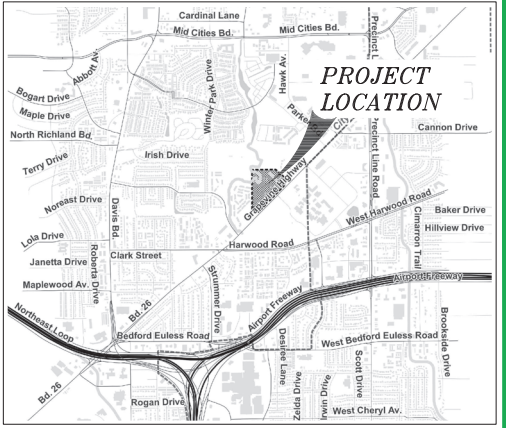
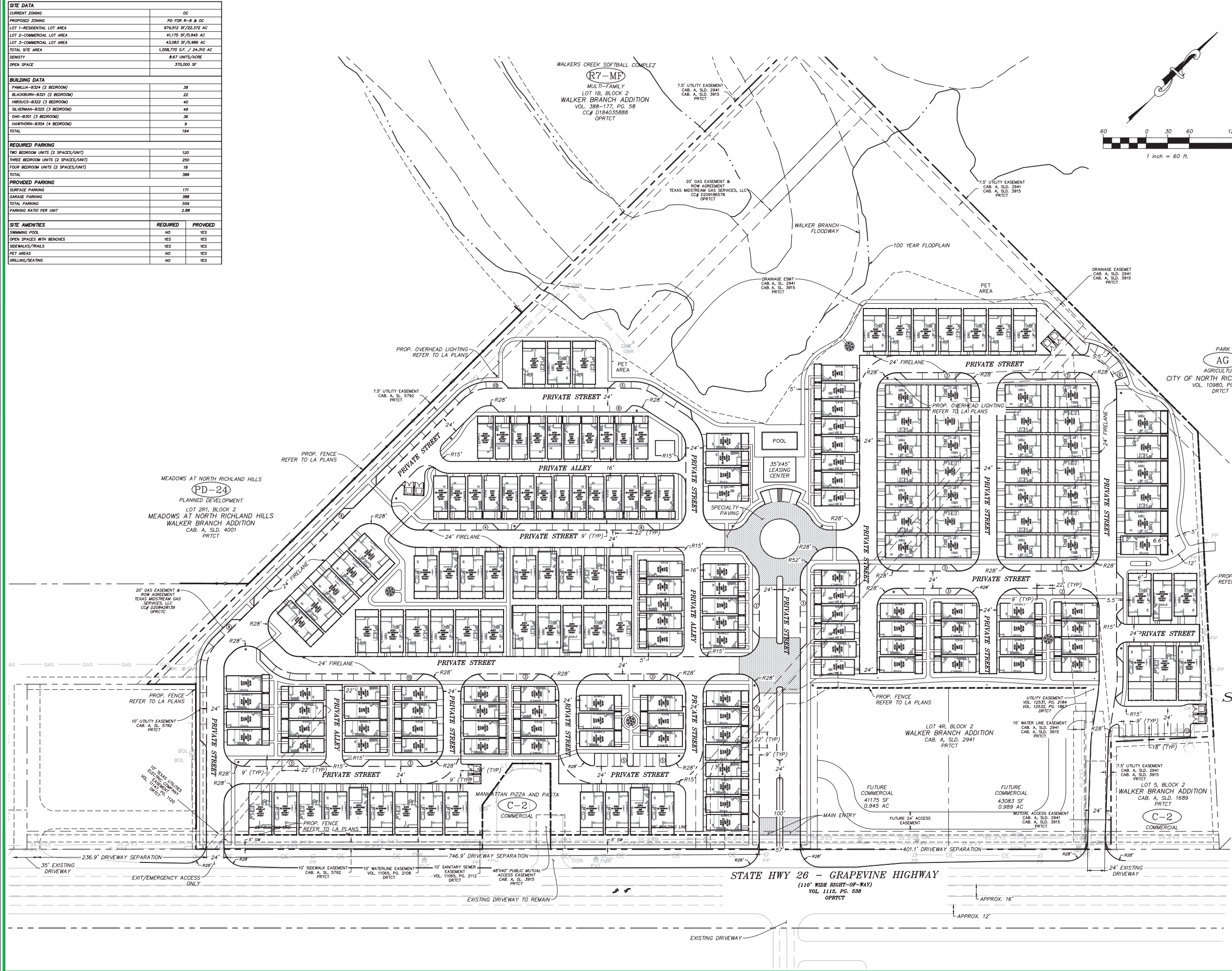


