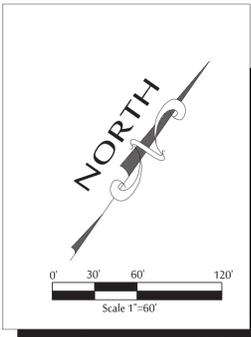


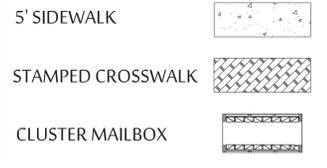


LOCATION MAP
(NOT TO SCALE)

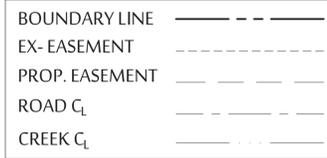


SITE DATA SUMMARY	
Existing Land Use Plan Designation	Vacant
Future Land Use Designation	Residential Planned Development 17.14 acres TOD Commercial Development 1.83 acres
Project Area (acres or sq. ft.)	18.965 acres
Number of Lots	
Townhomes	27 units
Single Family Detached	23 units
Patio Homes	45 units
Commercial	2 units
Total	97 units
Gross Density (du/acre)	5.66
Open Space Area (sq.ft)	132,138
Open Space Area Percentage	17.70%
Number of Parking Spaces Provided	
Off-Street	71
Parking required / per unit	2
Land Use	TOD Base zoning- Residential Planned Development 17.14 acres Commercial Development 1.83 acres

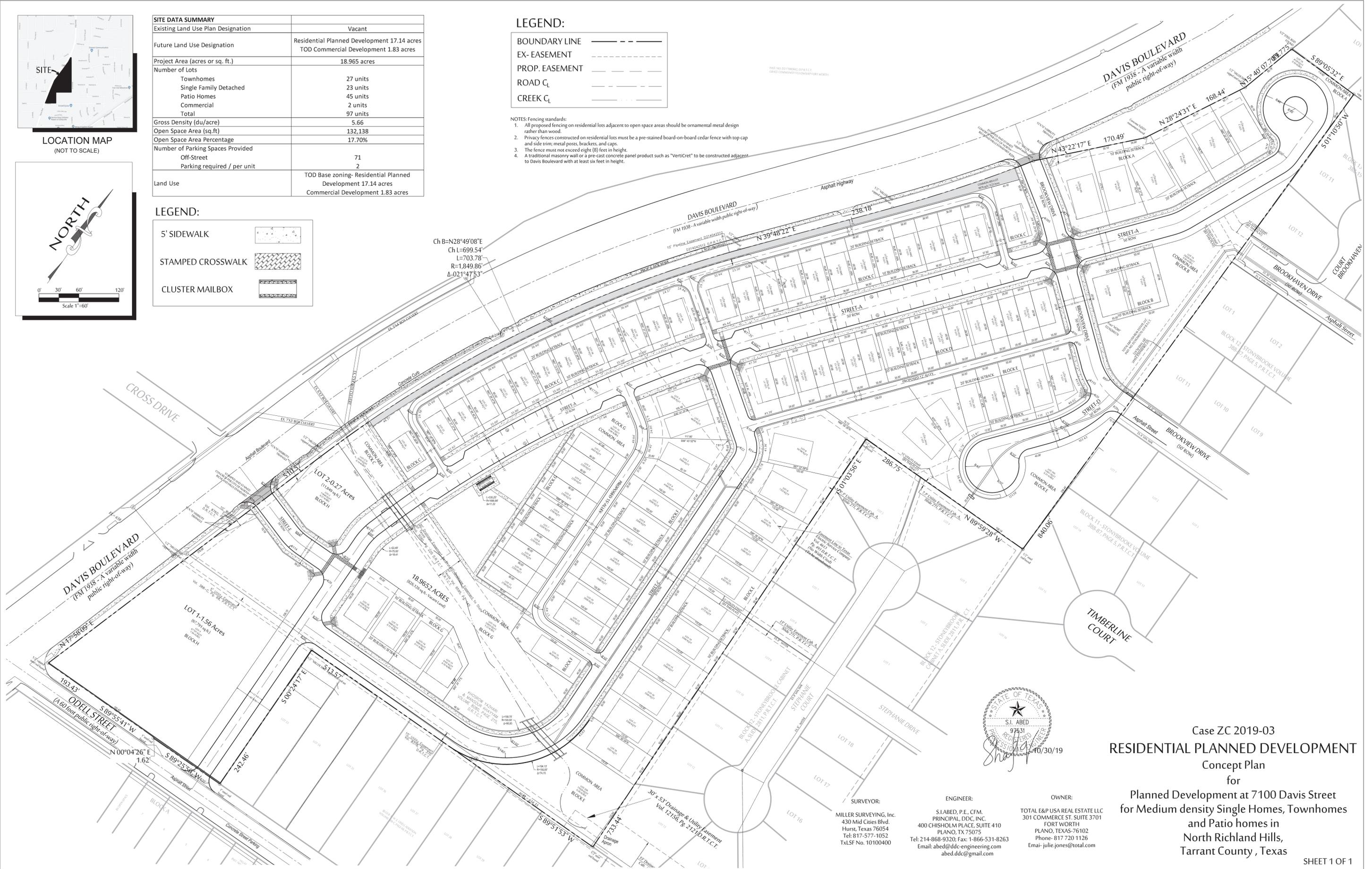
LEGEND:



LEGEND:



- NOTES: Fencing standards:
- All proposed fencing on residential lots adjacent to open space areas should be ornamental metal design rather than wood.
 - Privacy fences constructed on residential lots must be a pre-stained board-on-board cedar fence with top cap and side trim: metal posts, brackets, and caps.
 - The fence must not exceed eight (8) feet in height.
 - A traditional masonry wall or a pre-cast concrete panel product such as "VertiCret" to be constructed adjacent to Davis Boulevard with at least six feet in height.



