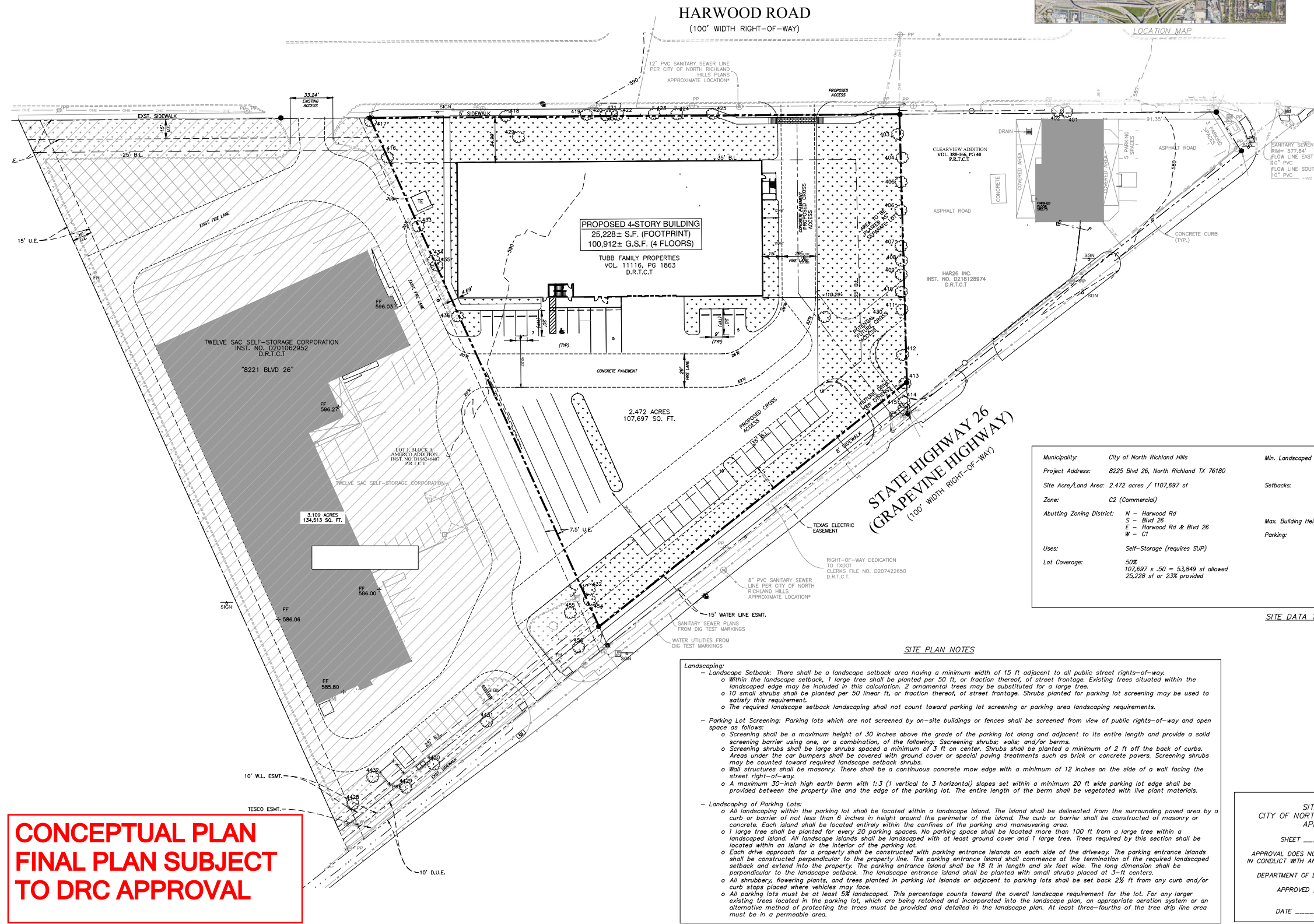
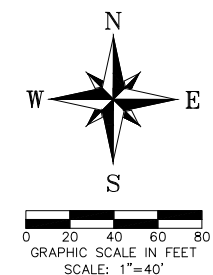


