


preliminary not for construction

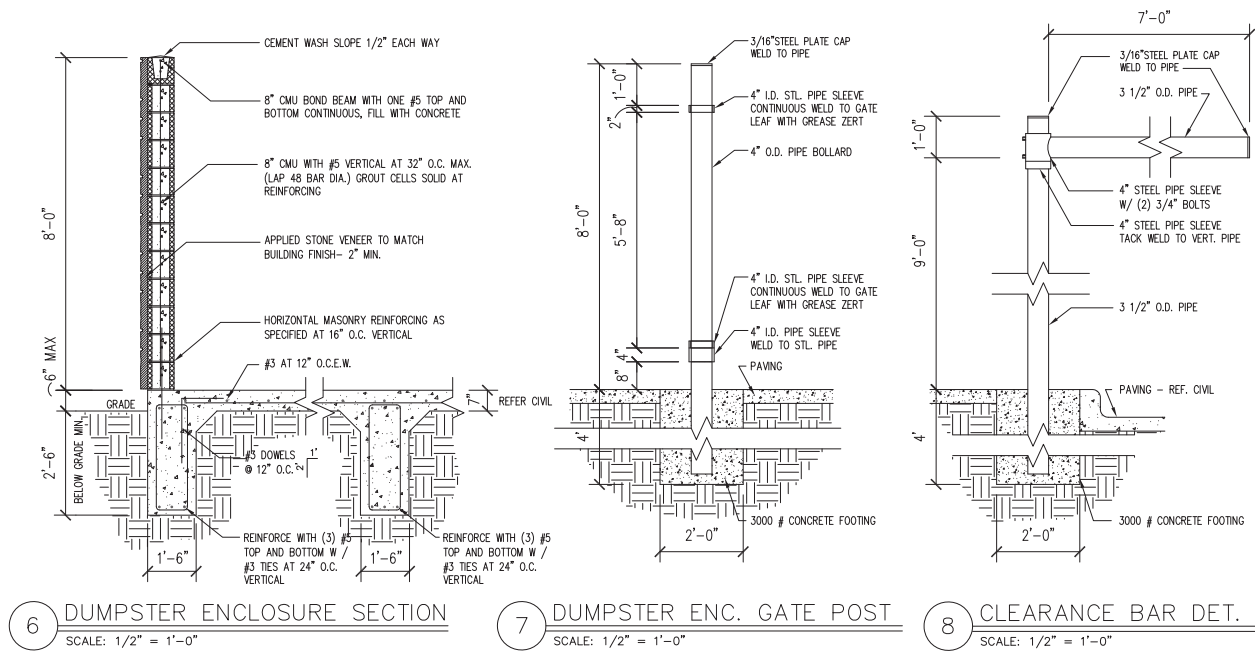
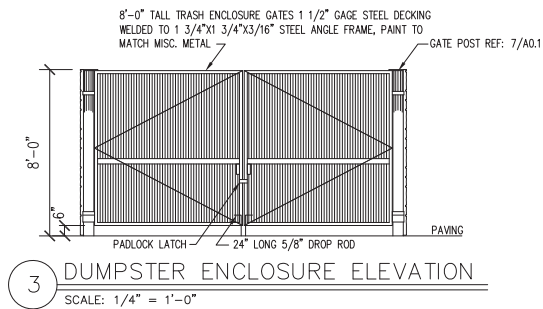
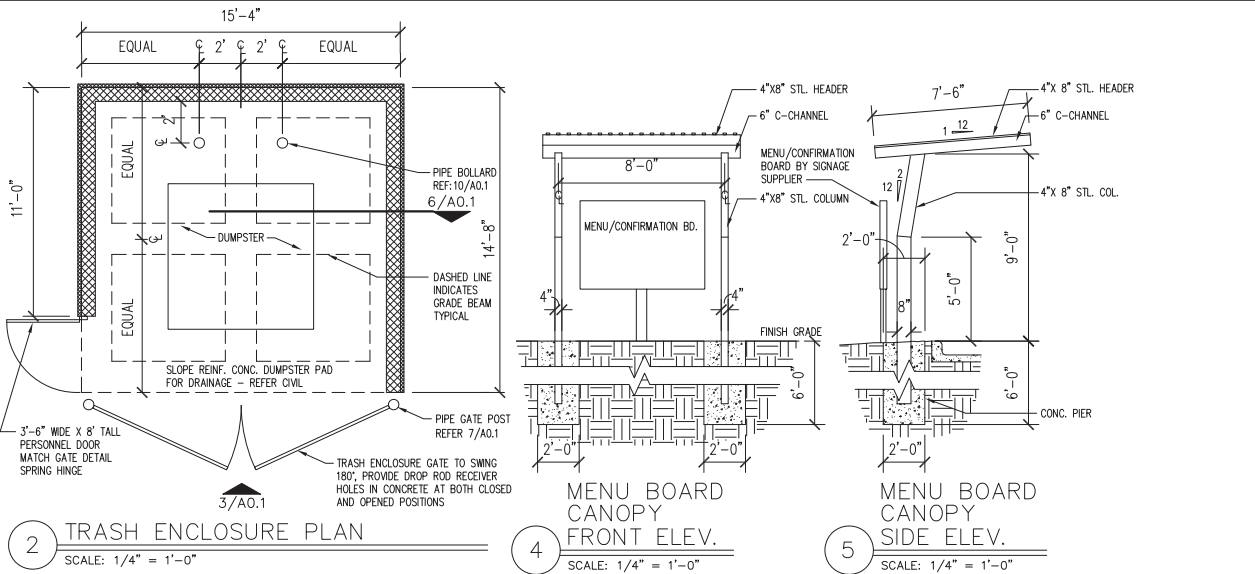
SITE PLAN