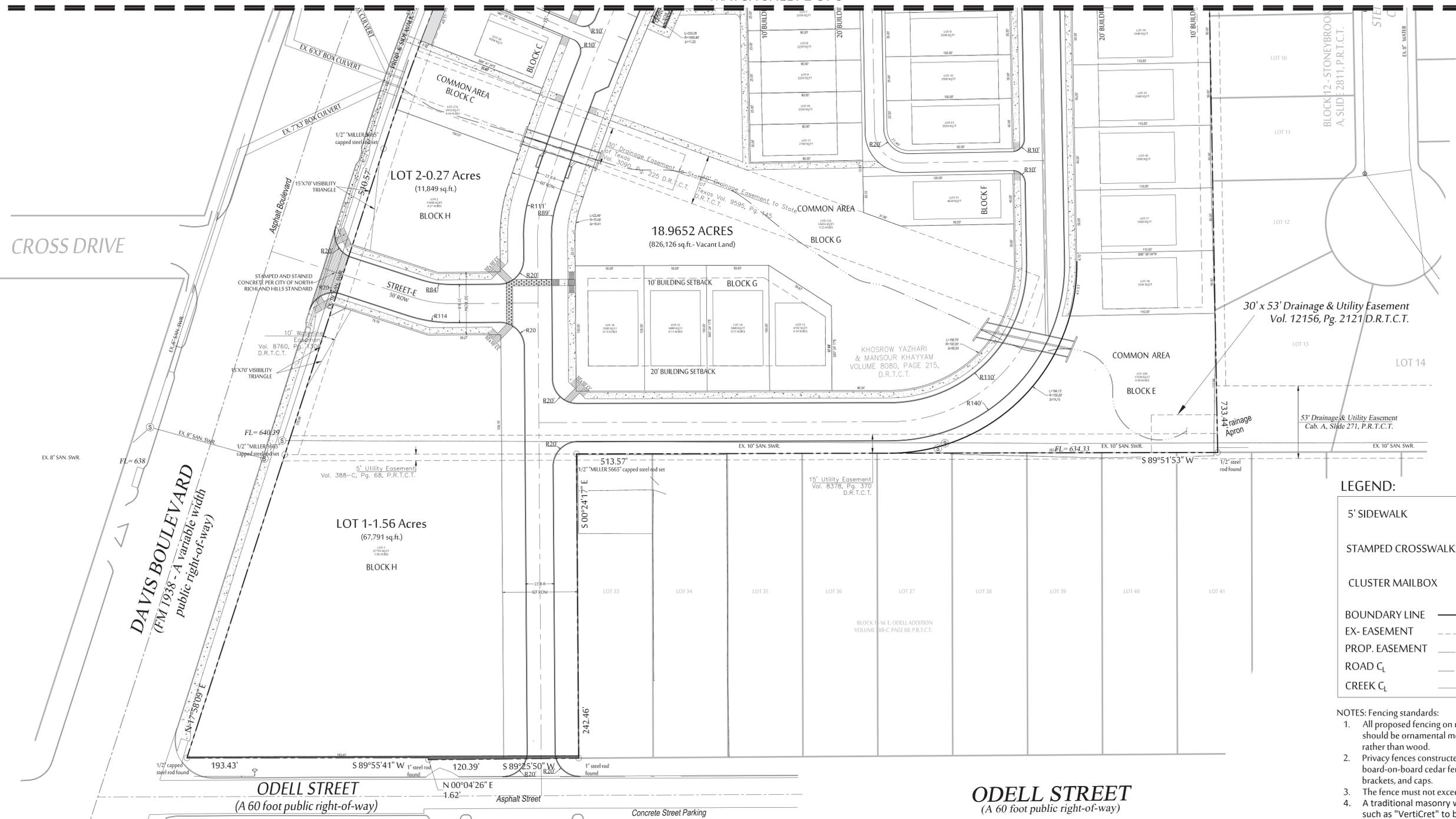
Case ZC 2019-03
RESIDENTIAL PLANNED DEVELOPMENT
Concept Plan

for
Planned Development at 7100 Davis Street
for Medium density Single Homes, Townhomes
and Patio homes in
North Richland Hills,
Tarrant County, Texas

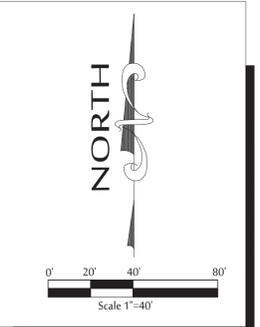
SURVEYOR:
MILLER SURVEYING, Inc.
430 Mid Cities Blvd.
Hurst, Texas 76054
Tel: 817-577-1052
TxLSF No. 10100400

ENGINEER:
S.I. ABED, P.E., CFM,
PRINCIPAL DDC, INC.
400 CHISHOLM PLACE, SUITE 410
PLANO, TX 75075
Tel: 214-868-9320; Fax: 1-866-531-8263
Email: abed@ddc-engineering.com
abed.ddc@gmail.com

OWNER:
TOTAL E&P USA REAL ESTATE LLC
301 COMMERCE ST. SUITE 3701
FORT WORTH
PLANO, TEXAS-76102
Phone- 817 720 1126
Email- julie.jones@total.com



LOCATION MAP
(NOT TO SCALE)



LEGEND:

- 5' SIDEWALK
- STAMPED CROSSWALK
- CLUSTER MAILBOX
- BOUNDARY LINE
- EX- EASEMENT
- PROP. EASEMENT
- ROAD CL
- CREEK CL

- NOTES: Fencing standards:
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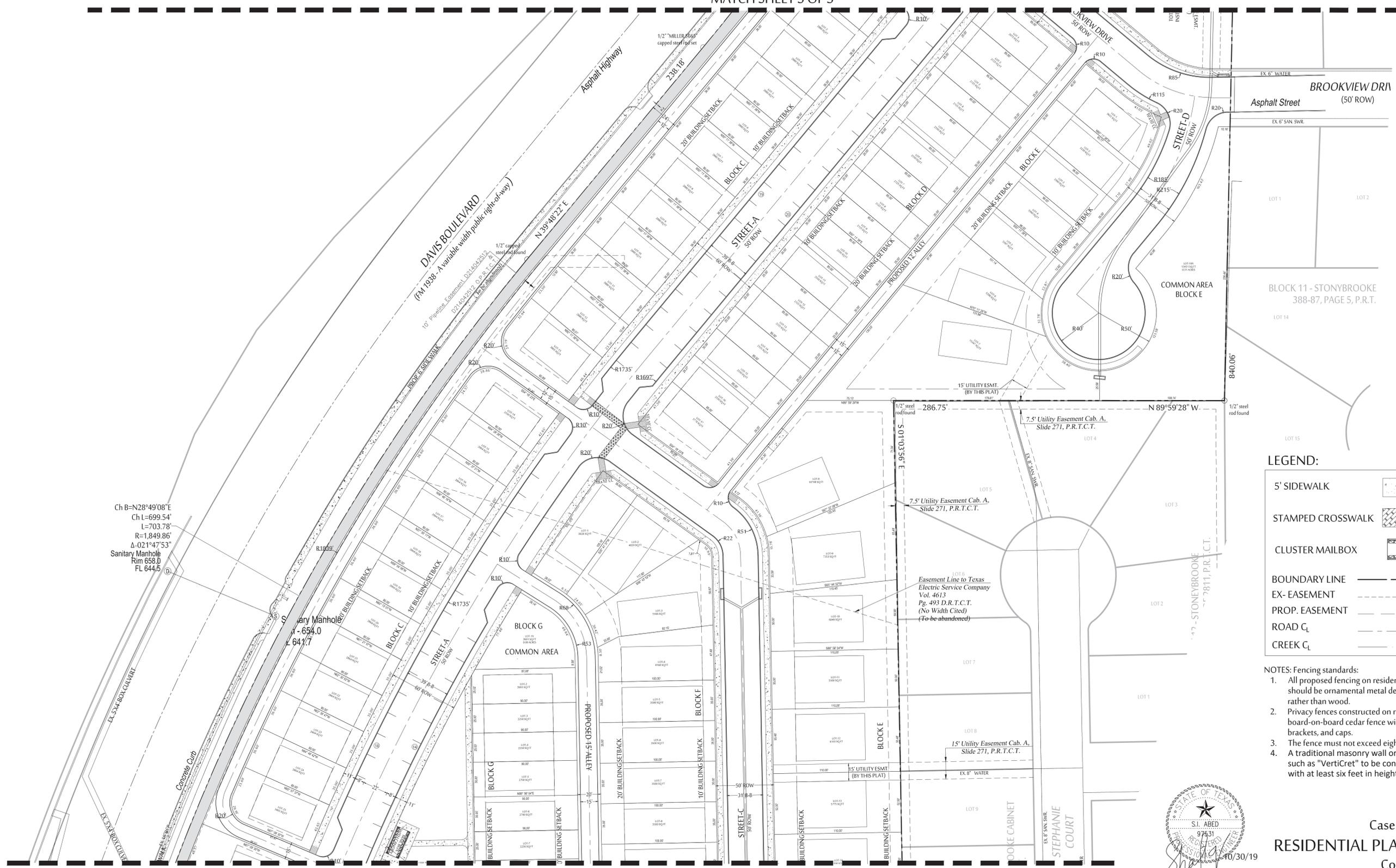
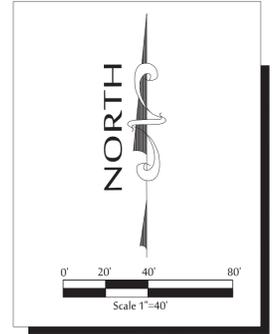
SURVEYOR:
 MILLER SURVEYING, Inc.
 430 Mid Cities Blvd.
 Hurst, Texas 76054
 Tel: 817-577-1052
 TxlSF No. 10100400

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 301 COMMERCE ST. SUITE 3701
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LOCATION MAP (NOT TO SCALE)



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STAMPED CROSSWALK	
CLUSTER MAILBOX	
BOUNDARY LINE	
EX- EASEMENT	
PROP. EASEMENT	
ROAD C _L	
CREEK C _L	

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 for
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 for Medium density Single Homes, Townhomes
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 Tarrant County, Texas

SURVEYOR: MILLER SURVEYING, Inc. 430 Mid Cities Blvd. Hurst, Texas 76054 Tel: 817-577-1052 TxLSF No. 10100400

ENGINEER: S.I. ABED, P.E., CFM. PRINCIPAL, D.D.C., INC. 400 CHISHOLM PLACE, SUITE 410 PLANO, TX 75075 Tel: 214-868-9320; Fax: 1-866-531-8263 Email: abed@ddc-engineering.com abed.ddc@gmail.com

OWNER: TOTAL E&P USA REAL ESTATE LLC 301 COMMERCE ST. SUITE 3701 FORT WORTH PLANO, TEXAS 76102 Phone: 817 720 1126 Email: julie.jones@total.com

Ch B=N28°49'08"E
 Ch L=699.54'
 L=703.78'
 R=1,849.86'
 Δ=021°47'53"
 Sanitary Manhole
 Rim 658.0
 FL 644.5

Sanitary Manhole
 1-654.0
 L 641.7

Easement Line to Texas
 Electric Service Company
 Vol. 4613
 Pg. 493 D.R.T.C.T.
 (No Width Cited)
 (To be abandoned)

15' Utility Easement Cab. A.
 Slide 271, P.R.T.C.T.

7.5' Utility Easement Cab. A.
 Slide 271, P.R.T.C.T.

7.5' Utility Easement Cab. A.
 Slide 271, P.R.T.C.T.

