

ZONING / USE:  
EXISTING ZONING: TOD  
EXISTING / PROPOSED USE: COMMERCIAL  
NOTE: ALL ADJACENT ZONING IS TOD

LOT COVERAGE:  
LOT SITE: APPROX. 57,383 SF  
BUILDING AREA: 3,500 SF  
PERCENTAGE OF LOT COVERED BY BUILDINGS: APPROX. 23.5 PERCENT

LANDSCAPE / GREEN AREA COVERAGE:  
LOT SITE: APPROX. 57,383 SF  
LANDSCAPED AREA: 3,420 SF  
PERCENTAGE OF LANDSCAPING: APPROX. 6 PERCENT

PARKING RECAP:  
1 SPACE / 300 SF OFFICE = 17 SPACES REQUIRED  
1 SPACE / 3,000 SF WAREHOUSE = 3 SPACES REQUIRED  
PROVIDED:  
29 SPACES (2 HC) = 485.5 SF / SPACE

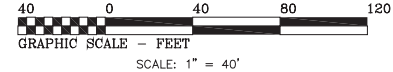
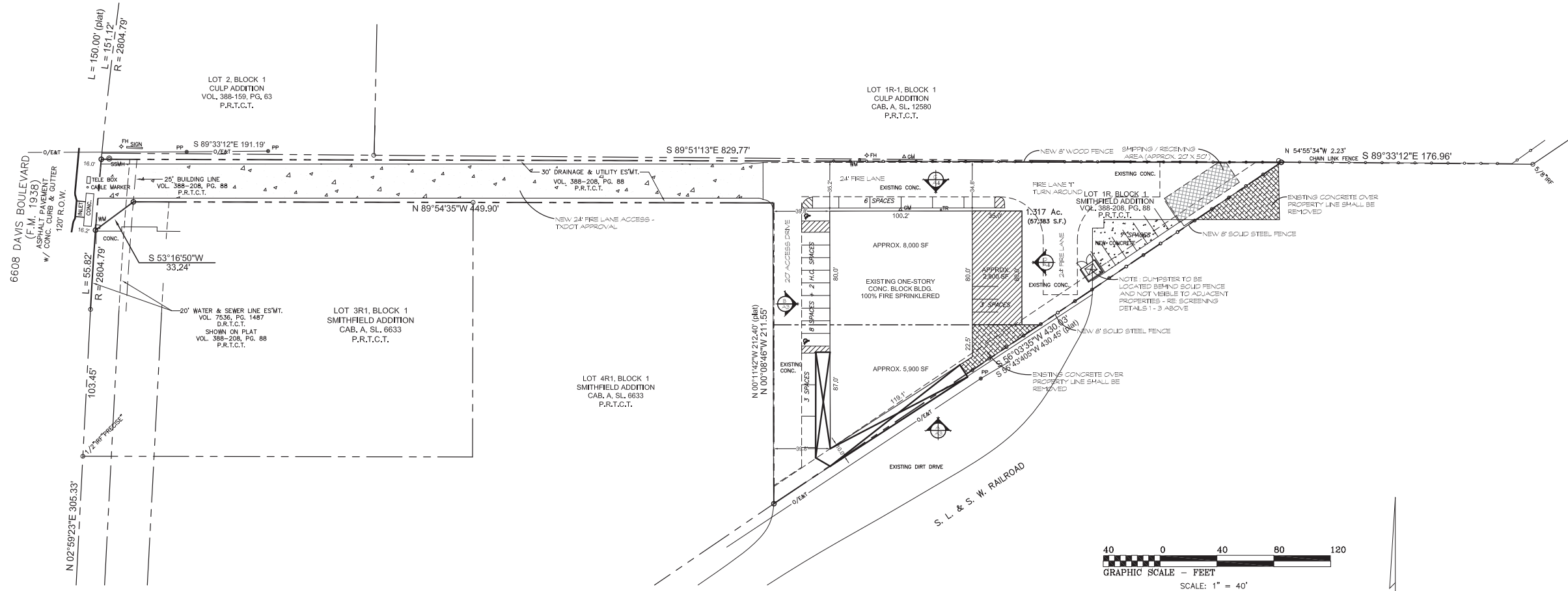
REQUESTED VARIANCES TO TOD:  
LAND USE: INDUSTRIAL AND LIGHT MANUFACTURING USES LIMITED TO MAX FOOTPRINT OF 10,000 SF  
BUILDING WILL HAVE FIRE SEPARATION WALL TO MAKE TWO AREAS EACH UNDER THE 10,000 SF LIMIT.

