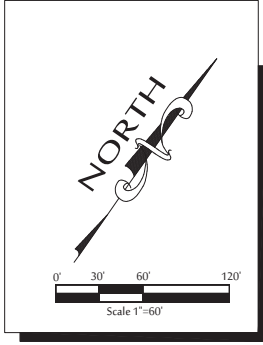


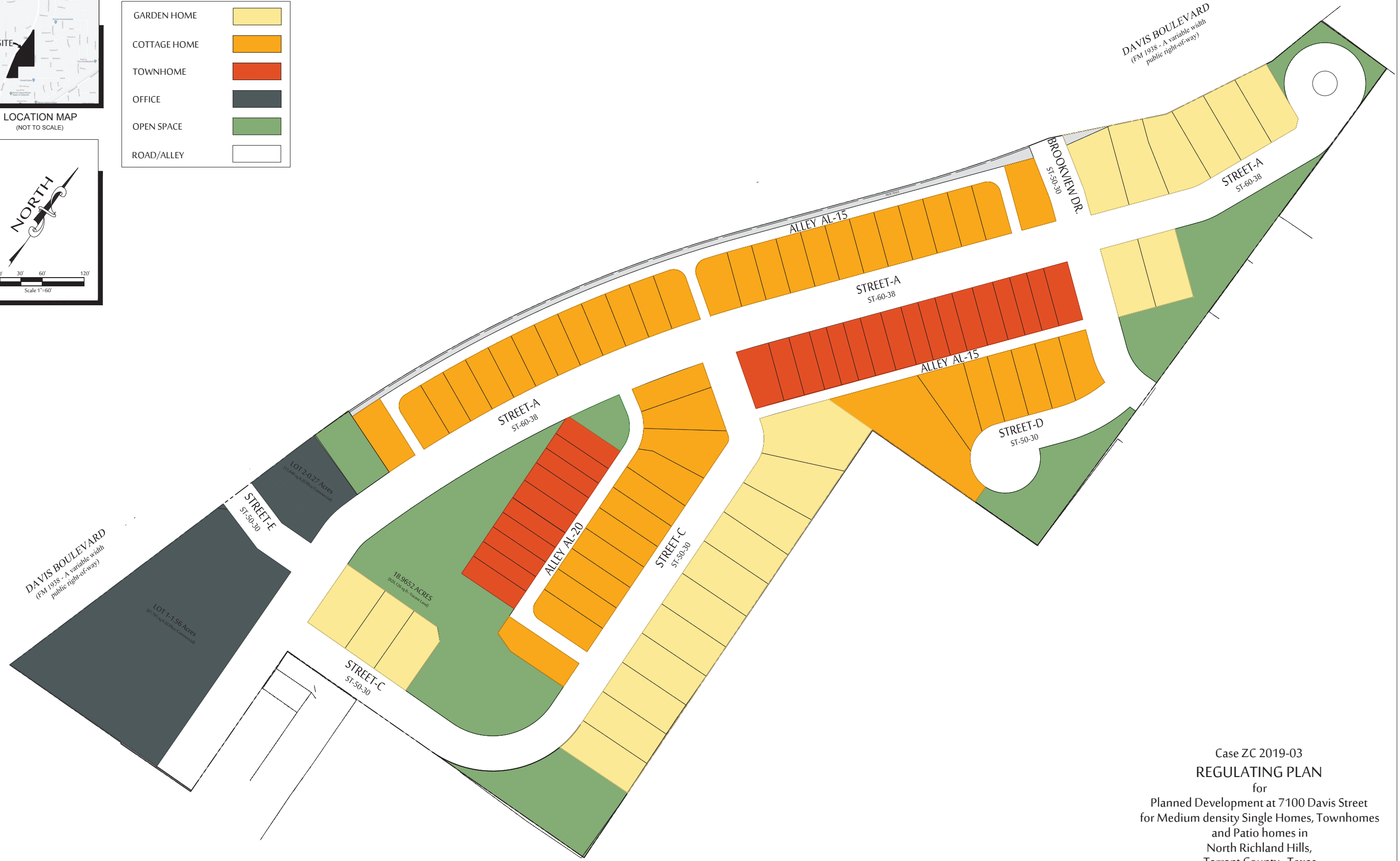


LOCATION MAP
(NOT TO SCALE)



LEGEND:

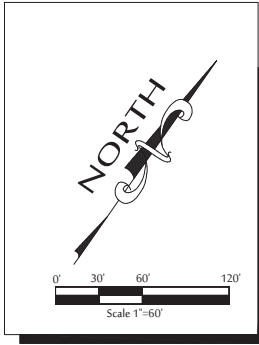
GARDEN HOME	
COTTAGE HOME	
TOWNHOME	
OFFICE	
OPEN SPACE	
ROAD/ALLEY	



Case ZC 2019-03
REGULATING PLAN
 for
 Planned Development at 7100 Davis Street
 for Medium density Single Homes, Townhomes
 and Patio homes in
 North Richland Hills,
 Tarrant County, Texas



LOCATION MAP
(NOT TO SCALE)



