

Landscape Legend

-  Shumard Red Oak
Quercus shumardii
-  Chinese Pistache
Pistacia chinensis
-  Lacebark Elm
Ulmus parvifolia sempervirens
-  Cedar Elm
Ulmus crassifolia
-  Eastern Red Cedar
Juniperus virginiana
-  'Little Gem' Magnolia
Magnolia grandiflora 'Little Gem'
-  Crape Myrtle 'Natchez'
Lagerstromia indica 'Natchez'
-  'Nellie R. Stevens' Holly
Ilex x 'Nellie R. Stevens'
-  Maidenrass
Miscanthus sinensis 'Gracillimus'
-  Abelia 'Kaleidoscope'
Abelia x grandiflora 'Kaleidoscope'
-  Gulf Muhly
Muhlenbergia capillaris
-  'Gulf Stream' Nandina
Nandina domestica 'Gulf Stream'
-  Cast Iron Plant
Aspidistra elatior
-  Little Bluestem
Schizachyrium scoparium
-  Encore Azalea 'Autumn Fire'
Rhododendron 'Robler'
-  Fall Aster
Aster oblongifolius
-  'Big Blue' Liriope
Liriope muscari 'Big Blue'
-  Seasonal Color
varies with season
-  Bermudagrass sod
Cynodon dactylon



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Master Planning
Urban Design
Architecture
Landscape Architecture

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IRON HORSE COMMONS
NORTH RICHLAND HILLS, TEXAS

Issued
APR 4, 2017

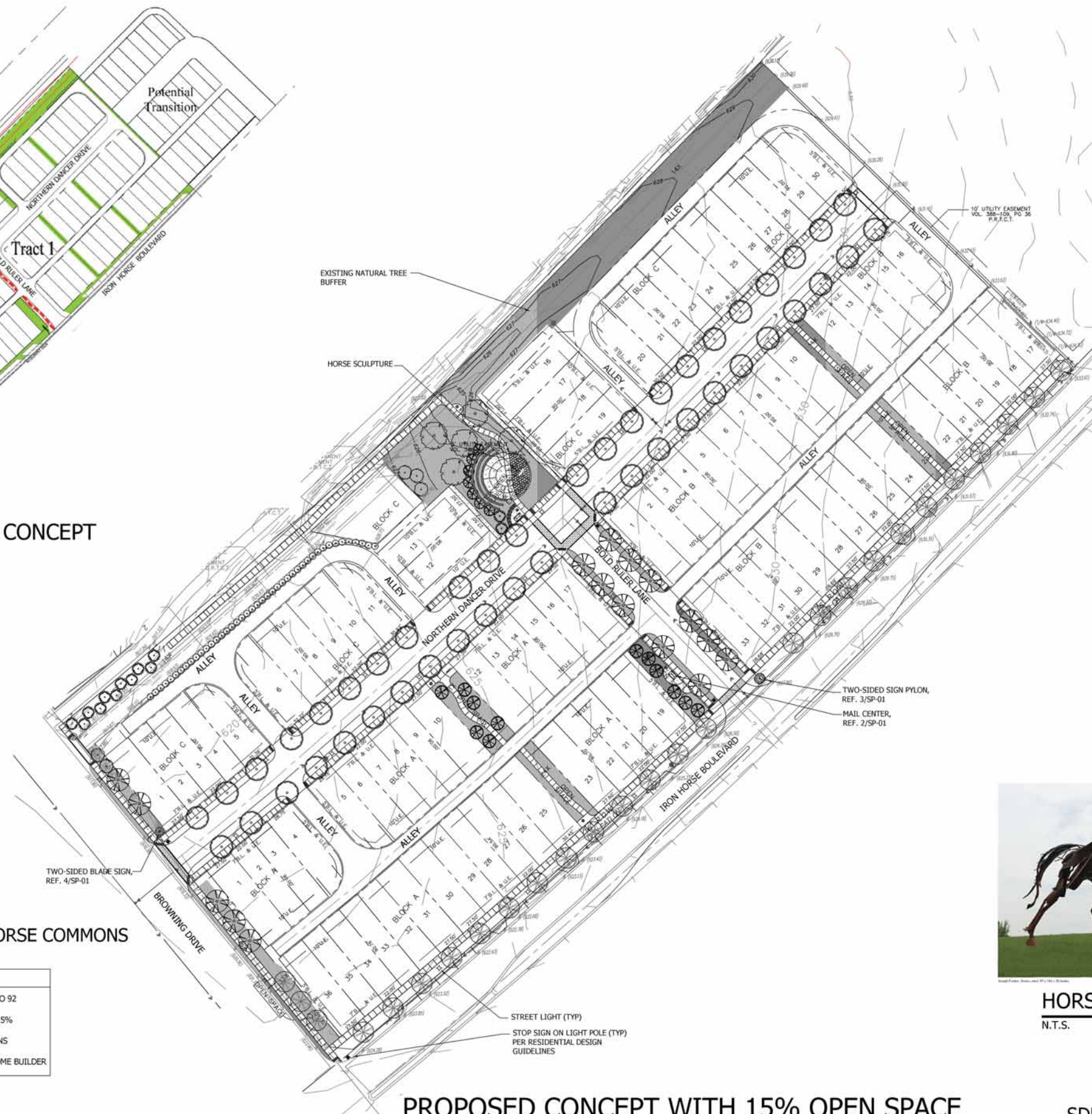
Revisions
5/22/17 Ph 1 Landscape Concept
6/8/17 City Comments response
7/13/17 City Comments response

