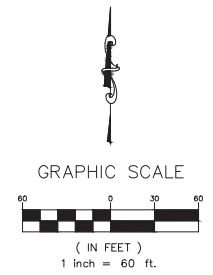
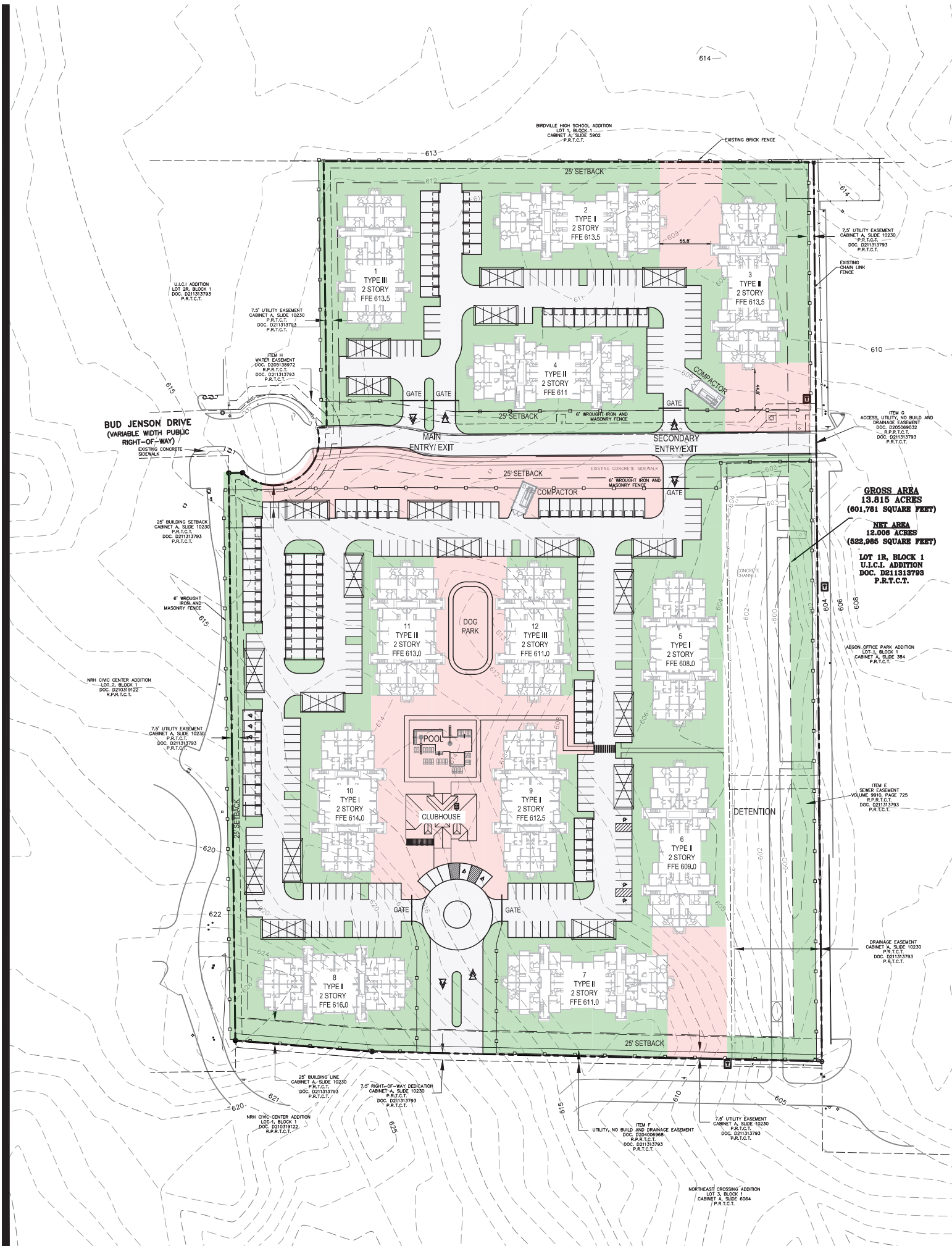


FILE: \\hpcc\proj\2018-2020\TX\NHN\Bud Jensen\NHN\CD\Working Drawings\SP 18-236.dwg
 USER: hahne DATE/TIME: Dec 05, 2018 - 10:44am



NORTH RICHLAND HILLS 2018319

UNIT TABULATION - 2 STORY BREEZEWAY 12/5/18

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	766	32	17%	24,512	29%
A2	1br/1ba	730	24	13%	17,520	
B1	2br/2ba	980	40	21%	39,200	44%
B2	2br/2ba	1,106	44	23%	48,664	
C1	3br/2ba	1,190	32	17%	38,080	27%
C2	3br/2ba	1,318	20	10%	26,360	
TOTALS			192	100%	194,336	

UNIT AVERAGE NET SF : 1,012

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF : 1,012 S.F.

