

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

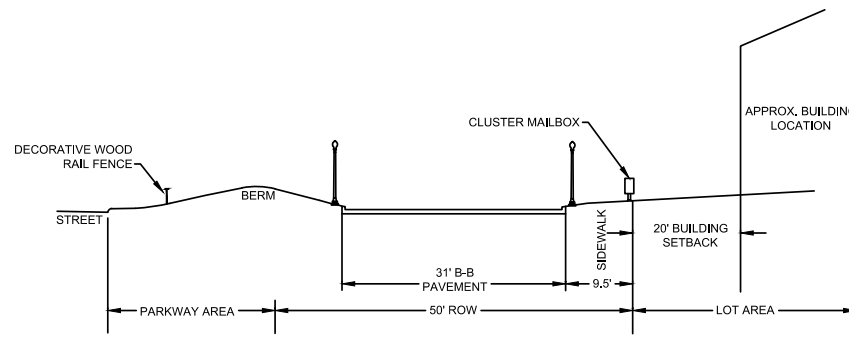
DENSITY = 18 LOTS/5.010 ACRES= 3.593 LOTS PER ACRE  
 DWELLING UNIT No= 18  
 DWELLING UNIT TYPE= SINGLE FAMILY RESIDENCE  
 FRONT BUILDING LINE= 20 ft.  
 SIDE BUILDING LINE = 5 ft. min.  
 REAR BUILDING LINE= 10 ft.

**ZONING SITE PLAN  
CAMBRIDGE MANOR**

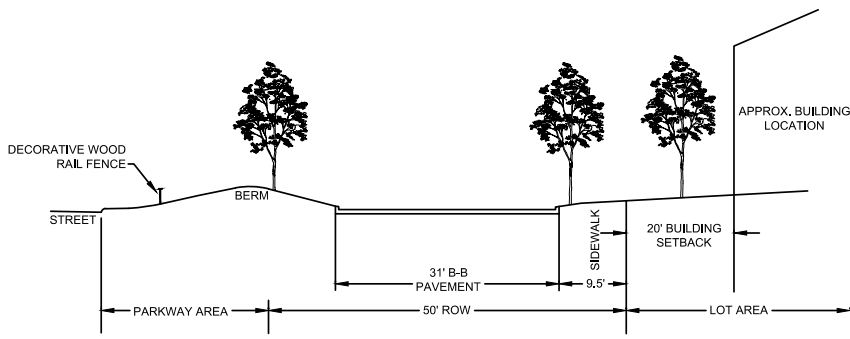
BEING 5.010 ACRE PORTION OF TRACT 4B, N.R.H. INDUSTRIAL PARK ADDITION RECORDED IN VOLUME 388-212, PAGE 77 PLAT RECORDS, TARRANT COUNTY, TEXAS & CONVEYED BY DEED AS "TRACT 1" TO CAMBRIDGE NRH HOLDINGS, LLC RECORDED UNDER INSTRUMENT No. D214061632 DEED RECORDS, TARRANT COUNTY, TEXAS  
**CURRENT ZONING: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

JANUARY 2023

719-004



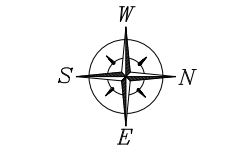
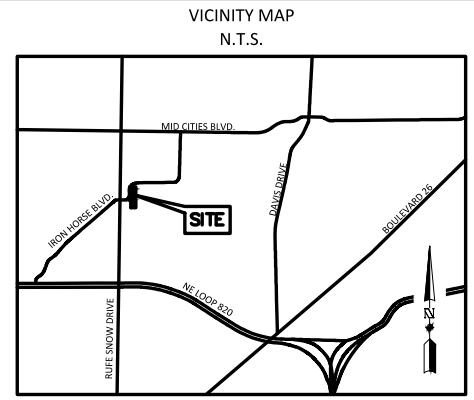
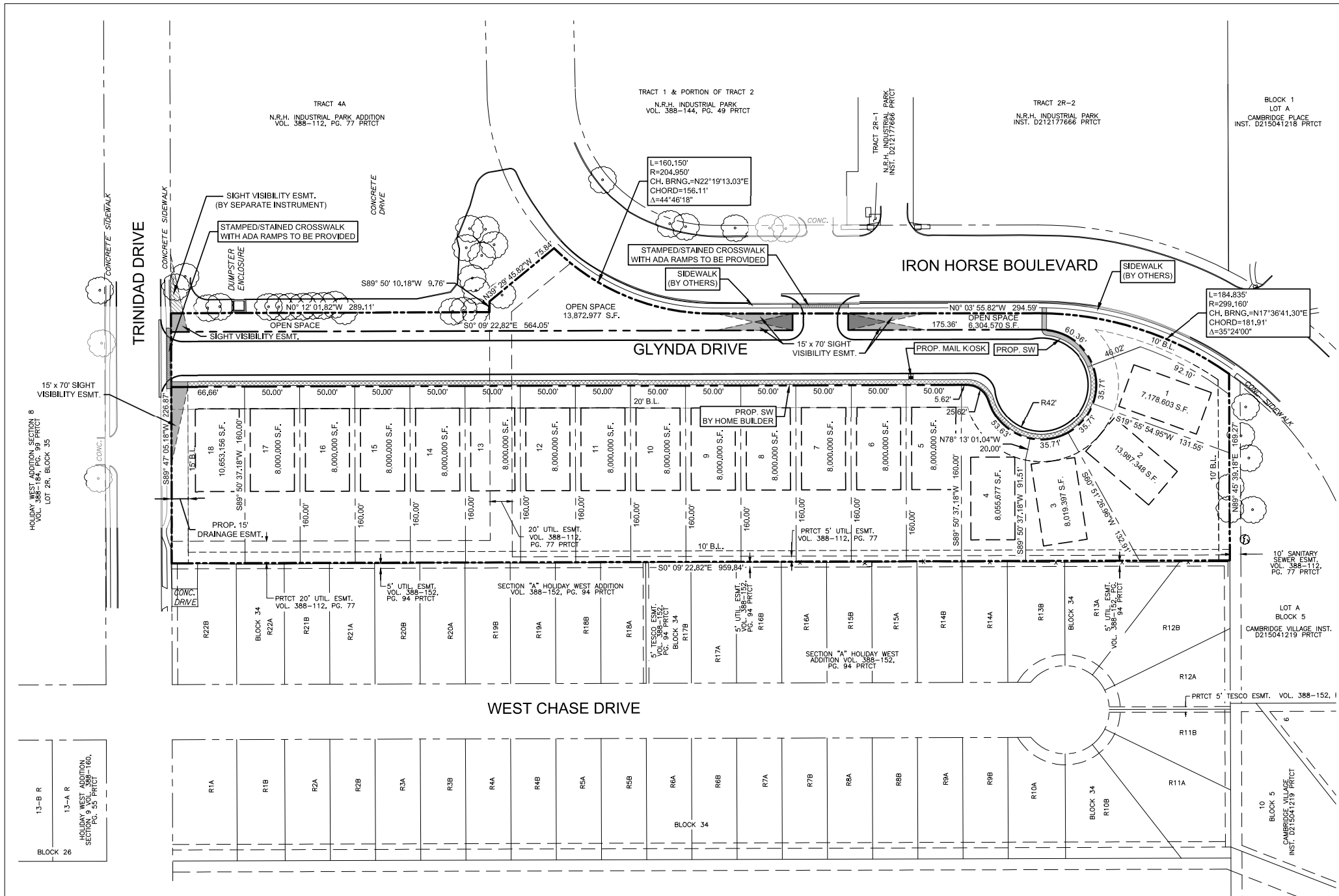
TYPICAL STREET STANDARDS  
NOT TO SCALE



