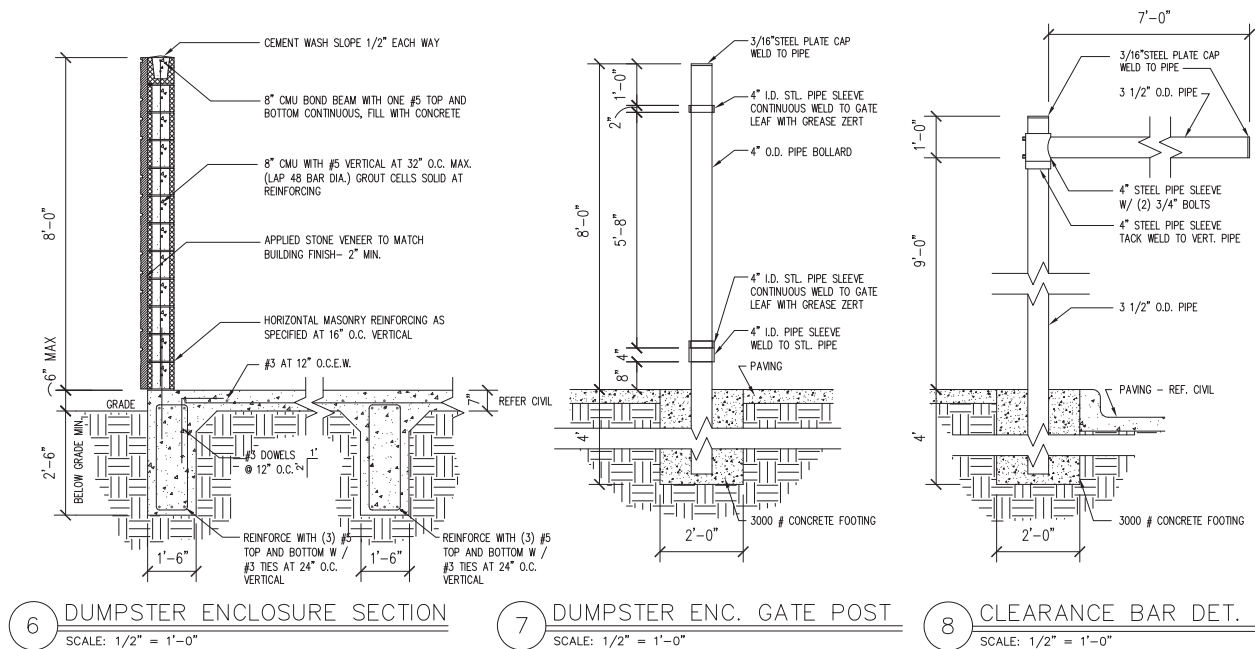
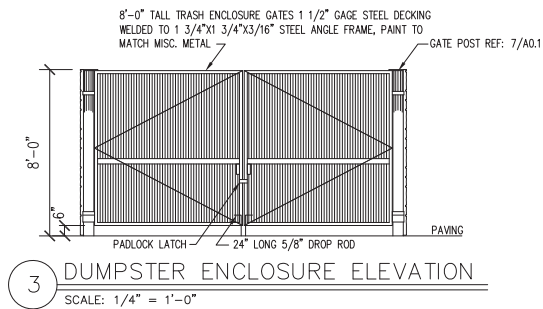
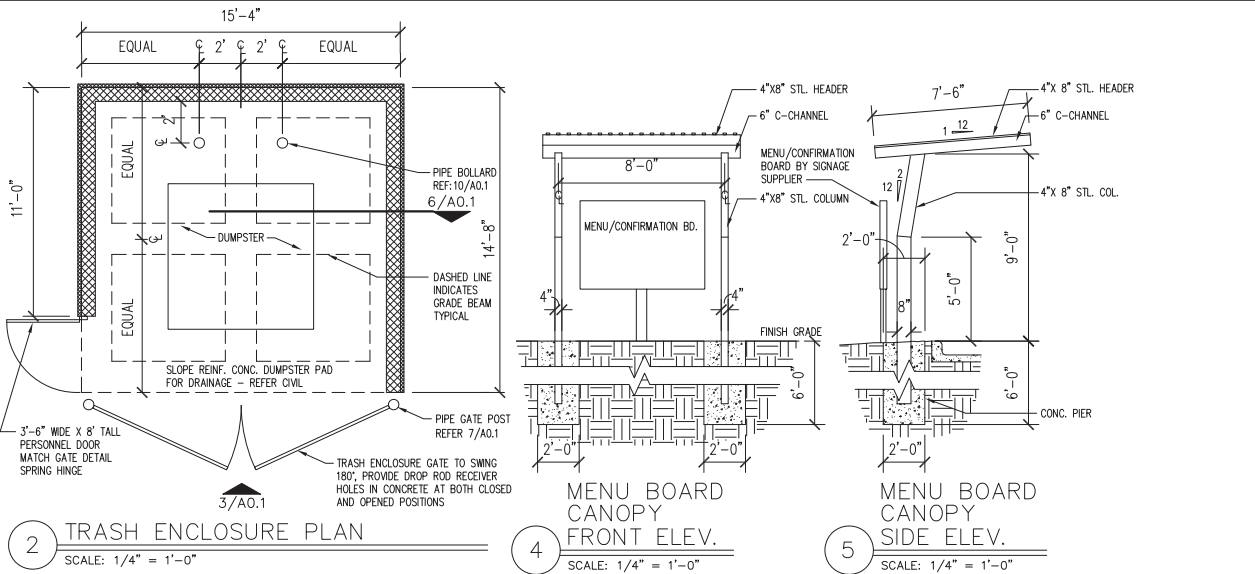