ACREAGE: 13.81 GROSS ACRES

DENSITY: 14 UNITS/ACRE

PARKING:

PROVIDED	386 SPACES
CARPORTS	100 GARAGE SPACES
DETACHED GARAGE	94 GARAGE SPACES
SURFACE PARKING	192 SURFACE SPACES
	2.0 SPACES/UNIT

SITE AREA:

COLOR	NAME	AREA		PERCENTAGE OF SITE AREA (13.81 ACRES)	
		ACRES	SF	PROVIDED	REQUIRED
	LANDSCAPE	4.01	174,715.75	29%	15%
	PAVING*	3.75	163,487.09	27%	N/A
	COMMON AREA	2.08	90,597.42	15%	10%

*PAVING AREA > 1 ACRE
 *PERCENT REQUIRED: 5% OF PARKING AND DRIVING AREA TO BE LANDSCAPED
 *PERCENTAGE OF PARKING AND DRIVING AREA LANDSCAPED: 5.40%

DIVISION 6 - R-7-MF MULTIFAMILY DISTRICT

Sec. 118-371 - Purpose.
 The R-7-MF multifamily residential district is intended to provide areas for high density development of apartment type attached dwelling units.

Sec. 118-373 - Lot and area requirements.
 The following lot and area requirements shall be required of all development located within R-7-MF district:

Description	R-7-MF
1. Minimum lot area	4 acres
2. Minimum lot width	200 ft.
3. Minimum lot depth	110 ft.
4. Minimum dwelling unit size	650 sq. ft.
5. Minimum front building line	25 ft.
6. Minimum side building line	15 ft. ¹
7. Minimum rear building line	25 ft.
8. Rear yard open space area	Established by building line setbacks.
9. Maximum density	16 dwelling units per acre
10. Maximum height	50 ft.
11. Maximum number of stories	50 ft.

OWNER:
 CAPITAL COMMERCIAL INVESTMENTS, INC.
 800 BRAZOS STREET, SUITE 600
 AUSTIN, TX 78701
 PHONE: 512.628.2765
 CONTACT: KRIS KECK

APPLICANT:
 DRENNER GROUP, PC
 200 LEE BARTON DRIVE, SUITE 100
 AUSTIN, TEXAS 78704
 PHONE: 512.807.2918
 CONTACT: LEAH BOJO

SURVEYOR:
 SAM
 7101 ENVOY COURT
 DALLAS, TEXAS 75247
 PHONE: 214.631.7888
 CONTACT: KEVIN WENDELL

ENGINEER:
 HP CIVIL ENGINEERING, LLC
 5339 ALPHA ROAD, SUITE 300
 DALLAS, TEXAS 75240
 PHONE: 972.701.9636
 CONTACT: BRIAN ABBOTT

ZONING SITE PLAN
BUD JENSEN DRIVE
LOT 1R, BLOCK 1
 13.815 ACRES
 L.C. WALKER SURVEY, ABSTRACT NO. 1652
 CITY CASE # ZC 2018-04

Engineer of Record: BA
 Drawn by: TDW
 Date Plotted: 12/5/2018
 Issue for Pricing / Bidding:
 Issue for Permit Application:
 Issue for Construction:

REVISIONS		
#	DATE	COMMENTS

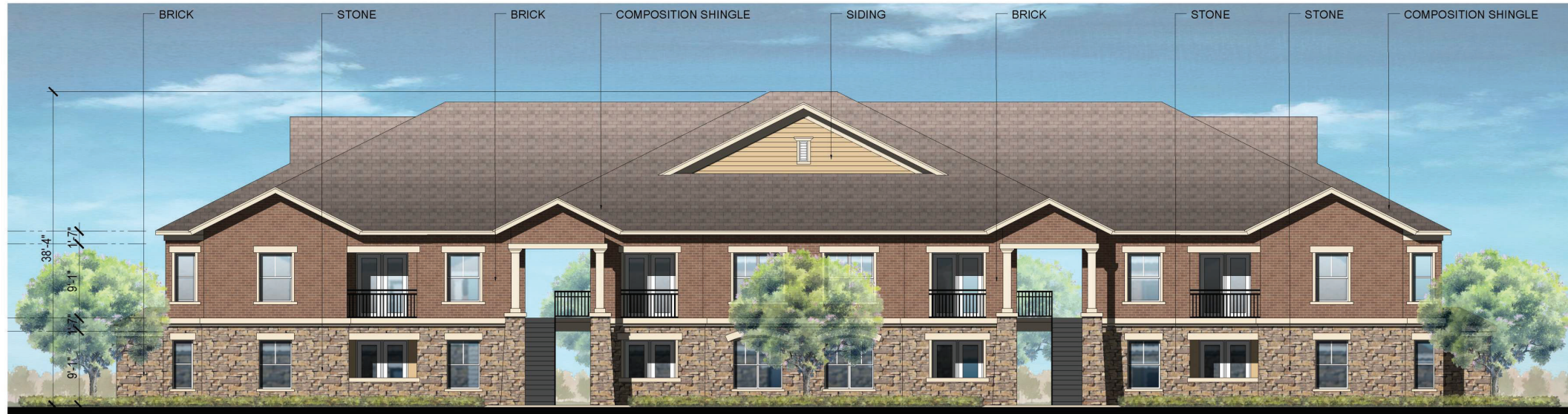
NORTH RICHLAND HILLS
BUD JENSEN DRIVE
LOT 1R, BLOCK 1 ±13.8 ACRES
 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

hp civil engineering, LLC.
 5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
 972.701.9636 / 972.701.9639 FAX
 TX REGISTERED ENGINEERING FIRM F-12600
 www.hpcivileng.com