TYPICAL STREET STANDARDS - LOT TREES  
NOT TO SCALE

**OWNER**  
 CAMBRIDGE NRH HOLDINGS,  
 5137 DAVIS BOULEVARD  
 NORTH RICHLAND HILLS, TEXAS 76180  
 817-281-3509  
 scott@sandlinhomes.com

**NEEL-SCHAFFER**  
*Solutions you can build upon*  
 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



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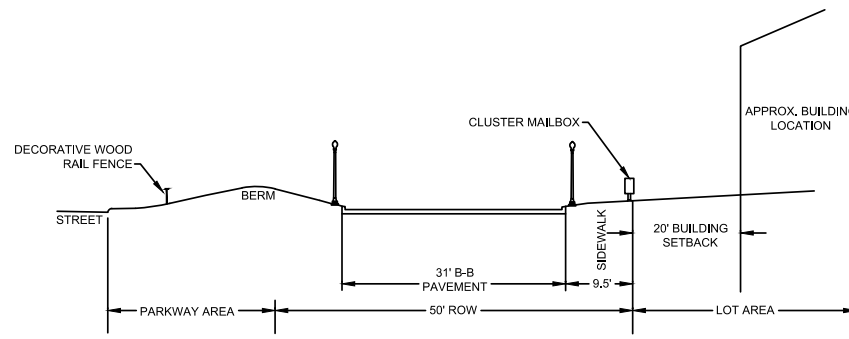
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**ZONING SITE PLAN  
CAMBRIDGE MANOR**

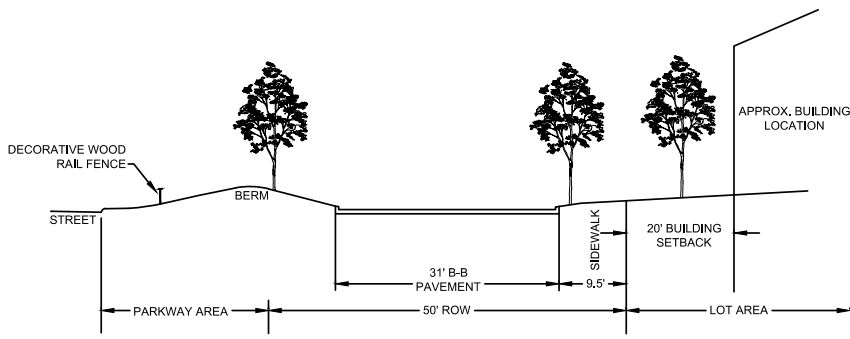
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TYPICAL STREET STANDARDS  
NOT TO SCALE

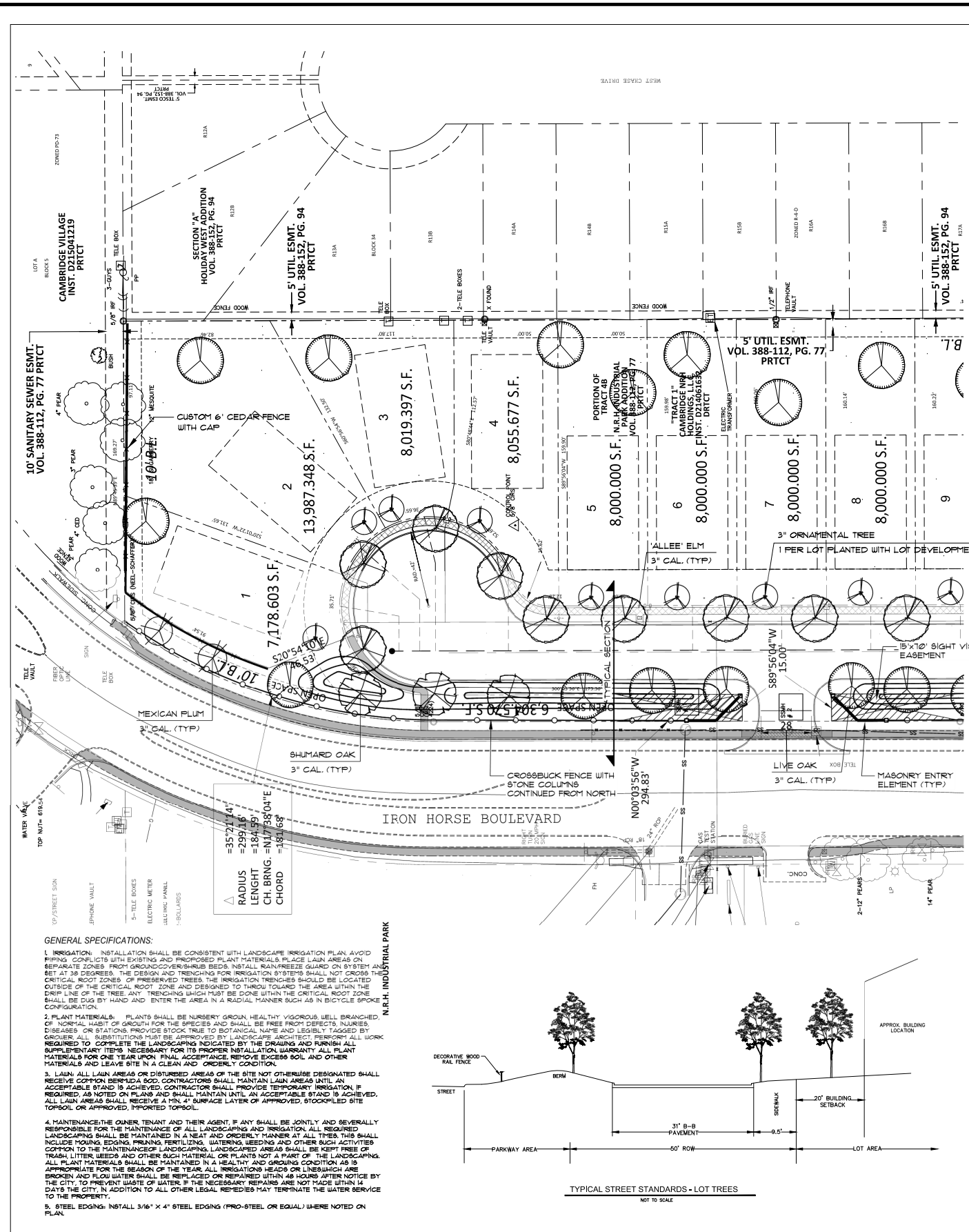


TYPICAL STREET STANDARDS - LOT TREES  
NOT TO SCALE

SHEET 2 OF 2

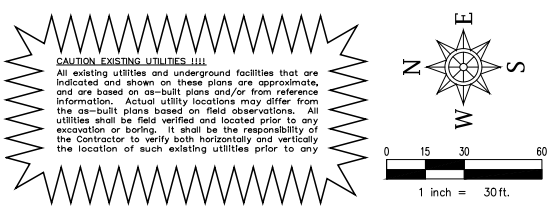
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**LANDSCAPE NOTES:**