PROPOSED MIX															
LOCKER SIZE	INTERIOR												TOTAL SQ. FT.	%	
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	4th Flr	SQ. FT.	%			
5 X 5	34	850	5%	36	900	5%	36	900	5%	34	850	5%	140	3,500	5%
5 X 10	96	4,800	29%	93	4,650	26%	94	4,700	26%	102	5,100	28%	385	19,250	27%
7 X 10	2	140	1%	1	70	0%	1	70	0%	1	70	0%	5	350	5%
10 X 8	1	80	1%	1	80	0%	2	160	1%	1	80	0%	5	400	5%
10 X 10	78	7,800	47%	79	7,900	44%	77	7,700	42%	92	9,200	50%	326	32,600	46%
10 X 15	19	2,850	17%	30	4,650	25%	31	4,650	26%	21	3,150	17%	102	15,300	21%
TOTAL	230	16,520	100%	241	18,250	100%	241	18,180	100%	251	18,450	100%	963	71,400	100%



**CONCEPTUAL PLAN
FINAL PLAN SUBJECT
TO DRC APPROVAL**

Municipality:	City of North Richland Hills	Min. Landscaped Area:	15% (5% of this total must be parking lot landscaping) 107,697 x .15 = 16,155 sf required 34,865 sf or 32% provided
Project Address:	8225 Blvd 26, North Richland TX 76180	Setbacks:	Front yard: 25 ft min. Side yard: 15 ft min. Rear yard: 15 ft min. * See max. building height for add'l setback requirements.
Site Area/Land Area:	2.472 acres / 1107,697 sf	Max. Building Height:	1 1/2 ft of building height per 1 ft of setback from property line
Zone:	C2 (Commercial)	Parking:	Warehouse and Enclosed Storage: 1 space per 3,000 sf of floor area 100,912 sf / 3,000 = 34 required 36 spaces provided
Abutting Zoning District:	N - Harwood Rd S - Blvd 26 E - Harwood Rd & Blvd 26 W - C1	Lot Coverage:	50% 107,697 x .50 = 53,849 sf allowed 25,228 sf or 23% provided
Uses:	Self-Storage (requires SUP)		

SITE DATA TABLE

- SITE PLAN NOTES**
- Landscaping:**
 - Landscape Setback: There shall be a landscape setback area having a minimum width of 15 ft adjacent to all public street rights-of-way.
 - Within the landscape setback, 1 large tree shall be planted per 50 ft, or fraction thereof, of street frontage. Existing trees situated within the landscaped edge may be included in this calculation. 2 ornamental trees may be substituted for a large tree.
 - 10 small shrubs shall be planted per 50 linear ft, or fraction thereof, of street frontage. Shrubs planted for parking lot screening may be used to satisfy this requirement.
 - The required landscape setback landscaping shall not count toward parking lot screening or parking area landscaping requirements.
 - Parking Lot Screening:** Parking lots which are not screened by on-site buildings or fences shall be screened from view of public rights-of-way and open space as follows:
 - Screening shall be a maximum height of 30 inches above the grade of the parking lot along and adjacent to its entire length and provide a solid screening barrier using one, or a combination, of the following: Screening shrubs; walls; and/or berms.
 - Screening shrubs shall be large shrubs spaced a minimum of 3 ft on center. Shrubs shall be planted a minimum of 2 ft off the back of curbs. Areas under the car bumpers shall be covered with ground cover or special paving treatments such as brick or concrete pavers. Screening shrubs may be counted toward required landscape setback shrubs.
 - Wall structures shall be masonry. There shall be a continuous concrete mow edge with a minimum of 12 inches on the side of a wall facing the street right-of-way.
 - A maximum 30-inch high earth berm with 1:3 (1 vertical to 3 horizontal) slopes set within a minimum 20 ft wide parking lot edge shall be provided between the property line and the edge of the parking lot. The entire length of the berm shall be vegetated with live plant materials.
 - Landscaping of Parking Lots:**
 - All landscaping within the parking lot shall be located within a landscape island. The island shall be delineated from the surrounding paved area by a curb or barrier of not less than 6 inches in height around the perimeter of the island. The curb or barrier shall be constructed of masonry or concrete. Each island shall be located entirely within the confines of the parking and maneuvering area.
 - 1 large tree shall be planted for every 20 parking spaces. No parking space shall be located more than 100 ft from a large tree within a landscape island. All landscape islands shall be landscaped with at least ground cover and 1 large tree. Trees required by this section shall be located within an island in the interior of the parking lot.
 - Each drive approach for a property shall be constructed with parking entrance islands on each side of the driveway. The parking entrance islands shall be constructed perpendicular to the property line. The parking entrance island shall commence at the termination of the required landscaped setback and extend into the property. The parking entrance island shall be 18 ft in length and six feet wide. The long dimension shall be perpendicular to the landscape setback. The landscape entrance island shall be planted with small shrubs placed at 3-ft centers.
 - All shrubbery, flowering plants, and trees planted in parking lot islands or adjacent to parking lots shall be set back 2 1/2 ft from any curb and/or curb stops placed where vehicles may face.
 - All parking lots must be at least 5% landscaped. This percentage counts toward the overall landscape requirement for the lot. For any larger existing trees located in the parking lot, which are being retained and incorporated into the landscape plan, an appropriate aeration system or an alternative method of protecting the trees must be provided and detailed in the landscape plan. At least three-fourths of the tree drip line area must be in a permeable area.

