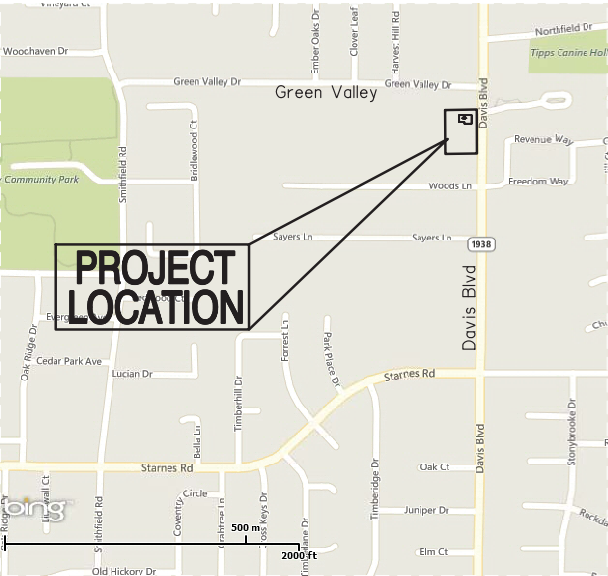


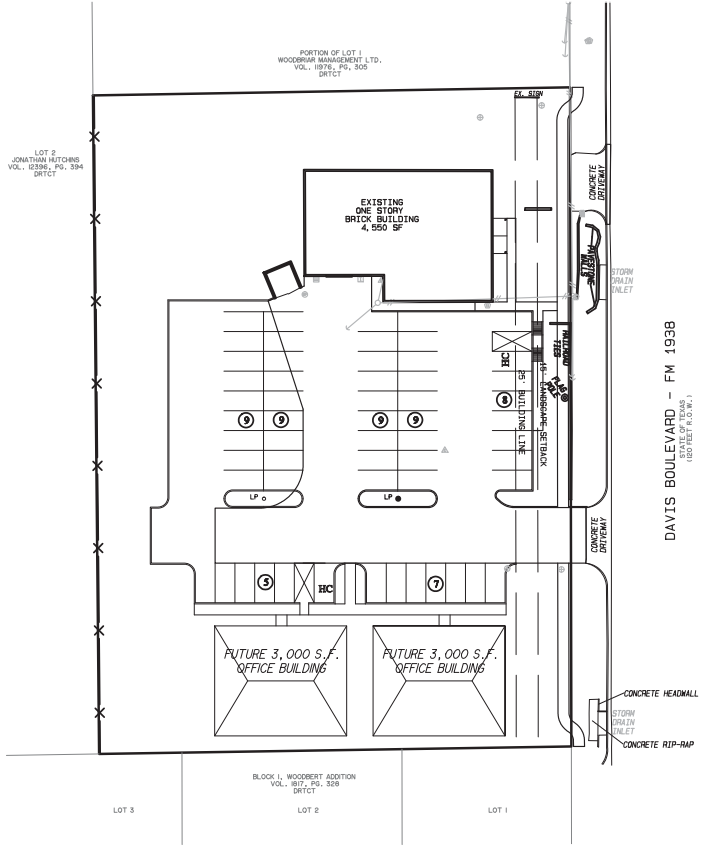
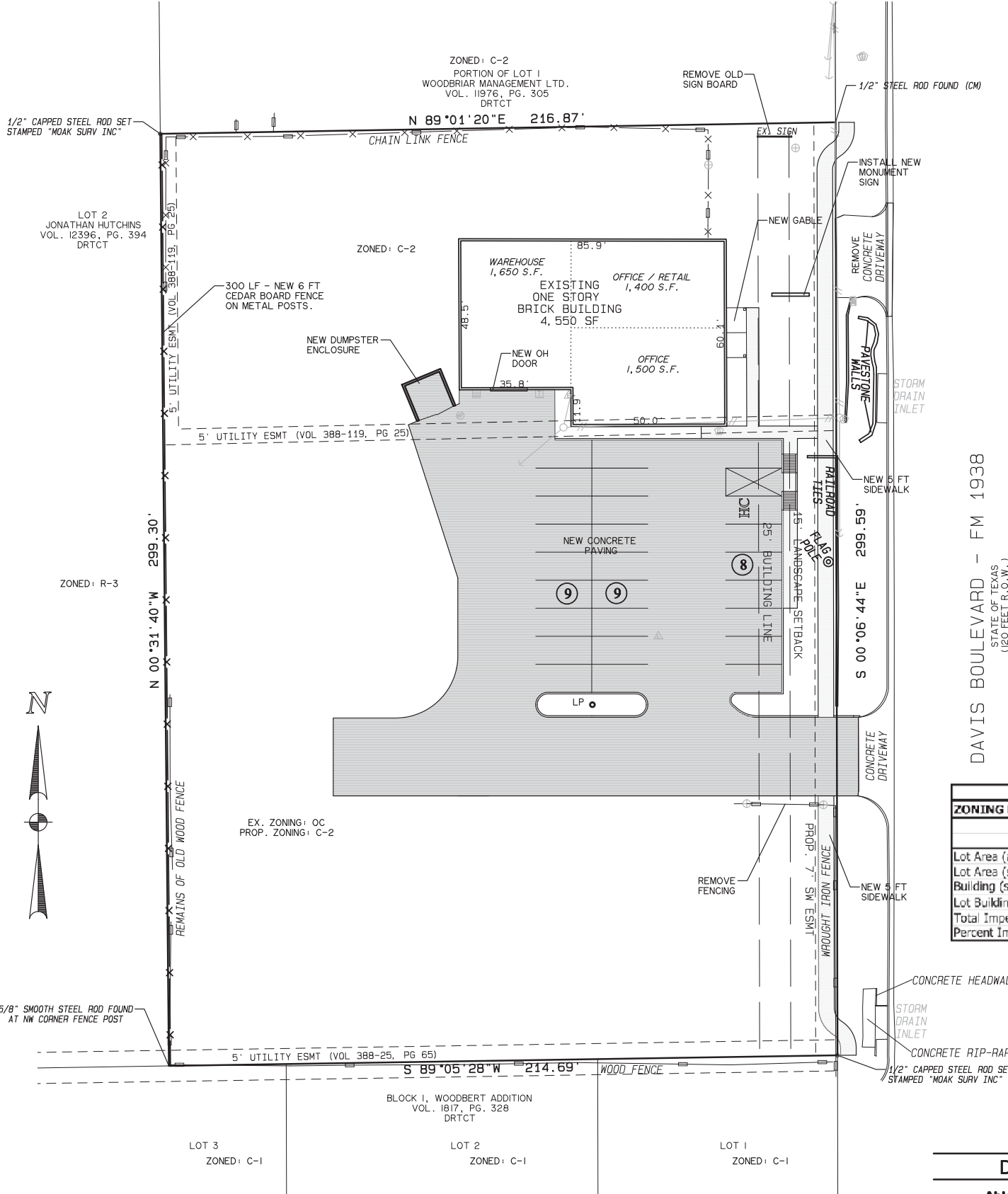
SITE PLAN - PHASE 1

SITE PLAN - FUTURE PHASES

Scale: 1 inch = 600 ft



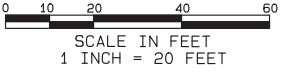
VICINITY MAP



DAVIS BOULEVARD - FM 1938
STATE OF TEXAS
(120 FEET R.O.W.)

