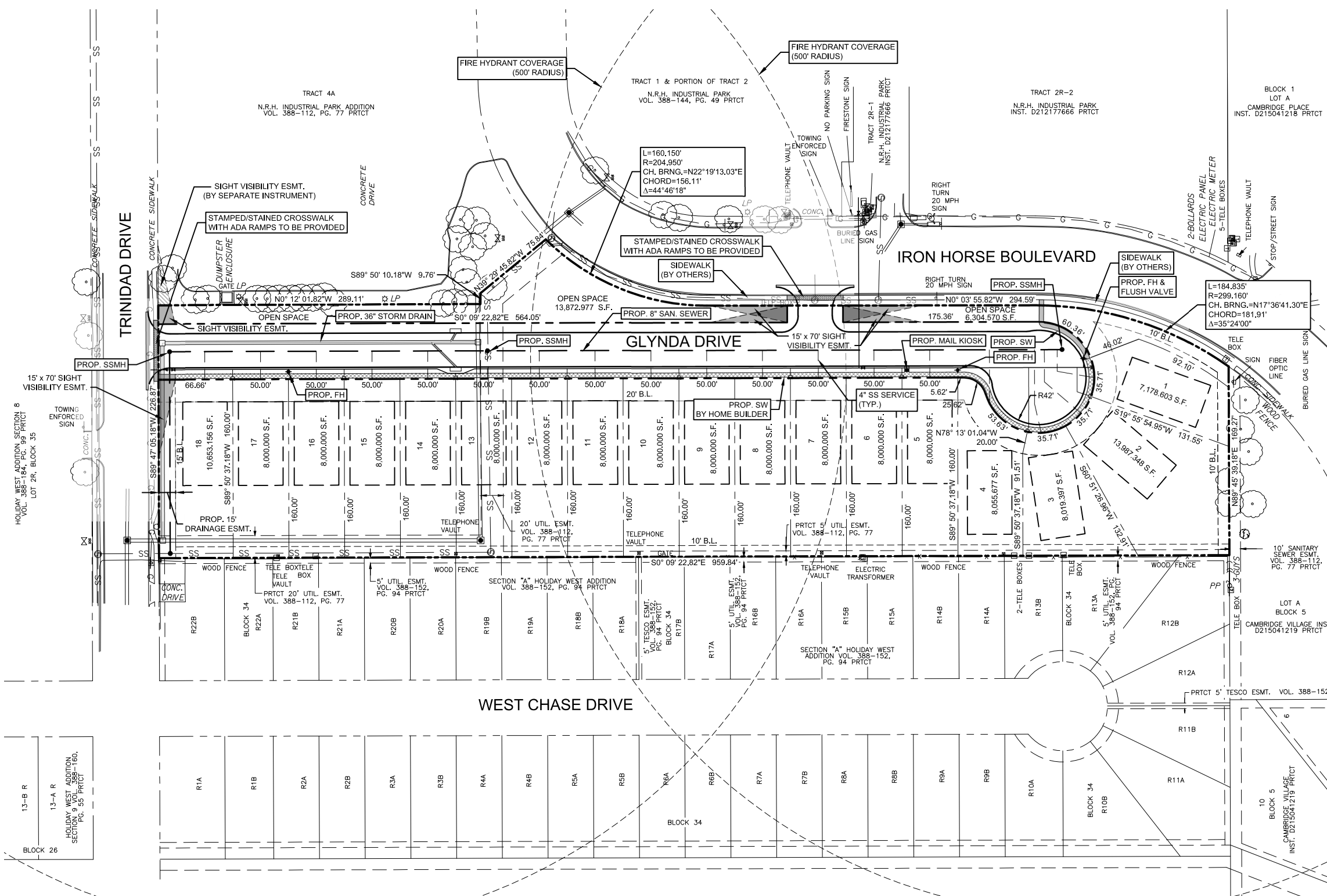
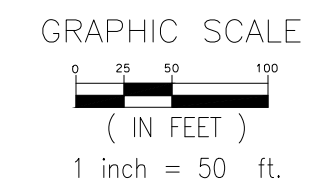
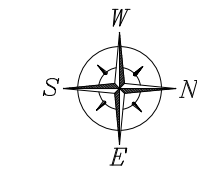
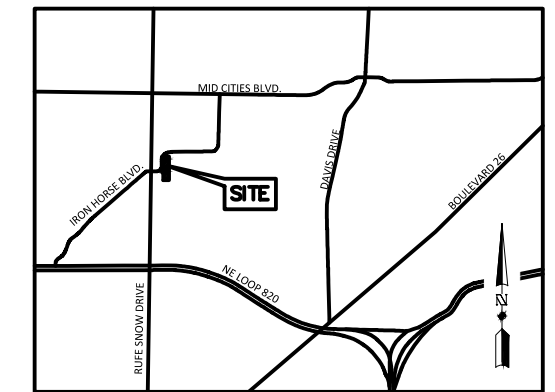


VICINITY MAP  
N.T.S.



