



Site Data Summary Chart

Single Family Residential Lots	23
Common Areas	5
Residential Lots	53.96% 3.13 ac.
Open Space Non Floodway	4.14% 0.24 ac.
Open Space Floodway	21.38% 1.24 ac.
R.O.W.	20.52% 1.19 ac.
Gross Acreage	100.00% 5.80 ac.
Site Data	
Gross Acreage	5.80 ac.
Gross Density	3.97
Lot Summary	
Residential Lots	23
Minimum Lot Size	4,500 s.f.
Average Lot Size	5,927 s.f.
Common Areas	5

L.U.D. / Zoning	
Existing:	Low Density Residential / R-7-MF
Proposed:	Low Density Residential / R-8 - PD

Owner:

Tommy Cunningham
6809 Baker Blvd.
Richland Hills, 76118

Engineer:

Hamilton Duffy, P.C.
8241 Mid Cities Blvd., #100
North Richland Hills, TX 76182
Tel: 817-268-0408
Contact: Keith Hamilton

Applicant:

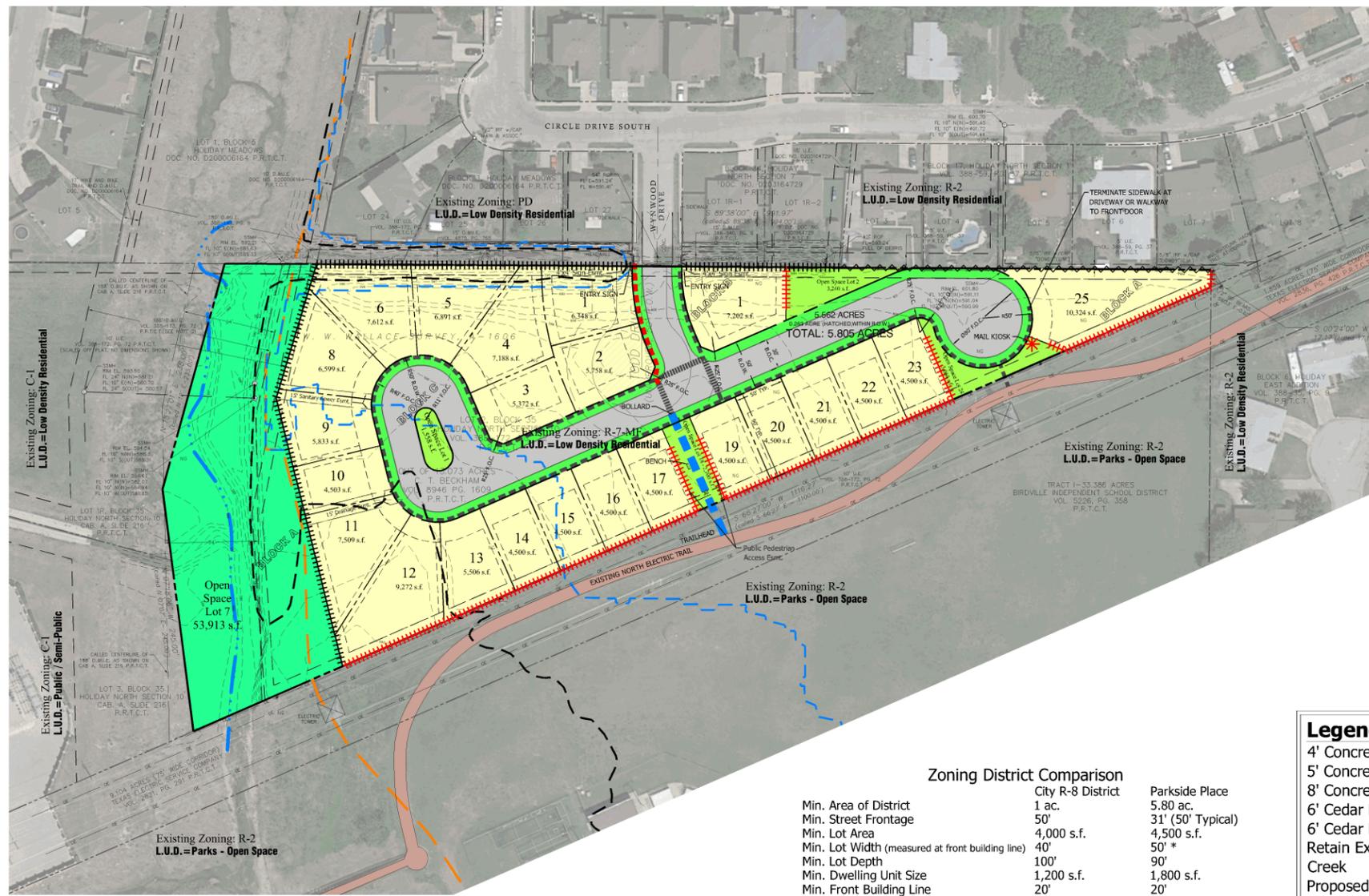
Sage Group, Inc.
1130 N. Carroll Ave. Ste. 200
Southlake, Texas 76092
Tel: 817-424-2626
Contact: Curtis Young

Planner:

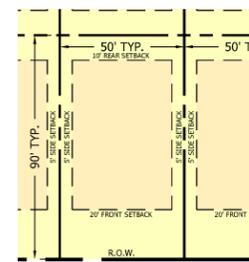


18 JAN 18

1" = 60'



TYPICAL LOT DETAIL
1" = 30'



Zoning District Comparison

	City R-8 District	Parkside Place
Min. Area of District	1 ac.	5.80 ac.
Min. Street Frontage	50'	31' (50' Typical)
Min. Lot Area	4,000 s.f.	4,500 s.f.
Min. Lot Width (measured at front building line)	40'	50' *
Min. Lot Depth	100'	90'
Min. Dwelling Unit Size	1,200 s.f.	1,800 s.f.
Min. Front Building Line	20'	20'
Min. Side Building Line	6' & 0'	5'
Min. Rear Building Line	10'	10'
Rear Yard Open Space Area	20% of Lot Area	10% of Lot Area
Max. Structure Height	38'	38'
Max. Lot Coverage	N/A	N/A

*42.5' min. lot width on Block A, Lot 11.

Examples of: Light Pole, Street Sign, Mailbox & Building Elevation



Legend	
4' Concrete Sidewalk	-----
5' Concrete Trail	-----
8' Concrete Trail	-----
6' Cedar Fence	
6' Cedar Board on Board Fence w/ Cap	
Retain Existing Fence	~~~~~
Creek	~~~~~
Proposed 1% Chance Floodplain	-----
Existing 1% Chance Floodplain / 100 Year Floodway	-----
Common Open Space	■
Residential Lots	■
Floodway	■
Mailbox Kiosk	*
Enhanced Paving at Crosswalks	

Case ZC 2017-15

Parkside Place

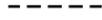
Zoning Exhibit

W. W. Wallace Survey, Abstract No. 1606

North Richland Hills, Tarrant County, Texas

- Tree from the city's approved Large Tree List 
- Tree from the city's approved Ornamental Tree List 

Legend

- 4' Concrete Sidewalk 
- 5' Concrete Trail 
- 8' Concrete Trail 
- 6' Cedar Fence 
- 6' Cedar Board on Board Fence w/ Cap 
- Retain Existing Fence 
- Creek 
- Proposed 1% Chance Floodplain 
- Existing 1% Chance Floodplain / 100 Year Floodway 
- Common Open Space 
- Residential Lots 
- Floodway 
- Mailbox Kiosk 
- Enhanced Paving at Crosswalks 



Entry Landscape Plan

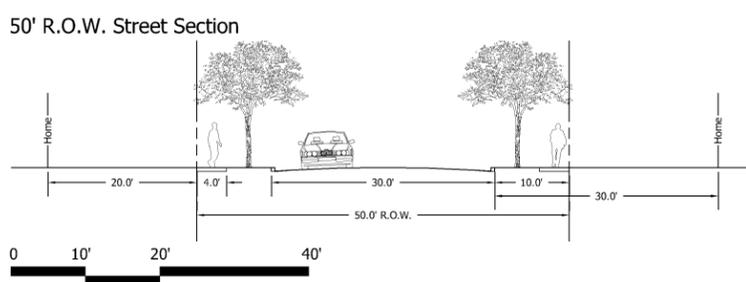
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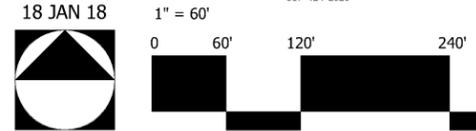
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Tel: 817-424-2626
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Planner:

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



Entry Monument Signage



Landscape Plan

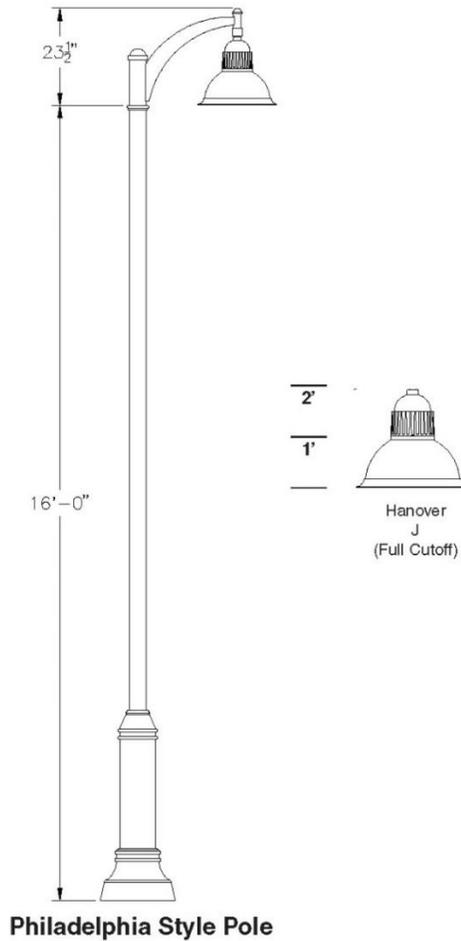
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Case ZC 2017-15

Parkside Place

North Richland Hills, Tarrant County, Texas

Street Lights: Street lights shall be selected from the Oncor decorative street light options and shall meet city standards for location and minimum spacing:



* 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:

