



INDICATES COMMON OPEN SPACE AREAS
 INDICATES COTTONBELT TRAIL SYSTEM

ZONING DISTRICTS COMPARISONS

	CITY R-2 District	CITY R-3 District	ESTATES PD (R-2 Base)	PLACE PD (R-3 Base)	VILLAGES PD (R-3 Base)
Min. Lot Area (SF)	9,000	7,700	7500 ^a	6500 ^b	4,900
Min. Interior Lots (FT)	72.5	70	50-60	50 to 60	50 to 60
Min. Corner Lots (FT)	80	65	65 ^c	65 ^c	65 ^c
Min. Lot Depth (FT)	110	110	125 ^d	125 ^d	95-100
Min. Dwelling Unit (SF)	2000	1800	2000	1800	1800
Min. Dwelling Unit (SF)	n/a	n/a	-	1800 ^e	2000 ^e
Side or Swing garage entry	100%	0%	10%	0%	0%
Min. Front Building Line (FT)	20	20	20 ^a	20 ^a	15
Min. Side Building Line (FT)	10 & 6	6	5	5	5
Corner Lot-Side Street Building Line (FT)	20	20	10	10	10
Rear Yard Open Space	20%	20%	10ft	10ft	10ft

Note: Side entry garages will be provided at interior corner lots and the termination of view corridors.
^amax. 10 lots, remainder are greater than 2000 s.f.
^b50% of lots along Street "F" to be a minimum of 2000 s.f. (18 lots)
^c15'-setbacks will stagger and by offsetting another 5'
 1. Except at the terminus of a cul-de-sac or 90 degree eyebrow with a minimum width of the lot as designated in that development phase.
 2. Corner lot width measured at front building line.
 3. Except for the following lots: Lots 2-4, 7-9 and 50, Block 1; Lots 2 and 3, Block 2; Lots 4, 6, 7, 13-18 and 23-28, Block 10

Note: Refer to proposed PD regulations for items all the amenities proposed.

CAMBRIDGE DEVELOPMENT R-PD Development Standards

- The Single Family dwelling units shall be the minimum as follows:
 - ESTATES: R2 Base District- Majority 60' lots, 2,000 SF homes min, (10 lots minimum side or swing garage entry)
 - PLACE: R3 Base District- 1,800 SF homes min (10 maximum lots 1,800 SF minimum, all others 2,000 SF minimum lots minimum side or swing garage entry)
 - VILLAGES: R3 Base District- 50', 55' & 60' lots, 1,800 SF homes min (front entries); 18 homes (50% of eastern Villages section (Street "F") to be a minimum of 2,000 SF.
- Elevations of each units will be 85% masonry with the front elevation having a minimum of five (5) decorative elements and architectural enhancements such as shutters, cut brick "haunch", sliced brick, corbelling, soldier course, louvered vents, metal overhangs, window and door dressings, front porches, decorative gable features, window molding or lintels, attic window or dormer, etc. Typical building elevations for each district to be shown on PD submittals.
- Rear elevation of a two story house with a continuous plate line backing up to Iron Horse Boulevard or Liberty Way shall have a minimum of two (2) architectural enhancements such as shutters, faux stone, faux brick, balcony, cut brick "haunch", sliced brick, corbelling, soldier course, louvered vents, metal overhangs, window and door dressings, decorative gable features, window molding or lintels, attic window or dormer, etc. No more than two (2) of the same elevations will be allowed adjacent to each other.
- Roof pitch shall be at least 8/12 with timberline or superior shingles. 30 year shingles. (No 3-tab shingles). 10/12 roof pitch for all buildings within Estates district.
- All flat work to be salt cured concrete.
- All perimeter fencing shall be as shown on the plan. Wood fencing shall be 6' tall and shall have metal posts. 8' foot fence required adjacent to industrial tract in Place district. HOA shall be responsible for maintenance of walls within open space lots and within dedicated wall easements.
- Sidewalks shall be installed pursuant to the Pedestrian Access and Fence Plan and shall be a minimum of 4 feet in width unless otherwise shown.
- Mailboxes will be antique style located at each property. Decorative street light fixtures and street sign post required.
- Each lot shall have a full area irrigation sprinkler system and freeze and rain detectors.
- All franchise and city utility services shall be underground.
- Common amenities, common areas, parking areas and all common areas not specified in individual lots will be owned and maintained by the home owners association. HOA responsibilities include irrigation and maintenance of trees and landscaping within right-of-ways of Iron Horse Boulevard and Liberty Way. The City of North Richland Hills will be responsible for sidewalks and trails within right-of-ways of Iron Horse Boulevard and Liberty Way.
- Building sound protection for all housing structures within 150' of rail road right-of-way shall follow the noise reduction measures as follows: (as otherwise approved by City Building Ordinance.)
 - Windows and Doors:** All windows and doors shall have a sound transmission class (STC) greater than 35.
 - Walls:** The interior face of walls shall be comprised of the following:
 - When utilizing 2x4 nominal wall framing, walls shall be finished with two layers of 1/2 inch gypsum board with each layer separated by acoustical caulking or resilient channels; or layer of 1/2 inch gypsum board over one layer of 1/2 inch soundboard; or an approved equivalent.
 - When utilizing 2x6 nominal wall framing, walls shall be finished with minimum 5/8 inch gypsum wallboard or an approved equivalent.
 - Electrical and plumbing boxes shall be sealed.
 - 3/8 inch thick minimum sill sealer shall be utilized.
 - Insulation:** Insulation must contain a minimum R-value of 15.
 - Exception: Exterior walls shielded from direct sound due to the geometry of the structure as approved by the building official.
- All front entry garages shall be decorative clad garage doors with 35% tandem doors required.
- Building setback offsets or garage door offsets are required on all streets with linear runs of 1,000 feet or more. The following setbacks will be as follows:
 - ESTATES: A staggered front building setbacks of 15 and 20 feet with a minimum 20' garage setback along the east side of Street "G" between Court "B" and Street "H". No more than two identical setbacks on adjacent lots.
 - PLACE: A staggered front building setbacks of 15 and 20 feet with a minimum 20' garage setback along the northerly side of Street "C". No more than two identical setbacks on adjacent lots.
 - VILLAGES: Front building setbacks of 15 feet with 20 foot garage setbacks and encroachment allowances up to 10 feet for porches.
- Driveways on corner entry lots into the subdivision must be located on an interior street, and not on the subdivision entry street.
- Landscaping requirements shall be as follows:
 - ESTATES AND PLACE: A minimum of three 3-inch caliper trees shall be provided per lot. Two such trees shall be selected from the below list by the builder or property owner and at least one tree must be located between the front building line and the right-of-way ("Front Yard Tree"). One of the three required trees shall be "Bosque" or "Allee" Elm, which shall be located between the sidewalk and the street ("Street Tree"). Corner lots shall have a total of three (3) Street Trees which shall count as their three required trees.
 - VILLAGES: A minimum of two 3-inch caliper trees and one ornamental tree (i.e. Desert Willow, Grape Myrtle, Little Gen Magnolia, Mexican Plum, Redbud, Vitex, Yaupon Holly, Wax Myrtle, etc.) shall be provided per lot. One such tree shall be selected from the below list by the builder or property owner and at least one tree (large or ornamental) must be located between the front building line and the right-of-way ("Front Yard Tree"). One of the three required trees shall be a "Bosque" or "Allee" Elm, which shall be located between the sidewalk and the street ("Street Tree"). Corner lots shall have a total of three (3) Street Trees which shall count as their three required trees.

