

**HATCH LEGEND:**



## FLOODPLAIN NOTES

THE PROPERTY SHOWN HEREON IS LOCATED ON MAP NO. 48085C0265J OF THE FEMA FLOOD INSURANCE RATE MAP COVERING TARRANT COUNTY, TEXAS, REVISED 6/2/2009, AND SHOWS THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

#### GENERAL NOTES

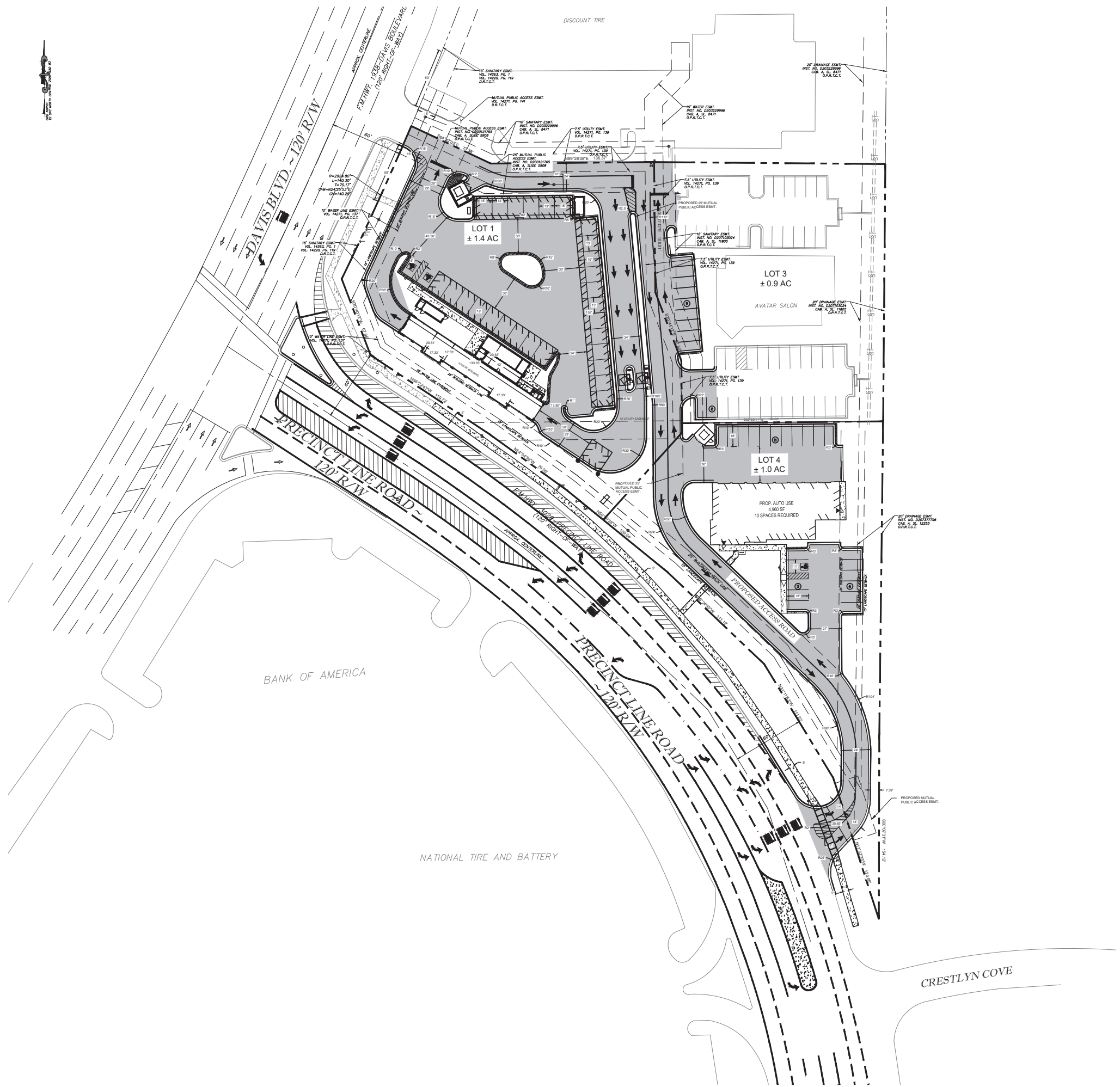
1. THERE ARE NO STATE WATER LOCATED ON OR WITHIN 200' FEET OF SUBJECT PROPERTY.
2. THE CONSTRUCTION AREA ULTIMATELY DRAINS TO AN UN-NAMED TRIBUTARY.
3. NO ENVIRONMENTAL ASSESSMENT HAS BEEN PERFORMED BY EMC ENGINEERING SERVICES, INC
4. THE EXISTING SITE IS AN ABANDONED GAS STATION / CARWASH.
5. THE CITY OF NORTH RICHLAND HILLS PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED 72 HOURS PRIOR TO BEGINNING WORK AND 24 HOURS PRIOR TO RESUMING WORK AT ###) ###)####.
6. ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF CITY OF NORTH RICHLAND HILLS, IF NOT OTHERWISE SPECIFIED, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (CURRENT EDITION) AND THE TEXAS DOT STANDARD HIGHWAY DRAWINGS (CURRENT EDITION).

OVERALL PROPOSED REPLAT		<p><b>DAVIS BLVD @ PRECINCT LINE RD</b>  8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180  NORTH RICHLAND HILLS, TEXAS</p> <p>Prepared for:  <b>SHJ CONSTRUCTION GROUP, LLC</b></p>	
PROJECT NO.: 17-6076		DRAWN BY: bjm	
DESIGNED BY: RAP		SURVEYED BY: SG	
SURVEY DATE: 10/21/2013		CHECKED BY: RAP	
SCALE: 1" = 40'		DATE: 4/8/2020	

SHEET

# C3.2

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STANDARD DUTY PAVEMENT

4" HIGH ROLL CURB

CONCRETE SIDEWALK

EXISTING CONCRETE

FLOODPLAIN NOTES

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NO.	REVISION DESCRIPTION	BY	DATE
1	REVISED PER DRC COMMENTS	RAP	5/1/2020

STATE OF TEXAS  
EMC ENGINEERING SERVICES, INC.  
F-19233  
CERTIFICATE OF AUTHORIZATION

STATE OF TEXAS  
BRIAN HILL BRAUN  
127623  
LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE: 1" = 40'

EMC ENGINEERING SERVICES, INC.  
1344 US Hwy 19S, Suite A  
Leesburg, GA 31763  
Ph: (229) 435-6133  
Fax: (229) 439-7979  
albany@emc-eng.com  
www.emc-eng.com  
CIVIL MARINE ENVIRONMENTAL  
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

OVERALL PROPOSED SITE PLAN  
DAVIS BLVD @ PRECINCT LINE RD  
8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180  
NORTH RICHLAND HILLS, TEXAS  
Prepared for:  
SHJ CONSTRUCTION GROUP, LLC

PROJECT NO.: 17-6076  
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SHEET  
C4.2  
OF 39

(CASE ZC 2019-21)







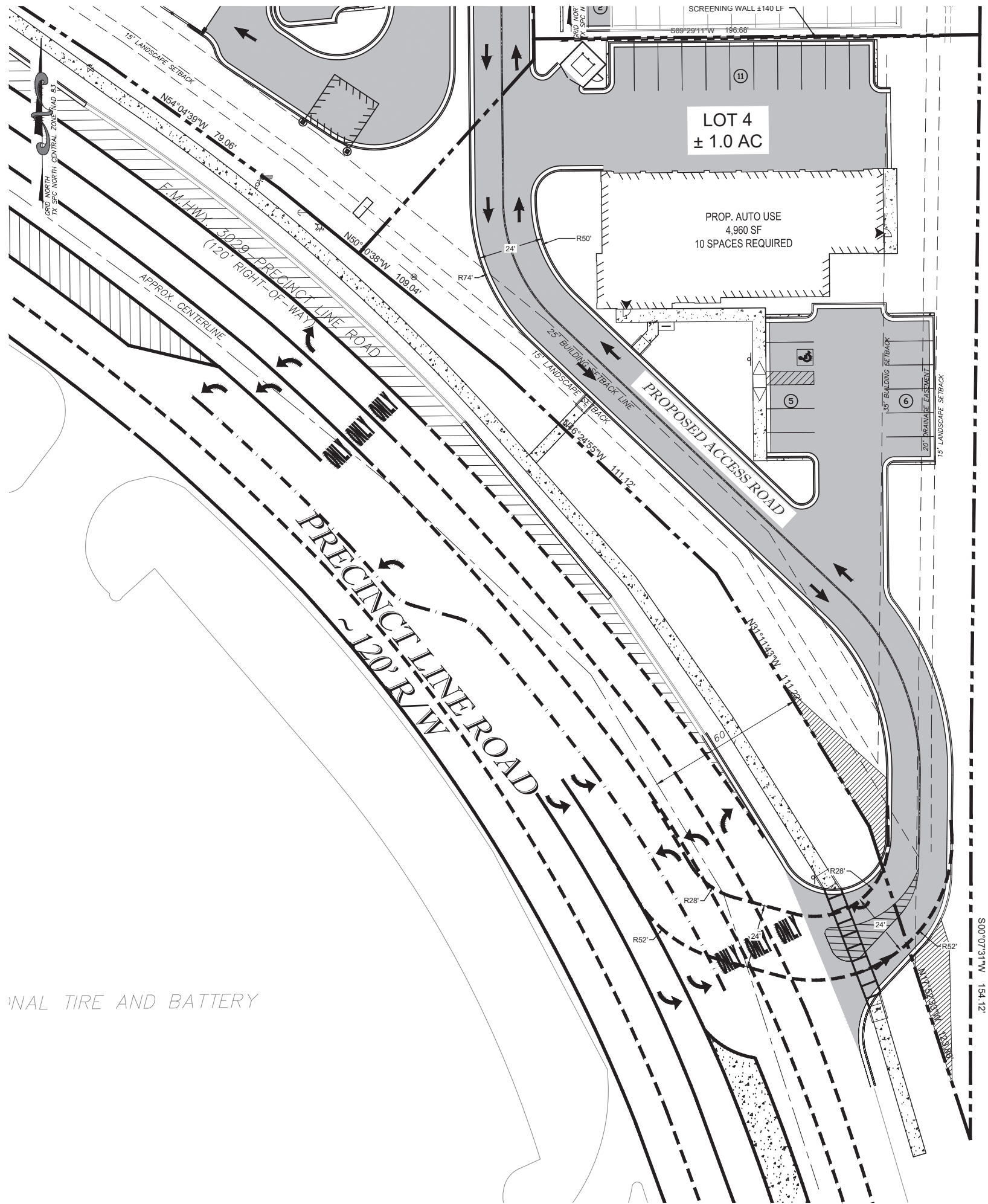
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(CASE ZC 2019-21)