SPACE UTILIZATION CHART			
SPACE TYPE	SQUARE FEET	ACRES	USE PERCENTAGE
TOTAL PROPERTY	218,238.942	5.010	100.000
SINGLE FAMILY (18 LOTS)	151,894.181	3.487	69.601
OPEN SPACE	20,177.546	0.463	9.242
PAVED SIDEWALKS (ON-SITE)	3,917.493	0.090	1.796
PAVED STREETS	31,462.939	0.722	14.411
TOTAL PAVED AREAS	35,380.432	0.812	16.208

DENSITY = 18 LOTS/5.010 ACRES= 3.593 LOTS PER ACRE

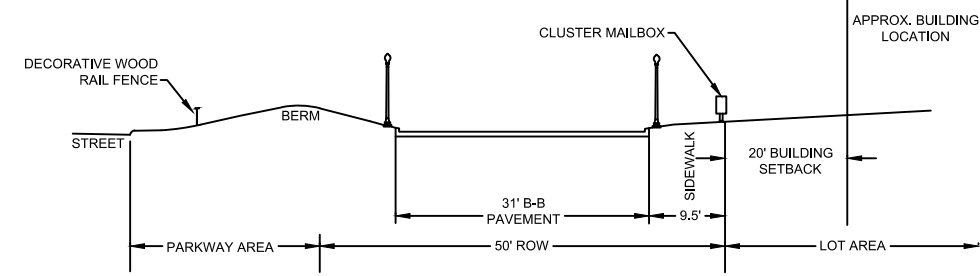
DWELLING UNIT No= 18  
DWELLING UNIT TYPE= SINGLE FAMILY RESIDENCE

FRONT BUILDING LINE= 20 ft.  
SIDE BUILDING LINE = 5 ft. min.  
REAR BUILDING LINE= 10 ft.

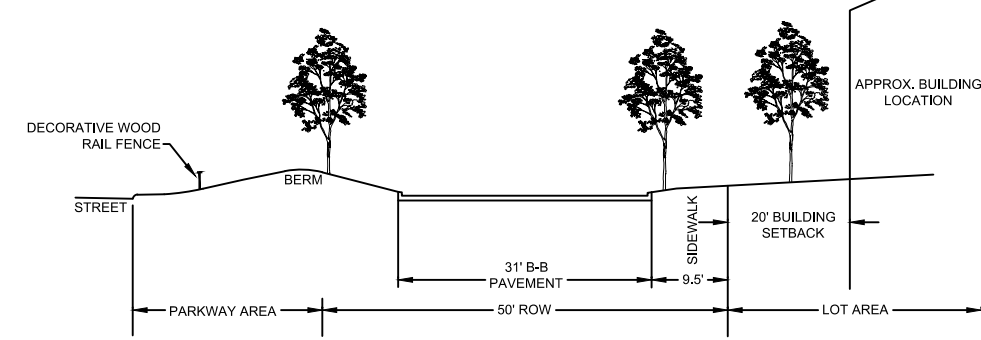
### ZONING SITE PLAN CAMBRIDGE MANOR

BEING 5.010 ACRE PORTION OF TRACT 4B, N.R.H. INDUSTRIAL PARK ADDITION RECORDED IN VOLUME 388-212, PAGE 77 PLAT RECORDS, TARRANT COUNTY, TEXAS & CONVEYED BY DEED AS "TRACT 1" TO CAMBRIDGE NRH HOLDINGS, LLC RECORDED UNDER INSTRUMENT No. D214061632 DEED RECORDS, TARRANT COUNTY, TEXAS