SITE SUMMARY TABLE	
ZONING DISTRICT	C-2
	Phase 1
	Lot 1-B-1
Lot Area (acres)	1.4832
Lot Area (sf)	64,610
Building (s.f.)	4,550
Lot Building Coverage	7.0%
Total Impervious Area (s.f.)	20,795
Percent Impervious	32.2%

PARKING ANALYSIS			
AREA FOR EACH USE	Use	Spaces	
Office Space:	1,500 sf	6	Requires 1 space per 250 square feet
Office/Retail Space:	1,400 sf	6	Requires 1 space per 250 square feet
Warehouse Space:	1,650 sf	1	Requires 1 space per 3,000 square feet
Parking Required:		13	
Parking Provided:		25+1 HC	(1 accessible space per TAS requirements)



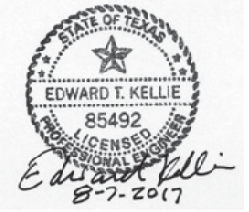
DEVELOPER:

PREPARED BY:

Ahlrs Properties
Attn: Dan Ahlers
1445 Shady Oaks Drive
Southlake, TX 76092
ahlrs_daniel@yahoo.com
Tel. 469-583-3553

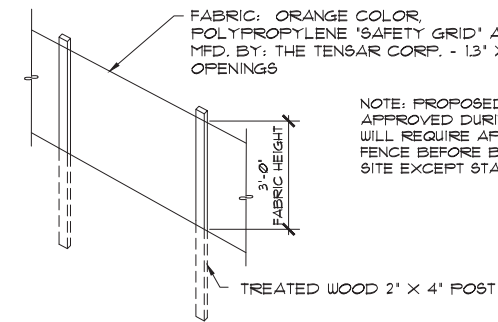
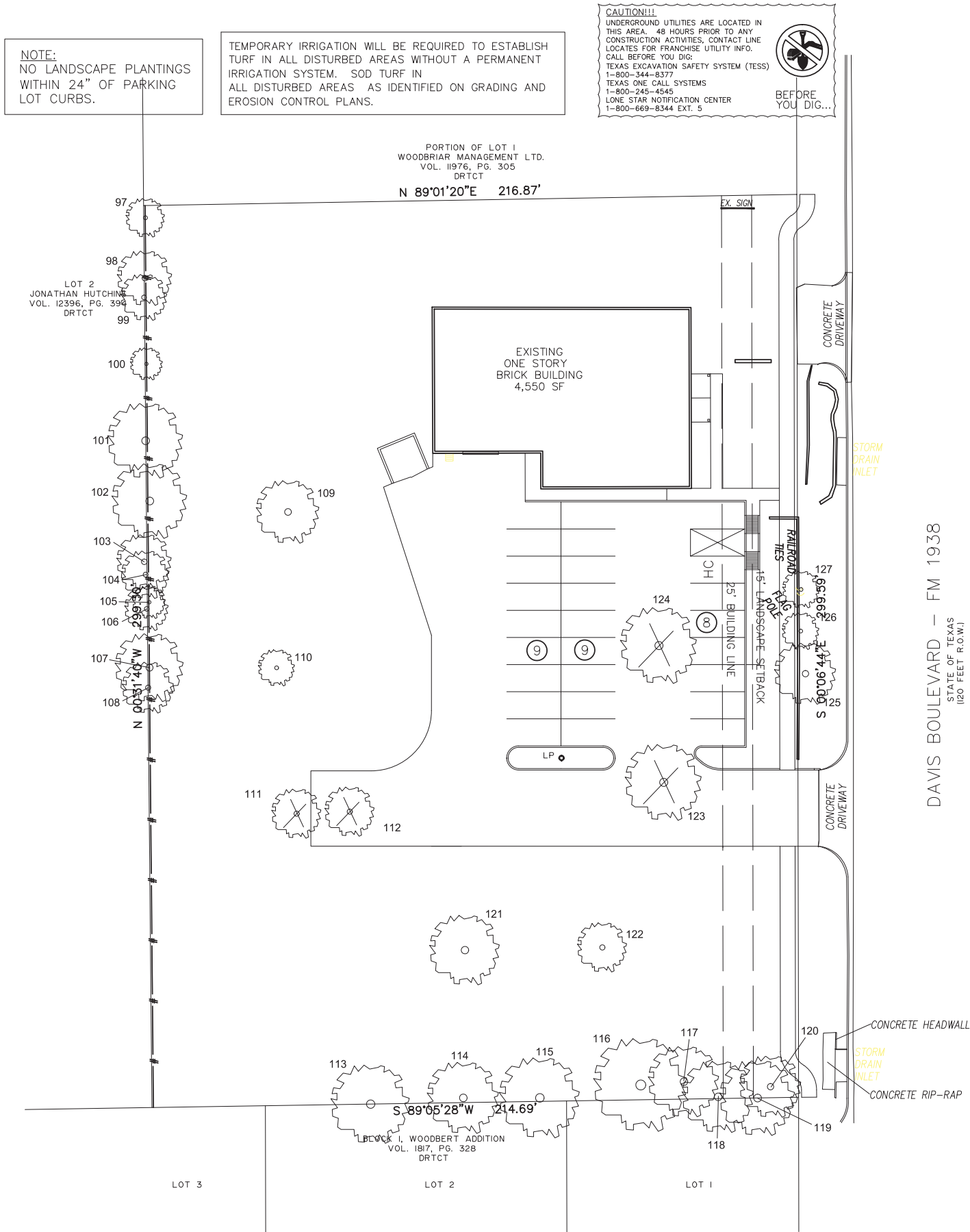


