

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

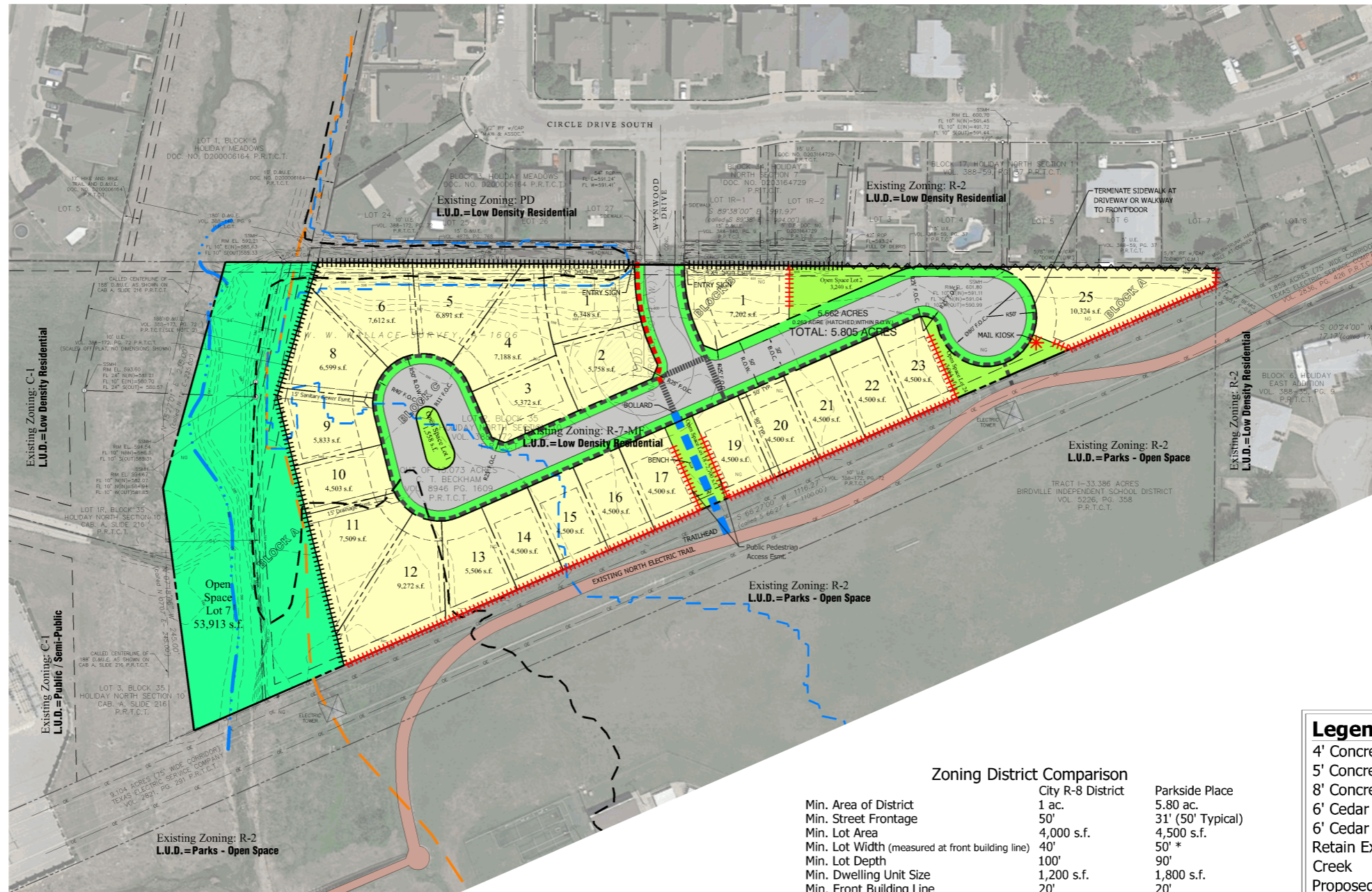
Gross Acreage	5.80 ac.
Gross Density	3.97

Lot Summary

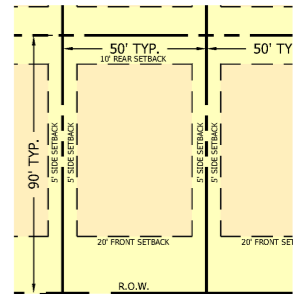
Residential Lots	23
Minimum Lot Size	4,500 s.f.
Average Lot Size	5,927 s.f.
Common Areas	5

L.U.D. / Zoning

Existing:	Low Density Residential / R-7-MF
Proposed:	Low Density Residential / R-8 - PD



