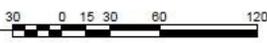




LANDSCAPE NOTES:
 1. INDIVIDUAL LOT TREE LOCATIONS SHOWN ON PLANS ARE DIAGRAMMATIC. FINAL LOCATION TO BE STAKED AND APPROVED BY CITY BEFORE INSTALLATION TO ACCOMMODATE CONSTRUCTION ELEMENTS.

DESIGNATED OPEN AREAS:
 1. TOTAL COMMON LANDSCAPE AREA: 47,582 SF
 2. TOTAL PROGRAMMABLE LANDSCAPE AREA: 10,310 SF
 (S) STREET LIGHT

1 LANDSCAPE PLAN
 SCALE: 1" = 30'-0"



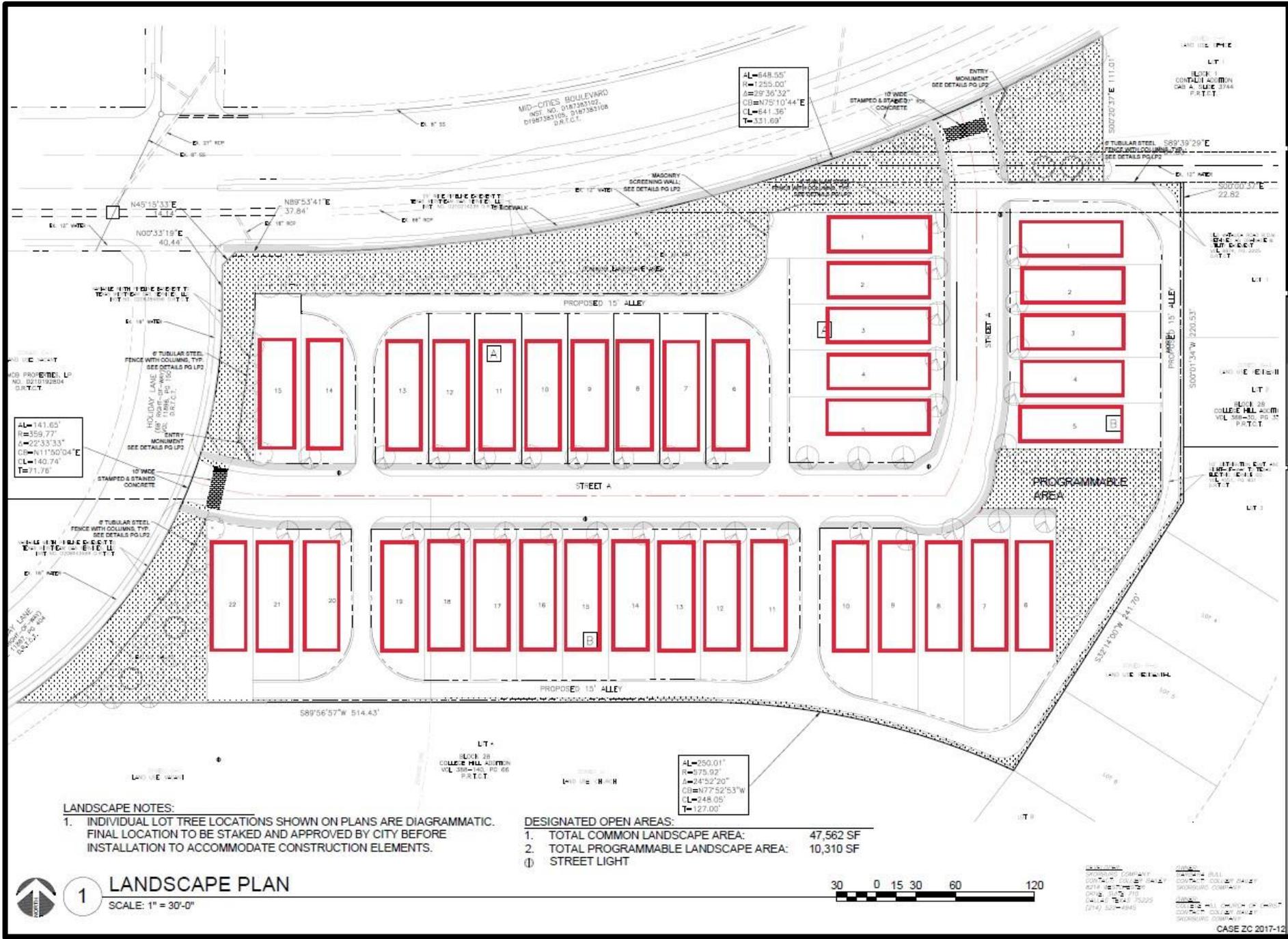
DATE: 08/14/17
 CITY: NORTH RICHLAND HILLS
 COUNTY: TARRANT COUNTY
 PROJECT: HILLSIDE VILLAS
 SHEET: 2017-12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 CASE 2017-12