SHEET TITLE
SITE PLAN

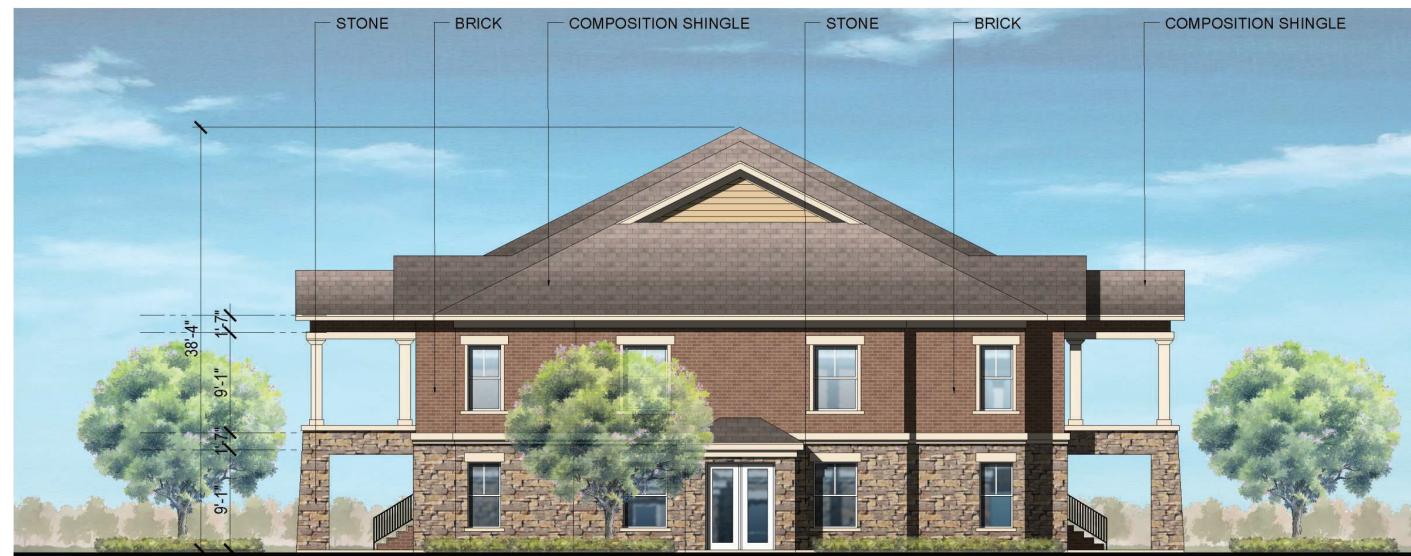
SHEET NO.
1

HPCE #18-236



FRONT / REAR

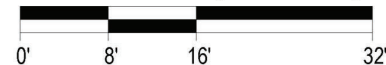
BRICK 51%
STONE 49%

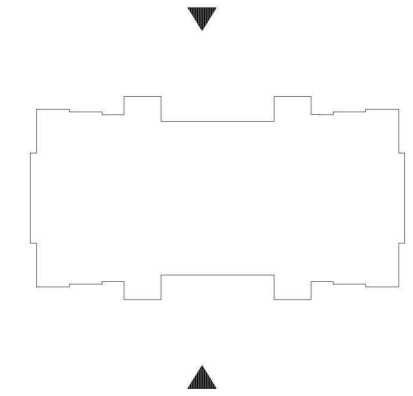


LEFT / RIGHT

BRICK 47%
STONE 53%

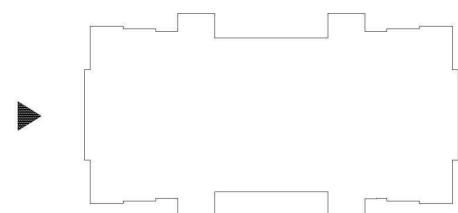
SCALE: 1/8" = 1'-0" (24"x36" SHEET)





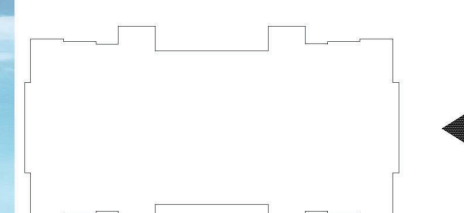
FRONT / REAR

BRICK 39%
STONE 61%



LEFT

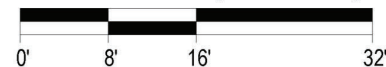
BRICK 51%
STONE 49%



RIGHT

BRICK 51%
STONE 49%

SCALE: 1/8" = 1'-0" (24"x36" SHEET)





FRONT / REAR
 BRICK 51%
 STONE 49%



LEFT / RIGHT
 BRICK 47%
 STONE 53%

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

