



Residential Site Data		
Townhome Units		94
Common Areas		16
Residential Lots	56.64%	5.33 ac.
Open Space	11.58%	1.09 ac.
R.O.W. Street	22.00%	2.07 ac.
R.O.W. Alley	7.76%	0.73 ac.
R.O.W. Dedication (Kilmer Dr. & Meadow Crest Dr.)	2.02%	0.19 ac.
Res. Gross Acreage	100.00%	9.41 ac.
Site Data		
Gross Residential Acreage		9.41
Gross Residential Density		9.99
Parallel Parking Spaces (Kilmer Ct. & Meadow Crest Dr.)		33
Lot Summary		
Residential Lots		94
Minimum Building Lot Area		2,250 s.f.
Common Areas		16
L.U.D. / Zoning		
Existing:	Medium Density Residential / C-1 & O-1	
Proposed:	Medium Density Residential / RI-PD	

Engineer:  
Corwin Engineering  
200 W Belmont Dr., Suite E  
Allen, TX 75013  
Tel: 972-396-1200

Applicant:



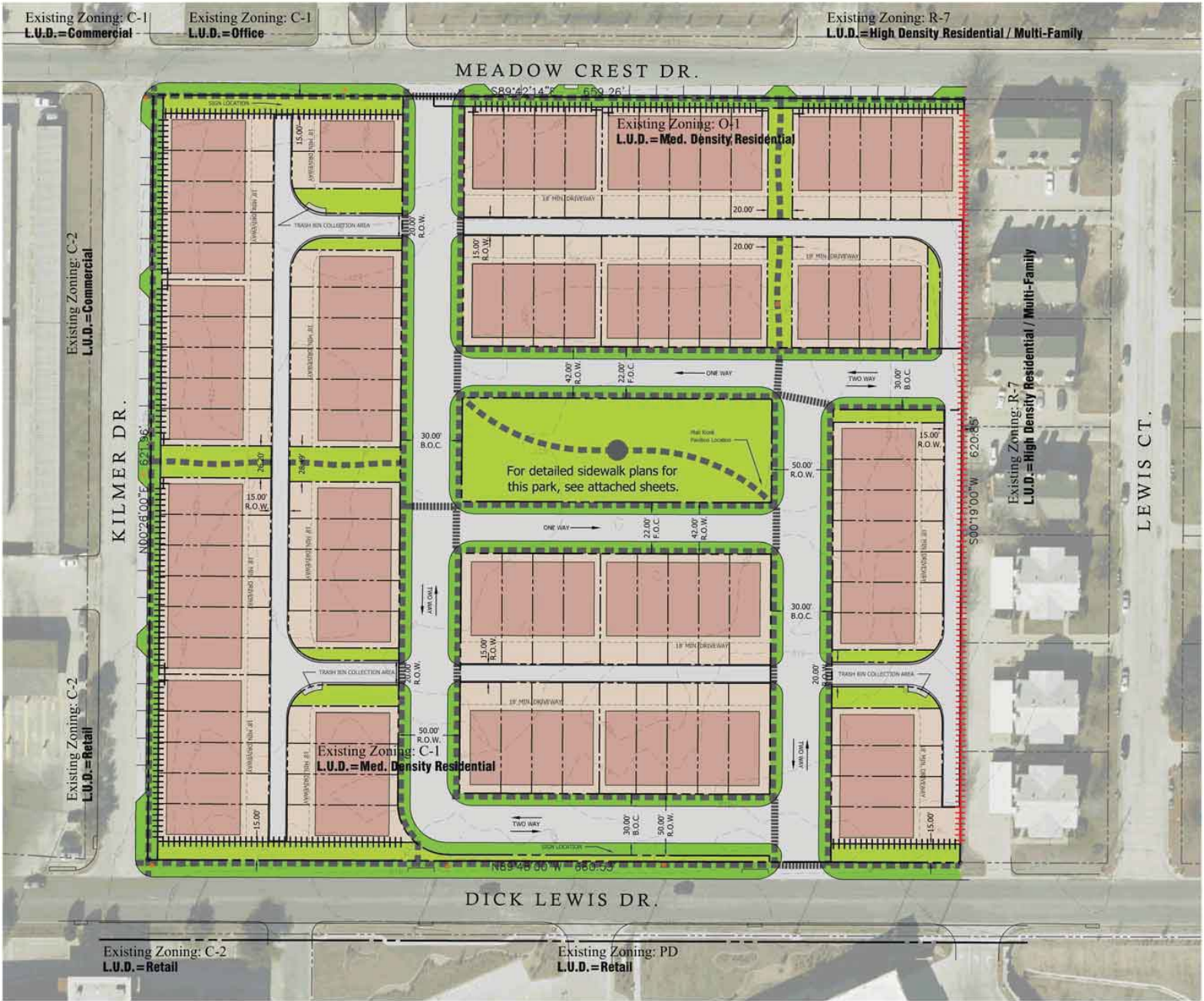
CalAtlantic Homes  
2600 Network Blvd., Suite 600  
Frisco, TX 75034  
Tel: 469-731-3100

