

VALUE

GENERAL NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF NORTH RICHLAND HILLS' STANDARDS AND SPECIFICATIONS.
2. UTILITY CONTRACTOR AND STREET CONTRACTOR ARE TO NOTIFY A CITY TECHNICAL CONSTRUCTION INSPECTOR AT (817) 427-6440, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL CONSTRUCTION BARRICADING TO BE IN ACCORDANCE WITH CURRENT "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" GUIDELINES.
4. DEVELOPER / CONTRACTOR IS RESPONSIBLE FOR COORDINATING PERMISSION FORM TXDOT FOR ANY WORK IN STATE ROW.
5. ALL MANHOLE LIDS SHALL BE PAINTED BLACK.
6. PRIOR TO FINAL ACCEPTANCE OF A DEVELOPMENT, THE CITY MAY REQUIRE A FIELD SURVEY PROVIDED BY A REGISTERED PROFESSIONAL SURVEYOR TO VERIFY THAT THE AS-BUILT COORDINATES MATCH THE APPROVED DESIGN.

SITE DATA SUMMARY CHART	
EXISTING ZONING	AG
PROPOSED ZONING	R-PD
EXISTING LAND USE DESIGNATION	Retail Commercial
PROPOSED LAND USE DESIGNATION	High Density Residential
GROSS ACREAGE	3.459 A.C.
GROSS SQUARE FOOTAGE	150,674 S.F.
LOT DENSITY	16.00 Dwelling Units Per Acre
SQUARE FOOTAGE OF PERVIOUS SPACE	56,852.48 S.F.
% OF PERVIOUS SPACE	34%
AREA OF IMPERVIOUS COVERAGE	93821.52 S.F.
% OF IMPERVIOUS COVERAGE	66%
NUMBER OF STORIES	3 + GARAGE LEVEL
NUMBER OF 1 BEDROOM UNITS	6
NUMBER OF 2 BEDROOM UNITS	49
TOTAL NUMBER OF UNITS	55
MAX BLDG HEIGHT	45'-4" (PEAK OF ROOF)
<u>PROVIDED PARKING</u>	
REQUIRED PARKING (1.5 PER UNIT)	83
STANDARD SURFACE PARKING	28
UNDERGROUND PARKING	57
ADA PARKING	4
TOTAL	85
START CONSTRUCTION M/Y	TBD
END CONSTRUCTION M/Y	TBD

OWNER/DEVELOPER
VILLAGE COOPERATIVE OF CENTURY HILLS
1400 CORPORATE CENTER CURVE, SUITE #100
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**VILLAGE COOPERATIVE OF
CENTURY HILLS
CENTURY HILLS ADDITION**

T. T. PECK SURVEY, ABSTRACT NO. 1210
NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS

SITE PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.
MCADAMS,
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 5/11/2021

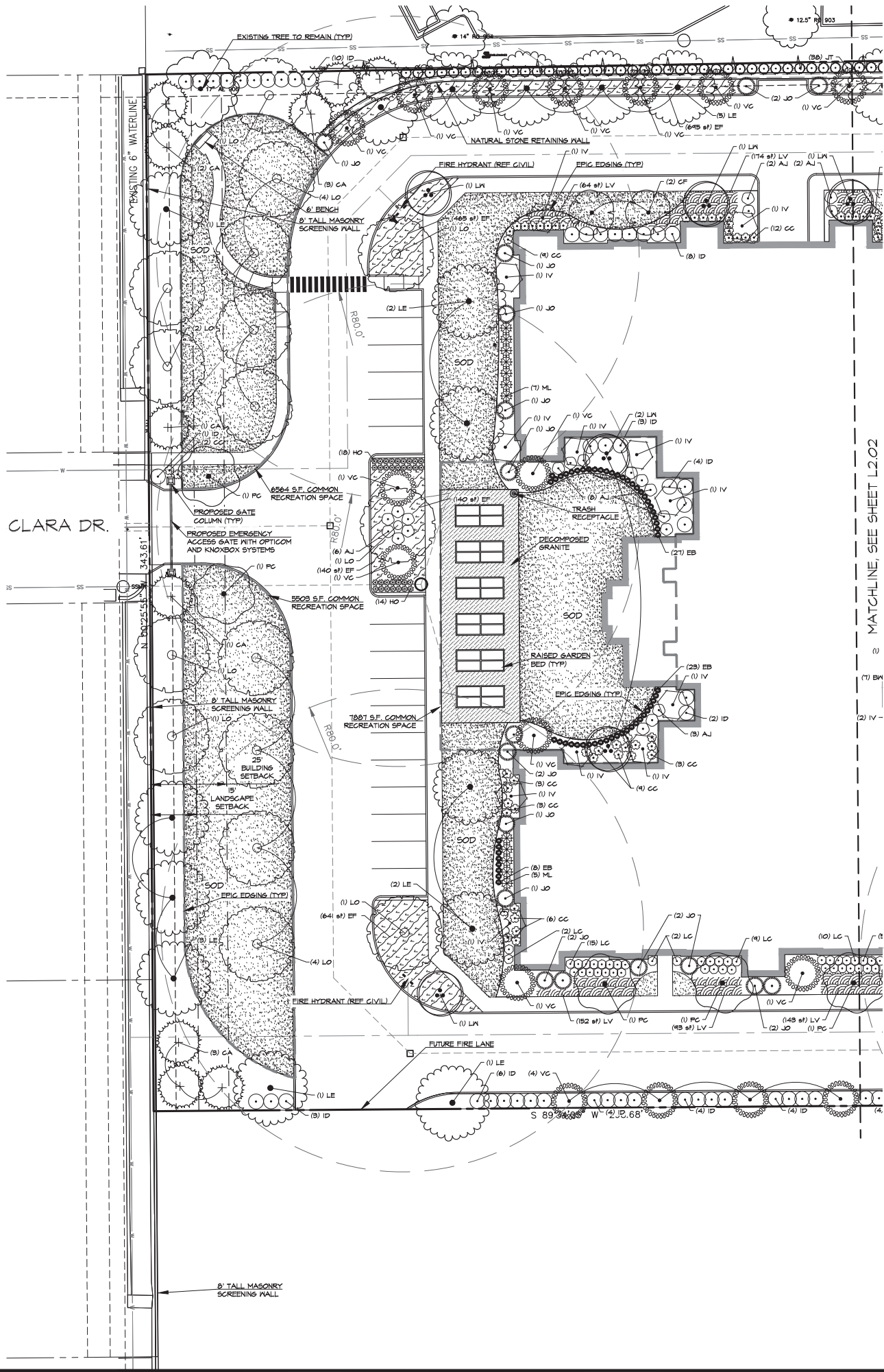
Drawn By: CMK
Date: 01/13/2020
Scale: 1"=40'
Revisions:
04/16/2021
05/11/2021

