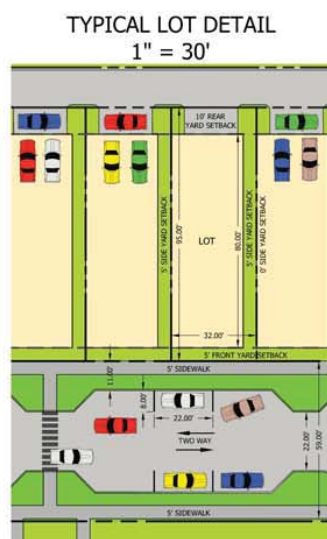




Legend

- 5' Concrete Sidewalk (Unless noted on plan)
- Landscaped Area
- Programmable Open Space
- Lots
- Inset Parking
- Enhanced Paving at Crosswalks (stamped & stained concrete as shown on plan)
- Mail Kiosk



Residential Site Data

Single-family Residential Lots	40
Residential Lots	53.26%
Open Space	2.94 ac.
Open Space	7.25%
Programmable Open Space	0.40 ac.
Total Open Space	9.78%
R.O.W. Street	17.03%
R.O.W. Alley	0.94 ac.
Gross Acreage	19.38%
Gross Acreage	1.07 ac.
Gross Acreage	10.33%
Gross Acreage	0.57 ac.
Gross Acreage	100.00%
Gross Acreage	5.52 ac.

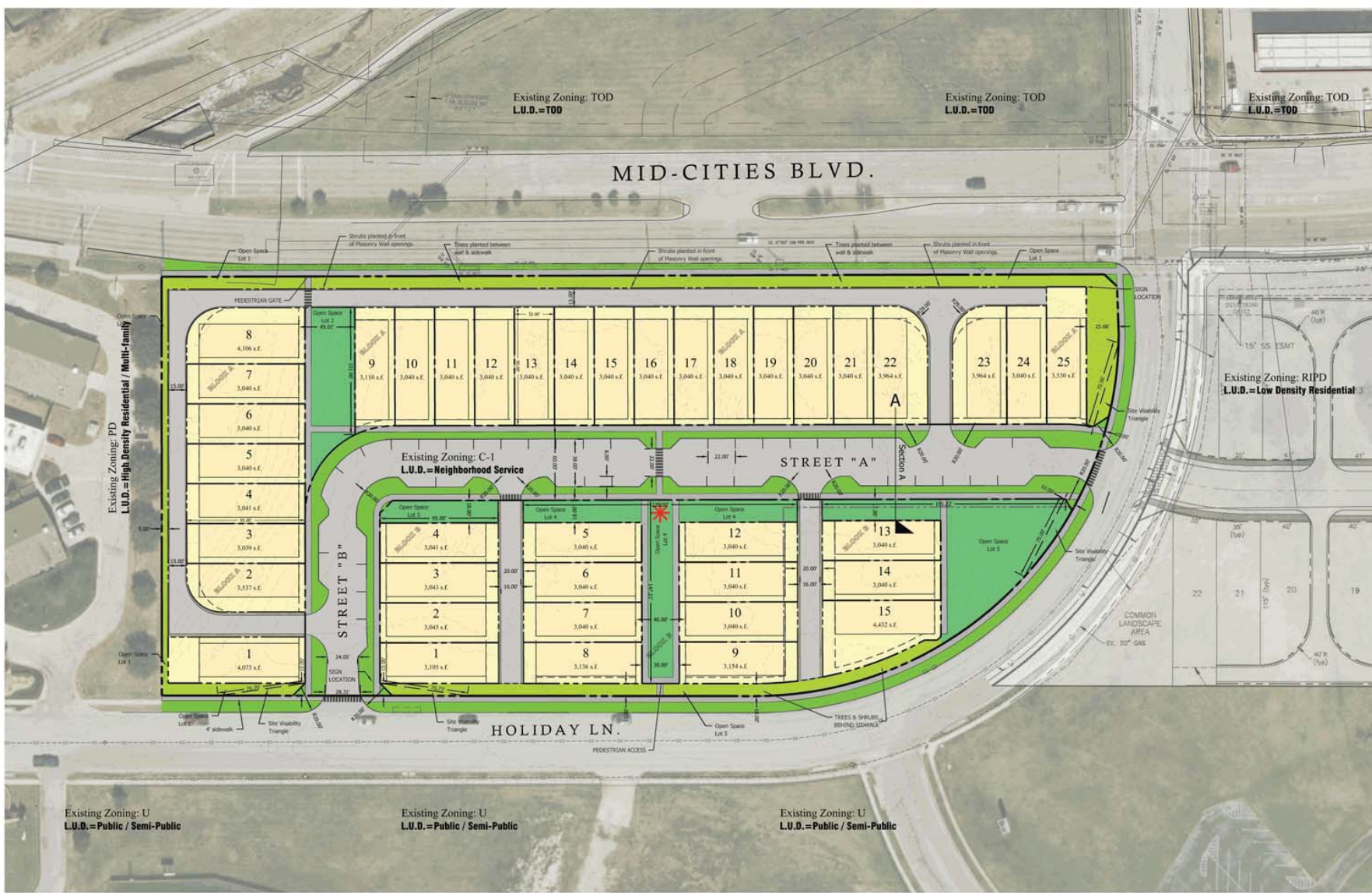
Lot Summary & Density

Residential Lots	40
Minimum Building Lot Area	3,040 s.f.
Common Areas	5
Gross Acreage	5.52 ac.
Density (lots / acre)	7.25 ac.

Parking Summary

Onsite Parking Spaces (garage)	80
Onsite Parking Spaces (driveway)	40
Inset Parking Spaces	42
Total Parking Spaces	162
Parking Spaces / Unit	4.05

Zoning
Existing: C-1
Proposed: Low Density Residential / RI-PD



Owner:
HL & MCB Properties, LP
c/o Randy White
175 E. Continental Blvd.
Southlake, TX 76092

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

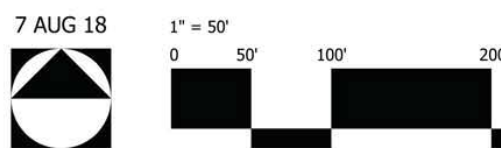
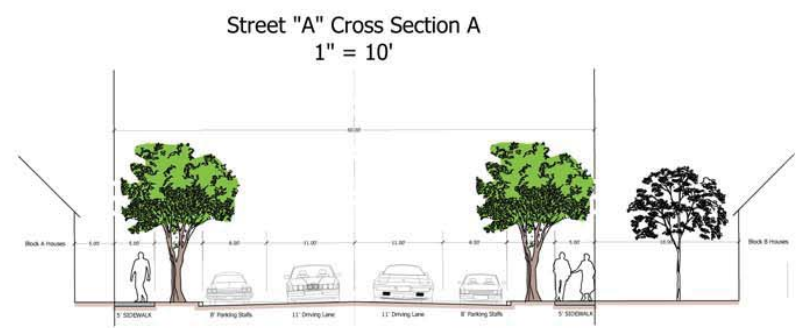
Applicant:
Beaten Path Development LLC
700 W. Harwood Rd.
Hurst, TX 76054

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

Zoning District Comparison

	City R-2 District	Urban Trails Cottages
1. Min. Lot Area	9,000 s.f.	3,040 s.f. min.
2a. Min. Lot Width (Interior Lots)	72.5'	32'
2b. (Corner Lot)	80'	N/A
3. Min. Lot Depth	110'	95'
4. Min. Dwelling Unit Size	2,000 s.f.	1,500 s.f. single story, 1,800 s.f. two-story*
5. Min. Front Building Line	20'	5'
6. Min. Side Building Line	10' & 6'	5', 0'
7. Min. Rear Building Line	10'	10'
8. Max. Structure Height	38'	38'
12. Rear Yard Open Space Area	20% of Lot Area	20% of Lot Area

*Forty percent of the dwelling units may be one story with a minimum of 1,500 s.f. of floor space. The minimum dwelling unit size for the remaining two story units shall be 1,800 s.f. of floor space.
**Secondary dwelling units are not permitted.

