

1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING, POOL AREA AND TRASH ENCLOSURE DIMENSIONS AND DETAILS.

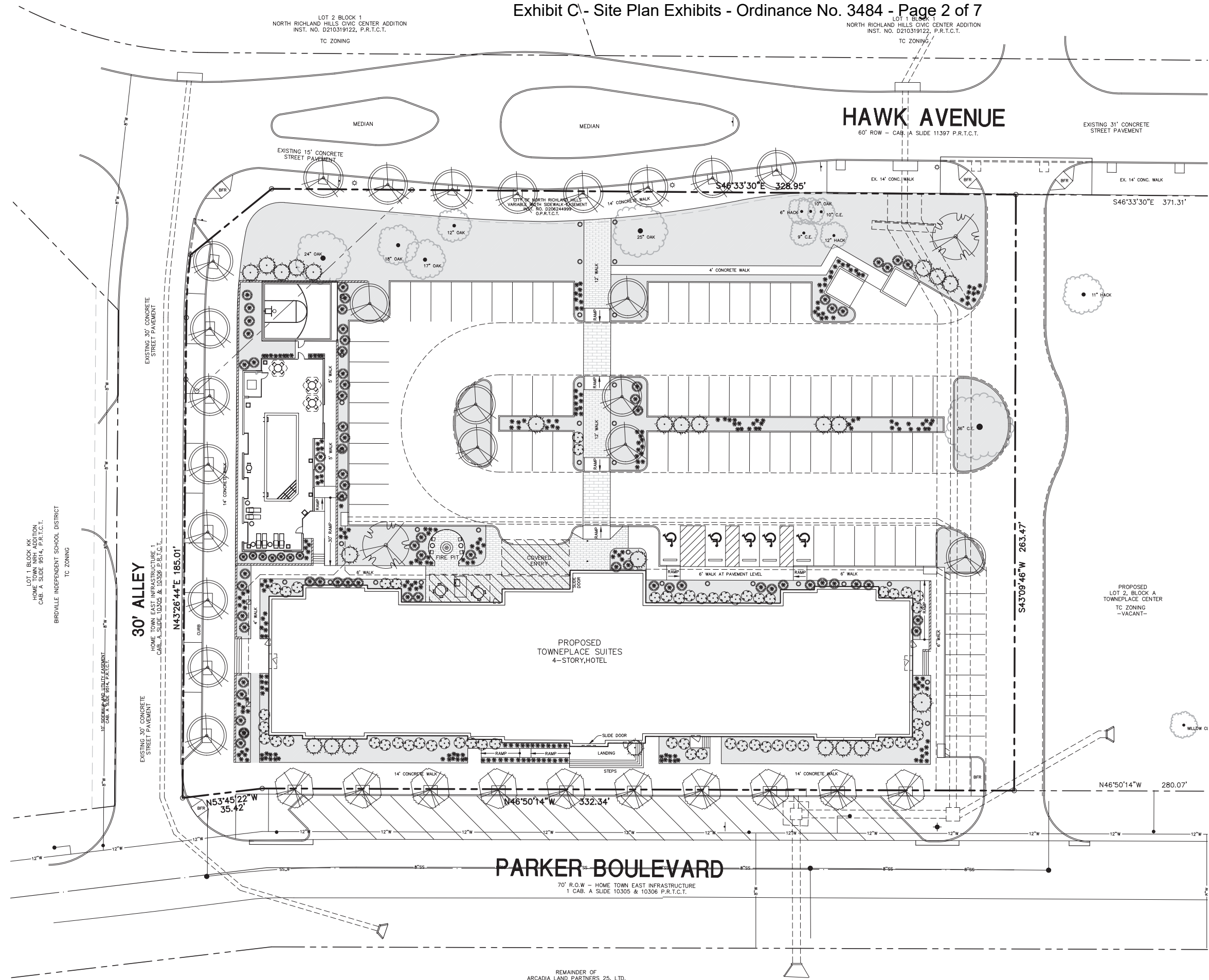
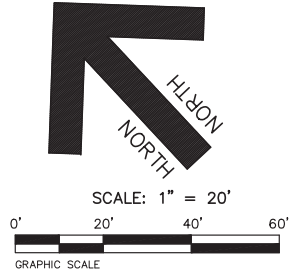
1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO SHEET SD305 FOR DETAILS OF MARKINGS, SIGNS, ETC.

SHEET TITLE:
SITE PLAN
CASE NO. SP 2017-
LOT 1, BLOCK A TOWNEPLACE CENTER
900 HAWK AVENUE (AT PARKER BOULEVARD)
NORTH RICHLAND HILLS, TEXAS

	PREPARED BY: ENGINEERS & CONSULTANTS, INC. TSBP# REGISTRATION NUMBER F-9527
	ENGINEERS • SURVEYORS • LAND PLANNERS 2600 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-5367 Fax 972-252-8858