HILLSIDE VILLAS

NORTH RICHLAND HILLS, TEXAS

- Layout
- Streetscape Standards
- Fencing Standards
- Entryway Signage Concepts
- Open Space Landscape Concepts





LANDSCAPE NOTES:

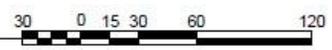
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DESIGNATED OPEN AREAS:

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 - TOTAL PROGRAMMABLE LANDSCAPE AREA: 10,310 SF
- Ⓛ STREET LIGHT

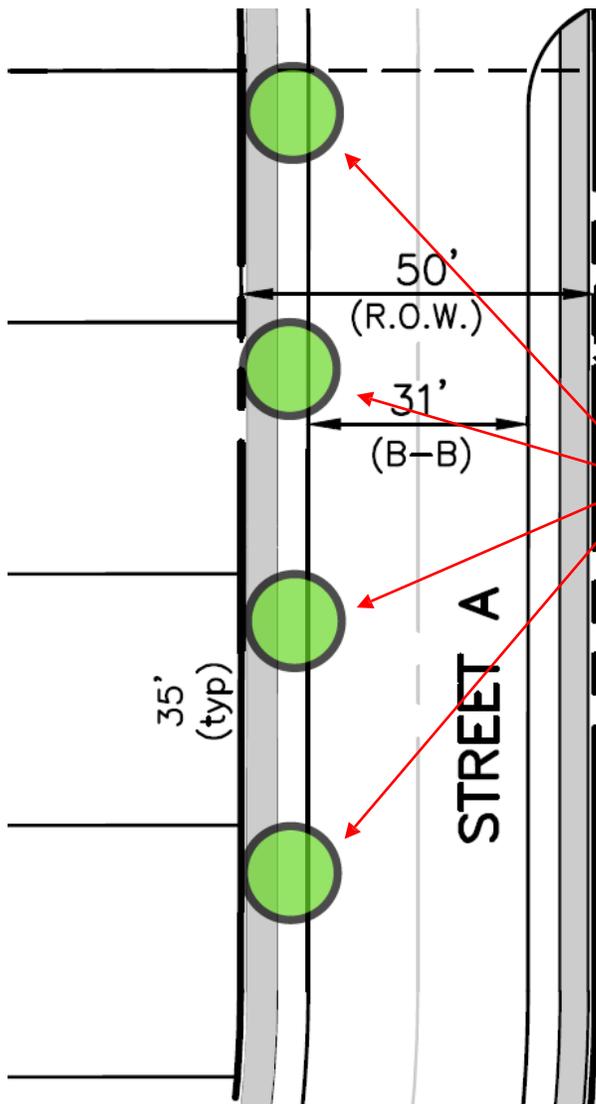


1 LANDSCAPE PLAN
 SCALE: 1" = 30'-0"



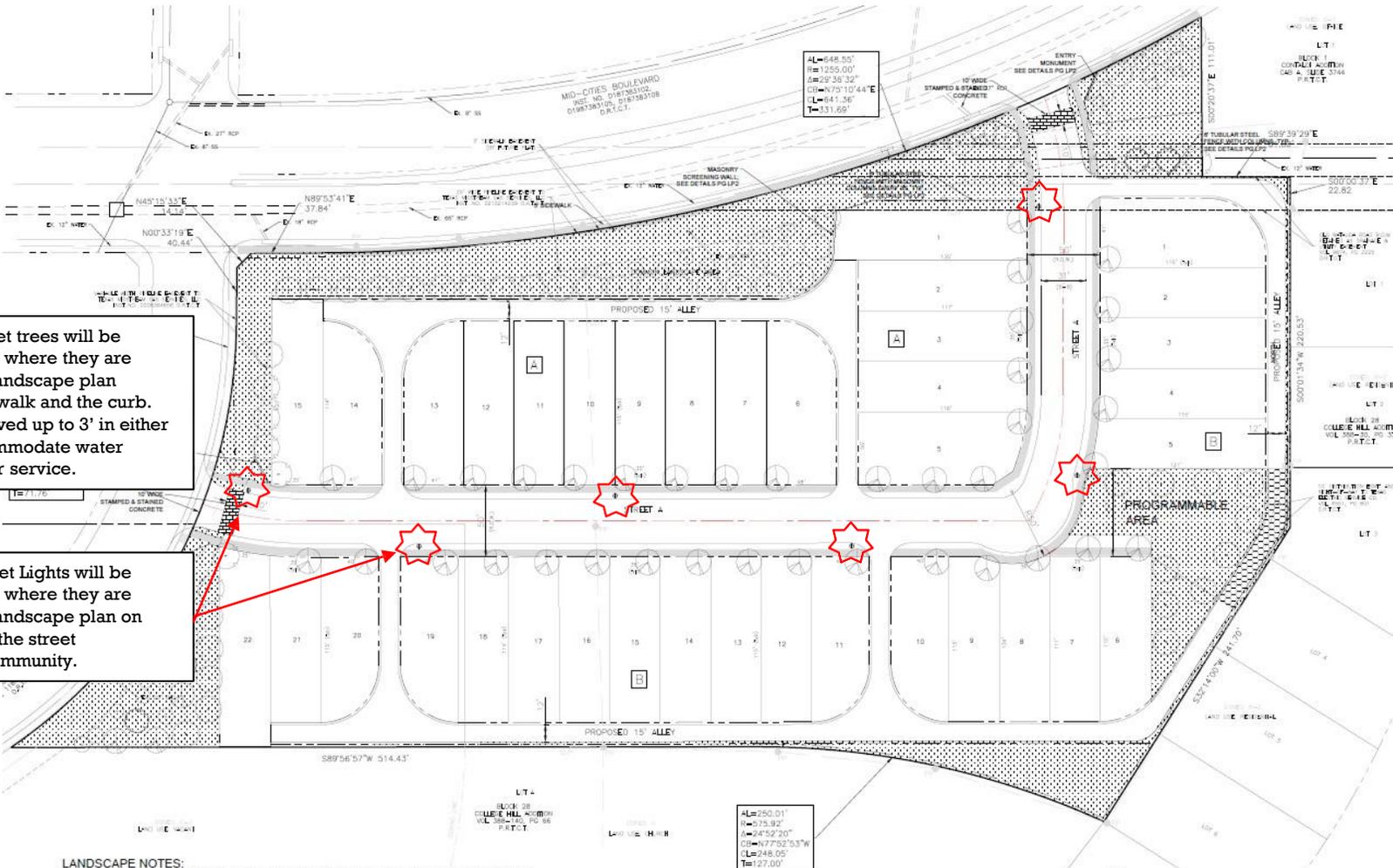
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Street Trees & Street Lights



Street Trees: Street trees will be located generally where they are depicted on the landscape plan between the sidewalk and the curb. Trees may be moved up to 3' in either direction to accommodate water service and sewer service.

Street Lights: Street Lights will be located generally where they are depicted on the landscape plan on opposite sides of the street throughout the community.