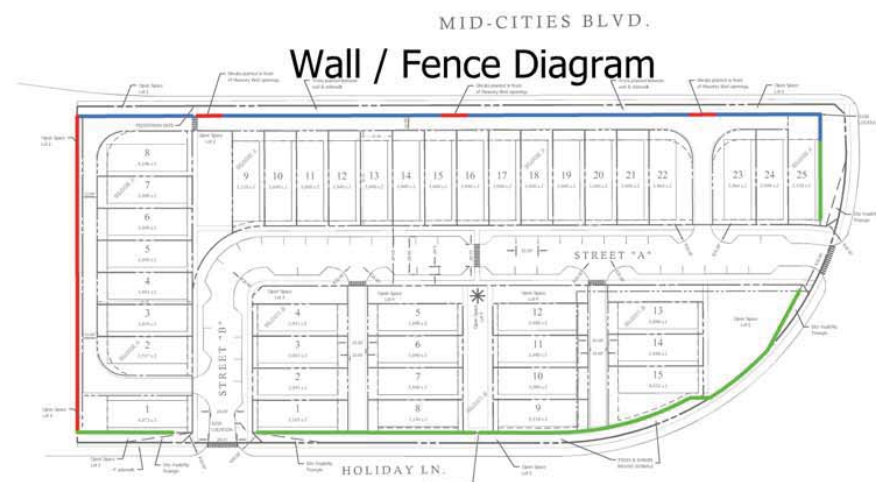


PD Zoning Exhibit

Urban Trails Cottages

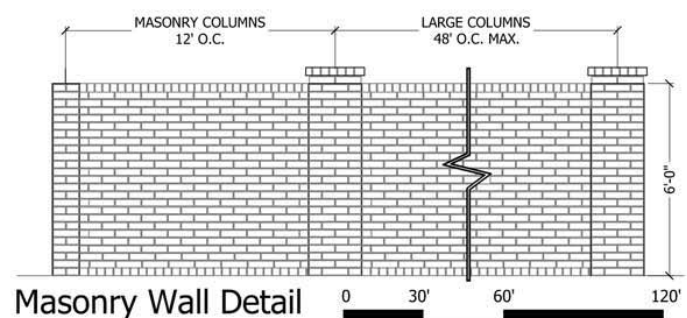
ZC 2018-08

North Richland Hills, Tarrant County, Texas



Legend

- 6' Iron Fence with Living Screen —
- 6' Iron Fence w/ Living Screen & Masonry Columns. Max. 50' apart. —
- 6' Masonry Screen Wall —



Owner:
 HL & MCB Properties, LP
 c/o Randy White
 175 E. Continental Blvd.
 Southlake, TX 76092

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

Tree from the city's approved Large Tree List:
 Chinese Pistache or Texas Red Oak or Bur Oak ●

