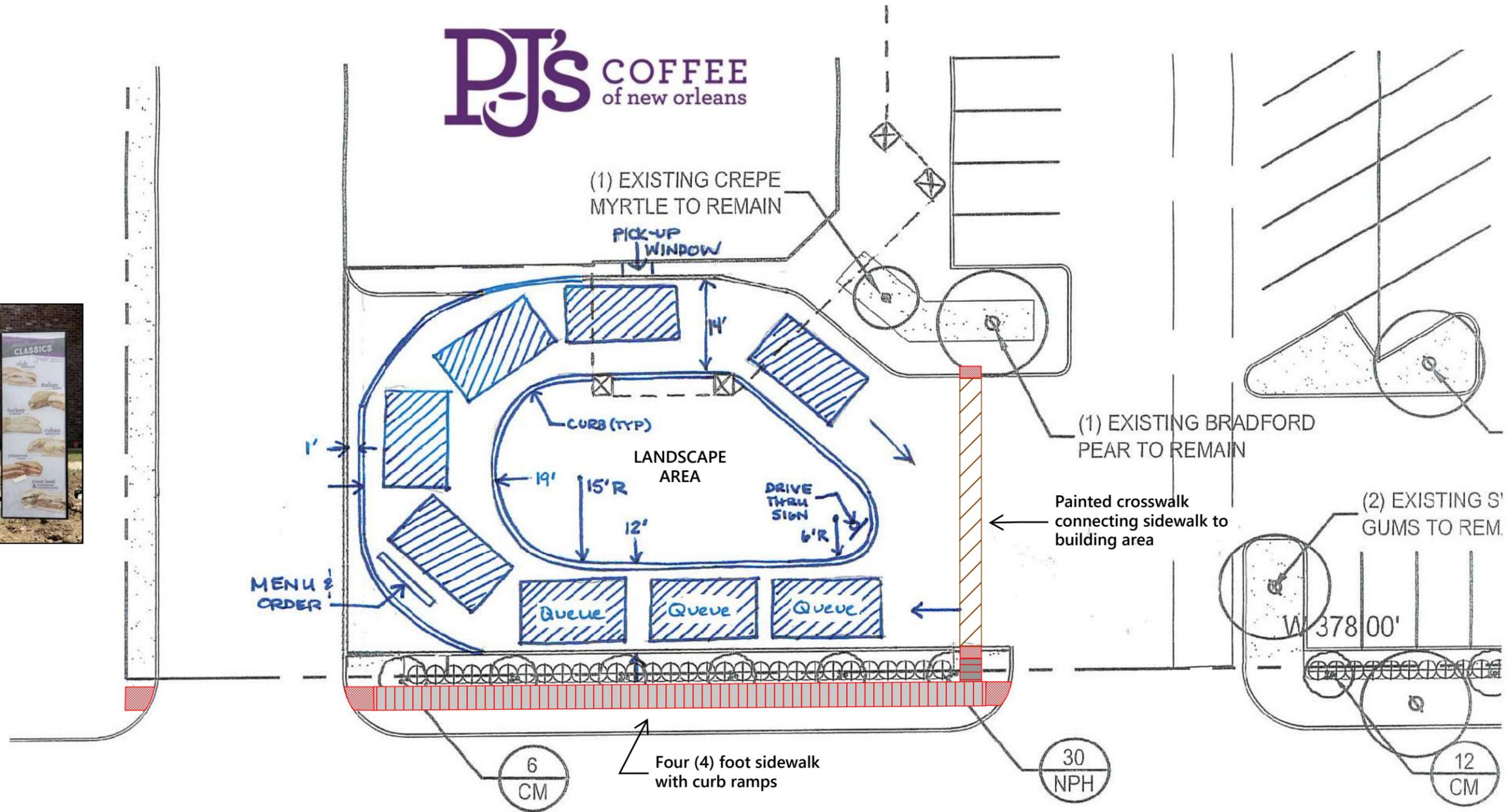




MENU BOARD EXAMPLE



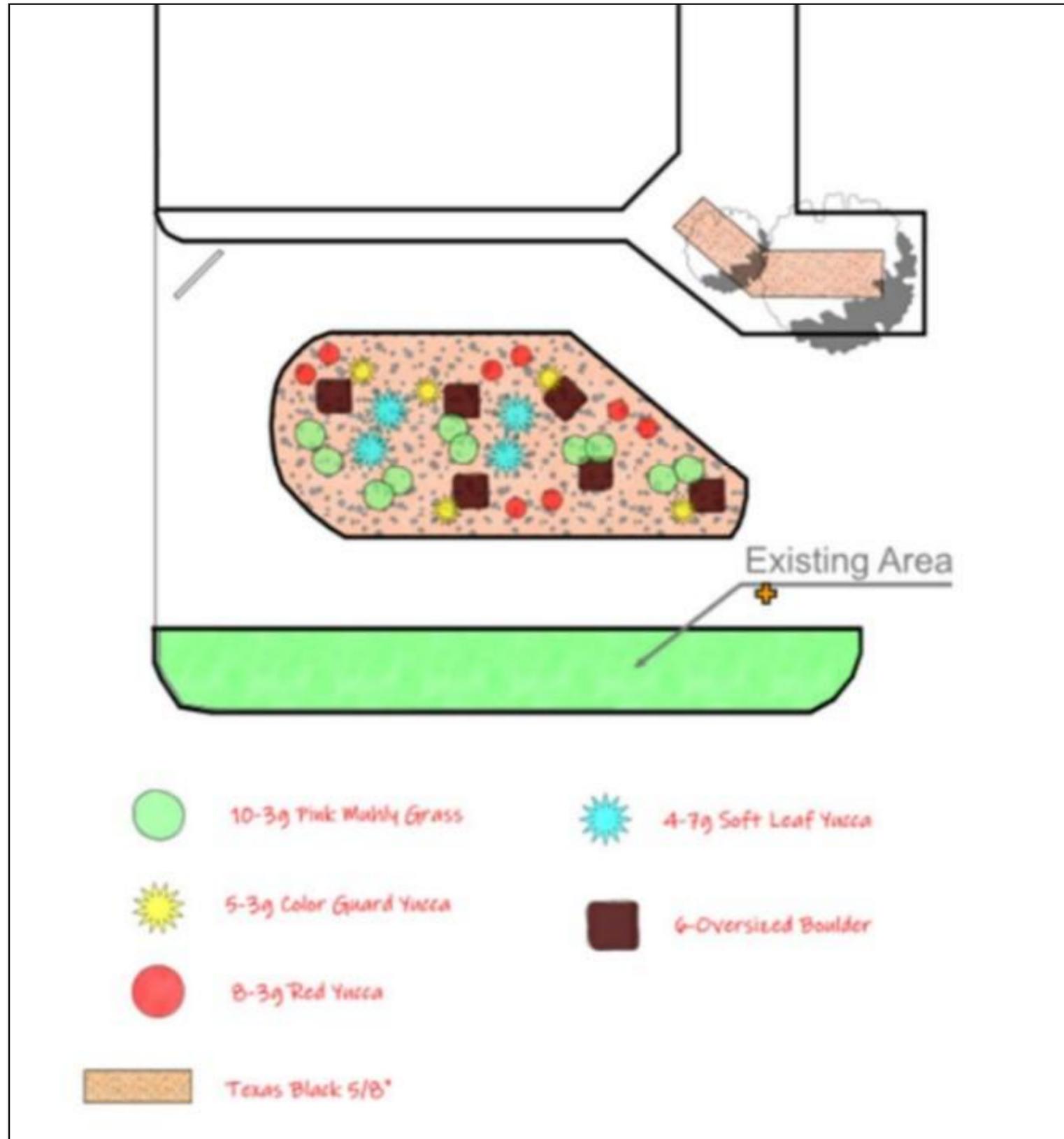
ZONING EXHIBIT

CASE ZC21-0011  