BUILDER'S CHOICE TREES

Bur Oak	Shumard Oak
Chinquapin Oak	Texas Red Oak
Durrand Oak	Texas Ash
Lacey Oak	Caddo Maple
Live Oak	Bald Cypress

- The development's open spaces shall be landscaped in accordance with the conceptual landscape plans provided and that more detailed landscape plans shall be reviewed and approved by the NRH Development Review Committee prior to Final Plat approval.
- All crosswalks at entryways along Iron Horse and Liberty Way shall be stamped/stained concrete or pavers.
- All fences that adjoin an open space area shall be either masonry, wrought iron, or the same board-on-board design used along the Cottonbelt Trail (6' minimum height). Any board-on-board fence shall be 6' high and open space shall be Cottonbelt Trail or Festive Ameritech, etc. shall have the finished side facing out. In other words, no poles on the exterior side of the fence.
- The minimum radius for a cul-de-sac shall be fifty (50) feet as measured from the right-of-way.
- Any retaining walls within 10' of the top of bank will need to be designed considering hydrodynamic conditions and have an adequate footing protecting against stream bank migration.

SINGLE FAMILY DEVELOPMENT

DEVELOPMENT	TOTAL LOTS	60' OR GREATER LOTS	55' LOTS	50' LOTS	GAS FACILITIES	DRAINAGE ESMT	GAS FACILITY (ACRES)	DRAINAGE ESMT * (ACRES)	OPEN SPACE AREA (ACRES)	COTTON BELT TRAIL** (ACRES)	GROSS AREA (ACRES)	NET AREA (ACRES)
ESTATES	56	38	1	17	1	1	0.165	3.022	2.015	0.293	19.135	13.640
PLACE	60	13	1	46	1	0	0.745	0	1.580	1.667	17.397	13.405
VILLAGES	77	23	6	48	0	0	0	0	1.817	0	15.173	13.356
TOTAL	193	74	8	111	2	1	0.910	3.022	5.412	1.960	51.705	40.401

* TOTAL AREA OF DRAINAGE EASEMENT INCLUDES THE DRAINAGE EASEMENT AT THE REAR OF LOTS 8-26, BLOCK 11, CAMBRIDGE ESTATES
 **COTTONBELT TRAIL LOTS ONLY

**OVERALL DEVELOPMENT PLAN
 Cambridge Addition**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
 A PORTION BEING A REPLAT OF LOT 5R1B, BLOCK 1, NRH INDUSTRIAL PARK
 AND BEING SITUATED IN THE J.C. YATES SURVEY, ABSTRACT NO. 1753

APRIL 2017 193 RESIDENTIAL LOTS 51.705 ACRES
 14 COMMON OPEN SPACE LOTS
 1 DRAINAGE LOT
 2 GAS VALVE LOTS
 2 COTTONBELT TRAIL LOTS

OWNER / DEVELOPER:
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 CONTACT: TIM WELCH

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