**SUMMERWELL BOULEVARD 26**

SITE DATA		
CURRENT ZONING	OC	
PROPOSED ZONING	PD FOR R-8 & OC	
LOT 1-RESIDENTIAL LOT AREA	974,512 SF/22,372 AC	
LOT 2-COMMERCIAL LOT AREA	41,175 SF/0.945 AC	
LOT 3-COMMERCIAL LOT AREA	41,083 SF/0.939 AC	
TOTAL SITE AREA	1,056,770 S.F. / 24,310 AC	
DENSITY	8.67 UNITS/ACRE	
OPEN SPACE	370,000 SF	
BUILDING DATA		
PHALIA-8324 (2 BEDROOM)	38	
BLACKURN-8321 (2 BEDROOM)	22	
HIBLUS-8322 (3 BEDROOM)	40	
SILVERMAN-8325 (3 BEDROOM)	49	
GMK-8301 (3 BEDROOM)	36	
HAWTHORN-8304 (4 BEDROOM)	9	
TOTAL	194	
REQUIRED PARKING		
TWO BEDROOM UNITS (2 SPACES/UNIT)	120	
THREE BEDROOM UNITS (2 SPACES/UNIT)	250	
FOUR BEDROOM UNITS (2 SPACES/UNIT)	18	
TOTAL	388	
PROVIDED PARKING		
SURFACE PARKING	171	
GARAGE PARKING	368	
TOTAL PARKING	539	
PARKING RATIO PER UNIT	2.88	
SITE AMENITIES		
	REQUIRED	PROVIDED
SWIMMING POOL	NO	YES
OPEN SPACES WITH BENCHES	YES	YES
SIDEWALKS/TRAILS	YES	YES
PET AREAS	NO	YES
GRILLING/SEATING	NO	YES



**VICINITY MAP**  
NOT TO SCALE

**LEGEND:**

FIRE LANE	---
TYPICAL ACCESSIBLE SPACE	♿
EXIST. STORM DRAIN	=====
EXIST. STORM DRAIN INLET	⊠
EXIST. SANITARY SEWER	---EX-SS---
EXIST. SEWER MANHOLE	⊙
EXIST. WATER LINE	---EX-W---
EXIST. WATER VALVE	⊕
EXIST. FIRE HYDRANT	⊗
EXIST. OVERHEAD ELECTRIC	---OHE---
EXIST. UNDERGROUND ELECTRIC	---UGE---
EXIST. POWER POLE	⊙
PARKING COUNT	⊙
ZONING CLASSIFICATION	EX USE (A-5)

