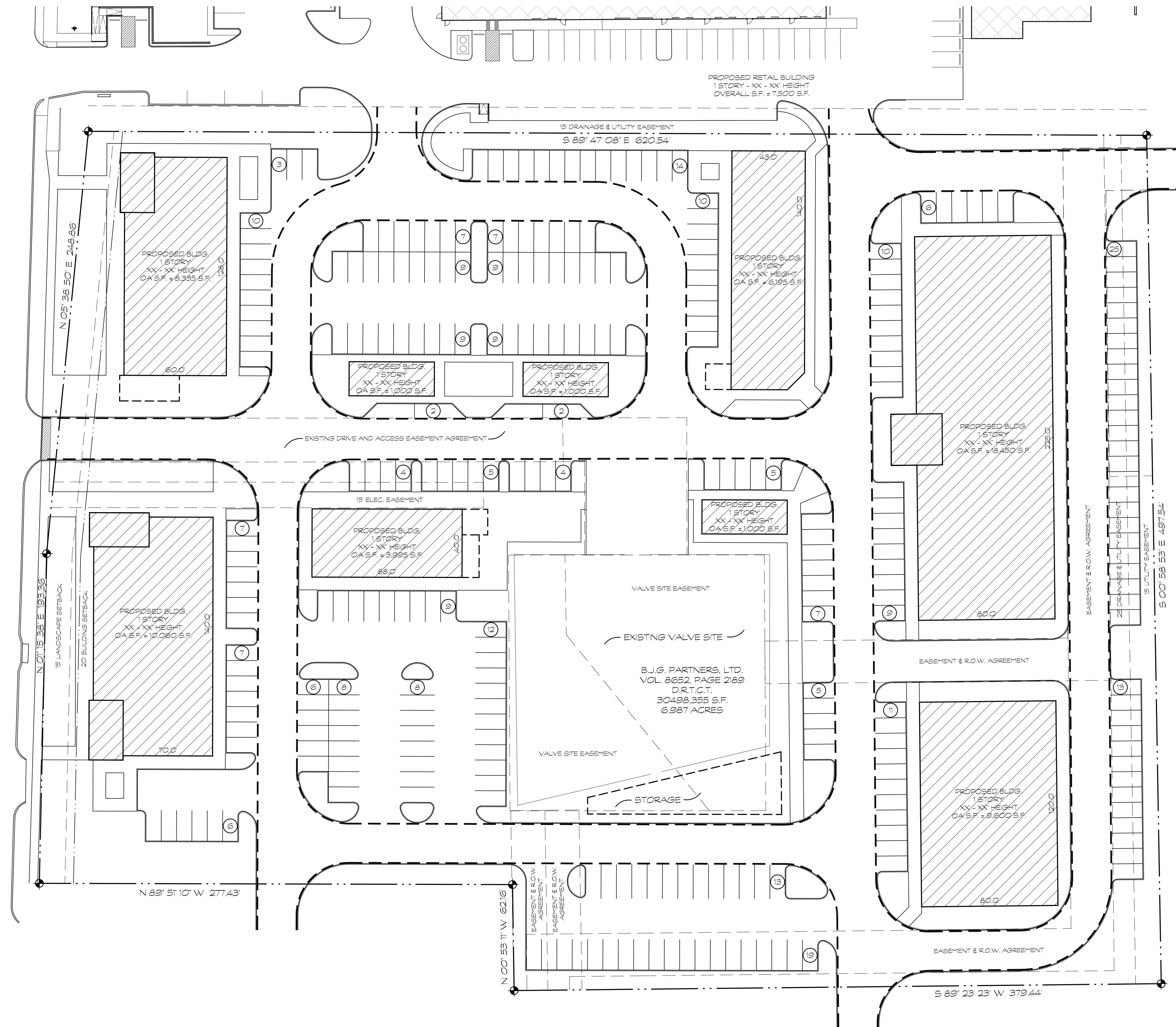
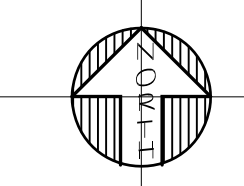
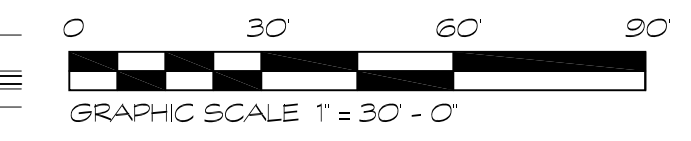


DAVIS BOULEVARD
FM HIGHWAY NO. 1938
VARIABLE WIDTH ROW



SITE / BUILDING SUMMARY	
1. PROPOSED USE :	RETAIL
2. TOTAL LAND AREA :	7.023 ACRES - 305,924 S.F.
3. TOTAL BUILDING S.F. :	59,635 S.F.
4. FLOOR AREA RATIO :	19.5 % (LOT COVERAGE)
5. BUILDING HEIGHT :	XX - XX'
6. NUMBER OF STORES :	1 STORY
7. FIRE LANE WIDTH :	24'
8. FIRE LANE RADI :	30' INSIDE / 54' OUTSIDE
9. DIST BETWEEN BUILDINGS :	10' MINIMUM
10. ZONING INFO :	TOD - TRANSIT ORIENTED DEV.
11. CONSTRUCTION TYPE :	TYPE II - B
12. CONSTRUCTION MAT'L'S :	REFER TO BUILDING ELEVATIONS
13. FIRE PROTECTION :	BUILDINGS OVER 6,000 S.F. TO BE FULLY SPRINKLERED
14. OFF-STREET PARKING REQUIREMENTS :	
RETAIL :	1 SPACE PER 250 S.F. REQUIRED
	239 SPACES REQUIRED
	230 SPACES PROVIDED (XX HC)

A SITE DEVELOPMENT PLAN
1" = 30' - 0"