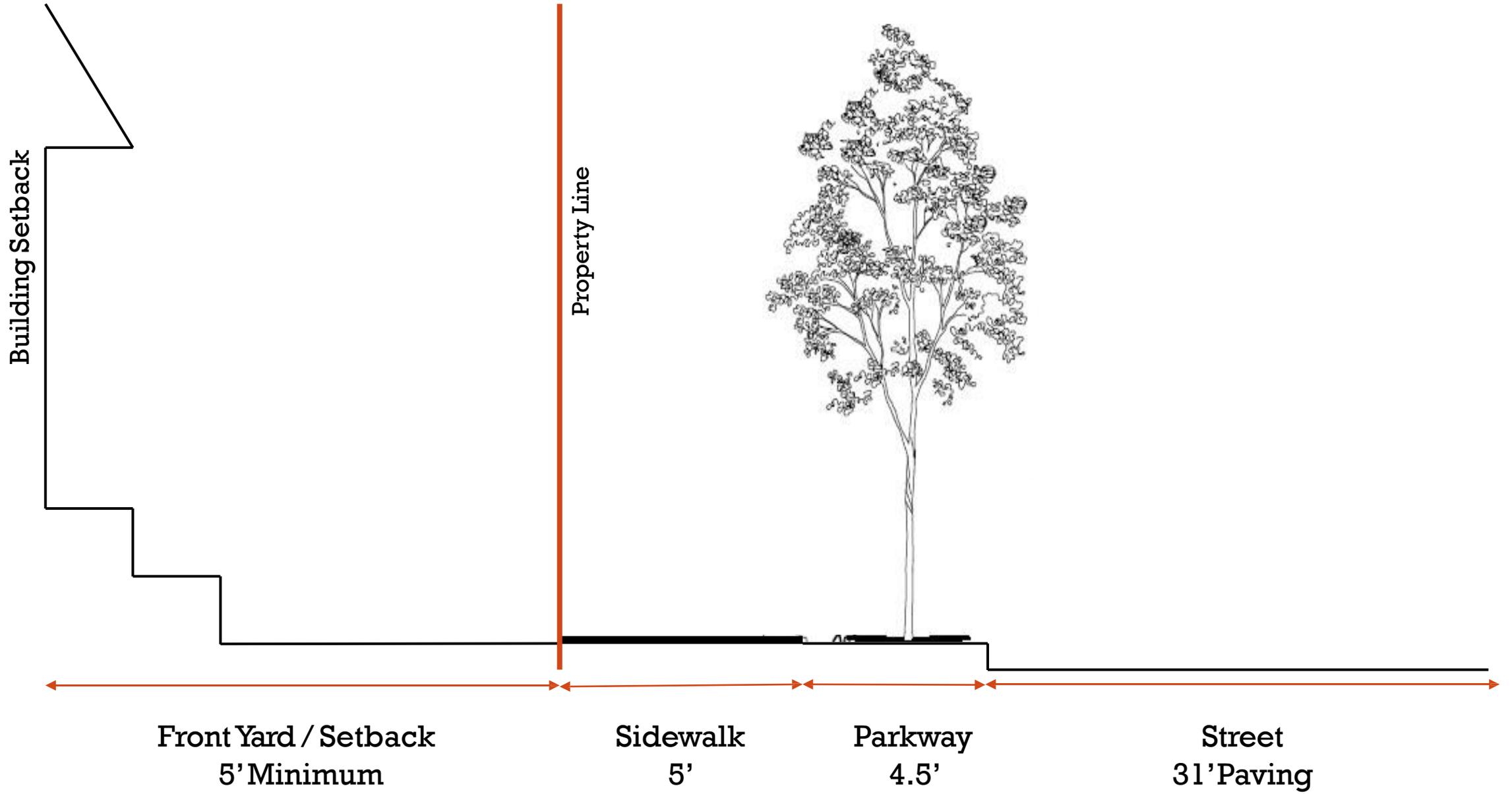


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2. TOTAL PROGRAMMABLE LANDSCAPE AREA:	10,310 SF
Ⓛ STREET LIGHT	





Street Trees & Street Lights



Street Lights: Street lights will be provided by Oncor and will be decorative in style, not to exceed 12' in height, similar to the Model "H".

Street Trees: Street trees will be located in front of each lot between the sidewalk and the curb, and will be from the approved tree list provided by the City of North Richland Hills.