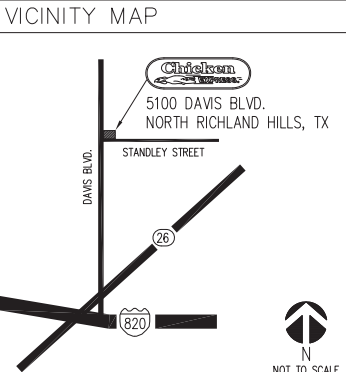


CASE SP 2019-04



SITE DATA SUMMARY	
EXISTING ZONING:	C-1 COMMERCIAL
REZONING REQUEST:	RD-PD
LOT AREA:	23,909 SF
BUILDING AREA:	2,870 SF
IMPERVIOUS AREA:	20,236 SF
LANDSCAPE AREA:	3,673 SF 15.3%
BUILDING HEIGHT:	25'
PARKING PROVIDED:	20 SPACES
LAND USE:	QUICK SERVICE RESTAURANT

OWNER INFORMATION	
HALINAT INVESTMENTS L.P.	
PO BOX 189	
EASTLAND, TX 76448	
CONTACT: KEITH RICHARDSON	
PHONE: 254 631-4156	
EMAIL: keith-richardson@att.net	



preliminary not for construction

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REMODEL
5100 DAVIS BLVD.
NORTH RICHLAND HILLS, TX 76180

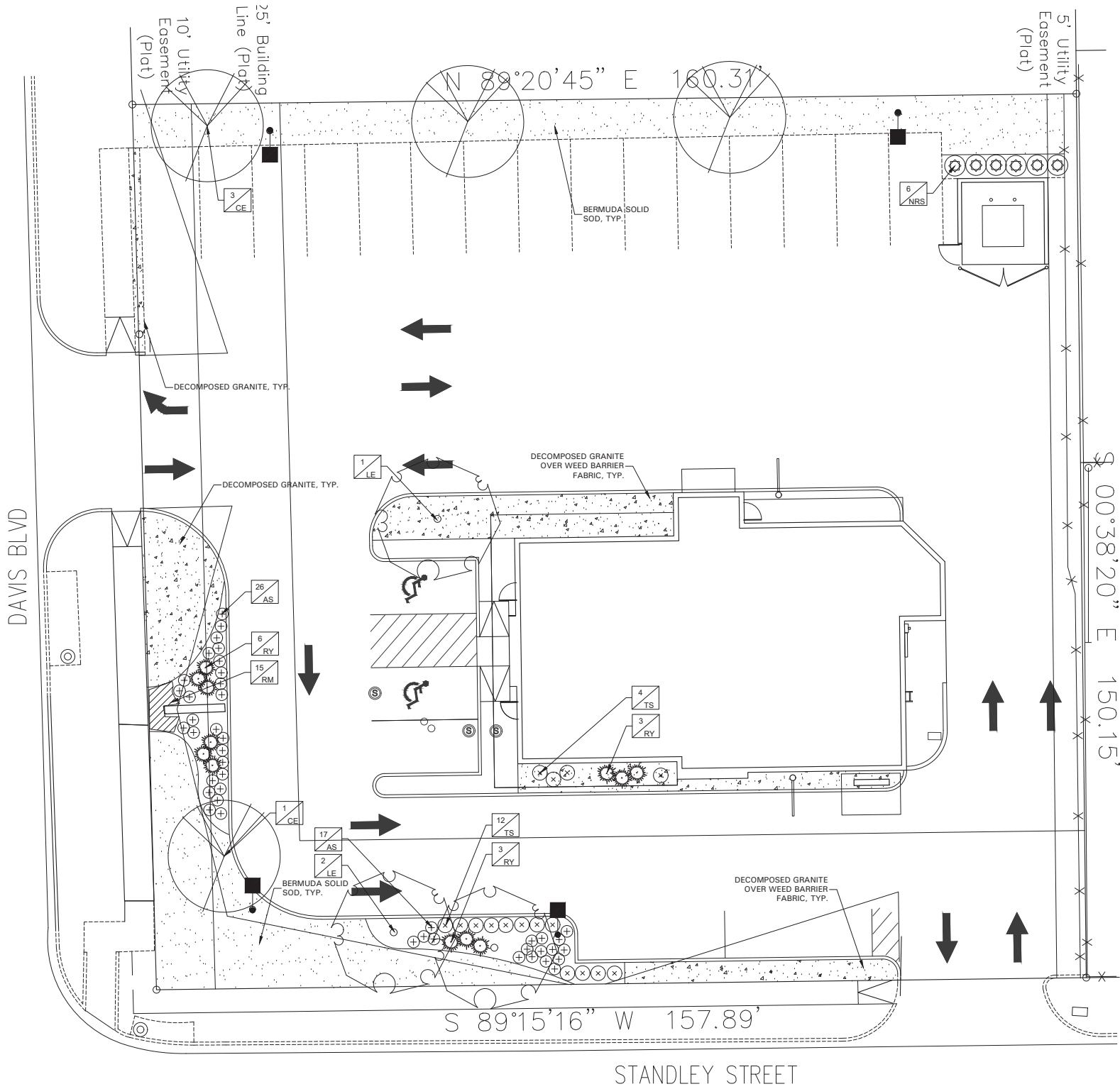
PROJECT: CE201907
DATE: 5/1/19
DRAWN BY: SS
CHECKED BY: JH
FILE: CE1907-A0.1

REVISIONS

SHEET TITLE
PROJECT DATA
SITE DETAILS
SHEET

A0.1

CASE SP 2019-04



STANDLEY STREET

PLANT SCHEDULE				
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE
SHADE TREES				
4	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.
3	LE	'Bosque' Lacebark Elm	<i>Ulmus parvifolia</i> 'UPMTF'	4" cal.
SHRUBS				
43	AS	Autumn Sage	<i>Salvia greggii</i>	3 gal.
6	NRS	Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.
12	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.
16	TS	Texas Sage 'Thundercloud'	<i>Leucophyllum frutescens</i> 'Thundercloud'	5 gal.
GROUND COVER/VINES/GRASS				
15	RM	Creeping Rosemary	<i>Rosmarinus officinalis</i> 'Prostratus'	1 gal.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>	full, 18" o.c.
		Decomposed Granite		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:

SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (1-1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4-1 OZ WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE-RAIN SENSOR. SYSTEM SHALL ALSO HAVE A ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

LANDSCAPE TABULATIONS for North Richland Hills, Texas

GENERAL LANDSCAPE

1. A minimum of 15% of the total area to be permeable landscape.

REQUIRED	PROVIDED
3,586 s.f. (15%)	3,673 s.f. (15.3%)

STREET LANDSCAPE/LANDSCAPE SETBACK

- A minimum of 15' landscape setback from public streets
- Within the 15' landscape setback, there shall be 1 large tree every 50 l.f. of frontage. 2 ornamental trees may be substituted for 1 large tree.
- 10 small shrubs shall be planted every 50 l.f. of street frontage.
- A 15' buffer is required adjacent to the single family residential. In buffer, one large tree shall be planted for each 30 l.f. with 40% being an evergreen species.