SITE DATA SUMMARY	
Existing Land Use Plan Designation	Vacant
Future Land Use Designation	Residential Planned Development 17.14 acres TOD Commercial Development 1.83 acres
Project Area (acres or sq. ft.)	18.965 acres
Number of Lots	
Townhomes	27 units
Single Family Detached	22 units
Cottage Home	45 units
Commercial	2 units
Total	96 units
Gross Density (du/acre)	5.60
Open Space Area (sq.ft)	132,390
Open Space Area Percentage	17.74%
Number of Parking Spaces Provided	
Off-Street	61
Parking required / per unit	2
Land Use	TOD Base zoning- Residential Planned Development 17.14 acres Commercial Development 1.83 acres

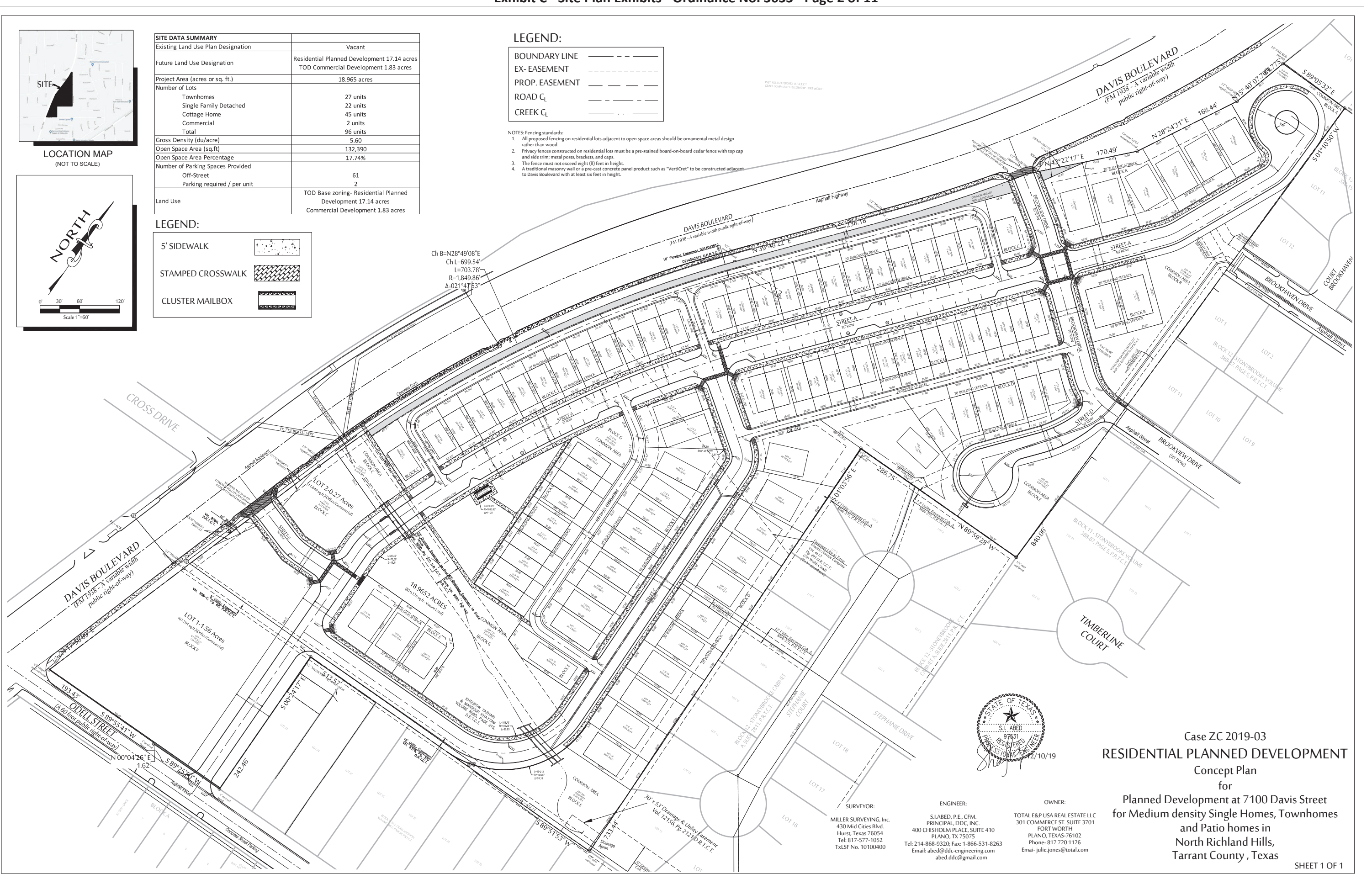
LEGEND:

5' SIDEWALK	
STAMPED CROSSWALK	
CLUSTER MAILBOX	

LEGEND:

BOUNDARY LINE	
EX- EASEMENT	
PROP. EASEMENT	
ROAD CL	
CREEK CL	

- NOTES: Fencing standards:
- All proposed fencing on residential lots adjacent to open space areas should be ornamental metal design rather than wood.
 - Privacy fences constructed on residential lots must be a pre-stained board-on-board cedar fence with top cap and side trim; metal posts, brackets, and caps.
 - The fence must not exceed eight (8) feet in height.
 - A traditional masonry wall or a pre-cast concrete panel product such as "VertiCret" to be constructed adjacent to Davis Boulevard with at least six feet in height.