P.O. Box 471898
FORT WORTH, TX 76147
TEL: 817.455.1396
FIRM No: F-7585
ekelle@kellie-engineering.com

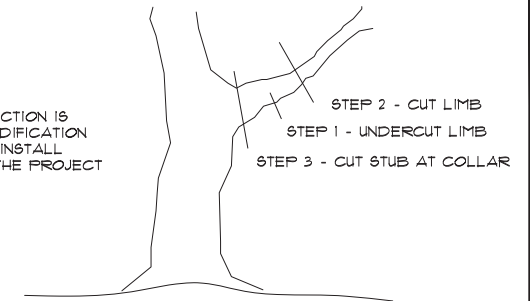


SITE PLAN
for
7707 Davis Boulevard
Lot 1-B-1, Block 1
College Acres Addition

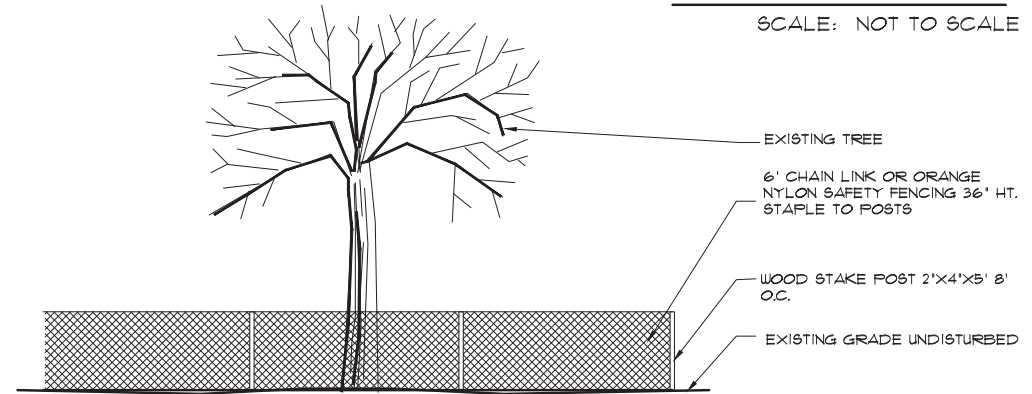
1 Lot, 1.483 Acres
Proposed Zoning: C-2
North Richland Hills
Tarrant County, Texas
August 7, 2017