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**SITE INFORMATION:**  
ADDRESS: 8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180  
PROPERTY AREA: ±1.00 AC  
PROPERTY ZONING: C-1  
BUILDING SETBACKS:  
FRONT: 25'  
SIDE: 0'  
SIDE / RESIDENTIAL: 35'  
REAR: 0'

LANDSCAPE SETBACK:  
FRONT: 15'  
SIDE: 15'  
REAR: -

**HATCH LEGEND:**  

STANDARD DUTY PAVEMENT

4" HIGH ROLL CURB

CONCRETE SIDEWALK

EXISTING CONCRETE

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1344 US Hwy 19S, Suite A  
Leesburg, GA 31763  
Ph: (229) 435-6133  
Fax: (229) 439-7979  
albany@emc-eng.com  
www.emc-eng.com

CIVIL  
MARINE  
ENVIRONMENTAL

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

FIRE ACCESS PLAN BRAKES PLUS

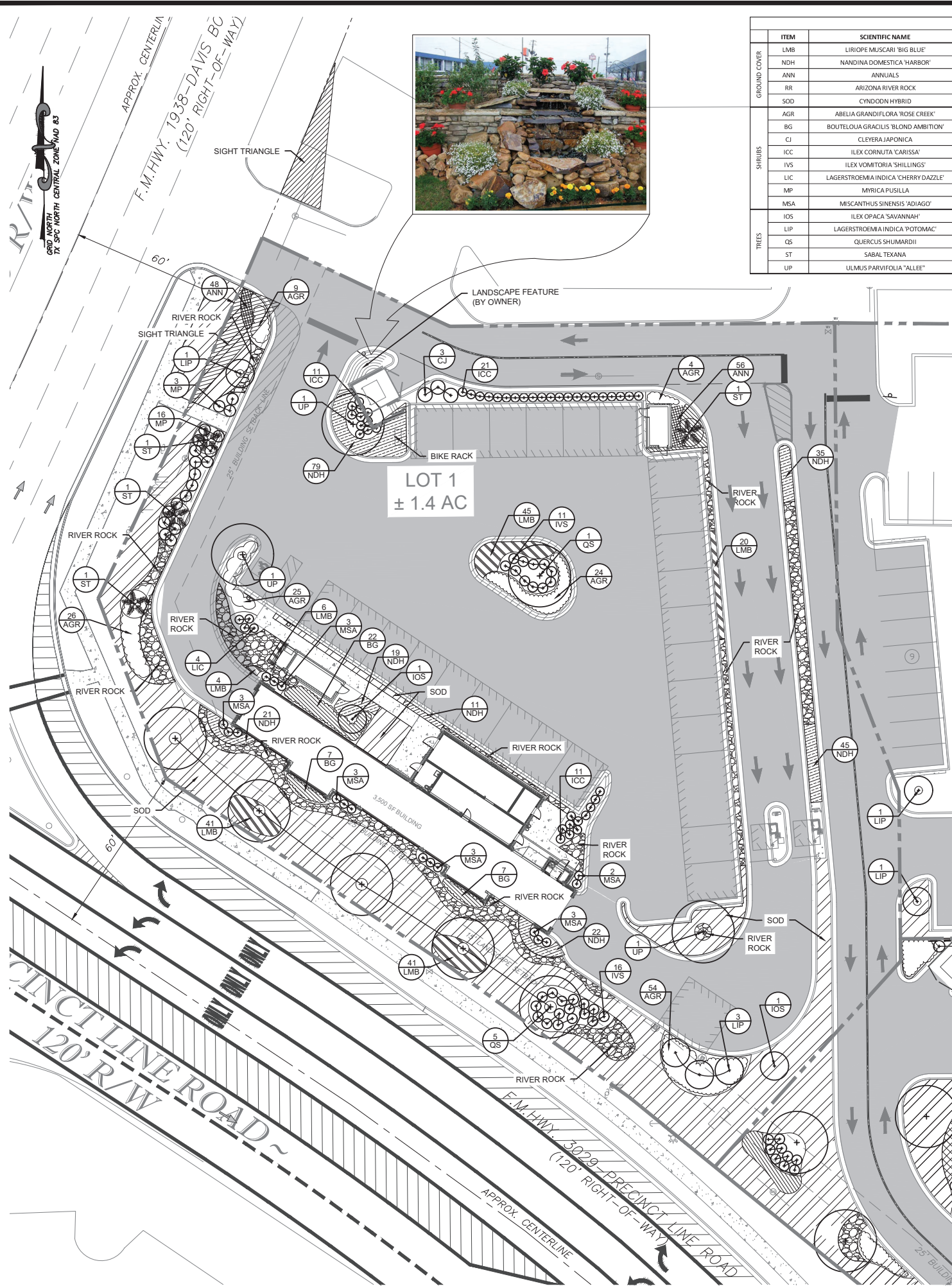
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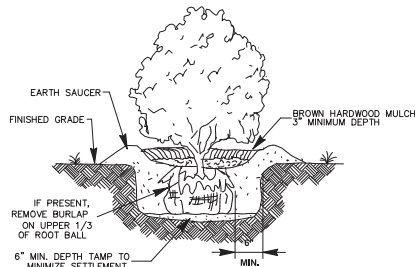
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**C5.1**  
OF 39

(CASE ZC 2019-21)





PLANT SCHEDULE						
ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	SPACING	NOTES
LMB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	157	1 GAL	2' O.C.	YELLOW
NDH	NANDINA DOMESTICA 'HARBOR'	HARBOR DWARF NANDINA	232	1 GAL	2' O.C.	
ANN	ANNUALS	SEASONAL ANNUALS	104	SQ. FT.		
RR	ARIZONA RIVER ROCK	RIVER ROCK	194	SQ. YD.		2"-6" STONES
SOD	CYNODON HYBRID	TIFWAY BERMUDA GRASS	939	SQ. YD.		
AGR	ABELIA GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	142	3 GAL	3' O.C.	
BG	BOUTELOUA GRACILIS 'BLOND AMBITION'	BLUE GRAMA GRASS	36	3 GAL	3' O.C.	
CJ	CLEYERA JAPONICA	CLEYERA	3	7 GAL	5' O.C.	
ICC	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	43	3 GAL	3' O.C.	
IVS	ILEX VOMITORIA 'SHILLINGS'	DWARF YAUPON HOLLY	27	3 GAL	3.5' O.C.	DO NOT PRUNE
LIC	LAGERSTROEMIA INDICA 'CHERRY DAZZLE'	DWARF CRAPE MYRTLE	4	3 GAL	3' O.C.	
MP	MYRICA PUSILLA	DWARF WAX MYRTLE	19	3 GAL	4' O.C.	
MSA	MISCANTHUS SINENSIS 'ADIAGO'	DWARF MAIDEN GRASS	17	3 GAL	3' O.C.	
IOS	ILEX OPACA 'SAVANNAH'	SAVANNAH HOLLY	2	1.5" CAL / 5'-6" HT	AS SHOWN	
LIP	LAGERSTROEMIA INDICA 'POTOMAC'	CRAPE MYRTLE	7	1.5" CAL / 7'-8" HT	AS SHOWN	2-3 STEM
QS	QUERCUS SHUMARDII	SHUMARD OAK	6	3" CAL	AS SHOWN	
ST	SABAL TEXANA	TEXAS SABAL PALM	4	12' CT	AS SHOWN	
UP	ULMUS PARVIFOLIA 'ALLEE'	PAPERBARK ELM / CHINESE ELM	2	2.5"-3" CAL	AS SHOWN	

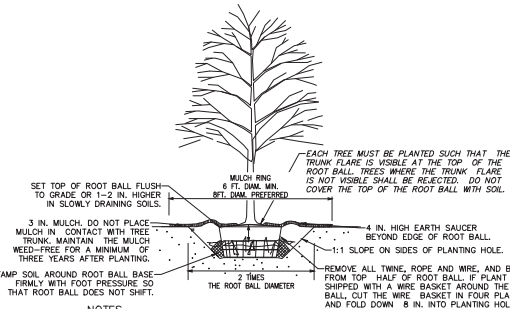


#### NOTES

- CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR NEAR BRANCHES IF NECESSARY.
- FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

#### SHRUB PLANTING

NOT TO SCALE

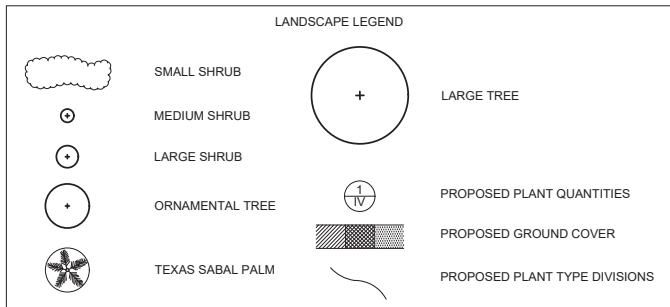


#### NOTES

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT (SEE STAKING DETAILS).

