

NOT FOR REGULATORY
 APPROVAL, PERMIT, OR
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Carl Malcolm

Registered Architect of the State of
 Texas
 Registration Number:
 23379

ZONING:		CASE # SDP 2016-05 IRON HORSE TOD	
UNITS NOT INCL'D FLEX - AVG 900 SF/UNIT	324 UNITS	TOTAL RESIDENTIAL NSF	291,600 SF
TOTAL FLEX SF	28,000 SF	TOTAL COMMERCIAL SF	11,000 SF
(FLEX UNITS - AVG 900 SF/UNIT IF CONVERTED)	25 UNITS	TOTAL LEASING & AMENITY	7,000 SF
TOTAL COMMERCIAL SF	11,000 SF	TOTAL GROUND FLOOR FOOTPRINT	110,100 SF
MF PARKING REQUIRED BY TOD CODE: 1.5 SP PER UNIT (524 SP); 1.38 SP PER UNIT - BY VARIANCE	482 SPACES		
PARKING PROVIDED:			
TUCK-UNDER GARAGES	49 SPACES		
SURFACE PARKING	458 SPACES		
TOTAL ON SITE PARKING (1.45 SP PER UNIT INCLUDING FLEX)	507 SPACES		
ON-STREET PARKING	77 SPACES		
TOTAL PARKING (1.67 SP PER UNIT INCLUDING FLEX) (36 ADDITIONAL SPACES DEDICATED TO COMMERCIAL SPACE)	584 SPACES		
TOTAL SITE NET AREA	9.17 ACRES		
TOTAL OPEN SPACE	1.733 ACRES		