CURRENT ZONING: O-1  
PROPOSED ZONING: RI-PD



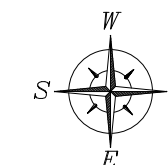
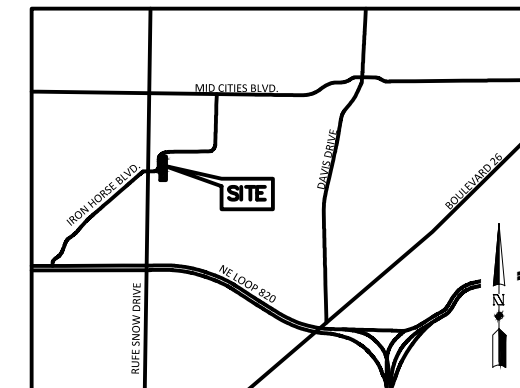
TYPICAL STREET STANDARDS  
NOT TO SCALE



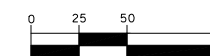
TYPICAL STREET STANDARDS - LOT TREES  
NOT TO SCALE

<p><b>OWNER</b></p> <p>CAMBRIDGE NRH HOLDINGS, 5137 DAVIS BOULEVARD NORTH RICHLAND HILLS, TEXAS 76180 817-281-3509 scott@sandlinhomes.com</p>	<p><b>NEEL-SCHAFFER</b> Solutions you can build upon</p> <p>NEEL-SCHAFFER, INC 2501 Avenue J, Suite 120, Arlington, Texas 76006 CONTACT: Philip B. Wolters, RPLS No. 5894 PHONE: 817-548-0696 EMAIL: phil.wolters@neel-schaffer.com TBPLS FIRM REGISTRATION NO. 10021800</p>

VICINITY MAP  
N.T.S.



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

SPACE UTILIZATION CHART			
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### ZONING SITE PLAN CAMBRIDGE MANOR

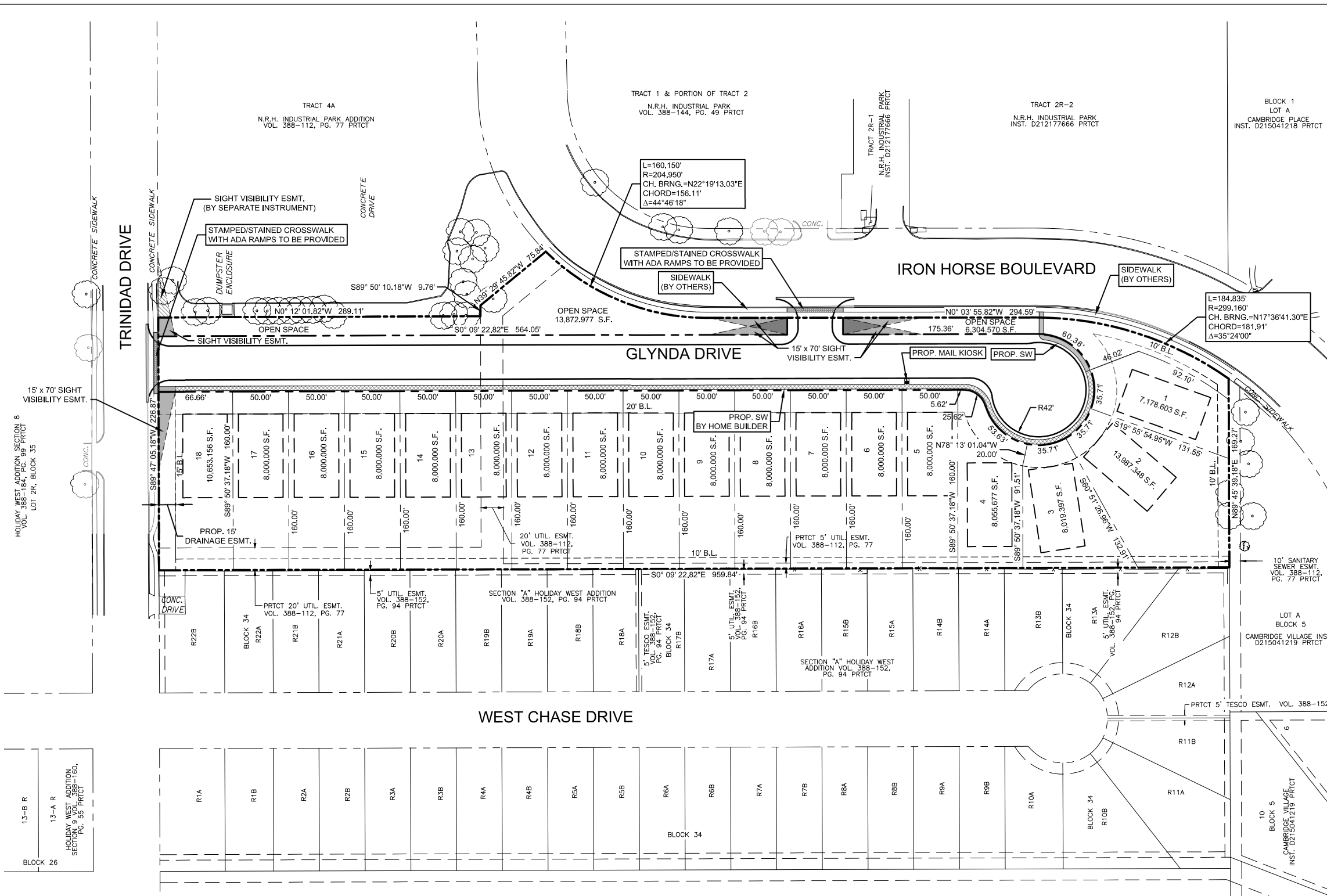
BEING 5.010 ACRE PORTION OF  
TRACT 4B, N.R.H. INDUSTRIAL PARK ADDITION  
RECORDED IN VOLUME 388-212, PAGE 77  
PLAT RECORDS, TARRANT COUNTY, TEXAS  
& CONVEYED BY DEED AS "TRACT 1" TO  
CAMBRIDGE NRH HOLDINGS, LLC  
RECORDED UNDER INSTRUMENT No. D214061632  
DEED RECORDS, TARRANT COUNTY, TEXAS

CURRENT ZONING: O-1  
PROPOSED ZONING: RI-PD

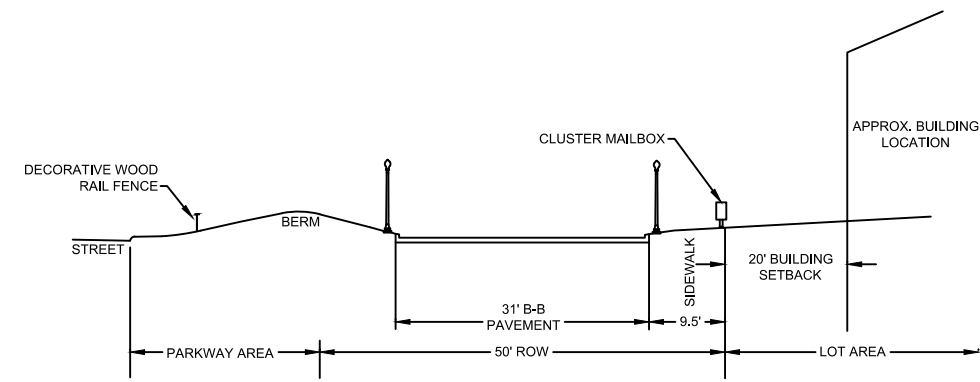
JANUARY 2023

Z19-004

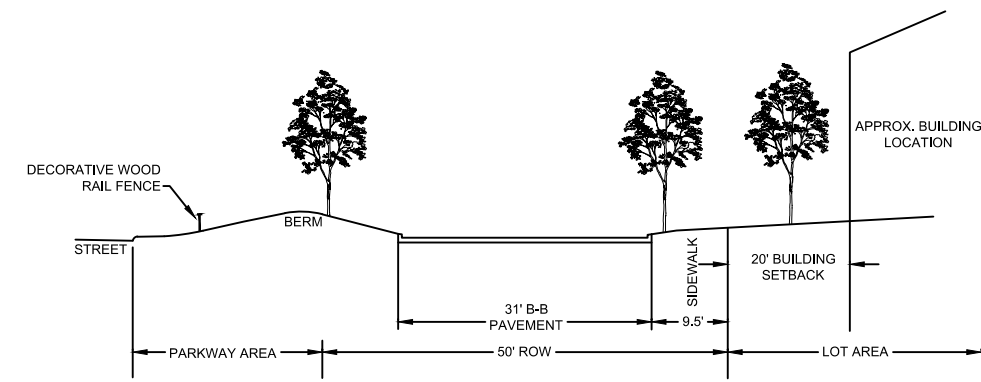
<p><b>OWNER</b></p> <p>CAMBRIDGE NRH HOLDINGS, 5137 DAVIS BOULEVARD NORTH RICHLAND HILLS, TEXAS 76180 817-281-3509 scott@sandlinhomes.com</p>	<p><b>NEEL-SCHAFFER</b> Solutions you can build upon</p> <p>NEEL-SCHAFFER, INC 2501 Avenue J, Suite 120, Arlington, Texas 76006 CONTACT: Philip B. Wolters, RPLS No. 5894 PHONE: 817-548-0696 EMAIL: phil.wolters@neel-schaffer.com TBPLS FIRM REGISTRATION NO. 10021800</p>
	<p>SHEET 2 OF 2</p>