Street Trees: Cedar Elm or Lacebark Elm or Chinkapin Oak ●

Tree from the city's approved Ornamental Tree List ●

Living Screen: Dwarf Burford Holly or Dwarf Yaupon Holly or Indian Hawthorne ●

Examples of: Mailbox Kiosks



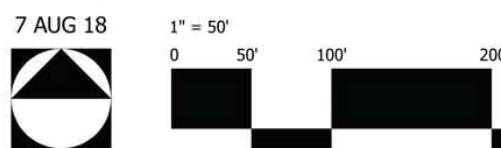
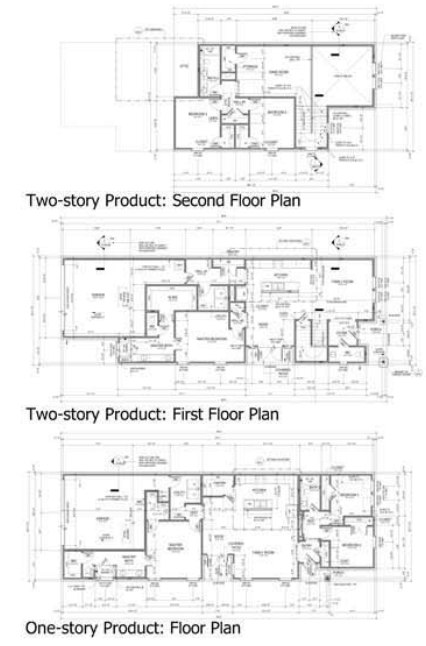
Examples of: Light Pole, Street Signs, Building Elevations & Building Floor Plans



Images not to scale

Legend

- 5' Concrete Sidewalk (Unless noted on plan) —
- Landscaped Area ■
- Programmable Open Space ■
- Lots ■
- Inset Parking ■
- Enhanced Paving at Crosswalks (stamped & stained concrete as shown on plan) —
- Mail Kiosk *