Davis - 150 l.f.	
REQUIRED	PROVIDED
15' landscape buffer	not able to be provided
3 trees	2 trees along Davis, additional tree was added to the north property
30 shrubs	32 shrubs
Standley- 158 l.f.	
REQUIRED	PROVIDED
15' landscape buffer	10' landscape buffer
3 trees	2 trees along Standley, additional tree was added to the north property
32 shrubs	32 shrubs
East buffer - 15'	
REQUIRED	PROVIDED
15' landscape buffer	not able to be provided
5 trees	NA

PARKING LOT LANDSCAPE

- Parking lot screening shall be provided and shall be in the form of shrubs or walls with a maximum height of 30" above grade of the parking lot and adjacent its entire length.
- 1 parking lot tree is required for every 30 parking spaces.
- Each drive approach shall be constructed with parking entrance islands. The landscape entrance island shall be planted with small shrubs placed 3' o.c.
- All parking lots shall be 5% landscaped.

Parking Spaces - 20	
REQUIRED	PROVIDED
parking screening	parking screening
1 trees	1 trees
551 s.f. (5%)	579 s.f. (5.2%)



preliminary not for construction



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5100 DAVIS BLVD.
NORTH RICHLAND HILLS, TX 76180

PROJECT:
DATE: 05/01/19
DRAWN BY: AWR
CHECKED BY: AWR
FILE:

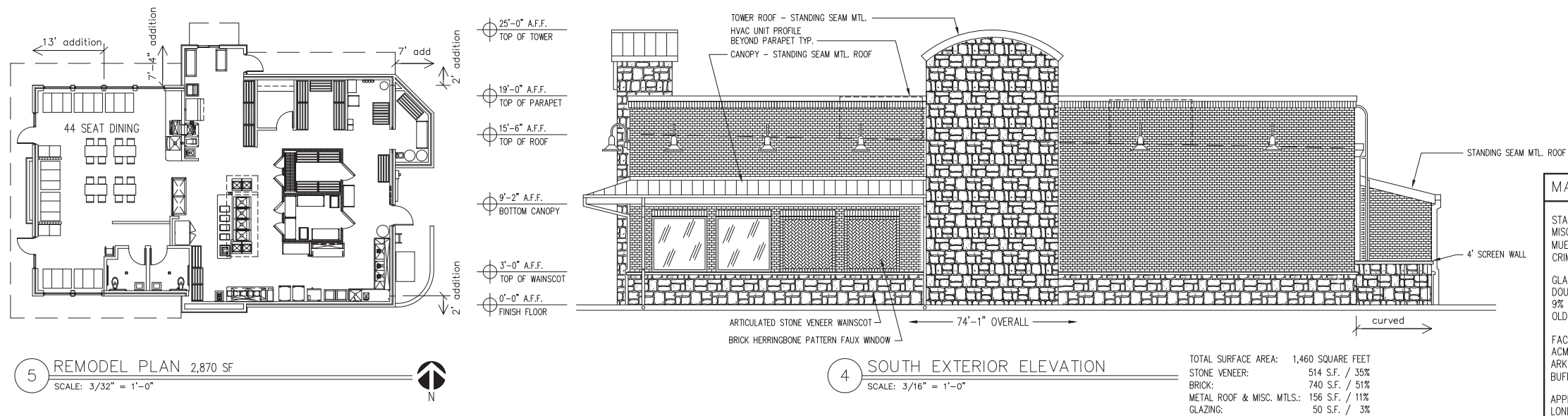
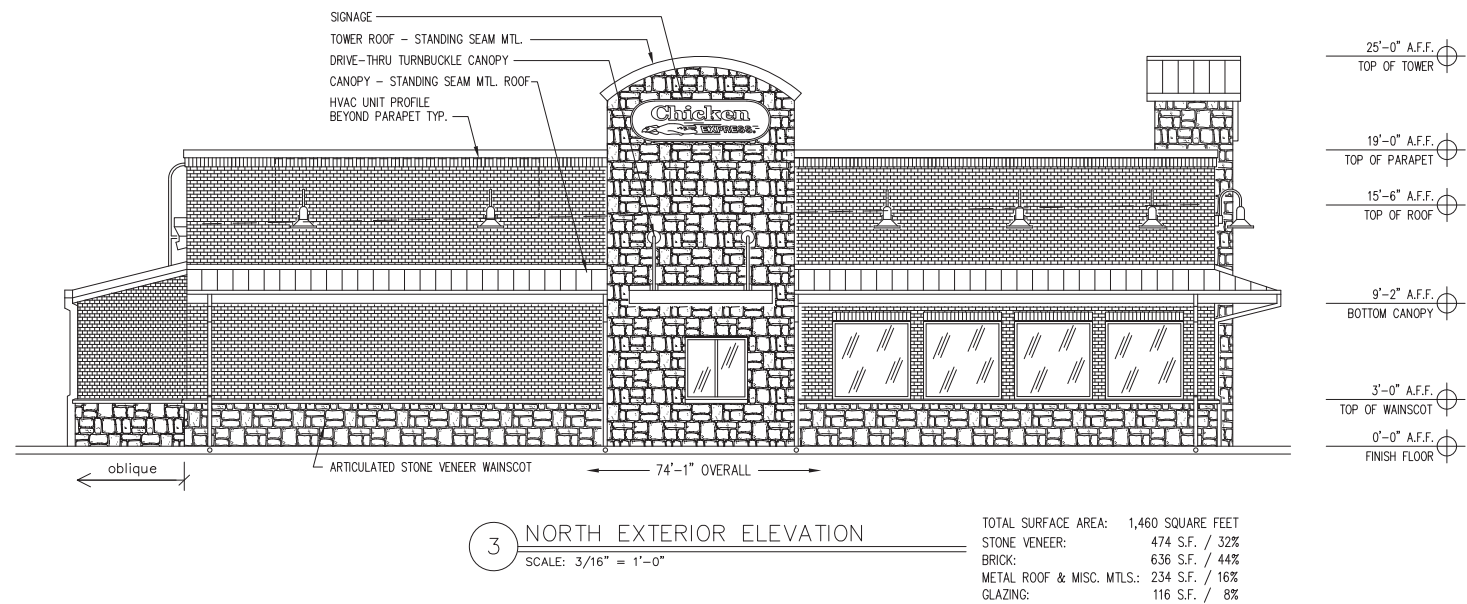
