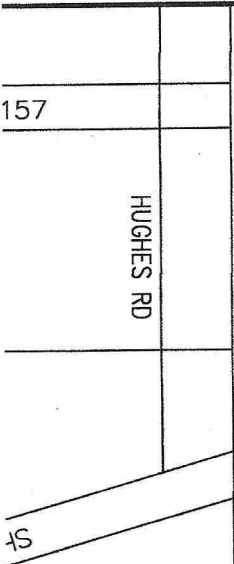


SITE DATA SUMMARY CHART

		REQUIRED	PROVIDED
DENSITY	(1) MAXIMUM FLOOR AREA RATIO	1.0	0.02
	(2) MINIMUM LOT SIZE	51,403 SF	51,403 SF
	(3) MINIMUM OPEN SPACE (LANDSCAPED AREA)	20%	15,288 SF (30%)
	(4) MAXIMUM BUILDING COVERAGE (FOOTPRINT)	60%	8,913 SF (17%)
	(5) MAXIMUM IMPERVIOUS SURFACE (BUILDING AND PAVED AREA)	80%	36,115 SF (70%)
AREA	(1) MINIMUM LOT WIDTH	120'	200.01'
	(2) MINIMUM LOT DEPTH	120'	257.01'
	(3) FRONT YARD	25'	25'
	(4) SIDE YARD	15' & 50'	15' & 50'
	(5) REAR YARD	50'	50'
BUFFER AREA	BUFFER STRIP ADJACENT TO RESIDENTIAL	10'	10'
HEIGHT	MAXIMUM BUILDING HEIGHT	25 FT.	28 FT.
PARKING	MEDICAL OFFICE	541/150 x 4,065 S.F. = 32 SPACES	
	RETAIL OFFICE	1/200 x 4,815 S.F. = 24 SPACES	
	TOTAL SPACES	56 SPACES	57 SPACES

VICINITY MAP



1202 S. White Chapel Blvd.
Southlake, Texas 76092

Suite A
817-488-9397

DING
VE, TEXAS

ZONED
RESIDENTIAL
"R-7.5" SINGLE FAMILY DISTRICT

DECOMPOSED GRANITE INSTALLATION NOTES:

- LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
- TILL TOP 1" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR WITH DRUM OR AUTOMATIC HAND TAMPER, CROWN
- INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE GRANITE.
- PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH "STABILIZER BINDER OVER A DRY SUB-BASE, INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
- CONTRACTOR SHALL PROVIDE FIVE (5) 50 lbs. BAGS OF PRE-MIXED DECOMPOSED GRANITE FOR FUTURE MAINTENANCE USES.

COBBLESTONE INSTALLATION NOTES:

- LANDSCAPE CONTRACTOR SHALL INSPECT COBBLESTONE AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
- INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE COBBLE.
- PLACE MINIMUM FOUR (4) INCHES OF NEW MEXICO LARGE COBBLE IN DESIGNATED AREAS.

LANDSCAPE NOTES

- PLANT LIST FOR THIS SHEET ONLY.
- PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
- APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
VITAL EARTH COMPOST
BACK-TO-EARTH SOIL CONDITIONER
LIVING EARTH COMPOST
SOIL BUILDING SYSTEMS COMPOST

*NEELEDPOINT HOLLY MUST BE MINIMUM 30" AT TIME OF PLANTING

CITY REQUIREMENTS

OFF-STREET PARKING AREAS (IP)

INTERIOR LANDSCAPING
GROSS PARKING 19,480 SF
MIN. 10% GROSS PARKING TO BE LANDSCAPE
REQUIRED 1,948 SF
PROPOSED 1,296 SF

1 TREE PER 400 SQ. FT. REQUIRED INTERIOR AREA
1,948 SF = 4.87 = 5 TREES REQUIRED
400 5 TREES PROPOSED

PERIMETER LANDSCAPING (P)