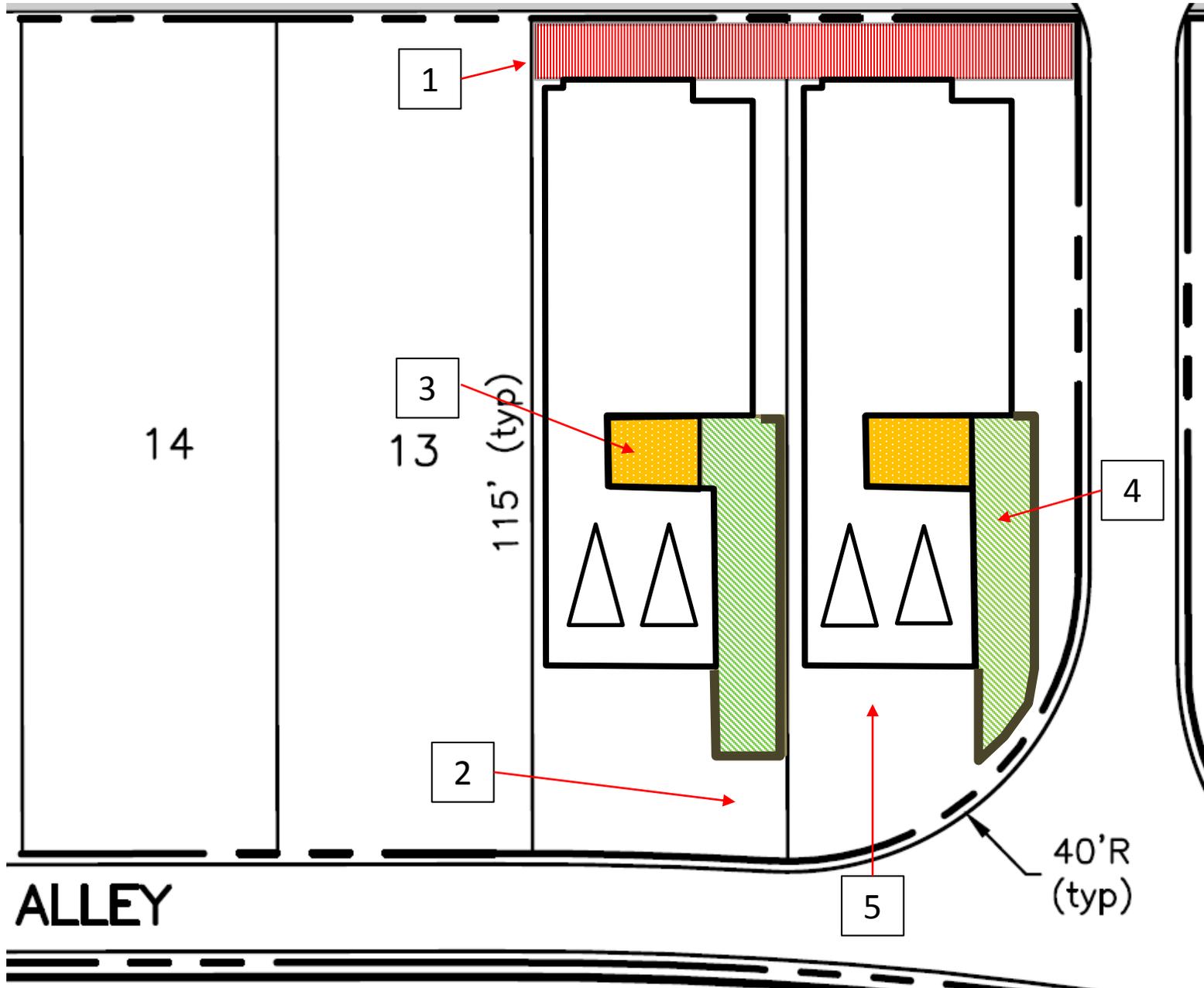
PLANT SCHEDULE

QNTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	HT NOTES
LARGE/CANOPY TREES					
31		APPROVED LARGE CANOPY TREE		3" CAL.	14'-16'
19		APPROVED LARGE CANOPY TREE		3" CAL.	14'-16'
46		APPROVED LARGE CANOPY TREE		3" CAL.	14'-16'
4		APPROVED LARGE CANOPY TREE		3" CAL.	14'-16'
SMALL/ORNAMENTAL TREES					
13		APPROVED SMALL ORNAMENTAL TREE		30 GAL.	8'-10'
13		APPROVED SMALL ORNAMENTAL TREE		30 GAL.	8'-10'
GROUNDCOVERS					
6,700	CB	COMMON BERMUDA	<i>Cynodon dactylon</i>		SOD - SY

Common Name	Botanical Name	Common Name	Botanical Name
Large / Canopy Trees		Small / Ornamental Trees	
Bald Cypress	<i>Taxodium distichum</i>	Buckeye, Mexican	<i>Ungnadia speciosa</i>
Caddo Maple	<i>Acer saccharum var. caddo</i>	Crepe Myrtle (tree form)	<i>Lagerstroemia indica</i>
Cedar Elm	<i>Ulmus crassifolia</i>	Desert Willow	<i>Chilopsis linearis</i>
Chinquapin Oak	<i>Quercus muhlenbergii</i>	Eastern Red Cedar	<i>Juniperus virginiana</i>
Southern Live Oak	<i>Quercus virginiana</i>	Eve's Necklace	<i>Sophora affinis</i>
Southern Magnolia	<i>Magnolia grandiflora</i>	Juniper, Blue Point	<i>Juniperus chinensis 'Blue Point'</i>
Texas Red Oak	<i>Quercus buckleyi</i>	Little Gem Magnolia	<i>Magnolia grandiflora "Little Gem"</i>
Allee Elm	<i>Ulmus parvifolia "Emer II"</i>	Mexican Plum	<i>Prunus mexicanus</i>
Gingko (Maidenhair)	<i>Gingko bilboa</i>	Possumhaw Holly	<i>Ilex decidua</i>
Autumn Blaze Maple	<i>Acer x freemanii</i>	Redbud, Mexican or Texas	<i>Cercis canadensis</i>
Bosque Elm	<i>Ulmus parvifolia 'Bosque'</i>	Texas Persimmon	<i>Diospyros texana</i>
Shrubs		Lecompte Vitex	<i>Vitex agnus-castus 'Lecompte'</i>
Lynns's Legacy Texas Sage	<i>leucophyllum langmania 'Lynn's Legacy'</i>	White Bush Honeysuckle	<i>Lonicera albiflora</i>
Sunny Knockout Rose	<i>Rosa 'radsumny'</i>	Yaupon Holly	<i>Ilex vomitoria</i>
Autumn Sage	<i>Salvia greggii</i>	Ground Cover	
Julia Child Floribunda Rose	<i>Rosa 'Julia Child'</i>	Common Bermuda	
Purple Trailing Lantana	<i>Lantana montevidensis</i>	Buffalograss	
'Regal Mist' Muhly	<i>Muhlenbergia capillaris</i>		
Fountain Grass	<i>Pennisetum alopecuroides</i>		
Nandina 'harbour belle'	<i>Nandina domestica 'jaytee'</i>		
Red Yucca	<i>Hesperaloe parvifolia</i>		
Mexican Feather Grass	<i>Nassella tenuissima</i>		
Indian Hawthorn 'clara'	<i>Rhaphiolepis indica 'clara'</i>		
Adam's needle	<i>Yucca filamentosa 'color guard'</i>		