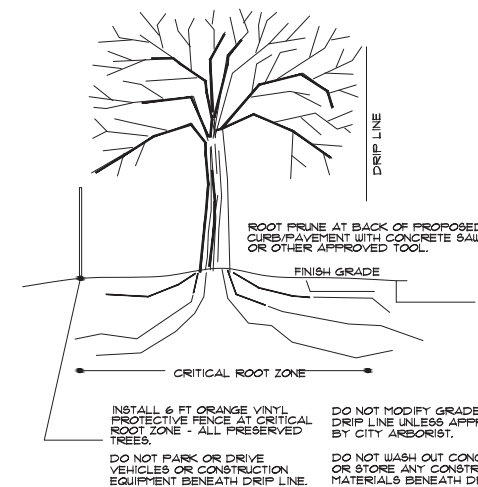
NOTE: PROPOSED EXTENT OF TREE PROTECTION IS
APPROVED DURING PLAN REVIEW AND MODIFICATION
WILL REQUIRE APPROVAL OF CITY STAFF. INSTALL
FENCE BEFORE BEGINNING ANY WORK ON THE PROJECT
SITE EXCEPT STAKING.



TREE PRUNING
SCALE: NOT TO SCALE

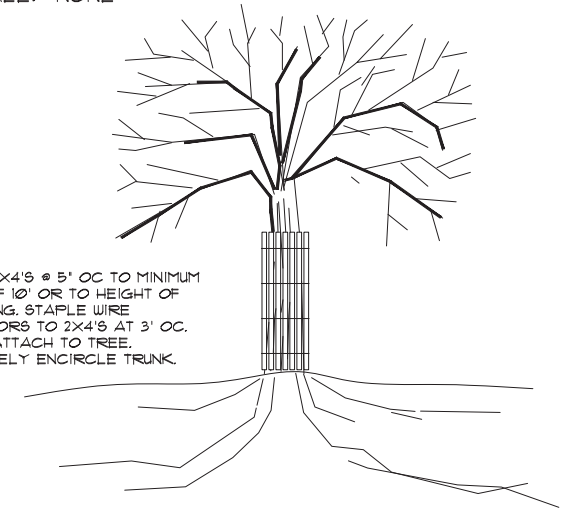


TREE PROTECTIVE FENCING
SCALE: NONE

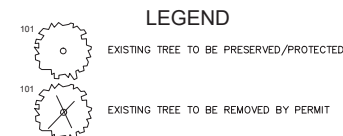


ROOT PROTECTION
SCALE: NOT TO SCALE

INSTALL 2X4'S @ 5' OC TO MINIMUM
HEIGHT OF 10' OR TO HEIGHT OF
BRANCHING. STAPLE WIRE
CONNECTORS TO 2X4'S AT 3' OC.
DO NOT ATTACH TO TREE.
COMPLETELY ENCIRCLE TRUNK.



BARK PROTECTION
SCALE: NOT TO SCALE



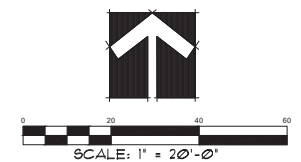
MITIGATION TOTALS

TOTAL CALIPER INCHES REMOVED	- 61"
TOTAL CANOPY TREES PLANTED	16 TREES
16 CANOPY TREES @ 4" CALIPER =	64"
TOTAL CALIPER INCHES REPLACED	+ 64"