15' LANDSCAPE BUFFER ADJACENT TO PUBLIC STREET
20' LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL

STREET BUFFERS

1 TREE PER 50 LIN. FT.
GLADE ROAD 200' 4 REQUIRED 4 PROPOSED
EULESS-GRAPEVINE 257' 6 REQUIRED 6 PROPOSED

RESIDENTIAL BUFFERS

1 TREE PER 50 LIN. FT.
NORTH P.L. 200' 4 REQUIRED 4 PROPOSED
WEST P.L. 257' 6 REQUIRED 6 PROPOSED

NON-VEHICULAR OPEN SPACE (NV)

SITE AREA 51,405 SF
NON-VEHICULAR OPEN SPACE
REQUIRED 7,711 (15.00%)
PROPOSED 4,630 (9.00%)
1 TREE PER 2500 SF OPEN SPACE
5 TREES REQUIRED
5 TREES PROPOSED



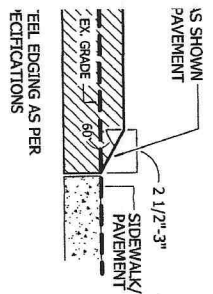
EULESS-GRAPE VINE ROAD

(RIGHT OF WAY VARIES)

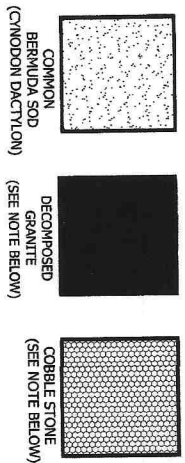
ZONED
RESIDENTIAL
"R-7.5" SINGLE FAMILY DISTRICT

STEEL EDGING

NOT TO SCALE



LANDSCAPE LEGEND



SOD INSTALLATION NOTES:

- ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
- AT A UNIFORM SOIL THICKNESS.
- ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.

DECOMPOSED GRANITE INSTALLATION NOTES:

- LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, PROCTOR WITH DRUM OR AUTOMATIC HAND TAMPER, CROWN TILL TOP 1\"/>

COBBLESTONE INSTALLATION NOTES:

- LANDSCAPE CONTRACTOR SHALL INSPECT COBBLESTONE AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE COBBLE.
- PLACE MINIMUM FOUR (4) INCHES OF NEW MEXICO LARGE COBBLE IN DESIGNATED AREAS.

LANDSCAPE NOTES

- PLANT LIST FOR THIS SHEET ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6\"/>

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK	3	3" CAL.	10-12	5-6	NURSERY GROWN	
	QUERCUS MACROCARPA						
CO	CHINKAPIN OAK	10	3" CAL.	10-12	5-6	NURSERY GROWN	
	QUERCUS MUhlenBERGIA						
LO	LIVE OAK	12	3" CAL.	10-12	5-6	NURSERY GROWN	
	QUERCUS VIRGINIANA						
CE	CEDR. ELM	5	3" CAL.	10-12	6-7	NURSERY GROWN	
	ULMUS CRASSIFOLIA						
NR	N.R. STEVENS HOLLY	6	7 GAL.	36-42"	24"	CONT. GROWN	36"oc
	ILEX x NIELLE R. STEVENS						
NP	NEEDLEPOINT HOLLY	165	5 GAL.	30**	18"	FULL	36"oc
	ILEX CORNUTIA NEEDLEPOINT						
IHO	INDIAN Hawthorn	32	5 GAL.	15"	15"	FULL	30"oc
	RAPHIOLEPS INDICA VULGA						
DB	DWE. BUREFORD HOLLY	58	5 GAL.	15"	15"	FULL	30"oc
	ILEX CORNUTIA BUREFORD NANA						
GSN	GULSTREEM NANDINA	4	3 GAL.	12"	12"	FULL	24"oc
	MANDARINA DOMESTICA GULF STREAM						
MFG	MEX. FEATHERGRASS	11	1 GAL.	12"	10"	FULL	18"oc
	NASSELLA TENUISSIMA						
ISO	INLAND SEA OATS	46	1 GAL.	10"	10"	FULL	18"oc
	CHASANTHUTUM LATIFOLIUM						
AN	ANNUALS	80	4" POT	TYPE TO BE DETERMINED			9"oc
SE	STEEL EDGING	584	LIN. FT.	REF. DETAIL			

