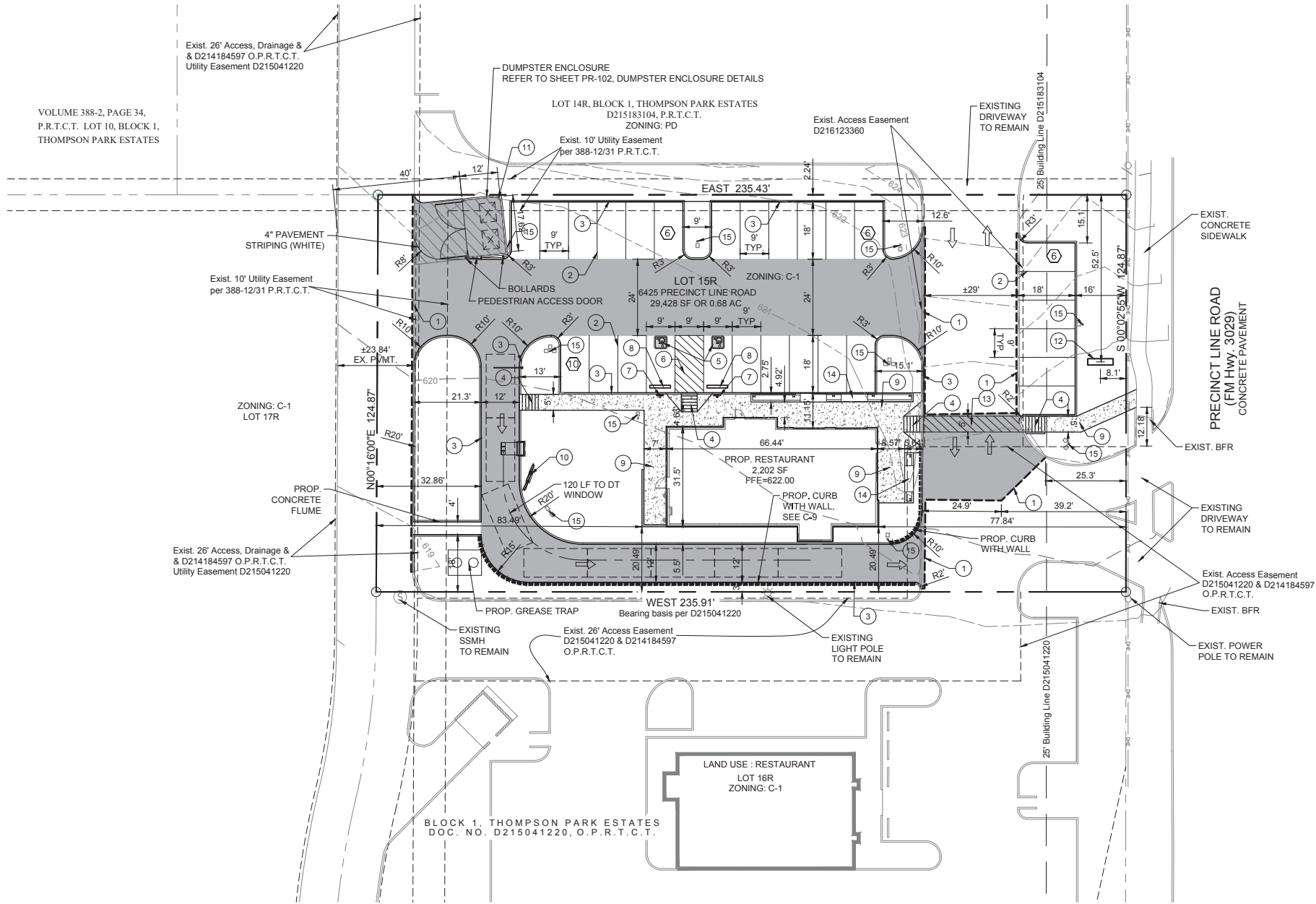
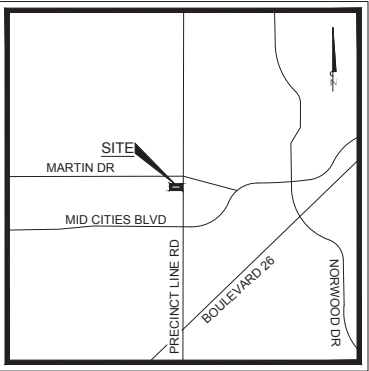
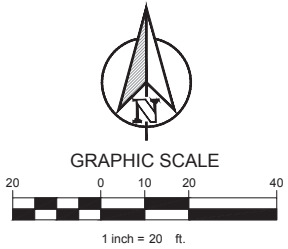


PLOTTED BY: DENG TORRES  
PLOT DATE: 5/21/2018 10:31 AM  
LOCATION: Z:\PROJECTS\PROJECTS\2018-050 HAYDN STARBUCKS NRH\CADD\SHEETS\SP-1 SITE PLAN.DWG  
LAST SAVED: 5/21/2018 10:29 AM

SITE DATA SUMMARY													
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG HGT. (FT-# ST.)	LOT COVERAGE	PARKING			HANDICAP SP.		TOTAL IMPERVIOUS (SQ. FT.)
								REQ. RATIO	REQ.	PROV.	REQ.	PROV.	
15R	C-1	QUICK SERVICE RESTAURANT	0.68	29,428	2,202	32'-0"	7.5%	1 SPACE / 250 sf	9	28	2	2	23,003 78%
													OPEN SPACE
													PROV. PERCENTAGE
													PROV. (SQ. FT.)
													6,425



- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
  - REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.