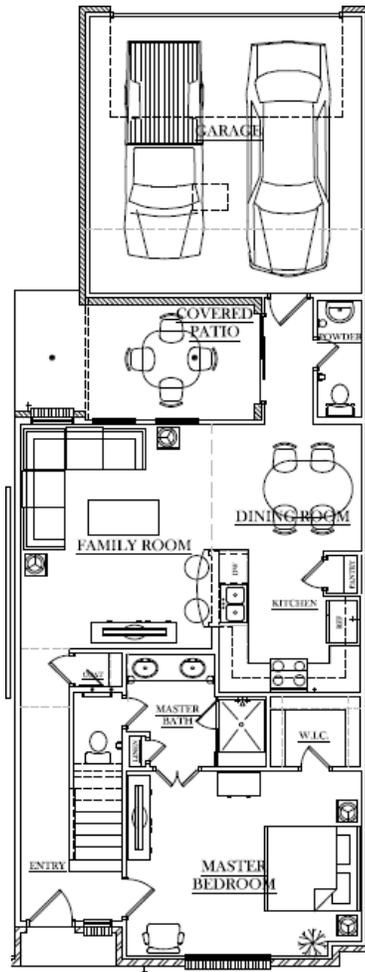
Typical Streetscape – Interior and Alley Lots



1. Front yard maintenance easement. No Fencing.
2. Rear Fencing Setback: Rear fencing shall be set back from the rear alley ROW a minimum of 3'.
3. Covered patio adjacent to side yard.
4. Fenced Side yards.
5. Rear setback from alley ROW to building pad shall be 13' minimum for a maximum of 9 lots. For the remainder of the lots the rear setback will be a minimum of 18'.