REFERENCE SHEET L-2 FOR LANDSCAPE PLAN

TREE SURVEY

NO.	DBH	SPECIES	COMMENT
97	6"	MESQUITE	PRESERVE
98	16"	HACKBERRY	PRESERVE
99	11"	HACKBERRY	PRESERVE
100	3"	OAK	PRESERVE
101	24"	HACKBERRY CLUSTER	PRESERVE
102	24"	ELM	PRESERVE
103	13"	HACKBERRY	PRESERVE
104	11"	HACKBERRY	PRESERVE
105	5"	BUMELIA	PRESERVE
106	11"	CHINABERRY	PRESERVE
107	18"	HACKBERRY	PRESERVE
108	9"	HACKBERRY	PRESERVE
109	13"	SWEETGUM	PRESERVE
110	4"	YAUPON HOLLY	PRESERVE
111	7"	LIVE OAK	REMOVE
112	6"	BALD CYPRESS	REMOVE
113	13"	HACKBERRY	PRESERVE
114	10"	CEDAR ELM	PRESERVE
115	14"	HACKBERRY	PRESERVE
116	20"	ASH	PRESERVE
117	17"	ELM	PRESERVE
118	12"	OAK	PRESERVE
119	20"	HACKBERRY	PRESERVE
120	12"	OAK	PRESERVE
121	12"	LIVE OAK	PRESERVE
122	7"	OAK	PRESERVE
123	24"	CRAPE MYRTLE	REMOVE
124	24"	CRAPE MYRTLE	REMOVE
125	8"	OAK	PRESERVE
126	16"	CRAPE MYRTLE	PRESERVE
127	16"	CRAPE MYRTLE	PRESERVE



TREE
PRESERVATION

Date SEPT 06, 2017
Drawn By GAC
Checked By JRF
Revisions

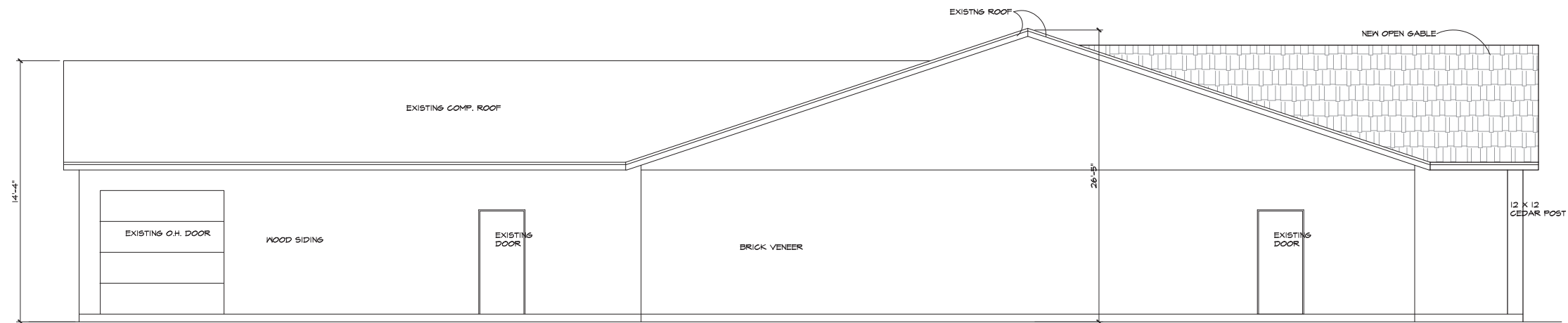


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AHLERS PROPERTIES LLC
7707-7709 DAVIS BLVD
NORTH RICHLAND HILLS, TEXAS