LEGEND	
[Symbol]	LIGHT DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET C-9
[Symbol]	MEDIUM DUTY CONCRETE PAVEMENTSEE DETAIL SHEET C-9
[Symbol]	DUMPSTER AREA CONCRETE PAVEMENTSEE DETAIL SHEET C-9
[Symbol]	PROPOSED CONCRETE SIDEWALKSEE DETAIL SHEET C-9
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PARKING COUNT
[Symbol]	FULL-DEPTH SAWCUT
[Symbol]	PROPOSED FIRE LANE STRIPPING

CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	CURB & GUTTER, SEE DETAIL SHEET C-9
④	PROPOSED PEDESTRIAN RAMP, SEE DETAIL SHEET C-9
⑤	HANDICAP SYMBOL
⑥	PAVEMENT STRIPING
⑦	HANDICAP SIGN
⑧	CURB STOP PER DETAIL, SEE DETAIL SHEET C-9
⑨	PROPOSED SIDEWALK,SEE DETAIL SHEET C-9
⑩	DRIVE THRU ORDERING BOARD
⑪	DUMPSTER ENCLOSURE WITH PEDESTRIAN ACCESS DOOR. SEE ARCH. PLANS FOR DETAILS
⑫	SIGN BOARD
⑬	PEDESTRIAN ACCESS
⑭	BENCH, SEE ARCH. PLANS FOR DETAILS
⑮	SITE LIGHT POLE. REFER TO MEP PLANS FOR DETAILS



STARBUCKS  
PRECINCT LINE RD &  
MARTIN RD  
NORTH RICHLAND HILLS, TX

No.	DATE	REVISION	BY

SITE PLAN

DESIGN:	DD/MBT
DRAWN:	DD/MBT
CHECKED:	CLC
DATE:	5/21/2018
SHEET	
SP-1	

File No. 2018-050

SP 2018-05



<b>Site Trees</b>		
1 large tree per 5000 SF of Total Lot	6 trees	8 proposed trees
<b>Landscape Setback</b>		
15' width	124.87 LF	
1 large tree per 50 LF of street frontage	3 trees	3 proposed trees
10 shrubs per 50 LF of frontage length	25 shrubs	28 shrubs
<b>Parciling Lot Trees</b>		
1 large tree per 20 spaces	2 trees	4 trees
5% landscape area in parking area parciling lot, 10,862 SF	543 SF	750 SF

Note: All large and ornamental trees must be on bubbler/drip irrigation on separate lines from turf grass.

1. The project will have an underground automatic irrigation system to water all new plantings.
2. Install 4" layer of shredded hardwood mulch to all planting beds.
3. Install 4" steel edging between all shrub beds and grass areas.
4. Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand)
5. Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
6. Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from roots, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
7. Solid soil all areas disturbed by construction activities as shown on plan.

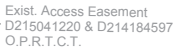
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## SCALE: NONE

## SCALE: NONE

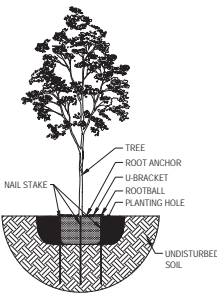
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CASE SP 2018-05



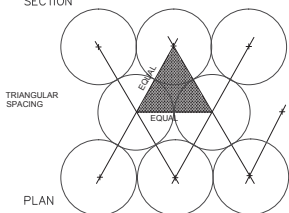
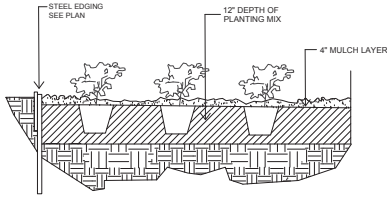
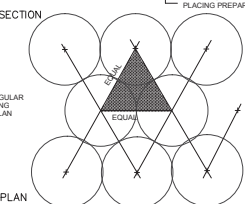
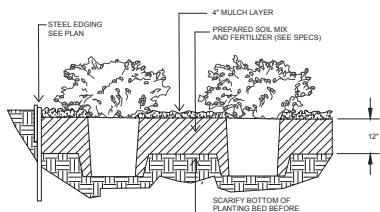
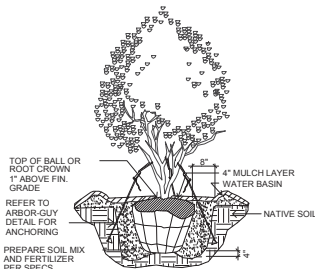
TREE STAKE SOLUTIONS L  
 9973 FM 521 ROAD  
 ROSHARON, TX 77583  
 PHONE: (281) 778-1400  
 FAX: (281) 778-1425  
[www.treestakesolutions.com](http://www.treestakesolutions.com)

