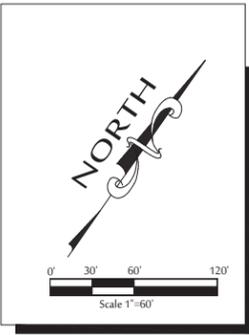




LOCATION MAP
(NOT TO SCALE)



SITE DATA SUMMARY	
Existing Land Use Plan Designation	Vacant
Future Land Use Designation	Residential Planned Development 17.14 acres TOD Commercial Development 1.83 acres
Project Area (acres or sq. ft.)	18.965 acres
Number of Lots	
Townhomes	27 units
Single Family Detached	23 units
Patio Homes	45 units
Commercial	2 units
Total	97 units
Gross Density (du/acre)	5.66
Open Space Area (sq.ft)	132,138
Open Space Area Percentage	17.70%
Number of Parking Spaces Provided	
Off-Street	61
Parking required / per unit	2
Land Use	TOD Base zoning- Residential Planned Development 17.14 acres Commercial Development 1.83 acres

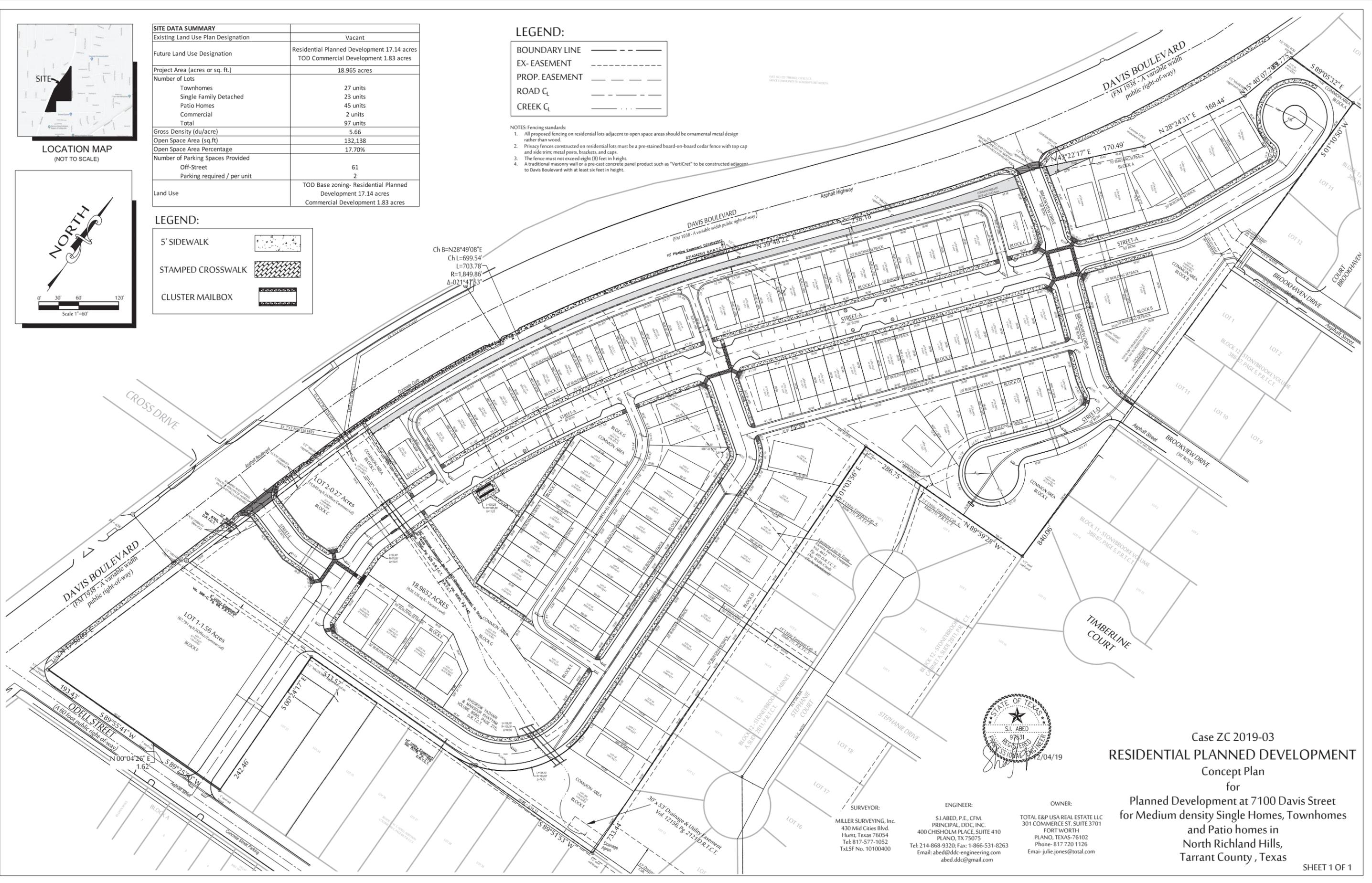
LEGEND:

5' SIDEWALK	
STAMPED CROSSWALK	
CLUSTER MAILBOX	

LEGEND:

BOUNDARY LINE	
EX- EASEMENT	
PROP. EASEMENT	
ROAD CL	
CREEK CL	

- NOTES: Fencing standards:
- All proposed fencing on residential lots adjacent to open space areas should be ornamental metal design rather than wood.
 - Privacy fences constructed on residential lots must be a pre-stained board-on-board cedar fence with top cap and side trim metal posts, brackets, and caps.
 - The fence must not exceed eight (8) feet in height.
 - A traditional masonry wall or a pre-cast concrete panel product such as "VertiCret" to be constructed adjacent to Davis Boulevard with at least six feet in height.



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Case ZC 2019-03
RESIDENTIAL PLANNED DEVELOPMENT
Concept Plan
for
Planned Development at 7100 Davis Street
for Medium density Single Homes, Townhomes
and Patio homes in
North Richland Hills,
Tarrant County, Texas