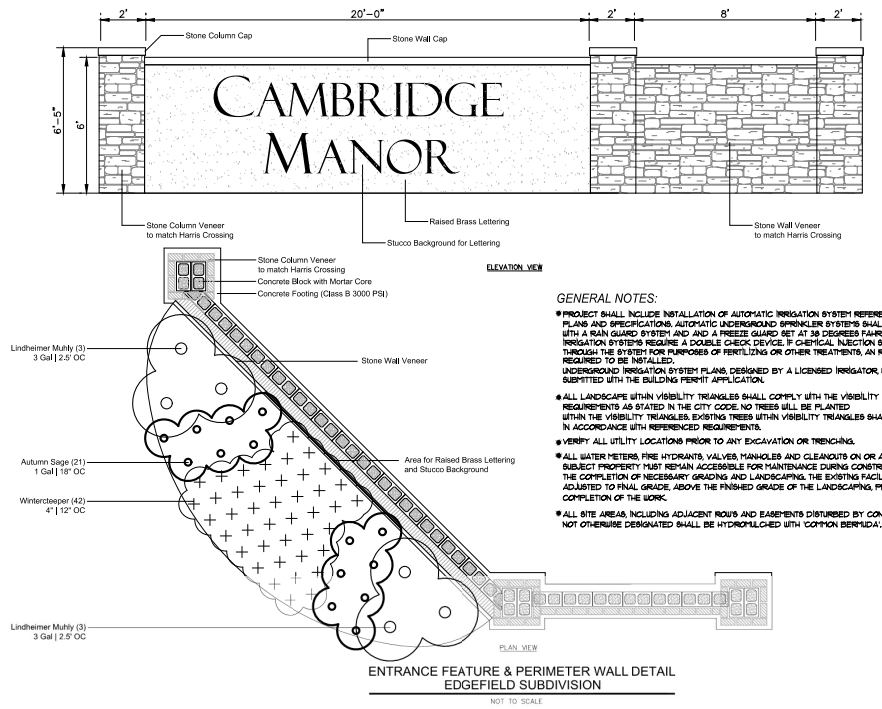
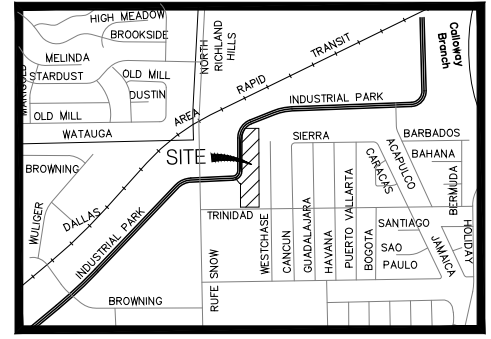
- EACH LOT WILL CONTAIN THREE TREES, ONE STREET TREE, ONE LARGE TREE AND ONE ORNAMENTAL TREE. ORNAMENTAL TREES SHALL BE SELECTED FROM OKLAHOMA REDBUD, DESERT WILLOW, VITEX, MEXICAN PLUM, REDBUD OR YAUPOI. ALL LOT TREES SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
- PUBLIC OPEN SPACE 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**

Trees	Qty	Symbol	Common Name	Botanical Name	Plant Size
	18		Ornamental Tree	N/A	3" Cal.
	3		Holly, Yaupon	Ilex vomitoria	7'-8"
	9		Flam, Mexican	Prunus mexicana	3" Cal.
	2		Vitis	Agnes castes	3" Cal.
	5		Oak, Sharnard	Quercus shumardii	3" Cal.
	28		Oak, Southern Live	Quercus virginiana	3" Cal.
	21		Elm, Allee	Ulmus crassifolia	3" Cal.

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

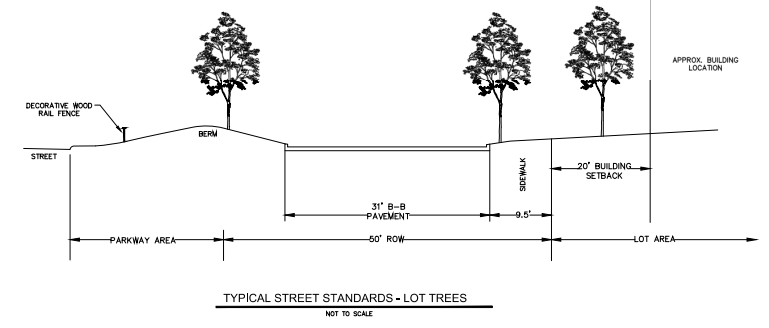


**GENERAL NOTES:**

- PROJECT SHALL INCLUDE INSTALLATION OF AUTOMATIC IRRIGATION SYSTEM REFERENCED WITHIN PLANS AND SPECIFICATIONS. AUTOMATIC UNDERGROUND SPRINKLER SYSTEMS SHALL BE EQUIPPED WITH A MAIN GUARD SYSTEM AND A PRESSURE GUARD SET AT 10 DEGREES FAHRENHEIT. ALL IRRIGATION SYSTEMS REQUIRE A DOUBLE CHECK VALVE. IF CHEMICAL INJECTION SHALL BE USED THROUGH THE SYSTEM FOR PURPOSES OF FERTILIZING OR OTHER TREATMENTS AN RPZ SHALL BE REQUIRED TO BE INSTALLED.
- 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 PIPES, FIRE HYDRANTS, VALVES, HANGLERS 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 HYDROLOGICALLY RESTORED WITH COPPIN BERMUDA.

**GENERAL SPECIFICATIONS:**

- IRRIGATION:** INSTALLATION SHALL BE CONSISTENT WITH LANDSCAPE IRRIGATION PLAN. AVOID RIPPING. CONFLICTS WITH EXISTING AND PROPOSED PLANT MATERIALS. PLACE LAWN AREAS ON SEPARATE ZONES FROM GRASSCOVER/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 DRAIN 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.
- 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 GROWER. ALL SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PERFORM 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 EXCESS SOIL AND OTHER MATERIALS AND LEAVE SITE IN A CLEAN AND ORDERLY CONDITION.
- LAWN:** ALL LAWN AREAS OR DISTURBED AREAS OF THE SITE NOT OTHERWISE DESIGNATED SHALL RECEIVE COPPIN BERMUDA SOED. 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 1/4" SURFACE LAYER OF APPROVED, STOCKPILED SITE TOPSOIL OR APPROVED, IMPORTED TOPSOIL.
- 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 LINEBURST 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.
- STEEL EDGING:** INSTALL 3/16" X 4" STEEL EDGING (PRO-STEEL OR EQUAL) WHERE NOTED ON PLAN.



