

PROJECT DATA

TOTAL SITE AREA: 344,593 SF
 REQUIRED OPEN SPACE: 17,229 SF
 PROVIDED PUBLIC OPEN SPACE: 21,979 SF

FOUR-STORY W/ ELEVATOR
 CLOSED CORRIDOR

2 BUILDINGS
 244 UNITS
 362,810 GSF TOTAL

BUILDING 1:	MIN.	MAX.	PROVIDED
GROSS SQFT	171,880 GSF		
GROUND FLR.	42,859 GSF		26%
COMMERCIAL	11,128 GSF	15%	100%
RESIDENTIAL	19,449 GSF	0%	60%
OTHER	12,284 GSF	5%	30%

BUILDING 2:	MIN.	MAX.	PROVIDED
GROSS SQFT	190,930 GSF		
GROUND FLR.	46,921 GSF		30%
COMMERCIAL	14,095 GSF	15%	100%
RESIDENTIAL	22,883 GSF	0%	60%
OTHER	9,943 GSF	5%	30%

REQUIRED PARKING:
 1.5 SPACES PER UNIT = 366 SPACES
 1 SPACE PER 250 SF = 93 SPACES
 TOTAL = 459 SPACES (5% ACCESSIBLE = 23 SPACES)

PROVIDED PARKING:
 OFF-STREET = 406 SPACES
 ON-STREET = 59 SPACES
 TOTAL = 465 SPACES

OFF-STREET SURFACE PARKING AREA = 123,970 SF
 REQUIRED PARKING LOT TREES
 (1 PER 20 SPACES) = 21 TREES
 PROVIDED PARKING LOT TREES = 62 TREES

BUILD TO ZONES:	BUILD-TO-FRONTAGE	BLDG. IN B.T.Z.	% RECD	% PROVIDED
IRON HORSE BLVD:	784	694	60%	89%
ACCESS DRIVE:	172	66	40%	38%
BROWNING BLVD:	356	154	40%	43%

NOTE:
 LIVE / WORK UNITS ARE TWO STORY UNITS WITH STREET ACCESS
 FLEX UNITS ARE ONE STORY UNITS WITH STREET ACCESS
 BUILDINGS 1 & 2 HAVE 15' FLOOR TO FLOOR THROUGHOUT FIRST FLOOR

PROPOSED SDP STANDARDS SPECIFIC TO THE FOUNTAINS AT IRON HORSE

- A. FOUR STORY BUILDINGS PERMITTED.
- B. 15 FT FIRST FLOORS THROUGHOUT.
- C. PARKING LOT LANDSCAPING AS SHOWN ON THE CONCEPT PLAN.



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The Fountains at Iron Horse
 North Richland Hills, Texas

ISSUED FOR SDP

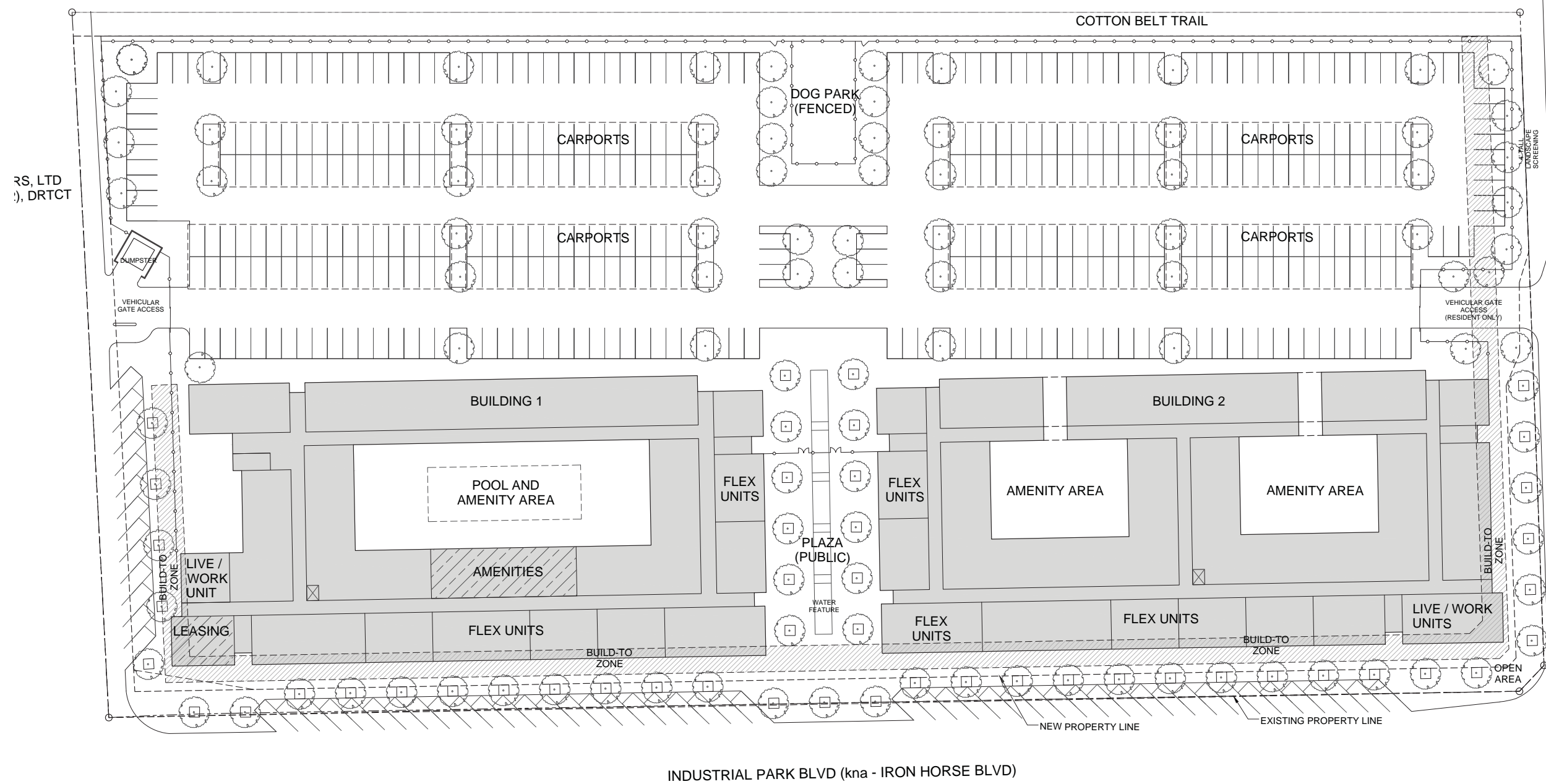
ISSUE DATES
 FIRST ISSUE: 05/10/2016

REVISIONS

15202

A101
 SITE PLAN

SDP 2014-02



1 CONCEPT SITE PLAN
 SCALE: 1/32" = 1'-0"



PROPOSED SDP STANDARDS SPECIFIC TO THE FOUNTAINS AT IRON HORSE

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COMMERCIAL	11,126 GSF	15%	100%	26%
RESIDENTIAL	19,449 GSF	0%	60%	45%
OTHER	12,284 GSF	5%	30%	29%

BUILDING 2:		MIN.	MAX.	PROVIDED
GROSS SQFT	190,930 GSF			
GROUND FLR.	46,921 GSF			
COMMERCIAL	14,095 GSF	15%	100%	30%
RESIDENTIAL	22,883 GSF	0%	60%	49%
OTHER	9,943 GSF	5%	30%	21%