Planner:



SAGE GROUP, INC.  
Master Planning  
Urban Design  
Architecture  
Landscape Architecture  
1130 N. Carroll Ave., Ste. 200  
Southlake, Texas 76092  
TEL: 817-424-2626

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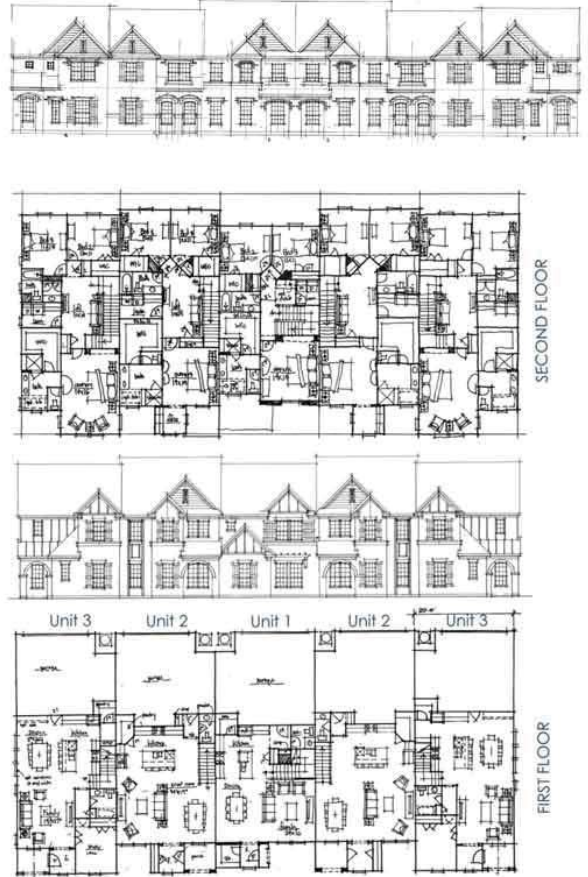


Legend	
5' Concrete Trail	-----
4' Iron Fence with Intermittent Masonry Columns	=====
Retain Existing Fence	=====
Common Open Space / Landscaped Areas	=====
Townhome Lots	=====

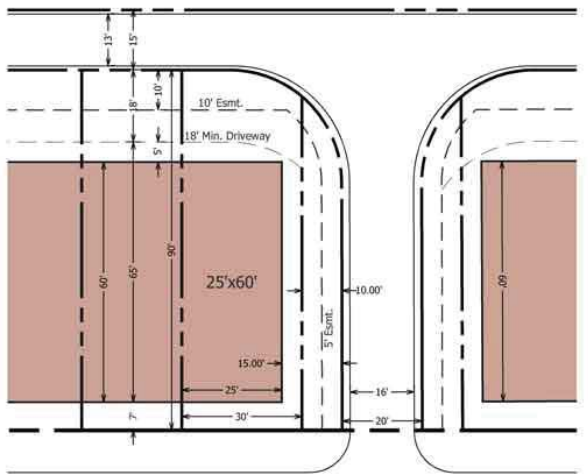
Zoning District Comparison		
	City RI-PD District	Meadow Crest
Min. Lot Area	3,000 s.f.	2,250 s.f.
Min. Interior Lot Width	30'	25'
Min. Corner Lot Width	N/A	30'
Min. Lot Depth	none	90'
Min. Dwelling Unit Size	2,000 s.f.	1,700 s.f.
Min. Front Building Line	15'	7'
Min. Side Building Line	none**	5'
Min. Rear Building Line	10'	23'
Max. Structure Height	38'	38'
Rear Yard Open Space Area	20% of Lot Area	N/A
Garage Setback	N/A	18'