#### TREE PLANTING

NOT TO SCALE



#### LANDSCAPE NOTES:

- ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE SODDED.
- ALL PLANT BEDS SHALL BE UNDERLAIN WITH LANDSCAPING FABRIC AND HAVE 3" OF RIVER ROCK WITH EDGING AS REQUIRED.
- ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
- ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING AS REQUIRED.
- ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
- THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH AFTER CONSTRUCTION HAS COMPLETED.
- NO LARGE TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE OR STORM DRAIN. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO BEGINNING PLANT INSTALLATION. LANDSCAPE ARCHITECT TO APPROVE ALL REVISIONS TO PLANT LOCATIONS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITY LINES DAMAGED DURING PLANTING.
- SEE DETAILS ON THIS SHEET FOR SHRUB AND TREE INSTALLATION.
- TOP SOIL SHALL BE ADDED TO WITHIN 1" OF TOP OF CURB / EDGE OF PAVEMENT
- ALL TREES SHALL BE CONTAINER GROWN.
- AN UNDERGROUND IRRIGATION SYSTEM, SHALL BE INSTALLED AND SHALL COMPLY WITH ALL CITY OF NORTH RICHLAND HILLS CODES AND REGULATIONS AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRIC WORKS AND MATERIALS.
- GUARANTEE:**  
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.

#### IRRIGATION NOTES:

- ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
- IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
- A SEPARATE METER AND BACKFLOW PREVENTOR WILL BE REQUIRED (SEE UTILITY PLAN).
- ALL LANDSCAPE AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS.
- ALL LARGE AND ORNAMENTAL TREES MUST BE ON BUBBLER / DRIP IRRIGATION ON SEPARATE ZONES FROM TURF GRASS.

#### LANDSCAPE GRADING NOTES:

- CONTRACTOR TO GRADE ALL AREAS ON THE LANDSCAPE PLAN, INCLUDING RIGHT-OF-WAY, HATCHED FOR SEEDING & SODDING.
- TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
- TILL SOIL TO A DEPTH OF 4" MINIMUM.
- REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
- GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
- ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

#### LAWN SEEDING AND SODDING NOTES:

- ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
- AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
- SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND, 1/2 TO 2/3 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
- STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.

#### HATCH LEGEND:



SODDED AREAS

#### LANDSCAPE DATA SUMMARY

REQUIRED SITE LANDSCAPING	15% OF TOTAL SITE AREA	
	REQUIRED	PROVIDED
REQUIRED LANDSCAPE SETBACK	0.21 AC	0.35 AC
	MINIMUM 15-FOOT LANDSCAPE SETBACK	
REQUIRED STREET FRONTAGE TREES	15 FT	15 FT
	1 TREE PER 50 FEET OF FRONTAGE	
REQUIRED STREET FRONTAGE SHRUBS	9	9
	10 SHRUBS PER 50 FEET OF FRONTAGE	
REQUIRED PARKING LOT LANDSCAPING	85	222
	5% OF TOTAL PARKING AREA TO BE LANDSCAPED	
REQUIRED PARKING LOT TREES	1,030 SF	3,136 SF
	1 TREE PER 20 SPACES	
	REQUIRED	PROVIDED
	1	3

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**SAGE GROUP, INC.**  
1130 NORTH CARROLL AVENUE  
SUITE 200  
SOUTH LAKE, TEXAS 76082  
TELEPHONE: (817) 424-2890  
FAX: (817) 905-0909

TIDAL WAVE PRELIMINARY LANDSCAPE PLAN

DAVIS BLVD @ PRECINCT LINE RD

8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180

NORTH RICHLAND HILLS, TEXAS

Prepared for:

SHJ CONSTRUCTION GROUP, LLC

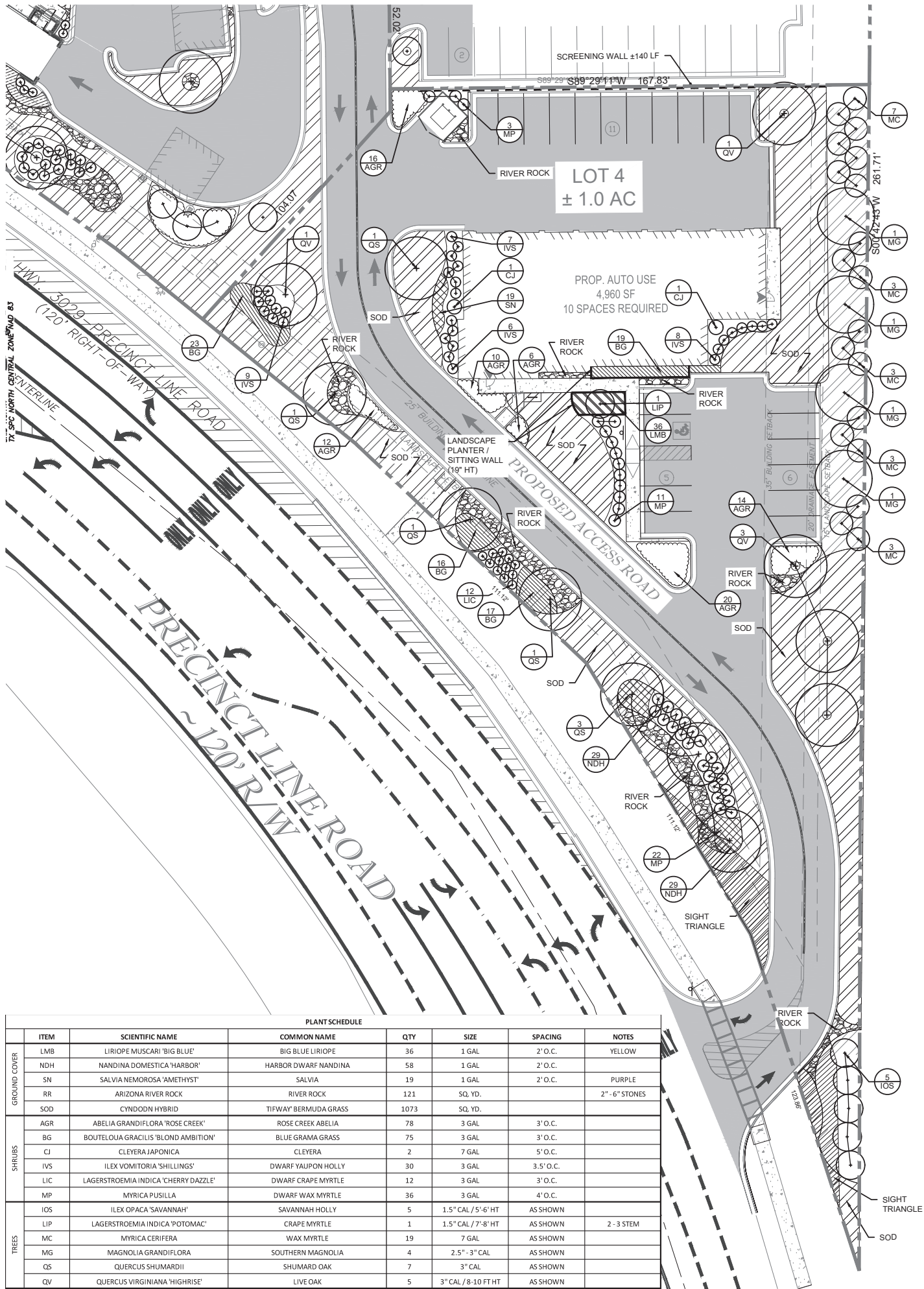
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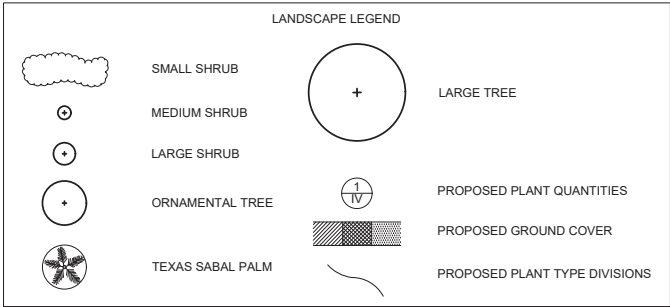
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PLANT SCHEDULE							
	ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	SPACING	NOTES
GROUND COVER	LMB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	36	1 GAL	2' O.C.	YELLOW
	NDH	NANDINA DOMESTICA 'HARBOR'	HARBOR DWARF NANDINA	58	1 GAL	2' O.C.	
	SN	SALVIA NEMOROSA 'AMETHYST'	SALVIA	19	1 GAL	2' O.C.	PURPLE
	RR	ARIZONA RIVER ROCK	RIVER ROCK	121	SQ. YD.		2" - 6" STONES
	SOD	CYNODON HYBRID	TIFWAY BERMUDA GRASS	1073	SQ. YD.		
SHRUBS	AGR	ABELIA GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	78	3 GAL	3' O.C.	
	BG	BOUTELOUA GRACILIS 'BLOND AMBITION'	BLUE GRAMA GRASS	75	3 GAL	3' O.C.	
	CJ	CLEYERA JAPONICA	CLEYERA	2	7 GAL	5' O.C.	
	IVS	ILEX VOMITORIA 'SHILLINGS'	DWARF YAUPON HOLLY	30	3 GAL	3.5' O.C.	
	LIC	LAGERSTROEMIA INDICA 'CHERRY DAZZLE'	DWARF CRAPE MYRTLE	12	3 GAL	3' O.C.	
	MP	MYRICA PUSILLA	DWARF WAX MYRTLE	36	3 GAL	4' O.C.	
	IOS	ILEX OPACA 'SAVANNAH'	SAVANNAH HOLLY	5	1.5" CAL / 5'-6" HT	AS SHOWN	
TREES	LIP	LAGERSTROEMIA INDICA 'POTOMAC'	CRAPE MYRTLE	1	1.5" CAL / 7'-8" HT	AS SHOWN	2 - 3 STEM
	MC	MYRICA CERIFERA	WAX MYRTLE	19	7 GAL	AS SHOWN	
	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	4	2.5" - 3" CAL	AS SHOWN	
	QS	QUERCUS SHUMARDII	SHUMARD OAK	7	3" CAL	AS SHOWN	
	QV	QUERCUS VIRGINIANA 'HIGHRISE'	LIVE OAK	5	3" CAL / 8-10 FT HT	AS SHOWN	