**SUMMERWELL BOULEVARD 26**  
**SITE PLAN**  
NORTH RICHLAND HILLS, TEXAS

**OWNERS:**  
GENE M. SNOW D/B/A GENE SNOW PROPERTIES  
6300 MIDWAY ROAD  
FORT WORTH, TEXAS 76117  
PHONE: 682-554-8065

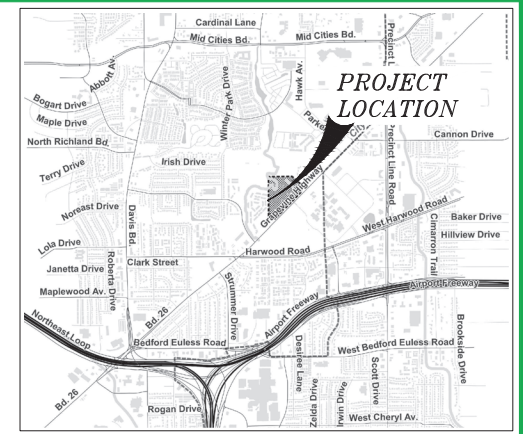
**APPLICANTS/DEVELOPERS:**  
GREYSTAR  
600 E LAS COLINAS BLVD., SUITE 2100  
IRVING, TX 75039  
CONTACT: LAIRD SPARKS  
EMAIL: lsparks@greystar.com

TRS FEC IV, LLC  
420 S. ORANGE AVENUE, SUITE 270  
ORLANDO, FLORIDA 32801  
PHONE: 407-288-8949

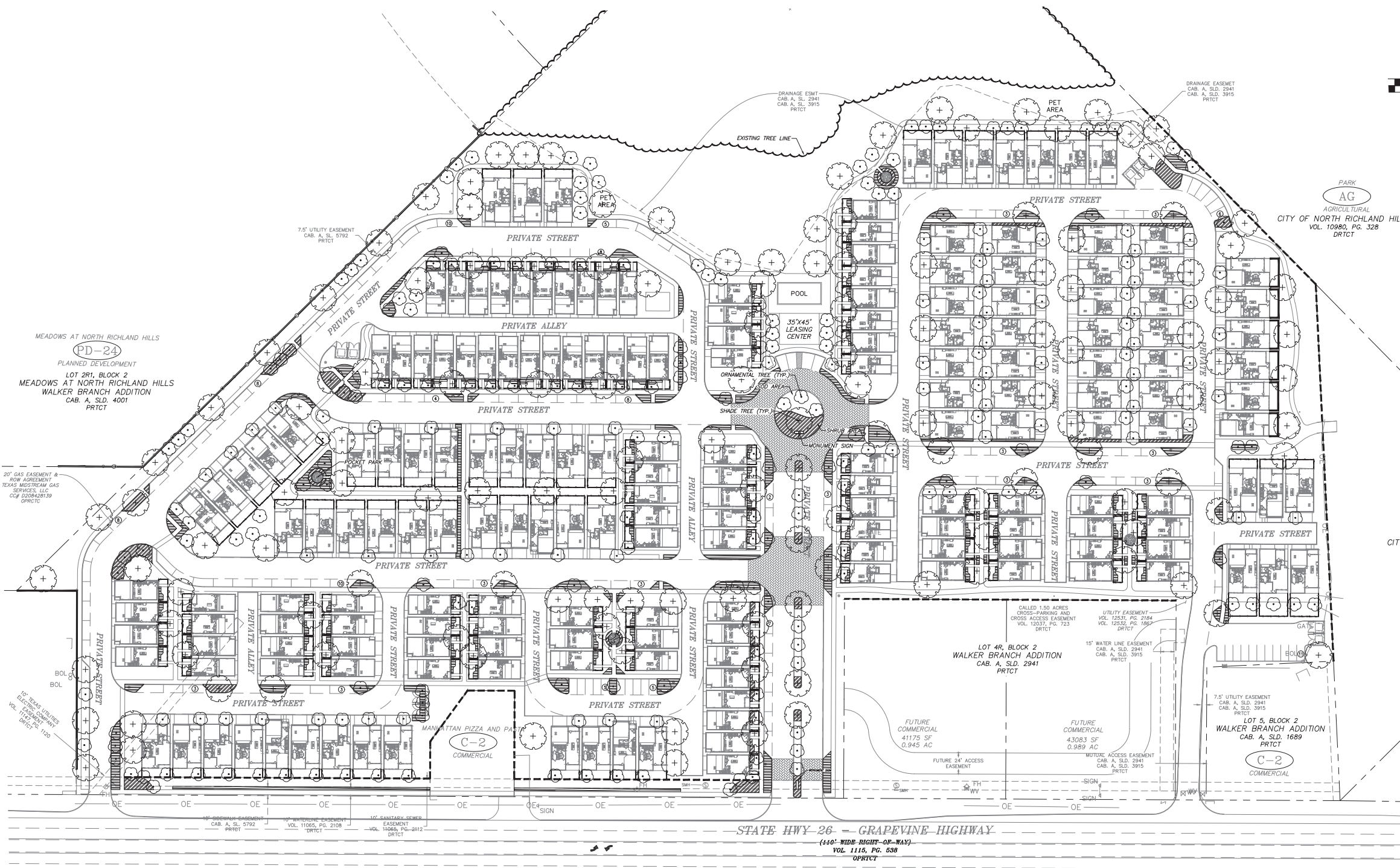
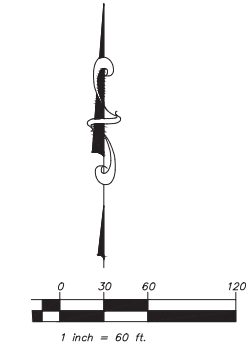
ECM DEVELOPMENT  
2201 E. LAMAR BLVD, SUITE 290  
ARLINGTON, TEXAS 76006  
CONTACT: NIKKI MOORE  
EMAIL: nmoore@ecmdev.com