SITE DEVELOPMENT PLAN

A NEW RETAIL DEVELOPMENT FOR XXXXXXXXXXXXXXXXXX XXXX XXXX XXXX NORTH RICHLAND HILLS, TEXAS 76182		SHEET NUMBER
FOR: XXXXXXXXXXXXXXXXXXXX XXXX XXXX XXXX NORTH RICHLAND HILLS, TEXAS 76180 PH: 817-606-8224 FX: 817-691-2087		A1.02
		X OF X

RAILROAD CROSSINGS

CONCEPT PLAN

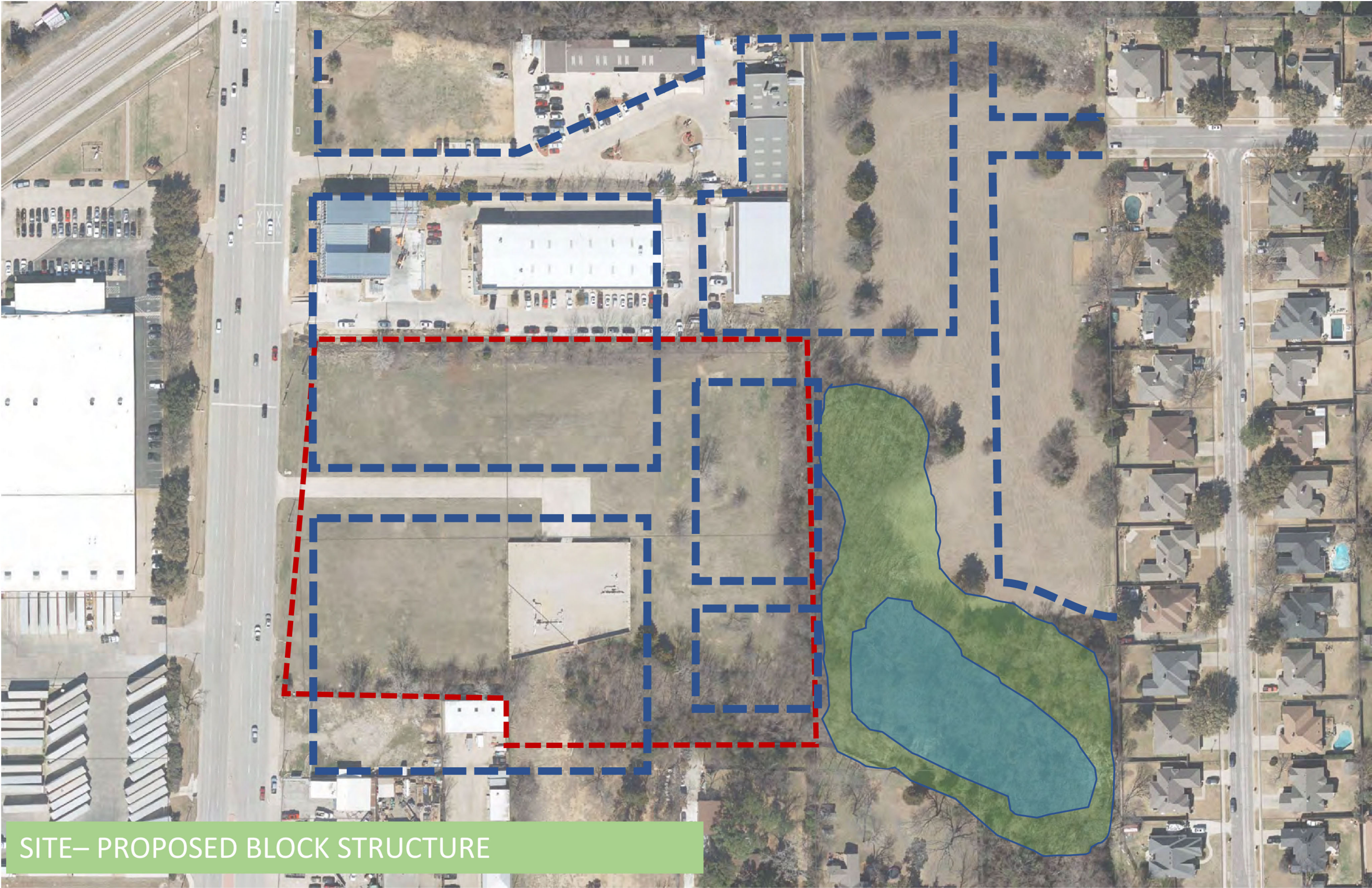
Prepared by: **CIVIC PLAN STUDIO**
For: Rick Figueroa
June 8, 2023

RAILROAD CROSSINGS - 6440 DAVIS BOULEVARD - NRH
CONCEPT SITE PLAN for RICK FIGUEROA
Prepared by: Civic Plan Studio