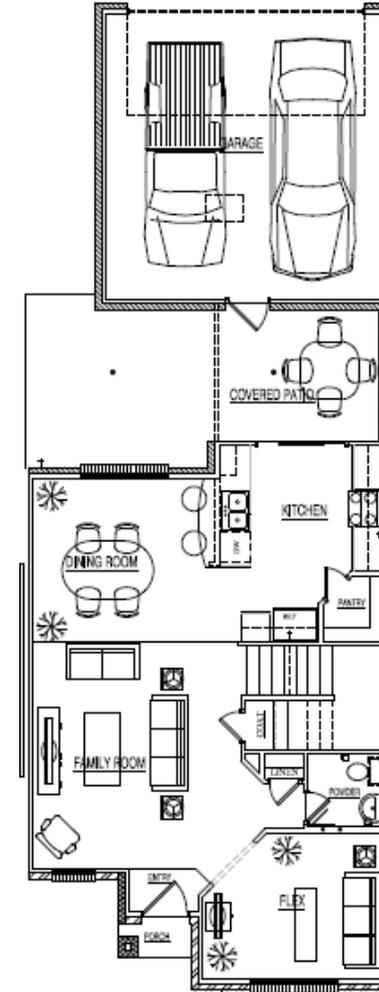
— Cedar Privacy Fencing





First Floor

Attached garage example



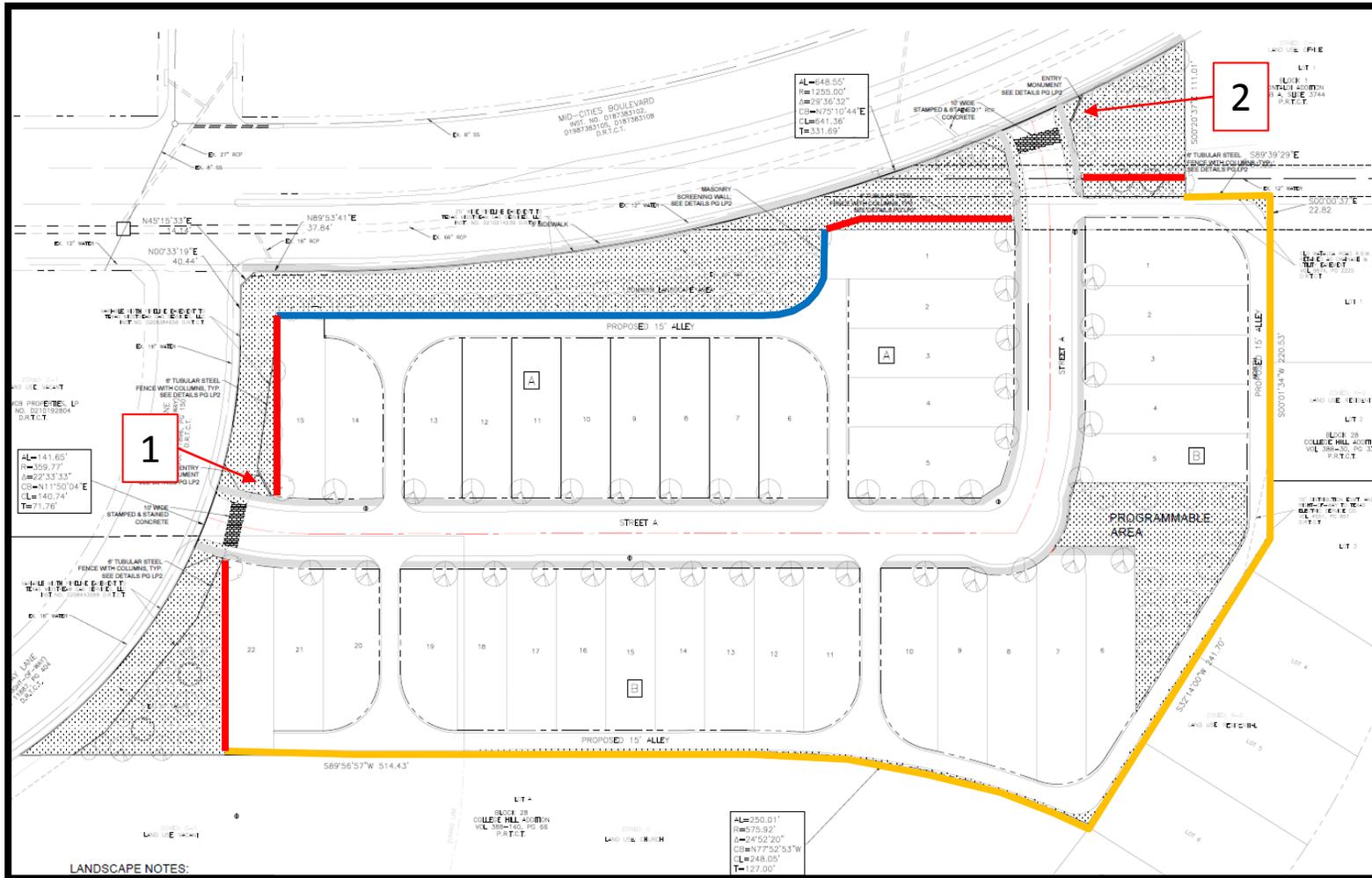
First Floor

Detached garage example

Elevations are being developed now and are subject to change. These are representative elevations.



Hardscape – Entry Signage & Masonry Wall