SITE PLAN PACKAGE
FOR
U-HAUL OF NORTH RICHLAND HILLS
LOCATED IN THE
WALLACE, WILLIAM W SURVEY,
CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS
VOL. 0011116, PG. 0001863
D.R.T.C.T.

SITE PLAN
CITY OF NORTH RICHLAND HILLS
APPROVED
SHEET _____ OF _____
APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONDUCT WITH ANY CODES OR ORDINANCES
DEPARTMENT OF DEVELOPMENT SERVICES
APPROVED _____ PLANNER
DATE _____

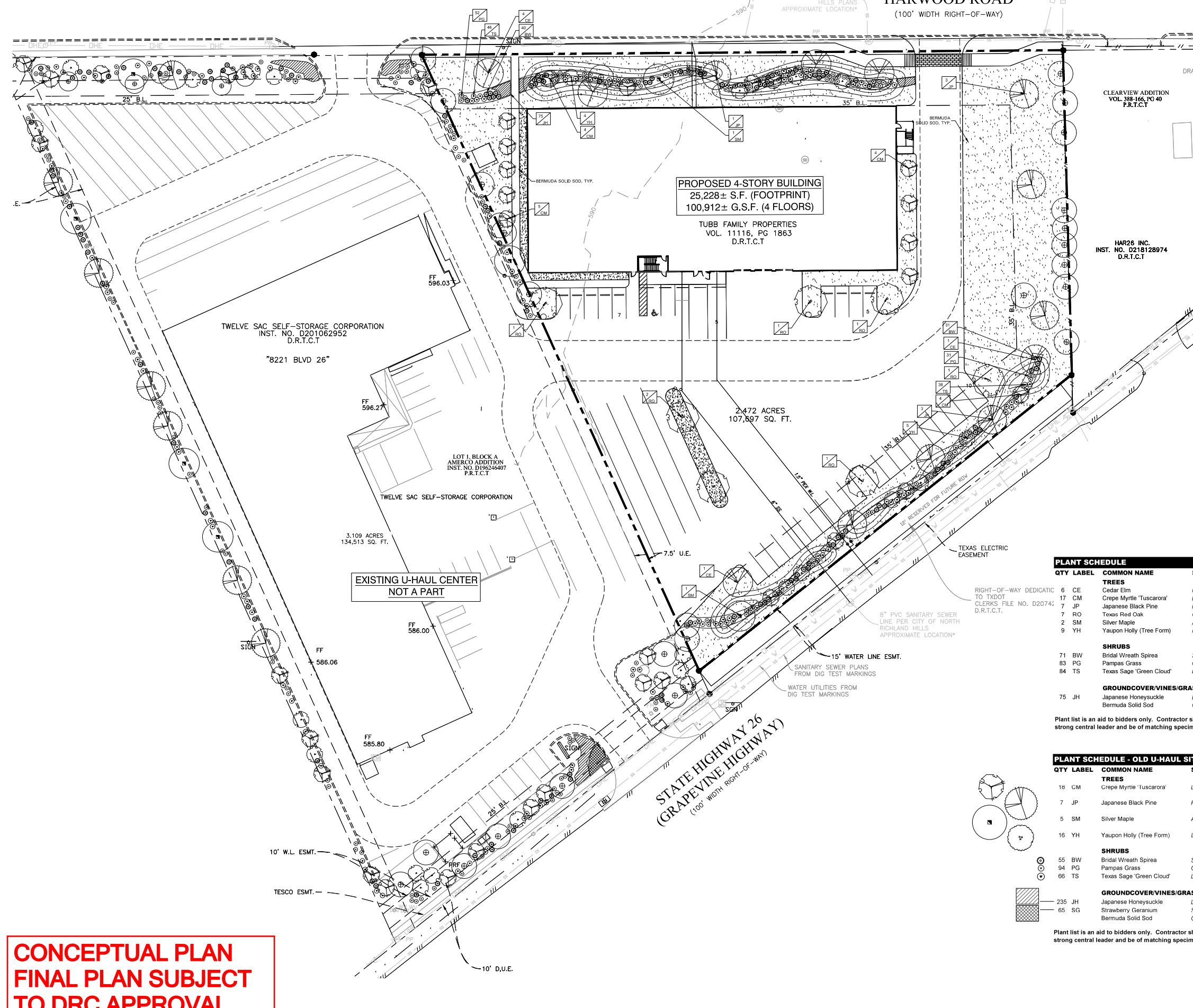
SITE PLAN Z????-???? FOR
U-HAUL OF NORTH RICHLAND HILLS
8225 BOULEVARD 26
OWNER: TUBB FAMILY PROPERTIES
P.O. BOX 161639
FORT WORTH, TEXAS 76161-1639
817-992-5385
APPLICANT: AMERICO REAL ESTATE
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
602-263-6502
ENGINEER: DCG ENGINEERING, INC.
DAVID GREGORY, P.E.
817-874-2941

DCG ENGINEERING
DCG Engineering, Inc.
1668 Keller Parkway, Suite 100
Keller, TX 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

U-HAUL OF
NORTH RICHLAND HILLS
8225 STATE HWY. 26
NORTH RICHLAND HILLS, TEXAS

U-HAUL
SITE PLAN
1

HARWOOD ROAD