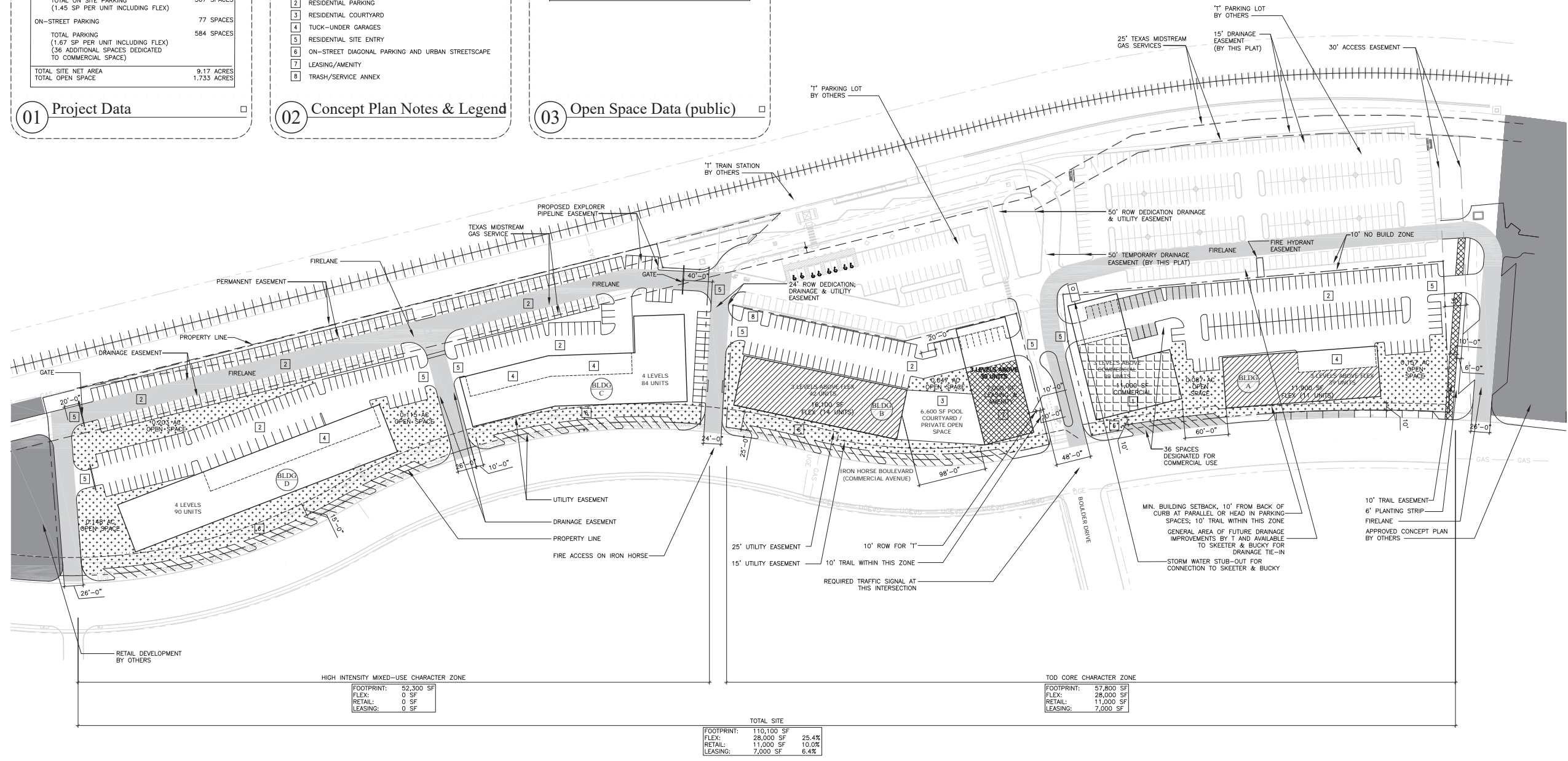
01 Project Data

	FIRELANE FOR MULTIFAMILY DEVELOPMENT
	FLEX SPACE - 15' FLOOR TO FLOOR, MIN.
	DEDICATED COMMERCIAL SPACE - 15' FLOOR TO FLOOR, MIN.
	LEASING/AMENITY SPACE
	OPEN SPACE
	1 DEDICATED COMMERCIAL SPACE
	2 RESIDENTIAL PARKING
	3 RESIDENTIAL COURTYARD
	4 TUCK-UNDER GARAGES
	5 RESIDENTIAL SITE ENTRY
	6 ON-STREET DIAGONAL PARKING AND URBAN STREETSCAPE
	7 LEASING/AMENITY
	8 TRASH/SERVICE ANNEX

02 Concept Plan Notes & Legend

BLDG A BLOCK:	0.434 ACRES
BLDG B BLOCK:	0.303 ACRES
BLDG C BLOCK:	0.161 ACRES
BLDG D BLOCK:	0.835 ACRES
TOTAL:	1.733 ACRES
TOTAL SITE ACREAGE:	9.17 ACRES
	18% OF SITE IS OPEN SPACE
TOD CODE REQUIRED OPEN SPACE: 0.459 AC MINIMUM OF 5% OF GROSS AREA OF THE SITE	