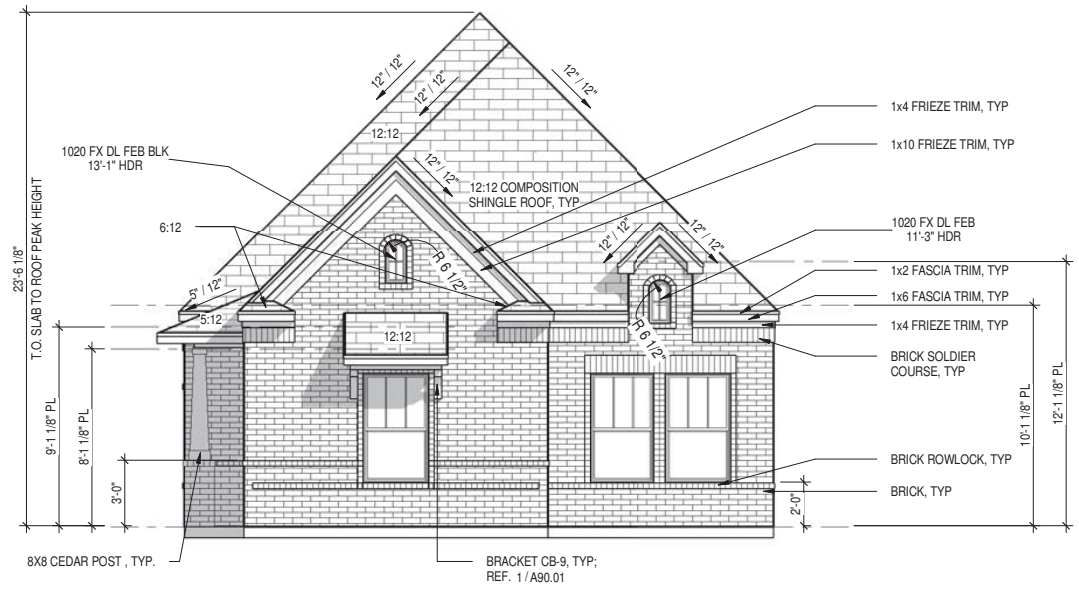
Landscape Plan & Home Plans

Urban Trails Cottages

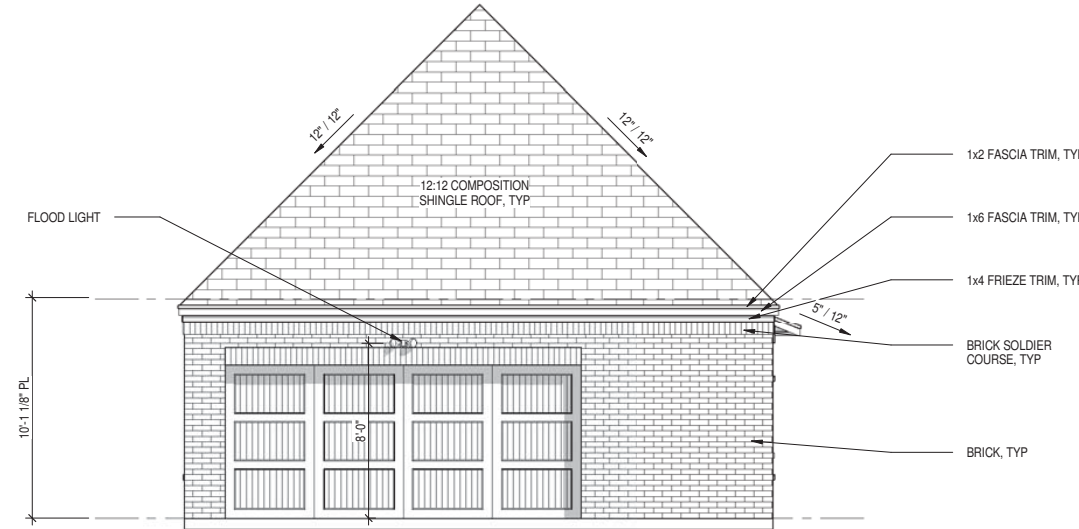
ZC 2018-08

North Richland Hills, Tarrant County, Texas

GLAZING REQUIREMENTS	
SUM OF OPENINGS @ FIRST FLOOR	101 SQ FT
SUM OF HOUSE FRONT @ FIRST FLOOR	272 SQ FT
= 37% GLAZING	



1 ELEVATION A - FRONT
1/8" = 1'-0"



2 ELEVATION A - REAR
1/8" = 1'-0"

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972-620-8204



Our Country Homes
BUILDER
SUBD. BLOCK
LOT ADDRESS Global Plan
CITY PLAN 1568
VERSION 1

DATE 03-23-2018
SCALE 1/8" = 1'-0"

