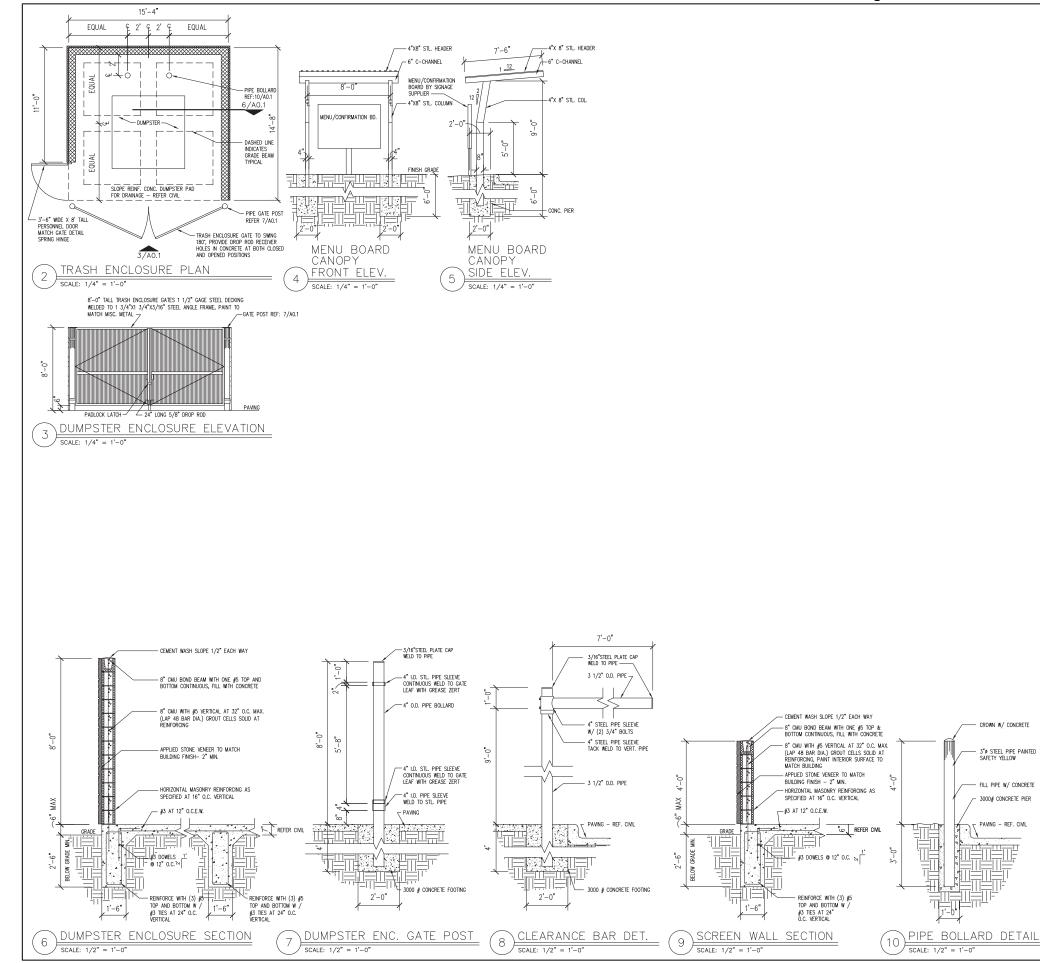


DAVIS BLVD.

