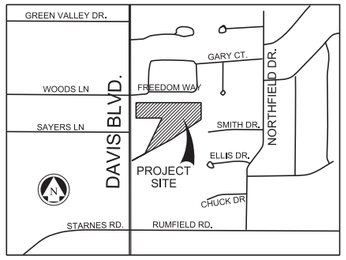
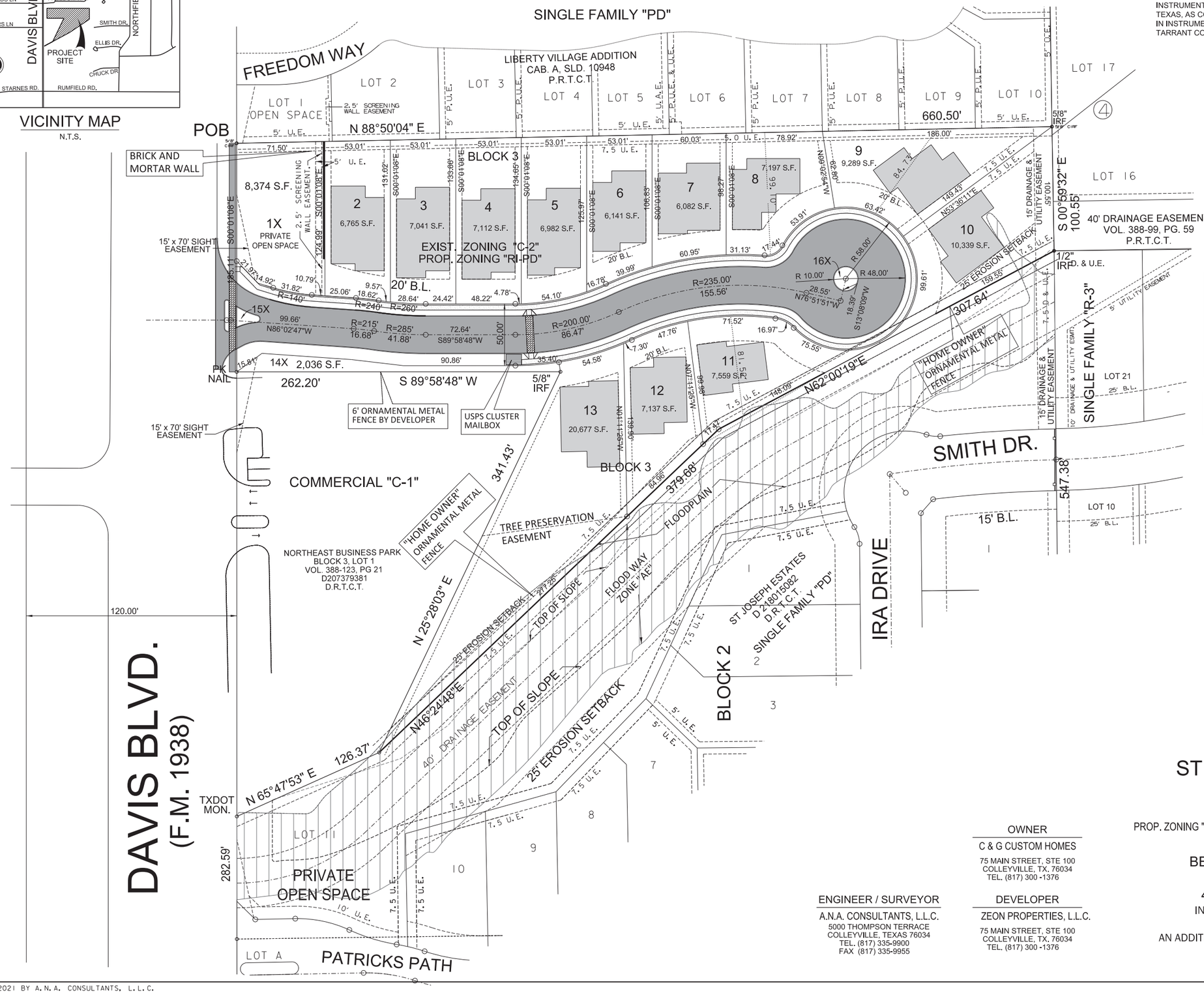


VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

BEING 3.353 ACRE TRACT OF LAND LOCATED IN THE STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 12, BLOCK 2, OF ST JOSEPH ESTATES, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AS RECORDED IN INSTRUMENT NUMBER D218015082, PLAT RECORDS, TARRANT COUNTY, TEXAS, AS CONVEYED TO C & G CUSTOM HOMES, LLC, BY DEEDS RECORDED IN INSTRUMENTS NUMBER D215172918, AND D215172935, DEED RECORDS, TARRANT COUNTY, TEXAS.



LAND USE TABLE

ITEM	R-2	RI-PD (3.353 AC) 12 UNITS
MIN. LOT AREA	9,000 SF	6,082 SF
AVG. LOT AREA	-	6,600 SF
MIN FRONT YARD	20 FT	20 FT
MINN REAR YARD	10 FT AND 20%	10 FT
MIN. LOT WIDTH	72.5 FT	54 FT (56 FT AVG.)
MIN. SIDE YARD	10 FT & 6 FT	5 FT AND 5 FT
TOTAL OPEN SPACE	-	10,890 SF (7.46 %)
USEABLE OPEN SPACE	-	10,383 SF (7.11 %)
DENSITY	4 UNITS/AC	3.58 UNITS/AC

AREA CALCULATIONS
AREA OF DEVELOPMENT= 3.353 ACRES (146,045 SF)
NUMBER OF UNITS = 12
OPENSPACE (10,890 S.F.) 7.46 %

REVISIONS	DATE

PROJECT NO.	150300
DRAWN BY	JSW
APPROVED BY	EKK
DATE	09-18-2016

ZONING EXHIBIT
ST JOSEPH ESTATES PHASE II

5000 THOMPSON TERRACE
COLLEYVILLE, TX.76034
(817)335-9900
FAX:(817)335-9955

SHEET 1 OF 1

CASE ZC 2021-03

ZONING EXHIBIT

ST JOSEPH ESTATES PHASE II

EXIST. ZONING "C-2" COMMERCIAL
PROP. ZONING "RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT"

LOTS 1-14 BLOCK 2
BEING 3.353 ACRES OF LAND
12 RESIDENTIAL LOTS &
4 NONRESIDENTIAL LOTS
IN THE STEPHEN RICHARDSON SURVEY
ABSTRACT NO. 1266,
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS.

PREPARED FEBRUARY 2021

OWNER
C & G CUSTOM HOMES
75 MAIN STREET, STE 100
COLLEYVILLE, TX. 76034
TEL. (817) 300 -1376

DEVELOPER
ZEON PROPERTIES, L.L.C.
75 MAIN STREET, STE 100
COLLEYVILLE, TX. 76034
TEL. (817) 300 -1376

ENGINEER / SURVEYOR
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

3:12:17 PM
10/26/2021
J:\210030 St Joseph\SJ\St-Joseph Phase II\Survey\210030_zoning.dgn

COPYRIGHT © 2021 BY A.N.A. CONSULTANTS, L.L.C.