OUTDOOR STORAGE: PROHIBITED IN THE TOD. THE REAR AREA OF THE SITE WILL BE ENTIRELY FENCED AT 8' IN HEIGHT AND SOLID SCREENING TO PREVENT ANY VISUAL OF SHIPPING / RECEIVING AREAS. NO MATERIAL WILL BE STACKED HIGHER THAN THE 8' SCREENING.

MINIMUM PARKING RATIO: ONE SPACE PER 250 SF IS REQUIRED FOR COMMERCIAL USES IN THE TOD.  
WE ARE REQUESTING TO MEET THE MINIMUM REQUIREMENTS OF SECTION 16-533 OF THE CITY ORDINANCE AS NOTED IN THE RECAP ABOVE.

ARCHITECTURAL STANDARDS AND GUIDELINES:  
NEW FACADE AREA IS BEING ADDED AND BUILDING MATERIALS ARE BEING REVISED THAT WOULD NORMALLY NEED TO COMPLY WITH ARCHITECTURAL STANDARDS AND GUIDELINES.  
THE BUILDINGS ARE EXISTING AND NOT VIEWABLE FROM THE PUBLIC RIGHT OF WAY AND REQUEST VARIANCE TO HEREOVER THE OVERALL LOOK WITHOUT MEETING THE SPECIFIC STANDARDS AND GUIDELINES.

OPEN SPACE:  
LANDSCAPE PLAN PROVIDED. ADDITIONAL LANDSCAPE TREES AND DECORATIVE FENCING HAVE BEEN ADDED TO THE DART RIGHT-OF-WAY TO SCREEN THE SITE FROM THE RAILROAD.



# CASE SDP 2021-02 SITE DEVELOPMENT PLAN

AN OFFICE AND WAREHOUSE RENOVATION FOR:	SHEET NUMBER
<b>6608 DAVIS BOULEVARD</b>	<b>A1</b>
6608 DAVIS BOULEVARD NORTH RICHLAND HILLS, TEXAS 76182	
FOR: <b>REVEST, LLC</b>	
5600 KIRK DR. PH. 817-608-6254	
NORTH RICHLAND HILLS, TEXAS 76180 FX. 817-681-8887	
	1 OF 4



AN OFFICE AND WAREHOUSE RENOVATION FOR:

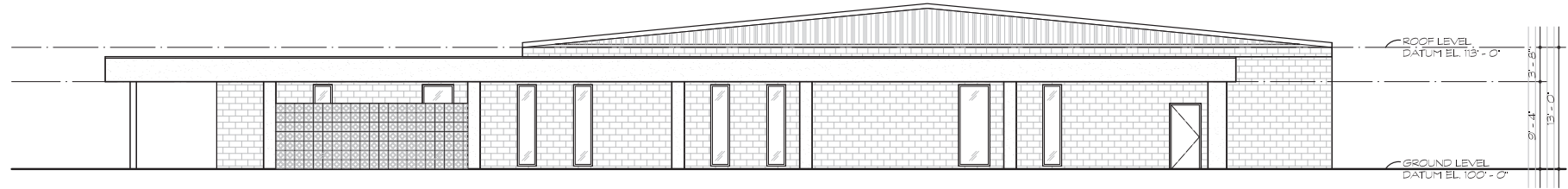
METCON INC. / TETRA AV, LLC

6608 DAVIS BLVD

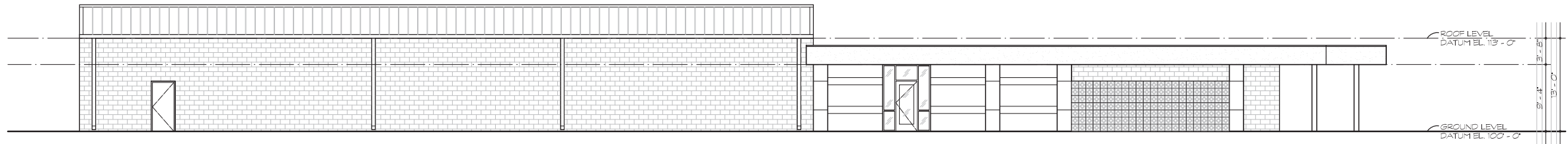
NORTH RICHLAND HILLS, TEXAS

FEBRUARY 18, 2021

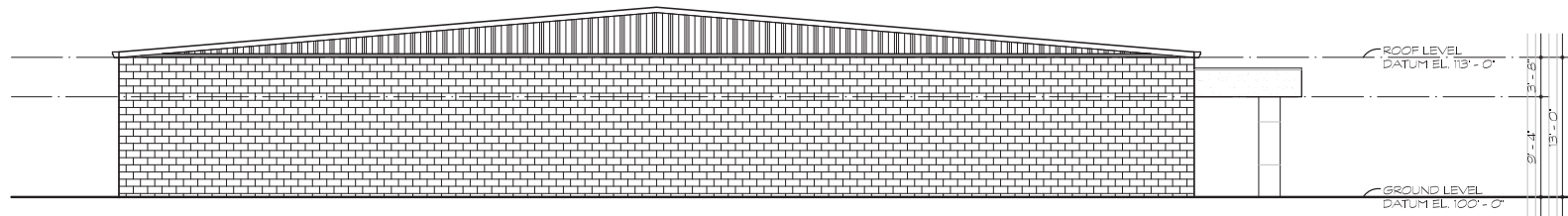




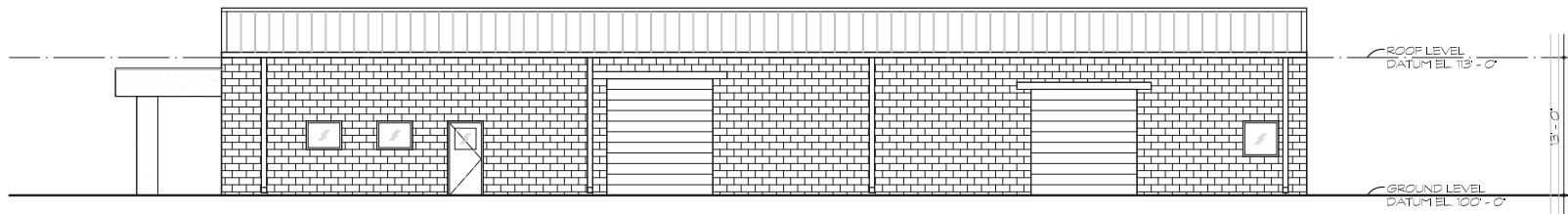
**A** EXISTING EXTERIOR ELEVATION - SOUTHEAST  
1/8"=1'-0"