www.treestakesolutions.com



3. NAIL STAKES SHOULD BE DRIVEN STRAIGHT DOWN INTO THE UNDISTURBED SOIL BELOW THE ROOTBALL. THE NAILS ARE NOW CAGING THE ROOTBALL IN PLACE, WHILE THE TOP BRACKET PINS THE ROOTBALL DOWN.  
AFTER THE TREE STAKE IS INSTALLED, A LAYER OF MULCH CAN BE ADDED OVER THE STAKE. REMOVE ROOT ANCHOR AFTER TREE IS ESTABLISHED.

ROOT ANCHORTIM BELOW GRADE SAFETY STAKE SIZING CHART					
ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)	ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)
5 BG	5 GALLON OR 10" ROOTBALL	#4 X 24"	100 BG	95/100 GALLON OR 36" ROOTBALL	#5 X 48"
15 BG	10/15 GALLON OR 17" ROOTBALL	#4 X 36"	150 BG	150 GALLON OR 42" ROOTBALL	#5 X 60"
30 BG	20/30 GALLON OR 22" ROOTBALL	#4 X 36"	200 BG	200 GALLON OR 48" ROOTBALL	#5 X 72"
45/65 BG	45/65 GALLON OR 27-30" ROOTBALL	#4 X 48"	300 BG	300 GALLON OR 58" ROOTBALL	#5 X 72"



PLOTTED BY: SCOTTFULWILER  
 PLOT DATE: 5/18/2018 11:46 AM  
 LOCATION: C:\USERS\SCOTTFULWILER\DOCUMENTS\AUTOCAD\_LRD\STARBUCKS\_NRH\STARBUCKSNRH\_LSD.WDG  
 LAST SAVED: 5/18/2018 11:46 AM

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CHRISTON COMPANY  
4300 ALPHA ROAD  
SUITE 100  
DALLAS, TX 75244  
972-233-3333

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS

PROJECT NAME: **PRECINCT LINE SHELL BUILDING**

PROJECT ADDRESS: **PRECINCT LINE ROAD  
NORTH RICHLAND HILLS, TX**

PROJECT #: 18-0006

ORIGINAL ISSUE DATE: 5-21-18

PRODUCTION DESIGNER: MH

CHECKED BY: MH

SHEET TITLE:

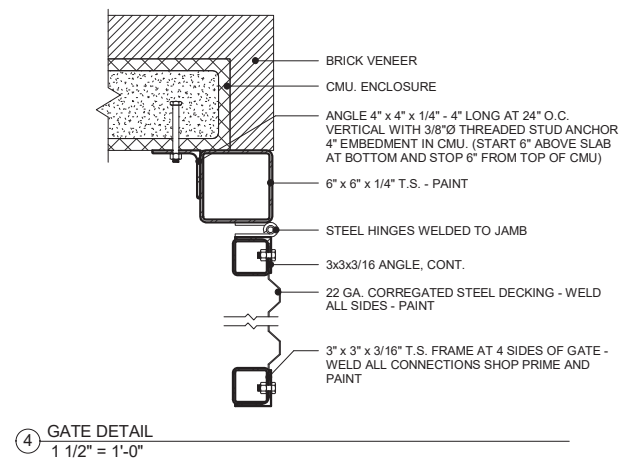
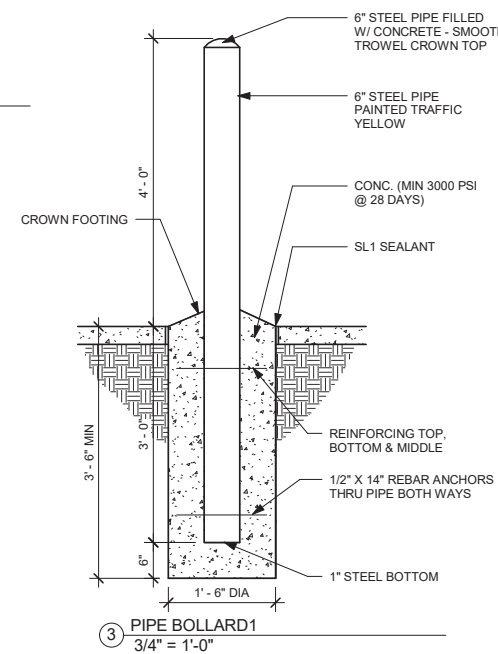
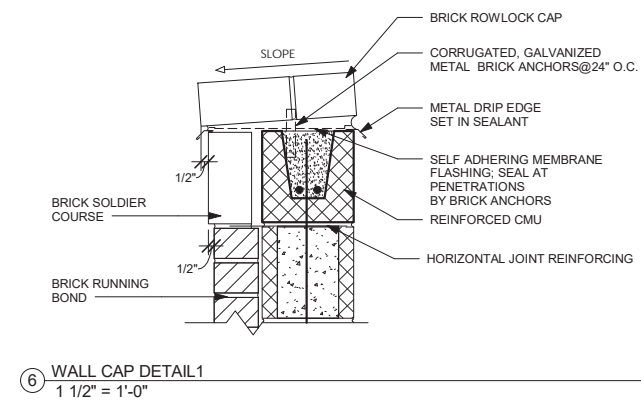
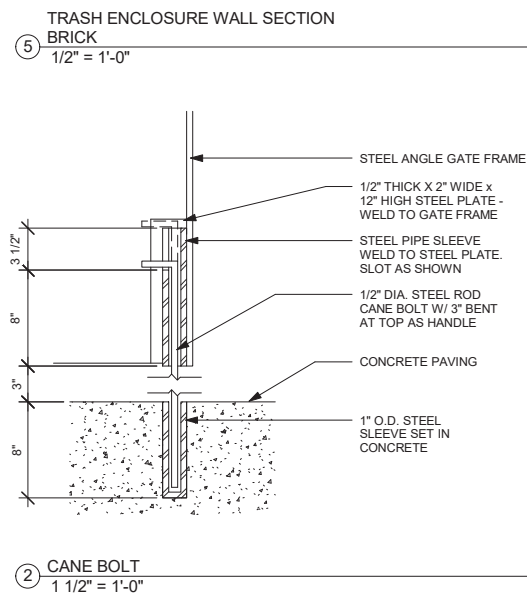
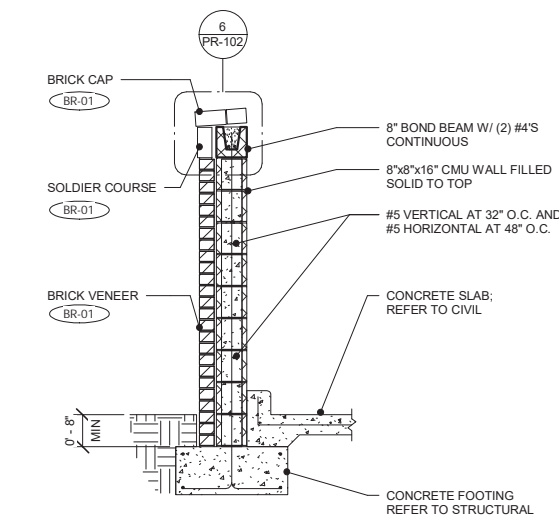
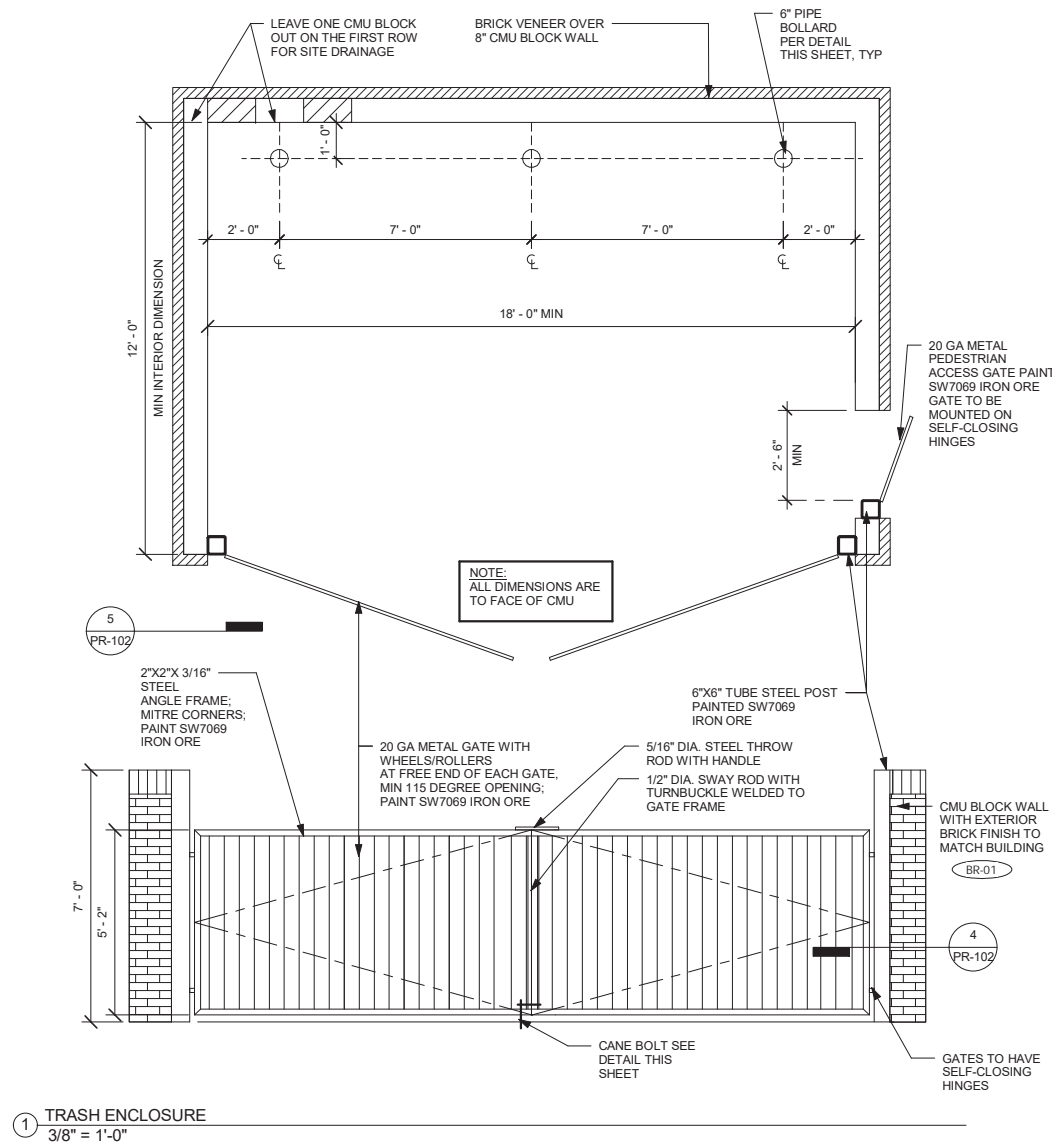
DUMPSTER  
ENCLOSURE EXHIBIT