CITY REQUIREMENTS

OFF-STREET PARKING AREAS (1P)	
INTERIOR LANDSCAPING	
GROSS PARKING	19,480 SF
MIN. 10% GROSS PARKING TO BE LANDSCAPE REQUIRED	1,948 SF
PROPOSED	1,296 SF
1 TREE PER 400 SQ. FT. REQUIRED INTERIOR AREA	
$\frac{1,948 \text{ SF}}{400} = 4.87 = 5 \text{ TREES REQUIRED}$	
400	5 TREES PROPOSED
PERIMETER LANDSCAPING (P)	
15 LANDSCAPE BUFFER ADJACENT TO PUBLIC STREET	
20 LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL STREET BUFFERS	
1 TREE PER 50 LN. FT.	
GLADE ROAD	200'
ELUSIE-GRAPEVINE	257' 6 REQUIRED
4 PROPOSED	6 PROPOSED
RESIDENTIAL BUFFERS	
1 TREE PER 50 LN. FT.	
NORTH P.L.	200'
WEST P.L.	257' 6 REQUIRED
4 REQUIRED	4 PROPOSED
4 PROPOSED	6 PROPOSED
NON-VEHICULAR OPEN SPACE (NV)	
SITE AREA	51,405 SF
NON-VEHICULAR OPEN SPACE	7,711 (15.00%)
REQUIRED	1 and 500
PROPOSED	4,630 (9.00%)
1 TREE PER 2500 SF OPEN SPACE	
5 TREES REQUIRED	
5 TREES PROPOSED	

LANDSCAPE PLAN



Leeming
Design Group
Landscape Architecture

4913 Rufe Snow Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-4889 Fax (817) 577-4896 leemingdesigngroup@bcbglobal.net



appr. by:
drawn by:
date: 12-18-18

revisions
07-12-19
10-09-19

Max space for bldg + pkg 800' provided 91%



Fire Lane Requirements

Fire lanes shall be provided for each building or portion of a building when any portion of the exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building.

Specifications

1. Fire lanes shall have an unobstructed width of 24 foot fire lane width.
2. Buildings over 30 feet high, the minimum lane width adjacent to one side of the building is 26 feet and be within 15-30 feet of the building on that one side.
3. Building over 48 feet to the top "floor", the fire lane located next to the building must be 35 feet in width when adjacent to the building and be no further than 35' from the base of the building on that one side.
4. Vertical clearance shall be no less than 13 feet 6 inches.
5. Driving surface shall be designed to for 95,000 pounds and shall be provided with an all weather-driving surface.
6. Turning radiuses shall be 30 foot inside radius and 50 foot outside radius.
7. Dead end fire access road that is longer than 150 feet shall be provided with approved provisions for the turning around of fire apparatus.

Obstructions

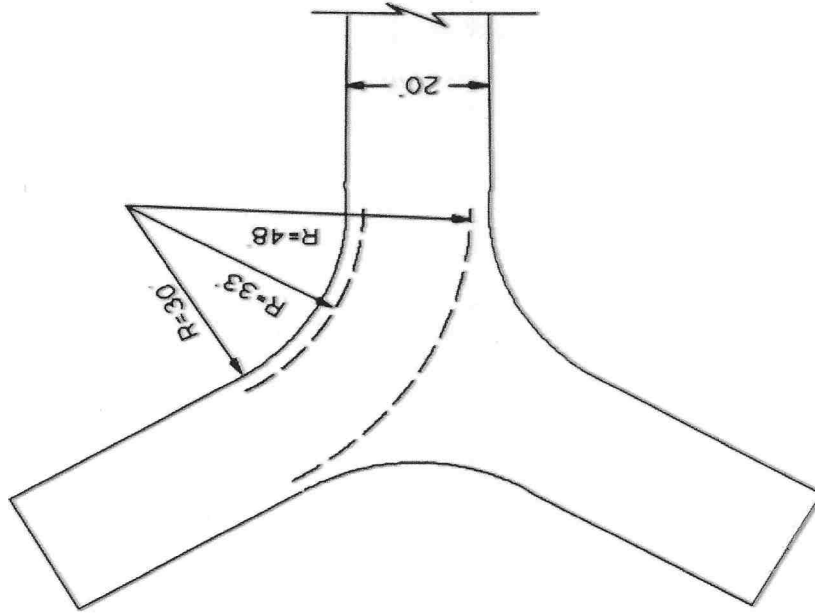
The width of a fire apparatus access road shall not be obstructed in any manner and be maintained at all times.