5555 Rufe Snow Drive

OWNER  
Aberfeldy Properties Inc  
PO Box 1287  
Northbrook IL 60065

APPLICANT  
BCC Engineering  
1903 Central Dr #100  
Bedford TX 76021

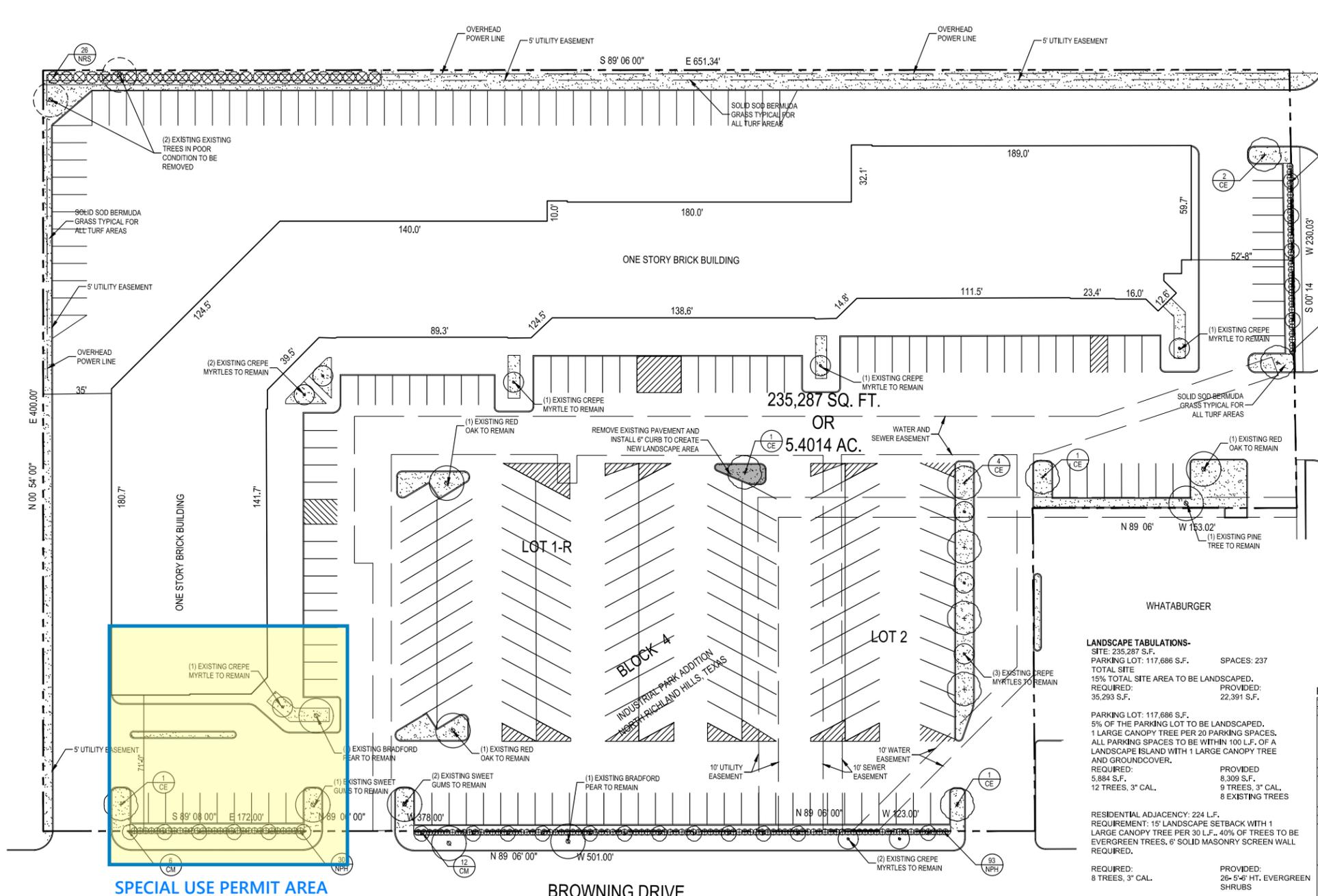
APPLICANT  
Andrew Browning  
209 Prism Lake  
McKinney TX 75072