LANDSCAPE DATA SUMMARY		
REQUIRED SITE LANDSCAPING	15% OF TOTAL SITE AREA	
	REQUIRED	PROVIDED
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	REQUIRED	PROVIDED
REQUIRED STREET FRONTAGE SHRUBS	REQUIRED	PROVIDED
	15 FT	15 FT
REQUIRED PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
	1 TREE PER 50 FEET OF FRONTAGE	1 TREE PER 20 SPACES
REQUIRED PARKING LOT TREES	REQUIRED	PROVIDED
	73	137
REQUIRED PARKING LOT TREES	REQUIRED	PROVIDED
	519 SF	900 SF
REQUIRED PARKING LOT TREES	REQUIRED	PROVIDED
	1	4

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- TILL SOIL TO A DEPTH OF 4" MINIMUM.
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- AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
- SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND, ⅓ TO ⅔ OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
- STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
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**SAGE GROUP, INC.**  
1130 NORTH CARROLL AVENUE  
SUITE 200  
SOUTH LAKE, TEXAS 76092  
TELEPHONE: (817) 906-2860  
FAX: (817) 906-0805

**BRAKES PLUS PRELIMINARY LANDSCAPE PLAN**

**DAVIS BLVD @ PRECINCT LINE RD**  
8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180  
NORTH RICHLAND HILLS, TEXAS




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**SHJ CONSTRUCTION GROUP, LLC**

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DATE: 4/8/2020

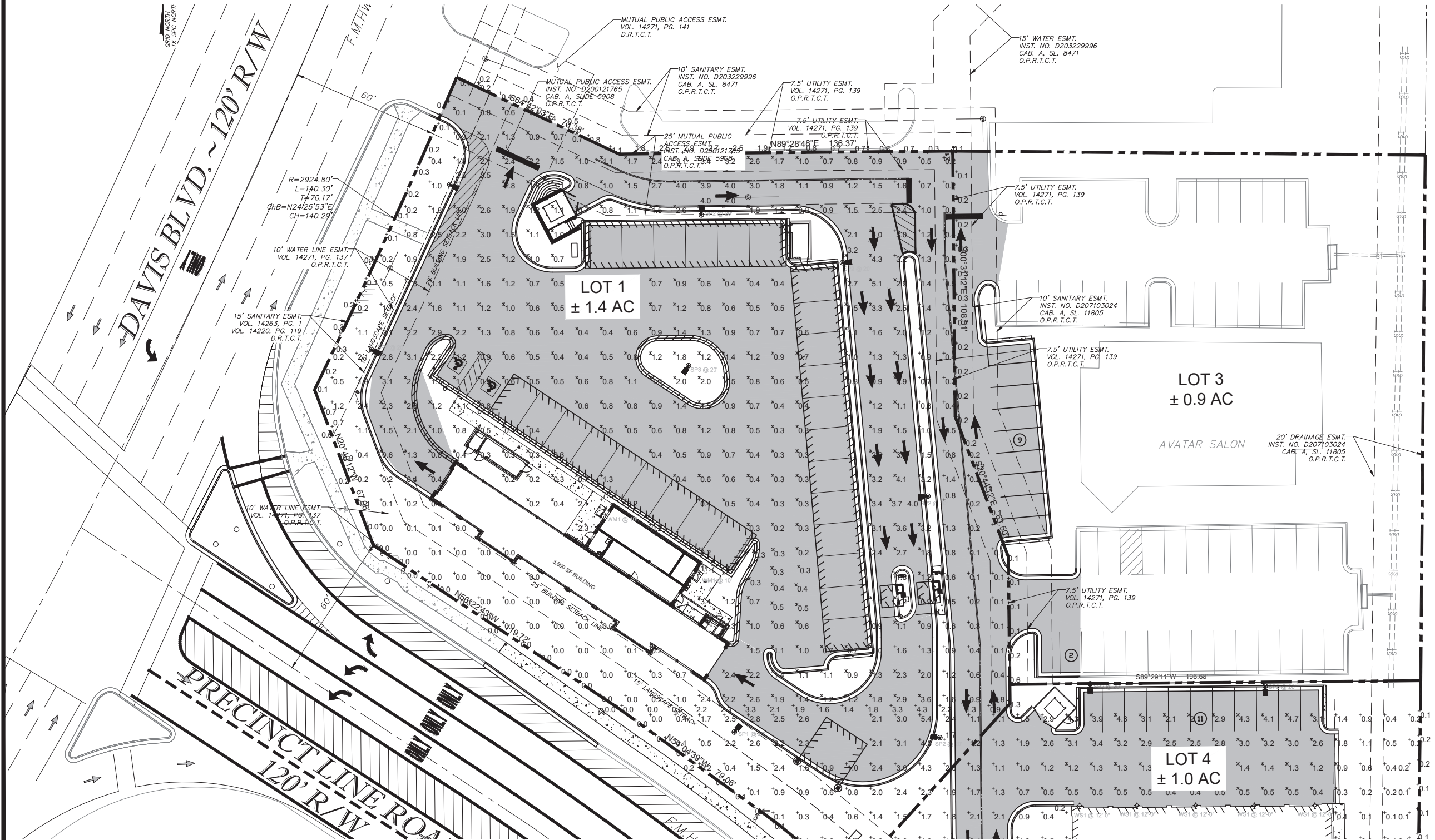
**SHEET C8.1**  
OF 39

(CASE ZC 2019-21)



SITE LIGHTING FIXTURE SCHEDULE						
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	LUMENS PER LAMP	WATTAGE
	SP1	5	OSQ-A-xx-4ME-B-57K-ULxxxxx w/OSQ-BLSMF	Cree OSQ Series Area Luminaire, Type IV Medium w/ Backlight Shield, B Input Power Designator, 5700K	8950	86
	SP2	10	OSQ-A-xx-3ME-B-57K-ULxxxxx w/OSQ-BLSMF	Cree OSQ Series Area Luminaire, Type III Medium w/ Backlight Shield, B Input Power Designator, 5700K	9196	86
	SP3	1	OSQ-A-xx-5ME-B-57K-ULxxxxx	Cree OSQ Series Area Luminaire, Type V Medium, B Input Power Designator, 5700K	10822	86.65
	WM1	2	WPTZ-L38-750	MEDIUM TRAPEZOID WALLPACK	3829	41.57
	WS1	10	TBD	LED DECORATIVE LIGHT FIXTURE	TBD	TBD

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BRAKE SERVICE BOTTOM PARKING LOT	✖	2.5 fc	3.8 fc	0.8 fc	4.8:1	3.1:1
BRAKE SERVICES PARKING LOT TO BOUNDARY	+	1.4 fc	5.4 fc	0.0 fc	N/A	N/A
BRAKE SERVICES PROPERTY LINE	+	0.2 fc	1.1 fc	0.0 fc	N/A	N/A
BRAKE SERVICES TOP PARKING LOT	✖	1.9 fc	4.7 fc	0.3 fc	15.7:1	6.3:1
PARKING LOT	✖	1.3 fc	5.3 fc	0.0 fc	N/A	N/A
PARKING LOT TO BOUNDARY	+	1.2 fc	11.7 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.7 fc	4.3 fc	0.0 fc	N/A	N/A



STATE OF TEXAS  
EMC ENGINEERING SERVICES, INC.  
F-19233  
CERTIFICATE OF AUTHORIZATION

STATE OF TEXAS  
BRIAN HILL BRAUN  
127623  
LICENSED PROFESSIONAL ENGINEER

20' 10' 0' 20'  
GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.  
1344 US Hwy 19S, Suite A  
Leesburg, GA 31763  
Ph: (229) 435-6133  
Fax: (229) 439-7979  
albanym@emc-eng.com  
www.emc-eng.com  
CIVIL MARINE ENVIRONMENTAL  
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