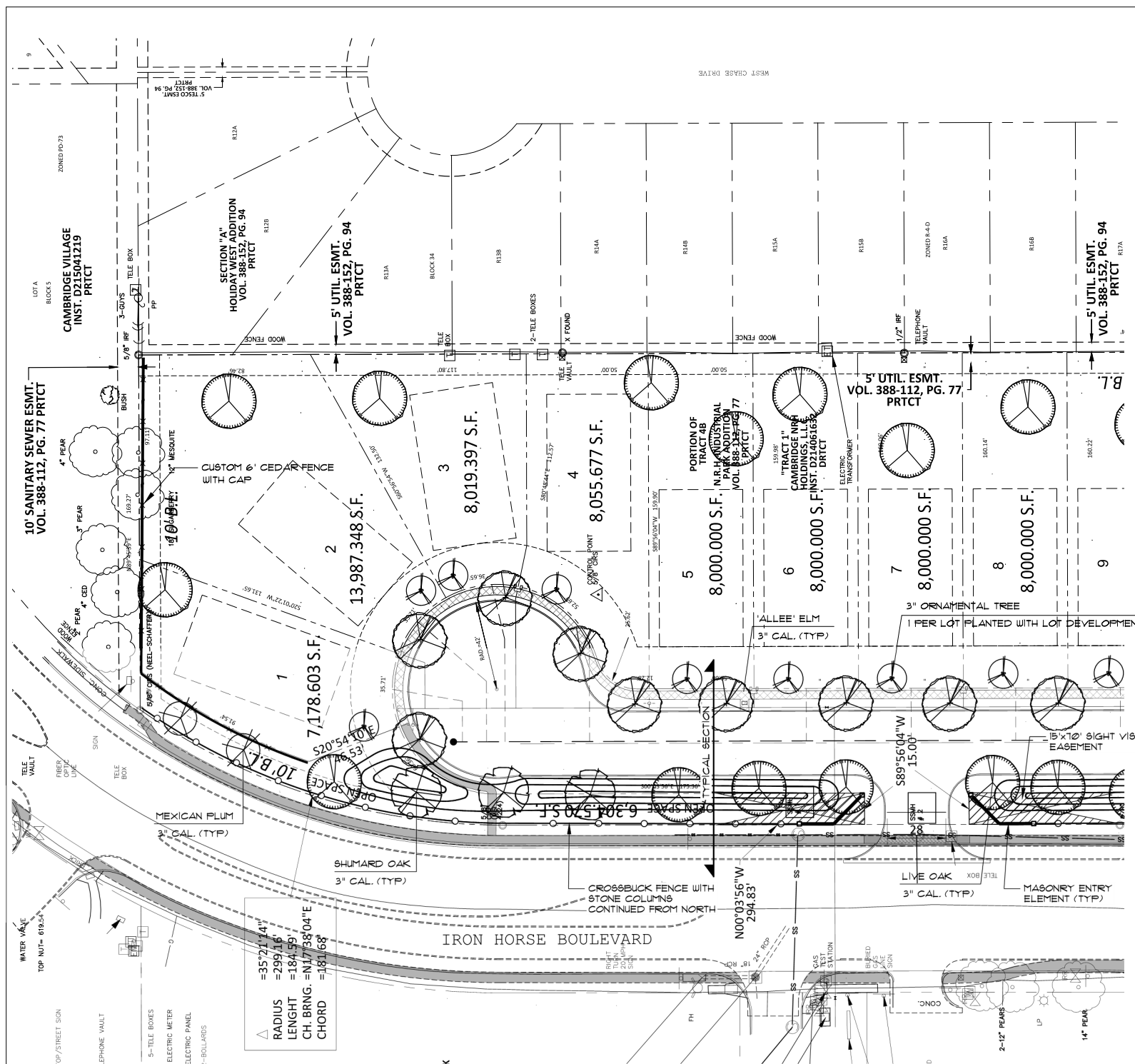
13-B R  
13-A R  
HOLIDAY WEST ADDITION  
SECTION 9 VOL. 388-160,  
PG. 55 PRCTCT  
BLOCK 26