lupus registration number: 1-2799  
lupus registration/license number: 10088000  
519 east border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mimatexas.com



**VICINITY MAP**  
NOT TO SCALE



PLANT SCHEDULE			
TREES	CODE	QTY	COMMON / BOTANICAL NAME
	ORN	256	ORNAMENTAL TREE
	SCT	137	SHADE/CANOPY TREE
SHRUB AREAS	CODE	QTY	COMMON / BOTANICAL NAME
	SGP	30,312 SF	SHRUB AND GROUNDCOVER PLANTING

	RESIDENTIAL LANDSCAPE DATA	
	REQUIRED	PROVIDED
(1) 3" TREE PER FRONT YARD	-	ONE 3" TREE IN EVERY OTHER LOT
(1) LARGE TREE PER 50' OF STREET FRONTAGE (648'/50')	13 TREES	20 TREES (14 OF THEM LOCATED IN BACKYARDS PER STAFF REQUEST)
(10) SMALL SHRUBS PER 50' OF STREET FRONTAGE (648'/50'*10')	130 SHRUBS	150 SHRUBS
CITY PRIVATELY MAINTAINED OPEN SPACE	-	370,000 SQ FT
MINIMUM 1 TREE PER 2,500 SQ FT OF LOT AREA (974512/2500)	-	393 TREES
ALL RESIDENTIAL LAWNS AND OPEN SPACE SHALL BE SOD OR SEED	-	ALL RESIDENTIAL LAWNS AND OPEN SPACE SHALL BE SOD OR SEED

**SUMMERWELL BOULEVARD 26  
CONCEPT LANDSCAPE PLAN  
NORTH RICHLAND HILLS, TEXAS**

**OWNERS:**  
GENE M. SNOW D/B/A  
GENE SNOW PROPERTIES  
6300 MIDWAY ROAD  
FORT WORTH, TEXAS 76117  
PHONE: 682-554-8065

**APPLICANTS/DEVELOPERS:**  
GREYSTAR  
600 E LAS COLINAS BLVD., SUITE 2100  
IRVING, TX 75039  
CONTACT: LAIRD SPARKS  
EMAIL: lsparks@greystar.com