SITE- 6440 DAVIS BOULEVARD

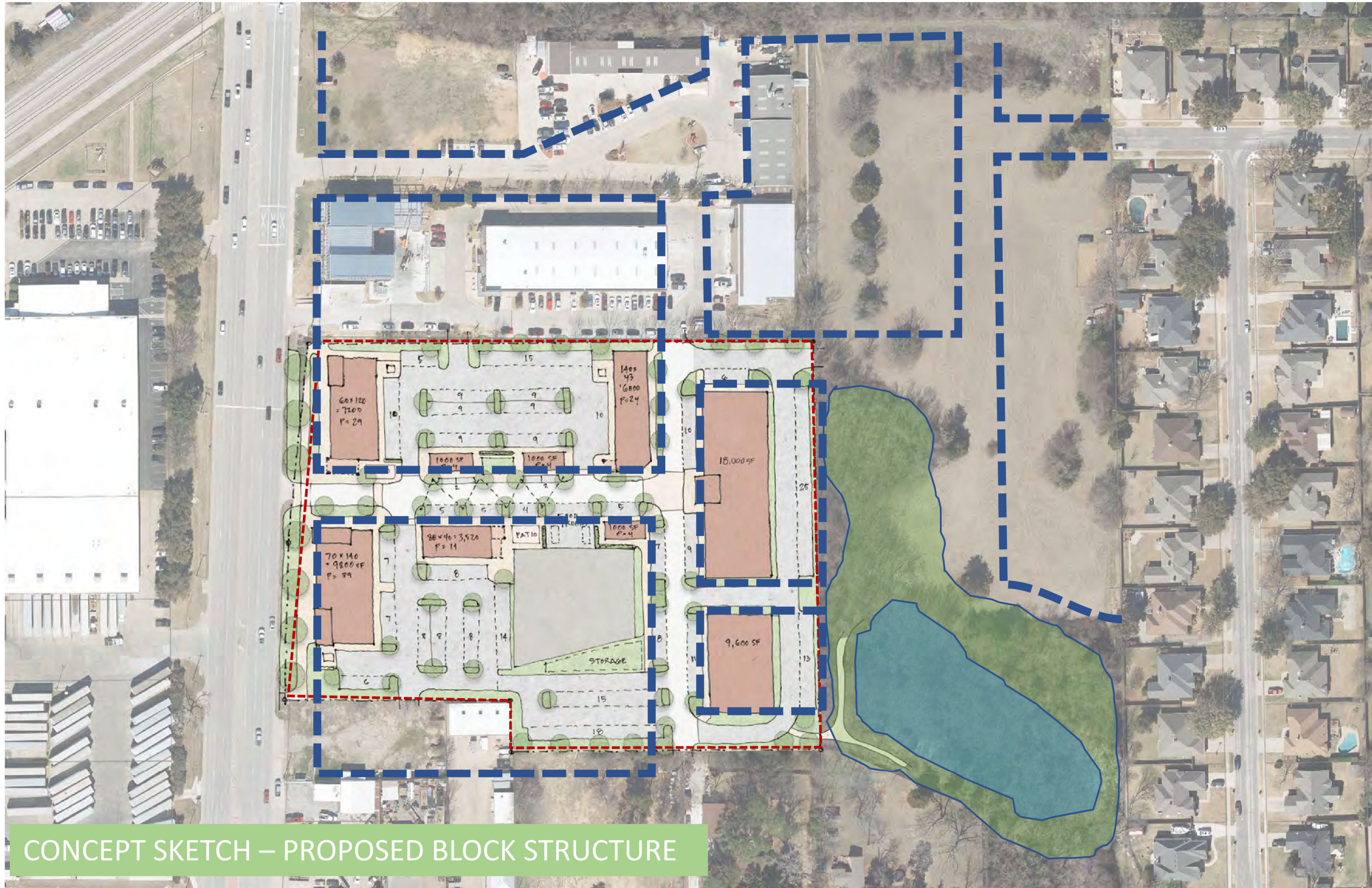
RAILROAD CROSSINGS - 6440 DAVIS BOULEVARD - NRH
CONCEPT SITE PLAN for RICK FIGUEROA
Prepared by: Civic Plan Studio



SITE- PROPOSED BLOCK STRUCTURE

RAILROAD CROSSINGS - 6440 DAVIS BOULEVARD - NRH
CONCEPT SITE PLAN for RICK FIGUEROA

Prepared by: Civic Plan Studio



CONCEPT SKETCH – PROPOSED BLOCK STRUCTURE

RAILROAD CROSSINGS - 6440 DAVIS BOULEVARD - NRH
CONCEPT SITE PLAN for RICK FIGUEROA

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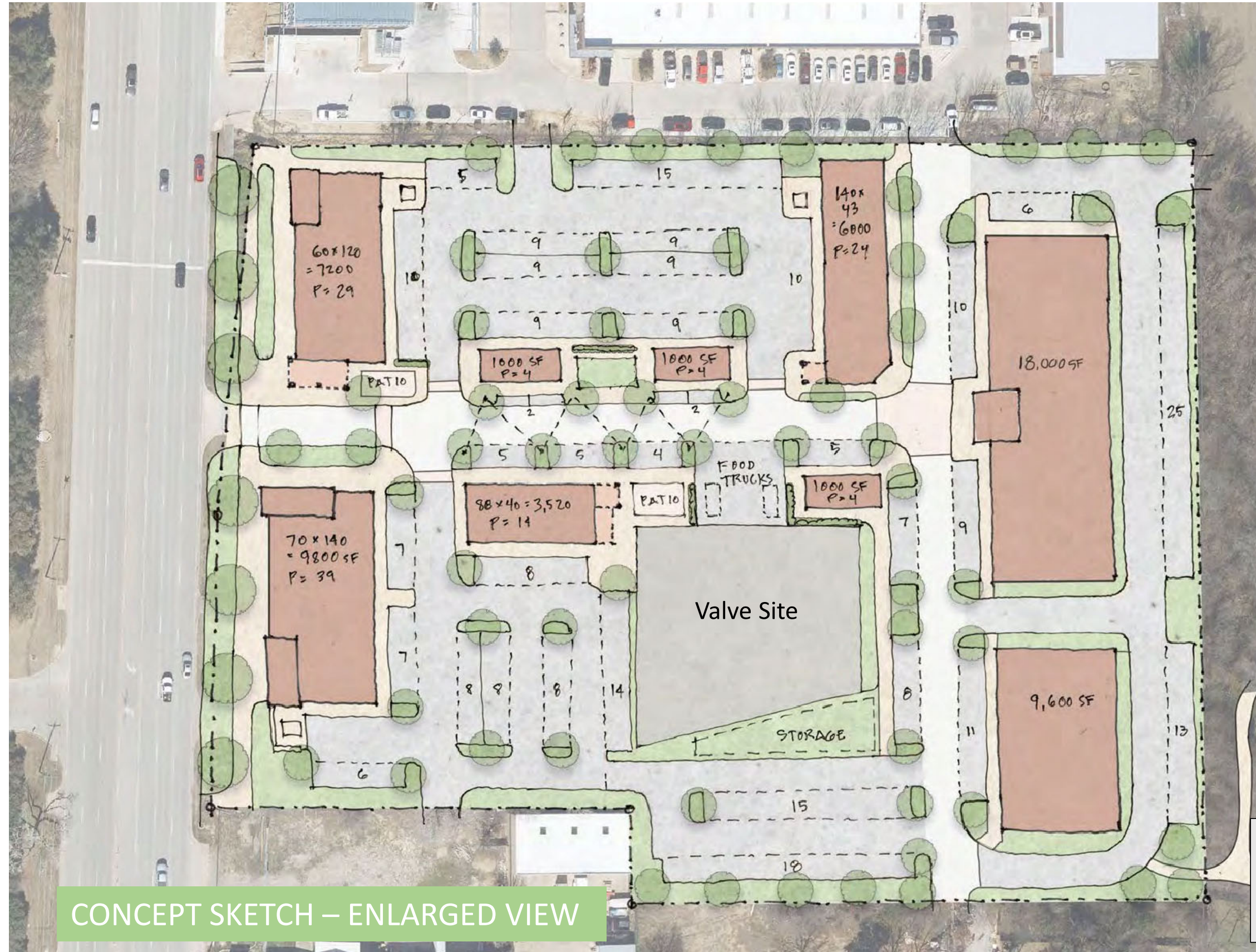
CONCEPT SKETCH