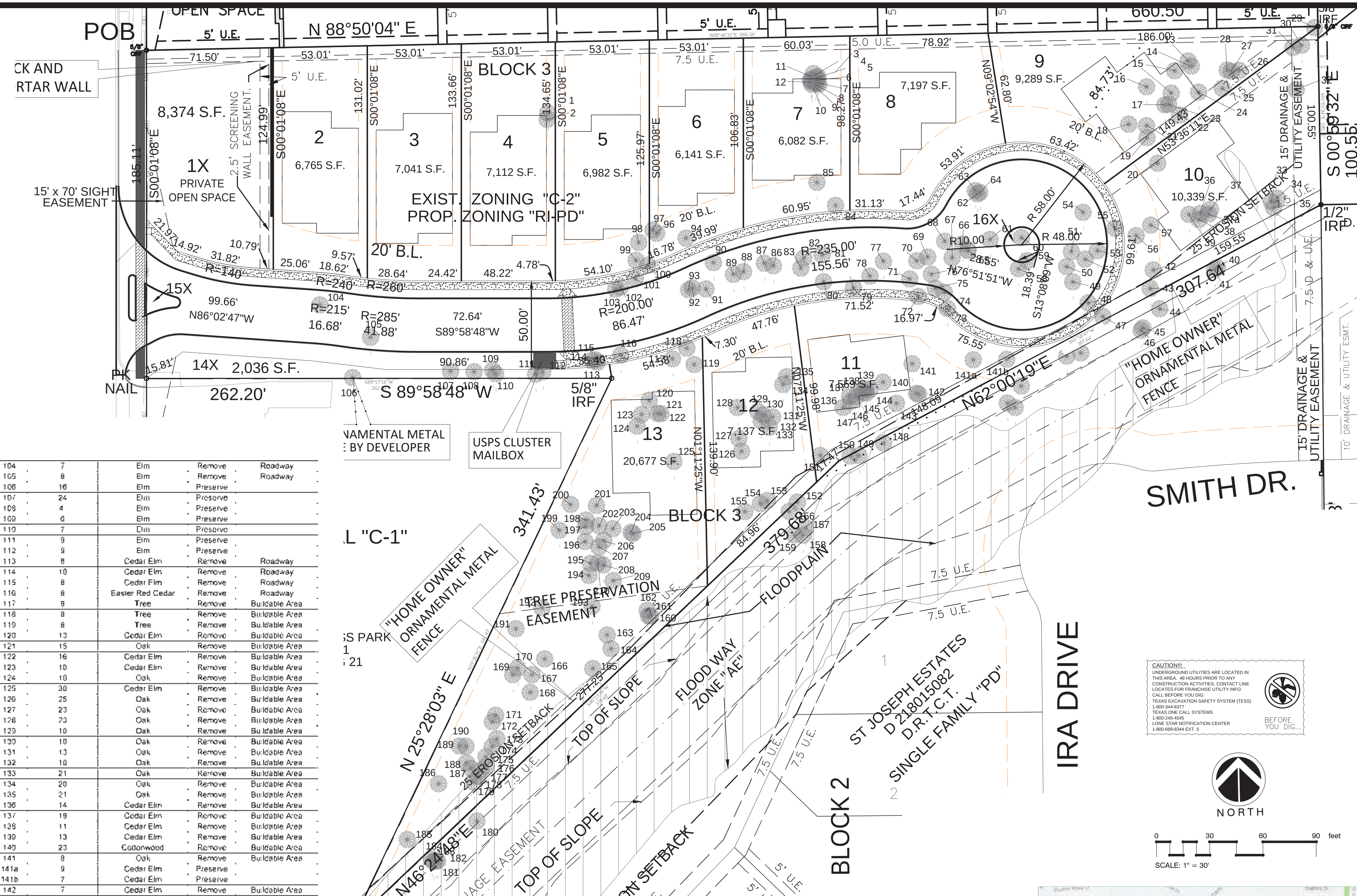
A.N.A. JOB NUMBER 210030

© DFL 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 DFL GROUP LLC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY DFL GROUP LLC.

Tree Inventory and Mitigation

Villas at North Richland Hills — North Richland Hills TX

Tree No	Caliper In	Description	Status	Reason for Mitigation
1	8	Elm	Remove	Buildable Area
2	18	Elm	Remove	Buildable Area
3	11	Elm	Remove	Buildable Area
4	23	Elm	Remove	Buildable Area
5	7	Elm	Remove	Buildable Area
6	7	Elm	Remove	Buildable Area
7	13	Elm	Remove	Buildable Area
8	5	Elm	Remove	Buildable Area
9	11	Elm	Remove	Buildable Area
10	7	Elm	Remove	Buildable Area
11	10	Elm	Remove	Buildable Area
12	18	Elm	Remove	Buildable Area
13	13	Cedar Elm	Remove	Buildable Area
14	6	Cedar Elm	Remove	Buildable Area
15	6	Oak	Remove	Buildable Area
16	12	Oak	Remove	Buildable Area
17	8	Cedar Elm	Remove	Buildable Area
18	7	Cedar Elm	Remove	Buildable Area
19	14	Oak	Remove	Buildable Area
20	14	Oak	Remove	Buildable Area
21	6	Oak	Remove	Buildable Area
22	6	Cedar Elm	Remove	Buildable Area
23	12	Cedar Elm	Remove	Buildable Area
24	5	Cedar Elm	Remove	Buildable Area
25	10	Cedar Elm	Remove	Utility Easement
26	7	Cedar Elm	Remove	Utility Easement
27	10	Cedar Elm	Preserve	
28	7	Cedar Elm	Preserve	
29	9	Pecan	Remove	Utility Easement
30	11	Pecan	Remove	Utility Easement
31	10	Pecan	Remove	Utility Easement
32	9	Hackberry	Preserve	
33	20	Cedar Elm	Preserve	
34	5	Cedar Elm	Preserve	
35	5	Cedar Elm	Preserve	
36	6	Cedar Elm	Remove	Buildable Area
37	7	Cedar Elm	Remove	Buildable Area
37a	7	Oak	Remove	Buildable Area
38	10	Oak	Remove	Buildable Area
39	7	Oak	Remove	Buildable Area
40	26	Oak	Preserve	Not on Property
41	30	Oak	Preserve	Not on Property
42	5	Cedar Elm	Preserve	
43	19	Oak	Preserve	
44	30	Oak	Preserve	Not on Property
45	5	Cedar Elm	Preserve	Not on Property
46	9	Cedar Elm	Preserve	Not on Property
47	23	Oak	Preserve	
48	16	Oak	Preserve	Roadway
49	25	Oak	Preserve	Roadway
50	6	Cedar Elm	Remove	Roadway
51	12	Cedar Elm	Remove	Roadway
52	7	Cedar Elm	Remove	Roadway
53	18	Cedar Elm	Remove	Roadway
54	12	Oak	Remove	Roadway
55	11	Cedar Elm	Remove	Roadway
56	10	Oak	Remove	Buildable Area
57	7	Oak	Remove	Buildable Area
58	14	Cedar Elm	Remove	Roadway
59	9	Cedar Elm	Remove	Roadway
60	12	Cedar Elm	Remove	Roadway
61	11	Cedar Elm	Remove	Roadway
62	7	Oak	Remove	Buildable Area
63	8	Oak	Remove	Buildable Area
64	8	Oak	Remove	Buildable Area
65	9	Cedar Elm	Remove	Buildable Area
66	17	Bumillia	Remove	Buildable Area
67	10	Ash	Remove	Buildable Area
68	13	Cedar Elm	Remove	Buildable Area
69	7	Cedar Elm	Remove	Buildable Area
70	27	Oak	Remove	Buildable Area
71	21	Oak	Remove	Buildable Area
72	10	Cedar Elm	Remove	Buildable Area
73	5	Cedar Elm	Remove	Buildable Area
74	8	Cedar Elm	Remove	Buildable Area
75	7	Cedar Elm	Remove	Buildable Area
76	11	Cedar Elm	Remove	Buildable Area
77	8	Cedar Elm	Remove	Buildable Area
78	21	Oak	Remove	Buildable Area
79	10	Cedar Elm	Remove	Buildable Area
80	15	Cedar Elm	Remove	Buildable Area
81	14	Oak	Remove	Buildable Area
82	11	Cedar Elm	Remove	Buildable Area
83	7	Cedar Elm	Remove	Buildable Area
84	5	Elm	Remove	Buildable Area
85	13	Oak	Remove	Buildable Area
86	16	Oak	Remove	Roadway
87	12	Oak	Remove	Roadway
88	22	Oak	Remove	Roadway
89	11	Oak	Remove	Roadway
90	12	Oak	Remove	Roadway
91	9	Oak	Remove	Roadway
92	7	Pecan	Remove	Roadway
93	17	Oak	Remove	Roadway
94	7	Oak	Remove	Buildable Area
95	8	Oak	Remove	Buildable Area
97	13	Oak	Remove	Buildable Area
98	9	Oak	Remove	Buildable Area
99	13	Oak	Remove	Buildable Area
100	8	Oak	Remove	Roadway
101	8	Oak	Remove	Roadway
102	7	Elm	Remove	Roadway
103	18	Oak	Remove	Roadway
104	7	Elm	Remove	Roadway
105	8	Elm	Remove	Roadway
106	16	Elm	Preserve	
107	24	Elm	Preserve	
108	4	Elm	Preserve	
109	6	Elm	Preserve	
110	7	Elm	Preserve	
111	9	Elm	Preserve	
112	9	Elm	Preserve	
113	8	Cedar Elm	Remove	Roadway
114	10	Cedar Elm	Remove	Roadway
115	8	Cedar Elm	Remove	Roadway
116	8	Easter Red Cedar	Remove	Roadway
117	9	Tree	Remove	Buildable Area
118	8	Tree	Remove	Buildable Area
119	8	Tree	Remove	Buildable Area
120	13	Cedar Elm	Remove	Buildable Area
121	15	Oak	Remove	Buildable Area
122	16	Cedar Elm	Remove	Buildable Area
123	10	Cedar Elm	Remove	Buildable Area
124	10	Oak	Remove	Buildable Area
125	30	Cedar Elm	Remove	Buildable Area
126	25	Oak	Remove	Buildable Area
127	23	Oak	Remove	Buildable Area
128	23	Oak	Remove	Buildable Area
129	10	Oak	Remove	Buildable Area
130	10	Oak	Remove	Buildable Area
131	13	Oak	Remove	Buildable Area
132	10	Oak	Remove	Buildable Area
133	21	Oak	Remove	Buildable Area
134	20	Oak	Remove	Buildable Area
135	21	Oak	Remove	Buildable Area
136	14	Cedar Elm	Remove	Buildable Area
137	19	Cedar Elm	Remove	Buildable Area
138	11	Cedar Elm	Remove	Buildable Area
139	13	Cedar Elm	Remove	Buildable Area
140	23	Cottonwood	Remove	Buildable Area
141	8	Oak	Remove	Buildable Area
141a	9	Cedar Elm	Preserve	
141b	7	Cedar Elm	Preserve	
142	7	Cedar Elm	Remove	Buildable Area
143	8	Cedar Elm	Remove	Buildable Area
144	9	Cedar Elm	Remove	Buildable Area
145	12	Cedar Elm	Remove	Buildable Area
146	8	Cedar Elm	Remove	Buildable Area
147	10	Cedar Elm	Remove	Buildable Area
148	10	Cedar Elm	Preserve	Not on Property
149	7	Cedar Elm	Preserve	Not on Property
150	8	Cedar Elm	Preserve	Not on Property
151	6	Cedar Elm	Preserve	
152	9	Cedar Elm	Preserve	Not on Property
153	7	Cedar Elm	Preserve	
154	7	Cedar Elm	Preserve	
155	7	Cedar Elm	Preserve	
156	6	Tree	Preserve	Not on Property
157	10	Tree	Preserve	Not on Property
158	14	Tree	Preserve	Not on Property
159	10	Tree	Preserve	Not on Property
160	8	Tree	Preserve	
161	14	Tree	Preserve	
162	14	Bois D Arc	Preserve	
163	7	Tree	Preserve	
164	8	Tree	Preserve	
165	10	Tree	Preserve	
166	14	Hackberry	Preserve	
167	12	Hackberry	Preserve	
168	7	Pecan	Preserve	
169	24	Oak	Preserve	
170	20	Oak	Preserve	
171	7	Elm	Preserve	
172	7	Elm	Preserve	
173	8	Elm	Preserve	
174	9	Elm	Preserve	
175	6	Elm	Preserve	
176	14	Elm	Preserve	
177	6	Elm	Preserve	
178	7	Elm	Preserve	
179	7	Elm	Preserve	
180	12	Elm	Preserve	
181	12	Elm	Preserve	
182	8	Elm	Preserve	
183	12	Elm	Preserve	
184	8	Elm	Preserve	
185	8	Elm	Preserve	
186	17	Elm	Preserve	
187	12	Elm	Preserve	
188	11	Elm	Preserve	
189	12	Elm	Preserve	
190	18	Elm	Preserve	
191	8	Elm	Preserve	
192	48	Elm	Preserve	
193	6	Elm	Preserve	
194	6	Elm	Preserve	
195	7	Elm	Preserve	
196	8	Elm	Preserve	



CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5
BEFORE YOU DIG...

NORTH

0 30 60 90 feet
SCALE: 1" = 30'

VICINITY MAP
N.T.S.

TREE INVENTORY AND MITIGATION

Date OCT 28, 2021
Drawn By GAC
Checked By GAC
Revisions

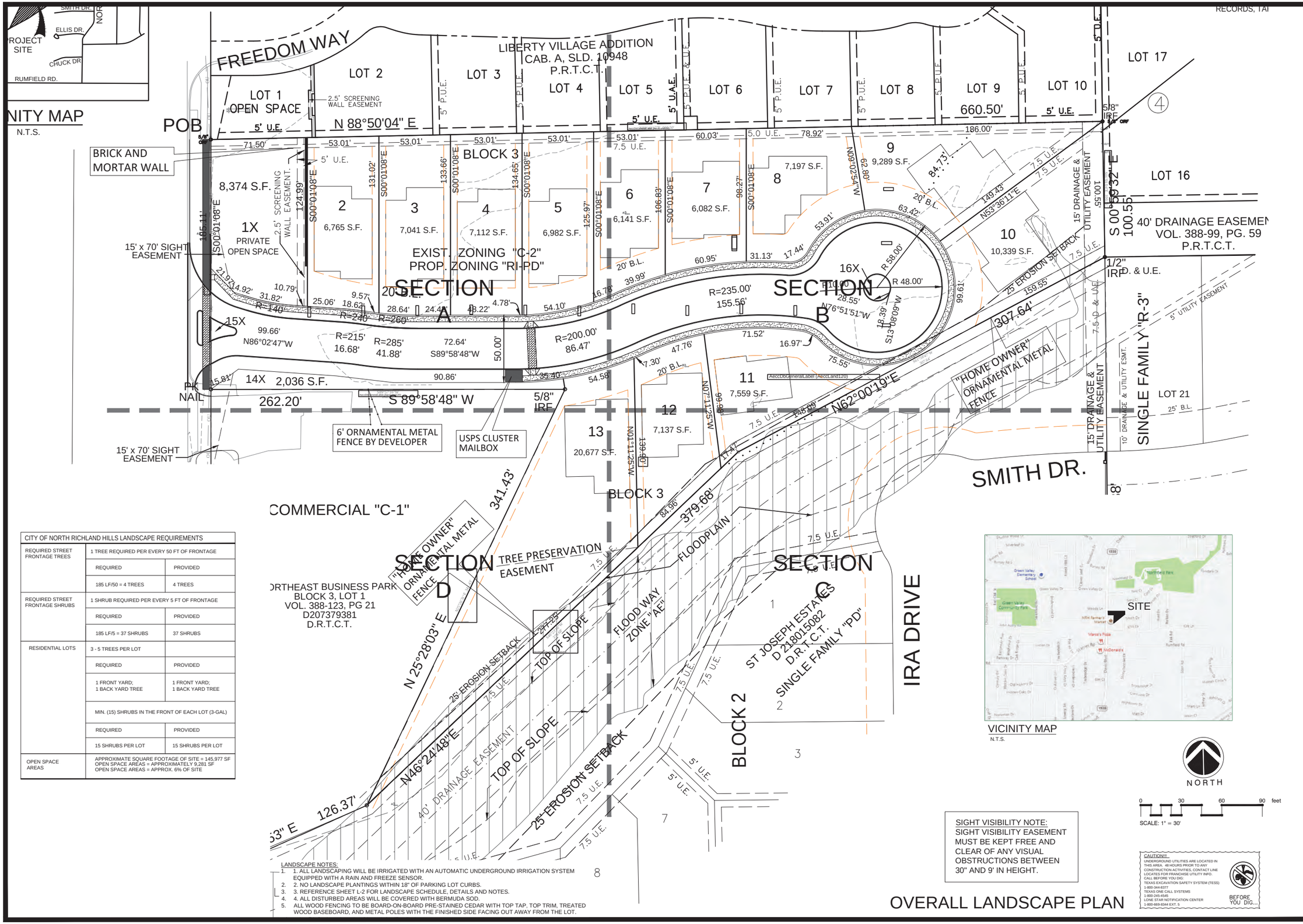
FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DR
WEATHERFORD, TX 76087
682-215-9151
PARKS AND OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE - IRRIGATION DESIGN