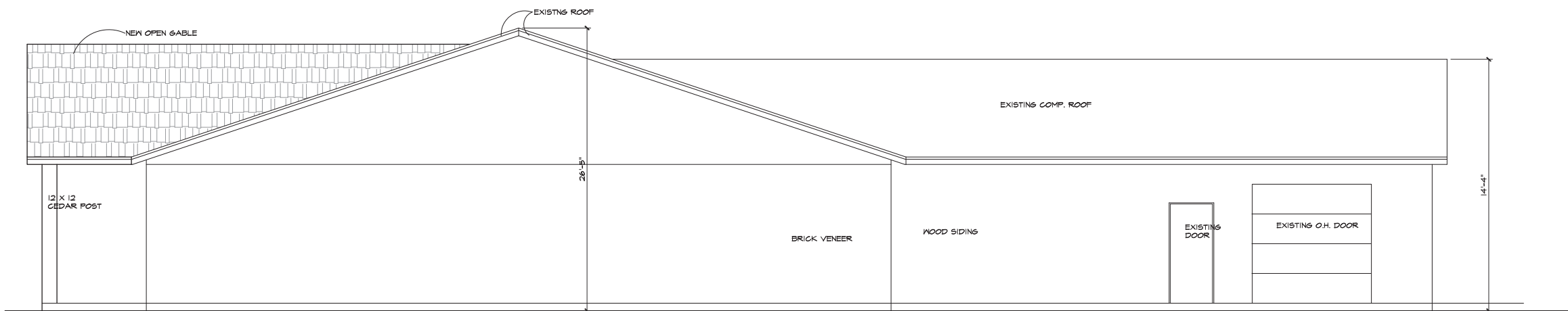
Sheet No.
L-1
OF 5

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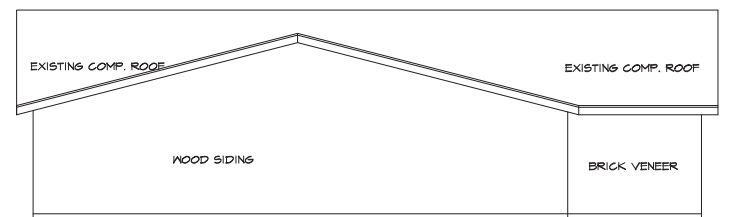
LEFT END ELEVATION

SCALE 1/4" = 1'-0"



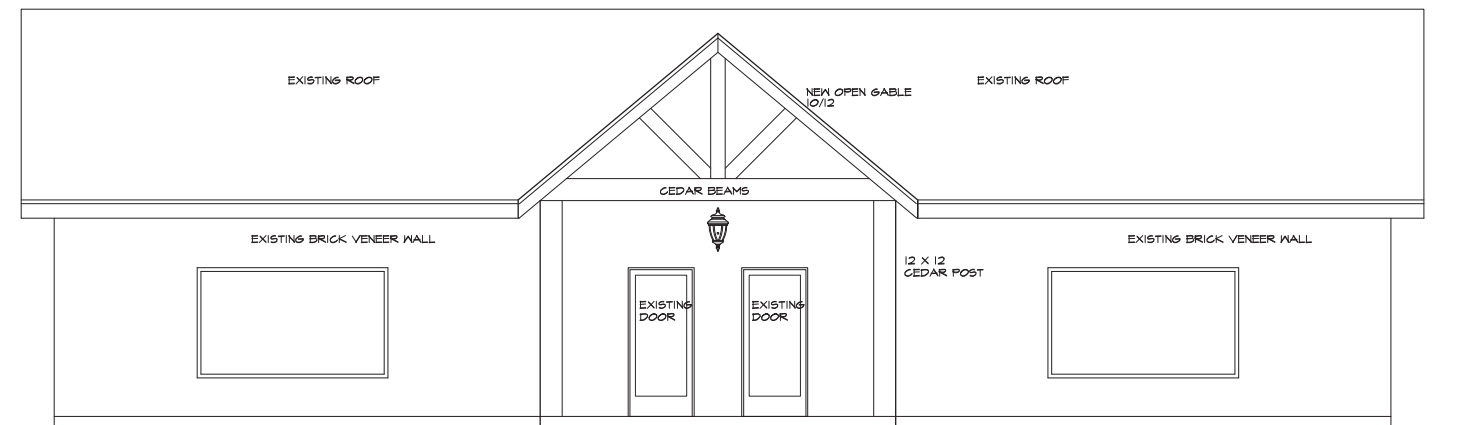
RIGHT END ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