\*15' side yard where side yard abuts a residential zoning district.  
\*\*Except for corner lots, which shall have 15' on the side yard adjacent to a side street & not less than six' on the other side of the lot.

Examples of: Possible Building Floor Plans & Elevations



TYPICAL LOT DETAIL  
1" = 20'



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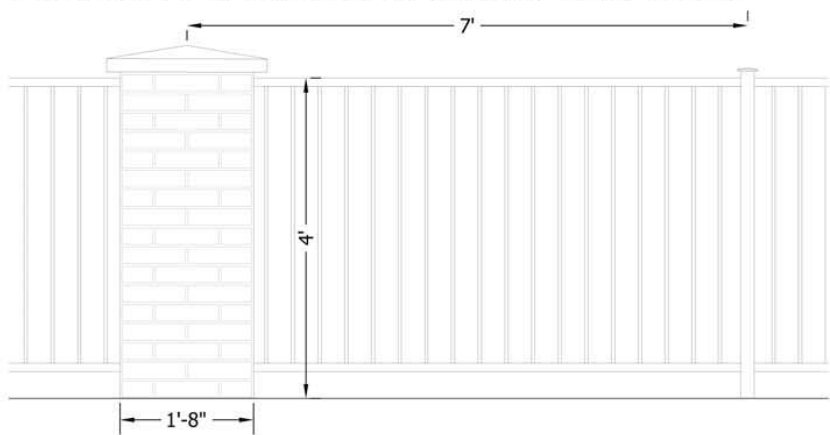
# Meadow Crest

North Richland Hills, Tarrant County, Texas



For detailed landscape plans, see attached sheets.

Conceptual 4' Iron Fence with Intermittent Masonry Columns



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Corwin Engineering  
200 W Belmont Dr., Suite E  
Allen, TX 75013  
Tel: 972-396-1200

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Planner:

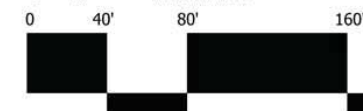


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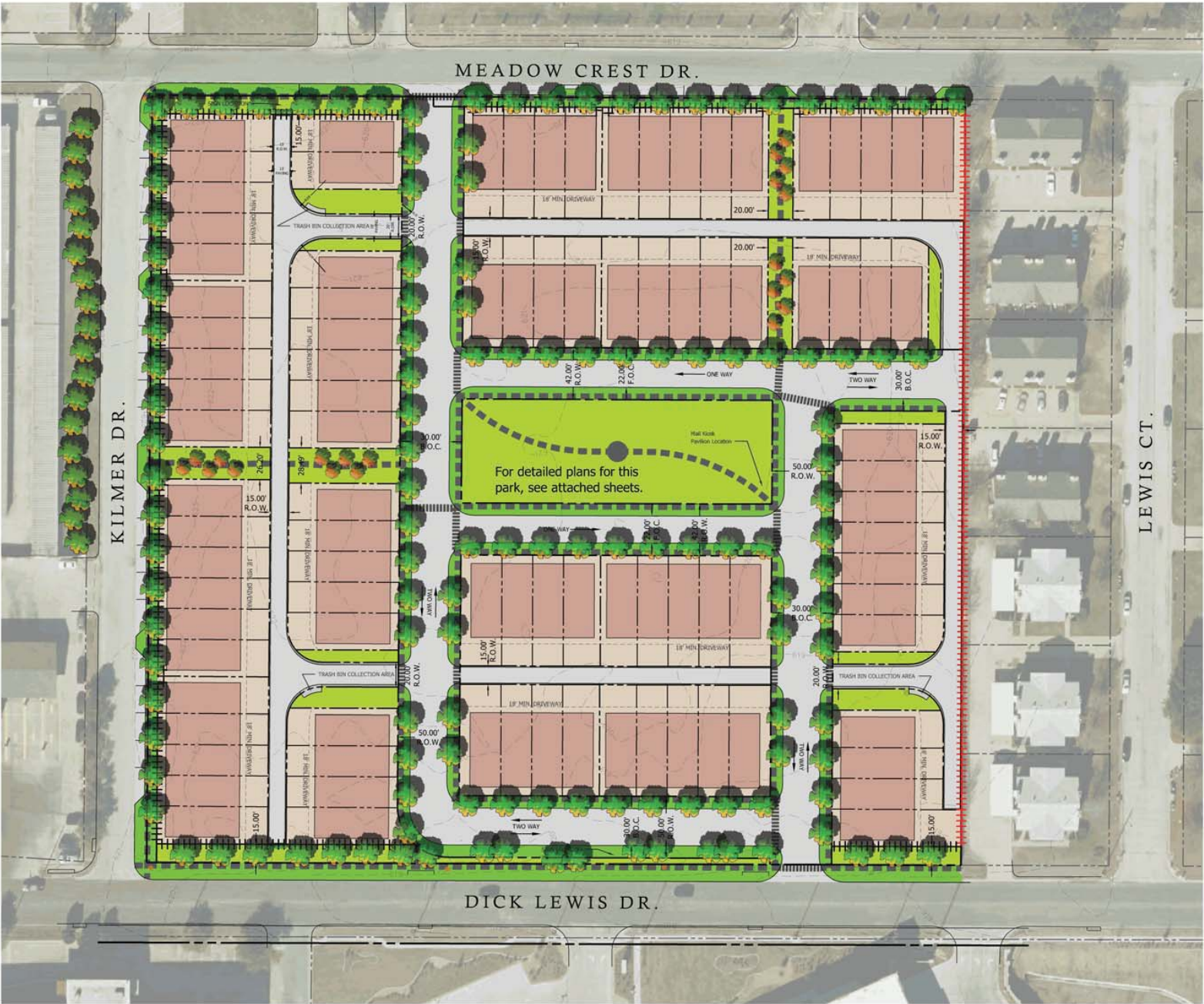
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1" = 40'