DATE: AUGUST, 2017	DRAWN BY: SAS	SHEET NO. 1 OF 5
SCALE: 1" = 20'	CHECKED BY: JDJR	

OWNER:
CITY OF NORTH RICHLAND HILLS
P.O. BOX 820609
NORTH RICHLAND HILLS, TX 76182
(817) 427-6300



LEGEND

- EXISTING TREE TO BE PRESERVED
- PROPOSED LACE BARK ELM
- PROPOSED CHINESE PISTACHIO
- PROPOSED SPARTAN JUNIPER
- PROPOSED BURFORD HOLLY SHRUB
- PROPOSED FOUNTAIN GRASS
- PROPOSED LUPIN SHRUB
- LANDSCAPED AREAS (DECOMPOSED GRANITE IN BED AREAS AND BERTUDA GRASS IN REMAINDER OF LANDSCAPED AREAS)

SHEET TITLE:
LANDSCAPE PLAN
LOT 1, BLOCK A TOWNEPLACE CENTER
900 HAWK AVENUE (AT PARKER BOULEVARD)
NORTH RICHLAND HILLS, TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8627

ENGINEERS • SURVEYORS • LAND PLANNERS
2600 Texas Drive Suite 100 Irving, Texas 75082
Tel 972-262-5367 Fax 972-262-8868

DATE: AUGUST, 2017
SCALE: 1" = 20'

DRAWN BY: SAS
CHECKED BY: JDJR

SHEET NO.
5 OF 5



PRELIMINARY - FOR REVIEW ONLY

REVISION	NO.

TownePlace Suites
HAWK AVENUE AND PARKER BOULEVARD
NORTH RICHLAND HILLS, TEXAS

**TownePlace
SUITES[®]
Marriott**

REGISTERED ARCHITECT
PRELIMINARY
FOR REVIEW ONLY
9-15-17

R S S ARCHITECTS, LLC
103 S. MESQUITE STREET, SUITE B
ARLINGTON, TEXAS 76010
PH: 817/538-9258

Date: 8-18-17
Job: 17004
Sheet: A-305

PRELIMINARY - FOR REVIEW ONLY



2

PRELIMINARY CONCEPTUAL
EAST ELEVATION

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



3

PRELIMINARY CONCEPTUAL
WEST ELEVATION

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



1

PRELIMINARY CONCEPTUAL
ELEVATION - FROM PARKER (SOUTH)

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

REVISION	NO.

TownePlace Suites
HAWK AVENUE AND PARKER BOULEVARD
NORTH RICHLAND HILLS, TEXAS

**TownePlace
SUITES[®]
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R S S ARCHITECTS, LLC
103 S. MESQUITE STREET, SUITE B
ARLINGTON, TEXAS 76010
PH: 817/538-9258

Date 8-18-17

Job 17004

Sheet

A-306



NOTE:
LEVELING NUTS SHALL BE USED. POLE BEARING PLATE SHALL NOT BE SHIMMED AGAINST PIER CONCRETE.

LUMINAIRE, SEE LIGHTING FIXTURE SCHEDULES

PAINTED ROUND TAPERED STEEL POLE.

28'-0"

LIGHTING CIRCUIT UP POLE (TYPICAL ALL CONDUCTORS)

#6 GROUND CONDUCTORS

BOND SYSTEM GROUND TO GROUNDING LUG INSIDE POLE.

LEVELING NUT.

GROUT POLE BASE.

PVC CONDUIT

3"

1'-0"

WELDED CONN. TO GROUND ROD.

PVC CONDUIT FOR CIRCUIT CONTIN.

COPPER WELD GROUND ROD, 3/4" X 10'-0"

CONCRETE PIER, 24" DIAMETER.

BUSSMAN FUSE HOLDERS AND FUSES IN BASE. (TYPICAL ALL CONDUCTORS)

HAND HOLE AND COVER.

BOLT COVER

1" CHAMFER.

CURB

ANCHOR BOLTS (4).

2'-6" MIN.

5'-6"

PVC CONDUIT FOR CIRCUIT CONTINUATION.

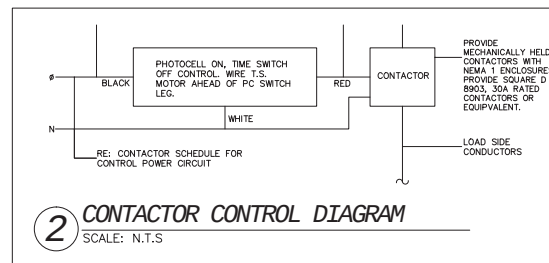
(6) #8 RE-BARS W/#3 TIES 16" O.C.

24" DIA.

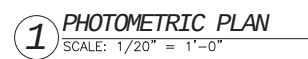
3

TYPICAL POLE BASE DETAIL

SCALE: N.T.S.



- KEY NOTES:**
1. J.BOX FOR MONUMENT SIGN. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
 2. J.BOX FOR FLAG POLE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
 3. J.BOX FOR POOL LIGHTS. LOCATION & QUANTITY SHALL BE DETERMINED BY POOL CONTRACTOR.



Calculation Summary							
Label		CalcType	Units	Avg	Max	Min	Avg/Min
Parking Area		Illuminance	Fc	2.77	7.9	1.1	2.52
Luminaire Schedule							
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens	
15	KAD LED 60C 530 30K R3 MVOLT	SINGLE	1.000	KAD LED 60C 530 30K R3 MVOLT	161	11946	

