

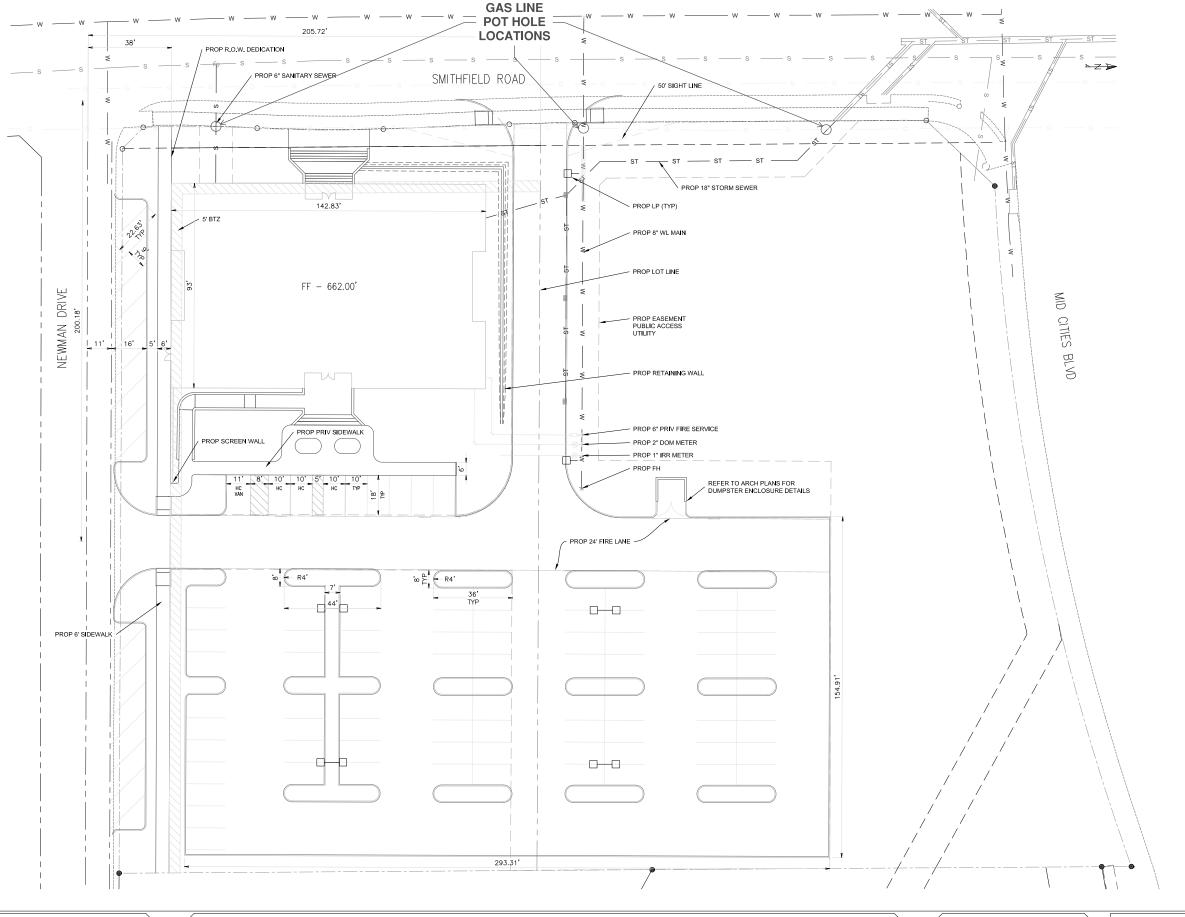
GENERAL SITE DATA						
ZONING	TOD PROFESSIONAL/GENERAL ADMINISTRATIVE OFFICE 3.25 ACRES 141350.11 SF O( 13,284 SF 22.930 SF 2 STORIES 30 FT 13,283.5/141,350.1 = 9.4%					
LAND USE						
OFFICE						
LOTAREA BUILDING FOOTPRING AREA - 1STFL TOTAL BUILDING AREA BUILDING HEIGHT BUILDING HEIGHT						
			LOTCOVERAGE			
			FLOOR AREA RATIO	22,930 / 141,3	22,930 / 141,350.1 = 16.2%	
			PARKING			
			PARKING RATIO	1 SPC / 250 SF		
			REQUIRED PARKING	92	SPACES	
PROVIDED PARKING			98	SPACES		
ACCESSIBLE PARKING REQUIRED	4	SPACES				
ACCESSIBLE PARKING PROVIDED	4	SPACES				
ONSITE AREAS						
PAVING-21%		29,010 SF				
BUILDING - 9%		13,284 SF				
LANDSCAPE - 10%		14,393 SF				
FUTURE DEVELOPMENT - 60%	84,664 SF					
TOTAL - 100%		141,350 SF				

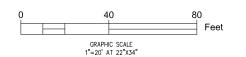
## SITE PLAN GENERAL NOTES

- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLERED FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS
- HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMELY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE
- 4. SIDEWALKS SHALL BE PROVIDED WITHIN THE RIGHTS-OF-WAY BARRIER FREE RAMPS.
- SUEVENUES THE EPROVIDED WITHIN THE HONTON-THAT DOVENTE WHICH THE REPORT AND THE PROVIDED ON SIDEWANDS AT ALL CURS CROSSINGS.
   MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.

## GENERAL NOTES

- NO TREES EXIST ON THE SITE ALL DIMENSIONS ARE TO THE FACE OF GURB UNLESS OTHERWISE NOTED
- ACCESSIBLE PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
   SITE SPECIFIC TCPs MUST BE SUBMITTED FOR REVIEW AND APPROVAL IF LANE AND OR SIDEWALK CLOSURES ARE REQUIRED ASSOCIATED WITH THE PROJECT.





## SITE PLAN

**RAGLE TEXAS HEADQUARTERS** SMITHFIELD ROAD & NEWMAN DRIVE NORTH RICHLAND HILLS, TX



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MCS DRAWN BY: 12/04/2024 TAR

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