# Landscape Plan



**Legend**

5' Concrete Trail

4' Iron Fence with Intermittent Masonry Columns

Retain Existing Fence

Common Open Space / Landscaped Areas

Townhome Lots

Tree from the city's approved Large Tree List

Tree from the city's approved Ornamental Tree List

Shrub from the city's approved Shrub List

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Meadow Crest

North Richland Hills, Tarrant County, Texas





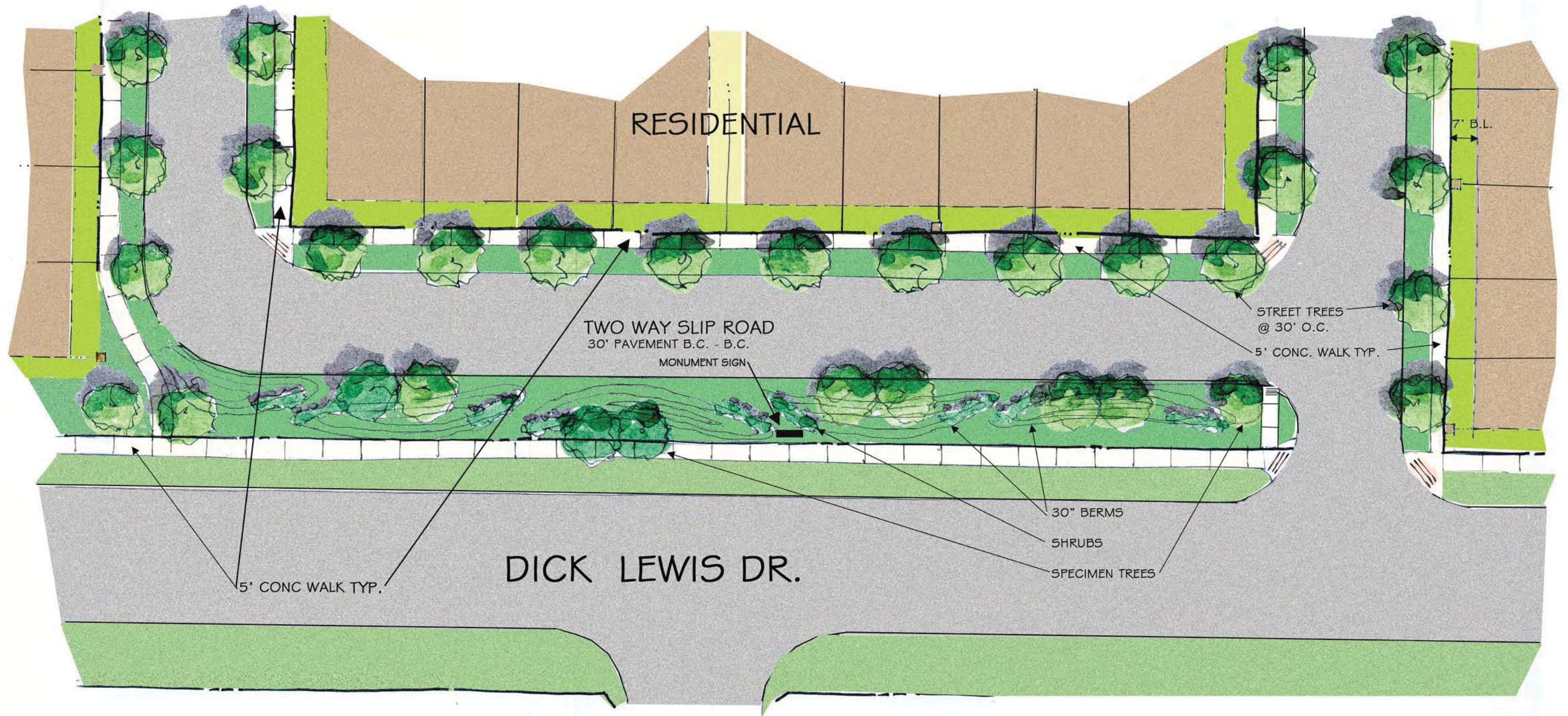
## PARK PLAN AND SURROUNDING RESIDENTIAL