1/2" steel rod found

1/2" steel rod found

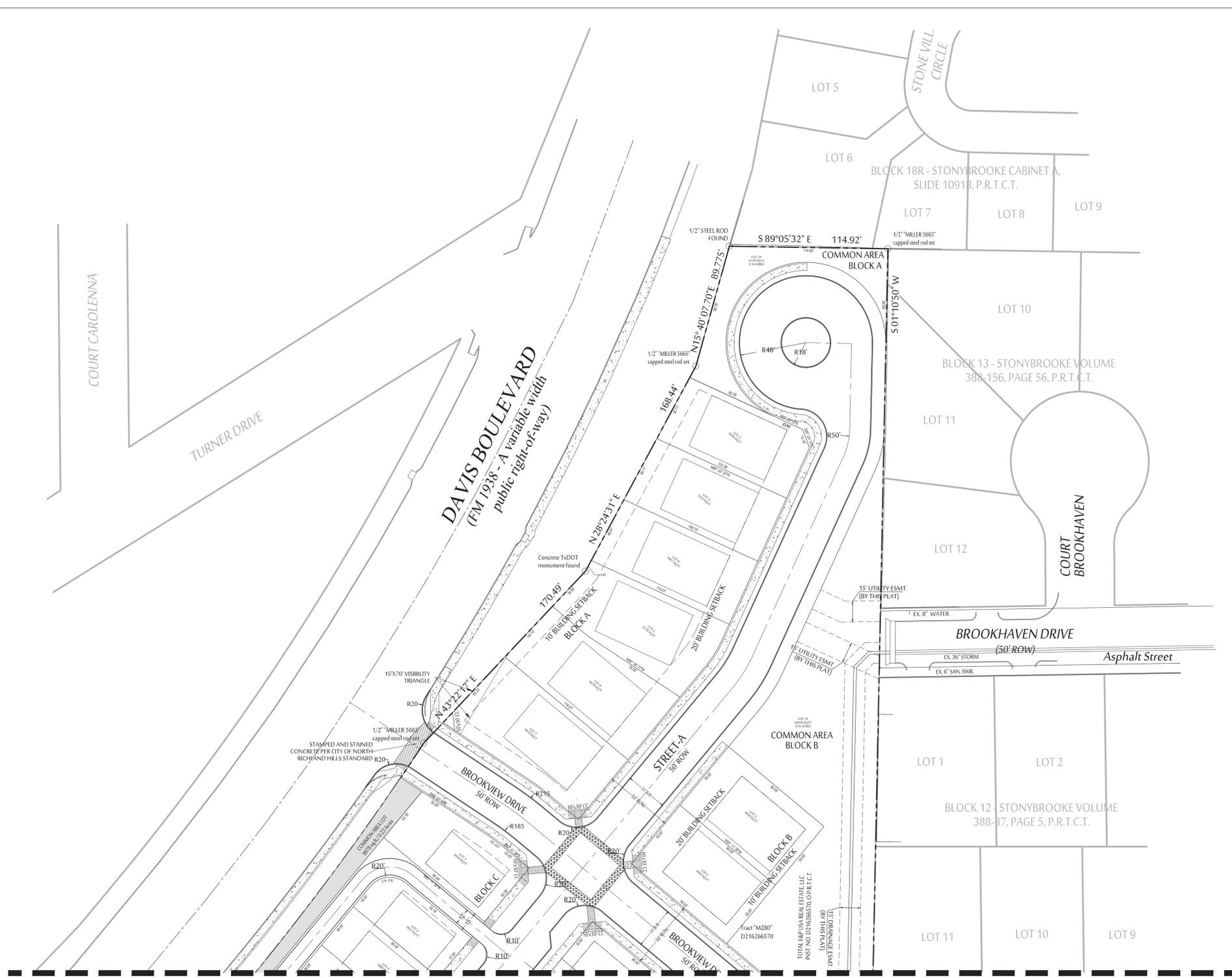
PROPOSED 15' ALLEY

STONEYBROOKE
 7-2811, P.R.T.C.T.

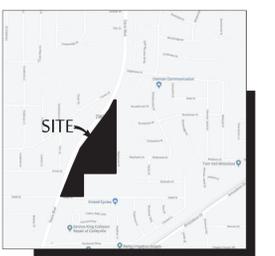
BOOK CABINET
 STEPHANIE COURT

DAVIS BOULEVARD
 (FM 1938 - A Variable-width public right-of-way)

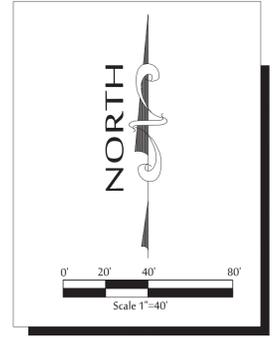
BLOCK 11 - STONEYBROOKE
 388-87, PAGE 5, P.R.T.



MATCH SHEET 2 OF 3



LOCATION MAP (NOT TO SCALE)



LEGEND:

5' SIDEWALK	
STAMPED CROSSWALK	
CLUSTER MAILBOX	
BOUNDARY LINE	
EX- EASEMENT	
PROP. EASEMENT	
ROAD CL	
CREEK CL	

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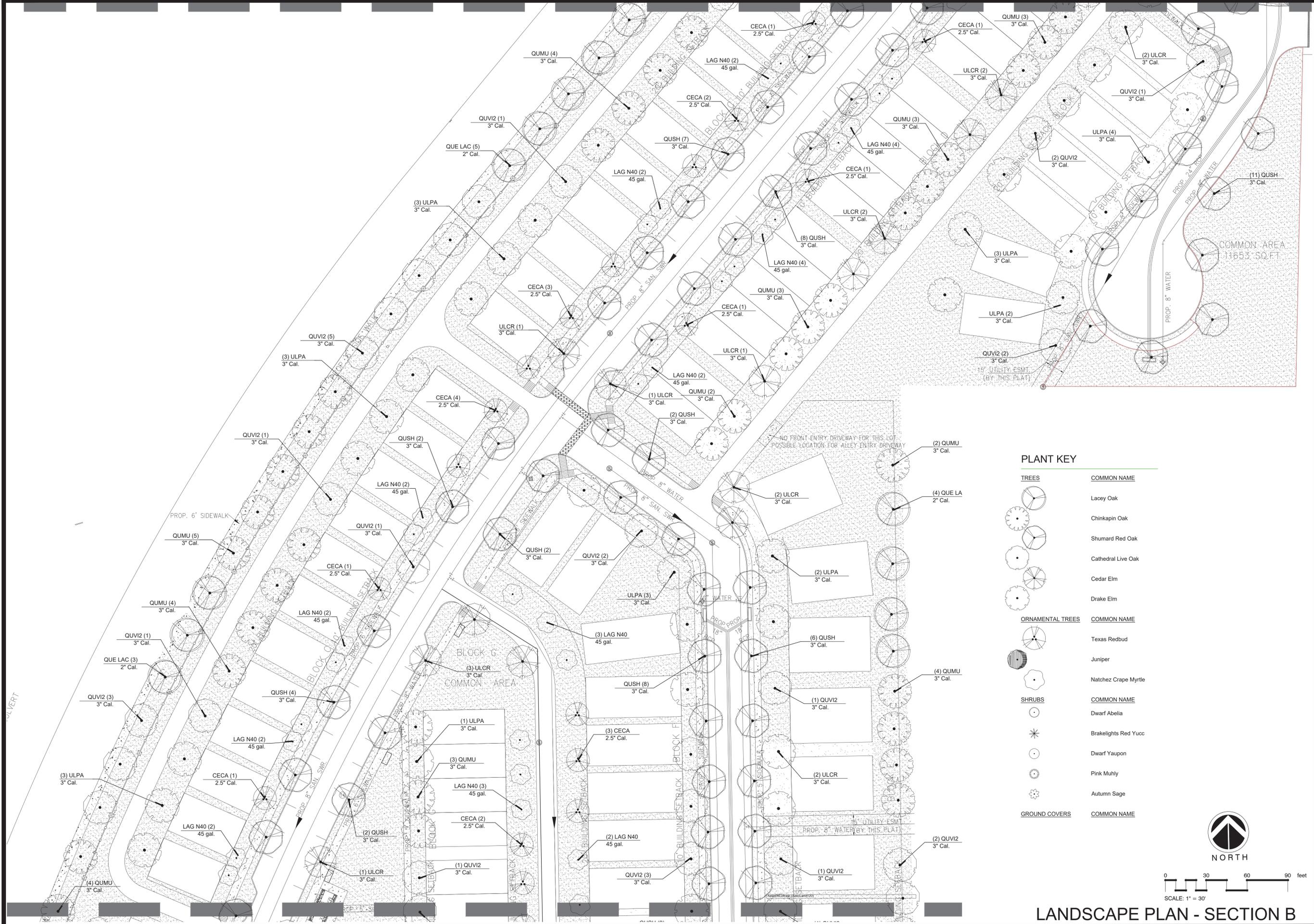