**B** EXISTING EXTERIOR ELEVATION - WEST  
1/8"=1'-0"



**C** EXISTING EXTERIOR ELEVATION - NORTH  
1/8"=1'-0"



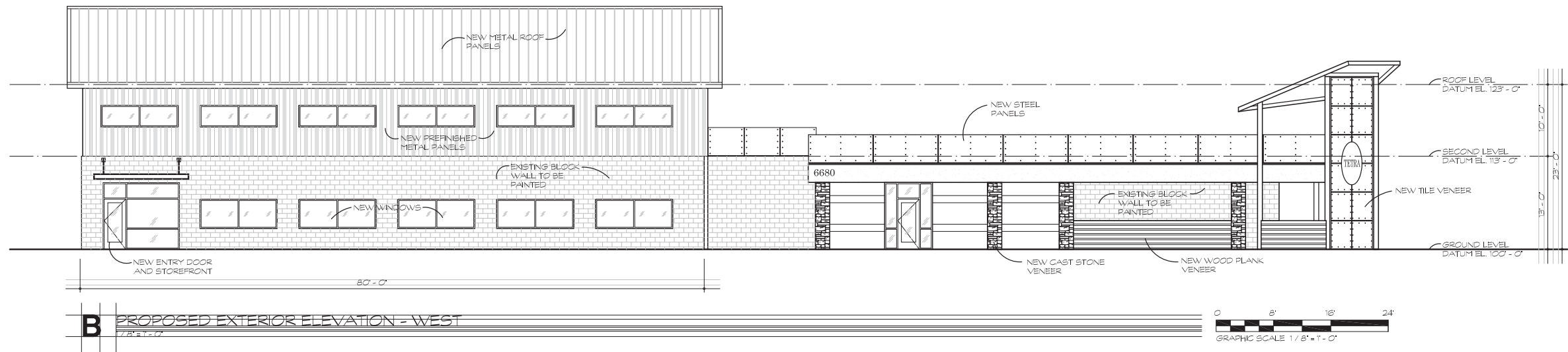
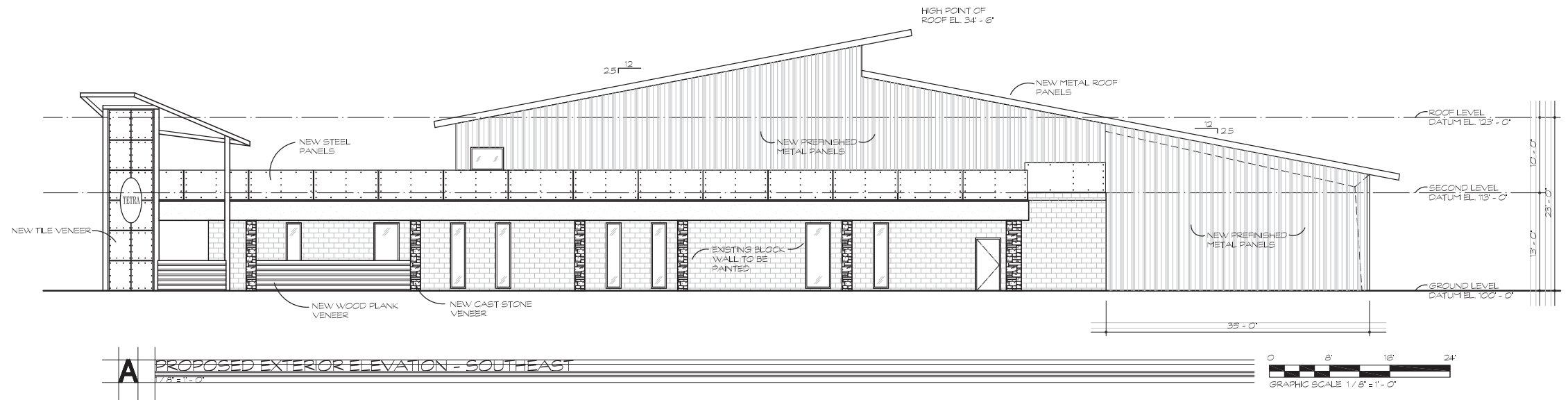
**D** EXISTING EXTERIOR ELEVATION - EAST  
1/8"=1'-0"