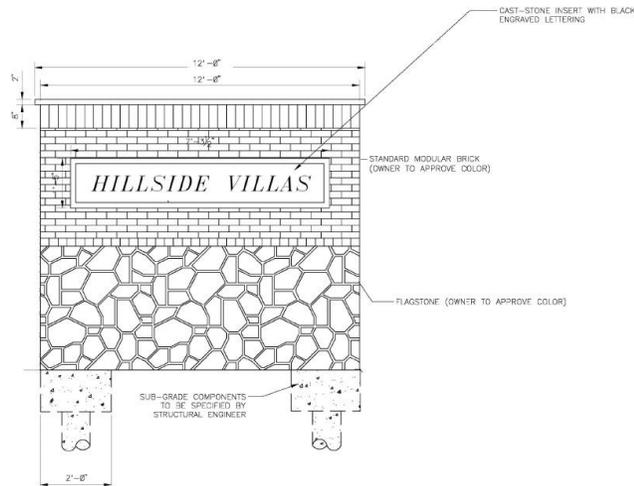
Perimeter Fencing

-  Ornamental Tubular Steel with Masonry Columns every 50'
-  Masonry Wall
-  8' Board on Board Pre-Stained Cedar fence with cap & trim, metal poles facing internal to lot.

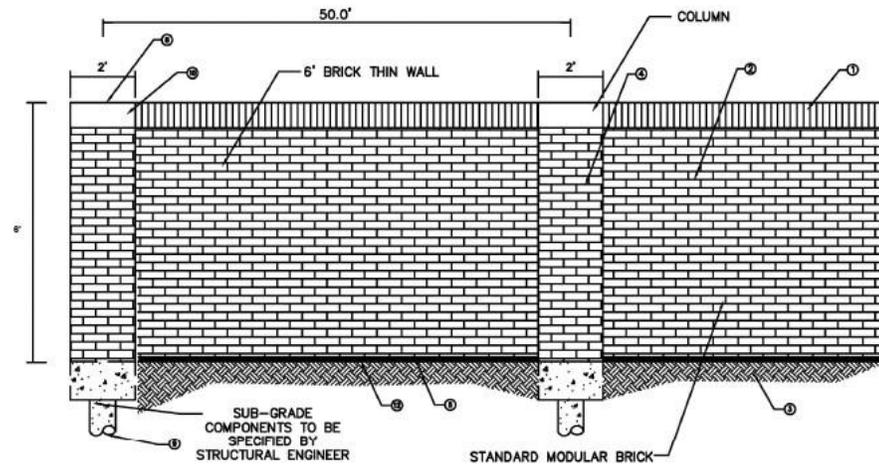
1. Primary Entry Statement
2. Secondary Entry Statement