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PRINCIPAL, DDC, INC.
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Email: abed@ddc-engineering.com
abed.ddc@gmail.com

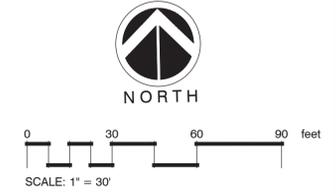
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PLANT KEY

TREES	COMMON NAME
	Lacey Oak
	Chinkapin Oak
	Shumard Red Oak
	Cathedral Live Oak
	Cedar Elm
	Drake Elm
ORNAMENTAL TREES	COMMON NAME
	Texas Redbud
	Juniper
	Natchez Crape Myrtle
SHRUBS	COMMON NAME
	Dwarf Abelia
	Brakelights Red Yucca
	Dwarf Yaupon
	Pink Muhly
	Autumn Sage
GROUND COVERS	COMMON NAME



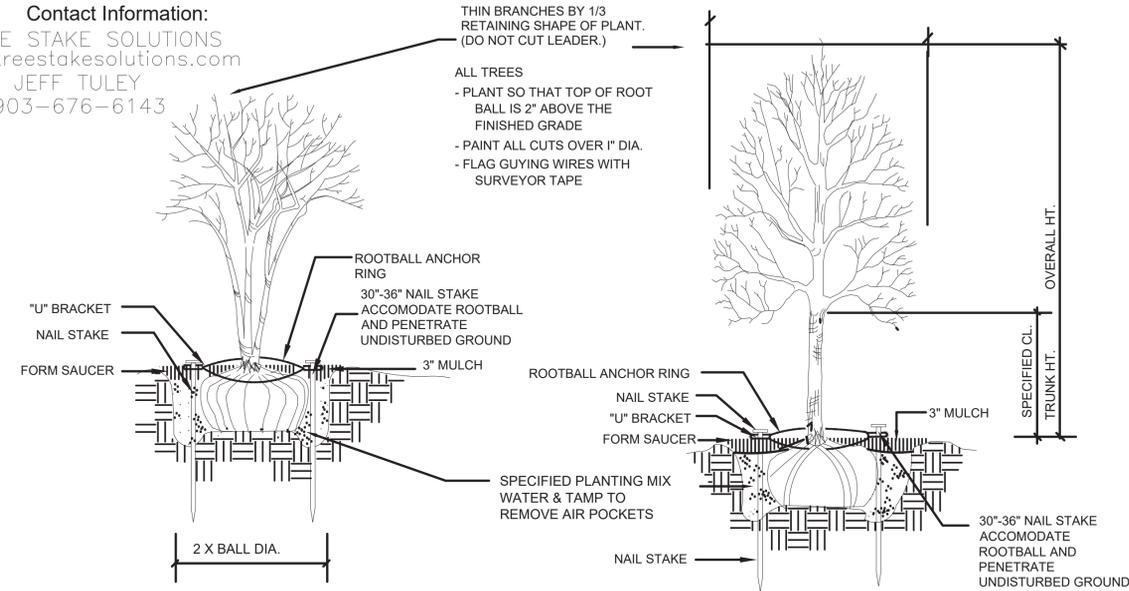
LANDSCAPE PLAN - SECTION B

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PLANT SCHEDULE

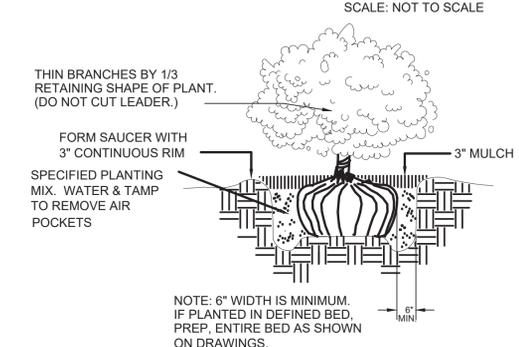
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	QUE LAC	15	Quercus laceyi	Lacey Oak	2" Cal.	8' Height Min	As Shown	
	QUMU	67	Quercus muehlenbergii	Chinkapin Oak	3" Cal.	8'-10' Ht.	As Shown	Single straight trunk. Main leader intact with no broken limbs and not root bound
	QUSH	122	Quercus shumardii	Shumard Red Oak	3" Cal.	8'-10' Ht.	As Shown	Single straight trunk. Main leader intact with no broken limbs and not root bound
	QUV12	56	Quercus virginiana 'Cathedral'	Cathedral Live Oak	3" Cal.	8'-10' Ht.	As Shown	Single straight trunk. Main leader intact with no broken limbs and not root bound
	ULCR	44	Ulmus crassifolia	Cedar Elm	3" Cal.	8'-10' Ht.	As Shown	Single straight trunk. Main leader intact with no broken limbs and not root bound
	ULPA	47	Ulmus parvifolia 'Drake'	Drake Elm	3" Cal.	8'-10' Ht.	As Shown	Single straight trunk. Main leader intact with no broken limbs and not root bound
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	CECA	31	Cercis canadensis texensis	Texas Redbud	2.5" Cal.	8'	As Shown	Single straight trunk. Main leader intact with no broken limbs and not root bound
	JUNCH	8	Juniperus chinensis	Juniper	30 gal.	8' Height Min	As Shown	
	LAG N40	42	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	45 gal.	6' Height Min	As Shown	Single straight trunk. Main leader intact with no broken limbs and not root bound
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	ABE	55	Abelia x grandiflora 'Sherwoodii'	Dwarf Abelia	5 gal	18"-24"	36" oc	Container grown, mature root system but not root bound. Full broad top
	HES PAR	104	Hesperaloe parviflora 'Perpa' TM	Brakelights Red Yucca	5 gal.	18"-24"	30"-36"	Container grown, mature root system but not root bound. Full broad top
	ILE NAN	62	Ilex vomitoria 'Nana'	Dwarf Yaupon	5 gal.	18"-24"	36" oc	Container grown, mature root system but not root bound. Full broad top
	MUHL	22	Muhlenbergia capillaris 'Autumn Blush'	Pink Muhly	5 gal.	12"-16"	16" - 18"	Container grown, mature root system but not root bound. Full broad top
	SAGR	121	Salvia greggii 'Red'	Autumn Sage	3 gal.	18"-24"	36" oc	Container grown, mature root system but not root bound. Pink/Red blooms
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	CYN DAC	420,094 sf	Cynodon dactylon	Bermuda Grass	---	Hydro-Mulch		
	NATE	106	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal.	10"-12"	24" o.c.	Container grown, mature root system but not root bound. Full broad top