REGISTERED LANDSCAPE ARCHITECT — GREGORY A. CUPPETT — 2672 — STATE OF TEXAS — 10/28/21

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 10/28/21, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

VILLAS OF NORTH RICHLAND HILLS
DAVIS BLVD
NORTH RICHLAND HILLS, TEXAS

Sheet No.
TR-1
OF 6



CITY OF NORTH RICHLAND HILLS LANDSCAPE REQUIREMENTS		
REQUIRED STREET FRONTAGE TREES	1 TREE REQUIRED PER EVERY 50 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	185 LF/50 = 4 TREES	4 TREES
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQUIRED PER EVERY 5 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	185 LF/5 = 37 SHRUBS	37 SHRUBS
RESIDENTIAL LOTS	3 - 5 TREES PER LOT	
	REQUIRED	PROVIDED
	1 FRONT YARD; 1 BACK YARD TREE	1 FRONT YARD; 1 BACK YARD TREE
	MIN. (15) SHRUBS IN THE FRONT OF EACH LOT (3-GAL)	
	REQUIRED	PROVIDED
	15 SHRUBS PER LOT	15 SHRUBS PER LOT
OPEN SPACE AREAS	APPROXIMATE SQUARE FOOTAGE OF SITE = 145,977 SF OPEN SPACE AREAS = APPROXIMATELY 9,281 SF OPEN SPACE AREAS = APPROX. 6% OF SITE	

LANDSCAPE NOTES:

1. 1. ALL LANDSCAPING WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH A RAIN AND FREEZE SENSOR.
2. 2. NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
3. 3. REFERENCE SHEET L-2 FOR LANDSCAPE SCHEDULE, DETAILS AND NOTES.
4. 4. ALL DISTURBED AREAS WILL BE COVERED WITH BERMUDA SOD.
5. ALL WOOD FENCING TO BE BOARD-ON-BOARD PRE-STAINED CEDAR WITH TOP TAP, TOP TRIM, TREATED WOOD BASEBOARD, AND METAL POLES WITH THE FINISHED SIDE FACING OUT AWAY FROM THE LOT.

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

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 1
BEFORE YOU DIG...

OVERALL LANDSCAPE PLAN

Date OCT 28, 2021
Drawn By GAC
Checked By GAC
Revisions

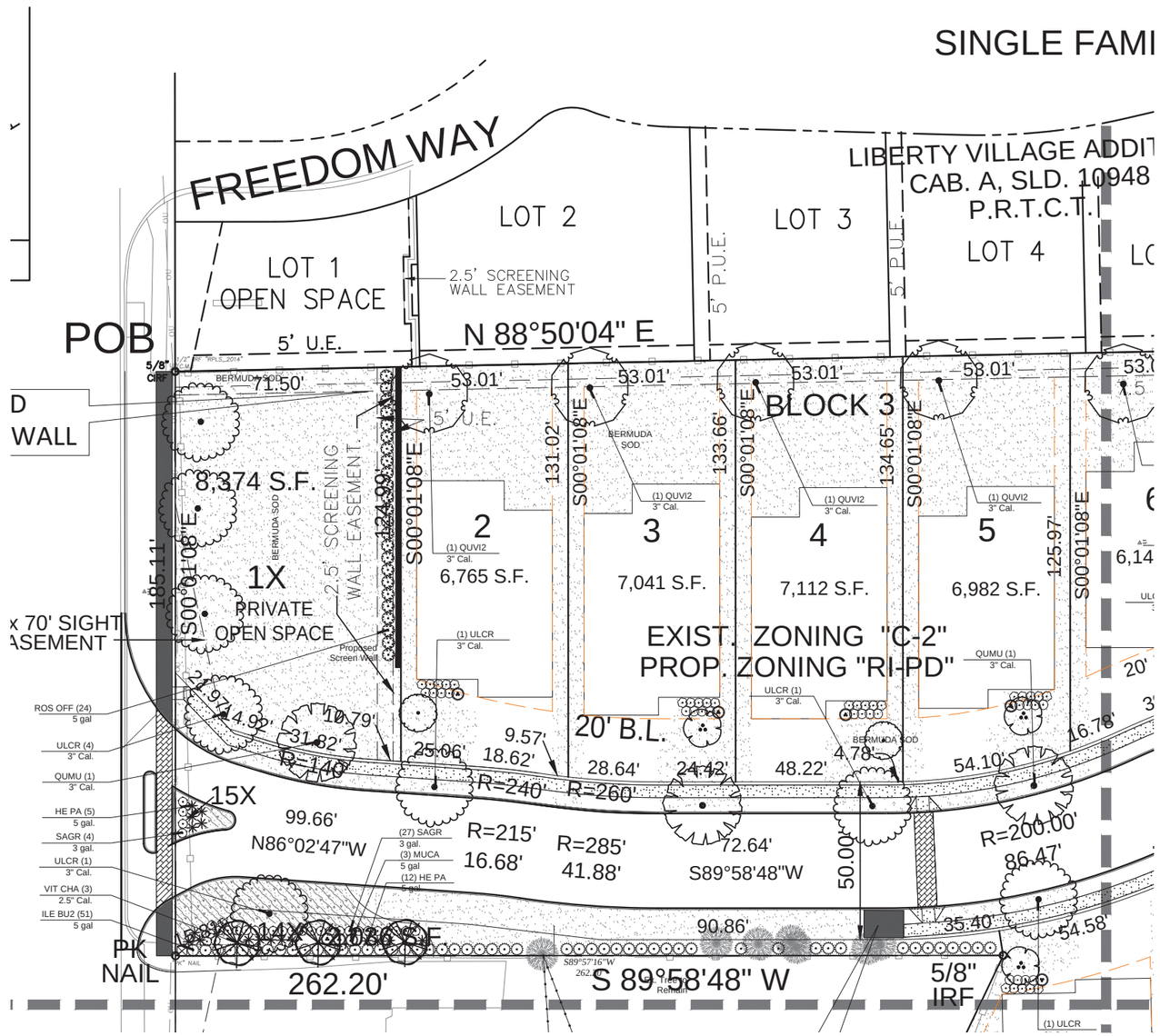
FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DR
WEATHERFORD, TX 76087
682-215-9151
PARKS AND OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE - IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, TEXAS REGISTERED LANDSCAPE ARCHITECT, TO THE PERSON NAMED BELOW FOR THIS FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED FOR PARKS AND OPEN SPACE PLANNING PURPOSES ONLY. ANY OTHER USE OF THIS DRAWING FILE IS PROHIBITED TO MEET THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE PERSON NAMED BELOW IS THE ONLY PERSON AUTHORIZED TO MAKE MODIFICATIONS TO THIS FILE. ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

VILLAS OF NORTH RICHLAND HILLS
DAVIS BLVD
NORTH RICHLAND HILLS, TEXAS

Sheet No.
L-0
OF 6

© DFL 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 DFL GROUP LLC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY DFL GROUP LLC.