(100' WIDTH RIGHT-OF-WAY)



LANDSCAPE DATA SUMMARY

Required Site	107,697 s.f.	15% of the total site area	
REQUIRED	16,154 s.f. (15%)	PROVIDED	34,816 s.f. (32%)
Landscaping			
Required Landscape Setback	15'	Minimum 15' landscape setback	
REQUIRED	15'	PROVIDED	15'
1 tree per 30' of frontage			
Required Street Frontage Trees	10 trees	REQUIRED	14 trees
State Highway 26 - 300 l.f.	10 shrubs per 30' of frontage	PROVIDED	100 shrubs
Required Street Frontage Shrubs	100 shrubs	REQUIRED	100 shrubs
State Highway 26 - 300 l.f.	1 tree per 30' of frontage	PROVIDED	14 trees
Required Street Frontage Trees	14 trees	REQUIRED	14 trees
Harwood Road - 413 l.f.	10 shrubs per 30' of frontage	PROVIDED	138 shrubs
Required Street Frontage Shrubs	138 shrubs	REQUIRED	138 shrubs
Harwood Road - 413 l.f.	5% of total parking area to be landscaped		
Required Parking Lot Landscaping	1520 s.f. (5%)	REQUIRED	3617 s.f.
PROVIDED	3617 s.f.		
Required Parking Lot Trees	2 trees	REQUIRED	6 trees
35 spaces	1 tree per 20 spaces		
PROVIDED	6 trees		