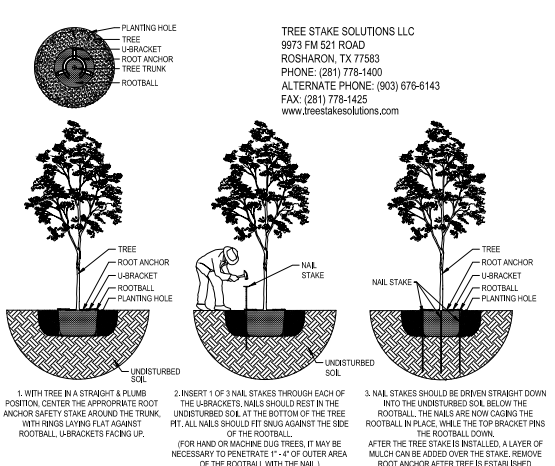
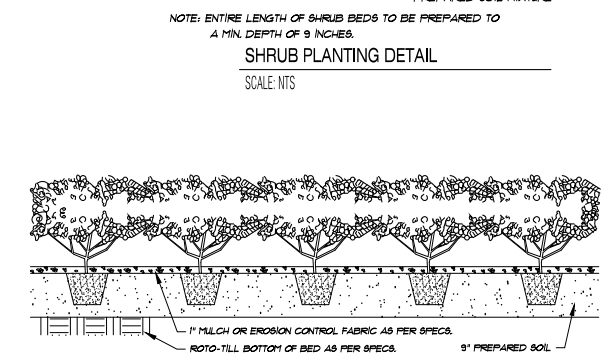
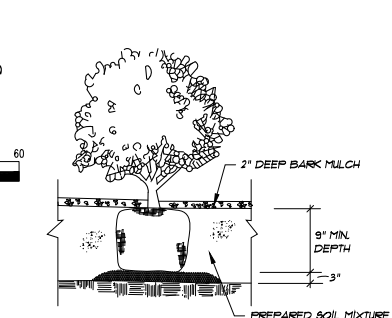
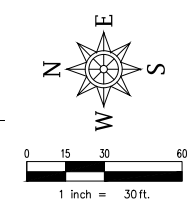
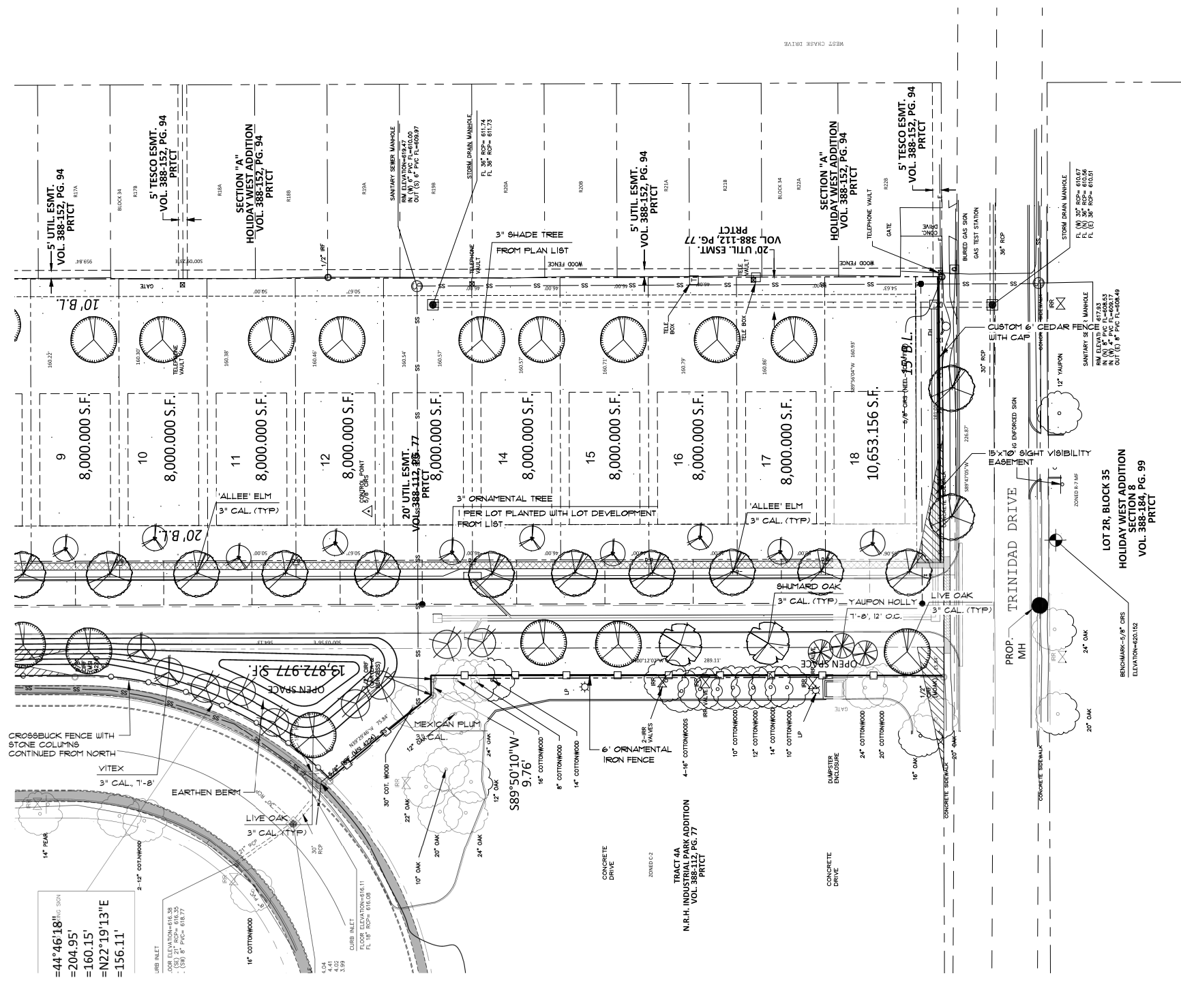
**IMPROVEMENTS TO  
CAMBRIDGE MANOR  
NORTH RICHLAND HILLS, TEXAS**

DIRECTOR: PROJ. ARCH. / GPK  
DESIGNER: DRAWN BY / GPK / LDL

LANDSCAPE PLAN  
ISSUE DATE: AUGUST 15, 2022  
REVISIONS:

PROJECT NO.: 22-007  
SHEET NO.:

**L1.00**



- Ornamental Tree Options for Lots**
- Desert Willow
  - Mexican Plum
  - Redbud
  - Vitex
  - Yaupon Holly
- Canopy Tree Options for Lots**
- \*Not otherwise called out
  - Burr Oak
  - Chinquapin Oak
  - Lacey Oak
  - Live Oak
  - Shumard Oak



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

DIRECTOR	PROJ. ARCH.
GP/K	GP/K
DESIGNER	DRAWN BY
GP/K	L.D.L.
SHEET TITLE	
LANDSCAPE PLAN	
ISSUE DATE	
AUGUST 15, 2022	
REVISIONS	
PROJECT NO.	
22-007	
SHEET NO.	