CITY OF NORTH RICHLAND HILLS LANDSCAPE REQUIREMENTS		
REQUIRED STREET FRONTAGE TREES	1 TREE REQUIRED PER EVERY 50 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	185 LF/50 = 4 TREES	4 TREES
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQUIRED PER EVERY 5 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	185 LF/5 = 37 SHRUBS	37 SHRUBS
RESIDENTIAL LOTS	3 - 5 TREES PER LOT	
	REQUIRED	PROVIDED
	1 FRONT YARD; 1 BACK YARD TREE	(2) LARGE AND (1) ORNAMENTAL TREE PER LOT W/ AT LEAST ONE LOCATED IN THE FRONT BETWEEN SIDEWALK AND CURB.
	MIN. (15) SHRUBS IN THE FRONT OF EACH LOT (3-GAL)	
	REQUIRED	PROVIDED
	15 SHRUBS PER LOT	15 SHRUBS PER LOT
OPEN SPACE AREAS	APPROXIMATE SQUARE FOOTAGE OF SITE = 145,977 SF OPEN SPACE AREAS = APPROXIMATELY 9,281 SF OPEN SPACE AREAS = APPROX. 6% OF SITE	

LANDSCAPE NOTES:
1. ALL LANDSCAPING WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH A RAIN AND FREEZE SENSOR.
2. NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
3. REFERENCE SHEET L-2 FOR LANDSCAPE SCHEDULE, DETAILS AND NOTES.
4. ALL DISTURBED AREAS WILL BE COVERED WITH BERMUDA SOD.

PLANT KEY

TREES	CODE	COMMON NAME
	CER CAN	Eastern Redbud
	LAG IND	Crape Myrtle
	QUMU	Chinkapin Oak
	QUVI2	Cathedral Live Oak
	ULCR	Cedar Elm
ORNAMENTAL TREES	**CODE**	**COMMON NAME**
	VIT CHA	Chaste Tree
SHRUBS	**CODE**	**COMMON NAME**
	HE PA	Brakelights Red Yucc
	ILE BU2	Burford Holly
	ILE NAN	Dwarf Yaupon Holly
	MUCA	Pink Flamingo
	RHIN	Indian Hawthorne
	ROS OFF	Rosemary
	SAGR	Autumn Sage
GROUND COVERS	**CODE**	**COMMON NAME**
	CD	Bermuda Grass
	NATE	Mexican Feathergrass

VICINITY MAP
N.T.S.

NORTH

0 20 40 80 feet
SCALE: 1" = 20'

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5
BEFORE YOU DIG...

LANDSCAPE PLAN - SECTION A

Date OCT 28, 2021
Drawn By GAC
Checked By GAC
Revisions

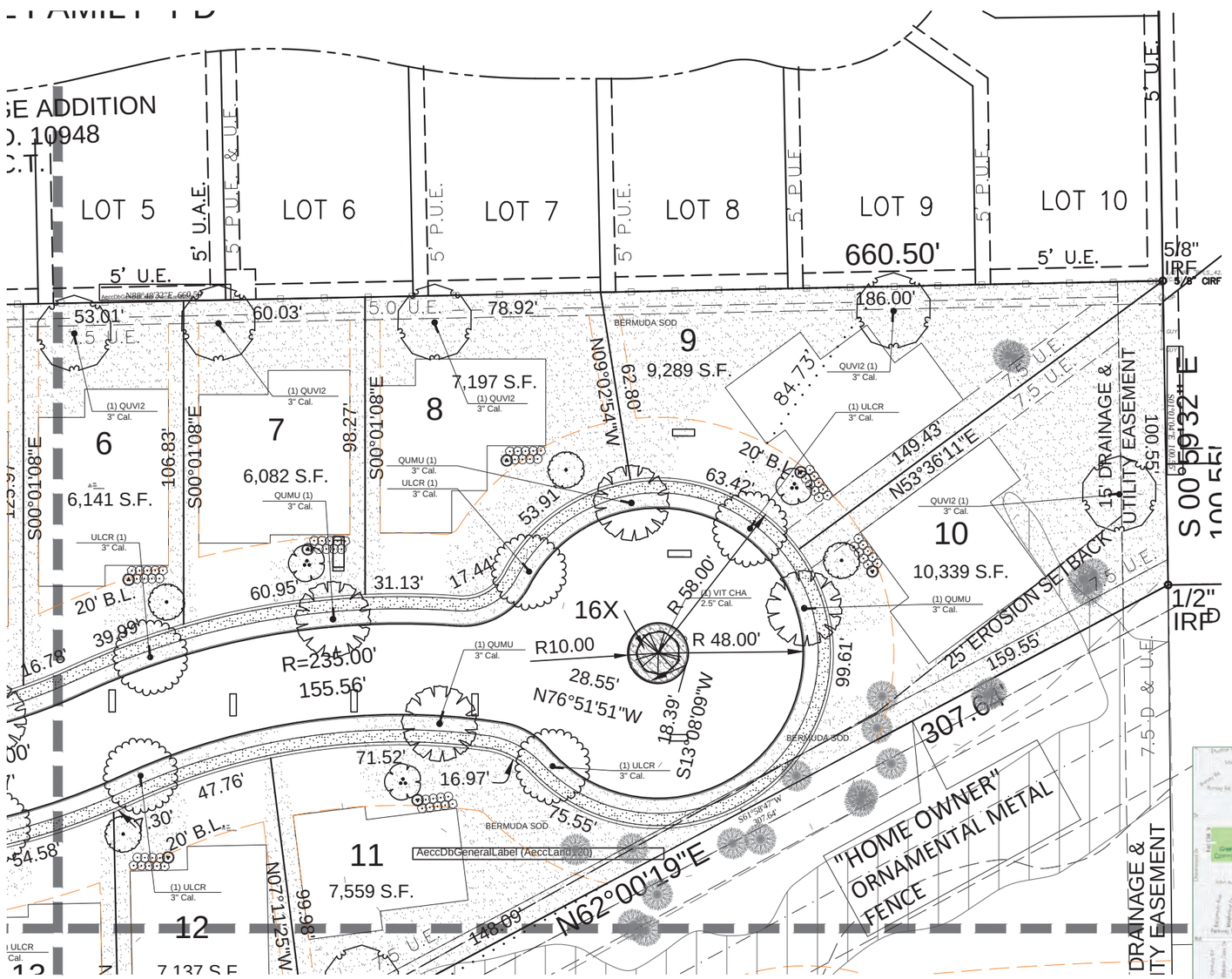
FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DR
WEATHERFORD, TX 76087
682-215-9151
PARKS AND OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE - IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LICENSED LANDSCAPE ARCHITECT, TEXAS LICENSE NO. 2026, WHO DRAFTED THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED FOR REFERENCE BY PERSONS WHO HAVE ACCESS TO THIS FILE 1.0 BEF OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE ORIGINAL AUTHOR OF THIS DRAWING FILE HAS NO RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE ORIGINAL PLAN, OR FOR ANY DAMAGES RESULTING THEREFROM. ONLY PERSONS WHO MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

VILLAS OF NORTH RICHLAND HILLS
DAVIS BLVD
NORTH RICHLAND HILLS, TEXAS

Sheet No.
L-1
OF 6

© DFL 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 DFL GROUP LLC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY DFL GROUP LLC.