03 Open Space Data (public)



IRON HORSE VILLAGE SDP
 NORTH RICHLAND HILLS, TEXAS

26 Concept Plan - Phase 1
 Scale: 1" = 60'-0"

Zoning Case Number SDP 2016-05

PHASE 1
 REVISION TO
 ZONING CASE NUMBER SDP 2016-05

CONCEPT PLAN A101a

Project Number: 2017055.00
 Drawn By: JG
 Issue For
 Revised Concept Plan 02.07.2018
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Revision	Date
△	02.07.2018
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ZONING:		CASE # SDP 2016-05 IRON HORSE TOD	
UNITS NOT INCL'D FLEX - AVG 900 SF/UNIT	412 UNITS	TOTAL RESIDENTIAL NSF	370,800 SF
TOTAL FLEX SF	28,000 SF	TOTAL COMMERCIAL SF	11,000 SF
(FLEX UNITS - AVG 900 SF/UNIT IF CONVERTED)	25 UNITS	TOTAL LEASING & AMENITY	7,000 SF
TOTAL COMMERCIAL SF	11,000 SF	TOTAL GROUND FLOOR FOOTPRINT	110,100 SF
MF PARKING REQUIRED BY TOD CODE: 1.5 SP PER UNIT (638 SP); 1.38 SP PER UNIT - BY VARIANCE	587 SPACES		
PARKING PROVIDED:			
TUCK-UNDER GARAGES	49 SPACES		
3 LEVEL PARKING GARAGE	354 SPACES		
SURFACE PARKING	354 SPACES		
TOTAL ON SITE PARKING (1.59 SP PER UNIT INCLUDING FLEX)	757 SPACES		
ON-STREET PARKING	75 SPACES		
TOTAL PARKING (1.78 SP PER UNIT INCLUDING FLEX) (36 ADDITIONAL SPACES DEDICATED TO COMMERCIAL SPACE)	832 SPACES		
TOTAL SITE NET AREA	9.17 ACRES		
TOTAL OPEN SPACE	1.733 ACRES		

01 Project Data

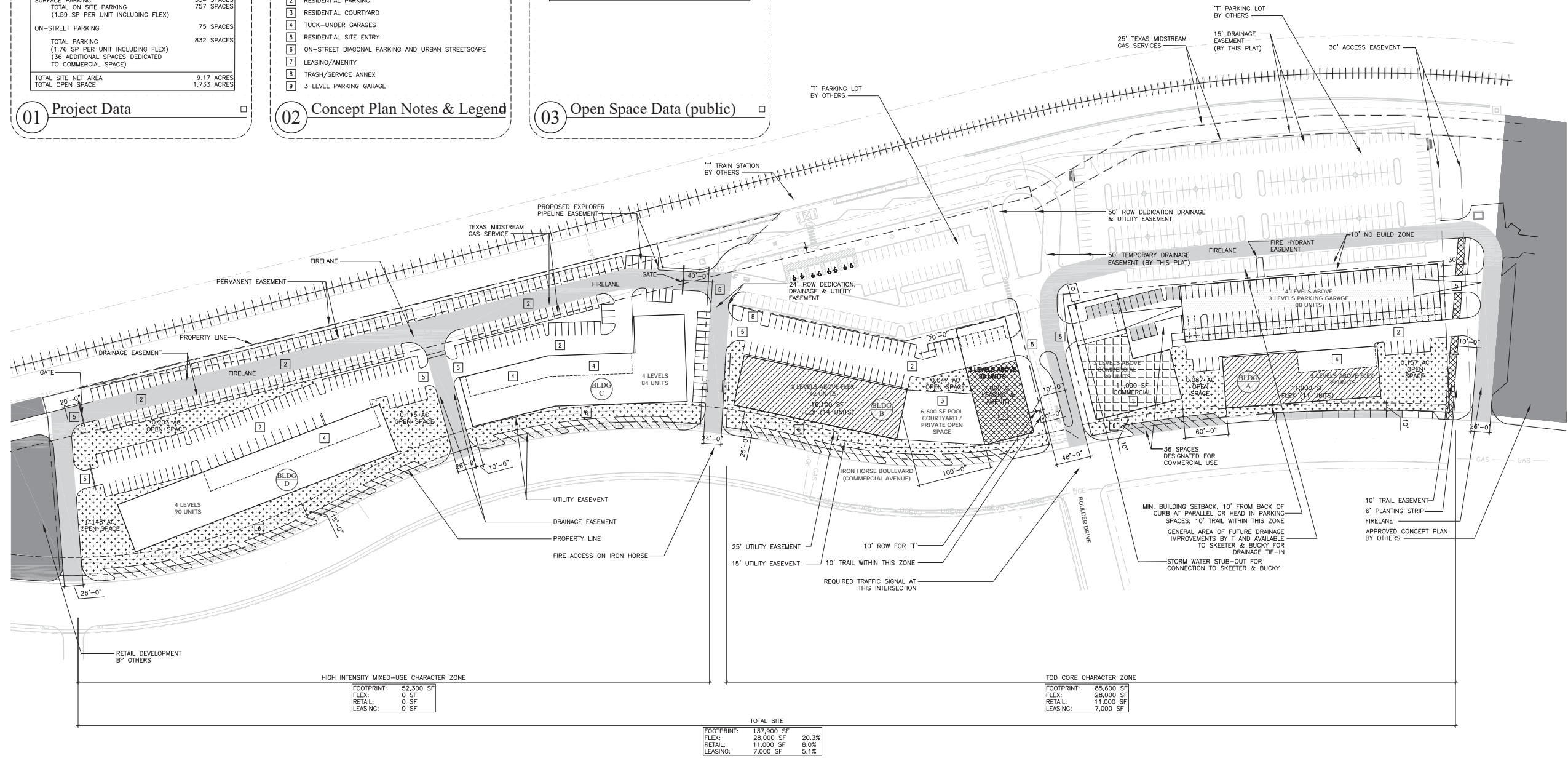
Symbol	Description
[Hatched Box]	FIRELANE FOR MULTIFAMILY DEVELOPMENT
[Diagonal Lines]	FLEX SPACE - 15' FLOOR TO FLOOR, MIN.
[Grid Pattern]	DEDICATED COMMERCIAL SPACE - 15' FLOOR TO FLOOR, MIN.
[Cross-hatch]	LEASING/AMENITY SPACE
[Dotted]	OPEN SPACE
[1]	DEDICATED COMMERCIAL SPACE
[2]	RESIDENTIAL PARKING
[3]	RESIDENTIAL COURTYARD
[4]	TUCK-UNDER GARAGES
[5]	RESIDENTIAL SITE ENTRY
[6]	ON-STREET DIAGONAL PARKING AND URBAN STREETSCAPE
[7]	LEASING/AMENITY
[8]	TRASH/SERVICE ANNEX
[9]	3 LEVEL PARKING GARAGE