LANDSCAPE TABULATIONS for North Richland Hills, Texas

GENERAL LANDSCAPE

1. A minimum of 15% of the total area to be permeable landscape.
Site area: 107,697 s.f.
REQUIRED: 16,154 s.f. (15%)
PROVIDED: 34,816 s.f. (32%)

STREET LANDSCAPE/LANDSCAPE SETBACK

1. A minimum of 15' landscape setback from public streets
2. Within the 15' landscape setback, there shall be 1 large tree every 30 l.f. of frontage. 2 ornamental trees may be substituted for 1 large tree.
3. 10 small shrubs shall be planted every 30 l.f. of buffer area

State Highway 26 - 300 l.f.
REQUIRED: 15' landscape buffer, 10 trees, 100 shrubs
PROVIDED: 15' landscape buffer, 14 trees, 100 shrubs

Harwood Road - 413 l.f.
REQUIRED: 15' landscape buffer, 14 trees, 138 shrubs
PROVIDED: 15' landscape buffer, 14 existing trees, 138 shrubs

PARKING LOT LANDSCAPE

1. Parking lot screening shall be provided and shall be in the form of shrubs or walls with a maximum height of 30" above grade of the parking lot and adjacent its entire length.
2. 1 parking lot tree is required for every 20 parking spaces.
3. Each drive approach shall be constructed with parking entrance islands. The landscape entrance island shall be planted with small shrubs placed 5' o.c.
4. All parking lots shall be 5% landscaped.

Parking Spaces - 35
REQUIRED: parking screening, 2 trees, 1520 s.f. (5%)
PROVIDED: parking screening, 6 trees, 3617 s.f.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
TREES					
6	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
17	CM	Crepe Myrtle 'Tuscarora'	<i>Lagerstromia indica 'Tuscarora'</i>	15 gal.	4' spread min. matching
7	JP	Japanese Black Pine	<i>Pinus thunbergi</i>	3" cal.	12' ht., 4' spread, matching
7	RO	Texas Red Oak	<i>Quercus texana</i>	3" cal.	12' ht., 4' spread, matching
2	SM	Silver Maple	<i>Acer saccharinum</i>	3" cal.	12' ht., 4' spread, matching
9	YH	Yaupon Holly (Tree Form)	<i>Ilex vomitoria</i>	15 gal.	4' spread min. matching
SHRUBS					
71	BW	Bridal Wreath Spirea	<i>Spiraea x vanhouttei</i>	5 gal.	full, 24" spread, 36" o.c.
83	PG	Pampas Grass	<i>Cortaderia selloana</i>	3 gal.	full, 30" o.c.
84	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 36" o.c.
GROUND COVER/VINES/GRASS					
75	JH	Japanese Honeysuckle	<i>Lonicera japonica</i>	1 gal.	full, with 4 runners minimum
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

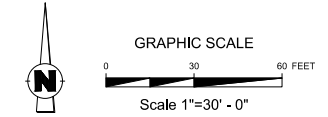
Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

PLANT SCHEDULE - OLD U-HAUL SITE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
TREES					
18	CM	Crepe Myrtle 'Tuscarora'	<i>Lagerstromia indica 'Tuscarora'</i>	15 gal.	4' spread min. matching
7	JP	Japanese Black Pine	<i>Pinus thunbergi</i>	3" cal.	12' ht., 4' spread, matching
5	SM	Silver Maple	<i>Acer saccharinum</i>	3" cal.	12' ht., 4' spread, matching
16	YH	Yaupon Holly (Tree Form)	<i>Ilex vomitoria</i>	15 gal.	4' spread min. matching
SHRUBS					
55	BW	Bridal Wreath Spirea	<i>Spiraea x vanhouttei</i>	5 gal.	full, 24" spread, 36" o.c.
94	PG	Pampas Grass	<i>Cortaderia selloana</i>	3 gal.	full, 30" o.c.
66	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 36" o.c.
GROUND COVER/VINES/GRASS					
235	JH	Japanese Honeysuckle	<i>Lonicera japonica</i>	1 gal.	full, with 4 runners minimum
65	SG	Strawberry Geranium	<i>Saxifraga stolonifera</i>	1 gal.	full
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

**CONCEPTUAL PLAN
FINAL PLAN SUBJECT
TO DRC APPROVAL**



**U-HAUL
OF NORTH RICHLAND HILLS**
8225 BOULEVARD 26
NORTH RICHLAND HILLS, TX 76180



Project Number: 24148

Drawn By: AWR
Checked By: AWR

Issue Date: 9-27-24

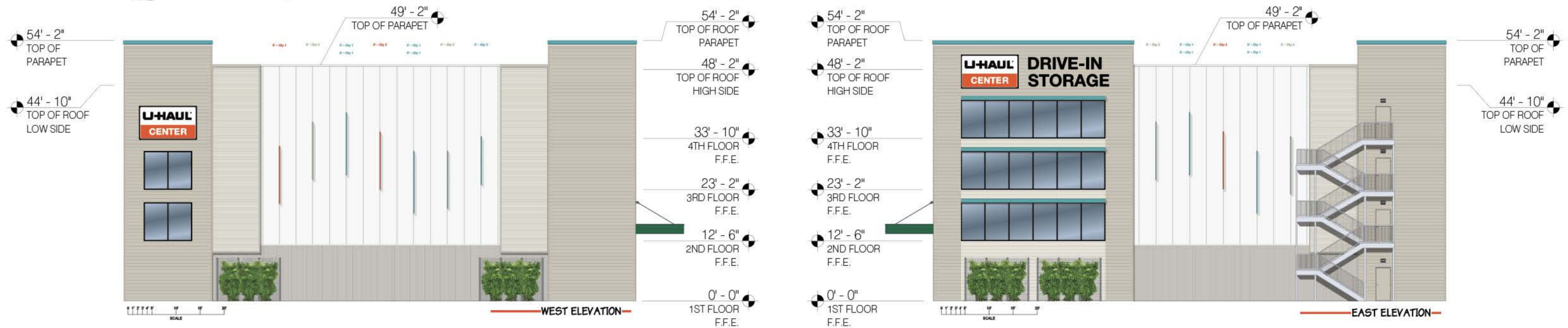
Revisions

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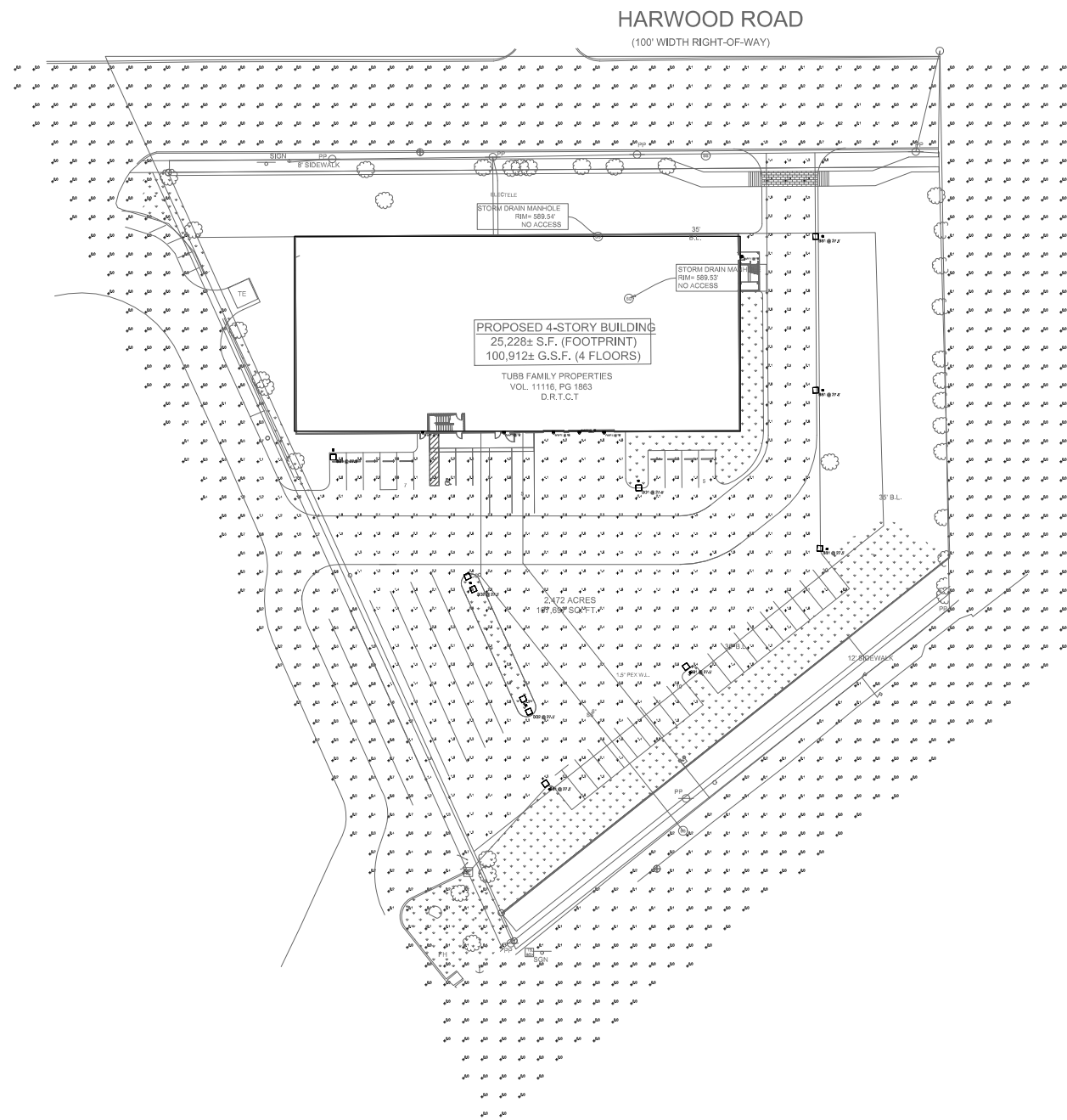
**LANDSCAPE
PLAN**

Sheet Number:

L1.02



CONCEPTUAL PLAN
FINAL PLAN SUBJECT
TO DRC APPROVAL



SITE LIGHTING CONTROL: FIXTURES SHALL BE SUPPLIED WITH INTEGRAL NIGHT AIR WIRELESS MODULES. LIGHTING SHALL AUTOMATICALLY TURN ON WHEN AMBIENT LIGHTING DROPS BELOW 2FC. INDIVIDUAL FIXTURES/ZONES SHALL STAY ON IF OCCUPANCY IS DETECTED. IF OCCUPANCY IS NOT DETECTED, LIGHTING SHALL DROP TO LOW LIGHT LEVELS. LIGHTING WILL AUTOMATICALLY TURN OFF WHEN AMBIENT RAISES ABOVE 2FC. VERIFY LOCATION(S) FOR MANUAL OVERRIDE SWITCH(ES).