2020310364

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VILLAGE COOPERATIVE OF CENTURY HILLS

ZC 2021-XX



LANDSCAPE NOTES:

- Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans.
- All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") organic compost applied and consistently blended (tilled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch.
- Landscape edging shall be located as shown on plan.
- Trees overhanging walks shall have a clear trunk height of seven feet.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Quantities shown on these plans are for reference only. The Contractor has full responsibility to provide coverage in all planting areas as specified.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on structures and walls is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- All landscape areas must be watered by an automatic underground irrigation system equipped with rain and freeze sensors.
- All large and ornamental trees must on bubbler/drip irrigation on separate zones from turf grass.
- Irrigation Controller to have a Rain and Freeze Sensor(s).

TURF PROJECT NOTES:

EROSION CONTROL:

Throughout the project and the maintenance period for turf grass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turf grass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

SOIL PREPARATION:

All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and amended as described on the Grading Plan C4.0. After tillage and clearing, all areas to receive turf shall be leveled, fine graded, and dry with a weighted spike harrow or light drag. The top two (2") inches shall be pulverized to provide a uniform bed for seeding or sod as described below.

GRASS SOD:

At a minimum, three feet (3') of solid sod shall be installed along all impervious edges. This includes, but is not limited to, curbing, sidewalks, building foundation, storm water inlets, manholes, and planting bed perimeter treatments. Additional areas of sod installation will be as indicated on the design plans. Should installation occur between November and March, sod shall include an over-seed of Annual Ryegrass for a green-in-appearance.

SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15):

Hydroseeding shall be performed on Bermuda at a rate of 4 lbs/1000 sq ft. Seeding shall be accomplished immediately after bed preparation. Hydroseed mixture shall contain cellulose mulch applied at a rate of 2000 lbs/acre, with a maximum of 50 lbs/100 gallons of water. If seeding is delayed after mixing 0.5 - 2 hours, add 50% seed mix. If delay is longer than 2 hours, begin with new mixture.

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15):

Seed with annual ryegrass at a rate of 10 lbs/1000 sq ft. After May 15, Contractor shall remove ryegrass to effectively establish permanent seeding.

PROTECTION:

Protect newly seeded areas from excessive runoff and traffic until vegetation is established. Accumulated sediment deposited by runoff should be removed to prevent suppression of the vegetation. In addition, determine the source of excess sediment and implement appropriate BMPs to control the erosion. No heavy equipment shall be moved over the planted turf area unless the soil is again prepared, graded, leveled, and replanted. It will be the responsibility of the Contractor to protect all paving surfaces, curbs, utilities, plant materials, and any other existing improvements from damage. Any damages shall be repaired or replaced at no cost to the Owner.

MAINTENANCE REQUIREMENTS:

Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

ESTABLISHMENT AND ACCEPTANCE:

All disturbed areas being seeded shall receive topsoil as specified and be adequately established with turf such that any absence of water will not kill the turf, but promote a state of turf dormancy until the next rainfall event. Regardless of unseasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the turf grass, it shall be the sole responsibility of the Contractor to establish a uniform stand of grass. UNIFORM STAND OF GRASS is defined as minimum 80% coverage per square foot (no bare areas). Contractor to make a written request for inspection to Owner or Owner's representative a minimum of 5 days prior to the anticipated inspection date.

CITY OF NORTH RICHLAND HILLS, TX LANDSCAPE BUFFER REQUIREMENTS

IS LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL ZONING:

- REQUIRED: 6'-8" MASONRY SCREENING WALL REQUIRED.
- 8" MASONRY SCREENING WALL PROVIDED WEST PROPERTY LINE.
- 1 LARGE TREE PER 30 LF OR FRACTION THEREOF (40% REQUIRED TO BE EVERGREEN)
- WEST BUFFER:
- REQUIRED: 343 LF / 30 = 12 TREES (7 EVERGREEN)
- PROVIDED: 23 TREES (17 EVERGREEN)

PARKING LOT TREES:

- REQUIREMENT: 1 TREE REQUIRED PER 20 PARKING STALLS. NO STALL TO BE MORE THAN 100' FROM A TREE.
- REQUIRED: 26 TOTAL SPACES / 20 = 2 TREES
 - PROVIDED: 6 SHADE TREES