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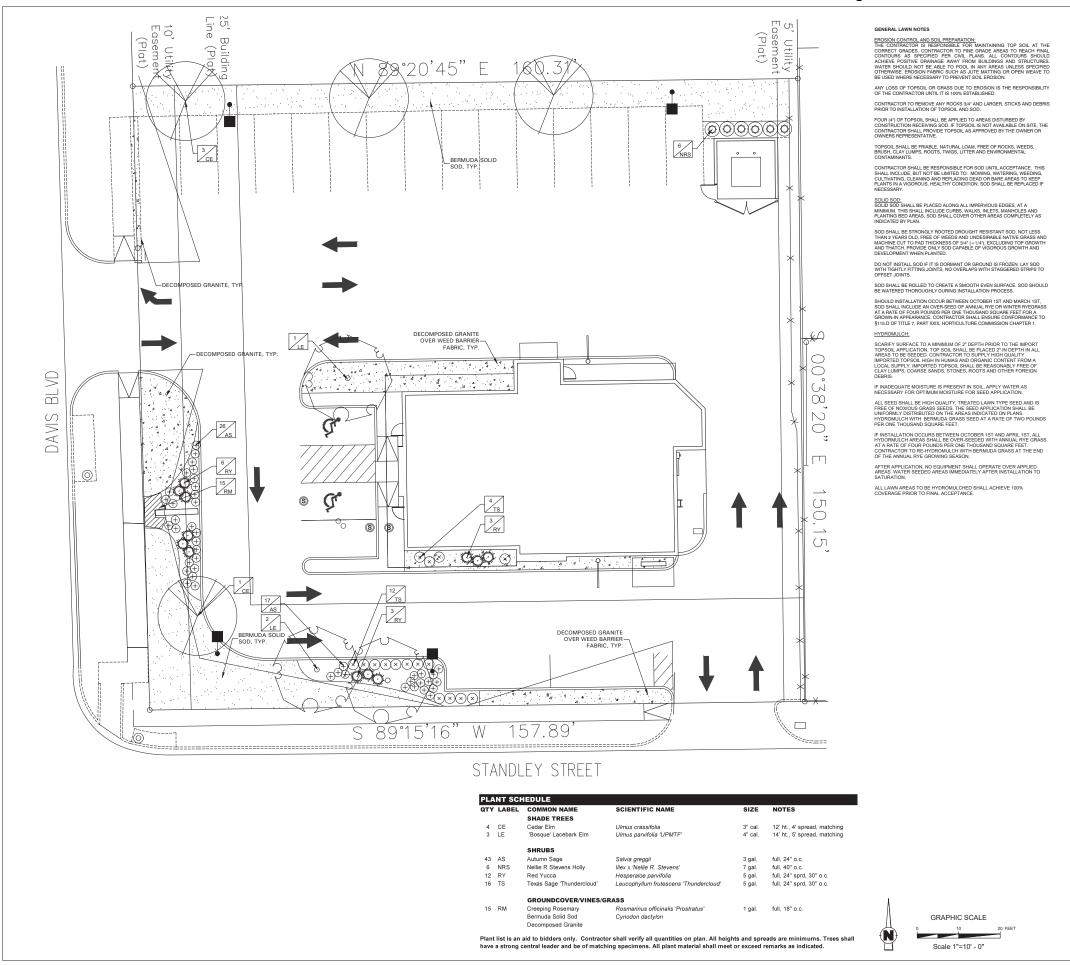
	preliminary not for construction	HHJAMES W.P. HOWARD ARCHITECT N.C.A.R.B. FORT WORTH, TEXAS 76133 (817) 377-3477
SITE DATA SUMMARY EXISTING ZONING: C-1 COMMERCIAL REZONING REQUEST: RD-PD LOT AREA: 23,909 SF BUILDING AREA: 2,870 SF IMPERVIOUS AREA: 20,236 SF LANDSCAPE AREA: 3,673 SF 15.3% BUILDING HEIGHT: 25' PARKING PROVIDED: 20 SPACES LAND USE: QUICK SERVICE RESTAURANT		CINICISCI CINICISCIS ERMODEL 5100 DAVIS BLVD. NORTH RICHLAND HILLS, TX 76180
OWNER INFORMATION HALINAT INVESTMENTS L.P. PO BOX 189 EASTLAND, TX 76448 CONTACT: KEITH RICHARDSON PHONE: 254 631-4156 EMAIL: keith-richardson@att.net VICINITY MAP		PROJECT: CE201907 DATE: 5/1/19 DRAWN BY: SS CHECKED BY: JH FILE: CE1907-A0.1 REVISIONS
STANDLEY STREET	CASE SP 2019-04	SHEET TITLE SITE PLAN PROJECT DATA SITE DETAILS SHEET AO.1

CROWN W/ CONCRETE

— 3"Ø STEEL PIPE PAINTED SAFETY YELLOW

- FILL PIPE W/ CONCRETE

PAVING - REF. CIVIL



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 CONSISTENT. VIELENDED 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^s 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 NEED 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 02 WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BUSED IN PLANT BEDS AND AROND ALL TREES AND SHALL BE S WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAVE 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 DEVELOT ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

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

MANTENANCE REQUIREMENTS: VEGETATION SEVULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT VEGETATION SEVULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT CONDITION APPROPRIATE FOR THE SEASON, TO ENANAGED OF REMOVED, PLANTE MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTEN

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 1. A minimum of 15' landscape setback from public streets

2. 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.