PLANT KEY

TREES	CODE	COMMON NAME
	CER CAN	Eastern Redbud
	LAG IND	Crape Myrtle
	QUMU	Chinkapin Oak
	QUVI2	Cathedral Live Oak
	ULCR	Cedar Elm
ORNAMENTAL TREES	**CODE**	**COMMON NAME**
	VIT CHA	Chaste Tree
SHRUBS	**CODE**	**COMMON NAME**
	HE PA	Brakelights Red Yucc
	ILE BU2	Burford Holly
	ILE NAN	Dwarf Yaupon Holly
	MUCA	Pink Flamingo
	RHIN	Indian Hawthorne
	ROS OFF	Rosemary
	SAGR	Autumn Sage
GROUND COVERS	**CODE**	**COMMON NAME**
	CD	Bermuda Grass
	NATE	Mexican Feathergrass

CITY OF NORTH RICHLAND HILLS LANDSCAPE REQUIREMENTS		
REQUIRED STREET FRONTAGE TREES	1 TREE REQUIRED PER EVERY 50 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	185 LF/50 = 4 TREES	4 TREES
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQUIRED PER EVERY 5 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	185 LF/5 = 37 SHRUBS	37 SHRUBS
RESIDENTIAL LOTS	3 - 5 TREES PER LOT	
	REQUIRED	PROVIDED
	1 FRONT YARD; 1 BACK YARD TREE	(2) LARGE AND (1) ORNAMENTAL TREE PER LOT W/ AT LEAST ONE LOCATED IN THE FRONT BETWEEN SIDEWALK AND CURB.
	MIN. (15) SHRUBS IN THE FRONT OF EACH LOT (3-GAL)	
	REQUIRED	PROVIDED
	15 SHRUBS PER LOT	15 SHRUBS PER LOT
OPEN SPACE AREAS	APPROXIMATE SQUARE FOOTAGE OF SITE = 145,977 SF OPEN SPACE AREAS = APPROXIMATELY 9,281 SF OPEN SPACE AREAS = APPROX. 6% OF SITE	

LANDSCAPE NOTES:
1. ALL LANDSCAPING WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH A RAIN AND FREEZE SENSOR.
2. NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
3. REFERENCE SHEET L-2 FOR LANDSCAPE SCHEDULE, DETAILS AND NOTES.
4. ALL DISTURBED AREAS WILL BE COVERED WITH BERMUDA SOD.

LANDSCAPE PLAN - SECTION B

VICINITY MAP
N.T.S.

NORTH

0 20 40 80 feet
SCALE: 1" = 20'

CAUTION!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5.
BEFORE YOU DIG...

Date OCT 28, 2021
Drawn By GAC
Checked By GAC
Revisions

FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DR
WEATHERFORD, TX 76087
682-215-9151
PARKS AND OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE - IRRIGATION DESIGN

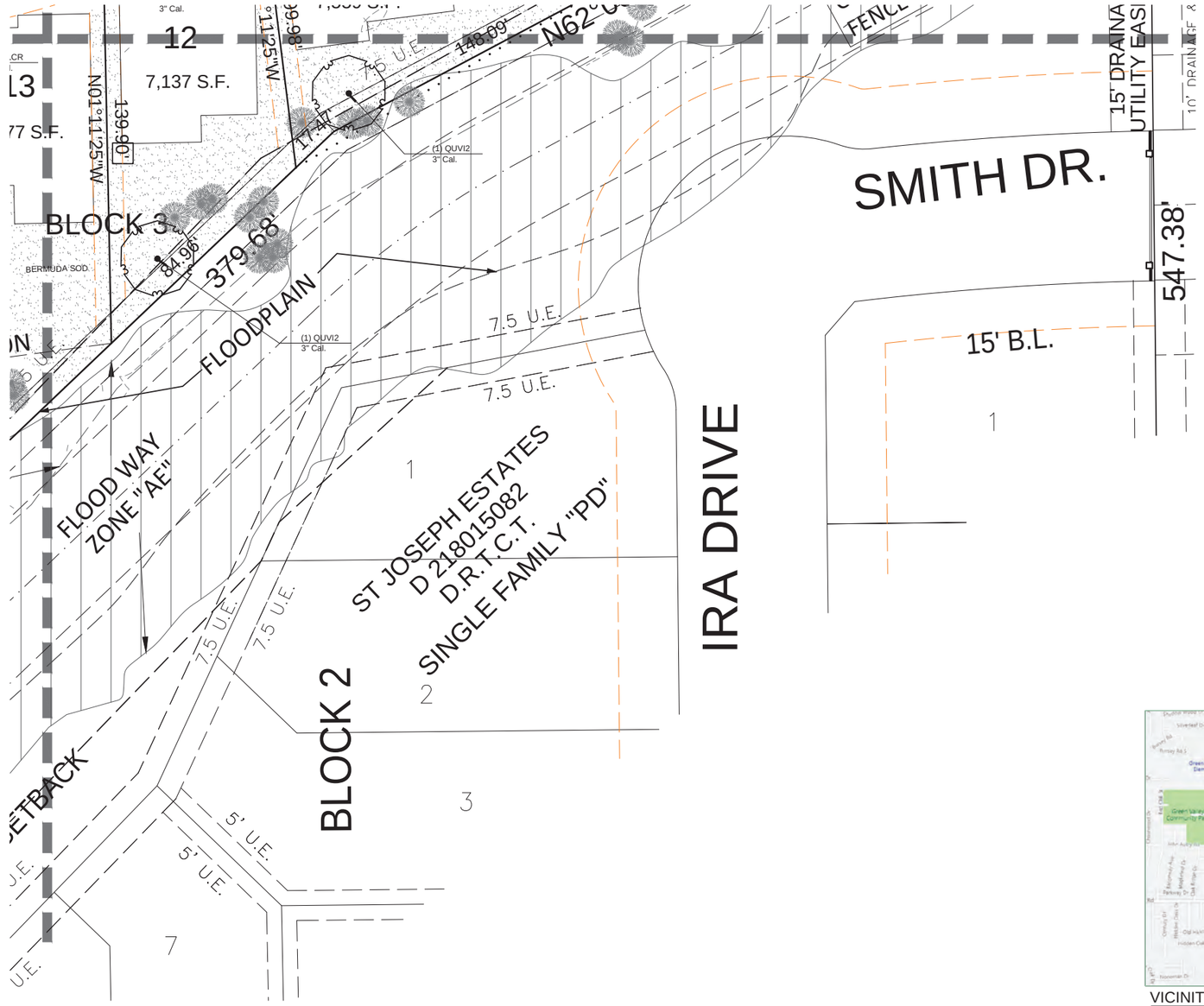
REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS 2526

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, REGISTERED LANDSCAPE ARCHITECT, TO THE RECIPIENT WHOSE NAME APPEARS WITHIN THIS FILE. THIS ELECTRONIC DRAWING FILE MAY BE REPRODUCED AND DISTRIBUTED ONLY IN ACCORDANCE WITH THE ORIGINAL RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, AND THE RECIPIENT AGREES TO HOLD THE TBAE HARMLESS FOR ANY MODIFICATION TO, OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE ORIGINAL PLANS AND SPECIFICATIONS, OR ANY USE OF THE DRAWING FILE BY ANYONE OTHER THAN THE ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

VILLAS OF NORTH RICHLAND HILLS
DAVIS BLVD
NORTH RICHLAND HILLS, TEXAS

Sheet No.
L-2
OF 6

© DFL 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 DFL GROUP LLC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY DFL GROUP LLC.



PLANT KEY

TREES	CODE	COMMON NAME
	CER CAN	Eastern Redbud
	LAG IND	Crape Myrtle
	QUMU	Chinkapin Oak
	QUVI2	Cathedral Live Oak
	ULCR	Cedar Elm

ORNAMENTAL TREES	CODE	COMMON NAME
	VIT CHA	Chaste Tree

SHRUBS	CODE	COMMON NAME
	HE PA	Brakelights Red Yucc
	ILE BU2	Burford Holly
	ILE NAN	Dwarf Yaupon Holly
	MUCA	Pink Flamingo
	RHIN	Indian Hawthorne
	ROS OFF	Rosemary
	SAGR	Autumn Sage

GROUND COVERS	CODE	COMMON NAME
	CD	Bermuda Grass
	NATE	Mexican Feathergrass

CITY OF NORTH RICHLAND HILLS LANDSCAPE REQUIREMENTS		
REQUIRED STREET FRONTAGE TREES	1 TREE REQUIRED PER EVERY 50 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	185 LF/50 = 4 TREES	4 TREES
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQUIRED PER EVERY 5 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	185 LF/5 = 37 SHRUBS	37 SHRUBS
RESIDENTIAL LOTS	3 - 5 TREES PER LOT	
	REQUIRED	PROVIDED
	1 FRONT YARD; 1 BACK YARD TREE	(2) LARGE AND (1) ORNAMENTAL TREE PER LOT W/ AT LEAST ONE LOCATED IN THE FRONT BETWEEN SIDEWALK AND CURB.
	MIN. (15) SHRUBS IN THE FRONT OF EACH LOT (3-GAL)	
	REQUIRED	PROVIDED
	15 SHRUBS PER LOT	15 SHRUBS PER LOT
OPEN SPACE AREAS	APPROXIMATE SQUARE FOOTAGE OF SITE = 145,977 SF OPEN SPACE AREAS = APPROXIMATELY 9,281 SF OPEN SPACE AREAS = APPROX. 6% OF SITE	

VICINITY MAP
N.T.S.