SCALE: As indicated

SHEET NUMBER:

PR-102

CASE SP 2018-05





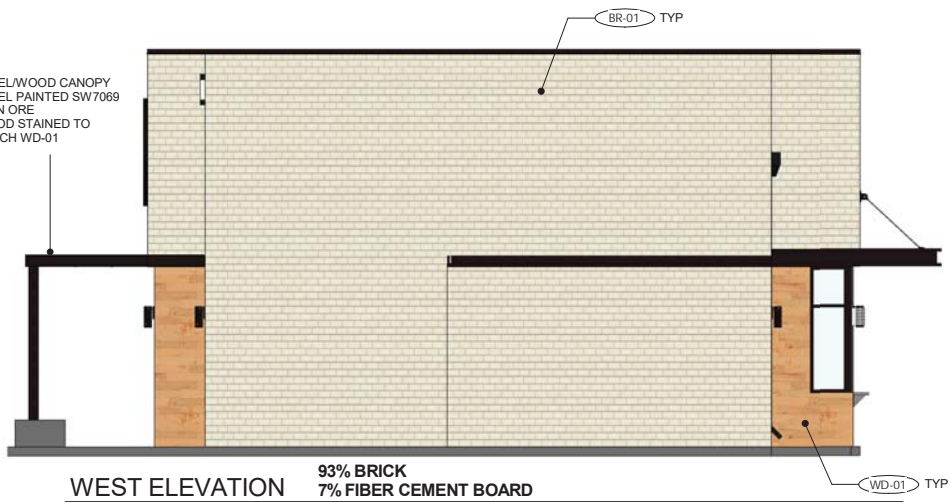
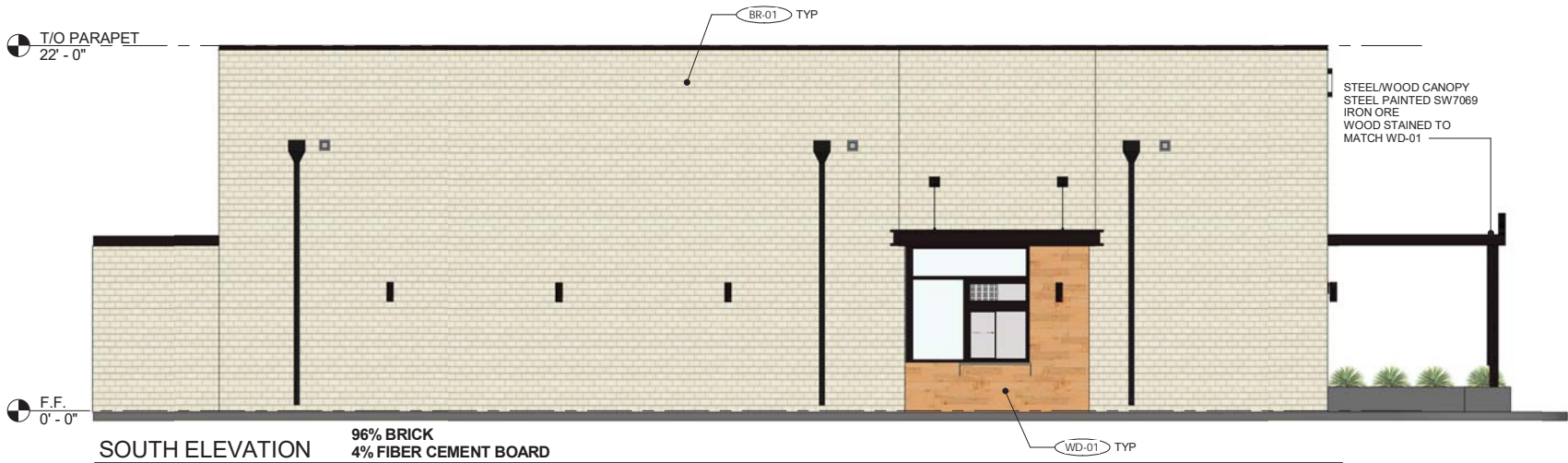
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BR-01  
ACME BRICK  
PALISADE  
SMOOTH