A20.02

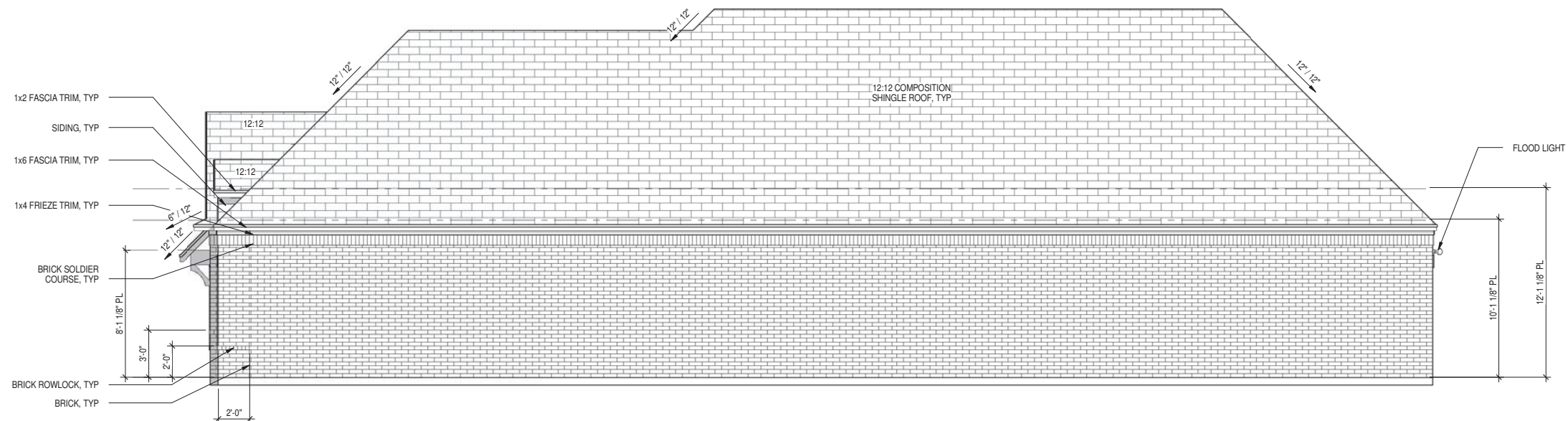
STRAND 1805317

GLAZING REQUIREMENTS		
SUM OF OPENINGS @ FIRST FLOOR	= 212 SQ FT	= 27% GLAZING
SUM OF HOUSE SIDE @ FIRST FLOOR	787 SQ FT	



1 ELEVATION A - LEFT

1/8" = 1'-0"



2 ELEVATION A - RIGHT

1/8" = 1'-0"

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Dallas, TX. 75220
972-620-8204