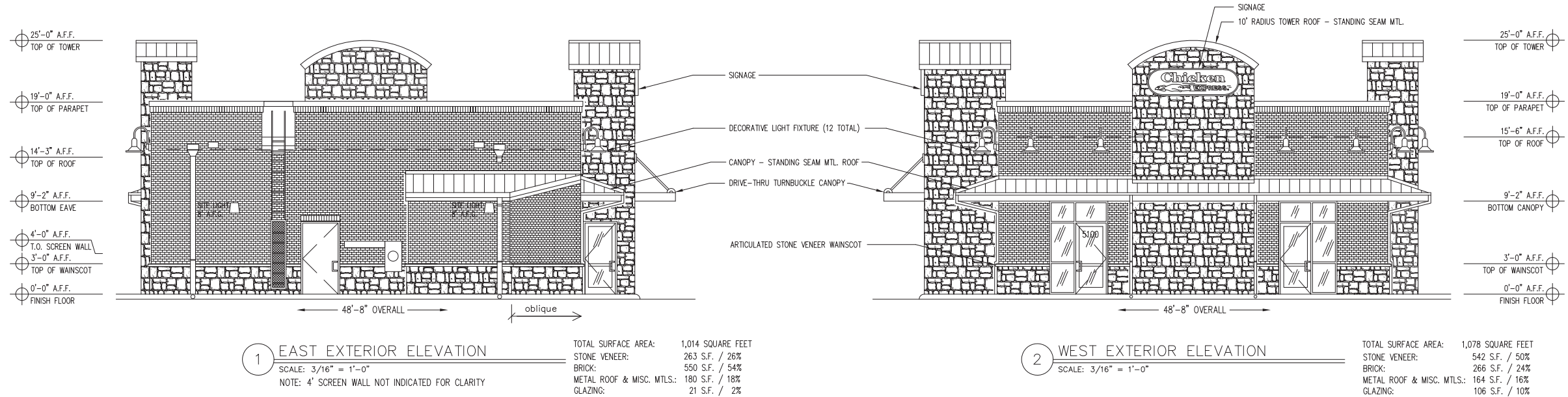
REVISIONS