TYPICAL STREET STANDARDS  
NOT TO SCALE

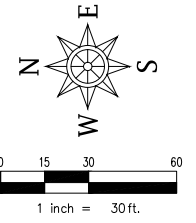
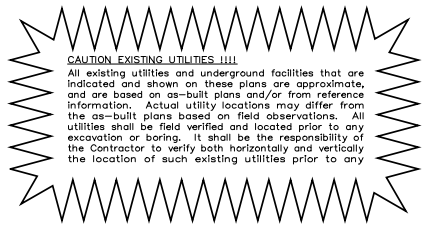


TYPICAL STREET STANDARDS - LOT TREES  
NOT TO SCALE



**LANDSCAPE NOTES:**

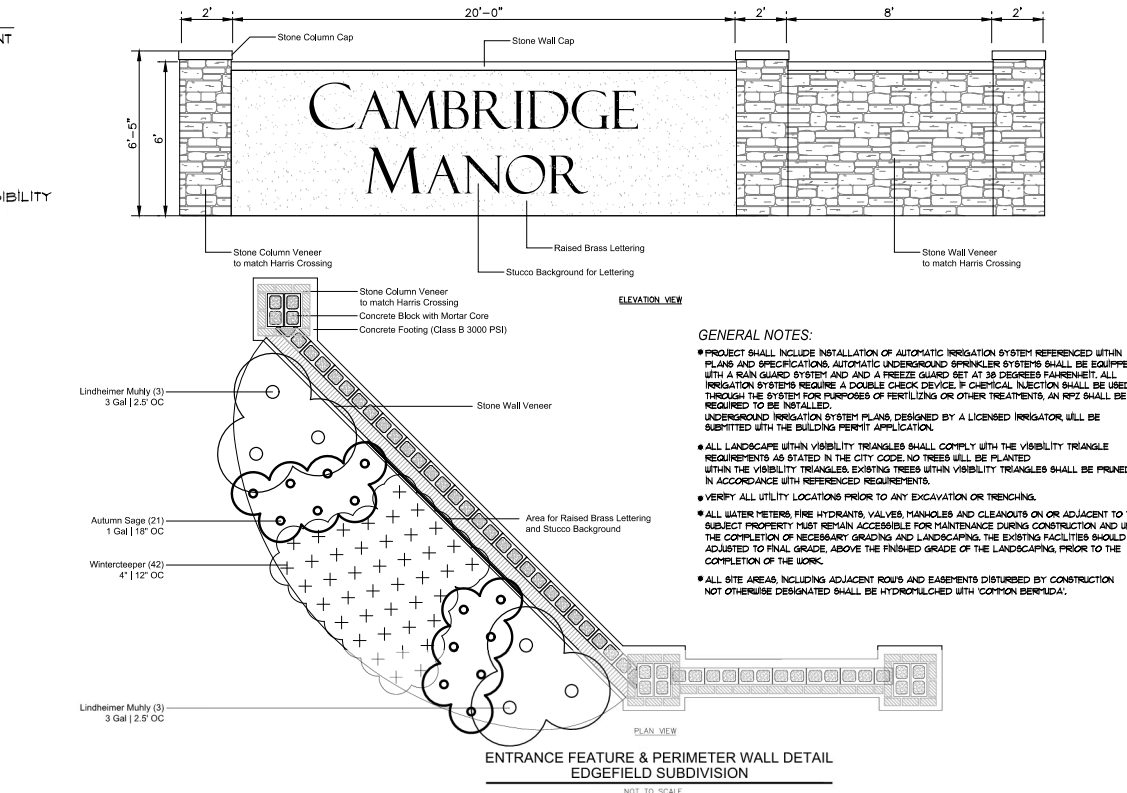
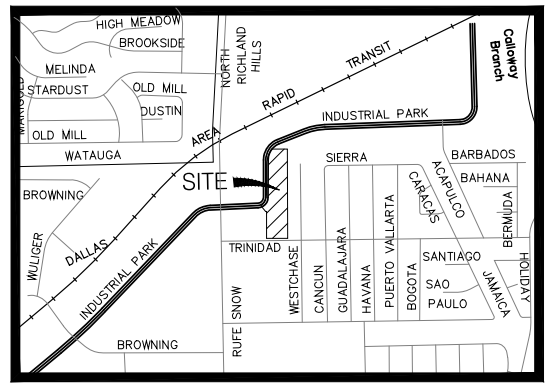
- EACH LOT WILL CONTAIN THREE TREES, ONE STREET TREE, ONE LARGE TREE AND ONE ORNAMENTAL TREE. ORNAMENTAL TREES SHALL BE SELECTED FROM OKLAHOMA REDBUD, DESERT WILLOW, VITEX, MEXICAN PLUM, REDBUD, OR YALPON. ALL LOT TREES SHALL BE INSTALLED AT THE TREE OF INDIVIDUAL LOT DEVELOPMENT.
- PUBLIC OPEN SPACE WEST OF CHARLOTTE LANE SHALL BE FULLY IRRIGATED TO SUPPORT LANDSCAPE.
- THE CROSSBUCK AND COLUMN FENCE NORTH OF THE SITE WILL BE EXTENDED SOUTH AND ALONG THE IRON HORSE FRONTAGE OF THIS PROPERTY.