Contact Information:
TREE STAKE SOLUTIONS
 www.treestakesolutions.com
JEFF TULEY
 903-676-6143

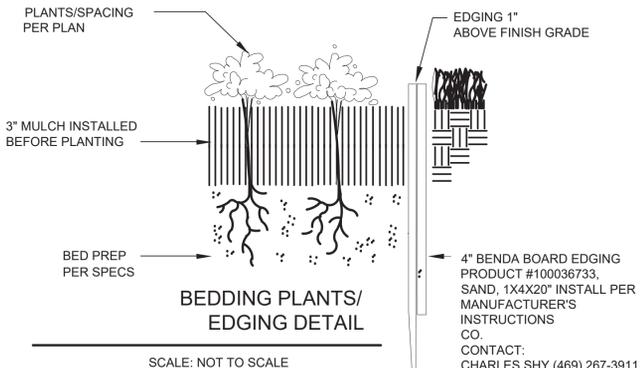


STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

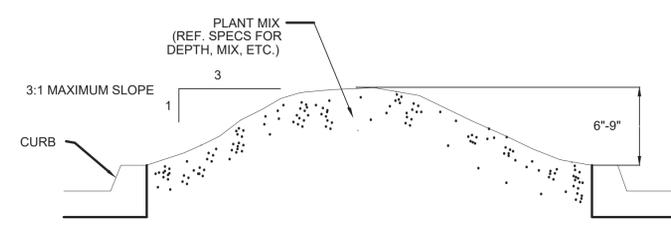
SAFETY STAKE BY TREE STAKE SOLUTIONS



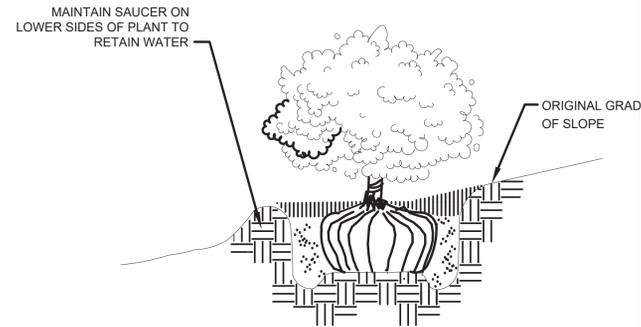
SHRUB PLANTING



BEDDING PLANTS/ EDGING DETAIL



TYPICAL PARKING LOT ISLAND MOUNDING



TREE/SHRUB PLANTING ON SLOPES

- PLANTING NOTES:**
1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
 3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
 4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
 5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
 6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
 7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
 8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
 9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
 10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
 11. EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
 13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
 14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
 15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
 16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
 17. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.
 18. NO PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
 19. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

Date NOV 1, 2019
 Drawn By ACH
 Checked By GAC
 Revisions _____

FAIN + CUPPETT
LANDSCAPE ARCHITECTS, LLC
 8233 Mid Cities Blvd, Suite B
 North Richland Hills, TX 76182-4781
 817-479-0720
 LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 38120 IN TEXAS WHO MAINTAINS THE ORIGINAL TO FILE A COPY OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL REGULATION AND PROFESSIONAL CONDUCT. ANY REVISIONS TO THIS DRAWING FILE SHALL BE INDICATED BY A REVISION NUMBER AND THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL REGULATION AND PROFESSIONAL CONDUCT SHALL BE MAINTAINED. THIS DRAWING FILE IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF FAIN + CUPPETT LANDSCAPE ARCHITECTS, LLC.