SHEET TITLE
LANDSCAPE
PLAN

SHEET

L1.01

CASE SP 2019-04



MATERIAL LEGEND	
STANDING SEAM ROOFING	
MISC. METALS TO MATCH	
MUELLER, INC. CRIMSON RED	
GLAZING - WINDOWS & DOORS	
DOUBLE PANE LOW-E TINTED	
9% REFLECTANCE	
OLDCASTLE GLASS	
FACE BRICK	
ACME BRICK	
ARKANSAS ROSE	
BUFF MORTAR	
APPLIED STONE VENEER	
LONE STAR STONE	
HILL COUNTRY CHALK	
BUFF MORTAR	

preliminary not for construction

REMODEL
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NORTH RICHLAND HILLS, TX 76180

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PROJECT:	CE201907
DATE:	5/1/19
DRAWN BY:	SS
CHECKED BY:	JH
FILE:	CE1907-A4
REVISIONS	

CASE SP 2019-04


NORTH ELEVATION

Scale: 3/32"=1'-0"



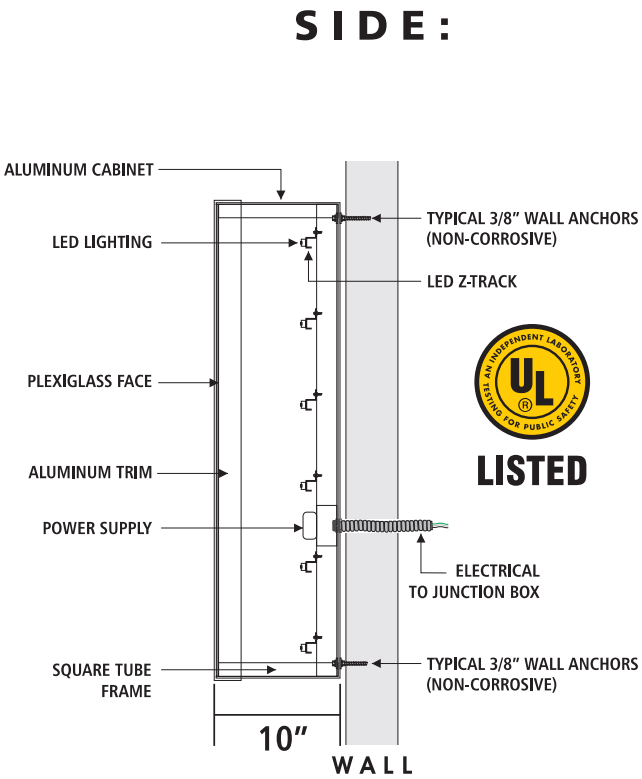
SCOPE OF WORK:

MANUFACTURE AND INSTALL (1) S/F CHICKEN EXPRESS WALL SIGN FOR NORTH ELEVATION AS SHOWN.

 <p>GLOBAL SIGNS INC.</p> <p>LET US HELP BUILD YOUR IMAGE</p> <p>5105 E. CALIFORNIA PKWY. FORT WORTH, TEXAS 76028 - 817.834.1123</p>	<p>DRAWING: 9704-23</p> <p>REVISION:</p> <p>DATE: 7-31-23</p> <p>SALES: RICK ROBERTSON</p> <p>ART: TIM DAVIS</p>	<p>PROJECT:</p> <p>CHICKEN EXPRESS</p> <p>5110 DAVIS BOULEVARD</p> <p>NORTH RICHLAND HILLS, TX. 76180</p>	<p>CUSTOMER SIGNATURE:</p>	<p>This drawing is the property of Global Signs Inc and has been furnished in confidence for bidding purposes only. No part of this drawing shall be replicated, duplicated, distributed, made available to others or used to any other extent; without written permission from Global Signs Inc. Any individual, company, firm or corporation who receives this document; however obtained, is to adhere to these restrictions. Failure to comply could result in the appropriate legal action being taken.</p> <p>This drawing is conceptual only & for convenience of reference. It should not be relied upon as an exact representation of sizes, materials or colors used for signage.</p>
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INTERNALLY ILLUMINATED