**Landscape Legend**

Qty	Symbol	Common Name	Botanical Name	Plant Size
18	(Symbol)	Ornamental Tree	N/A	3" Cal.
3	(Symbol)	Holly, Yaupon	Ilex vomitoria	7'-8'
9	(Symbol)	Plum, Mexican	Prunus mexicana	3" Cal.
2	(Symbol)	Vitex	Agnus castus	3" Cal.
5	(Symbol)	Oak, Shumard	Quercus shumardii	3" Cal.
28	(Symbol)	Oak, Southern Live	Quercus virginiana	3" Cal.
21	(Symbol)	Elm, Albee	Ulmus crassifolia	3" Cal.

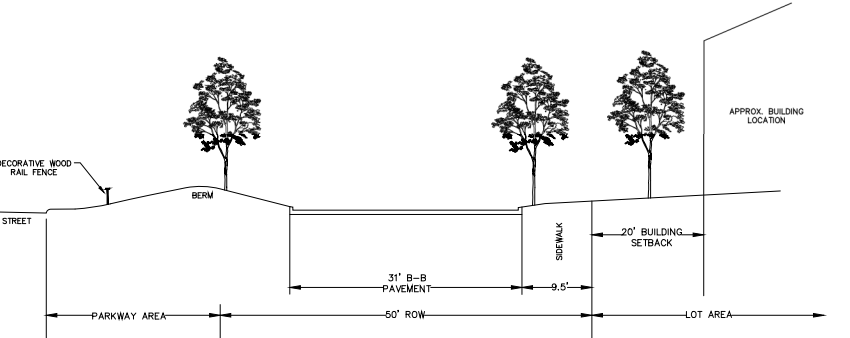
QUANTITIES ARE PROVIDED AS A COURTESY. CONTRACTOR TO VERIFY PRIOR TO BID.



- GENERAL NOTES:**
- PROJECT SHALL INCLUDE INSTALLATION OF AUTOMATIC IRRIGATION SYSTEM REFERENCED WITHIN PLANS AND SPECIFICATIONS. AUTOMATIC UNDERGROUND SPRINKLER SYSTEMS SHALL BE EQUIPPED WITH A RAIN GUARD SYSTEM AND A FREEZE GUARD SET AT 38 DEGREES FAHRENHEIT. ALL IRRIGATION SYSTEMS REQUIRE A DOUBLE CHECK DEVICE & CHEMICAL INJECTION SHALL BE USED THROUGH THE SYSTEM FOR PURPOSES OF FERTILIZING OR OTHER TREATMENTS. AN RPT SHALL BE REQUIRED TO BE INSTALLED.
  - UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
  - ALL LANDSCAPE WITHIN VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS STATED IN THE CITY CODE. NO TREES WILL BE PLANTED WITHIN THE VISIBILITY TRIANGLES EXISTING TREES WITHIN VISIBILITY TRIANGLES SHALL BE PRUNED IN ACCORDANCE WITH REFERENCED REQUIREMENTS.
  - VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY EXCAVATION OR TRENCHING.
  - ALL WATER METERS, FIRE HYDRANTS, VALVES, MANHOLES AND CLEANOUTS ON OR ADJACENT TO THE SUBJECT PROPERTY MUST REMAIN ACCESSIBLE FOR MAINTENANCE DURING CONSTRUCTION AND UPON THE COMPLETION OF NECESSARY GRADING AND LANDSCAPING THE EXISTING FACILITIES SHOULD BE ADJUSTED TO FINAL GRADE, ABOVE THE FINISHED GRADE OF THE LANDSCAPING, PRIOR TO THE COMPLETION OF THE WORK.
  - ALL SITE AREAS, INCLUDING ADJACENT ROADS AND EASEMENTS DISTURBED BY CONSTRUCTION NOT OTHERWISE DESIGNATED SHALL BE HYDROFLUSHED WITH COPPER BERMUDA.