WD-01  
NICHIIHA  
FIBER CEMENT PLANKS  
VINTAGE CEDAR



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Thomas A Pirtle III  
AIA NCARB

Architect Texas 4994  
1308 Meadowview Drive  
Kennedale Texas 76060

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CJ REAL ESTATE, LLC  
3825 Camp Bowie Blvd  
Fort Worth, TX 76107  
817.665.2343 (o)

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS
1	Date 1		Revision 1

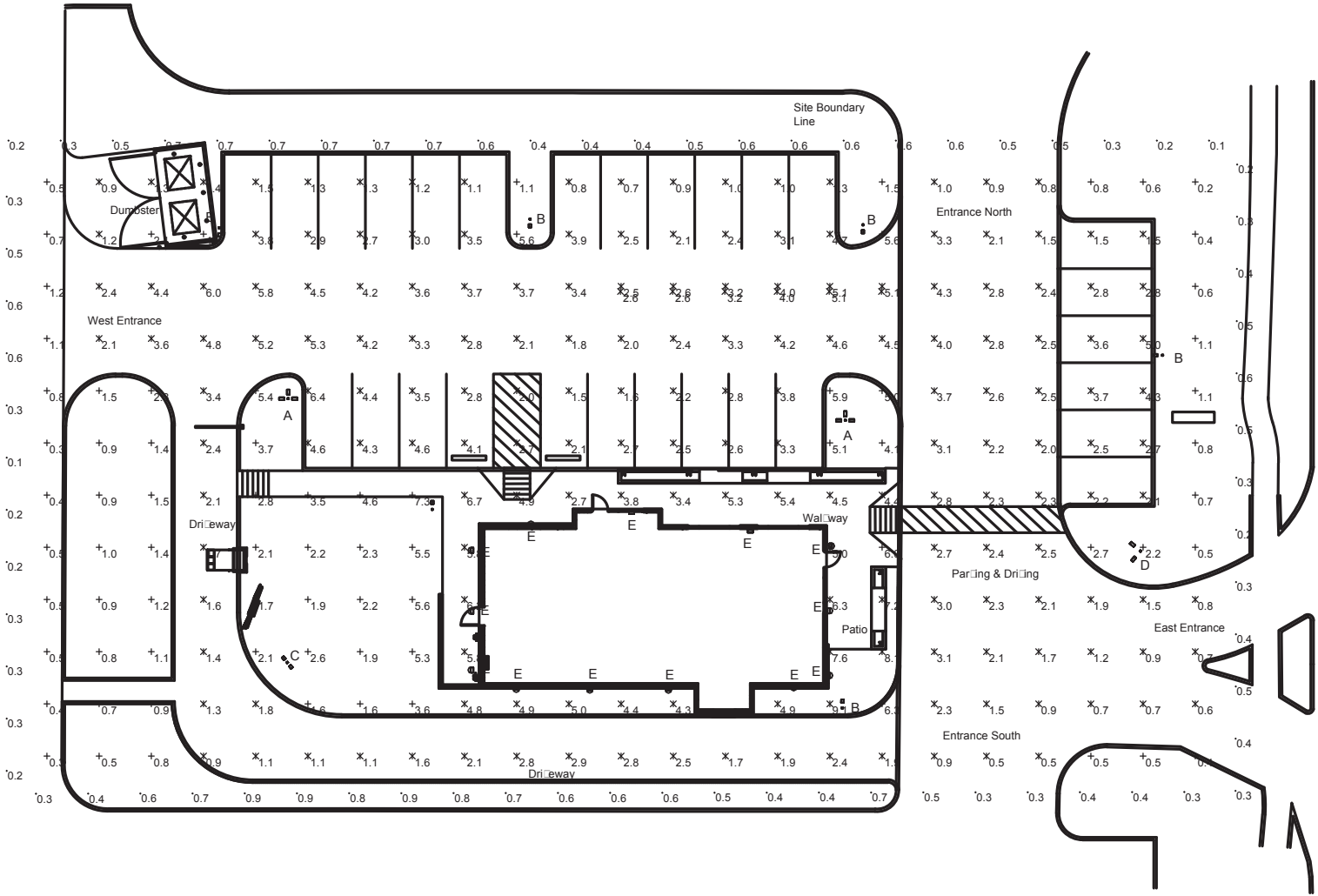
PROJECT NAME:  
PRECINCT LINE SHELL BUILDING  
PROJECT ADDRESS:  
PRECINCT LINE ROAD  
NORTH RICHLAND HILLS, TX