SURVEYOR:
MILLER SURVEYING, Inc.
430 Mid Cities Blvd.
Hurst, Texas 76054
Tel: 817-577-1052
TxlSF No. 10100400

ENGINEER:
S. ABED, P.E., CFM.
PRINCIPAL, DDC, INC.
400 CHISHOLM PLACE, SUITE 410
PLANO, TX 75075
Tel: 214-868-9320; Fax: 1-866-531-8263
Email: abed@ddc-engineering.com
abeddd@gmail.com

OWNER:
TOTAL E&P USA REAL ESTATE LLC
301 COMMERCE ST. SUITE 3701
FORT WORTH
PLANO, TEXAS-76102
Phone- 817 720 1126
Email- julie.jones@total.com

Case ZC 2019-03
RESIDENTIAL PLANNED DEVELOPMENT
Concept Plan
for
Planned Development at 7100 Davis Street
for Medium density Single Homes, Townhomes
and Patio homes in
North Richland Hills,
Tarrant County, Texas



CLUSTER MAILBOXES



ONCOR-LED LUMINAIRE, HISTORICAL ACORN
W/ 12' CENTRAL PARK POLE
STREET LIGHT



VICTOR STANLEY BENCHES



VICTOR STANLEY TRASH RECEPTACLES



VICTOR STANLEY BIKE RACK

OPEN SPACE WITHIN THE NEIGHBORHOOD SHALL PROVIDE OPPORTUNITIES FOR GATERING AND RECREATION. AMMENITIES SHALL INCLUDE BENCHES, LIGHTING, BIKE RACKS AND WASTE RECEPTICLES. PLANTINGS SHALL INCLUDE NATIVE TREES AND POLLINATOR GARDENS.



OPEN SPACE PLAN

DATE: 10.25.2024
DRAWN BY: ADL
CHECKED BY: JSC
PROJECT:

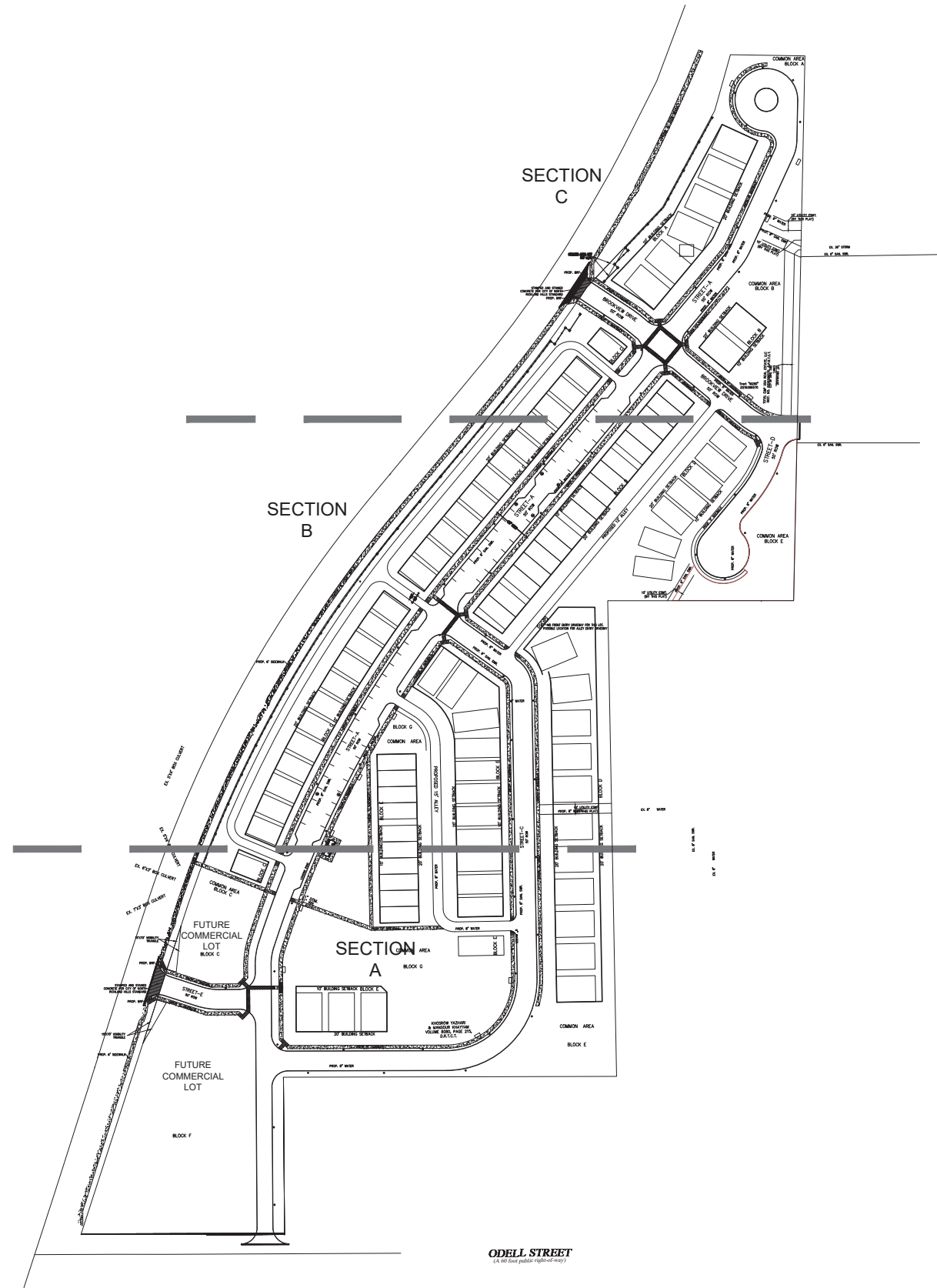
FAIR + CURPETH
LANDSCAPE ARCHITECTS, LLC
10000 N. CENTRAL EXPRESSWAY, SUITE 1000
DALLAS, TEXAS 75243
PHONE: 214.416.1000
WWW.FAIRANDCURPETH.COM



THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED LANDSCAPE ARCHITECT IN THE STATE OF TEXAS. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES IN ANY OTHER STATE.

WILLOW SPRINGS
DAVIS BLVD
NORTH RICHLAND HILLS, TEXAS

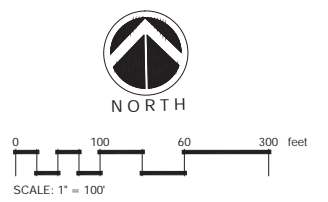
Scale:
L0.0



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



THIS ELECTRONIC DRAWING FILE IS RELEASED, UNDER THE AUTHORITY OF GRED CURTIS, L.L.C. THE USER OF THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PROVIDED THAT THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO HOLD GRED CURTIS, L.L.C. HARMLESS FROM ANY LIABILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS NOT INTENDED BY GRED CURTIS, L.L.C. ARCHITECTURAL EXAMINERS AND PROFESSION MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS AND PERMISSION.

WILLOW SPRINGS
DAVIS BLVD
NORTH RICHLAND HILLS, TEXAS

Sheet No.
L0.0
OF 6

© GFL GROUP, LLC. 2019. ALL RIGHTS RESERVED. THE LANDSCAPE ARCHITECTURE DESIGN, DETAIL AND IRRIGATION DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF GFL GROUP, LLC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY GFL GROUP, LLC.

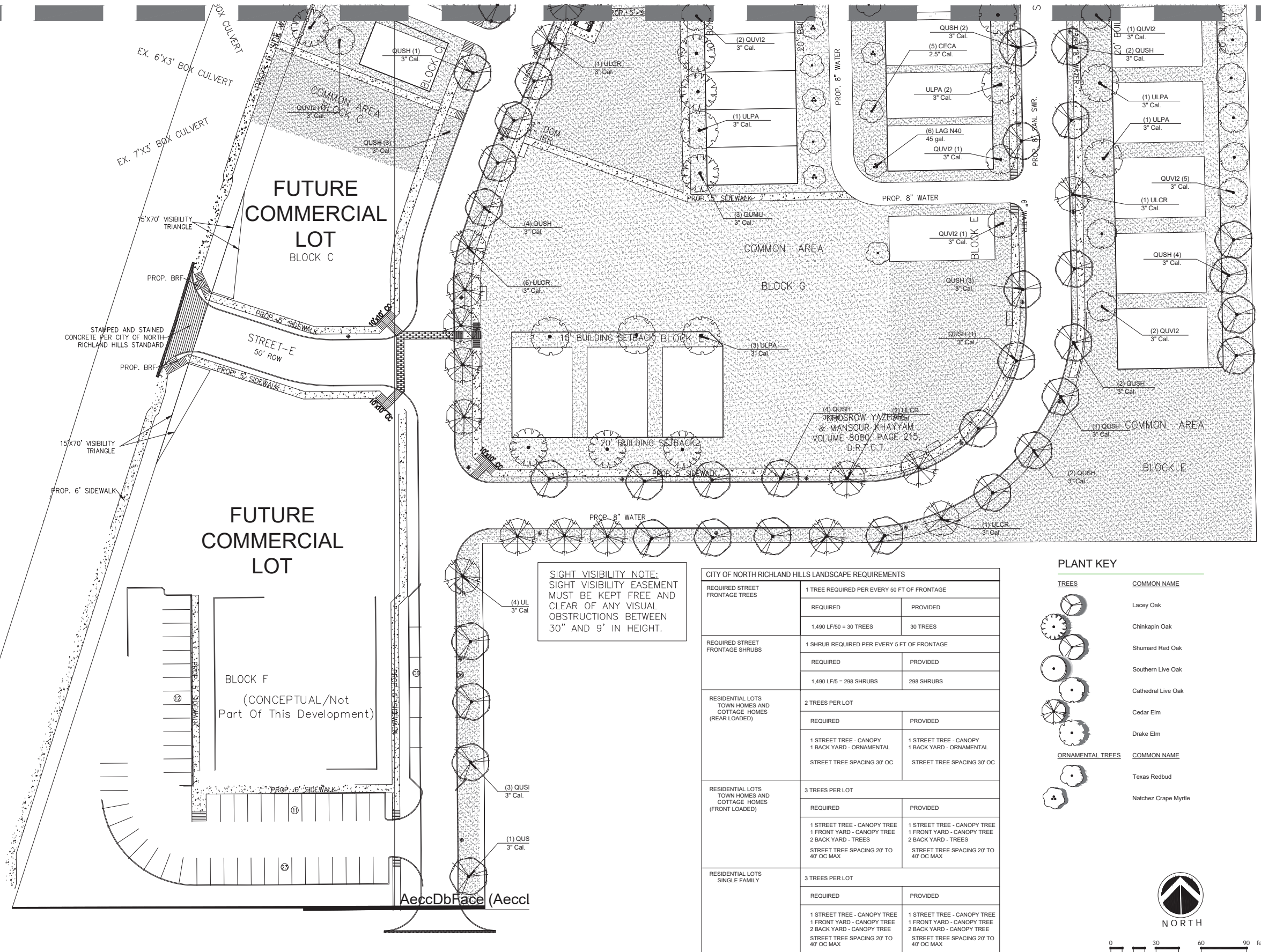
Date DEC 05, 2019
 Drawn By ACH
 Checked By GAC
 Revisions