**CASE SDP 2021-02**  
**EXISTING EXTERIOR ELEVATIONS**

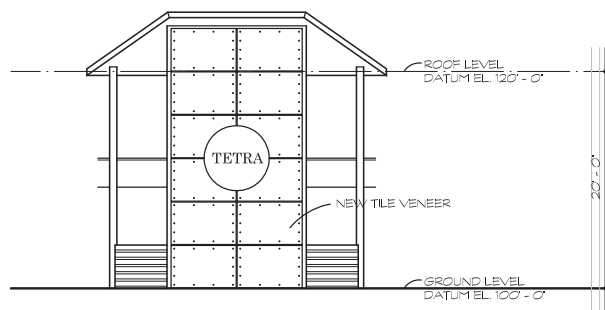
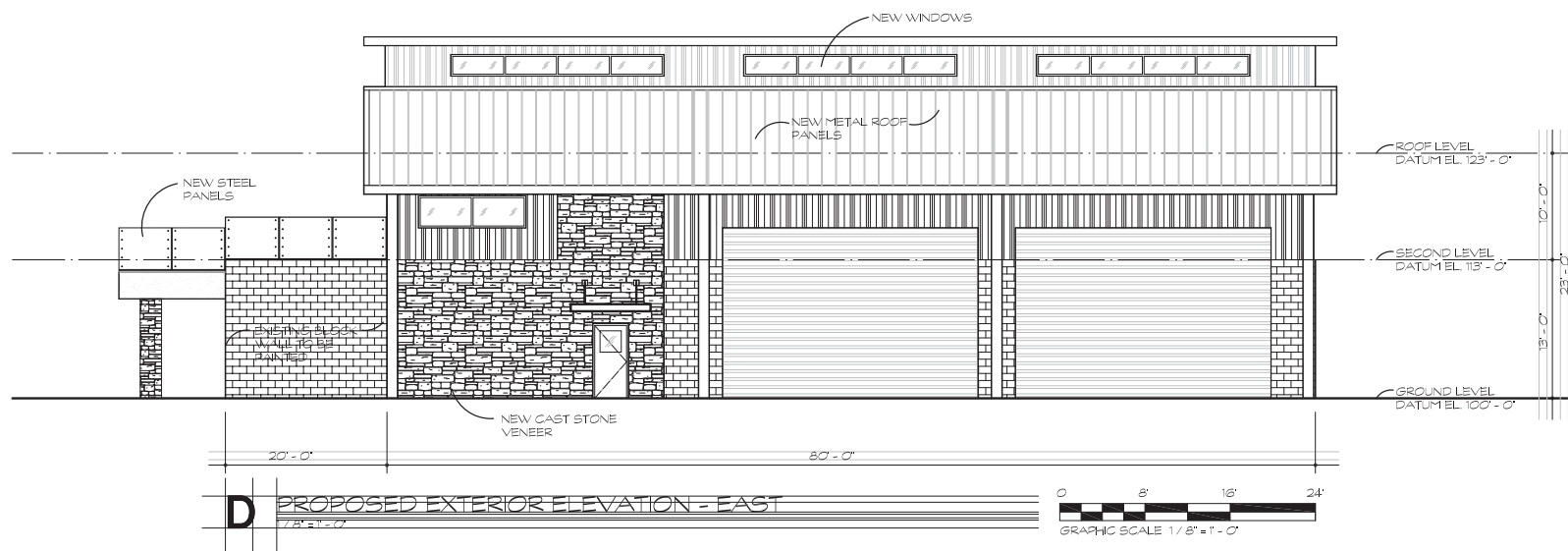
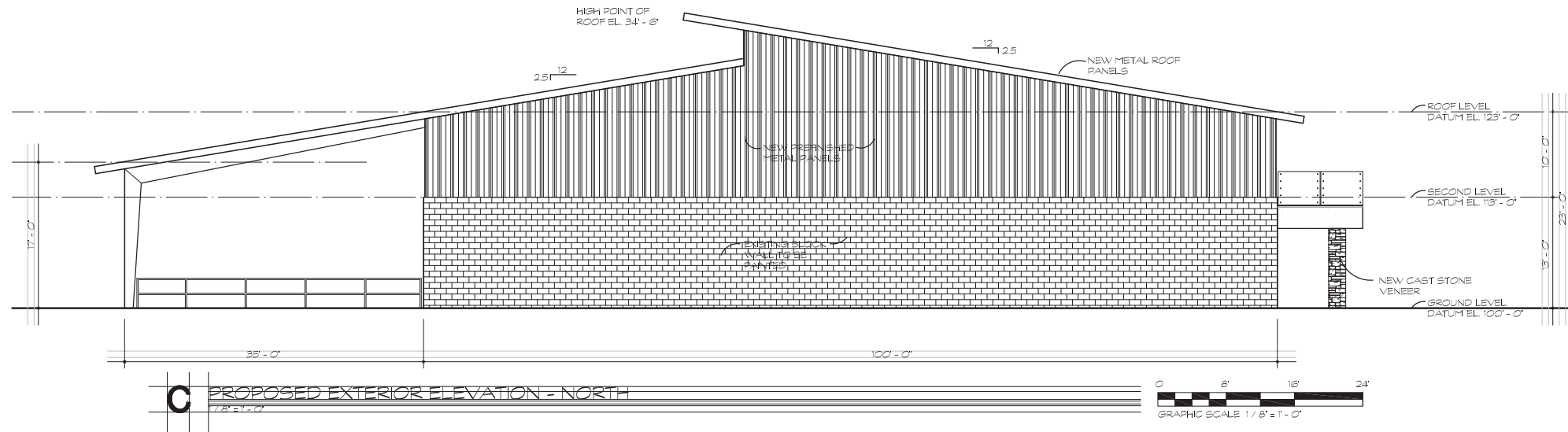
AN OFFICE AND WAREHOUSE RENOVATION FOR:  
**6608 DAVIS BOULEVARD**  
NORTH RICHLAND HILLS, TEXAS 76182  
**FOR: REVEST, LLC**  
5600 KIRK DR. NORTH RICHLAND HILLS, TEXAS 76180  
PH. 817-608-8254 FX. 817-681-8257