**L1.01**

# The Ashstone

Single Story Home | 2134 sq ft | 3 Bedrooms | 2 Bathrooms

The Ashstone 2134 sq ft



Elevation A



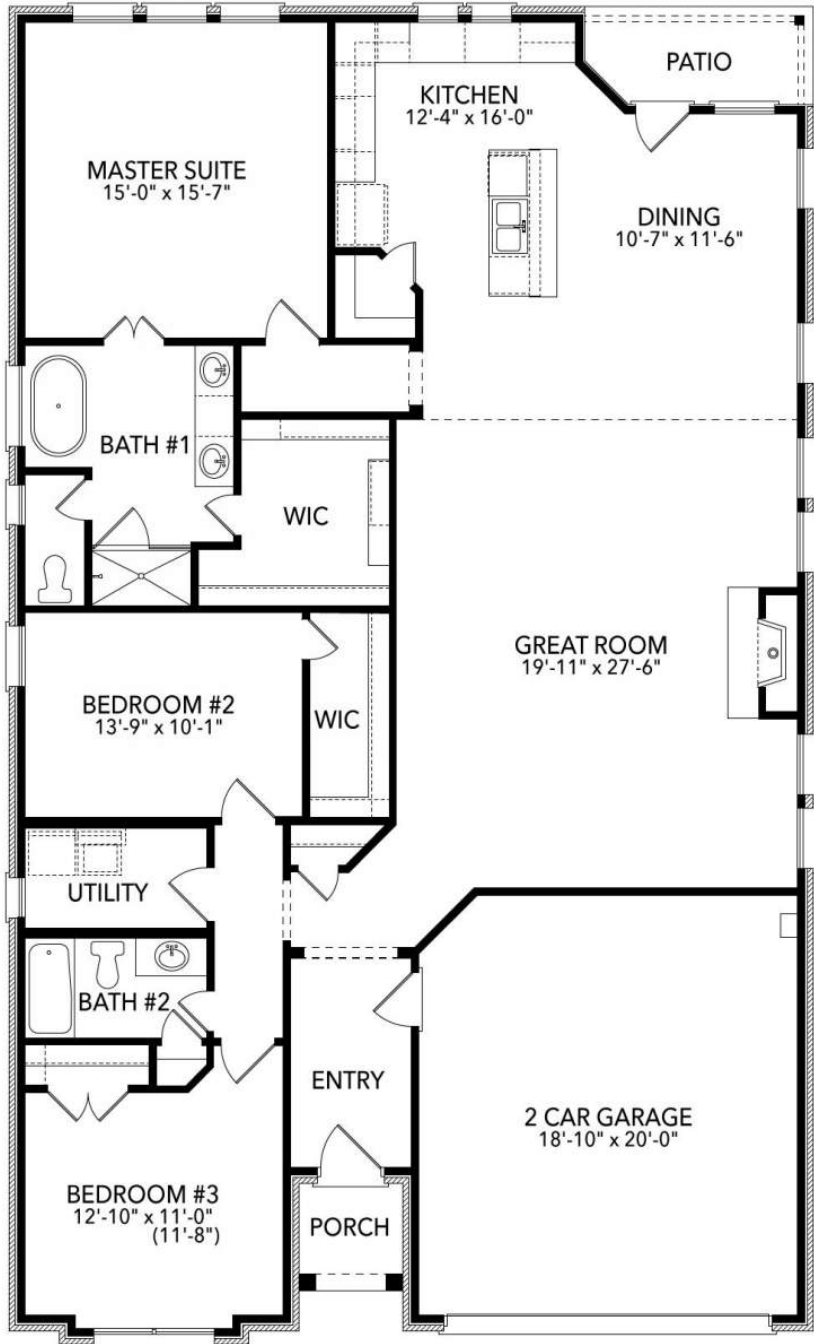
Elevation B



Elevation C



Elevation D



All discounts and/or incentives are subject to credit approval and use of builder's preferred lender and title company. Floorplans and renderings are artist's conceptions. Dimensions are approximate. Floor plans, room sizes, exteriors, and standard features may vary. Sandlin Homes reserves the right to modify the plan and specifications without notice or obligation. Copyright 2017 Sandlin Homes - All Rights Reserved



