

**Residential Site Data**

Townhome Units	76
Duplex Units	24
Townhome Lots	41.21% 4.50 ac.
Open Space	7.23% 0.79 ac.
Programmable Open Space	21.98% 2.40 ac.
R.O.W. Street	20.33% 2.22 ac.
R.O.W. Alley	9.25% 1.01 ac.
Gross Acreage	100.00% 10.92 ac.

**Lot Summary & Density**

Townhome & Duplex Units	100
Minimum Building Lot Area Townhome Units	1,584 s.f.
Minimum Building Lot Area Duplex Units	1,650
Common Areas	17
Gross Acreage	10.92 ac.
Residential Density (units / acre)	9.16

**Parking Summary**

Onsite Parking Spaces (garage)	200
Onsite Parking Spaces (driveway)	164
Inset Parking Spaces	49
On-Street Parking Spaces	13
Total Parking Spaces	426
Parking Spaces / Unit	4.26

**Zoning**

Existing Zoning = TOD - Arterial Mixed Use & TOD Res.  
Requesting Development Plan for 22' wide Townhomes & Twenty-two 72" deep Townhome Lots

**TOD Smithfield Regulations**

Build to Zone	5' - 20'
Front	5' min
Side	5' min
Rear	10' min
Building Height	15' min
Building Type	Townhome
Lot Width	25'
Lot Depth	80'
Building size	1,200 SF min
Parking	2 space/dwelling unit
TOD Street Sections	50-27
Minor Street	50-27
One Way Street	50-27
Building Materials	Brick/Stone/Cementitious Siding 75%
Accent Materials	25%
Street front window and door openings	30%
Ground floor finish level	18" above sidewalk
Open Space	5%
Decorative Street Lights & Street Trees	throughout
6' sidewalks	throughout

**Urban Trails Proposed Standards**

Front	5'
Side	0/5'
Rear	10'
Building Height	36'
Townhome	22' min.
Lot Width	72' min.
Lot Depth	80'
Building size	1,200 SF min
Parking	1,500 SF avg
4.26 spaces / unit	
50-30, 54-38	Providing landscape bump outs along street
42-22	Parking one side only, 1 space every 25'
85%	30% primary frontage
15%	15% secondary frontage
30%	Exceeds TOD standard
18" above sidewalk	
23.80%	Exceeds TOD standard
confirm	6' sidewalks fronting townhomes east of Holiday Lane, 5' sidewalks along Mid Cities frontage as shown
Additional Amenities	4 major entryway features
Proposing direct access to Cottonbelt regional hike/bike trail	
Connecting sidewalks with multiple open space areas	

**Legend**

- 5' Concrete Sidewalk
- 6' Concrete Sidewalk
- 4' Iron Fence
- 5' Iron Fence with Living Screen
- 6' Wood Fence
- 6' Masonry Wall
- 100 Year Flood Plain (Approximate Location)
- Landscaped Area
- Programmable Open Space
- City Park Dedication
- Townhomes
- Duplexes
- Stained Paving in Inset Parking
- Enhanced Paving at Crosswalks (stamped & stained concrete)
- Street Light / Light Pole
- Mail Kiosk

**Owner:**  
Beard Family Ltd Partnership (2.2 ac)  
176 Friar Tuck Way  
Kerrville, TX 78082

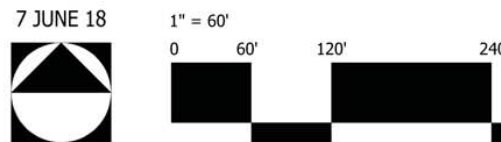
**Owner:**  
RCC/CT LLC (1.655 ac)  
P.O. Box 1910  
Roanoke, TX 76262