SHEET NUMBER  
**A2**  
2 OF 4



**CASE SDP 2021-02**  
**PROPOSED EXTERIOR ELEVATIONS**

<p>AN OFFICE AND WAREHOUSE RENOVATION FOR:</p> <p><b>6608 DAVIS BOULEVARD</b>          6608 DAVIS BOULEVARD NORTH RICHLAND HILLS, TEXAS 76182</p> <p>FOR: <b>REVEST, LLC</b>          5600 KIRK DR. NORTH RICHLAND HILLS, TEXAS 76180          PH. 817-608-6254 FX. 817-681-8887</p>	<p>SHEET NUMBER</p> <p><b>A3</b></p> <p>3 OF 4</p>
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# **CASE SDP 2021-02** **PROPOSED EXTERIOR ELEVATIONS**

<p>AN OFFICE AND WAREHOUSE RENOVATION FOR:</p> <p><b>6608 DAVIS BOULEVARD</b></p> <p>6608 DAVIS BOULEVARD NORTH RICHLAND HILLS, TEXAS 76182</p> <p>FOR: <b>REVEST, LLC</b></p> <p>5600 KIRK DR. NORTH RICHLAND HILLS, TEXAS 76180</p> <p>PH. 817-608-6254 FX. 817-681-8267</p>	<p>SHEET NUMBER</p> <p><b>A4</b></p> <p>4 OF 4</p>
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LANDSCAPE PLAN

SCALE: 1" = 20'

6608 DAVIS BOULEVARD  
(F.M. 1938)  
ASPHALT PAVEMENT  
w/ CONC. CURB & GUTTER  
120' R.O.W.

$L = 150.00'$  (plat)  
 $L = 151.12'$   
 $R = 2804.79'$

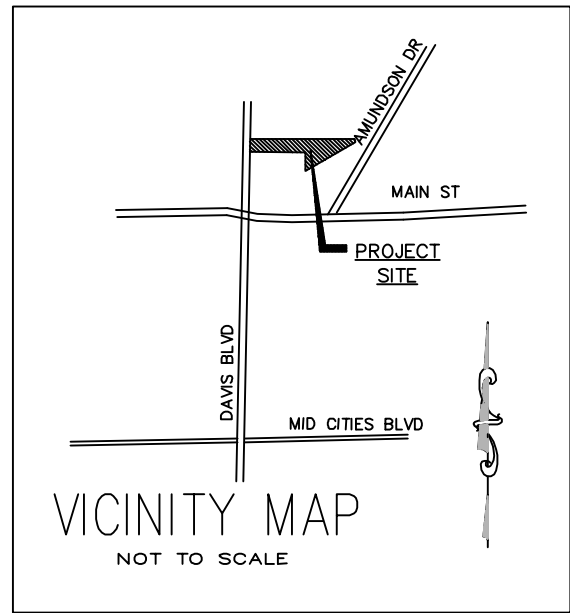
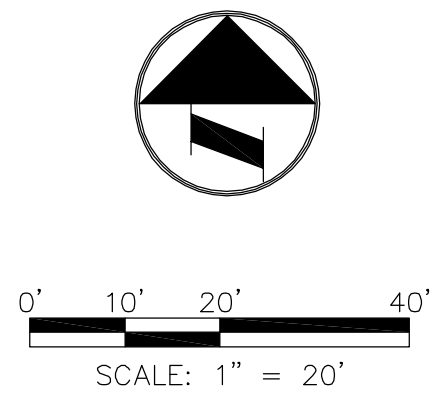
LOT 2, BLOCK 1  
CULP ADDITION  
VOL. 388-159, PG. 63  
P.R.T.C.T.

20' WATER & SEWER LINE ES'MT.  
VOL. 7536, PG. 1487  
D.R.T.C.T.  
SHOWN ON PLAT  
VOL. 388-208, PG. 88  
P.R.T.C.T.