LOT AREA:	23,909 SF	
IMPERVIOUS AREA:	20,000 SF	
LANDSCAPE AREA:	3,673 SF	15.3%
PARKING REQUIRED:	20 SPACES	
PARKING PROVIDED:	20 SPACES	

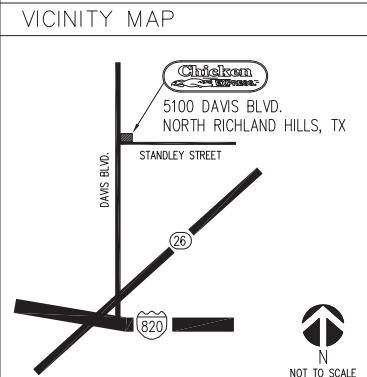
 JAMES W.P. HOWARD
ARCHITECT N.C.A.R.B. A.I.A.
2416 STAGECOACH STREET
FORT WORTH, TEXAS 76133
(817) 377-3477

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	



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Chicken EXPRESS
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

 JAMES W.P. HOWARD
ARCHITECT N.C.A.R.B. A.I.A.
2416 STAGECOACH STREET
FORT WORTH, TEXAS 76133

Chicken EXPRESS®

5100 DAVIS BLVD.
NORTH RICH AND HILL S. 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



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.

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

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

GENERAL LANDSCAPE

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

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.
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.

PARKING LOT LANDSCAPE

1. 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.
3. 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	PROVIDED
parking screening	parking screening
1 trees	1 trees
551 s.f. (5%)	579 s.f. (5.2%)