NORTH

0 20 40 80 feet
SCALE: 1" = 20'

LANDSCAPE NOTES:
1. ALL LANDSCAPING WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH A RAIN AND FREEZE SENSOR.
2. NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
3. REFERENCE SHEET L-2 FOR LANDSCAPE SCHEDULE, DETAILS AND NOTES.
4. ALL DISTURBED AREAS WILL BE COVERED WITH BERMUDA SOD.

CAUTION!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5.
BEFORE YOU DIG...

LANDSCAPE PLAN - SECTION C

Date OCT 28, 2021
Drawn By GAC
Checked By GAC
Revisions

FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DR
WEATHERFORD, TX 76087
682-215-9151
PARKS AND OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE - IRRIGATION DESIGN

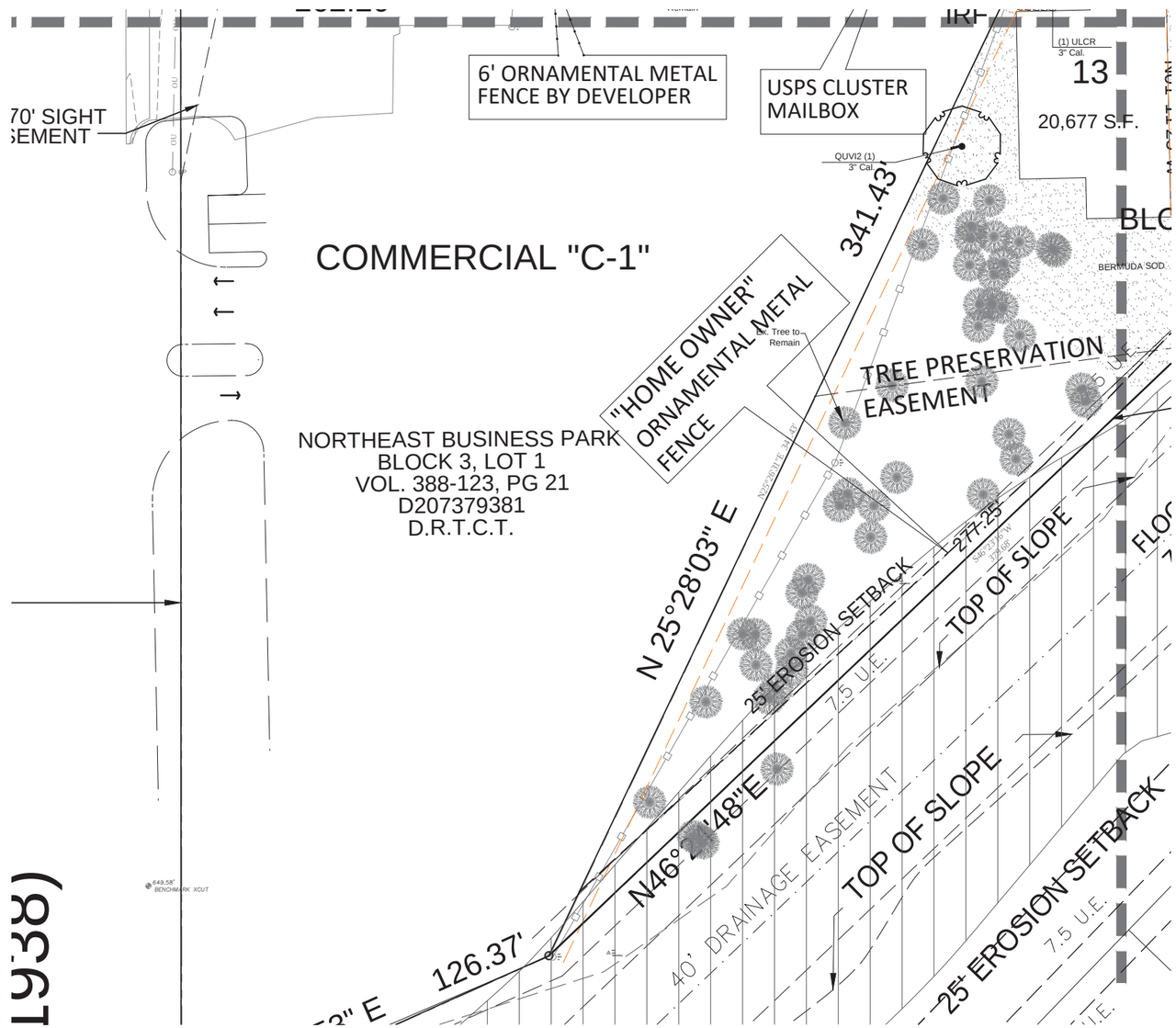
REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS GREGORY A. CUPPETT 2026

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, RLA, OF FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC. THE ORIGINAL SEALED DRAWING FILE MAY BE USED FOR BIDDING, WHICH DRAWING IS THE ORIGINAL DRAWING FILE PRODUCED BY FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC, PER THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THIS ELECTRONIC DRAWING FILE MAY BE MODIFIED BY THE PARTY RESPONSIBLE FOR THE ORIGINAL DRAWING FILE, WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

VILLAS OF NORTH RICHLAND HILLS
DAVIS BLVD
NORTH RICHLAND HILLS, TEXAS

Sheet No.
L-3
OF 6

© DFL 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 DFL GROUP LLC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY DFL GROUP LLC.



CITY OF NORTH RICHLAND HILLS LANDSCAPE REQUIREMENTS		
REQUIRED STREET FRONTAGE TREES	1 TREE REQUIRED PER EVERY 50 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	185 LF/50 = 4 TREES	4 TREES
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQUIRED PER EVERY 5 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	185 LF/5 = 37 SHRUBS	37 SHRUBS
RESIDENTIAL LOTS	3 - 5 TREES PER LOT	
	REQUIRED	PROVIDED
	1 FRONT YARD; 1 BACK YARD TREE	(2) LARGE AND (1) ORNAMENTAL TREE PER LOT W/ AT LEAST ONE LOCATED IN THE FRONT BETWEEN SIDEWALK AND CURB.
	MIN. (15) SHRUBS IN THE FRONT OF EACH LOT (3-GAL)	
	REQUIRED	PROVIDED
	15 SHRUBS PER LOT	15 SHRUBS PER LOT
OPEN SPACE AREAS	APPROXIMATE SQUARE FOOTAGE OF SITE = 145,977 SF OPEN SPACE AREAS = APPROXIMATELY 9,281 SF OPEN SPACE AREAS = APPROX. 6% OF SITE	

PLANT KEY

TREES	CODE	COMMON NAME
	CER CAN	Eastern Redbud
	LAG IND	Crape Myrtle
	QUMU	Chinkapin Oak
	QUVI2	Cathedral Live Oak
	ULCR	Cedar Elm
ORNAMENTAL TREES	**CODE**	**COMMON NAME**
	VIT CHA	Chaste Tree
SHRUBS	**CODE**	**COMMON NAME**
	HE PA	Brakelights Red Yucc
	ILE BU2	Burford Holly
	ILE NAN	Dwarf Yaupon Holly
	MUCA	Pink Flamingo
	RHIN	Indian Hawthorne
	ROS OFF	Rosemary
	SAGR	Autumn Sage
GROUND COVERS	**CODE**	**COMMON NAME**
	CD	Bermuda Grass
	NATE	Mexican Feathergrass

VICINITY MAP
N.T.S.