RAILROAD CROSSINGS - 6440 DAVIS BOULEVARD - NRH
CONCEPT SITE PLAN for RICK FIGUEROA

Prepared by: Civic Plan Studio



CONCEPT SKETCH – ENLARGED VIEW



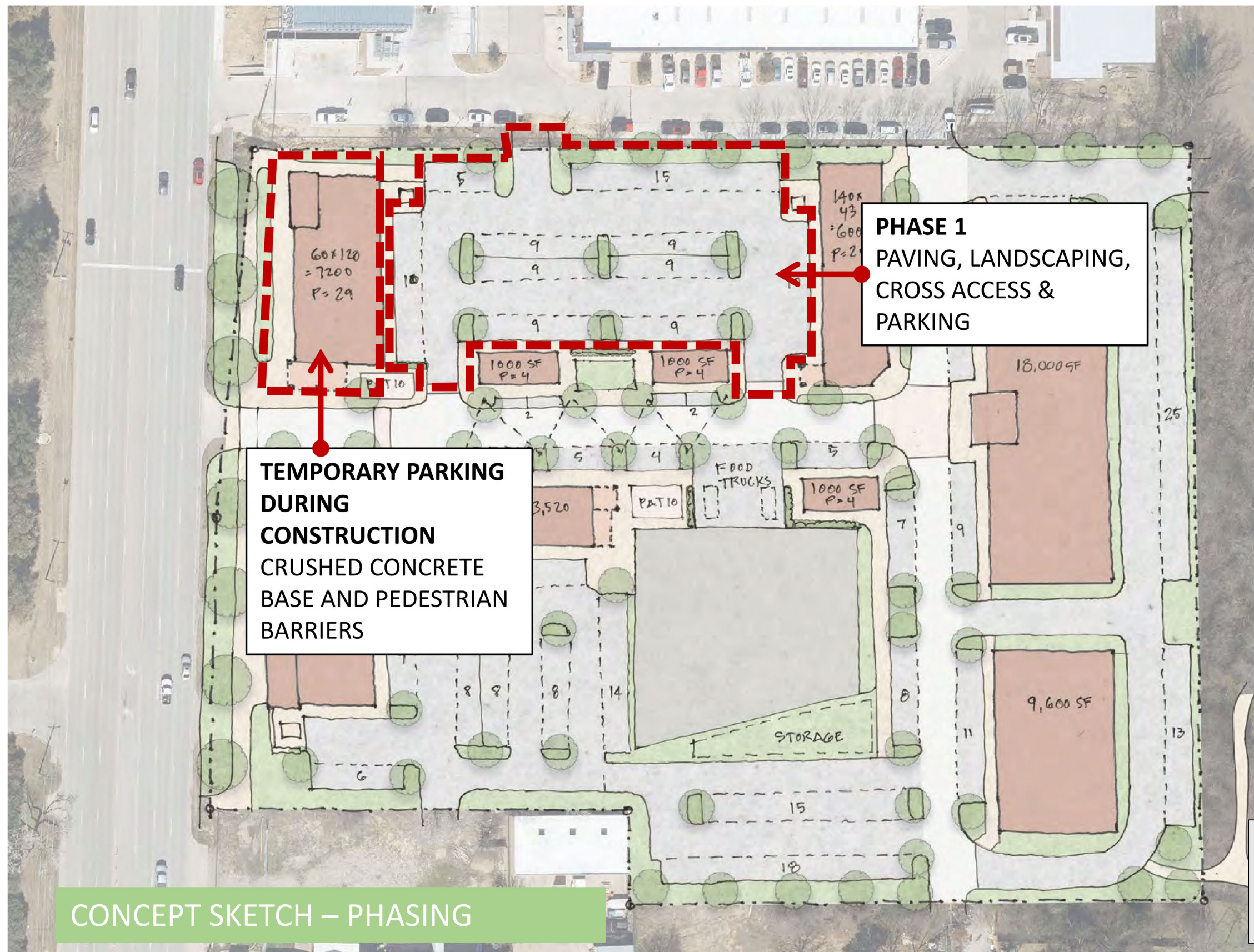
Note: This is a preliminary concept plan. Storm water and other engineering requirements have not yet been verified.