TRS FEC IV, LLC  
420 S. ORANGE AVENUE, SUITE 270  
ORLANDO, FLORIDA 32801  
PHONE: 407-288-8949

ECM DEVELOPMENT  
2201 E. LAMAR BLVD, SUITE 290  
ARLINGTON, TEXAS 76006  
CONTACT: NIKKI MOORE  
EMAIL: nmoore@ecmdev.com

- PLANT MATERIAL NOTES:**
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS, MATCHING CHARACTER, AND FULL BRANCHING STRUCTURE.
  - ALL SHRUBS TO BE FULL AND UNIFORM BY SPECIES WITH MATCHING CHARACTER AND BRANCHING STRUCTURE.
  - EACH PLANT VARIETY MUST COME FROM A SINGLE SOURCE SUPPLIER IN ORDER TO MAINTAIN A CONSISTENT APPEARANCE.
  - ALL TREES, B&B AND CONTAINER TO BE NURSERY GROWN STOCK, WITH A WELL ESTABLISHED ROOT SYSTEM. COLLECTED SPECIMENS WILL BE REJECTED. CONTAINER GROWN PLANT MATERIAL MUST HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER, ABLE TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED, BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
  - ALL PLANT MATERIAL SHALL COMPLY WITH THE MINIMUM REQUIREMENTS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, TEXAS ASSOCIATION OF NURSERYMEN STANDARDS AND/OR AS STATED IN THE PLANT SCHEDULE, WHICHEVER IS MORE STRINGENT.

- GENERAL UTILITY NOTES:**
- ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
  - CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

PRELIMINARY FOR REVIEW ONLY  
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:  
Michael G. Martin  
L.A.#2836  
10/13/2021





**SUMMERWELL BOULEVARD 26  
CONCEPT LANDSCAPE PLAN  
NORTH RICHLAND HILLS, TEXAS**

**OWNERS:**

GENE M. SNOW D/B/A  
GENE SNOW PROPERTIES  
6300 MIDWAY ROAD  
FORT WORTH, TEXAS 76117  
PHONE: 682-554-8065

**APPLICANTS/  
DEVELOPERS:**

GREYSTAR  
600 E LAS COLINAS BLVD., SUITE 2100  
IRVING, TX 75039  
CONTACT: LAIRD SPARKS  
EMAIL: lsparks@greystar.com

TRS FEC IV, LLC  
420 S. ORANGE AVENUE, SUITE 270  
ORLANDO, FLORIDA 32801  
PHONE: 407-288-8949

ECM DEVELOPMENT  
2201 E. LAMAR BLVD, SUITE 290  
ARLINGTON, TEXAS 76006  
CONTACT: NIKKI MOORE  
EMAIL: nmoore@ecmdev.com

**LANDSCAPE ARCHITECT**

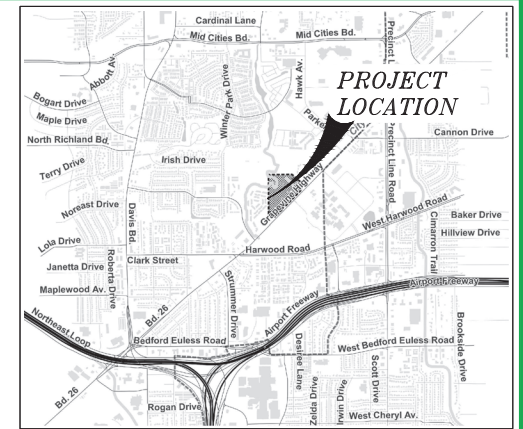
PRELIMINARY  
FOR REVIEW ONLY  
These documents are for  
Design Review and not  
intended for  
Construction, Bidding or  
Permit Purposes. They  
were prepared by, or  
under the supervision of:  
Michael G. Martin  
L.A.#2836  
08/24/2021



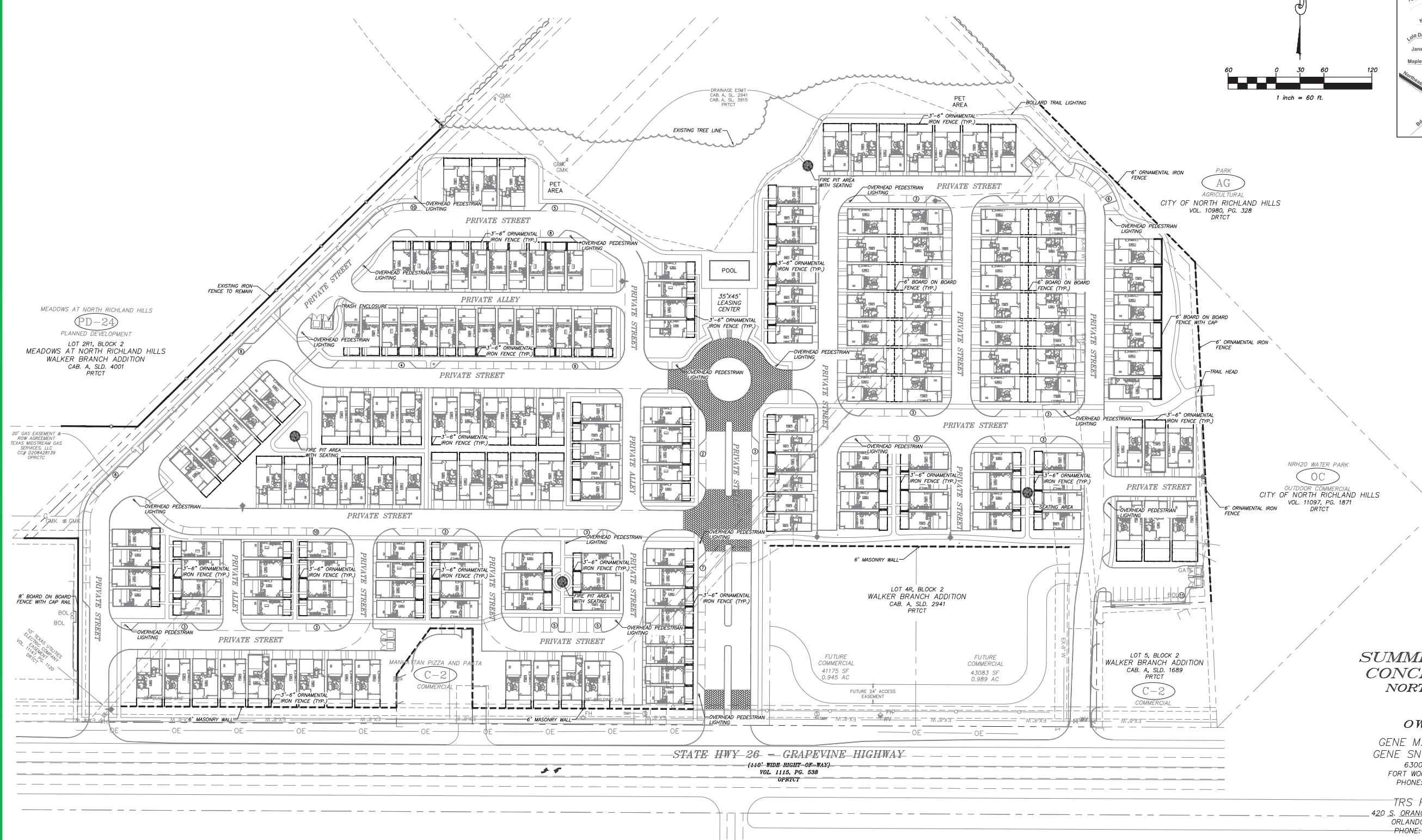
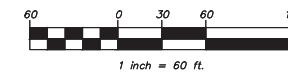
civil engineering surveying landscape architecture planning  
texas registration number: 1-2758  
ltpds registration/license number: 10088000  
519 east border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mma-texas.com