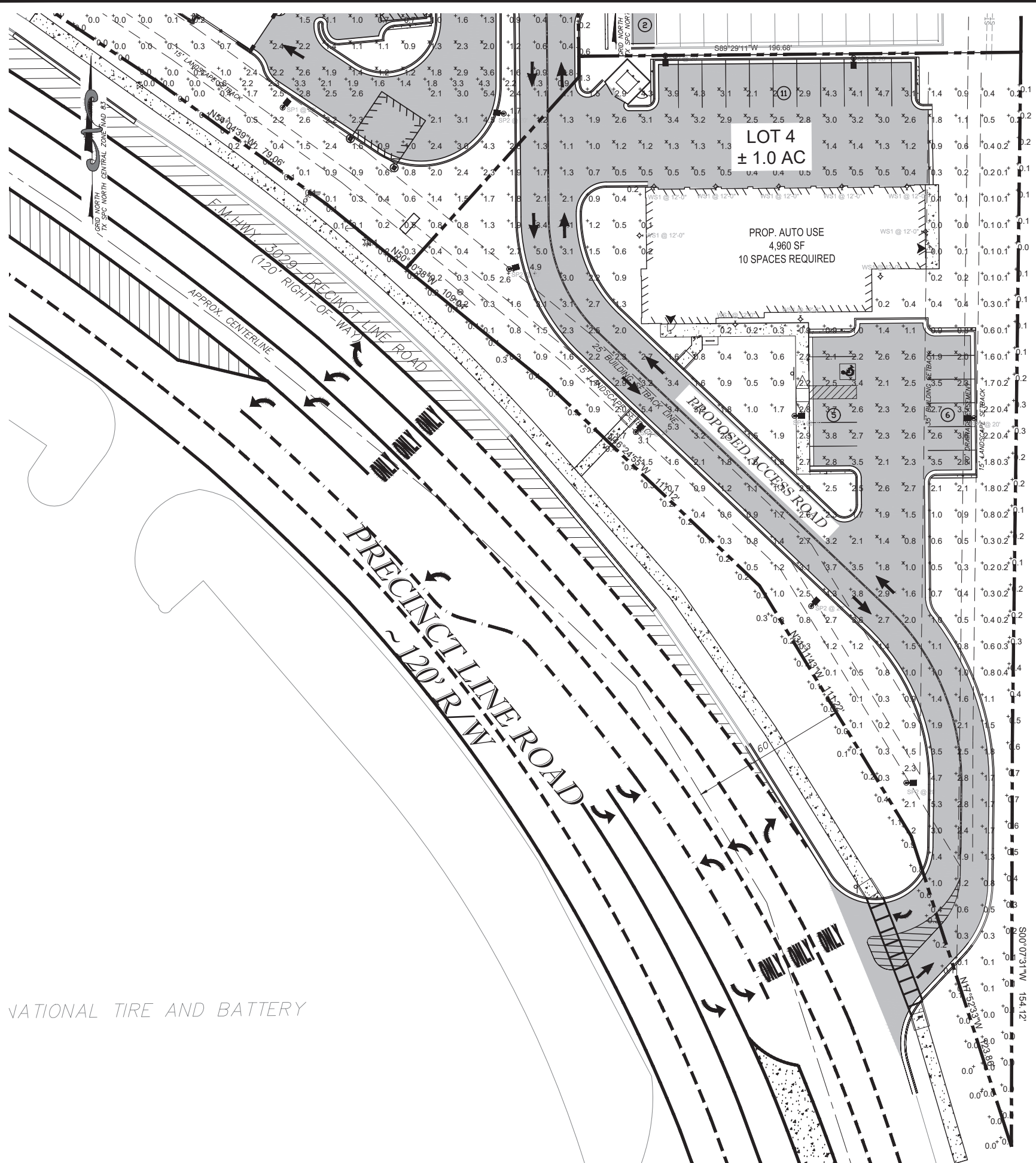
TIDAL WAVE PHOTOMETRIC PLAN  
DAVIS BLVD @ PRECINCT LINE RD  
8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180  
NORTH RICHLAND HILLS, TEXAS  
Prepared for:  
SHJ CONSTRUCTION GROUP, LLC

PROJECT NO.: 17-6076  
DRAWN BY: bjm  
DESIGNED BY: RAP  
SURVEYED BY: SG  
SURVEY DATE: 10/21/2013  
CHECKED BY: RAP  
SCALE: 1" = 20'  
DATE: 4/8/2020

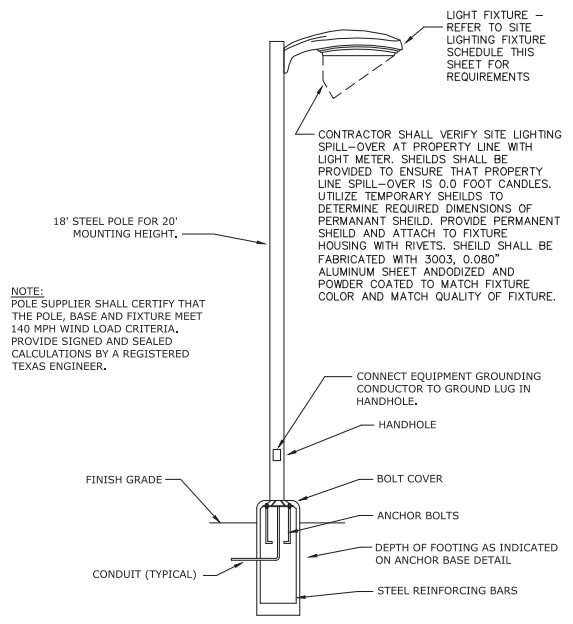
SHEET  
C9.0  
OF 39

(CASE ZC 2019-21)

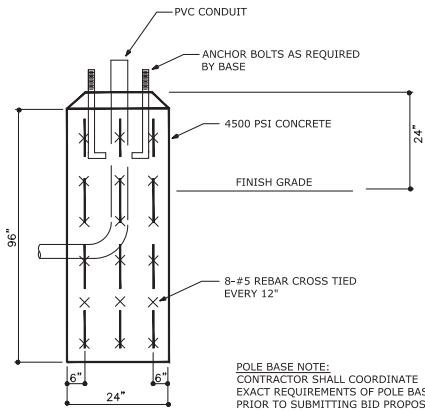
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NATIONAL TIRE AND BATTERY



POLE DETAIL-TYPICAL  
NOT TO SCALE



POLE ANCHOR BASE DETAIL  
NOT TO SCALE

(CASE ZC 2019-21)

NO.	REVISION DESCRIPTION	BY	DATE
1	REVISED PER DRC COMMENTS	RAP	5/12/20

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**CIVIL MARINE ENVIRONMENTAL**

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

---

**BRAKE PLUS PHOTOMETRIC PLAN**

**DAVIS BLVD @ PRECINCT LINE RD**  
8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180  
NORTH RICHLAND HILLS, TEXAS

Prepared for:  
**SHJ CONSTRUCTION GROUP, LLC**

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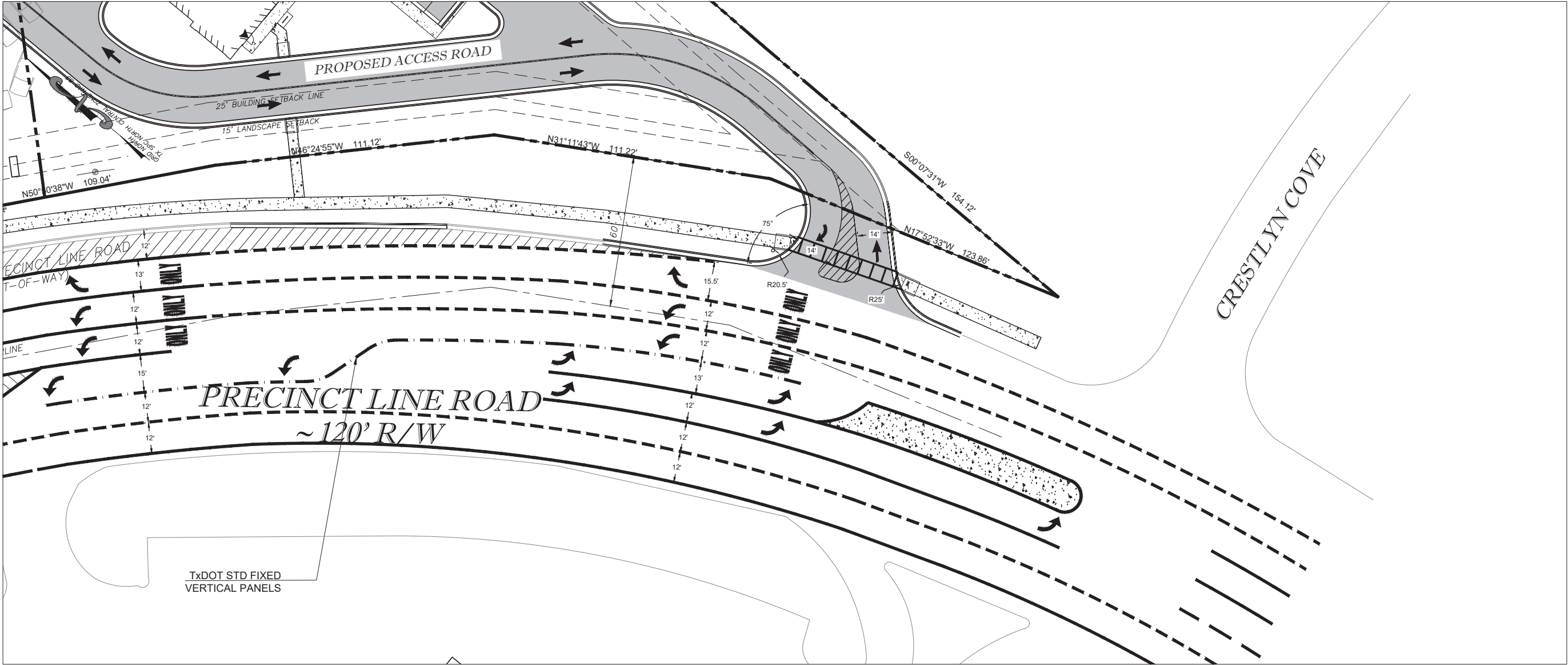
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DRAWN BY:	bjm
DESIGNED BY:	RAP
SURVEYED BY:	SG
SURVEY DATE:	10/21/2013
CHECKED BY:	RAP
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DATE:	4/8/2020

SHEET  
**C9.1**  
OF 39





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**HATCH LEGEND:**

	STANDARD DUTY PAVEMENT		CONCRETE SIDEWALK
	EXISTING CONCRETE		

**FLOODPLAIN NOTES**

THE PROPERTY SHOWN HEREON IS LOCATED ON MAP NO. 48085C0265J OF THE FEMA FLOOD INSURANCE RATE MAP COVERING TARRANT COUNTY, TEXAS, REVISED 6/2/2009, AND SHOWS THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

(CASE ZC 2019-21)

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MARINE  
ENVIRONMENTAL

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**DOT ACCESS PLAN PROPOSED**

