



AD = 0'43'03"
R = 1979.86'
CHB = N 30°33'41" E
CHD = 24.79'
A = 24.79'



01

SITE PLAN

SCALE 1"=40'-0"



VICINITY MAP N.T.S.



SITE DATA SUMMARY CHART

(A) LOT AREA (ENTIRE SITE)	170,989 S.F./ 3.925 AC.
(B) SETBACK REQUIRED BY ZONING	
FRONT BUILDING LINE	25' FRONT B.L.
SIDE BUILDING LINE	35' SIDE B.L.
REAR BUILDING LINE	35' REAR B.L.
(C) ZONING	
CURRENT	O-1
PROPOSED	O-1
(D) PARKING SUMMARY	
OFFICE SPACE (1 SPACE / 250 SF : 0.000 SF)	X SPACES
MEDICAL SPACE (1 SPACE / 200 SF : 0.000 SF)	X SPACES
(E) OPEN SPACE (DEVELOPED AREA)	
LANDSCAPE AREA REQUIRED	25,648 S.F. (15%)
LANDSCAPE AREA PROVIDED	70,613 S.F. (41%)
IMPERVIOUS COV. EX. BLDG.	65,132 S.F. (39%)
IMPERVIOUS COV. INC. BLDG.	100,376 S.F. (59%)
BUILDING TOTAL COVERAGE	35,244 S.F. (20%)
(F) BUILDING HEIGHT - BLDG 1	23'-11"
(G) PROPOSED USE	
BUILDING 1	TBD
BUILDING 2	TBD
BUILDING 3	TBD
BUILDING 4	TBD
BUILDING 5	TBD
BUILDING 6	TBD

HATCH LEGEND

PROPOSED CONCRETE	
PROPOSED 24' CON. FIRELANE	
PROPOSED LANDSCAPE	
PROPOSED BUILDING AREA	

SITE PLAN NOTES

- ALL DEBRIS AND MATERIALS TO BE REMOVED ON A REGULAR BASIS.
- PROTECT EXISTING LANDSCAPING AND ITEMS TO REMAIN AS REQUIRED DURING CONSTRUCTION.
- REFER TO GENERAL NOTES AND BALANCE OF DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO CIVIL DRAWINGS FOR CONCRETE SIDEWALK.
- REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING LOCATIONS.
- REFER TO CIVIL DRAWINGS FOR NEW CURB CUTS FOR NEW DRIVEWAY.
- THE EXTERIOR LIGHTING DEPICTED ON THE SITE PLAN MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF NORTH RICHLAND HILLS ZONING ORDINANCE.

PARKING & PASSENGER LOADING ZONES

- ACCESSIBLE PARKING SPACE SHALL BE AT LEAST 96" WIDE
- PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH T.A.S.
- TWO ACCESSIBLE PARKING SPACE MAY SHARE A COMMON ACCESS AISLE TO COMPLY WITH T.A.S.
- PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
- PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:48.

ACCESSIBLE ROUTES SLOPES

- AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20
- NOWHERE SHALL ANY SLOPE EXCEED 1:48 AND SHALL COMPLY WITH T.A.S.

ACCESSIBLE ROUTE LOCATION

- AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE SHALL, TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC.
- ALL LOCATIONS OF ACCESSIBLE ROUTES SHALL COMPLY WITH T.A.S.

THE HILLS AT DAVIS PARK
SHELL BUILDING 1
8310 & 8320 DAVIS BLVD.
N. RICHLAND HILLS, TX 76182



FOR INTERIM
NOT FOR REGULATORY
PERMIT OR CONSTRUCTION

ARCHITECT FER
TX REGISTRATION #26463
DATE 02/14/25

DRAWN: W.V.

CHECKED BY: F.E.R.

DATE	ISSUED FOR
02/14/25	REVIEW

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SHEET

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