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PERIMETER	+	0.1 fc	2.0 fc	0.0 fc	N/A	N/A
PARKING - DRIVELANES	+	2.4 fc	5.4 fc	0.8 fc	6.8:1	3.0:1

Symbol	Label	Manufacturer	Catalog	Description	Lamp Output	Input Power
□	BB1	Lithonia Lighting	RSX1 LED P3 40K R3 XX(VOLTAGE) SPA NLTAIR2 PIRHN XX(FINISH) - DRILL MT TO SQUARE STRAIGHT STEEL POLE - 25' -SSS 25 4G DM19 FBCSTL2PC XX(FINISH) ANCHOR BOLT TO 30" CONCRETE PAD - A268SCH	AREA LIGHT - SINGLE - TYPE 3	14022	109.44
□	DD1	Lithonia Lighting	RSX1 LED P3 40K R5 XX(VOLTAGE) SPA NLTAIR2 PIRHN XX(FINISH) - DRILL MT TO SQUARE STRAIGHT STEEL POLE - 25' -SSS 25 4G DM19 FBCSTL2PC XX(FINISH) ANCHOR BOLT TO 30" CONCRETE PAD - A268SCH	AREA LIGHT - SINGLE - TYPE 5	13103	109.44
□	DD2	Lithonia Lighting	(2)RSX1 LED P3 40K R5 XX(VOLTAGE) SPA NLTAIR2 PIRHN XX(FINISH) - DRILL MT TO SQUARE STRAIGHT STEEL POLE - 25' -SSS 25 4G DM28 FBCSTL2PC XX(FINISH) ANCHOR BOLT TO 30" CONCRETE PAD - A268SCH	AREA LIGHT - TWIN 2@180 - TYPE 5	13103	218.88
⌋	WW1E	Lithonia Lighting	WDGE2 LED P4 40K 8CRI T4M MVOLT SRM E10WH NLTAIR PIRH XX(FINISH)	WALL PACK - MTG HT 18'	4714	46.6589

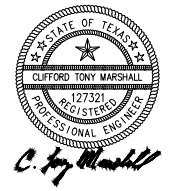
**CONCEPTUAL PLAN
FINAL PLAN SUBJECT
TO DRC APPROVAL**

SITE PHOTOMETRIC PLAN
SCALE: 1' = 40'

ACNS ENGINEERING
4 BEAUREGARD BLVD.
CHARLES TOWN, WV, 25414
PHONE: 301.318.4638
EMAIL: ctony18@comcast.net
Firm Registration Number F-24755
Engineering Firm Registration Number F-24755



DCG ENGINEERING
DCG Engineering, Inc.
1668 Keller Parkway, Suite 100
Keller, TX 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947



Engineer: C. Tony Marshall
P.E. No. 127321 Date: 11/15/2024

U-HAUL OF
NORTH RICHLAND HILLS
8225 STATE HWY. 26
NORTH RICHLAND HILLS, TEXAS

**U-HAUL
E-101**

PHOTOMETRIC PLAN

PLOT DATE:

11/15/24 | K:\DCG Engineering\U-Haul\Drawings\E-101.dwg

Windows to create office like appearance for the building.

Roof designed to adapt and accept roofing materials to match existing architectural character.

Trees provided as per the species required for the particular climatic zone. Help to provide a pleasant buffer between the proposed project and the neighborhood community.



City street address to direct customers and people

20'-0" wide landscaped strip with ornamental shrubs as per the landscape requirements and to beautify the streetscape.

View along Grapevine Highway

Proposed U-Haul Self-Storage Facility

Trees provided as per the species required for the particular climatic zone. Help to provide a pleasant buffer between the proposed project and the neighborhood community.

Roof designed to adapt and accept roofing materials to match existing architectural character.

Windows to create office like appearance for the building.

10'-0" wide landscaped strip with ornamental shrubs as per the landscape requirements and to beautify the streetscape.



View along Grapevine Highway

Proposed U-Haul Self-Storage Facility

Windows to create office like appearance for the building.

Roof designed to adapt and accept roofing materials to match existing architectural character.

Trees provided as per the species required for the particular climatic zone. Help to provide a pleasant buffer between the proposed project and the neighborhood community.



20'-0" wide landscaped strip with ornamental shrubs as per the landscape requirements and to beautify the streetscape.

View of Entrance along Grapevine Highway

Proposed U-Haul Self-Storage Facility