# The Brimstone

Single Story Home | 2061 sq ft | 3-4 Bedrooms | 2 Bathrooms



Elevation A



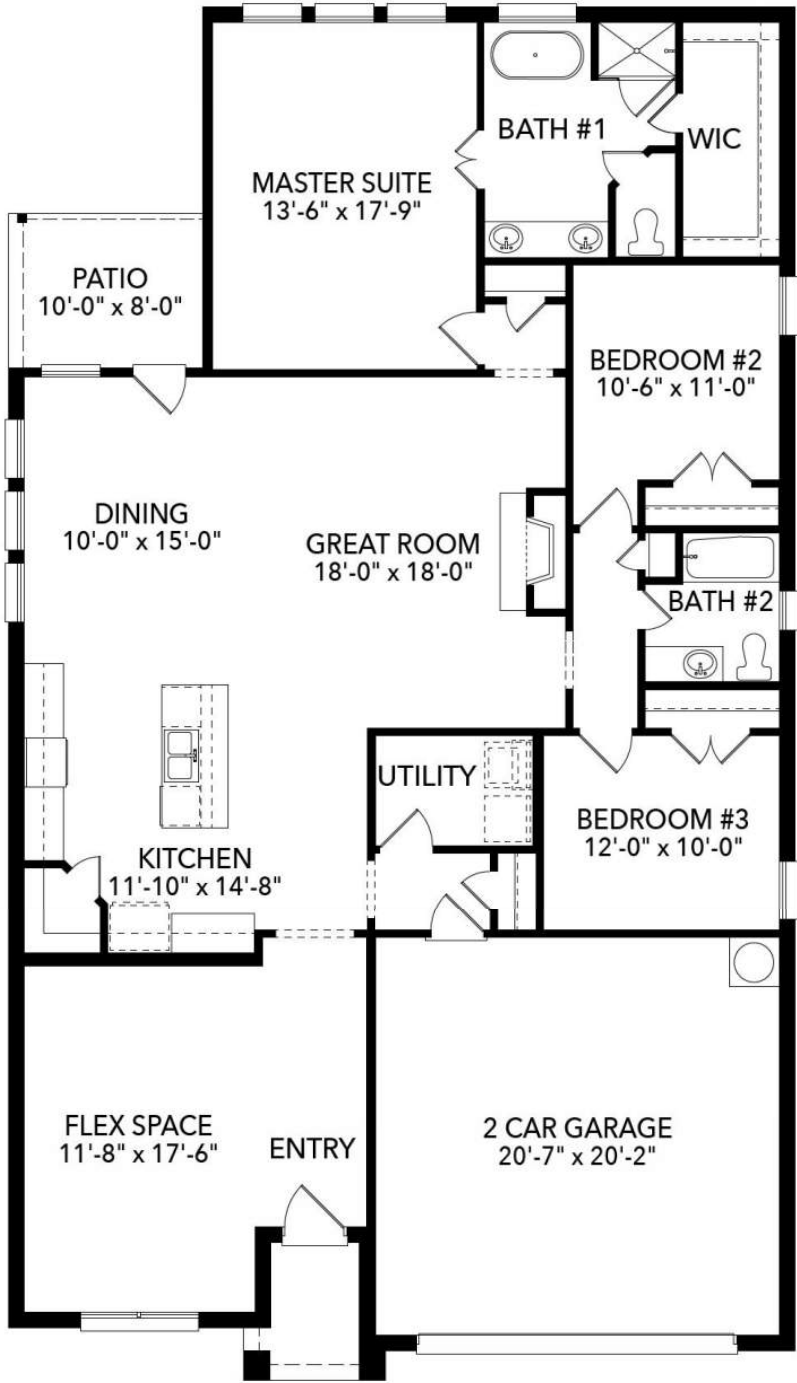
Elevation B



Elevation C

# The Brimstone

2061 sq ft



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# The Brookstone II

Two Story Home | 2,525 sq ft | 3-5 Bedrooms | 2-4 Bathrooms



*Elevation A*



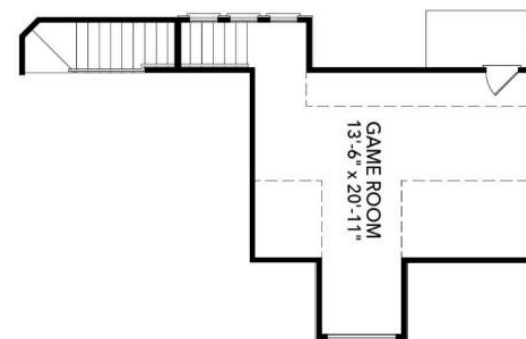
*Elevation B*



*Elevation C*



*First Floor*



*Second Floor*

The Brookstone II

2525 sq ft

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# The Brookstone I - ABC

Single Story Home | 2163 sq ft | 3-4 Bedrooms | 2-3 Bathrooms



*Elevation A*



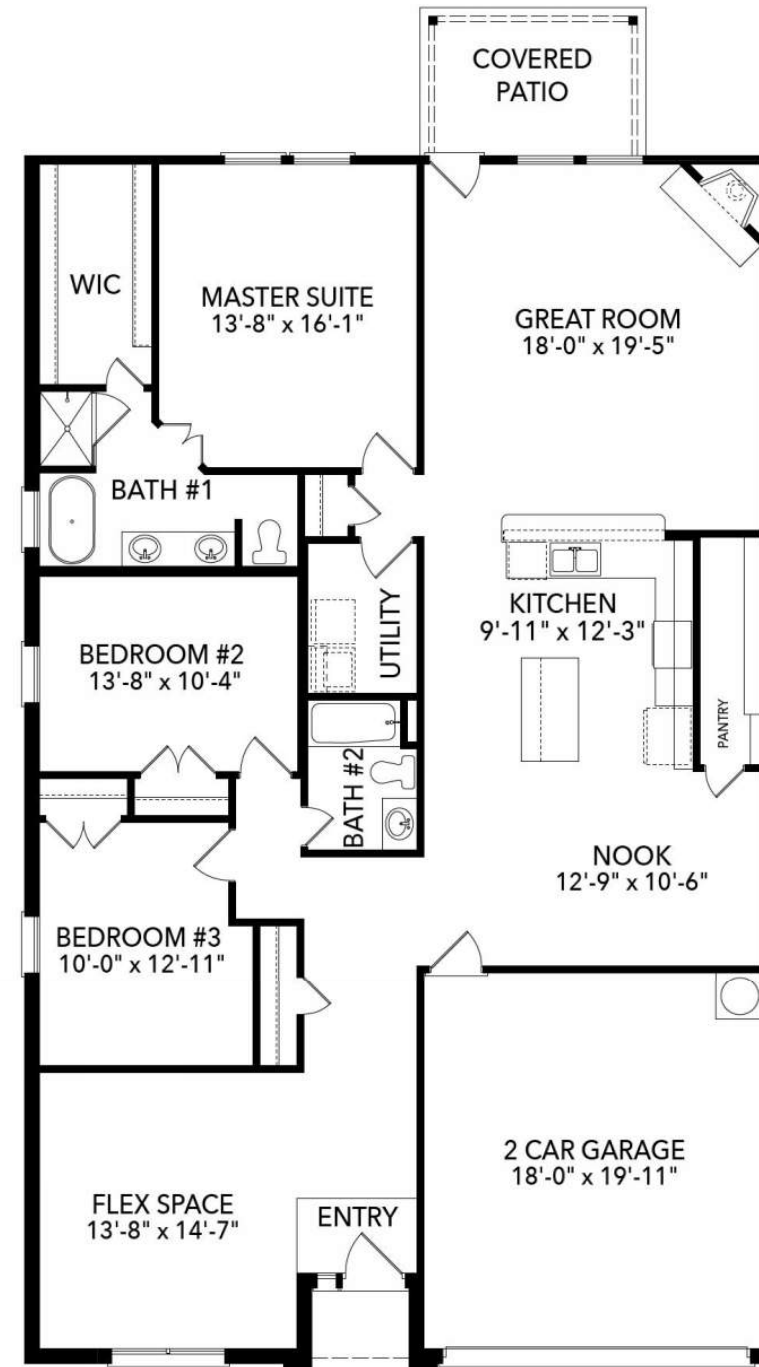
*Elevation B*



*Elevation C*

# The Brookstone I - ABC

2163 sq ft



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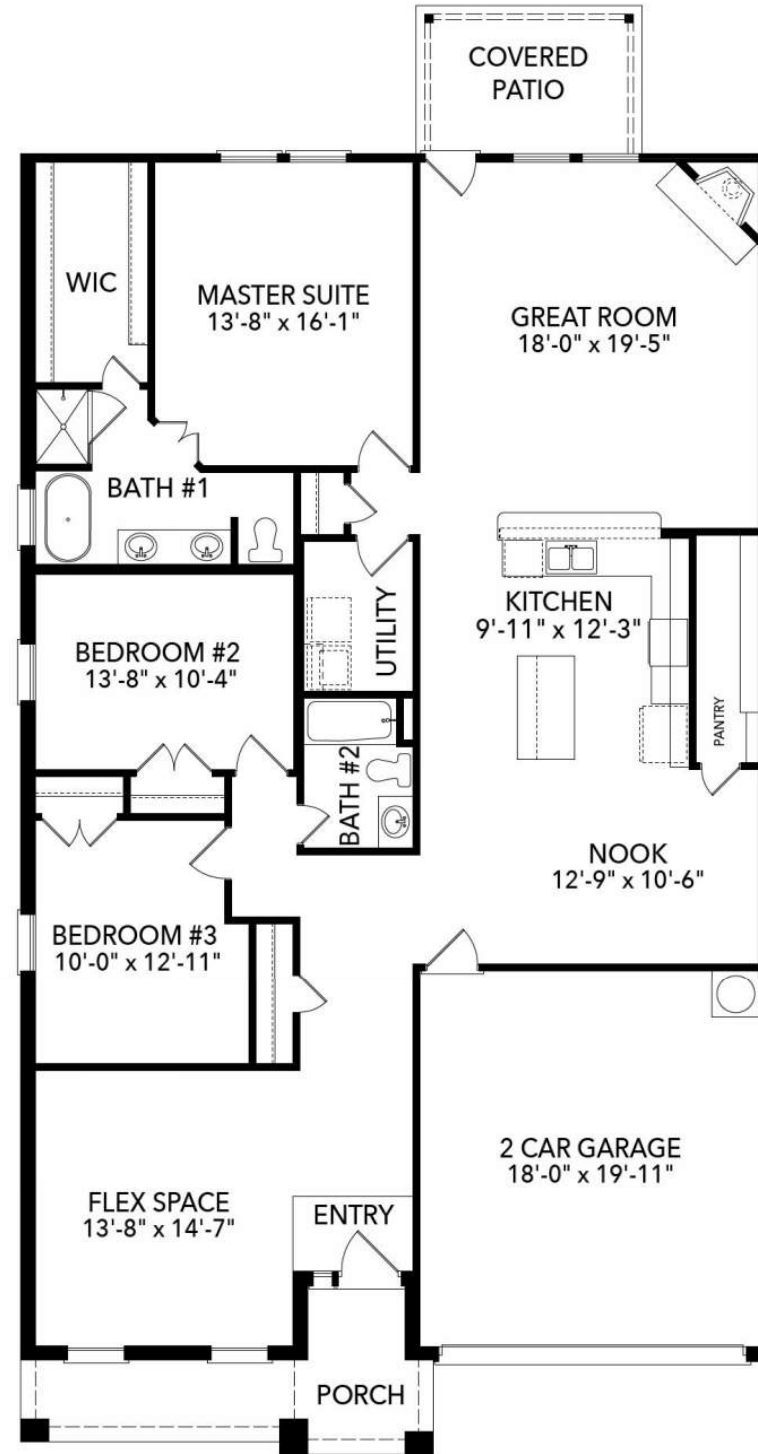


# The Brookstone I - DEF

Single Story Home | 2163 sq ft | 3-4 Bedrooms | 2-3 Bathrooms

# The Brookstone I - DEF

2163 sq ft



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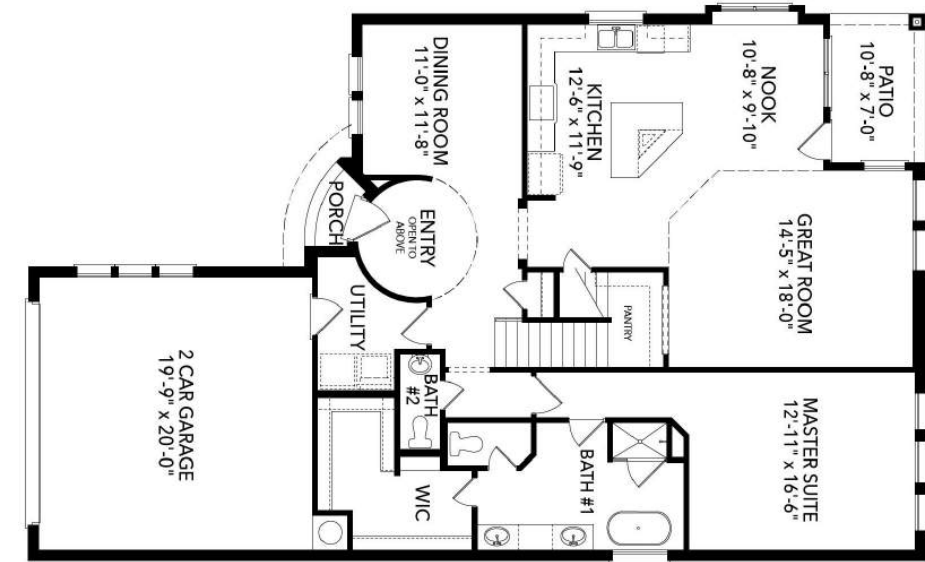


# The Chessel

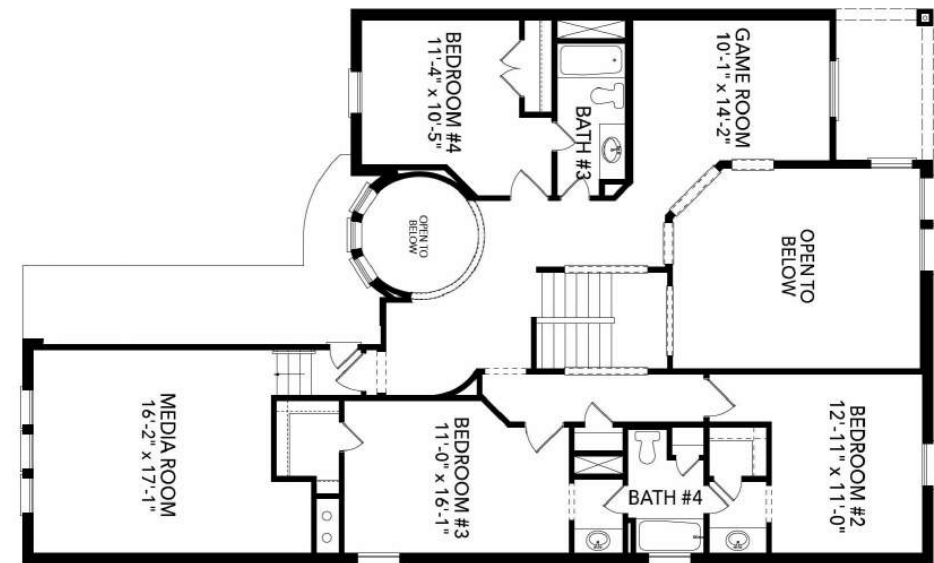
Two Story Home | 3,225 sq ft | 4-5 Bedrooms | 3.5 Bathrooms



*First Floor*



*Second Floor*



The Chessel

3,225 sq ft

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# The Chessel JS

Two Story Home | 3240 sq ft | 4-5 Bedrooms | 3.5 Bathrooms



*Elevation B*



*Elevation C*



*Elevation G*

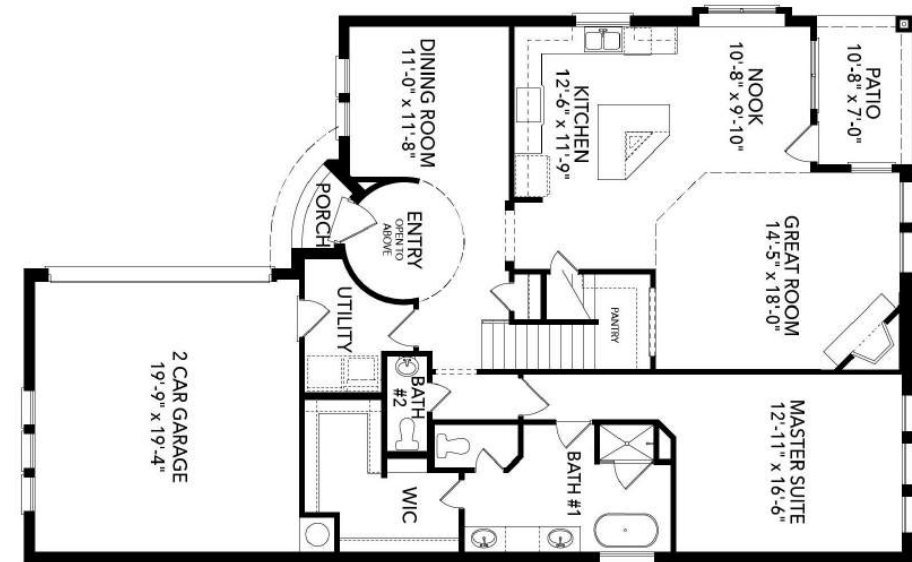


*Elevation H*

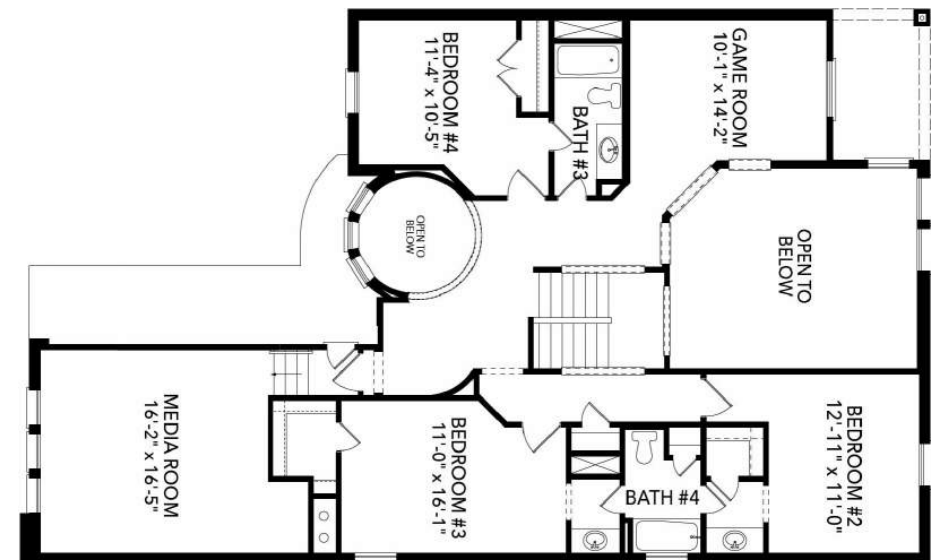
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*First Floor*