**DAVIS BLVD @ PRECINCT LINE RD**

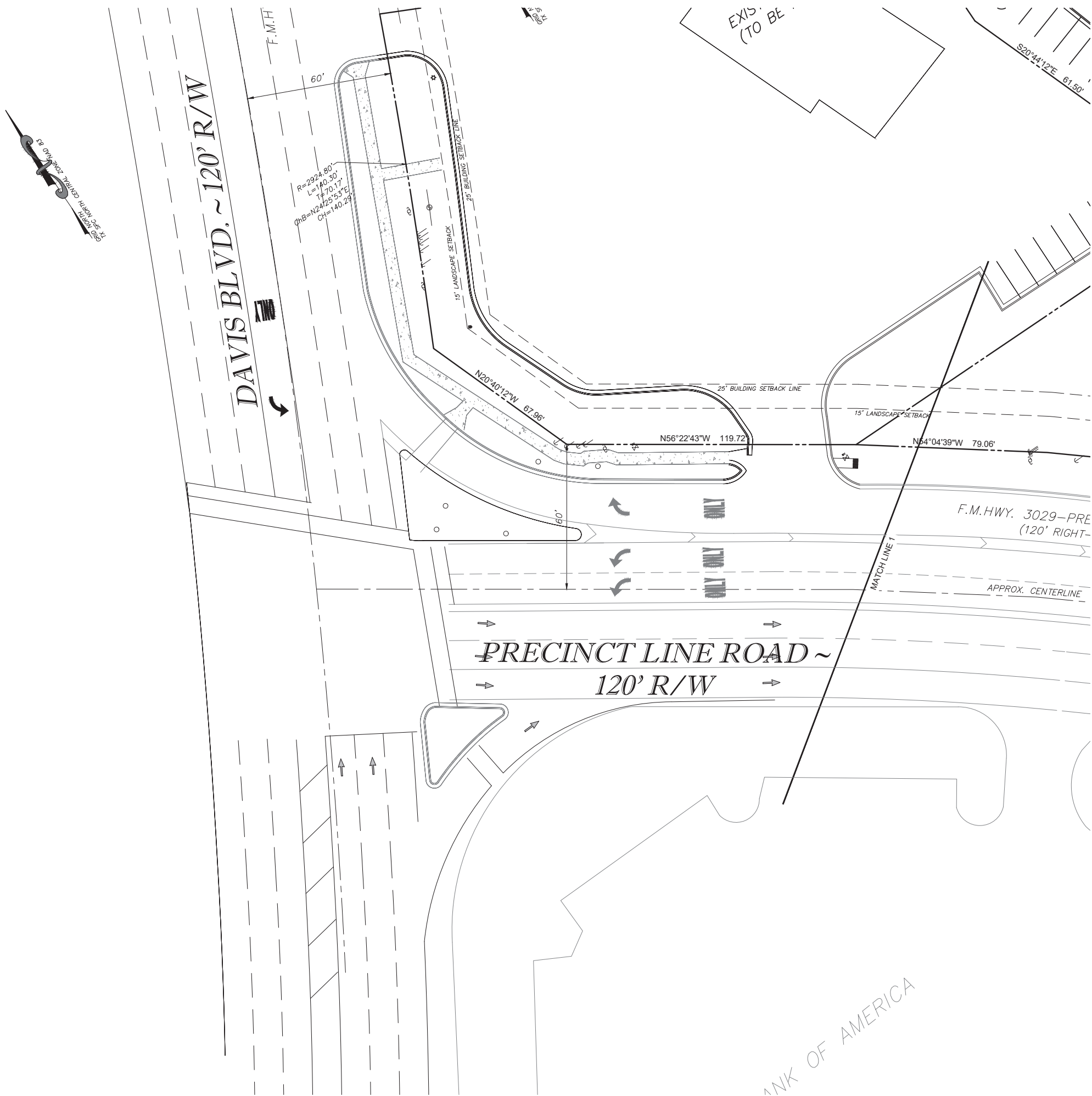
8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180  
NORTH RICHLAND HILLS, TEXAS

Prepared for:  
**SHJ CONSTRUCTION GROUP, LLC**

PROJECT NO.: 17-6076  
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SURVEYED BY: SG  
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CHECKED BY: RAP  
SCALE: 1" = 20'  
DATE: 4/8/2020

SHEET  
**C11.1**  
OF 39

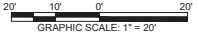




HATCH LEGEND:

	STANDARD DUTY PAVEMENT		CONCRETE SIDEWALK
	EXISTING CONCRETE		

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**emc** CIVIL MARINE ENVIRONMENTAL

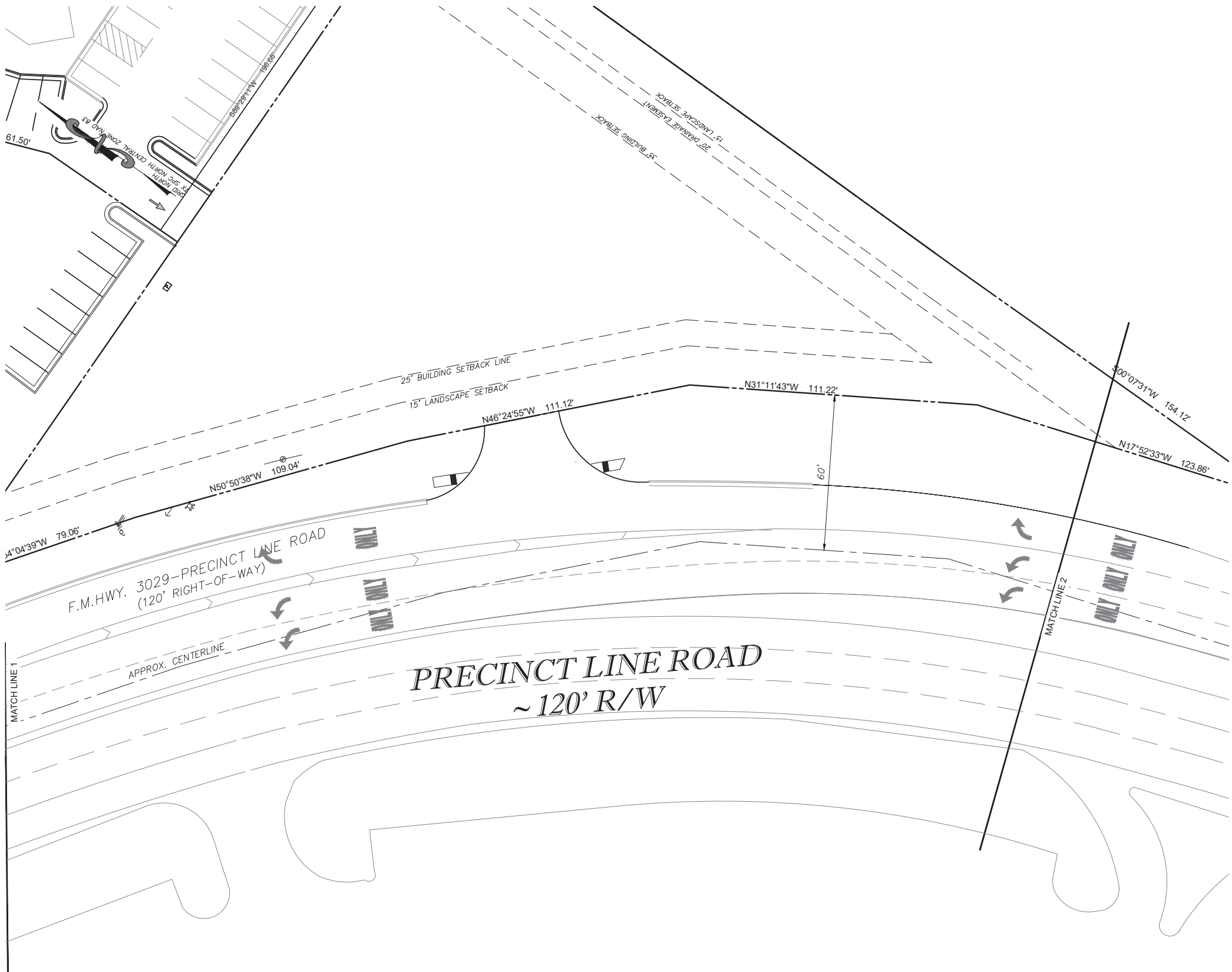
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

EXISTING DOT STRIPING

**DAVIS BLVD @ PRECINCT LINE RD**  
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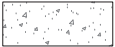
HATCH LEGEND:



STANDARD DUTY  
PAVEMENT

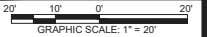


CONCRETE SIDEWALK



EXISTING CONCRETE

NO.	REVISION DESCRIPTION	BY	DATE
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OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK,  
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EXISTING DOT STRIPING