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, P.E. THE ELECTRONIC DRAWING FILE MAY BE USED AS A BACKUP DRAWING. PRINTING OR REPRODUCTION OF THIS DRAWING FILE IS PROHIBITED. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION OR USE OF THIS DRAWING FILE THAT IS NOT APPROVED BY THE ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

WILLOW SPRINGS
 DAVIS BLVD
 NORTH RICHLAND HILLS, TEXAS

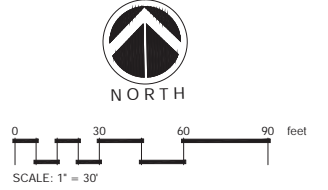
Sheet No.
L1.0
 OF 6



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
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQUIRED PER EVERY 5 FT OF FRONTAGE	
	REQUIRED	PROVIDED
RESIDENTIAL LOTS TOWN HOMES AND COTTAGE HOMES (REAR LOADED)	2 TREES PER LOT	
	REQUIRED	PROVIDED
RESIDENTIAL LOTS TOWN HOMES AND COTTAGE HOMES (FRONT LOADED)	3 TREES PER LOT	
	REQUIRED	PROVIDED
RESIDENTIAL LOTS SINGLE FAMILY	3 TREES PER LOT	
	REQUIRED	PROVIDED

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



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

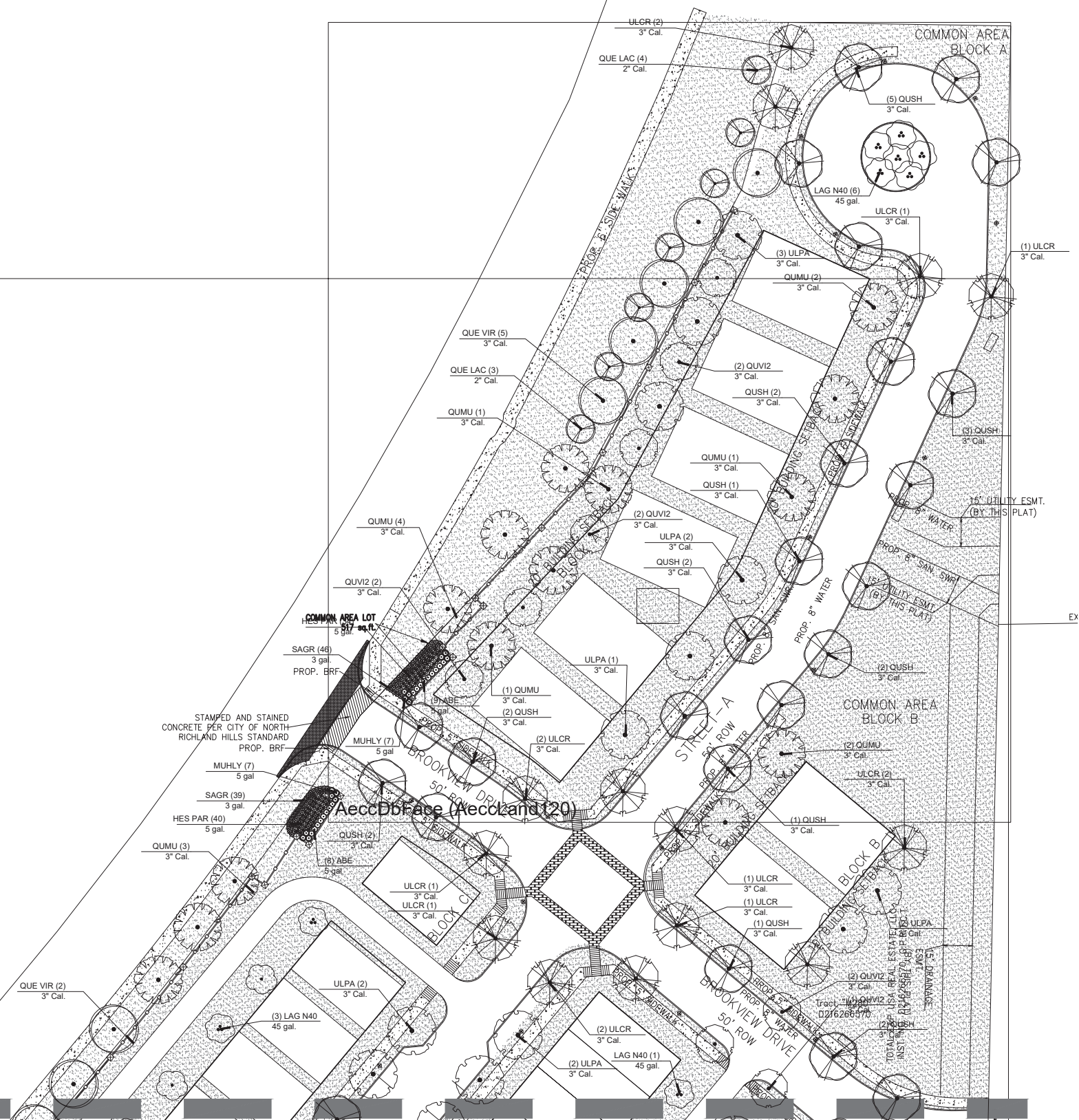
CASE # ZC2019-03
LANDSCAPE PLAN - SECTION A