RAILROAD CROSSINGS - 6440 DAVIS BOULEVARD - NRH
CONCEPT SITE PLAN for RICK FIGUEROA

Prepared by: Civic Plan Studio



CONCEPT SKETCH – PHASING



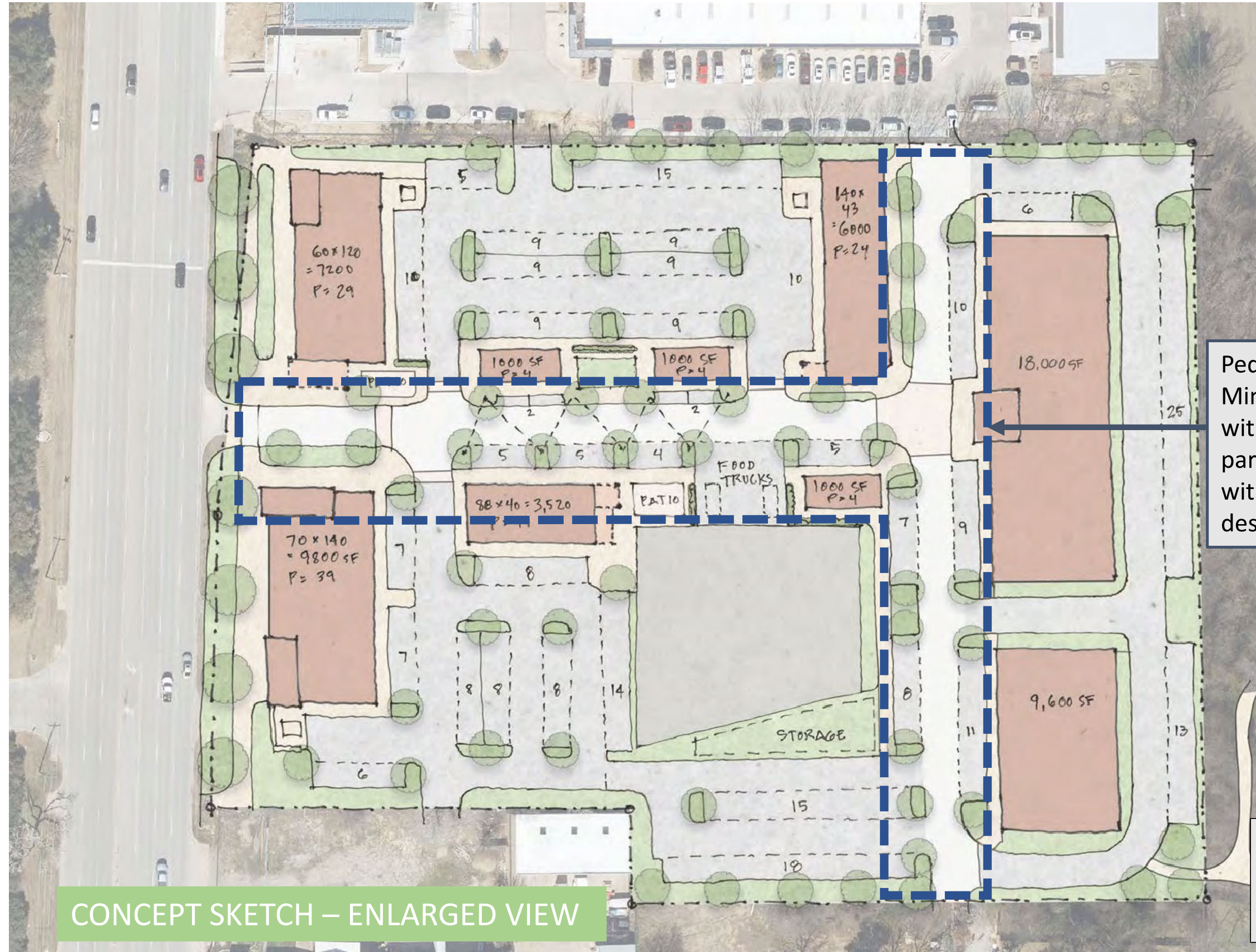
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RAILROAD CROSSINGS - 6440 DAVIS BOULEVARD - NRH
CONCEPT SITE PLAN for RICK FIGUEROA

Prepared by: Civic Plan Studio



CONCEPT SKETCH – ENLARGED VIEW



Pedestrian priority streets. Minimum 8 ft clear sidewalk, with parallel, head-in, or diagonal parking. Street trees integrated with parking and sidewalk design.