*Second Floor*



The Chessel JS

3,240 sq ft

# The Dublin

Two Story Home | 3813 sq ft | 4 Bedrooms | 3.5 Bathrooms



Elevation A



Elevation B



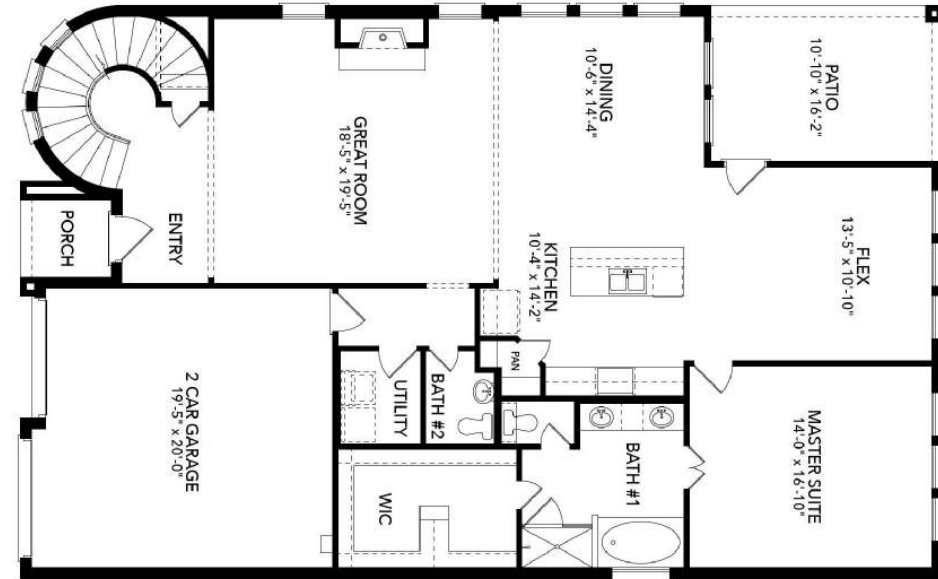
Elevation C



Elevation D



First Floor



Second Floor



The Dublin

3813 sq ft

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# The Monte Carlo

Two Story Home | 3823 sq ft | 4-5 Bedrooms | 3.5-4 Bathrooms



Elevation A



Elevation C



Elevation F

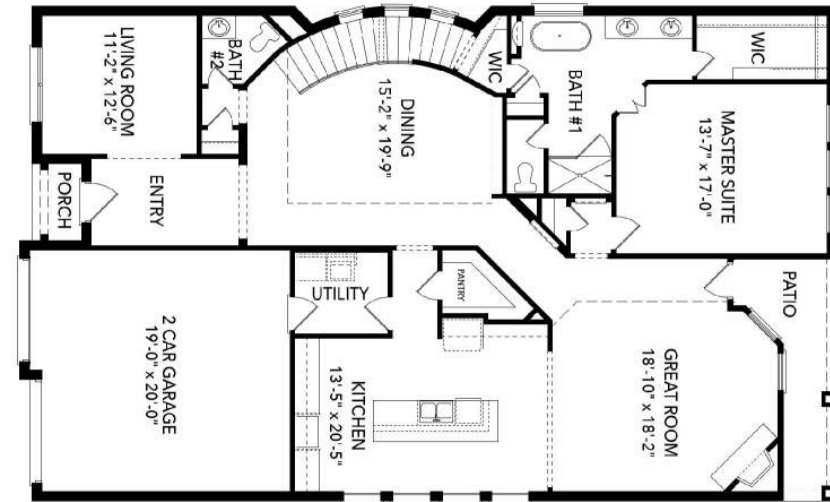


Elevation G

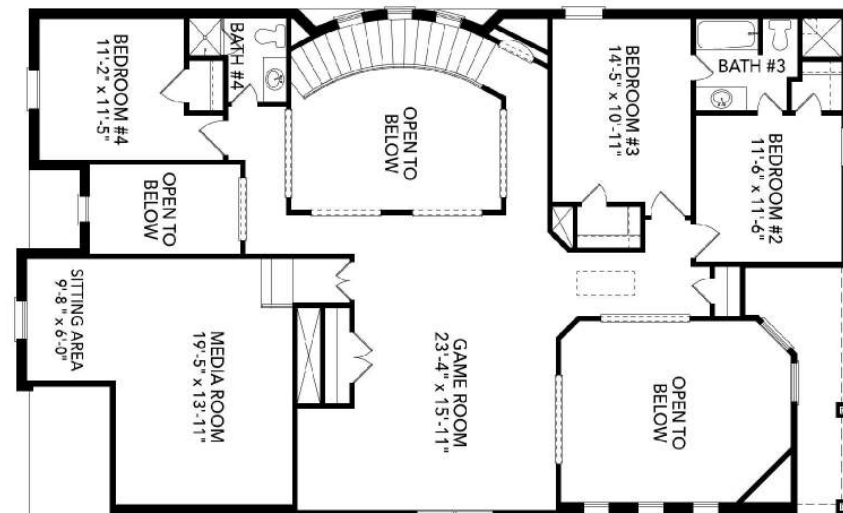
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First Floor



Second Floor



The Monte Carlo

3823 sq ft

# The Murray

Two Story Home | 3,048 sq ft | 3-4 Bedrooms | 2.5 Bathrooms



Elevation A



Elevation B



Elevation D



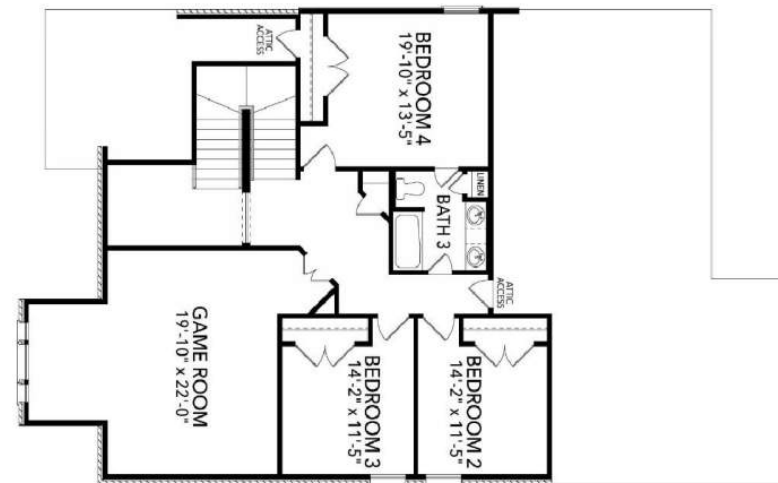
Elevation F



First Floor



Second Floor



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The Murray

3,048 sq ft

# The Silverstone

Two Story Home | 2,979 sq ft | 3-6 Bedrooms | 2.5-4 Bathrooms



Elevation A



Elevation D

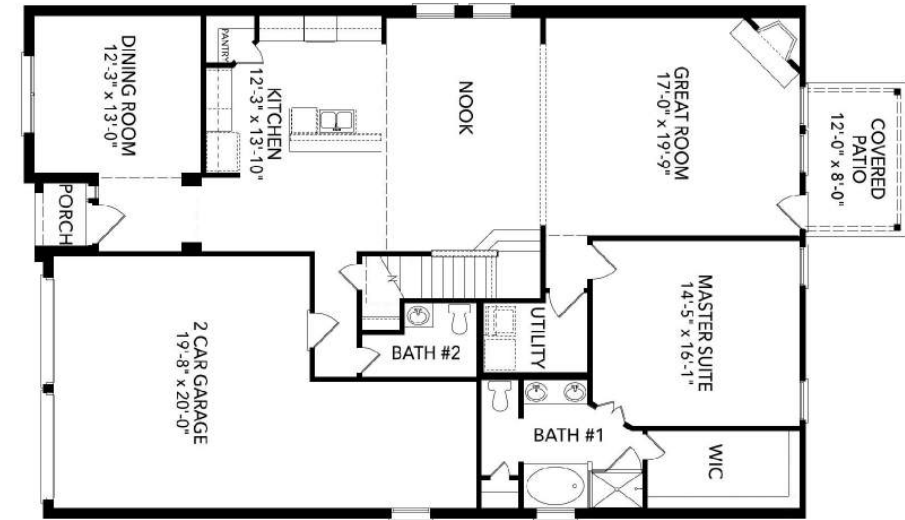


Elevation F

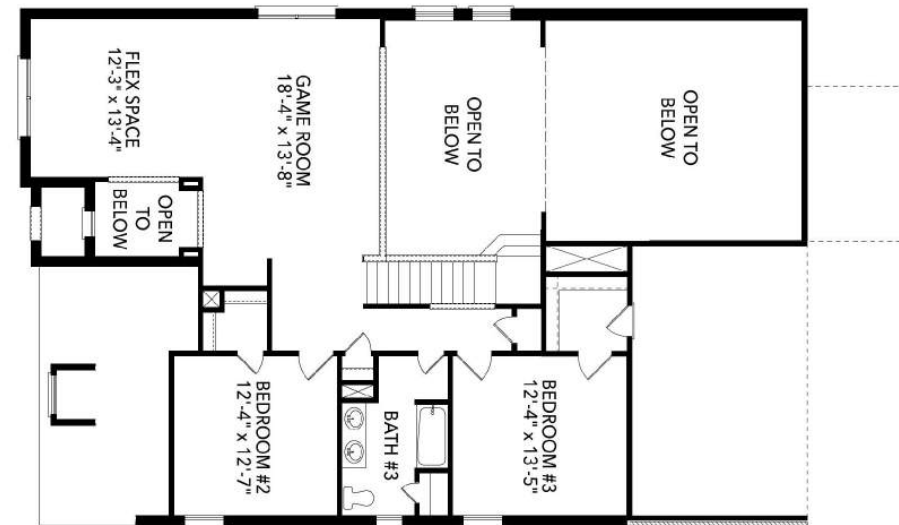


Elevation G

First Floor



Second Floor



The Silverstone

2,979 sq ft

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