**MEADOW CREST**  
NORTH RICHLAND HILLS TEXAS



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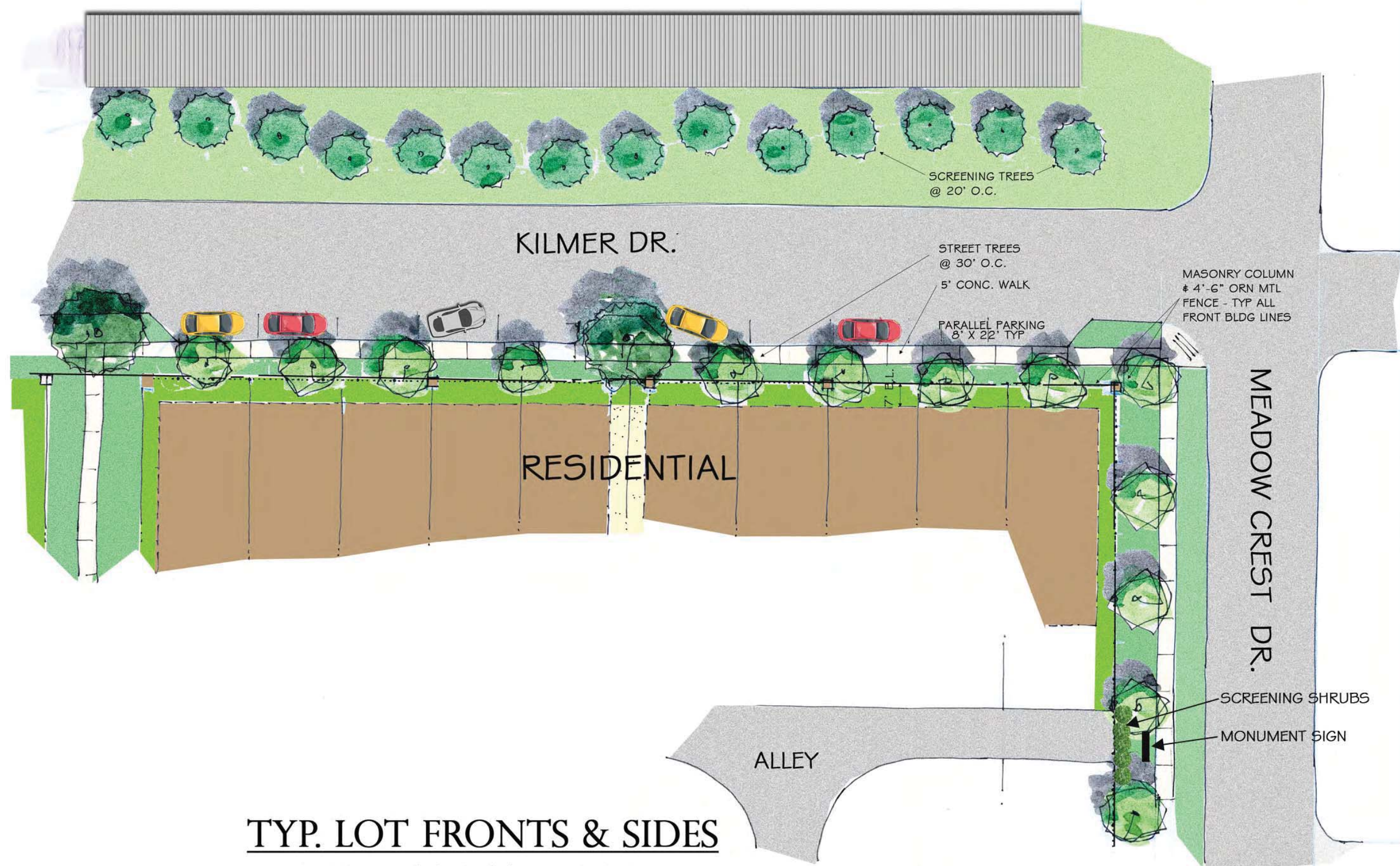


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## PLAN OF LANDSCAPED SLIP RD