TOTAL LOT AREA: 3.45 ACRES








LANDSCAPE OPEN AREA:

- REQUIRED: 15% OF TOTAL SITE (3.45 * .15 = .517 ACRES)
PROPOSED: 62,408 S.F. (1.43 ACRES) = 41% OF THE TOTAL SITE
- COMMON RECREATION SPACE:
REQUIRED: 10% OF TOTAL SITE (3.45 * .10 = .345 ACRES)
PROPOSED: 14% (20,808 S.F. OR .48 ACRES)

TREE MITIGATION:

GALIFER INCHES REMOVED MITIGATION REQUIREMENTS	70.5 GALIFER INCHES REPLACEMENT IS INCH PER INCH OR PAY TO RESTORATION FUND
REPLACEMENT GALIFER INCHES	SEVENTY-TWO (72) 3" GALIFER TREES
TOTAL REPLACEMENT REQUIRED:	75 GALIFER INCHES
GALIFER INCHES REPLACED ON SITE:	225 GALIFER INCHES

PLANT SCHEDULE

	TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	GAL.	HEIGHT	CONT.	REMARKS
		VC	80	Chinese Elm	Ulmus alnus-catalpa	-	8' min	450	Full Canopy, Healthy, Good Form
		LE	24	Chinese Lacebark Elm	Ulmus parvifolia	8"	12' Min.	445	Full Canopy, Healthy, Good Form
		CP	4	Forest Pansy Eastern Redbud	Cercis canadensis 'Forest Pansy'	8"	8' Min.	450	Full, Healthy, Even growth
		PC	5	Kelth Davey Chinese Pistache	Pistacia chinensis 'Kelth Davey'	8"	10' Min.	445	Full Canopy, Healthy, Good Form
		CA	12	San Pedro Martir Cypress	Cupressus arizonica montana	8"	12' Min.	445	Full Canopy, Healthy, Good Form, Strong Central Leader
		LO	14	Southern Live Oak	Quercus virginiana	8"	12' Min.	445	Full Canopy, Healthy, Good Form
		JT	84	Taylor Eastern Redcedar	Juniperus virginiana 'Taylor'	2"	6-7'	50 gal	Full, Healthy, Strong Central Leader
		LN	16	White Grape Myrtle Multi-Trunk	Lagerstroemia x 'Natchez'	2"	8' Min.	450	Full Canopy, Healthy, Good Form
	SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	REMARKS
		ID	18	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	8 gal			Full, Healthy, Even growth
		JO	35	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'	5 gal			Full, Healthy, Even growth
		CG	81	Holly Fern	Cytisium corymbosum	8 gal	12" min		
		LG	75	Jazz Hands Loropetalum	Loropetalum chinensis 'Jazz Hands'	5 gal			Full, Healthy, Even growth
		AJ	27	Spotted Japanese Laurel	Aucuba japonica 'Suruga Bantari'	5 gal			Full, Healthy, Even growth
		BH	61	Wintergreen Broomwood	Buxus microphylla 'Wintergreen'	5 gal			Full, Healthy, Even growth
		IV	28	Yucca Holly	Ilex vomitoria	15 gal	60" min		
	GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	REMARKS
		ML	22	Autumn Glen Holly	Muhlenbergia inodora 'Lent'	5 gal			Full, Healthy, Even growth
	PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	REMARKS
		EB	100	Purple Coneflower	Echinacea purpurea 'Bright Star'	4" Pot			Healthy, Even growth
		HO	76	Stella de Oro Daylily	Hemerocallis x 'Stella de Oro'	4" Pot			Healthy, Even growth
	GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	SPACING	REMARKS	
		SOD	52342 sf	Bermuda Grass	Cynodon dactylon	Sod			Locally Available
		EF	3481 sf	Colorado Purple Wintercreeper	Euonymus fortunei 'Colorado'	Flat	12" o.c.		Full, Healthy, with Runners
		SC	252 sf	Seasonal Color	Seasonal Color	-	Per Owner		Per Owner
		LV	1668 sf	Variiegated Lily Turf	Lilium muscari 'Variiegated'	Flat	12" o.c.		Full, Healthy, Even growth
		DR	152 sf	Decomposed granite					Locally Available
		-	249 lf	8" Superior Concrete Screen Wall					Cobble Pattern, Color to Complement Building Color and Style to Closely Coordinate Concrete Wall
		-	862 lf	Natural Stone Retaining Wall (Nat. Civil Plans)					

VILLAGE COOPERATIVE OF CENTURY HILLS CENTURY HILLS ADDITION 1.56 Acres in the T. PECK SURVEY, ABSTRACT NO. 1210 NORTH RICHLAND HILLS TARRANT COUNTY, TEXAS

LANDSCAPE PLAN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF JEREMY W. NELSON LANDSCAPE ARCHITECT No. 3102, ON 01/05/2021
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawn By: JN
Date: 01/13/2020
Scale: 1" = 20'
Revisions:
04/16/2021
05/11/2021

2020310364

L2.01

OWNER/DEVELOPER
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Contact: BRIAN SCOTT