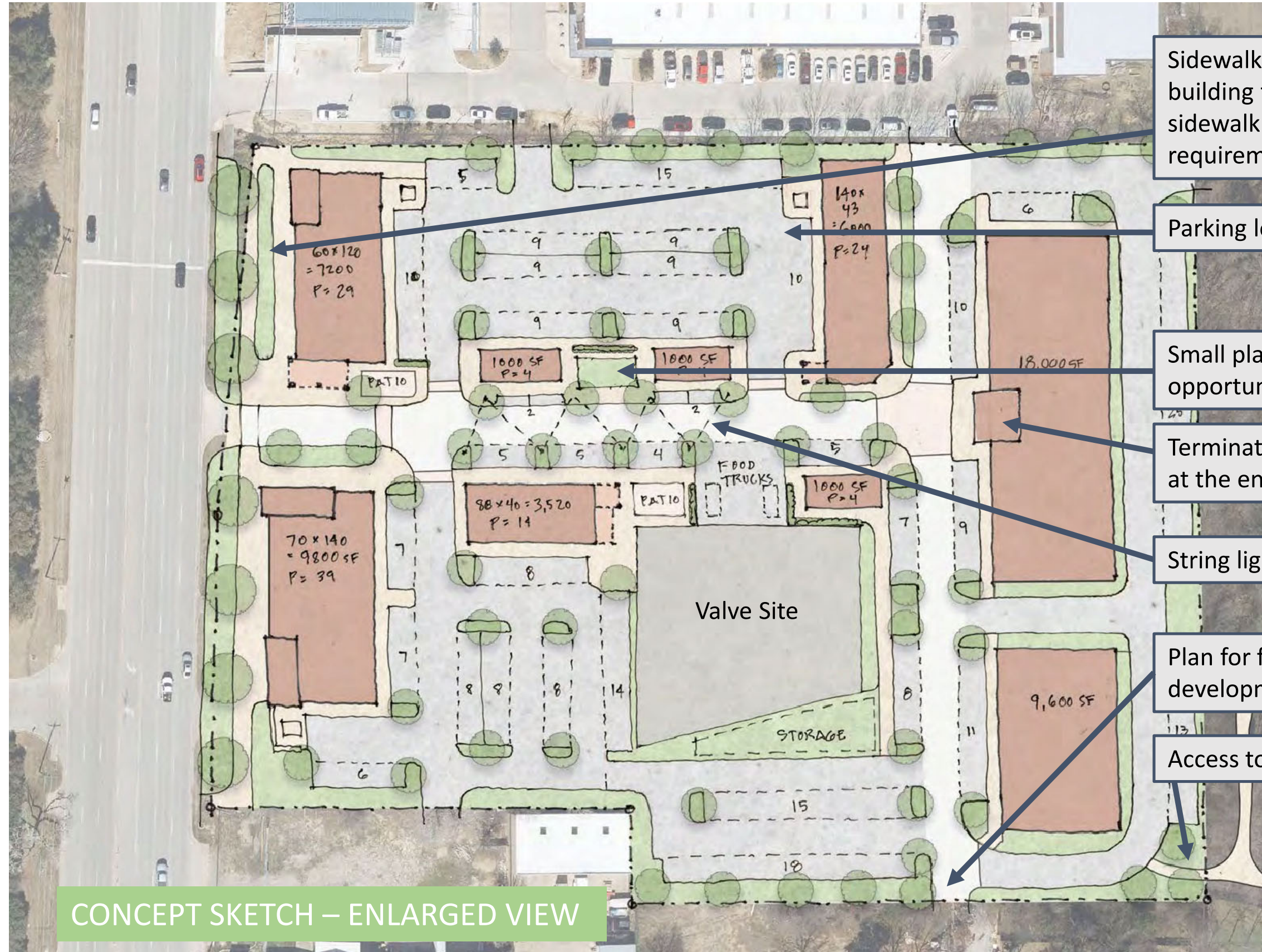
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RAILROAD CROSSINGS - 6440 DAVIS BOULEVARD - NRH
CONCEPT SITE PLAN for RICK FIGUEROA

Prepared by: Civic Plan Studio



CONCEPT SKETCH – ENLARGED VIEW



Sidewalk parallel to ROW along building frontage – connect to existing sidewalk. Provide street trees per city requirements.

Parking lots located behind buildings

Small plaza – placemaking opportunity

Terminated vista (architectural feature at the end of the street)

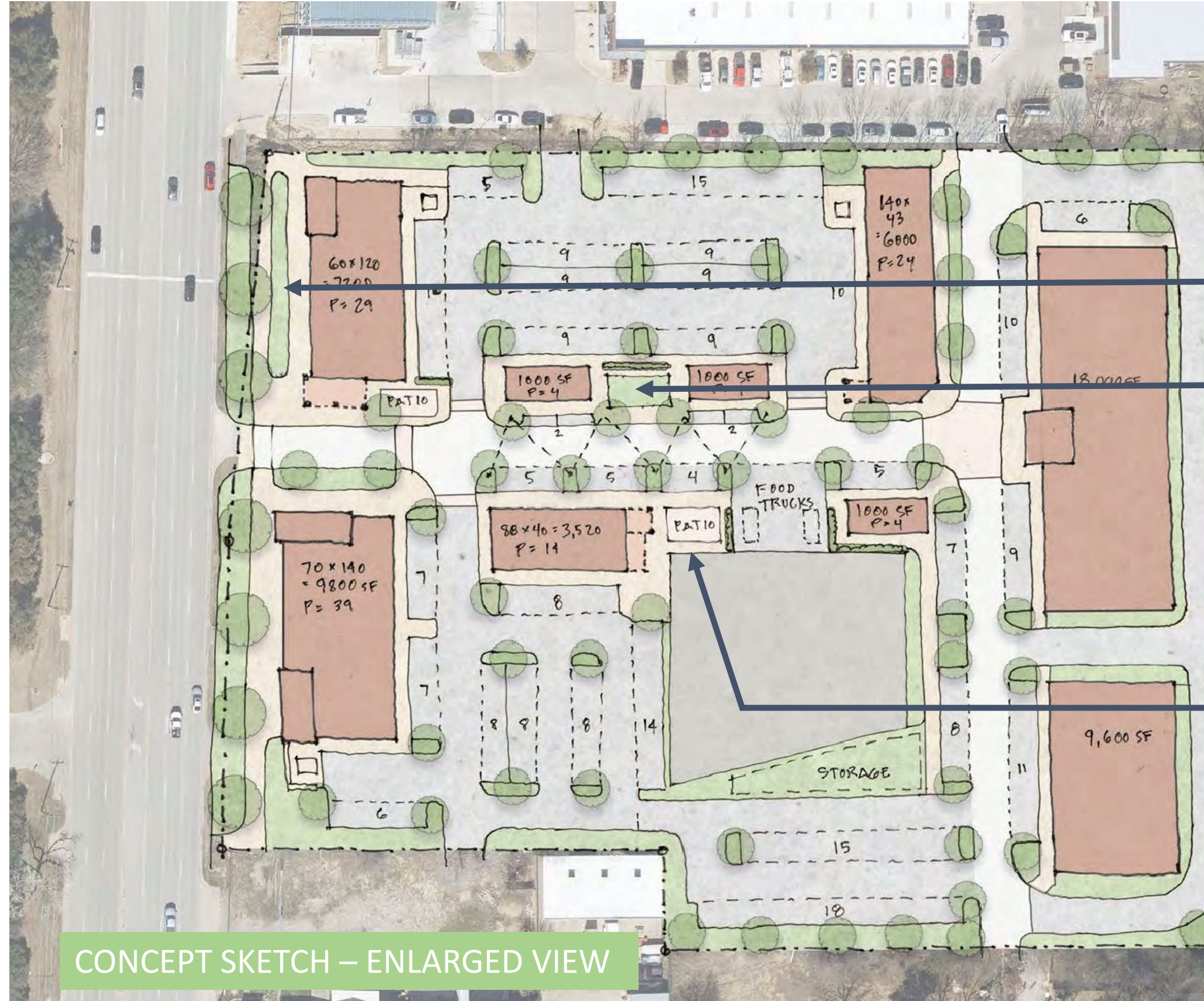
String lights over street

Plan for future connections to new development.

Access to greenspace

RAILROAD CROSSINGS - 6440 DAVIS BOULEVARD - NRH
CONCEPT SITE PLAN for RICK FIGUEROA

Prepared by: Civic Plan Studio



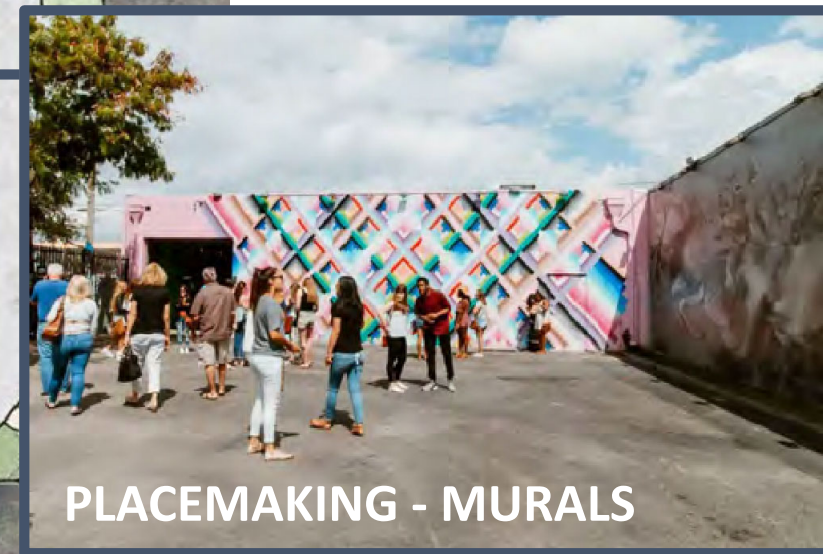
CONCEPT SKETCH - ENLARGED VIEW



DAVIS BLVD FRONTAGE



PLACEMAKING - OPEN SPACE



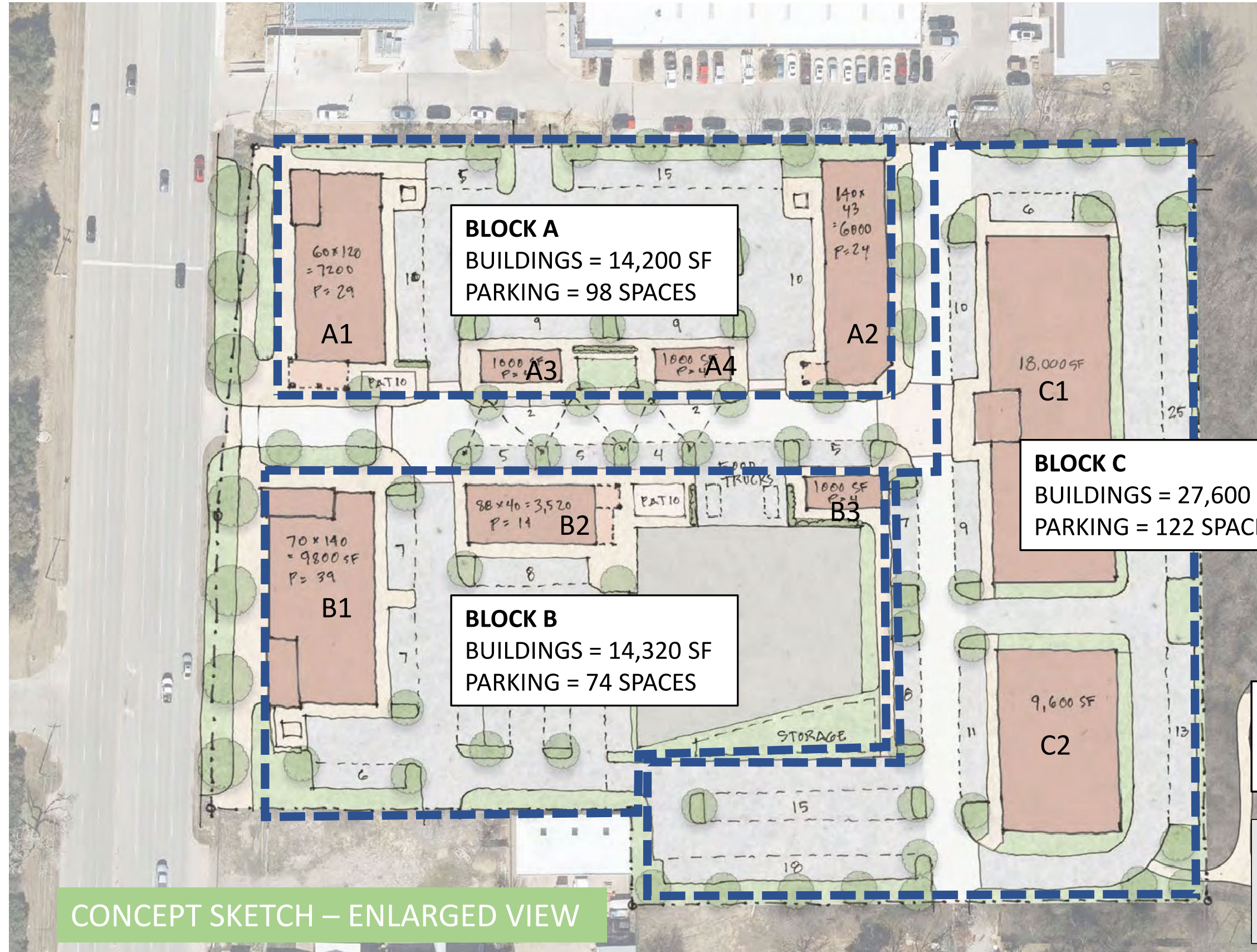
PLACEMAKING - MURALS

RAILROAD CROSSINGS - 6440 DAVIS BOULEVARD - NRH
CONCEPT SITE PLAN for RICK FIGUEROA

Prepared by: Civic Plan Studio



CONCEPT SKETCH – ENLARGED VIEW



BLOCK A
BUILDINGS = 14,200 SF
PARKING = 98 SPACES

60x120
= 7200
P= 29
A1

140x
43
= 6000
P= 24
A2

1000 SF
P= 1
A3

1000 SF
P= 1
A4

BLOCK C
BUILDINGS = 27,600 SF
PARKING = 122 SPACES

18,000 SF
C1

9,600 SF
C2

BLOCK B
BUILDINGS = 14,320 SF
PARKING = 74 SPACES

70x140
= 9800 SF
P= 39
B1

88x40 = 3,520
P= 14
B2

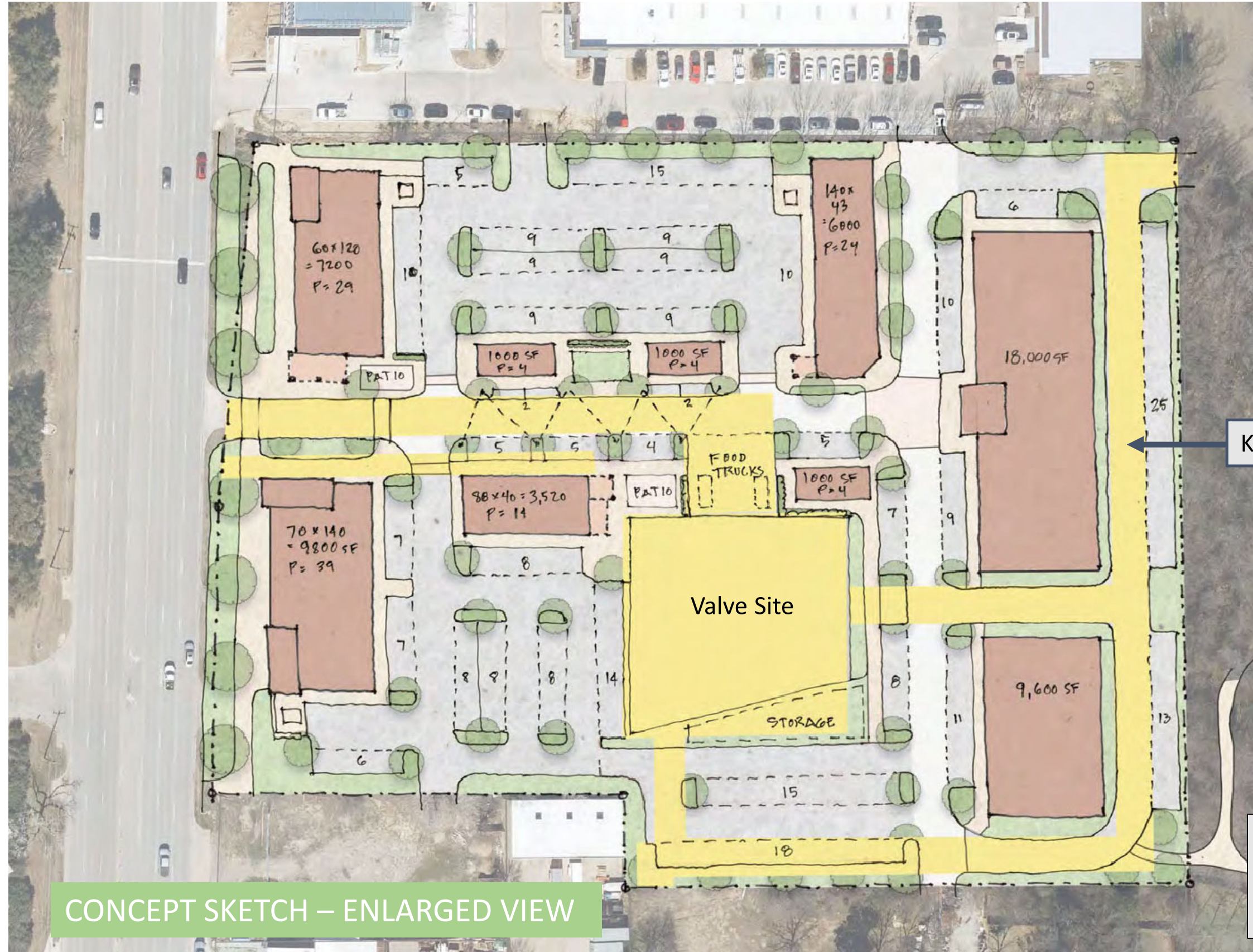
1000 SF
P= 1
B3

TOTAL (PRELIMINARY)
BUILDINGS = 56,120 SF
PARKING = 294 SPACES

Note: This is a preliminary concept plan. Storm water and other engineering requirements have not yet been verified.

RAILROAD CROSSINGS - 6440 DAVIS BOULEVARD - NRH
CONCEPT SITE PLAN for RICK FIGUEROA

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CONCEPT SKETCH – ENLARGED VIEW

Known easements in yellow

Note: This is a preliminary concept plan. Storm water and other engineering requirements have not yet been verified.