**MEADOW CREST**  
IN NORTH RICHLAND HILLS





**TYP. LOT FRONTS & SIDES**  
**PARALLEL STREET PARKING -**  
**KILMER AT MEADOW CREST**

**MEADOW CREST**  
**IN NORTH RICHLAND HILLS**





SECTION THRU 42' R.O.W. ONE-WAY STREET AROUND PARK



SECTION THRU TYP. 50' R.O.W. TWO-WAY STREET

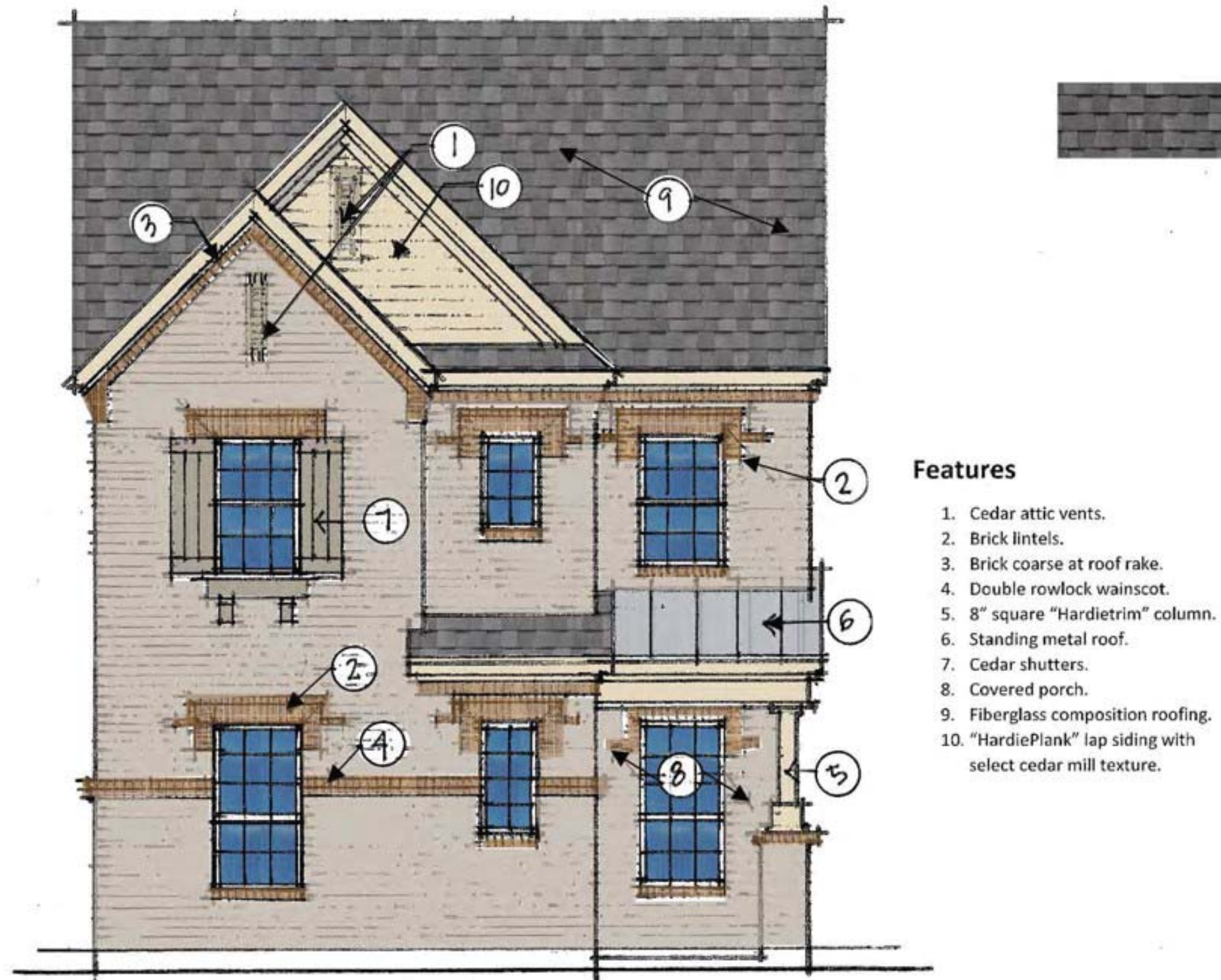












#### Features

1. Cedar attic vents.
2. Brick lintels.
3. Brick coarse at roof rake.
4. Double rowlock wainscot.
5. 8" square "Hardietrim" column.
6. Standing metal roof.
7. Cedar shutters.
8. Covered porch.
9. Fiberglass composition roofing.
10. "HardiePlank" lap siding with select cedar mill texture.