LOT 3R1, BLOCK 1  
SMITHFIELD ADDITION  
CAB. A, SL. 6633  
P.R.T.C.T.

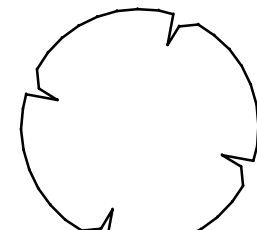


Section View - Looking East on Proposed Entry Drive  
N.T.S.

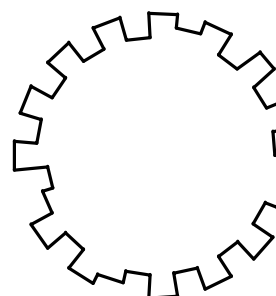


MATCHLINE SEE SHEET LND-02

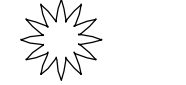
PLANT LIST



Chinese Pistache



Chaste-Vitex



Queen Victoria Agave



LOT 4R1, BLOCK 1  
Gulf Muhly Grass



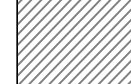
Mexican Feather Grass



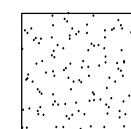
Cast-Iron Plant



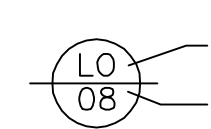
Decorative Rock(s) (Typ.)



Pine Bark Mulch (Typ.)



Bermuda Grass



Proposed  
Plant Key

Plant Count

ISSUED FOR REVIEW AND BID  
NOT FOR CONSTRUCTION

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review and bidding only, under the authority of  
Mark H. Swafford, RLA, Texas No. 1240, date  
03/26/2021.

METCO INC.

6608 DAVIS BOULEVARD  
LANDSCAPE PLAN

TEXAS

N. RICHLAND HILLS,

REVISIONS

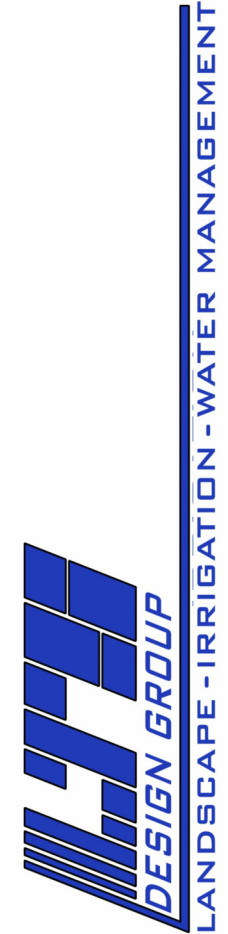
NO.	DESCRIPTION	DATE

DATE  
03-26-21  
JOB NO.  
2020-21  
DRAWN BY  
LTS

CADD  
LTS  
DESIGNER  
MHS  
PROJECT MGR.  
WCL

SHEET NO.