THE LANDSCAPE ARCHITECTURE DESIGN, DETAIL AND IRRIGATION DRAWINGS FOR THIS PROJECT AND/OR OTHER PROJECT ARE THE LEGAL PROPERTY OF GFL GROUP LLC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY GFL GROUP LLC. © GFL GROUP LLC 2011. ALL RIGHTS RESERVED.

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

PLANT KEY

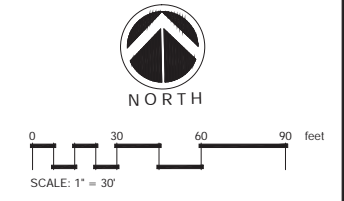
TREES	COMMON NAME
	Lacey Oak
	Chinkapin Oak
	Shumard Red Oak
	Southern Live Oak
	Cathedral Live Oak
	Cedar Elm
	Drake Elm
ORNAMENTAL TREES	COMMON NAME
	Texas Redbud
	Natchez Crape Myrtle
SHRUBS	COMMON NAME
	Dwarf Abelia
	Brakelights Red Yucc
	Pink Muhly
	Autumn Sage
GROUND COVERS	COMMON NAME
	Bermuda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



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREAT OUTDOORS TEXAS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSESS ALL RISKS AND ASSUMES ALL LIABILITY FOR THE USE OF THIS ELECTRONIC DRAWING FILE. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSESS ALL RISKS AND ASSUMES ALL LIABILITY FOR THE USE OF THIS ELECTRONIC DRAWING FILE. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSESS ALL RISKS AND ASSUMES ALL LIABILITY FOR THE USE OF THIS ELECTRONIC DRAWING FILE.

WILLOW SPRINGS
 DAVIS BLVD
 NORTH RICHLAND HILLS, TEXAS

Sheet No.
L3.0
 OF 6



CASE # ZC2019-03
LANDSCAPE PLAN - SECTION C

© FAIN GROUP LLC 2019. ALL RIGHTS RESERVED. THE LANDSCAPE ARCHITECTURE DESIGN, DETAIL, AND IRRIGATION DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF FAIN GROUP LLC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY FAIN GROUP LLC.