10/13/2021

DTD BY: LANDREY EDWARDS DATE: 08/24/2021 8:58 AM PATH: P:\03\00-00\00 Landscape Architecture\Construction Plans\03\00-00\03 Landscape Base.dwg



**VICINITY MAP**  
NOT TO SCALE



**SUMMERWELL BOULEVARD 26  
CONCEPT HARDSCAPE PLAN  
NORTH RICHLAND HILLS, TEXAS**

**OWNERS:**  
GENE M. SNOW D/B/A  
GENE SNOW PROPERTIES  
6300 MIDWAY ROAD  
FORT WORTH, TEXAS 76117  
PHONE: 682-554-8065

**APPLICANTS/DEVELOPERS:**  
GREYSTAR  
600 E LAS COLINAS BLVD., SUITE 2100  
IRVING, TX 75039  
CONTACT: LAIRD SPARKS  
EMAIL: lsparks@greystar.com

TRS FEC IV, LLC  
420 S. ORANGE AVENUE, SUITE 270  
ORLANDO, FLORIDA 32801  
PHONE: 407-288-8949

ECM DEVELOPMENT  
2201 E. LAMAR BLVD, SUITE 290  
ARLINGTON, TEXAS 76006  
CONTACT: NIKKI MOORE  
EMAIL: nmoore@ecmdev.com

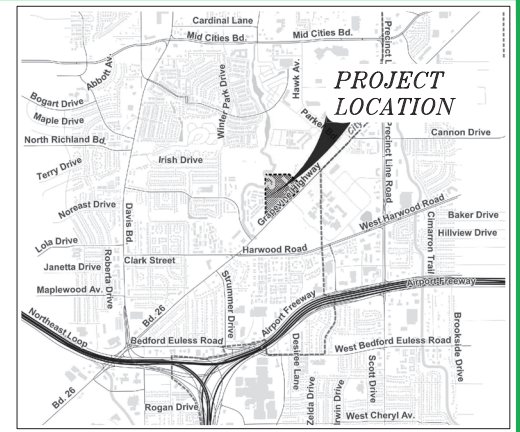
**LANDSCAPE ARCHITECT**



PRELIMINARY FOR REVIEW ONLY  
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:  
Michael G. Martin  
L.A.#2836  
10/13/2021

landscape architecture  
lpa registration number: 1 - 279  
lpa registration/license number: 1008800  
519 east border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmotexas.com

DRAWN BY: LANDSCAPE ARCHITECT DATE: 10/13/2021 10:56 AM PLOT: P:\106302020100\landscapes\Arch\Hardscape\Concept\Plan\mshp.dwg Scale: 1/8"=1'-0" Date Plotted: 10/13/2021 11:00



**VICINITY MAP**  
NOT TO SCALE



**SUMMERWELL BOULEVARD 26  
CONCEPTUAL ELEVATIONS  
NORTH RICHLAND HILLS, TEXAS**

**OWNERS:**  
GENE M. SNOW D/B/A  
GENE SNOW PROPERTIES  
6300 MIDWAY ROAD  
FORT WORTH, TEXAS 76117  
PHONE: 682-554-8065

**APPLICANTS/  
DEVELOPERS:**  
GREYSTAR  
600 E LAS COLINAS BLVD., SUITE 2100  
IRVING, TX 75039  
CONTACT: LAIRD SPARKS  
EMAIL: lsparks@greystar.com

TRS FEC IV, LLC  
420 S. ORANGE AVENUE, SUITE 270  
ORLANDO, FLORIDA 32801  
PHONE: 407-288-8949

ECM DEVELOPMENT  
2201 E. LAMAR BLVD, SUITE 290  
ARLINGTON, TEXAS 76006  
CONTACT: NIKKI MOORE  
EMAIL: nmoore@ecmdev.com



mima  
interior design & construction  
texas registration number: 1 - 2759  
texas registration/license number: 10088000  
519 east border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mimatexas.com