3. 10 small shrubs shall be planted every 50 l.f. of street frontage

PROVIDED

4. 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 I.t.
REQUI	RED

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 I.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.

2. 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. 4. All parking lots shall be 5% landscaped.

Parking Spaces - 20 REQUIRED parking screening 1 trees

551 s.f. (5%)

579 s.f. (5.2%) R

PROVIDED

1 trees

parking screening

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

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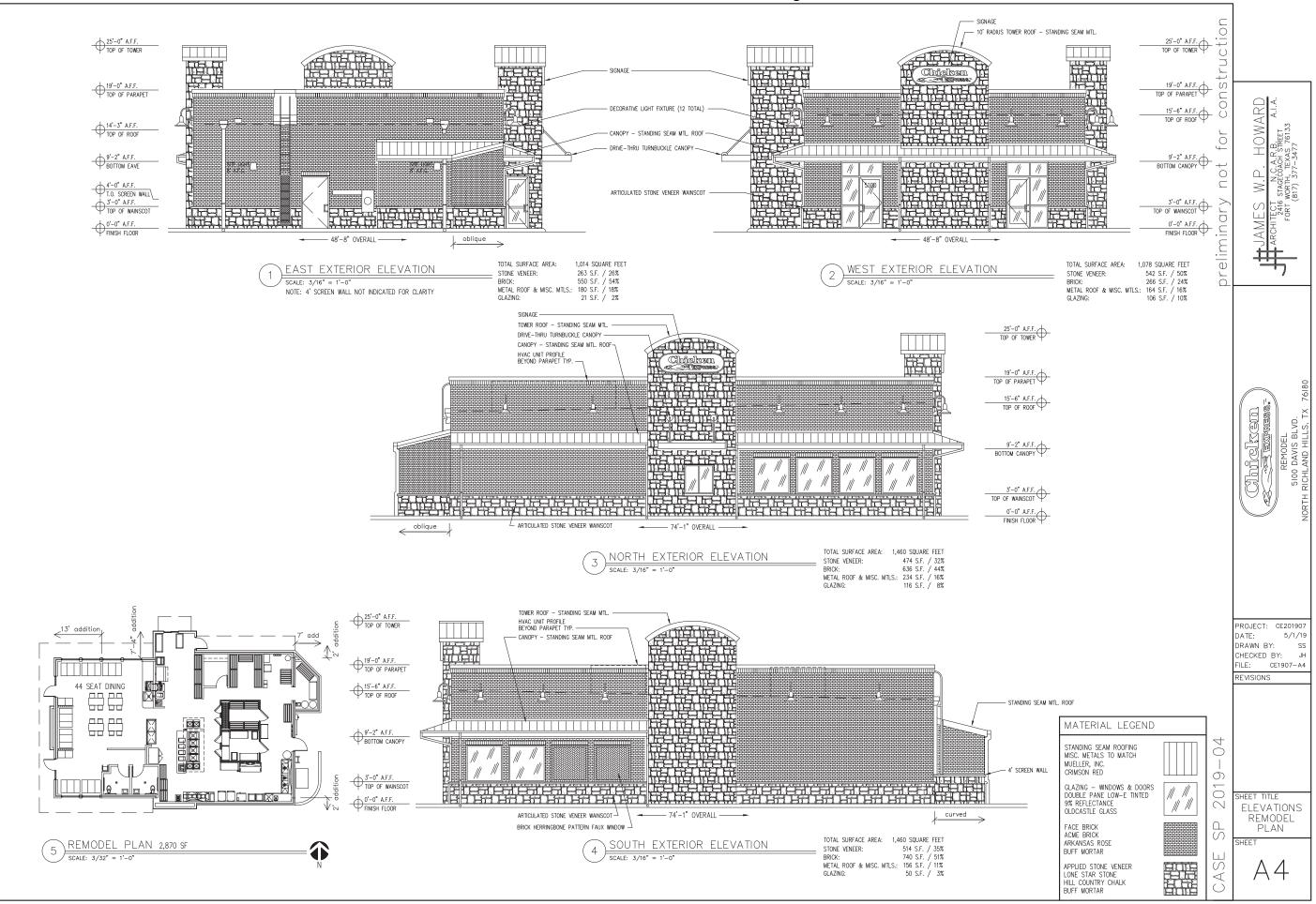
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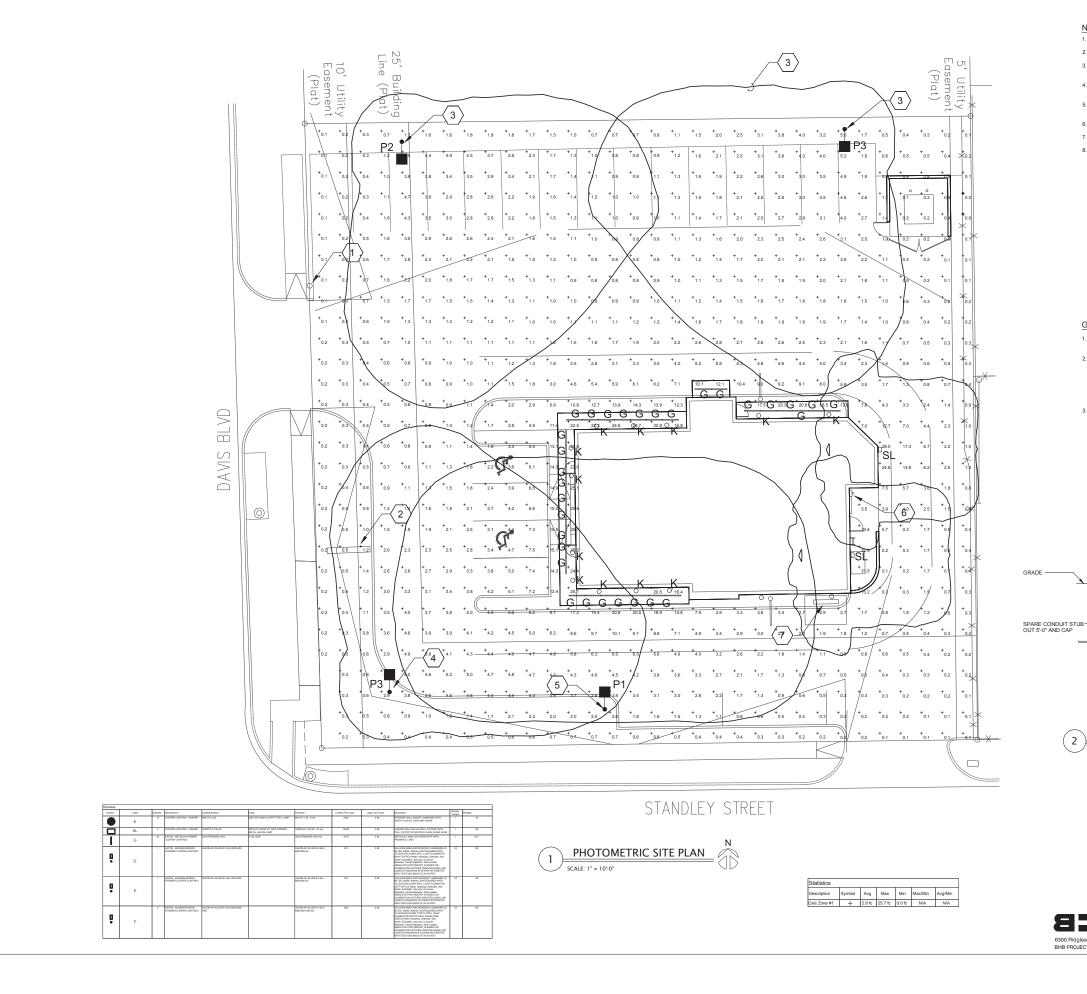
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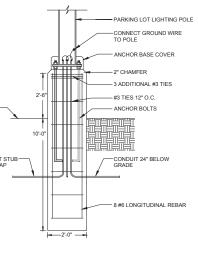
NOTES BY SYMBOL "

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

constructi S W.P. HOWARD T NCARB. B STARECOMM STREET T WORTH, TEXAS 7653 T WORTH, TEXAS 7653 preliminary not for J ANES ARCHITECT FORT W 76180 REMODEL 0 DAVIS BLVD. LAND HILLS, TX Chicken X ---- express 5100 I 5100 I Ø PROJECT: CE201907 DATE: 04/30/2019 DRAWN BY: BF CHECKED BY: KF FLE: REVISIONS SHEET TITLE PHOTOMETRIC SITE PLAN SHEET E0.1

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 ORGIN TO POINT OF TERMINATION EVEN AROUND OBSTRUCTION.
- GENERAL SITE LIGHTING IS SHOWN ON THIS PLAN. SEE SHEET E1.0 FOR PEDESTRIAN AND FACADE LIGHTING.





9-04 201 SP