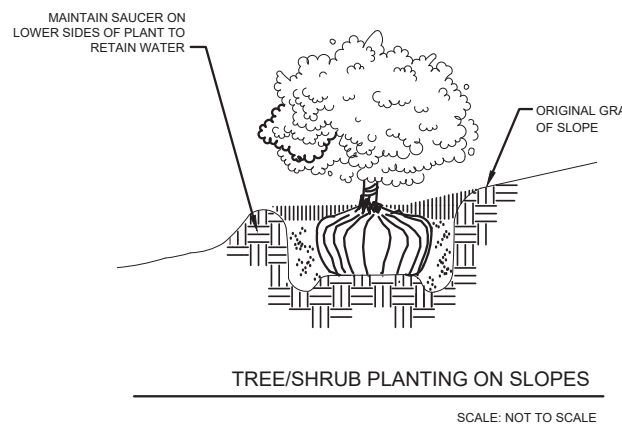
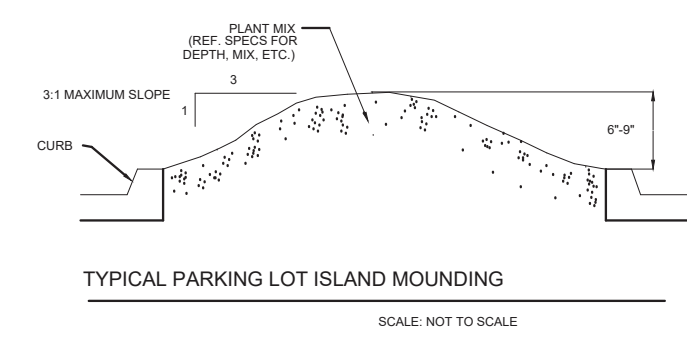
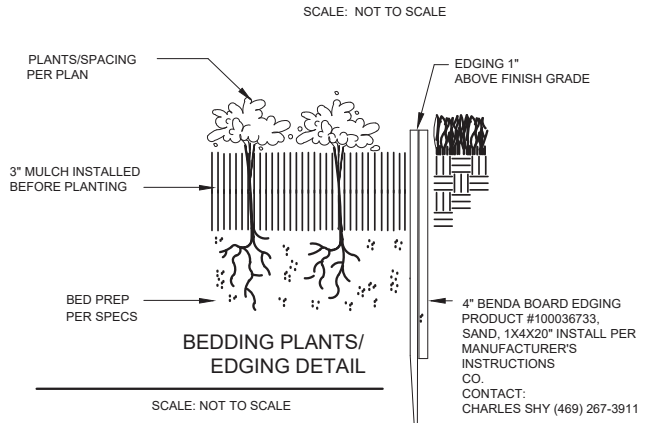
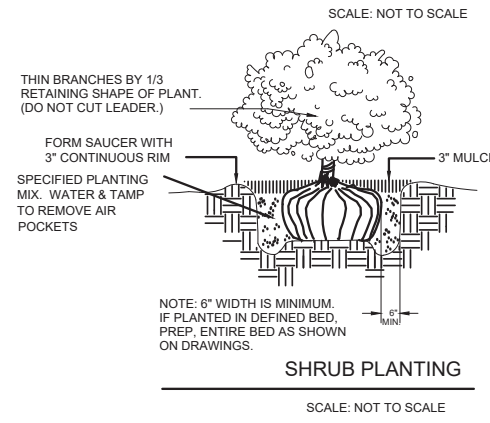
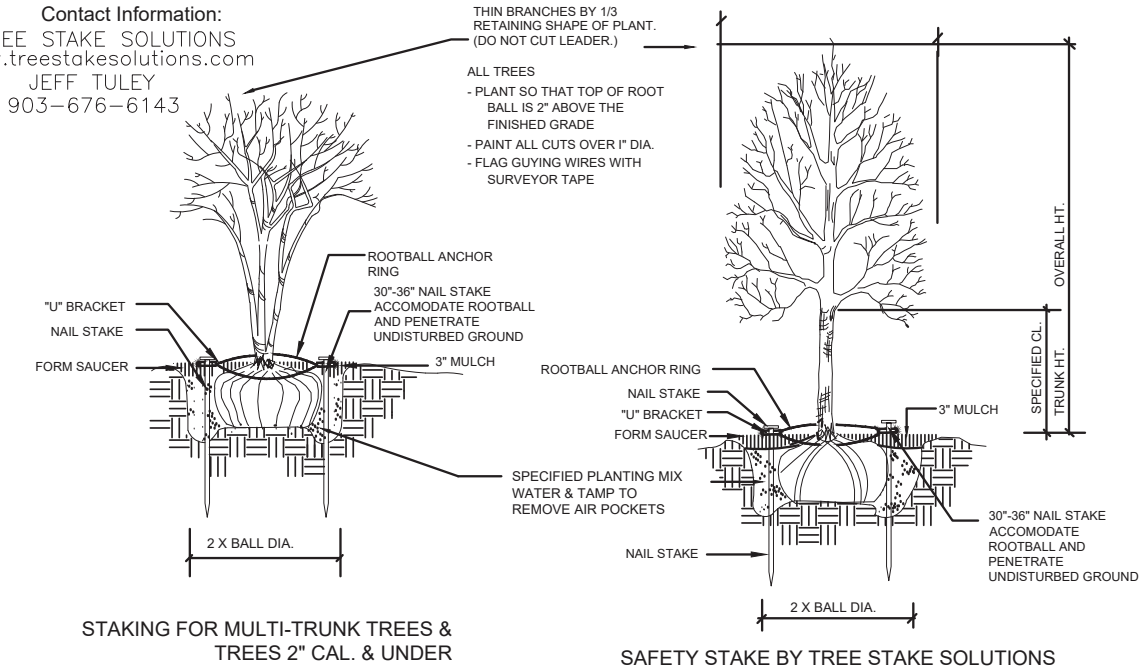
PLANT SCHEDULE

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
	QUVI2	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 Yucca	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



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



THIS ELECTRONIC DRAWING IS RELEASED UNDER THE AUTHORITY OF THE STATE OF TEXAS. THE USER OF THIS ELECTRONIC DRAWING AGREES TO WAIVE ALL RIGHTS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REPRODUCE, TRANSMIT, OR OTHERWISE MAKE AVAILABLE TO THE PUBLIC THIS ELECTRONIC DRAWING. THE USER OF THIS ELECTRONIC DRAWING AGREES TO WAIVE ALL RIGHTS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REPRODUCE, TRANSMIT, OR OTHERWISE MAKE AVAILABLE TO THE PUBLIC THIS ELECTRONIC DRAWING. THE USER OF THIS ELECTRONIC DRAWING AGREES TO WAIVE ALL RIGHTS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REPRODUCE, TRANSMIT, OR OTHERWISE MAKE AVAILABLE TO THE PUBLIC THIS ELECTRONIC DRAWING.

WILLOW SPRINGS
 DAVIS BLVD
 NORTH RICHLAND HILLS, TEXAS

Sheet No.