02 Concept Plan Notes & Legend

BLDG A BLOCK:	0.434 ACRES
BLDG B BLOCK:	0.303 ACRES
BLDG C BLOCK:	0.161 ACRES
BLDG D BLOCK:	0.835 ACRES
TOTAL:	1.733 ACRES
TOTAL SITE ACREAGE:	9.17 ACRES
	18% OF SITE IS OPEN SPACE

TOD CODE REQUIRED OPEN SPACE: 0.459 AC
 MINIMUM OF 5% OF GROSS AREA OF THE SITE

03 Open Space Data (public)



FOOTPRINT:	52,300 SF
FLEX:	0 SF
RETAIL:	0 SF
LEASING:	0 SF

FOOTPRINT:	85,600 SF
FLEX:	28,000 SF
RETAIL:	11,000 SF
LEASING:	7,000 SF

TOTAL SITE	
FOOTPRINT:	137,900 SF
FLEX:	28,000 SF 20.3%
RETAIL:	11,000 SF 8.0%
LEASING:	7,000 SF 5.1%

IRON HORSE VILLAGE SDP
 NORTH RICHLAND HILLS, TEXAS

26 Concept Plan - Phase 2
 Scale: 1" = 60'-0"

Zoning Case Number SDP 2016-05

PHASE 2
 REVISION TO
 ZONING CASE NUMBER SDP 2016-05

Project Number: 2017055.00
 Drawn By: JG
 Issue For:
 Revised Concept Plan 02.07.2018
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Revision	Date
△	02.07.2018
△	
△	
△	
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SCENE 1

IRON HORSE
North Richland Hills, Texas
Conceptual Imagery



SCENE 2

IRON HORSE
North Richland Hills, Texas
Conceptual Imagery



SCENE 3

IRON HORSE
North Richland Hills, Texas
Conceptual Imagery



SCENE 4

IRON HORSE
North Richland Hills, Texas
Conceptual Imagery