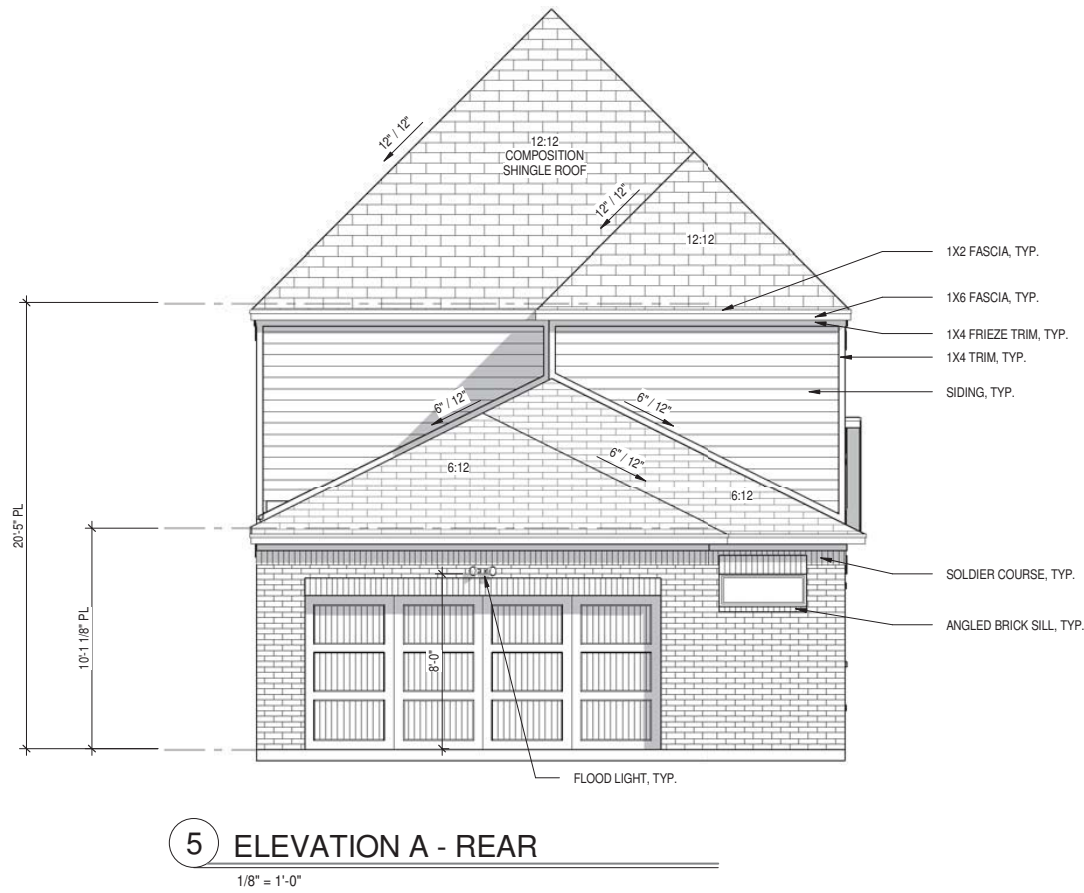
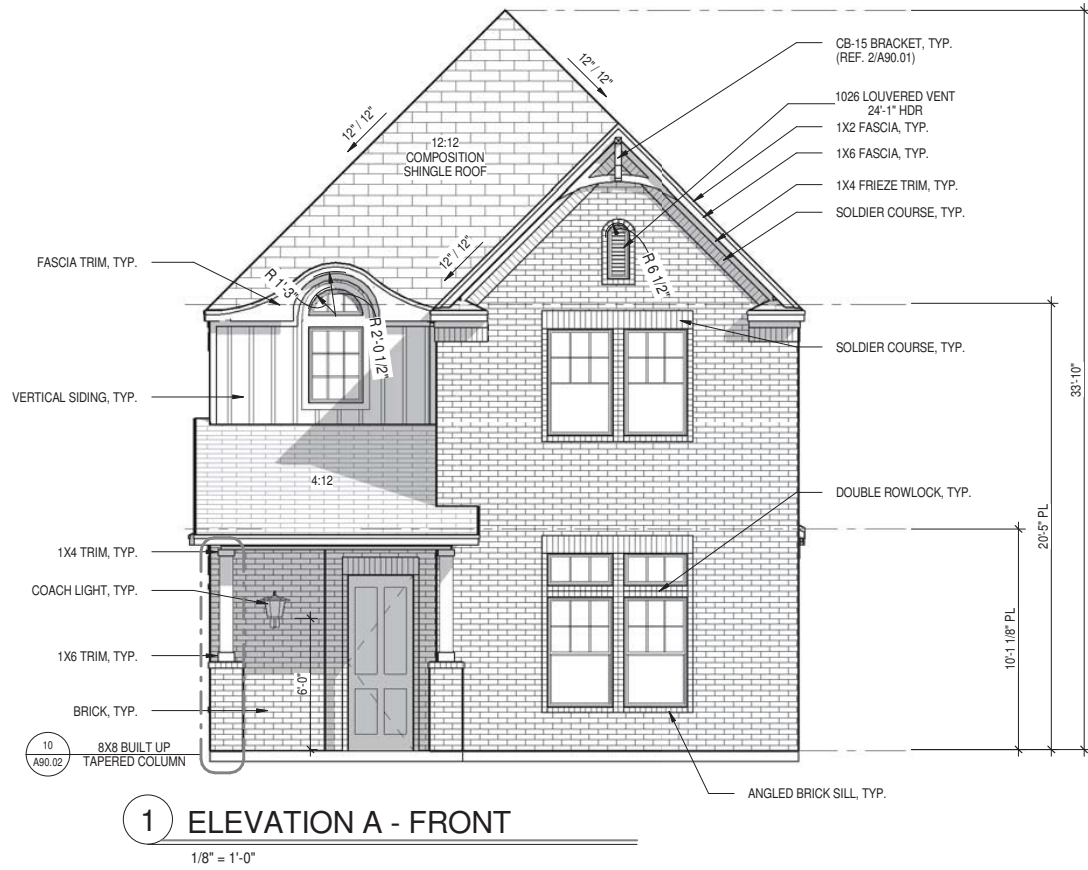
BUILDER Our Country Homes
SUBD. BLOCK
LOT ADDRESS Global Plan
CITY PLAN 1568

VERSION 1

DATE 03-23-2018
SCALE 1/8" = 1'-0"

A20.03


STRAND 1805317



GLAZING REQUIREMENTS		
SUM OF OPENINGS @ FIRST FLOOR	139 SQ FT	= 51% GLAZING
SUM OF HOUSE FRONT @ FIRST FLOOR	272 SQ FT	

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Dallas, TX. 75220
972-620-8204