TYPICAL LOT DETAIL
1" = 30'



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:



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

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



Zoning District Comparison

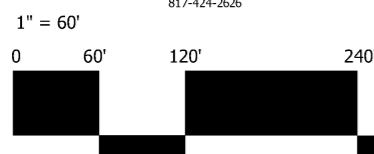
	City R-8 District	Parkside Place
Min. Area of District	1 ac.	5.80 ac.
Min. Street Frontage	50'	31' (50' Typical)
Min. Lot Area	4,000 s.f.	4,500 s.f.
Min. Lot Width (measured at front building line)	40'	50' *
Min. Lot Depth	100'	90'
Min. Dwelling Unit Size	1,200 s.f.	1,800 s.f.
Min. Front Building Line	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.

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	=====

18 JAN 18





Zoning Exhibit

W. W. Wallace Survey, Abstract No. 1606





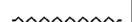


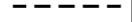






Case ZC 2017-15

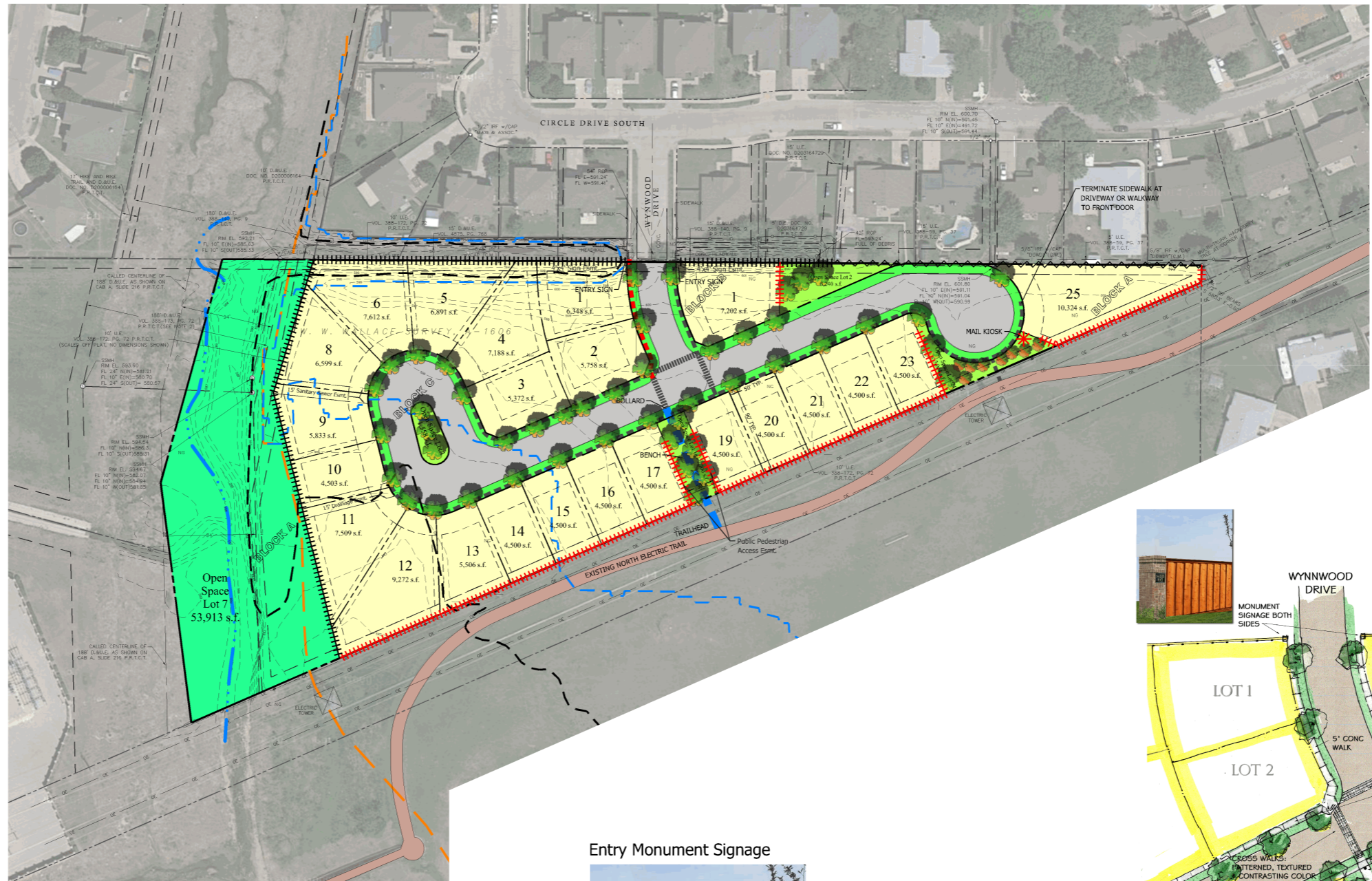
Parkside Place

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 



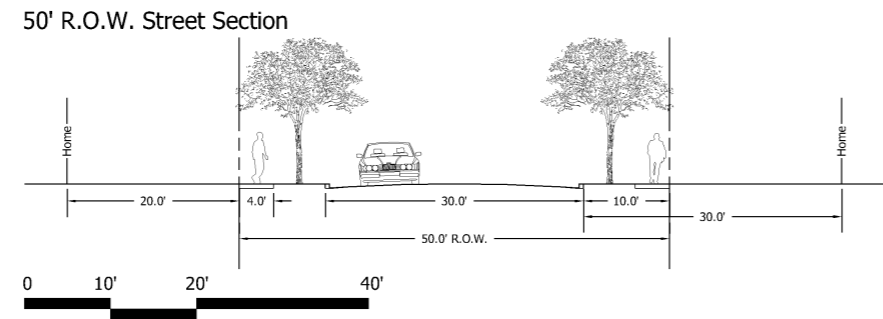
Entry Landscape Plan

Owner:
Tommy Cunningham
6809 Baker Blvd.
Richland Hills, 76118

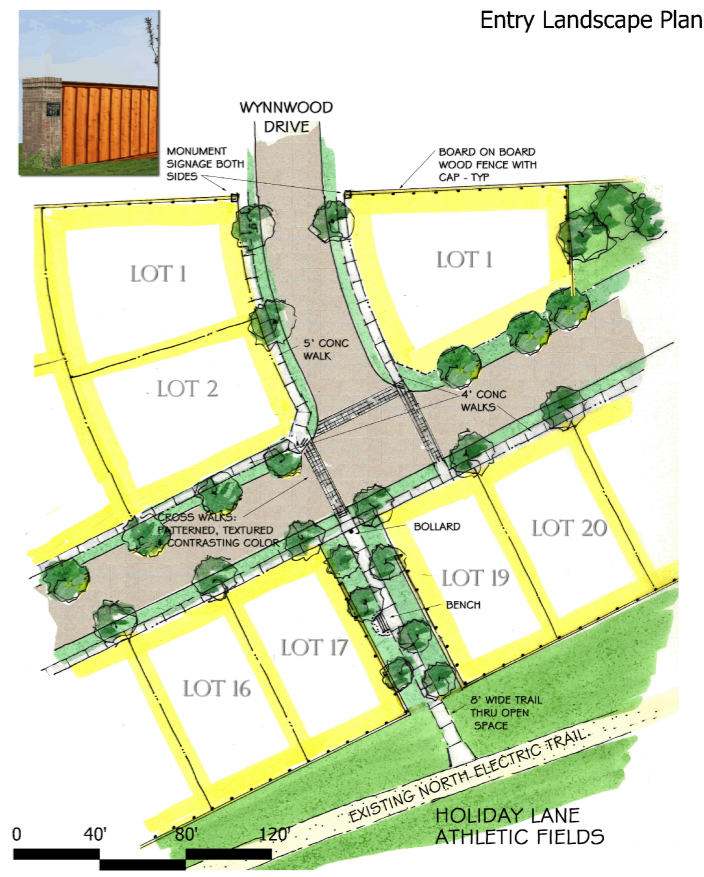
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Entry Monument Signage