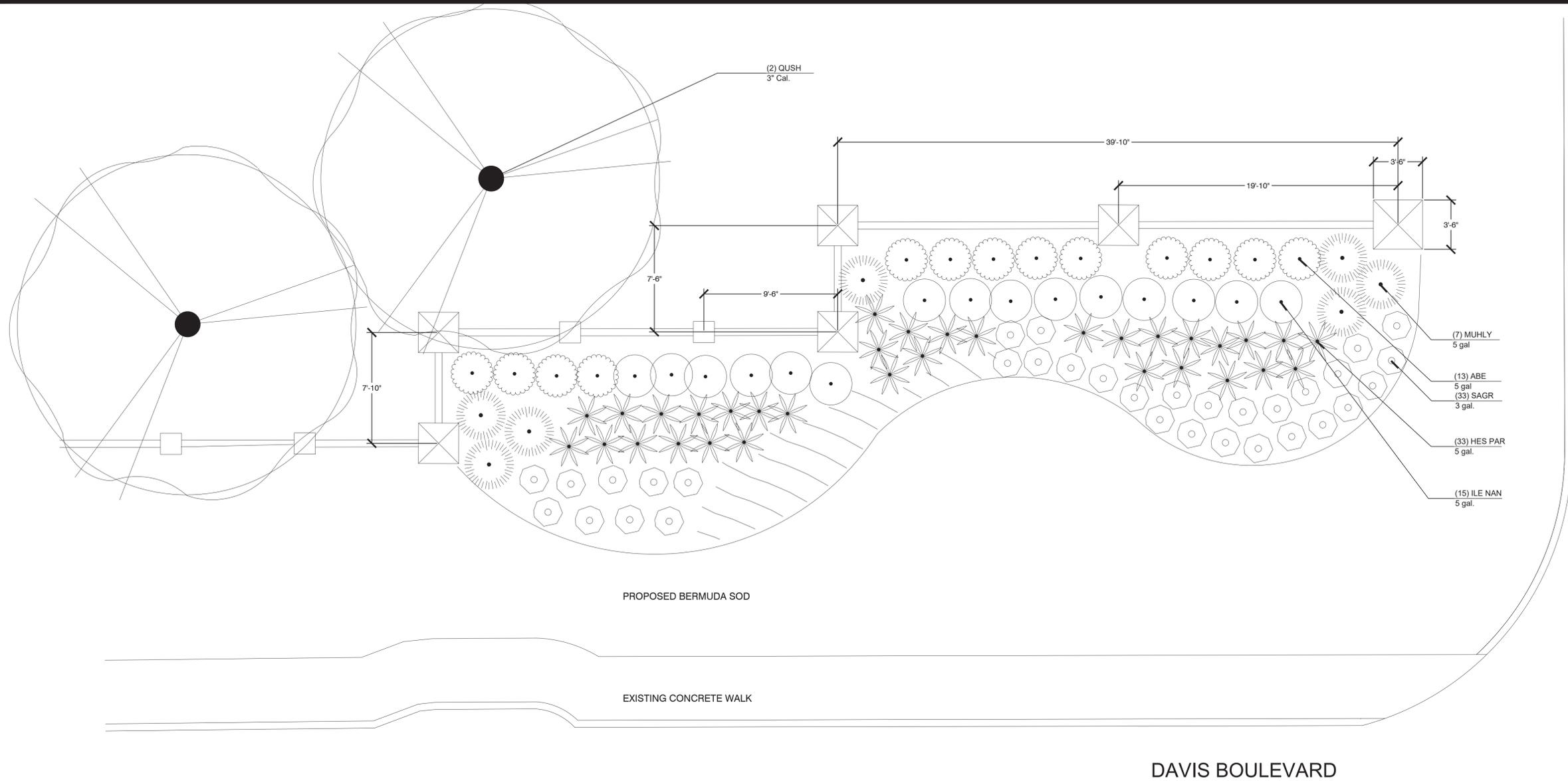
HUMA ESTATES
DAVIS BLVD
NORTH RICHLAND HILLS, TEXAS

Sheet No. _____

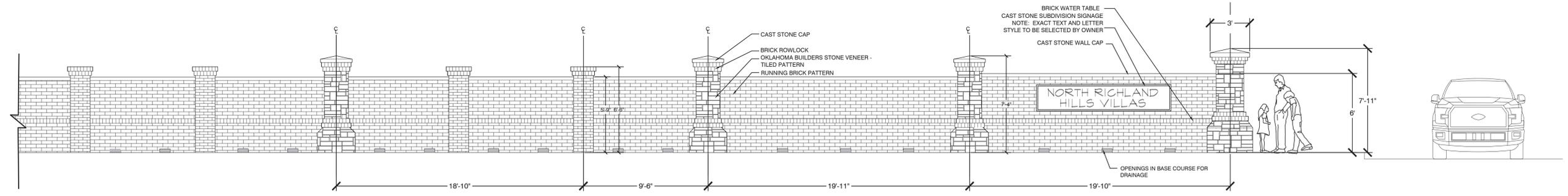
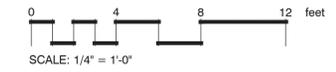
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OF 6

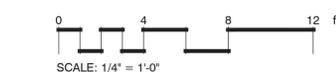
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TYPICAL WALL PLAN VIEW
 Scale: 1/4" = 1'-0"



TYPICAL WALL ELEVATION
 Scale: 1/4" = 1'-0"