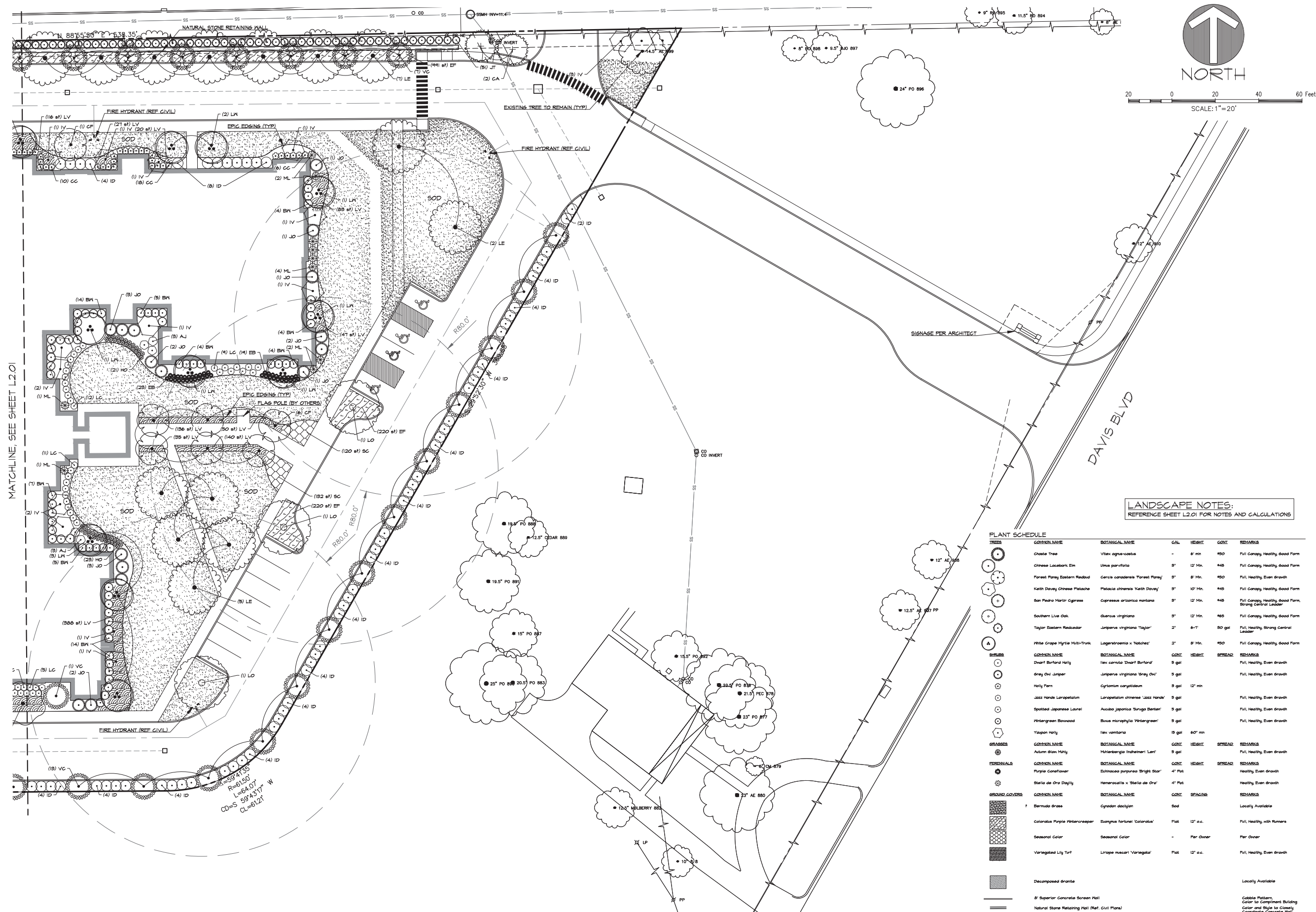
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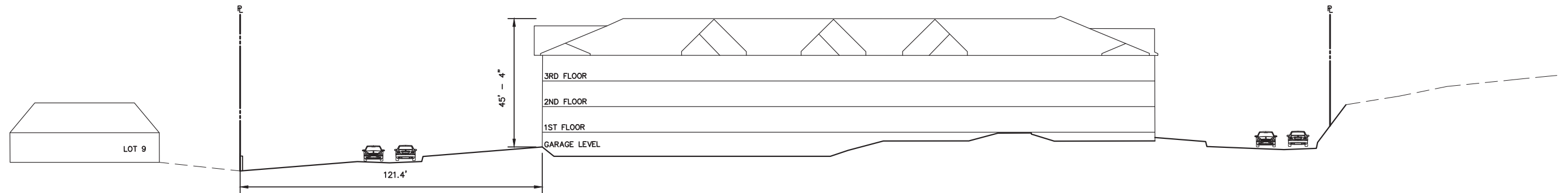


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VILLAGE COOPERATIVE OF CENTURY HILLS



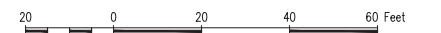


Cross Section
Village Cooperative of Century Hills

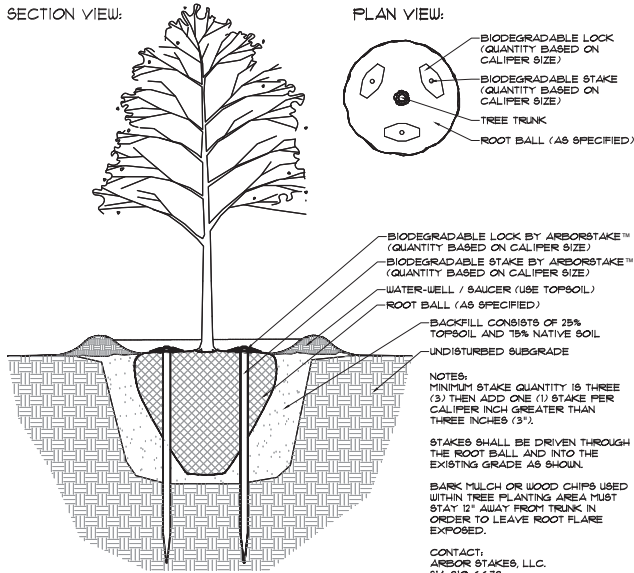
City of North Richland Hills
Tarrant County, Texas



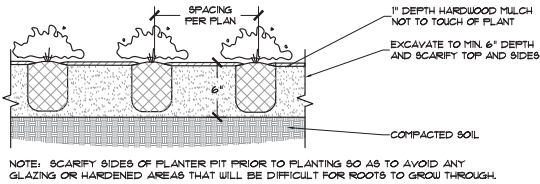
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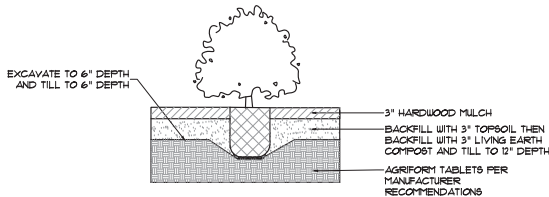
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as an official or submitted document. All aerial
and map images were attained from best
available information. This plan is subject to
change.



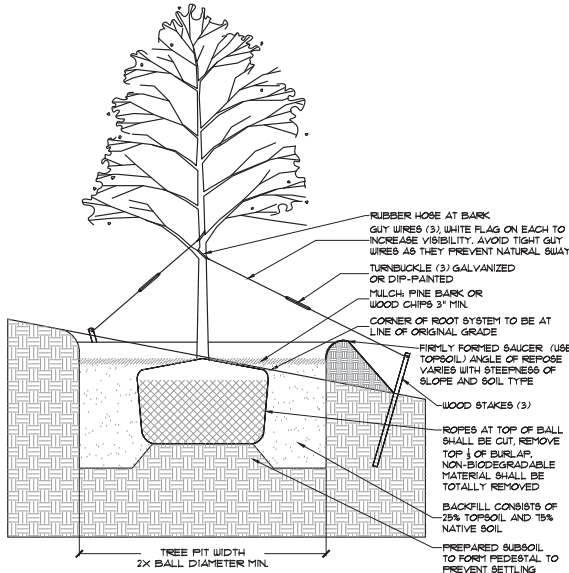
1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'



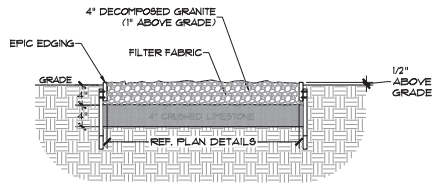
3. GROUNDCOVER PLANTING DETAIL
1/2"=1'



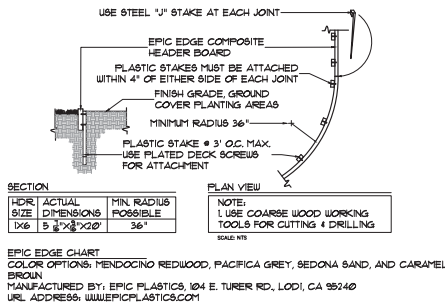
5. SHRUB PLANTING DETAIL
1/2"=1'



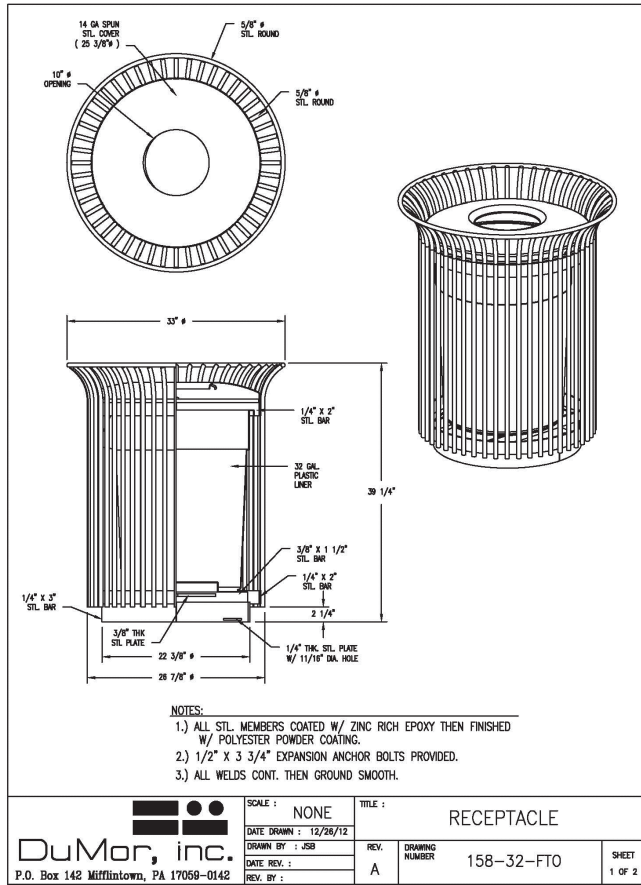
2. TREE PLANTING ON SLOPE
1/4"=1'