**Owner:**  
Long Real Estate Investments (7.799 ac)  
9115 Rumfield  
North Richland Hills, TX 76182

**Engineer:**  
Baird, Hampton & Brown  
1901 Martin Dr. Suite 100  
Weatherford, TX 76086  
817-596-7575

**Applicant:**  
Beaten Path Development LLC  
700 W. Harwood Rd.  
Hurst, TX 76054

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

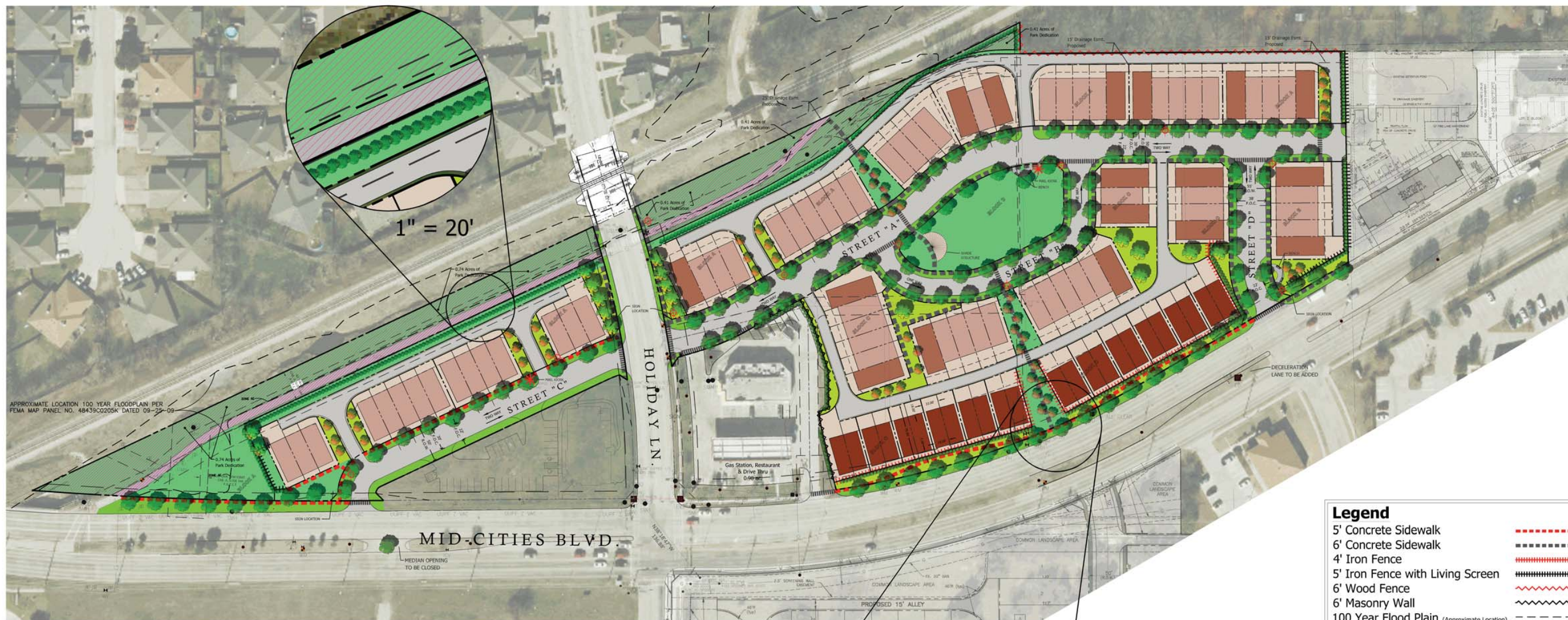


# T.O.D. - Special Development Plan

# Urban Trails

North Richland Hills, Tarrant County, Texas

SDP 2018-03



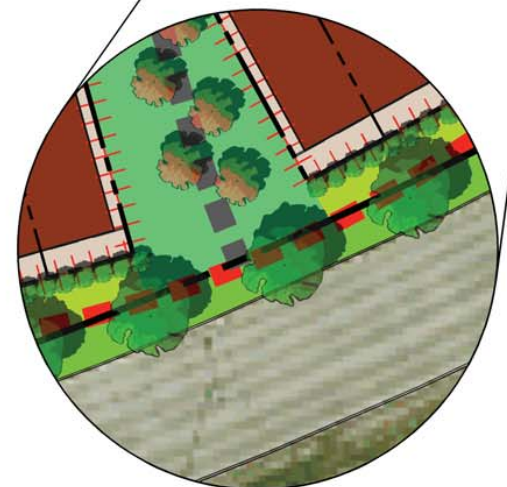
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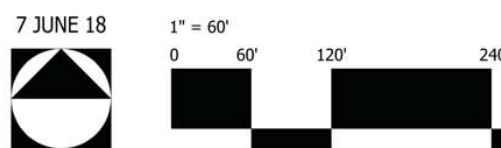
- Tree from the city's approved Large Tree List
- Street Trees: Cedar Elm or Lacebark Elm or Chinkapin Oak
- Tree from the city's approved Ornamental Tree List
- Living Screen: Dwarf Burford Holly



Proposed Entry Sign



1" = 20'



# Landscape Plan

SDP 2018-03

# Urban Trails

North Richland Hills, Tarrant County, Texas