Scale: 3/4"=1'-0"



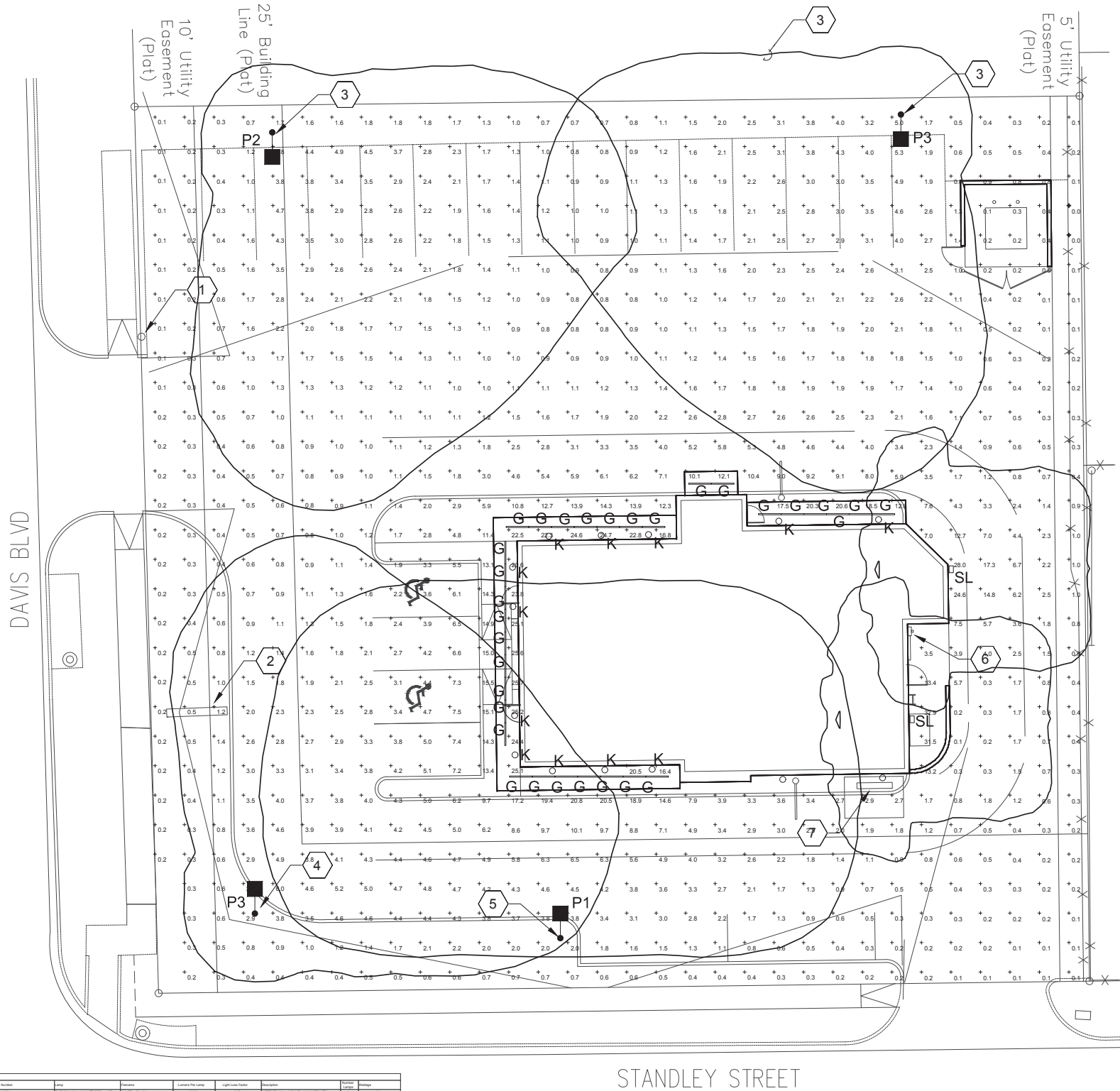
- ELECTRICAL REQUIREMENTS -
(1) 120 VOLT/20 AMP CIRCUIT NEEDED
SECONDARY SIGN LOAD: 2 AMPS