WALL ELEVATION AND SECTION

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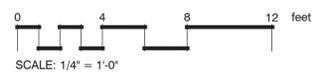
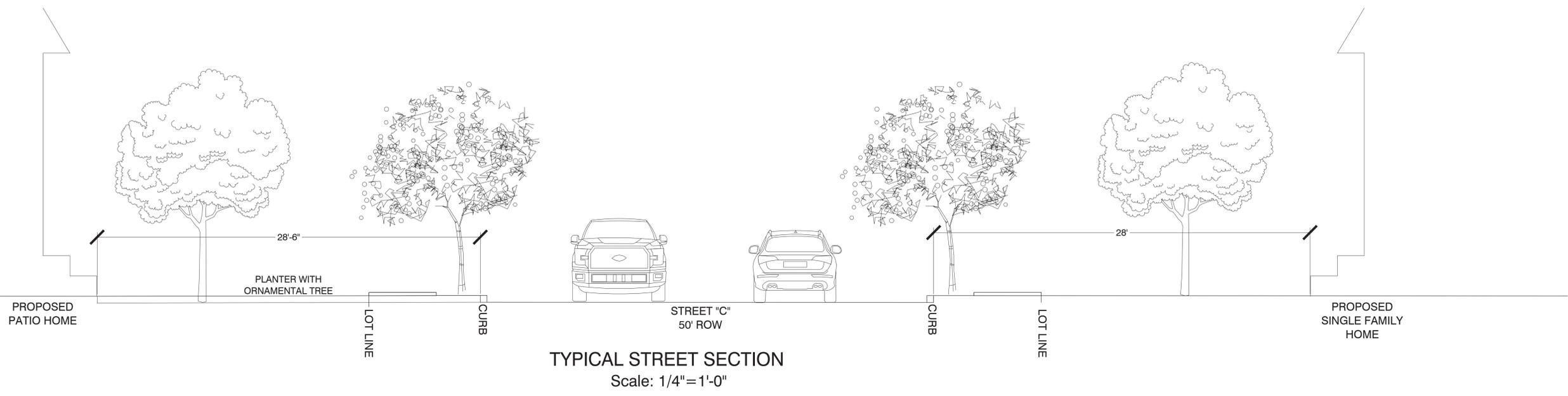
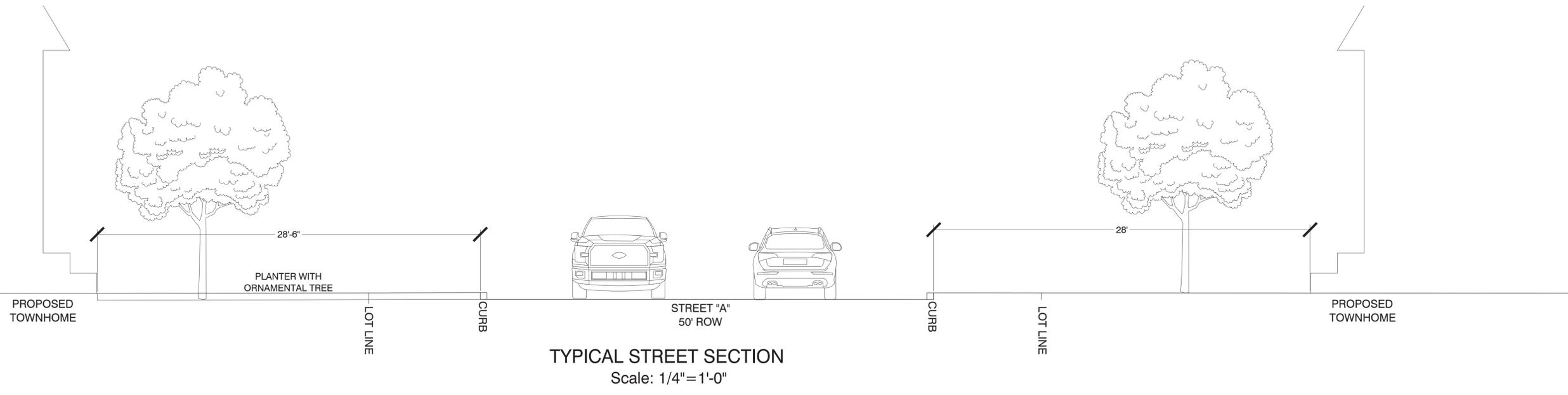
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HUMA ESTATES
DAVIS BLVD
NORTH RICHLAND HILLS, TEXAS

Sheet No.

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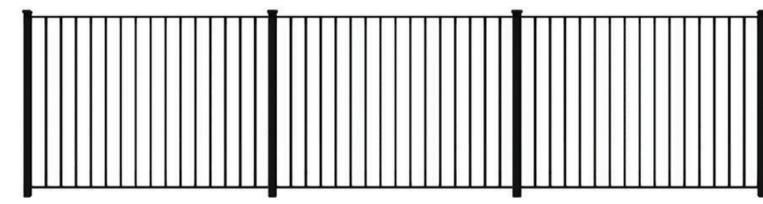
OF 6



TYPICAL STREET SECTION



- IRON FENCE
- MASONRY WALL
- BOARD ON BOARD WOOD FENCE



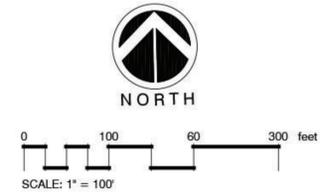
IRON FENCE
 FENCING ON RESIDENTIAL LOTS ADJACENT TO OPEN SPACE. 6'
 HT. FENCE TOP RAIL TO STEP IN 6" INCRIMENTS AT POSTS



ENTRY WALL AND SIGN
 MASONRY SCREEN WALL ADJACENT TO DAVIS BLVD. WALL HT TO STEP
 IN INCRIMENT OF 6" 6" AT COLUMNS



BOARD ON BOARD FENCING
 PRIVACY FENCE FOR RESIDENTIAL LOTS. PRESTAINED CEDAR, BOARD
 ON BOARD W/ TOP CAP AND SIDE TRIM. METAL POSTS BRACKETS AND
 CAPS. NOT TO EXCEED 8' HT.



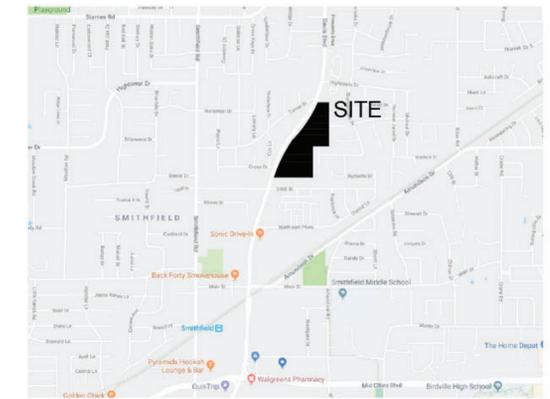
FENCE AND WALL PLAN

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- PATIO HOMES
- TOWN HOMES
- SINGLE FAMILY HOMES



VICINITY MAP
N.T.S.

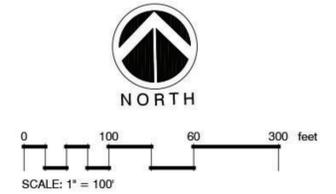
CITY OF NORTH RICHLAND HILLS LANDSCAPE REQUIREMENTS		
REQUIRED STREET FRONTAGE TREES	1 TREE REQUIRED PER EVERY 50 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	1,779 LF/50 = 36 TREES	36 TREES
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQUIRED PER EVERY 5 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	1,779 LF/5 = 356 SHRUBS	364 SHRUBS
RESIDENTIAL LOTS TOWNHOMES AND PATIO HOMES	2 TREES PER LOT	
	REQUIRED	PROVIDED
	1 FRONT YARD - ORNAMENTAL 1 BACK YARD - CANOPY TREE	1 FRONT YARD - ORNAMENTAL 1 BACK YARD - CANOPY TREE
RESIDENTIAL LOTS SINGLE FAMILY	3 TREES PER LOT	
	REQUIRED	PROVIDED
	1 FRONT YARD - CANOPY TREE 2 BACK YARD - CANOPY TREE	1 FRONT YARD - CANOPY TREE 2 BACK YARD - CANOPY TREE

Date: OCT 31, 2019
 Drawn By: ACH
 Checked By: GAC
 Revisions:

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HUMA ESTATES
DAVIS BLVD
NORTH RICHLAND HILLS, TEXAS



BUILDING TYPES

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