

LANDSCAPE ACALCULATIONS

LANDSCAPE AREA (15% OF LOT)	REQUIRED	9,271.0sf
(61,803 x 15%)		
PROVIDED	16,822.0sf	
CURRENT SITE	15,388 SF	

LANDSCAPE SETBACK

1 LARGE TREE PER 501F	REQUIRED	5
	PROVIDED	2 + 10 EXISTING
TREE CREDIT		

10 SHRUBS PER 501F

REQUIRED	43
PROVIDED	52

PARKING LOT

1 LARGE TREE PER 20 SPACES	REQUIRED	3
	PROVIDED	4 LARGE
		3 ORNAMENTAL

LANDSCAPE AREA (5% OF PARKING LOT)

REQUIRED	1,221sf	
(24,524sf x 5%)		
PROVIDED	2,130sf	

FREE STANDING SIGN

LANDSCAPE BED A MIN. OF 4.5' FROM BASE - PROVIDED, SEE PLAN

LEED LANDSCAPE CALCS 15,793 sf

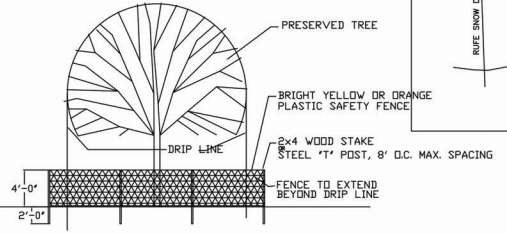
SOD AREA	6,587sf	42%
MIXED AREA	1,560sf	10%
BED AREA	7,646sf	48%

LEGEND

- NEW ORNAMENTAL TREE (ADDED 9 TREES)
- REMOVED TREE (7 ORNAMENTAL TREES)
- NEW PAVEMENT AREA
- NEW PLANTING AREA

SITE DATA

ZONING:	NR-PD (NON-RESIDENTIAL PLANNED DEVELOPMENT)
LOT AREA:	1,4188 ACRES (61,803 S.F.)
PROPOSED USE:	DINE IN / DRIVE THRU RESTAURANT
BUILDING AREA:	4,982 S.F.
F.A.R.:	0.081:1
PARKING REQUIRED:	1 SPACE/150 S.F.
	4,982/150 = 34 SPACES
PARKING PROVIDED:	57 SPACES (3 H.C.)
	4,982/150 = 34 SPACES
BUILDING HEIGHT:	23'-11" (1 STORY)
LANDSCAPE PROVIDED:	17,131 S.F. (27.72%)



DETAIL: TREE PROTECTION FENCING
SCALE: 1/8"=1'-0"

- LANDSCAPE NOTES:**
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARD OF THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK."
 - PLANT BED PREPARATION PROCEDURE SHALL BE TO ADD 4" OF COMPOST AND 20 POUNDS OF ORGANIC FERTILIZER PER 1,000 SQUARE FEET IN ENTIRE BED, OR A SLOW RELEASE MANUFACTURED FERTILIZER ACCORDING TO RATES SUGGESTED BY THE MANUFACTURER.
 - TREE PLANTING PITS SHALL BE BACKFILLED WITH EXISTING SOIL ONLY AND CLEARED OF ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL. PLACE 3" OF SHREDDED HARDWOOD BARK MULCH ON TOP OF THE ROOT BALL. CLEAR MULCH FROM AROUND THE TRUNK.
 - LAWN AREAS SHALL BE TREATED WITH AN ORGANIC FERTILIZER APPLIED AT A MINIMUM OF 20 POUNDS PER 1,000 SQUARE FEET, OR A SLOW RELEASE MANUFACTURED FERTILIZER ACCORDING TO RATES SUGGESTED BY THE MANUFACTURER.
 - ALL PLANT BEDS SHALL BE TOP DRESSED WITH 3" OF SHREDDED HARDWOOD BARK MULCH.
 - THE LANDSCAPE CONTRACTOR SHALL USE WHATEVER METHOD HE/SHE DEEMS TO STAKE TREES. HOWEVER, HE/SHE WILL BE HELD RESPONSIBLE FOR ANY DAMAGES CAUSED TO THE TREES DUE TO IMPROPER STAKING METHODS, AND WILL BE RESPONSIBLE FOR UPRIGHTING AND REPLANTING TREES THAT ARE BLOWN OVER OR OUT OF PLUMB DURING THE WARRANTY PERIOD.
 - IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND PLANT LIST, THE DRAWING SHALL PREVAIL.
 - LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES INCURRED BY HIS WORK.
 - ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO INCLUDE RA AND FREEZE SENSORS. ALL TREES WILL BE ON TREE BUBBLER ZONE.
 - NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT OR OWNER.
 - THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT LIMITED TO MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF THE LANDSCAPE. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY AS SOON AS THE WEATHER WILL ALLOW.
 - THE CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE, HEALTHY AND VIGOROUS FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
 - CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