L4.0

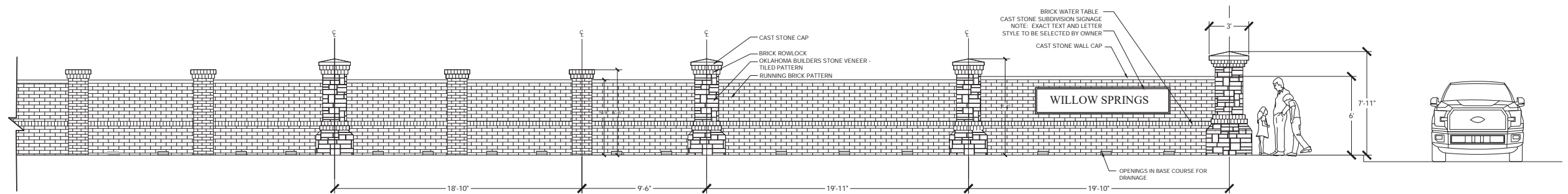
OF 6

© FAIN GROUP LLC 2011. ALL RIGHTS RESERVED. THE LANDSCAPE ARCHITECTURE DESIGN, DETAIL, AND IRRIGATION DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF FAIN GROUP LLC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY FAIN GROUP LLC.

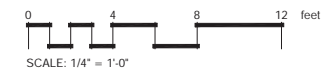
Date DEC 05, 2019
 Drawn By ACH
 Checked By GAC
 Revisions



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CLIPPETT, ARCHITECT, AND IS NOT TO BE USED AS A BACKGROUND DRAWING. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF FAIN + CLIPPETT, ARCHITECTS, LLC IS PROHIBITED. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND TO HOLD THE ARCHITECT AND ARCHITECTS LIABILITY INSURANCE COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE ARCHITECT OR ARCHITECTS LIABILITY INSURANCE COMPANY AS A RESULT OF THE USER'S USE OF THIS ELECTRONIC DRAWING FILE.



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



CASE # ZC2019-03

WALL ELEVATION AND SECTION

WILLOW SPRINGS
 DAVIS BLVD
 NORTH RICHLAND HILLS, TEXAS

Sheet No.

L5.0

OF 6

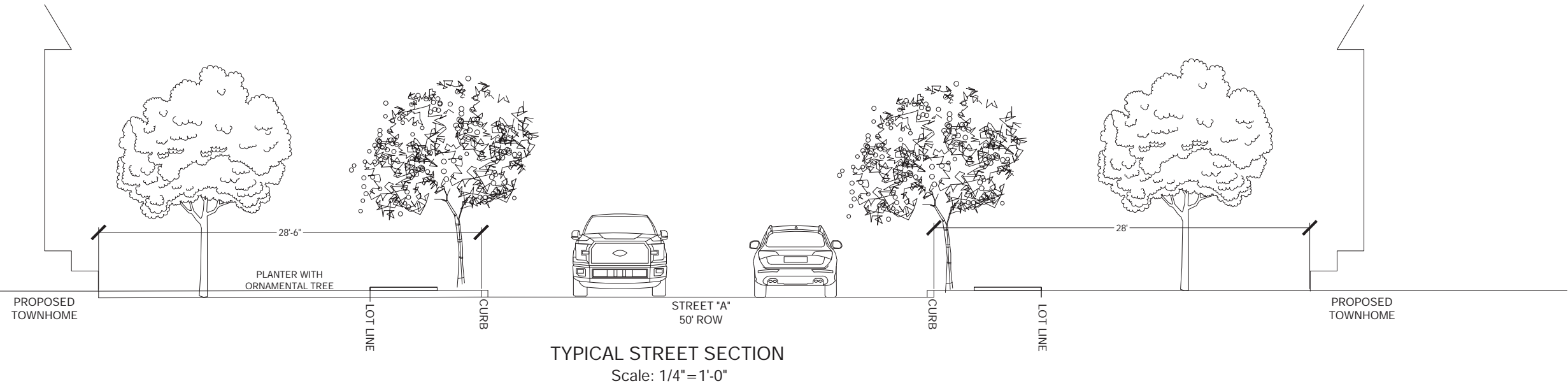
Date DEC 05, 2019
 Drawn By ACH
 Checked By GAC
 Revisions



THIS ELECTRONIC DRAWING FILE IS RELEASED IN ACCORDANCE WITH THE AUTHORITY OF TEXAS CIVIL RIGHTS ACT. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED IN THIS ELECTRONIC DRAWING FILE WITHOUT THE LIABILITY OF THE ARCHITECT OR ENGINEER. THE ARCHITECT OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED IN THIS ELECTRONIC DRAWING FILE WITHOUT THE LIABILITY OF THE ARCHITECT OR ENGINEER.

WILLOW SPRINGS
 DAVIS BLVD
 NORTH RICHLAND HILLS, TEXAS

Sheet No.
L6.0
 OF 6



SCALE: 1/4" = 1'-0"
 CASE # ZC2019-03
 TYPICAL STREET SECTION

© FFL GROUP LLC 2019. ALL RIGHTS RESERVED. THE LANDSCAPE ARCHITECTURE DESIGN, DETAIL, AND IRRIGATION DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF FFL GROUP LLC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY FFL GROUP LLC.