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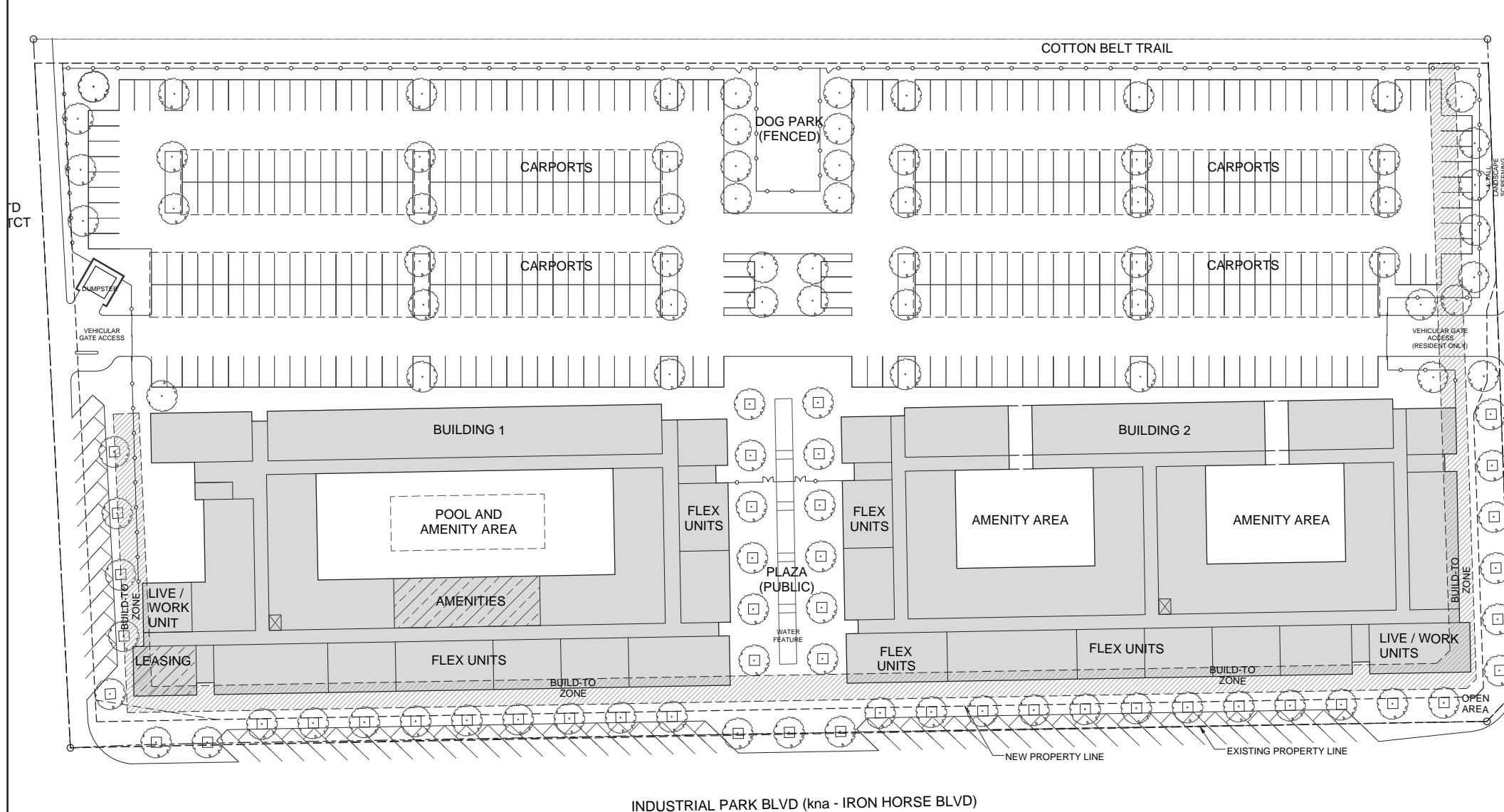
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IRON HORSE BLVD:	784'	694'	60%	89%
ACCESS DRIVE:	172'	66'	40%	38%
BROWNING BLVD:	358'	154'	40%	43%

NOTE:

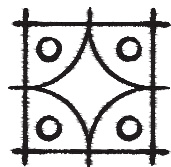
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1 CONCEPT SITE PLAN
 SCALE: 1" = 80'



SDP 2014-02



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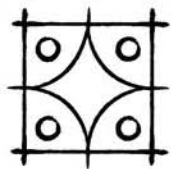
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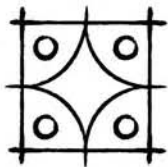
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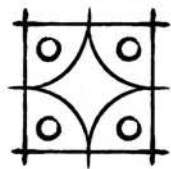
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