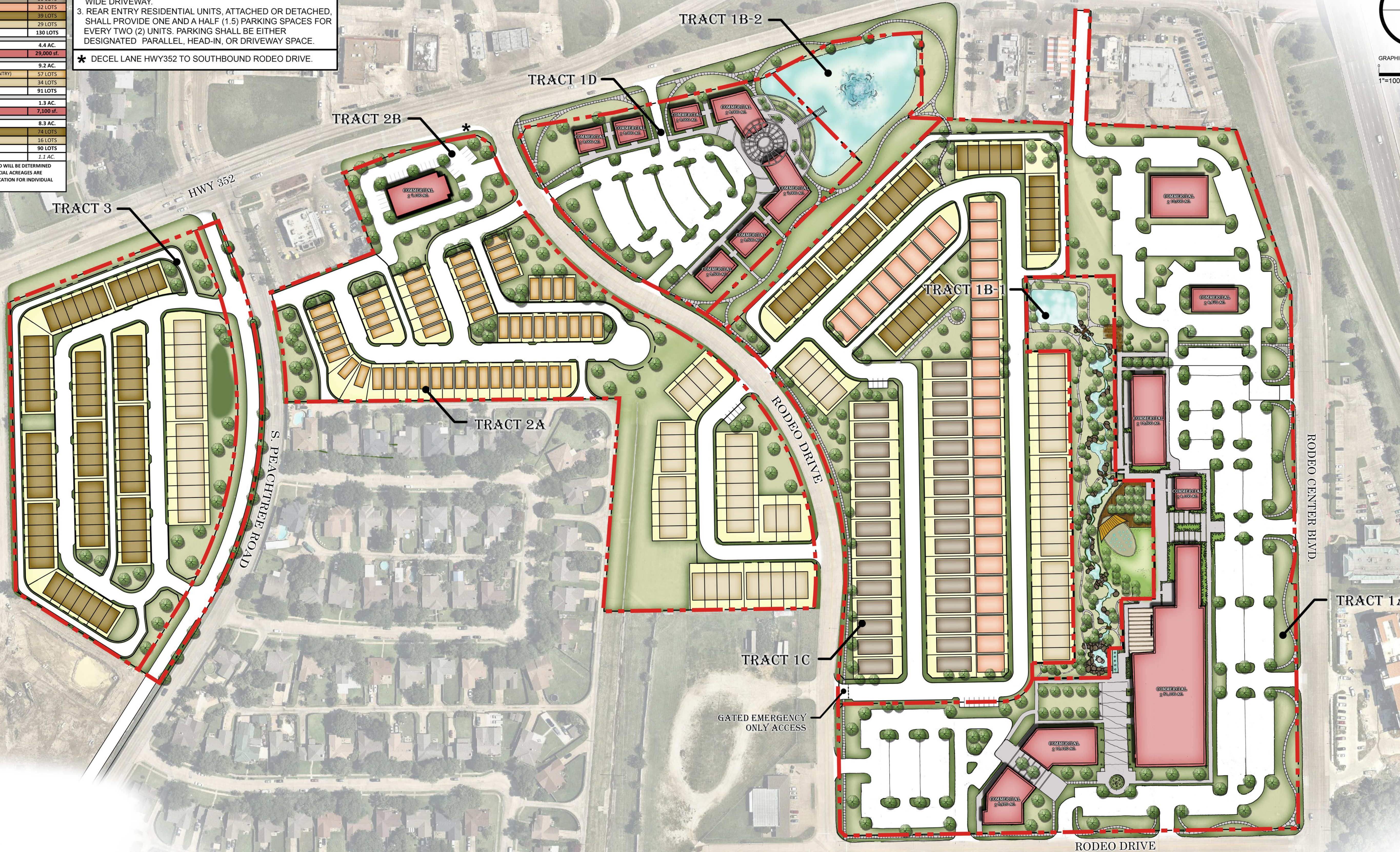
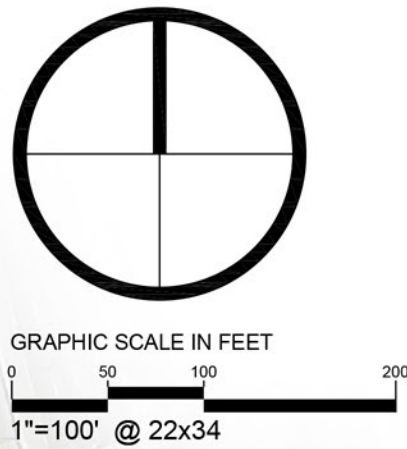


LAND USE SUMMARY	
TRACT 1A	15.5 AC.
COMMERCIAL	104,670 sf.
TRACT 1B-1 - AMENITY	2.5 AC.
TRACT 1B-2 - AMENITY	1.8 AC.
TRACT 1C	13 AC.
VILLAS (40' x 100' TYP., FRONT ENTRY)	30 LOTS
BUNGALOWS (40' x 65' TYP., FRONT ENTRY)	32 LOTS
TOWNHOMES (22' x 67' TYP., ALLEY ENTRY)	39 LOTS
TOWNHOMES (25' x 85' TYP., FRONT ENTRY)	29 LOTS
TOTAL	130 LOTS
TRACT 1D	4.4 AC.
COMMERCIAL	29,000 sf.
TRACT 2A	9.2 AC.
URBAN ROW HOMES (24' x 56' TYP., REAR ENTRY)	57 LOTS
TOWNHOMES (25' x 85' TYP., FRONT ENTRY)	34 LOTS
TOTAL	91 LOTS
TRACT 2B	1.3 AC.
COMMERCIAL	7,100 sf.
TRACT 3	8.3 AC.
TOWNHOMES (22' x 67' TYP., ALLEY ENTRY)	74 LOTS
TOWNHOMES (25' x 85' TYP., FRONT ENTRY)	16 LOTS
TOTAL	90 LOTS
R.O.W. DEDICATION	1.1 AC.

NOTES: OVERALL ACRES ARE APPROXIMATES AND WILL BE DETERMINED BASED ON PRELIMINARY AND FINAL PLAT. COMMERCIAL ACRES ARE ESTIMATES AND WILL BE BASED ON SITE PLAN APPLICATION FOR INDIVIDUAL TRACTS/BUILDINGS.

- RESIDENTIAL USE PARKING NOTES:**
1. ALL RESIDENTIAL UNITS, ATTACHED OR DETACHED, SHALL PROVIDE TWO (2) GARAGE SPACES PER UNIT.
 2. FRONT ENTRY TOWNHOME RESIDENTIAL SHALL PROVIDE TWO (2) OFF-STREET PARKING SPACES THROUGH USE OF A MINIMUM EIGHTEEN-FOOT (18') BY EIGHTEEN-FOOT (18') WIDE DRIVEWAY.
 3. REAR ENTRY RESIDENTIAL UNITS, ATTACHED OR DETACHED, SHALL PROVIDE ONE AND A HALF (1.5) PARKING SPACES FOR EVERY TWO (2) UNITS. PARKING SHALL BE EITHER DESIGNATED PARALLEL, HEAD-IN, OR DRIVEWAY SPACE.
- * DECEL LANE HWY352 TO SOUTHBOUND RODEO DRIVE.



IRON HORSE DEVELOPMENT
CONCEPT PLAN
Mesquite, Texas
AUGUST 2018

MESQUITE CHAMPIONSHIP
RODEO