**TYPICAL FRONT ELEVATION: MATERIAL  
IDENTIFICATION**



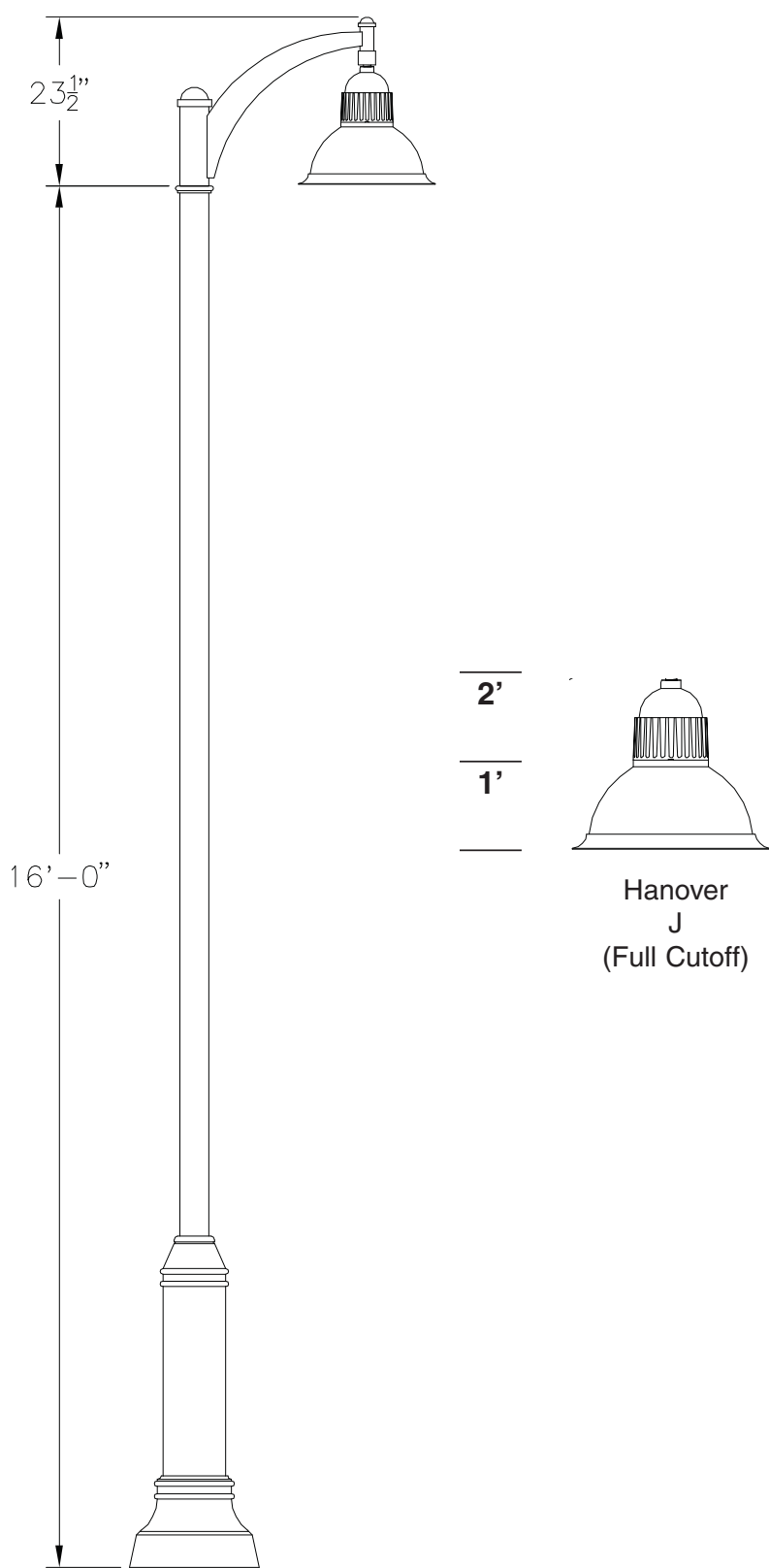


  
CALATLANTIC  
GROUP, INC.™

MEADOW CREST

TYPICAL "END UNIT" ELEVATION  
Reflects Elevation A





**Philadelphia Style Pole**

\* Because of different tenon size, ONLY the Hanover Luminaire and bracket arm can be used with the Philadelphia style pole.

**Luminaire Notes:**

- Luminaires are available with a light source of 175 Watt Metal Halide or 100 Watt High Pressure Sodium.
- A thru G luminaire styles, when used with the “V” Victorian bracket, require special type luminaires and photo cells.
- H and I luminaires cannot be used on “V” Victorian bracket.

**Bracket Notes:**

- Capitol bracket (C) mounts two luminaires of styles A thru I.
- Victorian bracket (V) mounts three luminaires of styles A thru G. Styles H and I cannot be used.





Street Signs:



Enhanced Cluster Mailboxes:

