

LAND USE SUMMARY	
TRACT 1A	14.6 AC.
COMMERCIAL	106,800 sf.
TRACT 1B-1 - AMENITY	2.9 AC.
TRACT 1B-2 - AMENITY	1.5 AC.
TRACT 1C	15.6 AC.
VILLAS (40' x 100' TYP., FRONT ENTRY)	30 LOTS
BUNGALOWS - (40' x 65' TYP., FRONT ENTRY)	27 LOTS
TOWNHOMES (22' x 67' TYP., ALLEY ENTRY)	108 LOTS
TOTAL	165 LOTS
TRACT 1D	2.1 AC.
COMMERCIAL	19,250 sf.
TRACT 2A	9.2 AC.
URBAN ROW-HOMES (24' x 56' TYP., REAR ENTRY)	57 LOTS
BUNGALOWS (40' x 65' TYP., FRONT ENTRY)	24 LOTS
TOTAL	81 LOTS
TRACT 2B	1.3 AC.
COMMERCIAL	7,100 sf.
TRACT 3	8.3 AC.
TOWNHOMES (22' x 67' TYP., ALLEY ENTRY)	90 LOTS
TOTAL	90 LOTS
R.O.W. DEDICATION	1.1 AC.

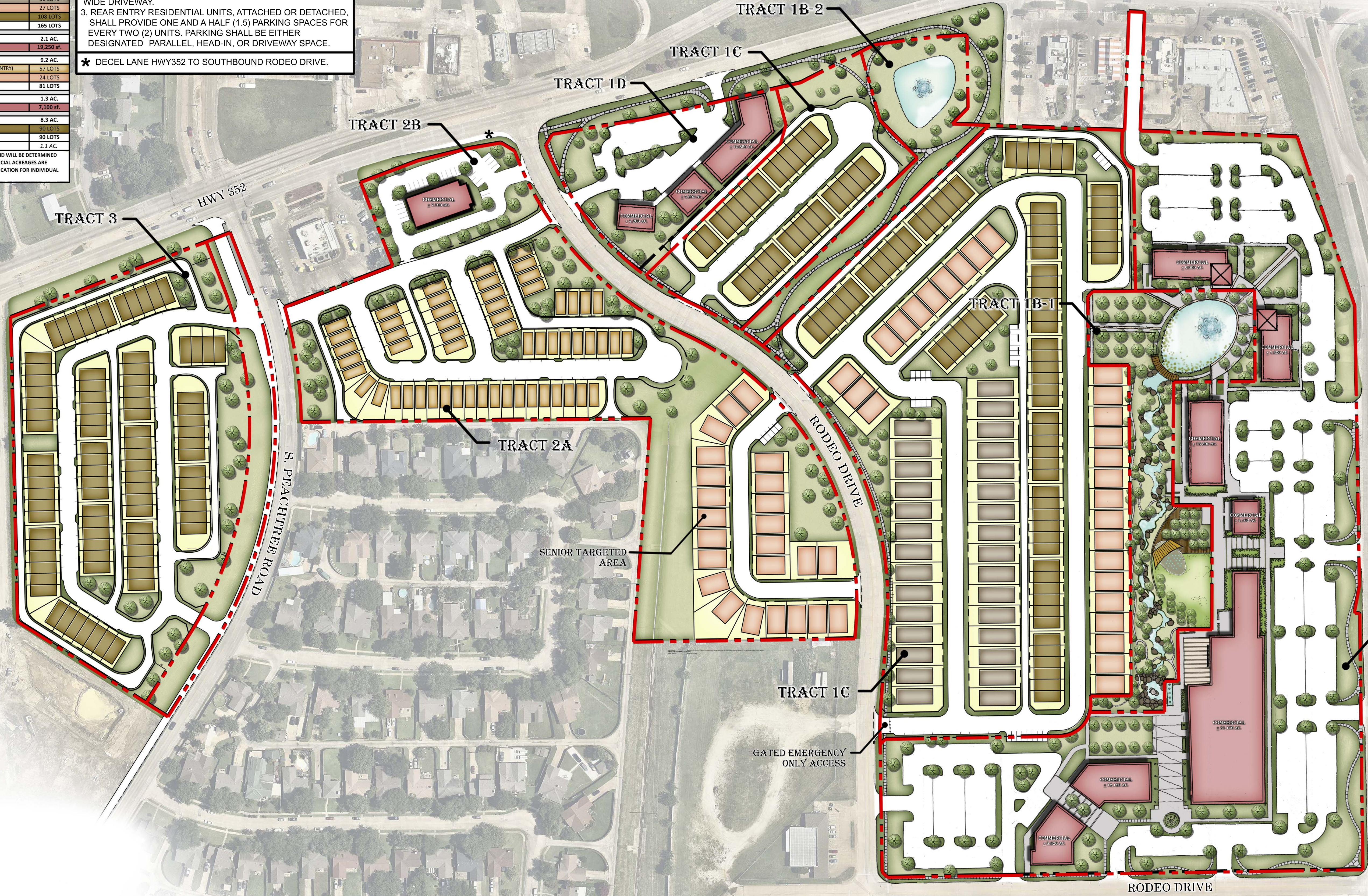
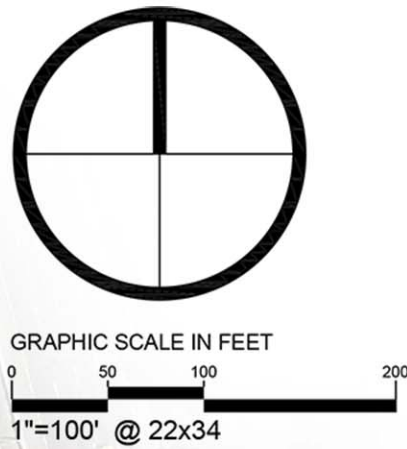
NOTES: OVERALL ACRES ARE APPROXIMATES AND WILL BE DETERMINED BASED ON PRELIMINARY AND FINAL PLAT. COMMERCIAL ACRES ARE ESTIMATES AND WILL BE BASED ON SITE PLAN APPLICATION FOR INDIVIDUAL TRACTS/BUILDINGS.

RESIDENTIAL USE PARKING NOTES:

1. ALL RESIDENTIAL UNITS, ATTACHED OR DETACHED, SHALL PROVIDE TWO (2) GARAGE SPACES PER UNIT.
2. FRONT ENTRY 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.

REQUIREMENTS FOR MAJOR TRANSPORTATION IMPROVEMENTS SHALL BE DICTATED BY THE DEVELOPER'S AGREEMENT



IRON HORSE VILLAGE
CONCEPT PLAN
Mesquite, Texas
SEPTEMBER 2018

DWG NAME: K:\FRI_CIVIL\SINGLE FAMILY PURSUITS\2017096 - MESQUITE\50\CAD\EXHIBITS\PLANS\SHEETS\LA UPDATE 180705\MESQUITE 50 OVERALL BASE.DWG
LAST SAVED: 7/5/2018 10:24 AM

MESQUITE CHAMPIONSHIP
RODEO



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NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY OR COUNTY.