BUILDER	Our Country Homes	SUBD.	SSE Architectural Design Services	VERSION	1
SUBD.	BLOCK	ADDRESS	Global Plan	PLAN	2261 A, B, C
LOT		CITY			
ADDRESS					
CITY					
PLAN					

DATE 03-23-2018
SCALE 1/8" = 1'-0"

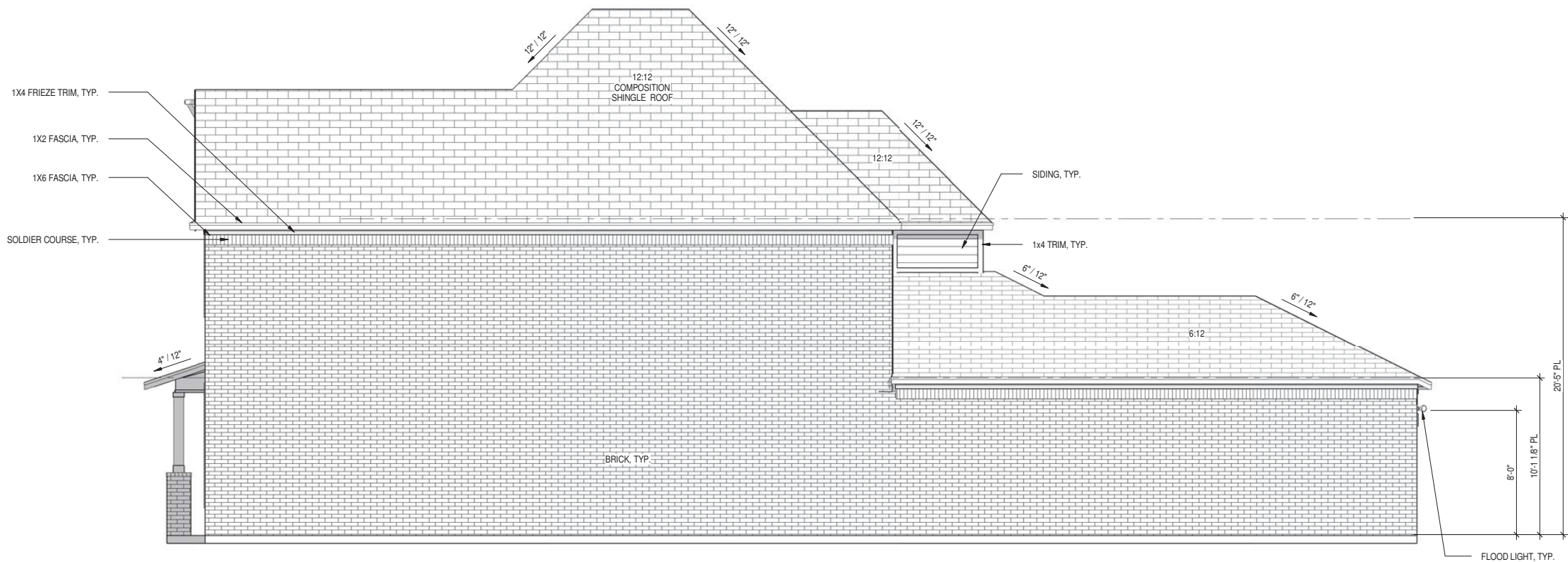
A20.03

STRAND 1805310



1 ELEVATION A - LEFT

1/8" = 1'-0"



2 ELEVATION A - RIGHT

1/8" = 1'-0"

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Dallas, TX. 75220
972-620-8204



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SSE Architectural Design Services
BLOCK
Global Plan
CITY
2261 A, B, C
VERSION 1

DATE 03-23-2018
SCALE 1/8" = 1'-0"

A20.04

STRAND 1805310

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