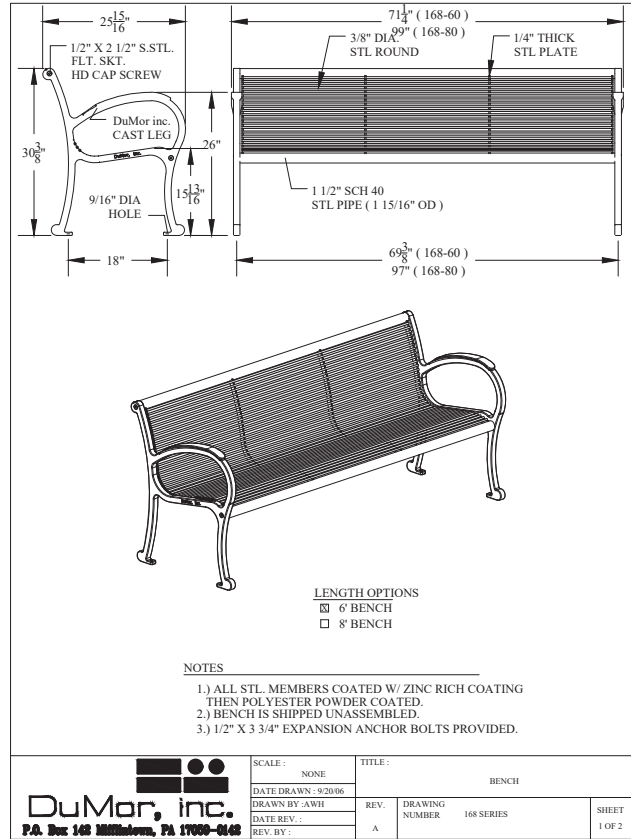
4. DECOMP. GRANITE PATHWAY
3/4"=1'



6. EPIC EDGE COMPOSITE HEADER BOARD
NTS



7. DUMOR RECEPTACLE DETAIL
NTS



8. DUMOR BENCH DETAIL
NTS

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VILLAGE COOPERATIVE OF
CENTURY HILLS
CENTURY HILLS ADDITION
13660 Rock A
3469 Acres
in the
T. PECK SURVEY, ABSTRACT NO. 1210
NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS

LANDSCAPE DETAILS

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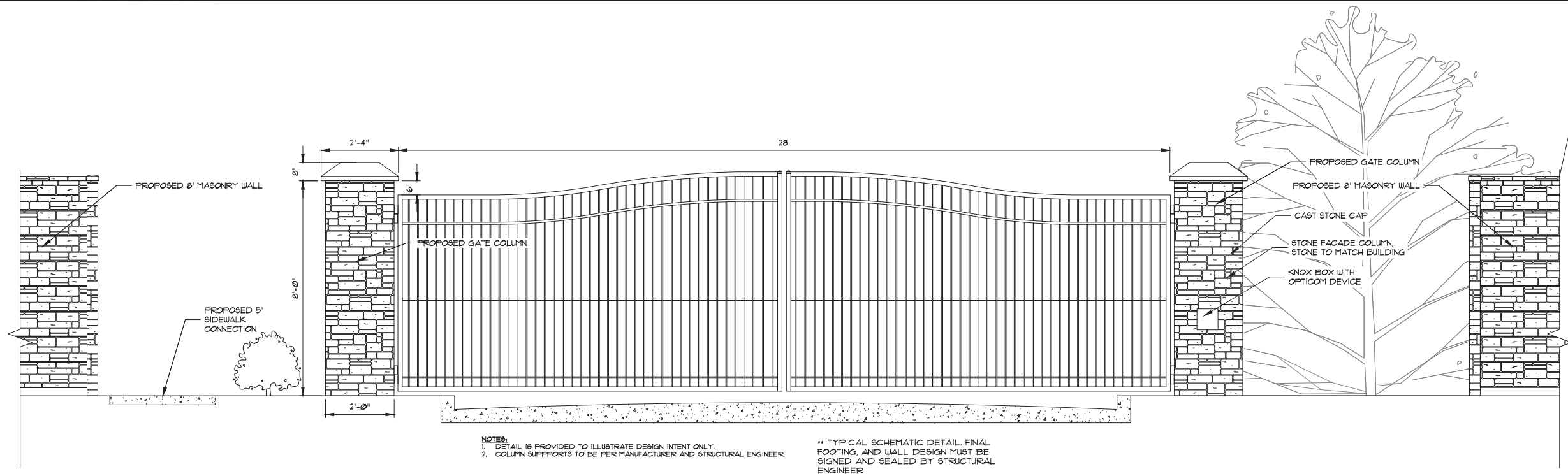
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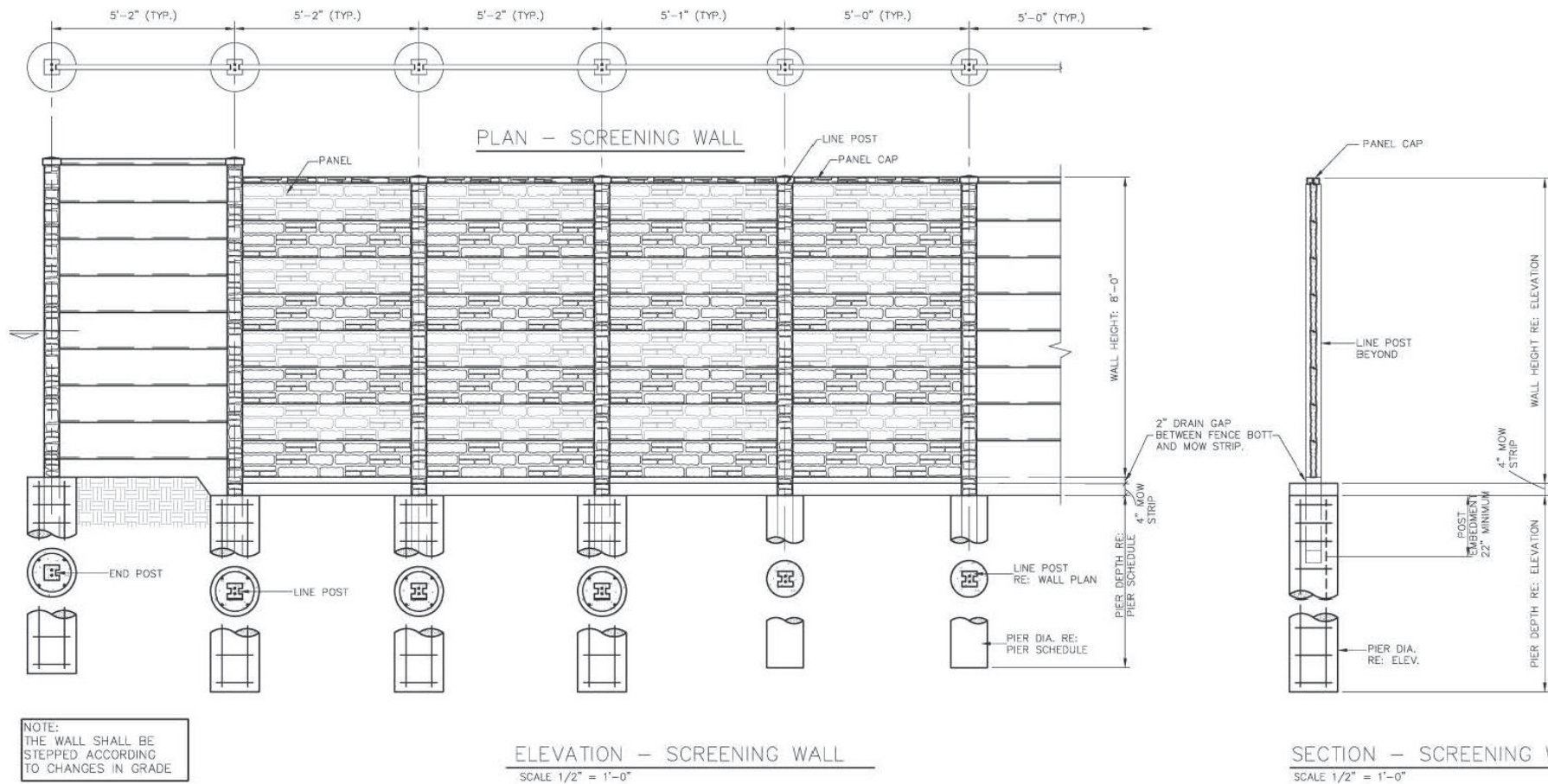
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File: M:\Projects\2020\202010364\04-production\engineer\202010364_04-01.dwg
Printed: 5/11/2021 12:15 PM by: Nelson, Jeremy
Scale: 1/2" = 1'-0"