**GENERAL SPECIFICATIONS:**

1. IRRIGATION: INSTALLATION SHALL BE CONSISTENT WITH LANDSCAPE IRRIGATION PLAN. AVOID PIPING CONFLICTS WITH EXISTING AND PROPOSED PLANT MATERIALS. PLACE LAWN AREAS ON SEPARATE ZONES FROM GRASS/COVER/SHRUB BEDS. INSTALL RAINFREEZE GUARD ON SYSTEM AND SET AT 38 DEGREES. THE DESIGN AND TRENCHING FOR IRRIGATION SYSTEMS SHALL NOT CROSS THE CRITICAL ROOT ZONES OF PRESERVED TREES. THE IRRIGATION TRENCHES SHOULD BE LOCATED OUTSIDE OF THE CRITICAL ROOT ZONE AND DESIGNED TO THROW TOWARD THE AREA WITHIN THE DRIP LINE OF THE TREE. ANY TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE SHALL BE DONE BY HAND AND ENTER THE AREA IN A RADIAL MANNER SUCH AS IN BICYCLE SPOKE CONFIGURATION.
2. PLANT MATERIALS: PLANTS SHALL BE NURSERY GROWN, HEALTHY, VIGOROUS, WELL BRANCHED, OF NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE FREE FROM DEFECTS, INJURIES, DISEASES OR STATIONS. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED BY SPECIES. ALL SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. FURNISH ALL WORK REQUIRED TO COMPLETE THE LANDSCAPING INDICATED BY THE DRAWING AND FURNISH ALL SUPPLEMENTARY ITEMS NECESSARY FOR ITS PROPER INSTALLATION. WARRANTY ALL PLANT MATERIALS FOR ONE YEAR UPON FINAL ACCEPTANCE. REMOVE EXCESSIVE SOIL AND OTHER MATERIALS AND LEAVE SITE IN A CLEAN AND ORDERLY CONDITION.
3. LAWN: ALL LAWN AREAS OR DISTURBED AREAS OF THE SITE NOT OTHERWISE DESIGNATED SHALL RECEIVE COMMON BERMUDA SOG. CONTRACTORS SHALL MAINTAIN LAWN AREAS UNTIL AN ACCEPTABLE STAND IS ACHIEVED. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION IF REQUIRED, AS NOTED ON PLANS AND SHALL MAINTAIN UNTIL AN ACCEPTABLE STAND IS ACHIEVED. ALL LAWN AREAS SHALL RECEIVE A MIN. 4" SURFACE LAYER OF APPROVED, STOCKPILED SITE TOPSOIL, OR APPROVED, IMPORTED TOPSOIL.
4. MAINTENANCE: THE OWNER, TENANT AND THEIR AGENT, IF ANY SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED OR REPAIRED WITHIN 48 HOURS AFTER NOTICE BY THE CITY TO PREVENT WASTE OF WATER. IF THE NECESSARY REPAIRS ARE NOT MADE WITHIN 14 DAYS THE CITY, IN ADDITION TO ALL OTHER LEGAL REMEDIES MAY TERMINATE THE WATER SERVICE TO THE PROPERTY.
5. STEEL EDGING: INSTALL 3/16" X 4" STEEL EDGING (PRO-STEEL OR EQUAL) WHERE NOTED ON PLAN.



**IMPROVEMENTS TO**  
**CAMBRIDGE MANOR**  
**NORTH RICHLAND HILLS, TEXAS**

DIRECTOR	PROJ. ARCH.
GP	GP
DESIGNER	DRAWN BY
GP	LDL
SHEET TITLE	

LANDSCAPE PLAN	ISSUE DATE
AUGUST 15, 2022	
REVISIONS	

PROJECT NO.	22-007
SHEET NO.	L1.00