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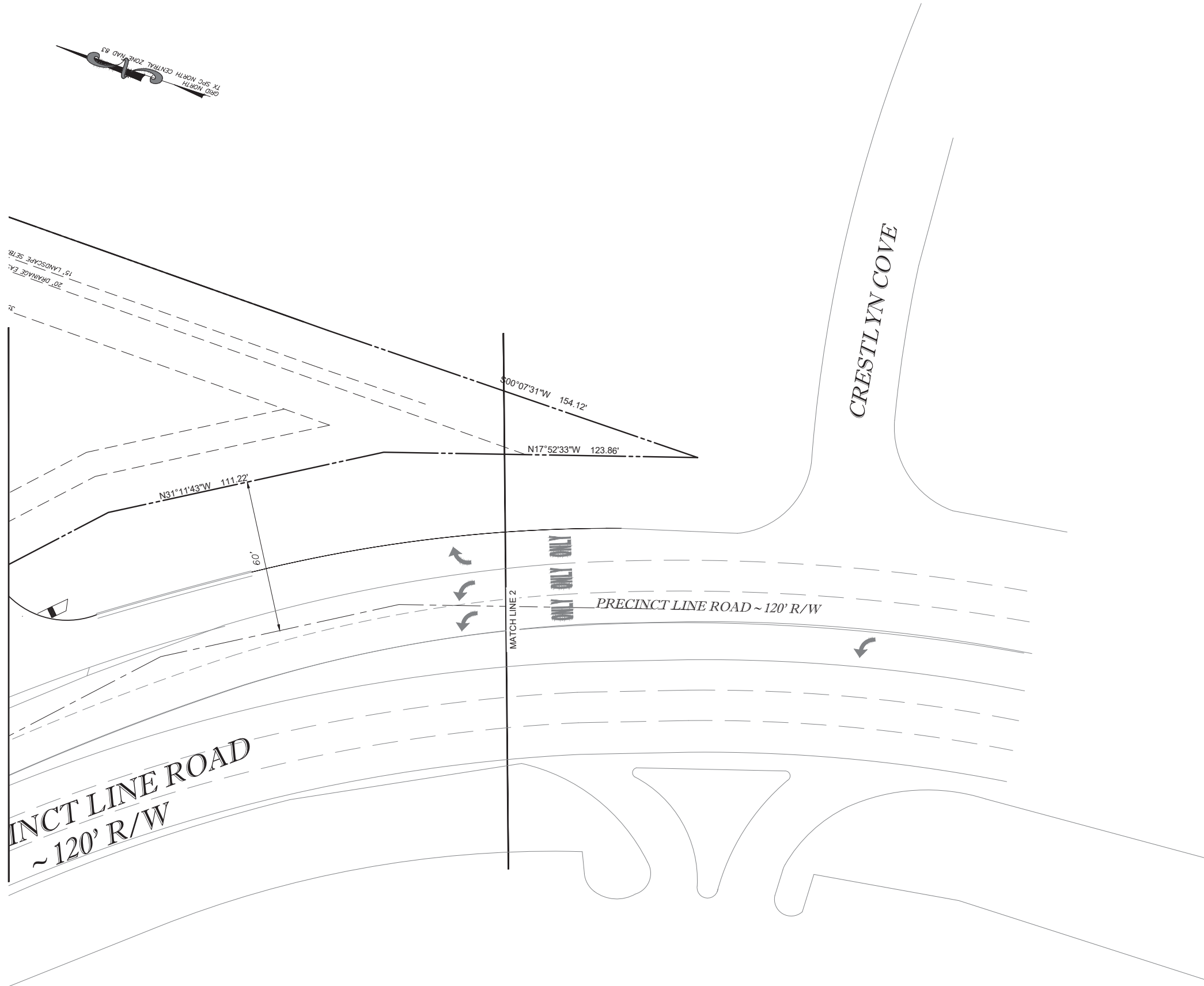
PROJECT NO.:	17-6076
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SHEET  
**C12.1**  
OF 39

(CASE ZC 2019-21)



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**HATCH LEGEND:**

	STANDARD DUTY PAVEMENT		CONCRETE SIDEWALK
	EXISTING CONCRETE		

NO.	REVISION DESCRIPTION	BY	DATE
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GRAPHIC SCALE: 1" = 20'

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CIVIL  
MARINE  
ENVIRONMENTAL

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

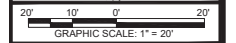
**EXISTING DOT STRIPING**

**DAVIS BLVD @ PRECINCT LINE RD**  
8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180  
NORTH RICHLAND HILLS, TEXAS  
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SHJ CONSTRUCTION GROUP, LLC

PROJECT NO.:	17-6076
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CHECKED BY:	RAP
SCALE:	1" = 20'
DATE:	4/8/2020

SHEET  
**C12.2**  
OF 39

(CASE ZC 2019-21)

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**EMC ENGINEERING  
SERVICES, INC.**  
1344 US Hwy 19S, Suite A



OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK,  
COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

DOT RESTRIPE DEMO

DAVIS BLVD @ PRECINCT LINE RD  
8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180

Prepared for:  
SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6076
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SHEET  
C13.0  
OF 39






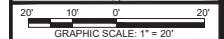
EXISTING CONCRETE

SHEET  
C13.1  
OF 39

(CASE ZC 2019-21)



NO.	REVISION DESCRIPTION	BY	DATE
1	REVISED PER DRC COMMENTS	RAP	5/12/20
2			
3			
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5			
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7			



**EMC ENGINEERING  
SERVICES, INC.**



OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK,  
COLUMBUS, SAVANNAH, STATESBORO, AND VAL DOSTA

DOT RESTRIPE DEMO

DAVIS BLVD @ PRECINCT LINE RD

88616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180  
NORTH RICHLAND HILLS, TEXAS

Prepared for:

SHJ CONSTRUCTION GROUP, LLC

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SCALE:	1" = 20'
DATE:	4/8/2020

SHEET  
C13.2  
OF 39

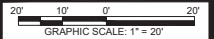
(CASE ZC 2019-21)



BANK OF AMERICA

STANDARD DUTY PAVEMENT

DEMO HATCH

[illegible]

**EMC ENGINEERING  
SERVICES, INC.**



OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK,  
COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

PROPOSED DOT RESTRIPING PLAN

**DAVIS BLVD @ PRECINCT LINE RD**  
8616 DAVIS BLVD., NORTH RICHLAND HILLS, TX 76180  
NORTH RICHLAND HILLS, TEXAS

Prepared for:

**SHJ CONSTRUCTION GROUP, LLC**

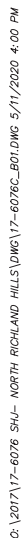
Prepared for:

SHJ CONSTRUCTION GROUP, LLC

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SCALE:	1" = 20'
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SHEET  
C14.0  
OF 39

(CASE ZC 2019-21)



# AL TIRE AND BATTERY

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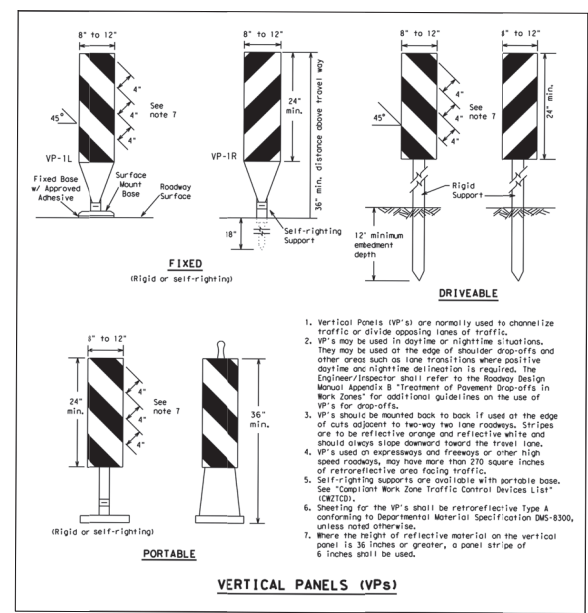
CIVIL  
MARINE

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK,  
COLUMBIUS SAVANNAH STATESBORO AND VAL DOSTA

Prepared for:  
SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6076
DRAWN BY:	bjm
DESIGNED BY:	RAP
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SURVEY DATE:	10/21/2013
CHECKED BY:	RAP
SCALE:	1" = 20'
DATE:	4/8/2020

(CASE ZC 2019-21)

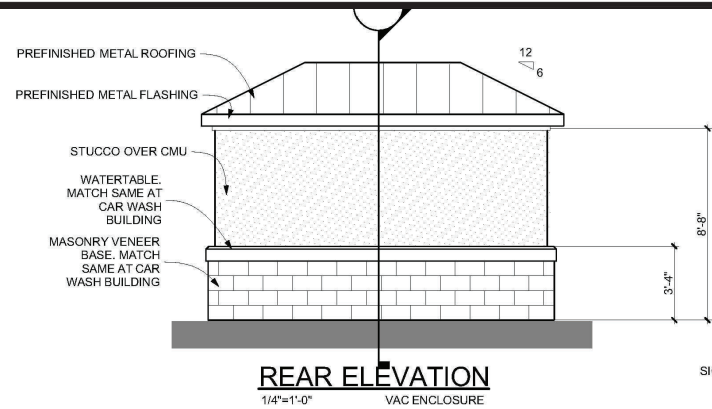




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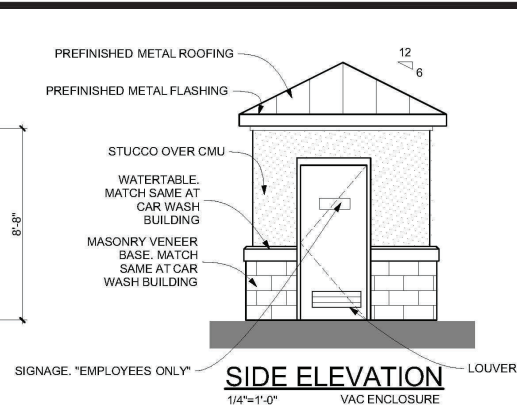
SHEET  
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OF 39

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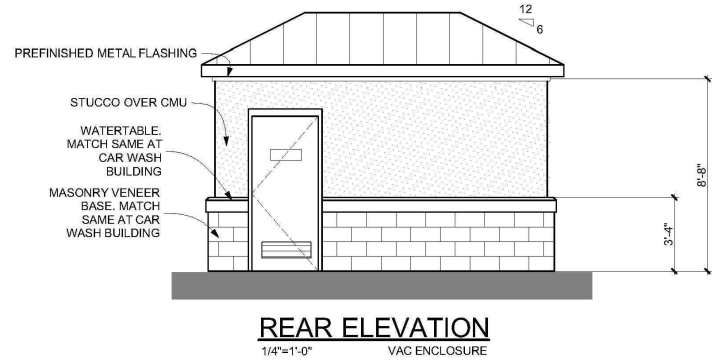
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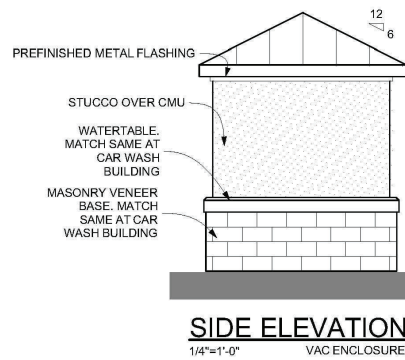
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1/4"=1'-0" VAC ENCLOSURE