NORTH

0 20 40 80 feet
SCALE: 1" = 20'

LANDSCAPE NOTES:
1. ALL LANDSCAPING WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH A RAIN AND FREEZE SENSOR.
2. NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
3. REFERENCE SHEET L-2 FOR LANDSCAPE SCHEDULE, DETAILS AND NOTES.
4. ALL DISTURBED AREAS WILL BE COVERED WITH BERMUDA SOD.

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5
BEFORE YOU DIG...

LANDSCAPE PLAN - SECTION D

Date OCT 28, 2021
Drawn By GAC
Checked By GAC
Revisions

FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DR
WEATHERFORD, TX 76087
682-215-9151
PARKS AND OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE - IRRIGATION DESIGN

REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
GREGORY A. CUPPETT
2026

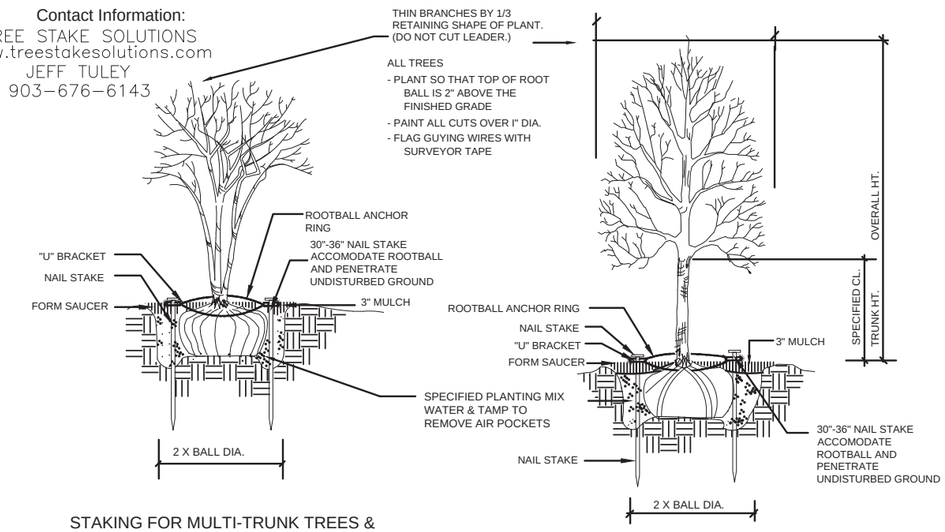
THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, RLA, WHO MAY ALSO BE CONTACTED FOR ADDITIONAL INFORMATION REGARDING THIS FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED FOR PARCEL MAP DRAWINGS IF REQUIRED TO TITLE § 1.005F OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION IS REQUIRED FOR ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

VILLAS OF NORTH RICHLAND HILLS
DAVIS BLVD
NORTH RICHLAND HILLS, TEXAS

Sheet No.
L-4
OF 6

© DFL 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 DFL GROUP LLC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY DFL GROUP LLC.

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

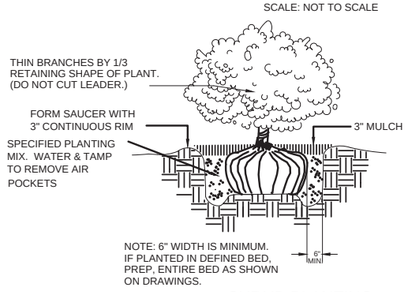


STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

SAFETY STAKE BY TREE STAKE SOLUTIONS

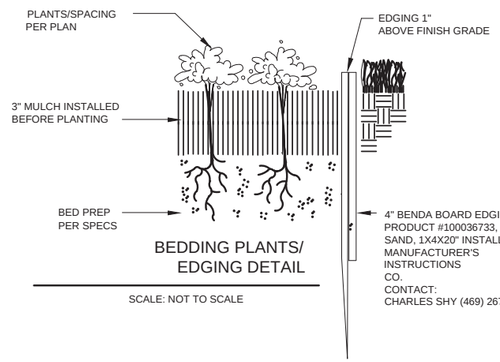
SCALE: NOT TO SCALE

SCALE: NOT TO SCALE



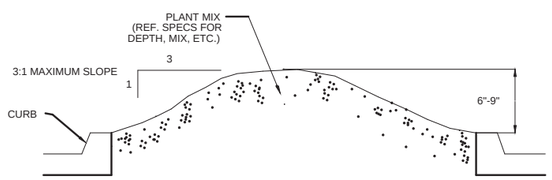
SHRUB PLANTING

SCALE: NOT TO SCALE



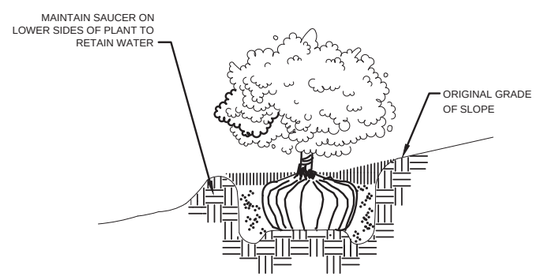
BEDDING PLANTS/ EDGING DETAIL

SCALE: NOT TO SCALE



TYPICAL PARKING LOT ISLAND MOUNDING

SCALE: NOT TO SCALE



TREE/SHRUB PLANTING ON SLOPES

SCALE: NOT TO SCALE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	CER CAN	6	Cercis canadensis	Eastern Redbud	2" Cal.	6` Height Min	As Shown	
	LAG IND	6	Lagerstroemia indica	Crape Myrtle	30 gal.	6` Min Ht	As Shown	
	QUMU	7	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
	QUVI2	12	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	13	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
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**	**SPACING**	**REMARKS**
	VIT CHA	4	Vitex agnus-castus	Chaste Tree	2.5" Cal.	8`	15` o.c.	
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**	**SPACING**	**REMARKS**
	HE PA	17	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
	ILE BU2	51	Ilex cornuta 'Burfordii'	Burford Holly	5 gal	24" min.	48" O.C.	
	ILE NAN	48	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal.	18"-24"	36" O.C.	
	MUCA	15	Muhlenbergia capillaris `Pink Flamingo`	Pink Flamingo	5 gal	18"-24"	48" oc	Container grown, mature root system but not root bound. Full broad top
	RHIN	60	Rhaphiolepis indica `Pinkie`	Indian Hawthorne	3 gal.	18"-24"	36" O.C.	Container grown, mature root system but not root bound. Pink blooms
	ROS OFF	25	Rosmarinus officinalis	Rosemary	5 gal	24" min.	48" O.C.	
	SAGR	31	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**	**HEIGHT**	**SPACING**	**REMARKS**
	CD	66,275 sf	Cynodon dactylon	Bermuda Grass	sod			See Specifications.
	NATE	297	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

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. 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.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. 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.
11. 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.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4;1 OR GREATER.
15. 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.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.
18. NO PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5
BEFORE YOU DIG...

Date OCT 28, 2021
Drawn By GAC
Checked By GAC
Revisions

FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DR
WEATHERFORD, TX 76087
682-215-9151
PARKS AND OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE - IRRIGATION DESIGN

REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS 2526 GREGORY A. CUPPETT

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, TBPLE REGISTRATION NUMBER 2526, WHO MAY HAVE THE ORIGINAL DOCUMENT ON FILE. THESE ELECTRONIC DRAWING FILE MAY BE RELEASED AS A BIDDING AND/OR WORKING FILE TO RULE 1.208(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE ORIGINAL DOCUMENT MAY BE SEALED AND DATED. THE ENGINEER IS NOT RESPONSIBLE FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE ORIGINAL DOCUMENT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ELECTRONIC FILES AFTER THEY HAVE BEEN RELEASED TO OTHERS. ALL MODIFICATIONS TO THE ELECTRONIC DRAWING FILE MUST BE MADE BY OR UNDER THE DIRECTION OF THE LICENSED ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THE ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

VILLAS OF NORTH RICHLAND HILLS
DAVIS BLVD
NORTH RICHLAND HILLS, TEXAS

Sheet No.
L-5
OF 6

© DFL 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 DFL GROUP LLC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY DFL GROUP LLC.

7617

7625

7613