PROJECT #:  
18-0006  
ORIGINAL ISSUE DATE:  
5-21-18  
PRODUCTION DESIGNER: MH  
CHECKED BY: MH

SHEET TITLE:  
PRELIM 3D  
ELEVATIONS  
SCALE:  
3/16" = 1'-0"  
SHEET NUMBER:  
PR-101  
CASE SP 2018-05

Statistics						
Description	Symbol	A/g	Max	Max/Min	A/g/Min	Min
Driveway	✕	1.9 fc	2.9 fc	3.2:1	2.1:1	0.9 fc
Dumbster	✕	1.2 fc	1.4 fc	1.6:1	1.3:1	0.9 fc
East Entrance	✕	1.0 fc	1.9 fc	3.2:1	1.7:1	0.6 fc
Entrance North	✕	1.6 fc	3.3 fc	4.1:1	2.0:1	0.8 fc
Entrance South	✕	0.6 fc	0.9 fc	1.8:1	1.2:1	0.5 fc
Overall Area	+	2.7 fc	9.1 fc	45.5:1	13.5:1	0.2 fc
Parking & Driling	✕	3.0 fc	6.4 fc	9.1:1	4.3:1	0.7 fc
Patio	✕	7.3 fc	8.1 fc	1.3:1	1.2:1	6.3 fc
Site Boundary Line	+	0.5 fc	0.9 fc	9.0:1	5.0:1	0.1 fc
Wallway	✕	5.4 fc	9.1 fc	3.4:1	2.0:1	2.7 fc
West Entrance	✕	2.7 fc	4.4 fc	3.7:1	2.3:1	1.2 fc

Schedule										
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
⬢	A	2	KAD LED 40C 530 40K R3 MVOLT HS	KAD LED, 40 LED, 530mA MVOLT DRIVER, 4000K, TYPE 3 OPTICS WITH HOUSE SIDE SHIELDS.	LED	1	6941	0.81	213	18' Pole 2' Pole Base
⬢	B	6	KAD LED 20C 530 40K R3 MVOLT HS	KAD LED, 20 LED, 530mA MVOLT DRIVER, 4000K, TYPE 3 OPTICS WITH HOUSE SIDE SHIELDS.	LED	1	3523	0.81	38	18' Pole 2' Pole Base
⬢	C	1	KAD LED 20C 530 40K R3 MVOLT HS	KAD LED, 20 LED, 530mA MVOLT DRIVER, 4000K, TYPE 3 OPTICS WITH HOUSE SIDE SHIELDS.	LED	1	3523	0.81	76	18' Pole 2' Pole Base
⬢	D	1	KAD LED 20C 530 40K R3 MVOLT HS	KAD LED, 20 LED, 530mA MVOLT DRIVER, 4000K, TYPE 3 OPTICS WITH HOUSE SIDE SHIELDS.	LED	1	3523	0.81	76	18' Pole 2' Pole Base
⬢	E	13	WST LED P1 30K VW MVOLT	WST LED, Performance package 1, 3000 K, Usual comfort wide, MVOLT	LED	1	1548	0.81	12	12' Wall Mounted



LITHONIA  
KAD LED



LITHONIA  
WST LED

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3825 Camp Bowie Blvd  
Fort Worth, TX 76107  
817.665.2343 (o)

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS

PROJECT NAME:  
**PRECINCT LINE SHELL BUILDING**  
PROJECT ADDRESS:  
**PRECINCT LINE ROAD  
NORTH RICHLAND HILLS, TX**

PROJECT #: 18-0006  
ORIGINAL ISSUE DATE: 3-23-18  
PRODUCTION DESIGNER: RT  
CHECKED BY: AH

SHEET TITLE:  
**PHOTOMETRICS SITE PLAN**

SCALE: 1/16"=1'-0"

SHEET NUMBER:



D/F MONUMENT

Part#  
Qty 1

SIREN

CABINET: ALUMINUM FABRICATED PAINTED BLACK RAL 7021M  
FACES: 3/16" WHITE PLEX W/ FIRST SURFACE 3M 3630 76 HOLLY GREEN VINYL  
W/ 1" BLACK TRIM CAP PAINTED TO MATCH BLACK RAL 7021M  
ILLUMINATION: WHITE LED'S  
4" DIA ALUMINUM PIPE PAINTED TO MATCH BLACK RAL 7021M