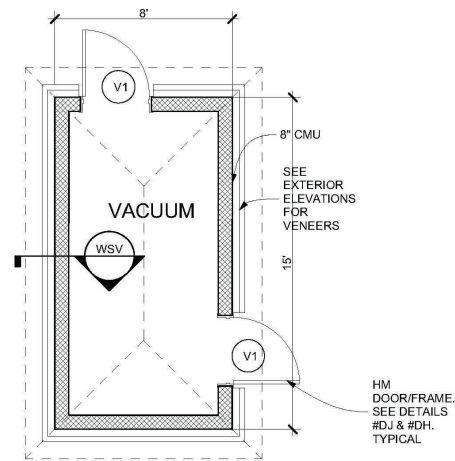
**REAR ELEVATION**

1/4"=1'-0" VAC ENCLOSURE



**SIDE ELEVATION**

1/4"=1'-0" VAC ENCLOSURE



**PLAN**

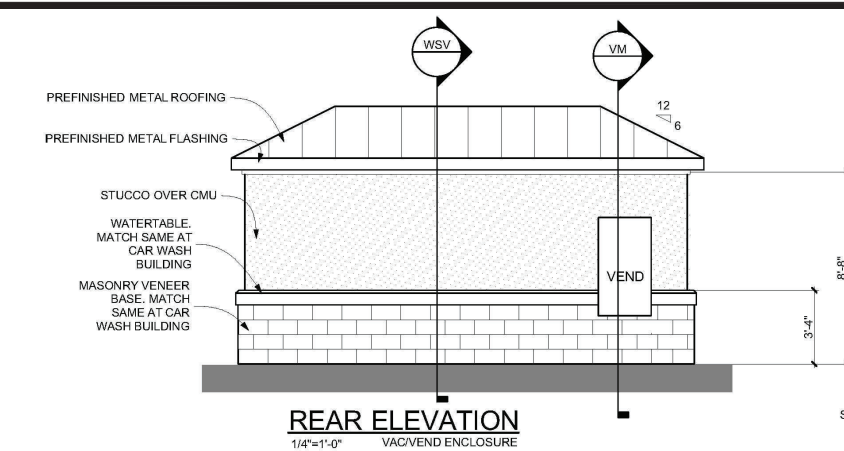
1/4"=1'-0" VAC ENCLOSURE

**VE PLAN - VACUUM ENCLOSURE**

1/4"=1'-0"

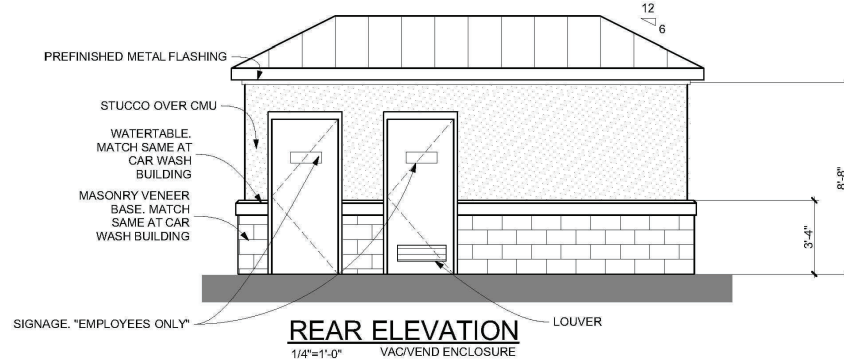
ALL FINISHES, MATERIALS, AND  
COLORS TO MATCH MAIN CAR  
WASH BUILDING.  
SEE EXTERIOR FINISH SCHEDULE  
SHEET PR.4

SEE CIVIL DRAWINGS FOR LAYOUT  
AND QUANTITY OF BUILDINGS



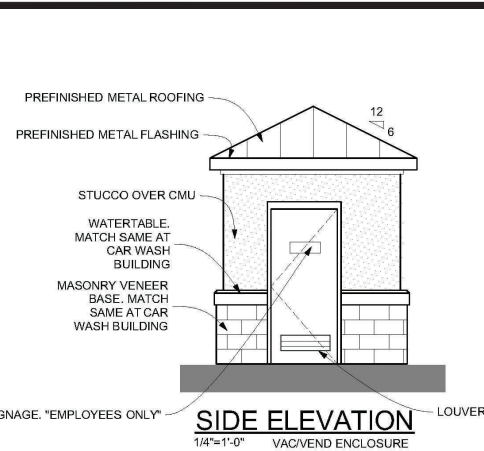
**REAR ELEVATION**

1/4"=1'-0" VAC/VEND ENCLOSURE



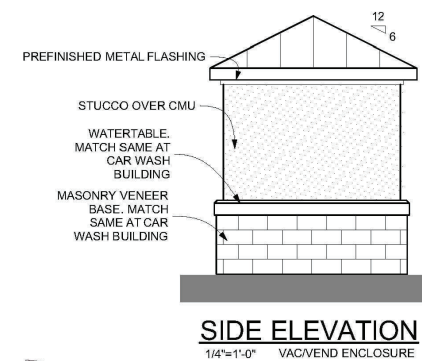
**REAR ELEVATION**

1/4"=1'-0" VAC/VEND ENCLOSURE



**SIDE ELEVATION**

1/4"=1'-0" VAC/VEND ENCLOSURE

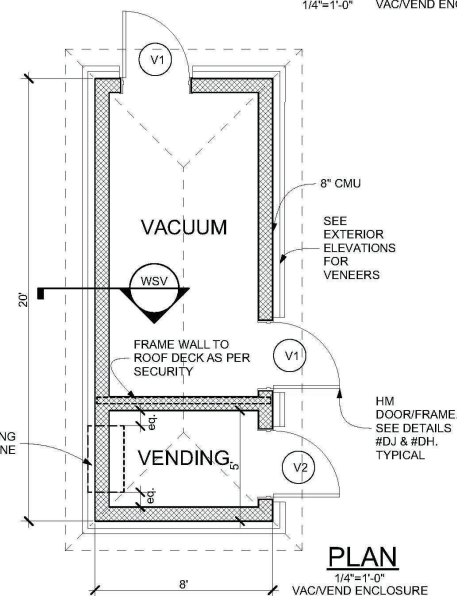


**SIDE ELEVATION**

1/4"=1'-0" VAC/VEND ENCLOSURE

ALL FINISHES, MATERIALS, AND  
COLORS TO MATCH MAIN CAR  
WASH BUILDING

SEE CIVIL DRAWINGS FOR LAYOUT  
AND QUANTITY OF BUILDINGS

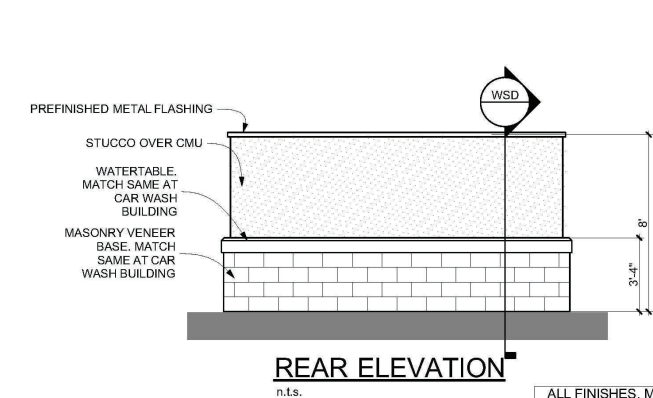


**PLAN**

1/4"=1'-0" VAC/VEND ENCLOSURE

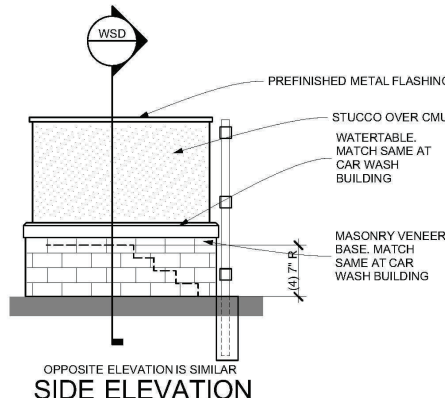
**VW PLAN - VACUUM/VENDING ENCLOSURE**

1/4"=1'-0"



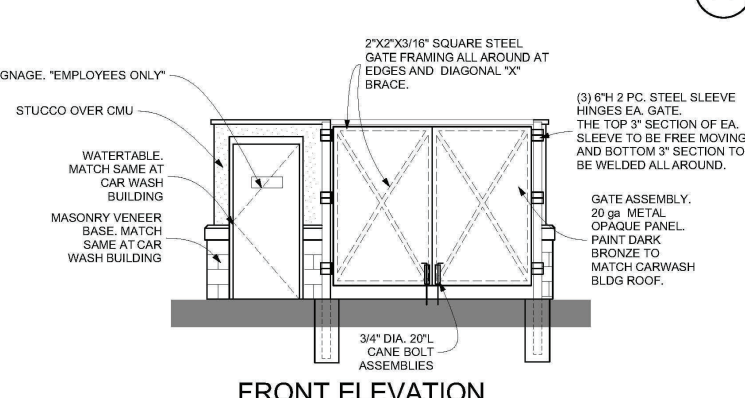
**REAR ELEVATION**

n.t.s.



**SIDE ELEVATION**

n.t.s.



**FRONT ELEVATION**

n.t.s.