1 EMERGENCY ACCESS GATE
NOT TO SCALE



2 BELGARD LAFITT TANDEM WALL
NOT TO SCALE



SUPERIOR CONCRETE WALL NOTES:
8' TALL PRECAST TEXTURED CONCRETE PANEL FENCE BY SUPERIOR CONCRETE WITH REQUIRED 12" X 4" CONCRETE MOW STRIP.
FOOTINGS (PIER INSTALLATION) TO BE PER MANUFACTURER.
COBBLESTONE PATTERN, INTEGRAL COLOR TO COORDINATE WITH BUILDING FACADE.

NOTE:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. COLOR TO BE ATARETTO BLEND

CASE ZC 2021-01
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VILLAGE COOPERATIVE OF CENTURY HILLS

3.459 Acres
in the
T. PECK SURVEY, ABSTRACT NO. 1210
NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS

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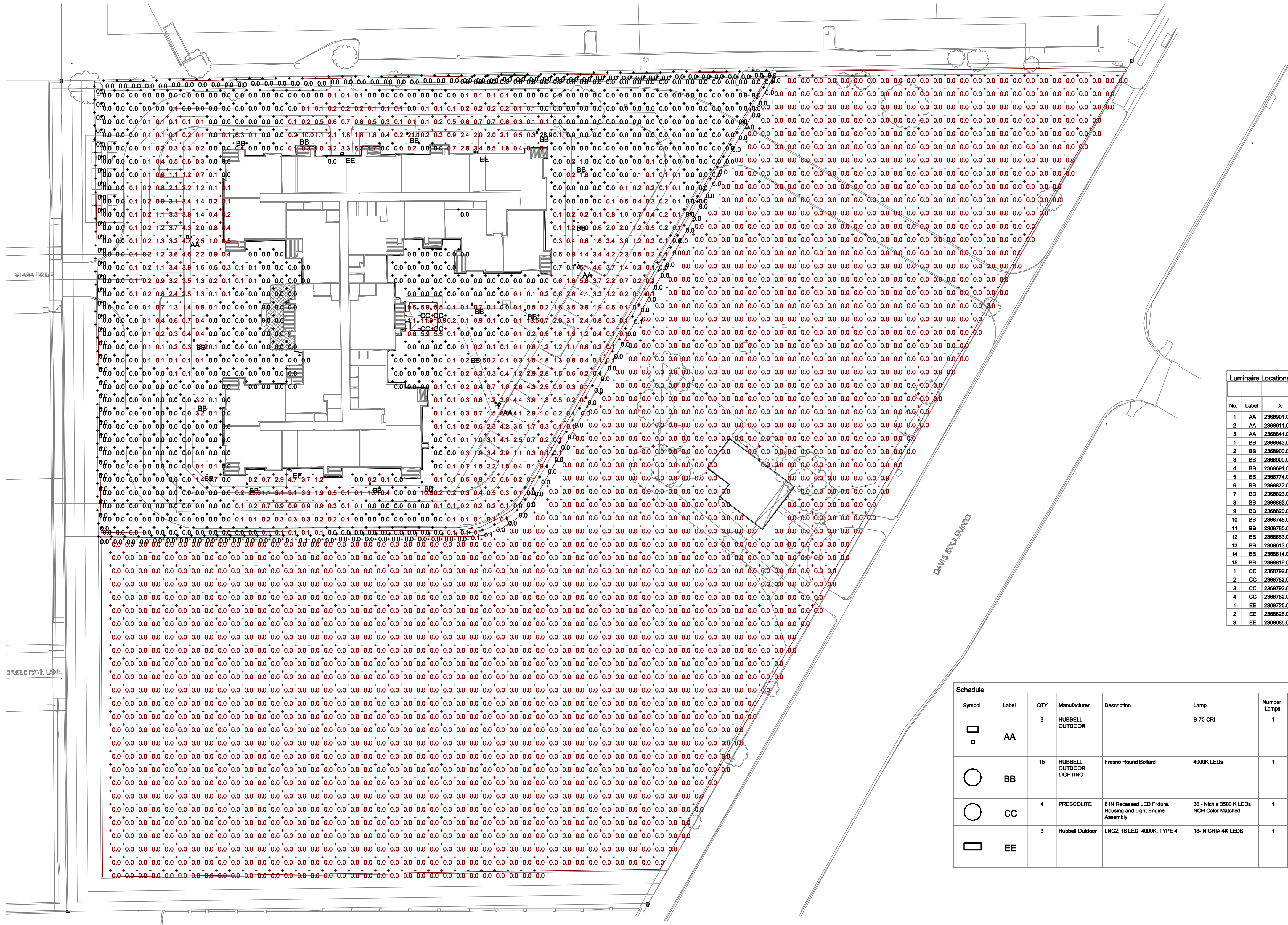
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McADAMS
VILLAGE COOPERATIVE OF CENTURY HILLS















STEEN
ENGINEERING

763-585-6742
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5430 Douglas Drive North
Minneapolis, MN 55429

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Adjacent Property	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Site	+	0.6 fc	28.9 fc	0.0 fc	N/A	N/A

Luminaire Locations												
Location							Aim					
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z		
1	AA	2368901.00	7014527.00	20.00	20.00	120.55	0.00	2368902.00	7014527.00	0.00		
2	AA	2368611.00	7014548.00	20.00	20.00	270.00	0.00	2368610.00	7014548.00	0.00		
3	AA	2368841.00	7014423.00	20.00	20.00	120.55	0.00	2368842.00	7014423.00	0.00		
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3	BB	2368900.00	7014604.00	3.00	3.00	270.00	0.00	2368900.00	7014604.00	0.00		
4	BB	2368991.00	7014625.00	3.00	3.00	0.00	0.00	2368991.00	7014625.00	0.00		
5	BB	2368774.00	7014626.00	3.00	3.00	0.00	0.00	2368774.00	7014626.00	0.00		
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13	BB	2368913.00	7014470.00	3.00	3.00	270.00	0.00	2368913.00	7014470.00	0.00		
14	BB	2368914.00	7014424.00	3.00	3.00	270.00	0.00	2368914.00	7014424.00	0.00		
15	BB	2368619.00	7014371.00	3.00	3.00	227.73	0.00	2368619.00	7014371.00	0.00		
1	CC	2368792.00	7014494.00	10.00	10.00	0.00	0.00	2368792.00	7014494.00	0.00		
2	CC	2368782.00	7014494.00	10.00	10.00	0.00	0.00	2368782.00	7014494.00	0.00		
3	CC	2368792.00	7014494.00	10.00	10.00	0.00	0.00	2368792.00	7014494.00	0.00		
4	CC	2368782.00	7014494.00	10.00	10.00	0.00	0.00	2368782.00	7014494.00	0.00		
1	EE	2368725.00	7014611.00	10.00	10.00	0.00	0.00	2368725.00	7014611.00	0.00		
2	EE	2368826.00	7014612.00	10.00	10.00	0.00	0.00	2368826.00	7014612.00	0.00		
3	EE	2368665.00	7014373.00	10.00	10.00	180.00	0.00	2368665.00	7014373.00	0.00		

Schedule													
Symbol	Label	QTY	Manufacturer	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	AA	3	HUBBELL OUTDOOR		B-70-CRI	1	11885	1	87.6	100%			
	BB	15	HUBBELL OUTDOOR LIGHTING	Fresno Round Bollard	4000K LEDs	1	941	1	26.9	100%			
	CC	4	PRESCOLITE	8 IN Recessed LED Fixture, Housing and Light Engine Assembly	36 - Nichia 3500 K LEDs NCH Color Matched	1	1215	1	15.5	100%			
	EE	3	Hubbell Outdoor	LN2, 18 LED, 4000K, TYPE 4	18- NICHIA 4K LEDES	1	3997	1	44.8	100%			

1 SITE PHOTOMETRIC CALCULATIONS PLAN
1" = 40'-0"

THE EXTERIOR SITE LIGHT FIXTURES DEPICTED SHALL COMPLY WITH THE REQUIREMENTS OF NORTH RICHLAND HILLS, TX SEC. 118-728 REQUIREMENTS

ZC 2021-01