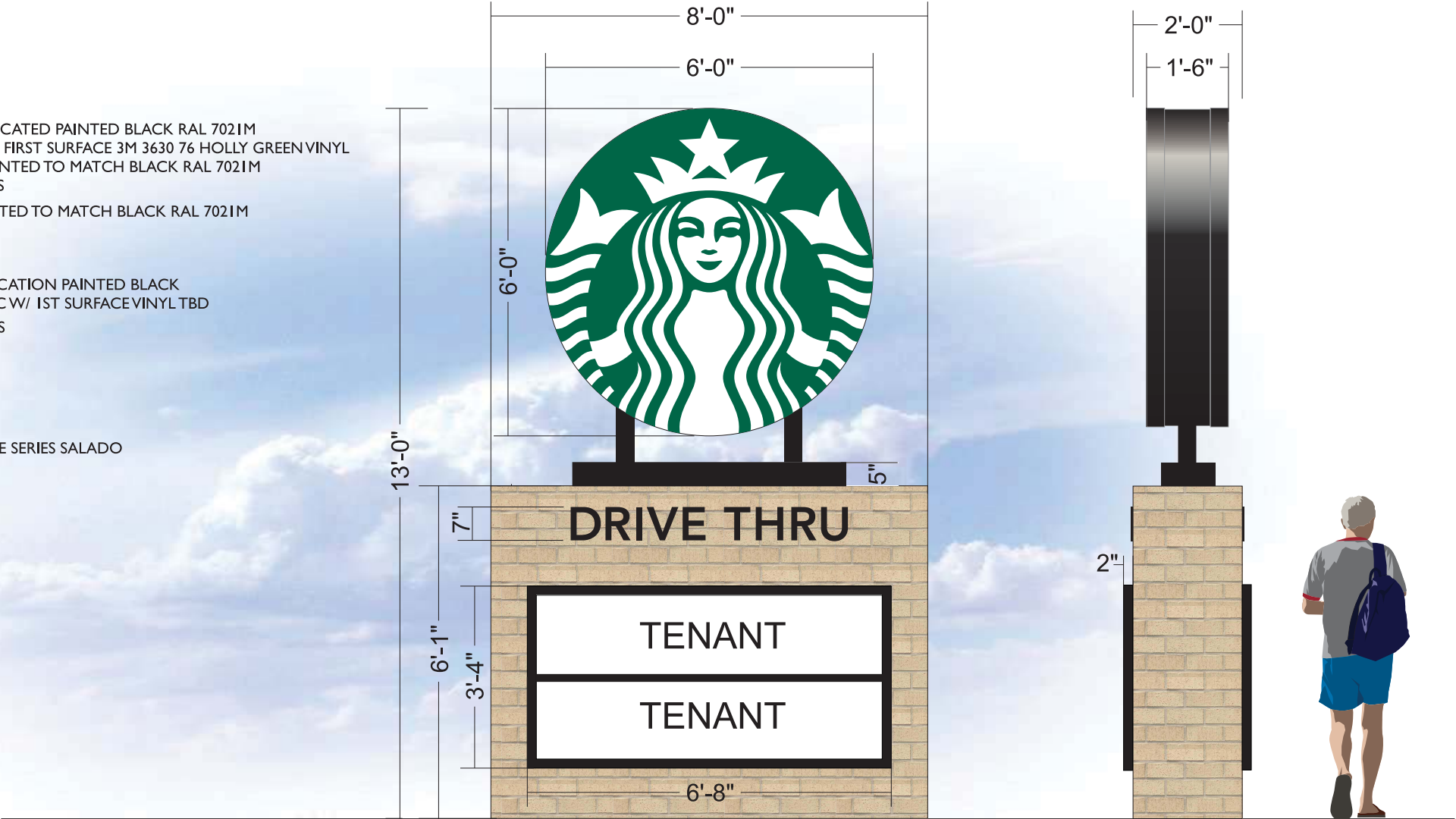
TENANT

CABINET: ALUMINUM FABRICATION PAINTED BLACK  
FACES: 3/16" WHITE ACRYLIC W/ 1ST SURFACE VINYL TBD  
ILLUMINATION: WHITE LED'S

DRIVETHRU

1/2" FCO ACRYLIC LETTERS  
PAINTED BLACK

BRICK: ACME TOWN SQUARE SERIES SALADO



COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607

P 800 353 9132 • F 864 242 2204

www.hiltondisplays.com

QID 18-41710

JOB NAME

Starbucks

LOCATION

North Richland Hills, TX

CUSTOMER CONTACT

SALESMAN / PM

Wayne Rhodes

DESIGNER

Chad Wike

DWG. DATE

5-7-18

REV. DATE / REVISION

SCALE

As Noted

FILE

2018/Starbucks/  
North Richland Hills/18-41710/  
SB North Richlands Hills.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

UL

Underwriters Laboratories Inc.

DRY

DAMP

WET

Northbound





Southbound