Case ZC 2017-15

Parkside Place

18 JAN 18  1" = 60'

Landscape Plan

W. W. Wallace Survey, Abstract No. 1606

North Richland Hills, Tarrant County, Texas

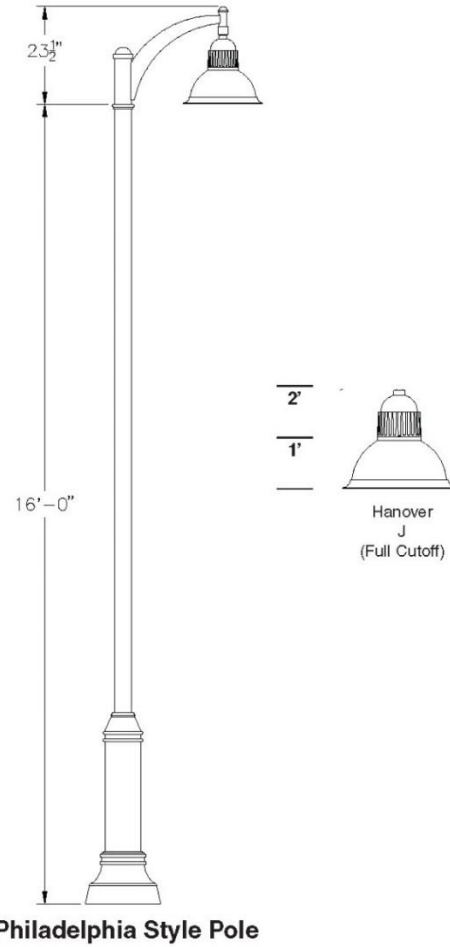
NRH – Parkside Place Design Standards

The following design standards will apply to the Parkside Place development:

1. Minimum Front Setbacks: Porches: 10 feet; Building: 15 feet; Garage: 20 feet. Porches extending beyond the garage setback are encouraged.
2. Minimum House Size: A maximum of 10 lots shall have a 1,800 s.f. minimum house size built upon them. All remaining houses shall be a minimum of 2,000 s.f.
3. Front Elevation Features
 - a. Each residence shall contain at least four (4) of the following 'Features':
 - i. Divided light windows on street facing elevations (front elevation and sides on corner lots)
 - ii. Enhanced brick details
 - iii. Metal seam roof accents
 - iv. Cedar Shutter accents
 - v. Cast stone accents
 - vi. At least 2 masonry materials (i.e. brick and stone)
 - vii. Decorative coach lighting
4. Exterior wall materials for residences
 - a. 100% masonry on the front elevation, except for areas above the roofline, which would be limited to masonry or cementitious siding with a minimum 50 year warranty.
 - b. 80% overall masonry per elevation (note: City minimum is 75% in PD district)
5. Roofing materials and pitch
 - a. 8:12 minimum primary roof pitch. Roof materials shall be constructed of at least 30-year shingles. Three-tab shingles are prohibited.
6. Garage door materials and decorative design
 - a. Raised panel, decorative cedar garage door with opener.
 - b. Front entry garage doors must be set back at least 20 feet from the front property line.
7. There shall be no more than 5, three-car garages within the development, and driveways shall be no wider than 20'.
8. A minimum of 8 homes shall only have single car garage doors (no double doors), for each garage space.
9. Driveway location shall be located generally to the west side of Lot 17, and east side of Lot 19. Driveways from the side street are required on Lots 2 & 3, Block A; and Lot 1, Block B.
10. Driveway surface materials (concrete, pavers, etc.)
 - a. Salt finished concrete, broom finish with smooth border at joints, or stamped and/or stained.

11. Landscaping and irrigation requirements for individual lots:
 - a. All lots shall have full irrigation systems. Street trees shall be on bubbler irrigation.
 - o There shall be at least one canopy tree installed between sidewalk and curb adjacent to each front yard. Corner lots shall be required 3 street trees. One located in the front and two located on the side. Street trees shall have a minimum 30 foot and maximum 50 foot separation.
 - b. All front yards shall be fully landscaped, with a minimum of one (1) canopy OR one (1) ornamental tree and 10 shrubs.
12. The fence design along all open spaces and southern boundary shall be 6' pre-stained cedar board-on-board with metal poles, top cap, top side trim, and 12-inch concrete mow strip. Finished side shall face out from the residence.
13. Crosswalks at the intersection of the two streets shall be stamped and stained with pattern, texture and contrasting color.
14. Masonry columns be provided at the pedestrian trail entry coming off the North Electric Trail.
15. The development's open spaces shall be landscaped in accordance with the conceptual landscape plans provided and that more detailed landscape plans prepared by a Registered Landscape Architect shall be reviewed and approved by the NRH Development Review Committee prior to Final Plat approval. Open Space landscaping and irrigation must be installed and operational prior to final inspection of the first home in the development.
16. Decorative street lighting and/or street sign poles
 - a. Enhanced decorative street signs – see example attached.
 - b. Sidewalks shall be built along the street frontage of each lot by the home builder or developer, as shown on the Site Plan exhibit. The sidewalk shall be four feet in width.
17. Cluster mailbox location and design
 - a. Location of cluster mailbox shown on plan, with upgraded enclosure, attached.
18. Development entry sign location and design
 - a. Development shall have an Entry sign, with location to be determined.
19. All lateral and service lines for all utilities shall be placed and maintained underground.
20. An HOA shall be required and Common Area Open Space shall be maintained by the HOA.

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:

