPE ARCHITECT FIRM IS THE PROPERTY OF FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC. ANY USER WHO WANTS TO REPRODUCE OR TRANSMIT THIS INFORMATION IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC IS PROHIBITED. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND TO RELEASE, IN FULL, THE FIRM AND ITS ARCHITECTS FROM ANY AND ALL LIABILITY WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURE. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND TO RELEASE, IN FULL, THE FIRM AND ITS ARCHITECTS FROM ANY AND ALL LIABILITY WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURE. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND TO RELEASE, IN FULL, THE FIRM AND ITS ARCHITECTS FROM ANY AND ALL LIABILITY WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURE.

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 NORTH RICHLAND HILLS, TEXAS

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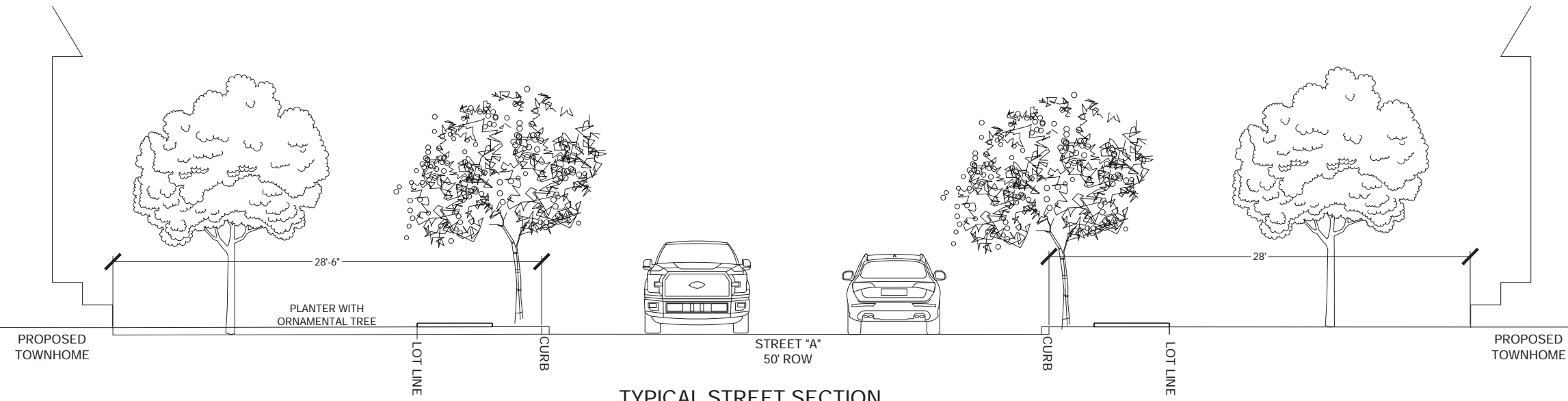
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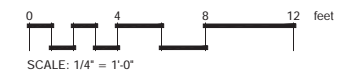
TYPICAL WALL ELEVATION
 Scale: 1/4" = 1'-0"

CASE # ZC2019-03
WALL ELEVATION AND SECTION

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TYPICAL STREET SECTION
Scale: 1/4" = 1'-0"



CASE # ZC2019-03
TYPICAL STREET SECTION

Date DEC 05, 2019
Drawn By ACH
Checked By GAC
Revisions



THE ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF THESE COURTESY LANDSCAPE ARCHITECTS (REGISTRATION NUMBER 2072) ON 12/05/19. WHO MAINTAINS THE ORIGINAL DRAWING FILE. THIS ELECTRONIC DRAWING FILE IS NOT BEING RELEASED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO MAINTAIN ALL RIGHTS, INCLUDING BUT NOT LIMITED TO THE RIGHTS AND REGULATIONS OF THE BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO MAINTAIN ALL RIGHTS, INCLUDING BUT NOT LIMITED TO THE RIGHTS AND REGULATIONS OF THE BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO MAINTAIN ALL RIGHTS, INCLUDING BUT NOT LIMITED TO THE RIGHTS AND REGULATIONS OF THE BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO MAINTAIN ALL RIGHTS, INCLUDING BUT NOT LIMITED TO THE RIGHTS AND REGULATIONS OF THE BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO MAINTAIN ALL RIGHTS, INCLUDING BUT NOT LIMITED TO THE RIGHTS AND REGULATIONS OF THE BOARD OF ARCHITECTURAL EXAMINERS.

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