Marking

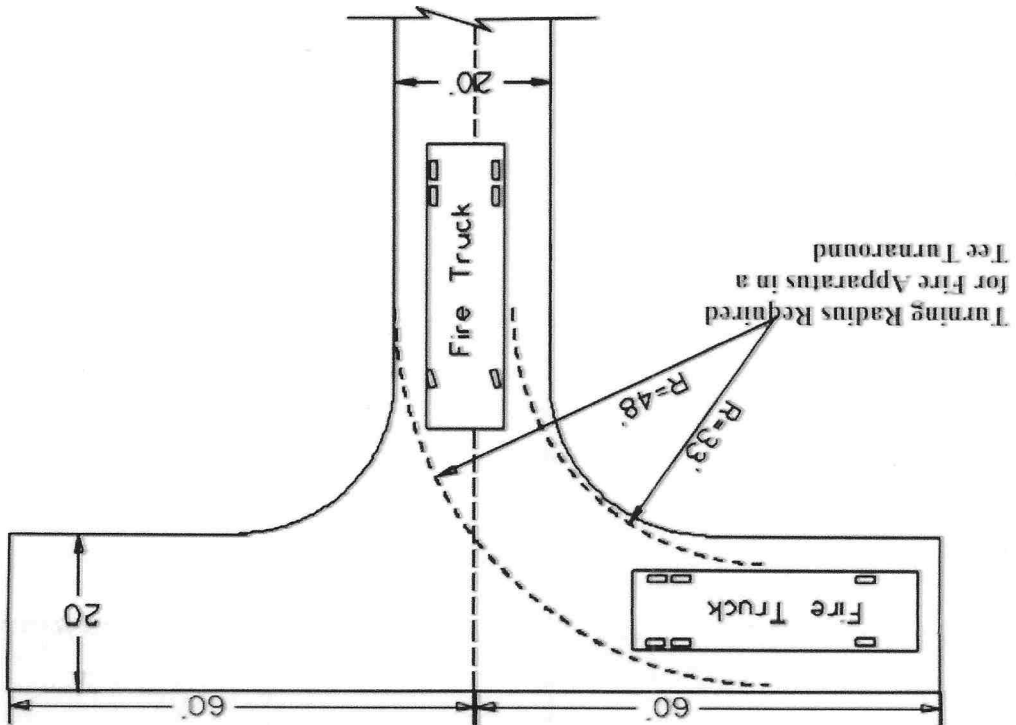
1. Striping shall be bright red in color
 2. Stripe width shall be no less than 6 inches
 3. Where striping is next to a curb, the curb shall be painted also
 4. Where striping is not possible, fire lane signs shall be provided
 5. The words "Fire Lane No Parking Tow Away Zone" shall be painted on the stripe spaced every 25 feet.
- Alternative Marking using Signs*

1. Fire lane signage must state the words "Fire Lane", "No Parking", and "Tow Away Zone".
2. Sign must be placed on a pole no less than five (5) feet above the ground and no more than eight (8) feet above the ground.
3. The sign must face the oncoming traffic and be conspicuously visible to the driver of a vehicle.
4. The signs must be spaced no more than 50 feet apart.

Alternative Turnaround



Alternative Tee Turnaround



(Res. 39-04, 4-21-04)

29.24.090 Other fire department turnarounds and clearances.

(a) **Turnouts for Fire Hydrants.** For emergency access routes less than 22 feet wide, where fire hydrants are required along the route, a turnout area for fire trucks is required. The width of the access road must be at least 20 feet in the area of the turnout. This turnout area is required so that when a fire truck utilizes the fire hydrant in an emergency, the access route will still be available for use by other emergency vehicles.

(b) **Intermediate Turnaround Areas.** In cases where a single point of access exceeds 600 feet in length, intermediate turnaround areas are required. The width of the access road must be at least 28 feet in the area of the turnaround. These areas allow emergency vehicles to turn around without having to drive to the end of a long dead-end road. The intermediate turnarounds must be provided at a maximum interval of every 500 feet.