SITE GRADING

GC TO LEAVE ALL LANDSCAPE AREAS MECHANICALLY GRADED 4" BELOW TOP OF CURB TO INCLUDE A DISTANCE OF 8' OUT FROM BACK OF PARKING LOT CURB

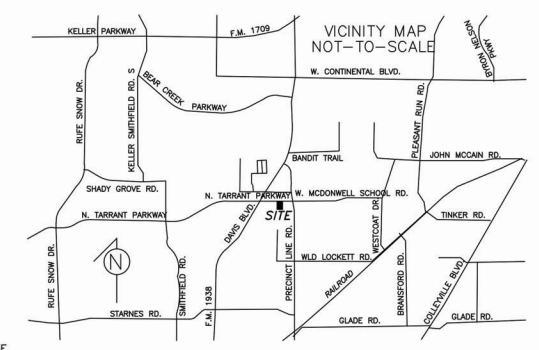
- PLANT LIST**
- 5 CEDAR ELM / ULMUS CRASSIFOLIA / 3" CAL, B4B OR CONTAINER
 - 4 SHUMARD RED OAK / QUERCUS SHUMARDII / 3" CAL, B4B OR CONTAINER
 - 1 VITEX / VITEX AGNUS-CASTUS / 6-8' B4B OR CONTAINER
 - 2 DESERT WILLOW / CHILOPSIS LINEARIS / 6-8' B4B OR CONTAINER
 - 1 GRAPEMYRTLE / LAGERSTROEMIA INDICA 'NATCHEZ' / 6-8' HT, MT. B4B OR CONTAINER
 - 14 GLOSSY ABELIA / ABELIA GRANDIFLORA / 5GAL
 - 4 GULFSTREAM NANDINA / NANDINA DOMESTICA 'GULFSTREAM' / 5GAL, FULL
 - 1 DWARF ABELIA / ABELIA GRANDIFLORA 'ROSE CREEK' / 5GAL, FULL
 - 36 INDIAN HAWTHORN / RHAPHIOLEPIS INDICA 'SNOW WHITE' / 5GAL, FULL
 - 65 TEXAS SAGE / LEUCOPHYLLUM FRUTICOSUM 'SILVERADO' / 1GAL, FULL
 - 22 RED YUCCA / HESPERALOE PARVIFLORA / 5GAL, FULL
 - 21 KNOCKOUT ROSE / ROSA 'DOUBLE KNOCKOUT' / 5GAL, FULL
 - 31 DWARF YAUPON / ILEX VOMITORIA NANA / 5GAL
 - 34 AUTUMN SAGE / SALVIA GRECOI / 5GAL
 - 42 LINDHEIMER MUHLY GRASS / MUHLBERGIA LINDHEIMER 'AUTUMN GLOW' / 3GAL, FULL TO CAN.
 - 41 DEER MUHLY GRASS / MUHLBERGIA RIGENS / 3GAL
 - 41 SEEP MUHLY GRASS / MUHLBERGIA REVERCHONII / 3GAL
 - 160 SEASON COLOR / TO BE DETERMINED AT TIME OF INSTALLATION / 4" POT
 - 19 STEPPING STONES 24" SQ
 - COMMON BERMUDA / CYNODON DACTYLON / SOLID SOD

AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED TO INCLUDE RAIN AND FREEZE SENSORS

OWNER:
A-S 116 NORTH TARRANT
PKWY-PRECINCT LINE, L.P.
8827 W. SAM HOUSTON PKWY. N., STE 200
HOUSTON, TEXAS 77040

APPLICANT:
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ATLANTA, GEORGIA 30349
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CONTACT: JOHN MARK WOOD

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OFC. (972) 596-4134 FAX (972) 867-7604



Revisions:

Mark	Date	By
1	11/7/14	

Comments:

Mark	Date	By
1		

Comments:

Mark	Date	By
1		



LOT 9, BLOCK 1
NORTH TARRANT
MARKETPLACE
THE CITY OF
NORTH RICHLAND HILLS, TEXAS

STORE
SERIES
S08HNR-LARGE

SHEET TITLE
LANDSCAPE
PLAN

For Permit
For Bid
For Construction

Job No. : 013-125
Store : 03470
Date : 7/1/14
Drawn By : HKI
Checked By: HKI

Sheet
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