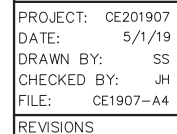
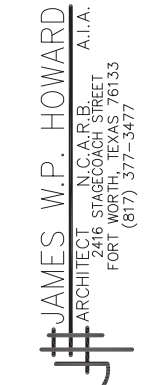
AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
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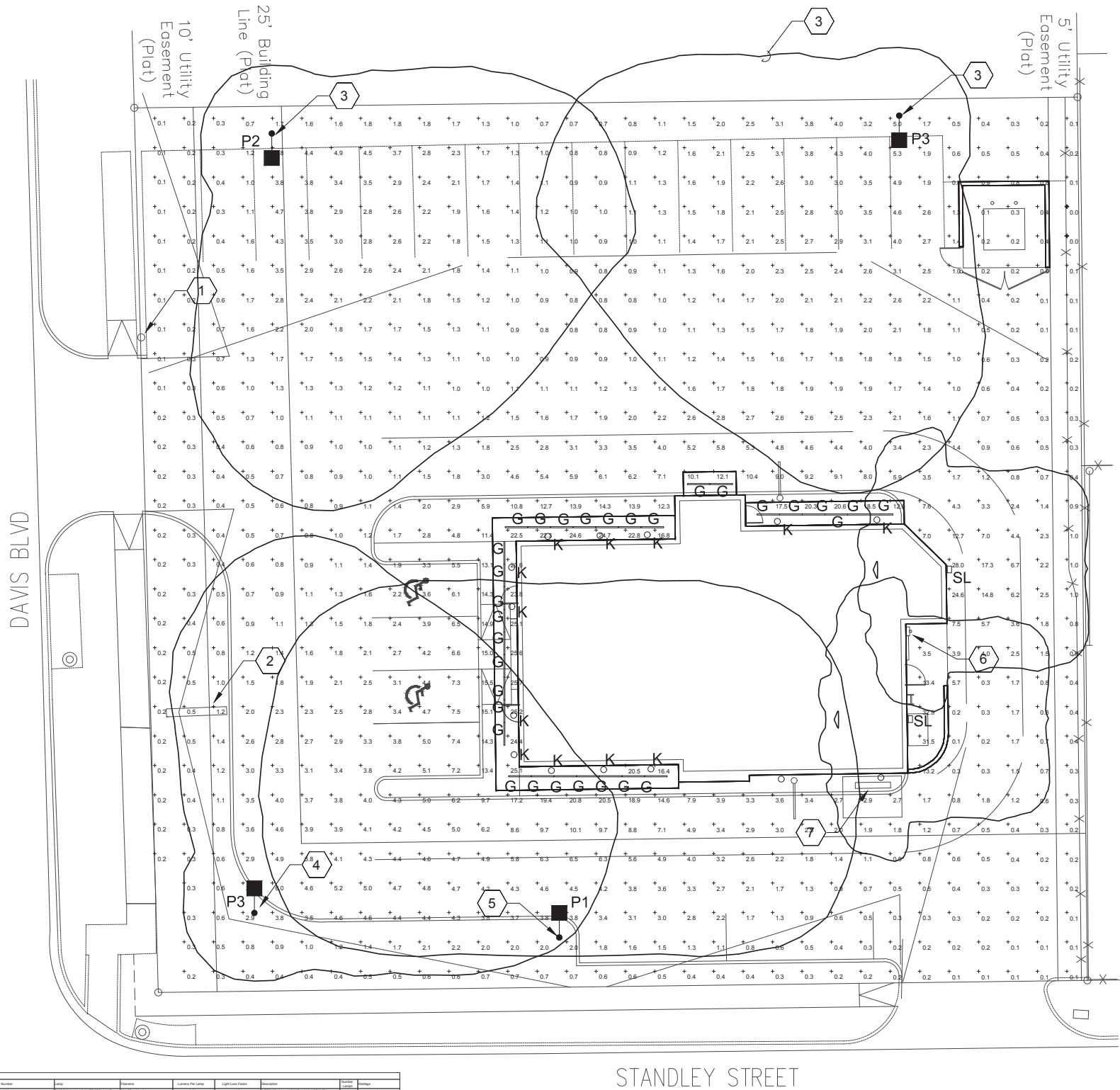
GRAPHIC SCALE



Scale 1"=10' - 0"

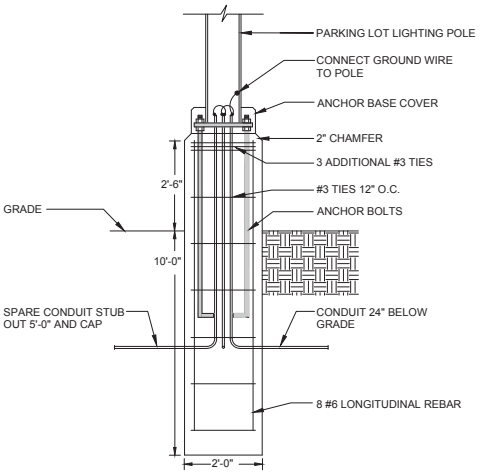


MATERIAL LEGEND	
STANDING SEAM ROOFING	
MISC. METALS TO MATCH MUELLER, INC. CRIMSON RED	
GLAZING – WINDOWS & DOORS DOUBLE PANE LOW-E TINTED 9% REFLECTANCE OLDCASTLE GLASS	
FACE BRICK ACME BRICK ARKANSAS ROSE BUFF MORTAR	
APPLIED STONE VENEER LONE STAR STONE HILL COUNTRY CHALK BUFF MORTAR	



- 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.



2 POLE BASE DETAIL
SCALE: NO SCALE

Symbol	Value	Quantity	Description	Footcandle Number	Area	Footcandle	Light Level	Notes	Footcandle	Area
●	K	14	EXISTING EXTERIOR LIGHTING - 100W	100	14.0	1400	100	EXISTING EXTERIOR LIGHTING - 100W	100	14.0
■	SL	2	EXISTING EXTERIOR LIGHTING - 100W	100	2.0	200	100	EXISTING EXTERIOR LIGHTING - 100W	100	2.0
□	G	24	EXISTING EXTERIOR LIGHTING - 100W	100	24.0	2400	100	EXISTING EXTERIOR LIGHTING - 100W	100	24.0
■	D	1	EXISTING EXTERIOR LIGHTING - 100W	100	1.0	100	100	EXISTING EXTERIOR LIGHTING - 100W	100	1.0
■	E	1	EXISTING EXTERIOR LIGHTING - 100W	100	1.0	100	100	EXISTING EXTERIOR LIGHTING - 100W	100	1.0
■	F	2	EXISTING EXTERIOR LIGHTING - 100W	100	2.0	200	100	EXISTING EXTERIOR LIGHTING - 100W	100	2.0

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