Hardscape – Entry Signage & Masonry Wall

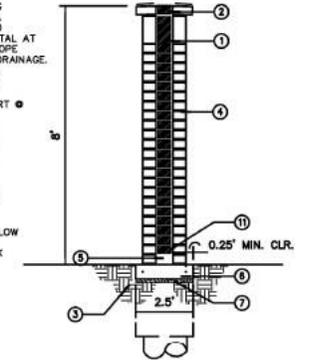


PRIMARY ENTRY FEATURE

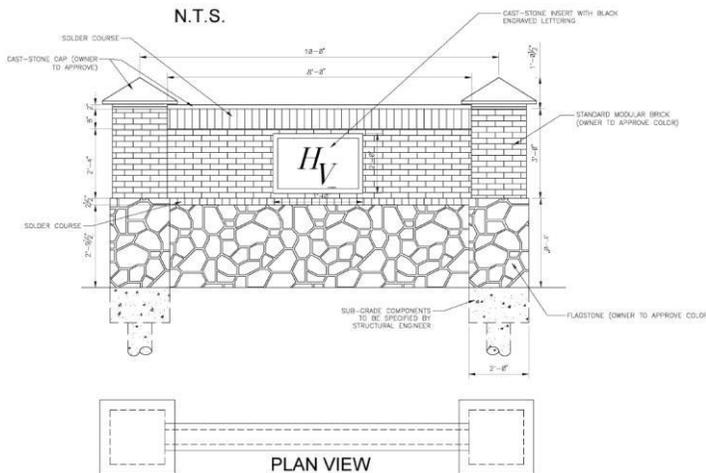


G 6' MASONRY SCREEN WALL

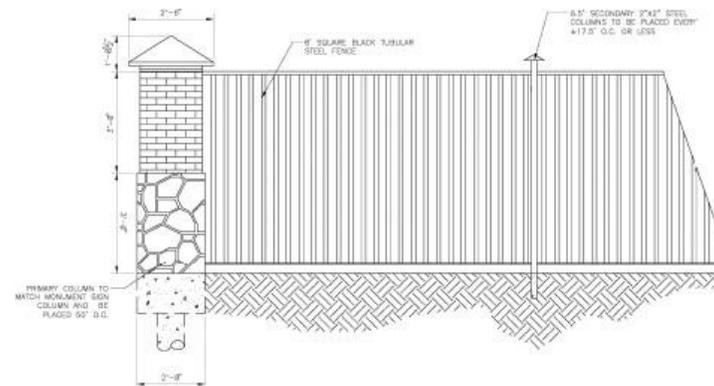
- ① SOLDIER COURSE ● TOP OF WALL (SEE ELEVATION).
- ② STANDARD RUNNING BOND BRICK FACING W/STANDARD MASONRY H-REINFORCING. BRICK SELECTION BY OWNER. REINFORCING W/ 1-NO. 9 GAUGE WIRE HORIZONTAL AT EACH COURSE. PROVIDE SLIGHT SLOPE ● TOP AS SHOWN TO FACILITATE DRAINAGE.
- ③ COMPACTED SUBGRADE TO 95% OF AASHTO 1-99 DENSITY.
- ④ STANDARD 16" WIDE BRICK SUPPORT ● 12" OR 10" O.C.
- ⑤ 2-INCH CONTINUOUS DRAINAGE GAP
- ⑥ CONCRETE MOW-STRIP W/ (2) #4 BARS CONTINUOUS, 12" O.C. MIN.
- ⑦ 1" SAND SETTING BED.
- ⑧ STANDARD 18"x18" COLUMN ● 60" OR 20" O.C.
- ⑨ 12"~ PIER x DEPTH TO 8" MIN. BELOW EXISTING GRADE ● 12" O.C. MAX. (O.C. TO MATCH COLUMNS & BRICK SUPPORTS)
- ⑩ CAST STONE COLUMN CAP
- ⑪ 3"x3"x1/2" GALVANIZED ANGLE IRON
- ⑫ 4" OPENING



NOT TO SCALE



SECONDARY ENTRY FEATURE
N.T.S.



DECORATIVE METAL FENCE W/ MASONRY COLUMNS
N.T.S. COLUMNS TO BE PLACED EVERY 50' O.C.





Detached 35' wide lot product will be of similar architectural standards and detail as the Windsor townhome product.