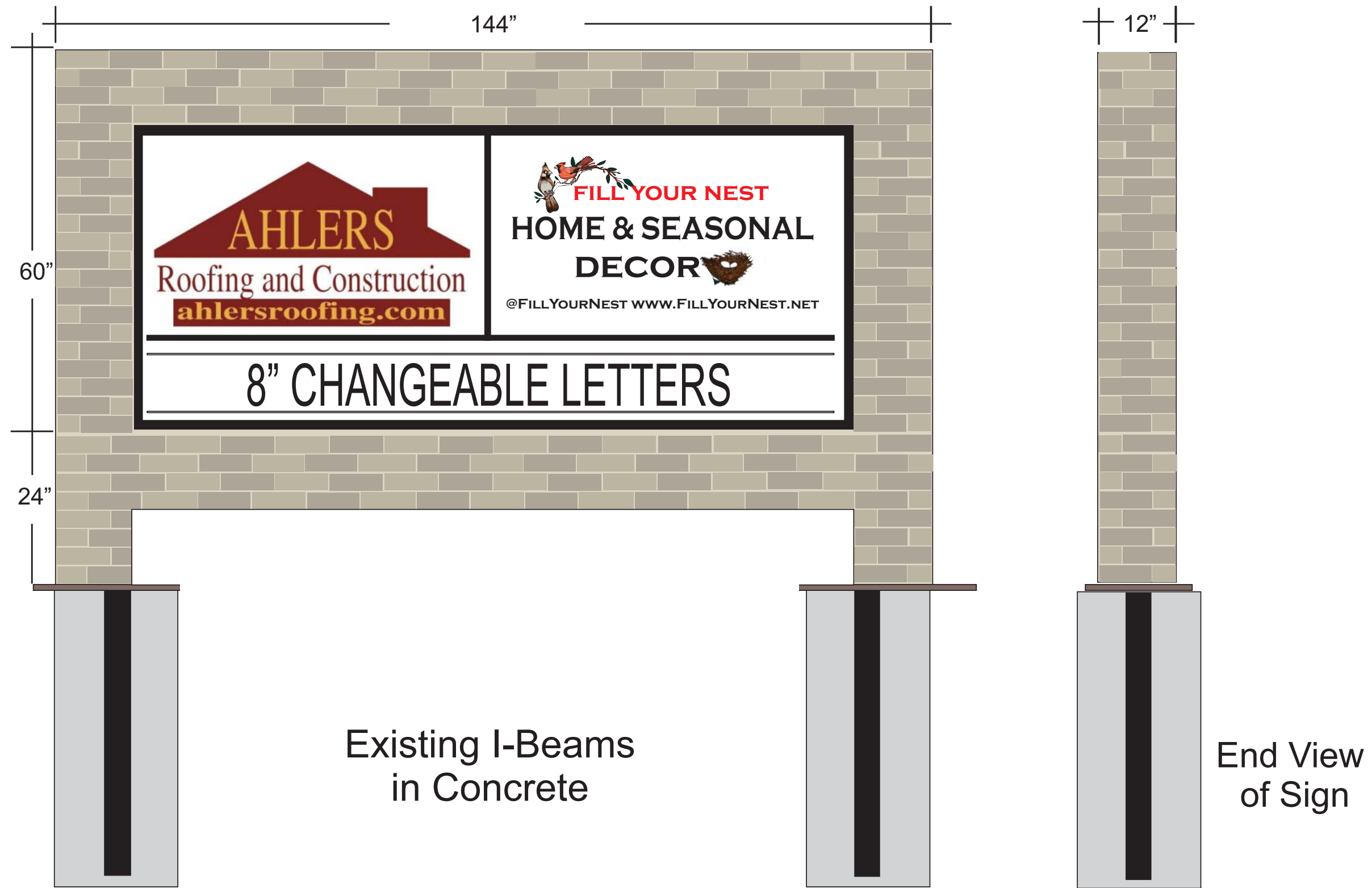
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DAVIS BLVD.

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PROPOSED SITE

4 of 5
16-088



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	5104 Chelsea Dr., Colleyville, TX 76034				
THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY and CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT		Address : 7709 Davis Blvd. NRH, TX 76180	Revised :	TESC 18798	Salesman : LB