CONCEPTUAL  
LANDSCAPE PLAN

CASE ZC21-0011  
5555 Rufe Snow Drive

Exhibit C - Special Use Permit Exhibits - Ordinance No. 3733 - Page 3 of 3



**LANDSCAPE TABULATIONS-**  
 SITE: 235,287 S.F.  
 PARKING LOT: 117,686 S.F. SPACES: 237  
 TOTAL SITE 15% TOTAL SITE AREA TO BE LANDSCAPED.  
 REQUIRED: 35,293 S.F. PROVIDED: 22,391 S.F.  
 PARKING LOT: 117,686 S.F. 5% OF THE PARKING LOT TO BE LANDSCAPED.  
 1 LARGE CANOPY TREE PER 20 PARKING SPACES.  
 ALL PARKING SPACES TO BE WITHIN 100' L.F. OF A LANDSCAPE ISLAND WITH 1 LARGE CANOPY TREE AND GROUND COVER.  
 REQUIRED: 5,884 S.F. PROVIDED: 8,309 S.F.  
 12 TREES, 3" CAL. 9 TREES, 3" CAL. 8 EXISTING TREES  
 RESIDENTIAL ADJACENCY: 224 L.F. REQUIREMENT: 15' LANDSCAPE SETBACK WITH 1 LARGE CANOPY TREE PER 30 L.F.. 40% OF TREES TO BE EVERGREEN TREES, 6" SOLID MASONRY SCREEN WALL REQUIRED.  
 REQUIRED: 8 TREES, 3" CAL. PROVIDED: 26-5'-6" HT. EVERGREEN SHRUBS  
 STREET FRONTAGE 15' LANDSCAPE SETBACK WITH 1 LARGE CANOPY TREE PER 50 L.F.. OR 2 ORNAMENTAL TREES PER 50 L.F. SOLID PARKING LOT SCREEN REQUIRED THROUGH USE OF SHRUBS, BERMS, OR MASONRY WALL.  
 BROWNING DR. - 518 L.F. REQUIRED: 11 TREES, 3" CAL. PROVIDED: 21 ORNAMENTAL TREES, 8' HT. 2 EXISTING TREES 2 EXISTING ORNAMENTAL TREES  
 RUFÉ SNOW DR.- 228 L.F. REQUIRED: 5 TREES, 3" CAL. PROVIDED: 11 ORNAMENTAL TREES

**PLANT MATERIAL SCHEDULE**

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CM	23	Crape Myrtle	<i>Lagerstroemia indica</i> 'Dallas Red'	8' ht.	container, 3 or 5 trunks, tree form
CE	10	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	b&b, 12' ht., 5' spread min., 5' clear trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	156	Needlepoint Holly	<i>Ilex cornuta</i> 'Needlepoint'	5 gal.	container, 24" ht., 20" spread, 30"cc.
NRS	26	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	30 gal.	container, 5'-6" ht., 4' spread, full to base
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon</i> '419'		solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

ALL TREES IN PLANTING AREAS LESS THAN 500' S.F. ARE TO BE PLANTED WITH STRUCTURAL SOIL PER THE CITY OF FRISCO REQUIREMENTS.

- GENERAL LAWN NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
  - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
  - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
  - IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
  - ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
  - ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
  - CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

- LANDSCAPE NOTES**
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
  - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
  - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
  - CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
  - ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
  - ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
  - ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

- SOLID SOD NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
  - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
  - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
  - CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
  - PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
  - ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
  - WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
  - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
  - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

LANDSCAPE ARCHITECT  
 STUDIO GREEN SPOT, INC.  
 1333 W. McDERMOTT DR.  
 ALLEN, TEXAS 75013  
 (469) 369-4448  
 CHRIS@STUDIOGREENSPOT.COM



5555 RUFÉ SNOW DR.  
 CITY OF NORTH RICHLAND HILLS, TEXAS, 76180  
 TARRANT COUNTY

ISSUE:  
 FOR APPROVAL 01.13.2021

DATE:  
 01.13.2021  
 SHEET NAME:  
 LANDSCAPE PLAN  
 SHEET NUMBER:  
 L.1