SCOPE OF WORK:

- MANUFACTURE AND INSTALL (1) S/F CHICKEN EXPRESS WALL SIGN FOR NORTH ELEVATION AS SHOWN.
- ALUMINUM SIGN CABINET & TRIM PAINTED RED.
 - WHITE ACRYLIC FACE w/ COMPUTER CUT VINYL GRAPHICS APPLIED TO SURFACE.
 - INTERNALLY ILLUMINATED WITH WHITE LED LIGHTING.

COLORS:

- CHICKEN RED (STANDARD)
- CHICKEN YELLOW (STANDARD)
- BLACK (STANDARD)

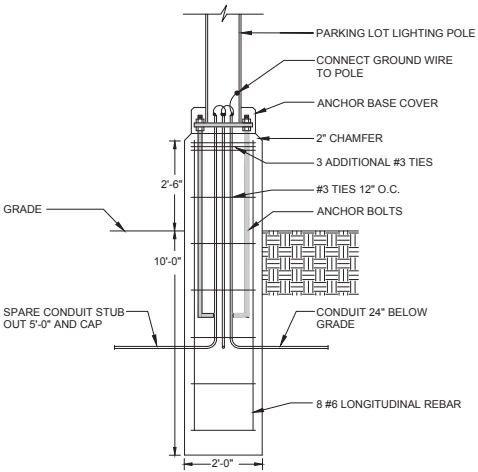


NOTES BY SYMBOL "⌘"

- EXISTING UTILITY POLE WITH POLE MOUNTED TRANSFORMERS.
- RELOCATED EXISTING SIGN.
- EXISTING LOCATION OF SITE LIGHTING. INSTALL SHORTENED POLE AND NEW FIXTURE HEADS.
- RELOCATE EXISTING SITE LIGHTING. INSTALL SHORTENED POLE AND NEW FIXTURE HEADS.
- INSTALL NEW SITE LIGHTING FIXTURE TO MATCH EXISTING SITE LIGHTING POLES.
- EXISTING UTILITY METER TO REMAIN.
- RELOCATED EXISTING MENU BOARD.
- CONTOUR LINES INDICATE WHERE 0.25 FOOTCANDLES FALL PER VISUAL 2012.

GENERAL NOTES:

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NEC AND LOCAL CODES AS ADOPTED BY NORTH RICHLAND HILLS, TX.
- CONDUIT ROUTING AND J-BOX LOCATIONS SHOWN ARE DIAGRAMMATIC. EXACT ROUTING SHALL BE DETERMINED BY THE CONTRACTOR TAKING INTO ACCOUNT EXISTING CONDITIONS AND OBSTRUCTIONS THAT MAY IMPEDE INSTALLATION. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION OF CONDUIT FROM POINT OF ORIGIN TO POINT OF TERMINATION EVEN AROUND OBSTRUCTION.
- GENERAL SITE LIGHTING IS SHOWN ON THIS PLAN. SEE SHEET E1.0 FOR PEDESTRIAN AND FACADE LIGHTING.



POLE BASE DETAIL

SCALE: NO SCALE

Symbol	Value	Quantity	Description	Footcandle Number	Area	Footcandle	Light Level	Footcandle	Footcandle	Footcandle	Footcandle
●	K	14	EXISTING EXISTING SIGN	14	14	14	14	14	14	14	14
■	SL	2	EXISTING EXISTING SIGN	2	2	2	2	2	2	2	2
□	G	14	EXISTING EXISTING SIGN	14	14	14	14	14	14	14	14
■	D	1	EXISTING EXISTING SIGN	1	1	1	1	1	1	1	1
■	E	1	EXISTING EXISTING SIGN	1	1	1	1	1	1	1	1
■	F	1	EXISTING EXISTING SIGN	1	1	1	1	1	1	1	1

PHOTOMETRIC SITE PLAN

SCALE: 1" = 10'-0"

Statistics	Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+		2.9 fc	25.7 fc	0.0 fc	N/A	N/A