SITE
PLAN
PHASE 1

SHEET
SP-01



PREVIOUSLY APPROVED CONCEPT
WITH 12% OPEN SPACE



PROPOSED CONCEPT WITH 15% OPEN SPACE

SPECIAL DEVELOPMENT PLAN FOR IRON HORSE COMMONS
IRON HORSE TOD MIXED USE DISTRICT

PROPOSED VARIANCES	MITIGATING FEATURES
PROPOSING SPECIAL DEVELOPMENT PLAN REVISIONS TO ALLOW 22' WIDE TOWNHOME LOTS FROM 25' CURRENT T.O.D. STANDARD	<ul style="list-style-type: none"> ● INCREASING NUMBER OF LOTS FROM 85 TO 92 ● INCREASING OPEN SPACE FROM 12% TO 15% ● OFFERING DIVERSITY IN HOUSING OPTIONS ● BRINGING IN THE PREMIER DFW TOWNHOME BUILDER



HORSE SCULPTURE
N.T.S.



SDP 2017-03
0 50' 100' 150'
1" = 50'-0"

CONCEPT PLAN - PHASE 1

Iron Horse Commons phase 1 – building type illustrations

CB Jeni 22' Townhomes

Iron Horse

Exterior Color Scheme – A



Iron Horse

Exterior Color Scheme – B



Iron Horse

Exterior Color Scheme – C



Iron Horse

Exterior Color Scheme – D



Iron Horse

Exterior Color Scheme – E



Craftsman Style

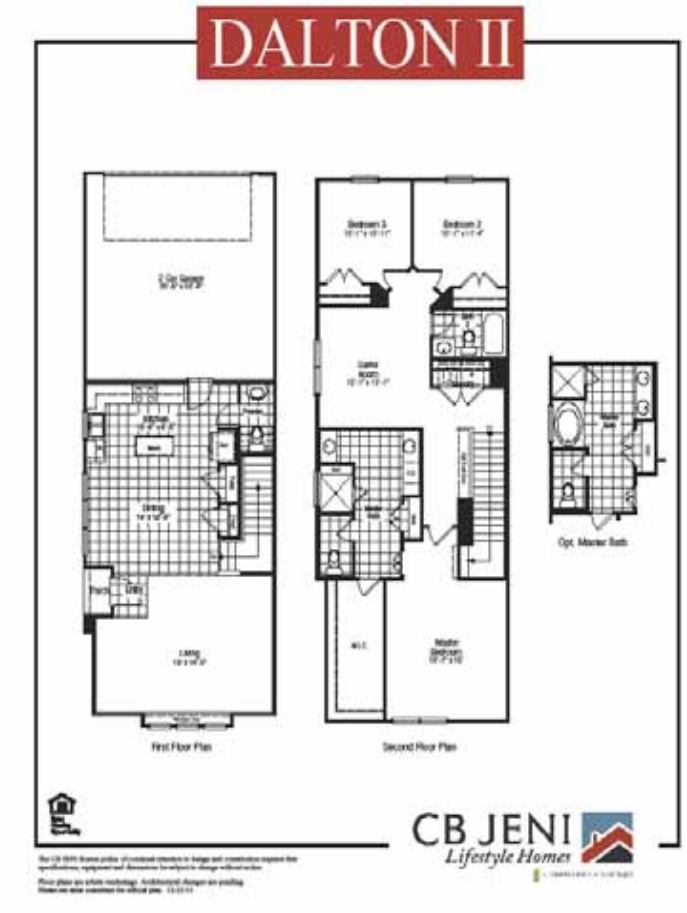
Carson plan- 1,510 sq.ft., 2 bedroom Hampton plan-1,670 sq.ft., 3 bedroom

Zoe plan- 1,943 sq.ft., 3 bedroom Dalton plan-1,944 sq.ft., 3 bedroom

*All architectural standards will meet or exceed the NRH Transit Oriented Development Code

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Iron Horse Commons phase 1 – typical floor plans



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