LND-01  
OF SHEETS



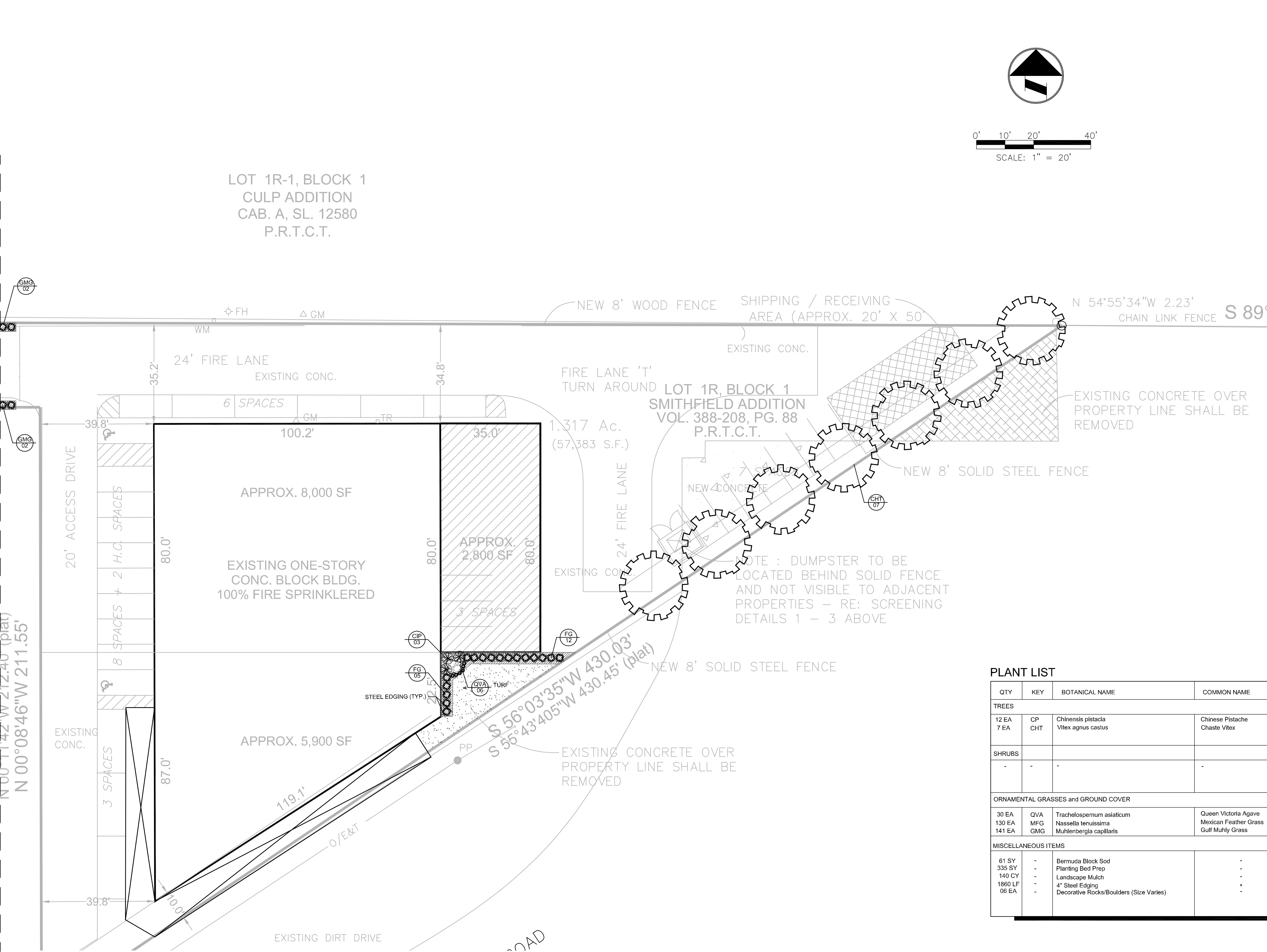
7101 BRYANT IRVIN RD, #33229  
FORT WORTH, TX 76132  
817.332-7913  
WWW.LTSDESIGN.COM



LANDSCAPE PLAN

SCALE: 1"= 20'

MATCHLINE SEE SHEET LND-01



PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
12 EA	CP	Chinensis platacia	Chinese Pistache	3" cal., Straight trunk, central leader, Container Grown, Ht. 10-12', Spr.5-6'
7 EA	CHT	Vitex agnus castus	Chaste Vitex	3" cal., Straight trunk, central leader, Container Grown, Ht. 10-12', Spr.5-6'
SHRUBS				
-	-	-	-	-
ORNAMENTAL GRASSES and GROUND COVER				
30 EA	QVA	Trachelospermum asiaticum	Queen Victoria Agave	1 gal., Container grown, 18" O.C.
130 EA	MFG	Nassella tenuissima	Mexican Feather Grass	3 gal., Container grown, 36" O.C.
141 EA	GMG	Muhlenbergia capillaris	Gulf Muhly Grass	3 gal., Container grown, 36" O.C.
MISCELLANEOUS ITEMS				
61 SY	-	Bermuda Block Sod	-	See specifications, Section 02940
335 SY	-	Planting Bed Prep	-	See specifications, Section 02940
140 CY	-	Landscape Mulch	-	See specifications, Section 02940
1860 LF	-	4" Steel Edging	-	See specifications, Section 02940
06 EA	-	Decorative Rocks/Boulders (Size Varies)	-	See specifications, Section 02940

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6608 DAVIS BOULEVARD  
LANDSCAPE PLAN

N. RICHLAND HILLS,

TEXAS

REVISIONS

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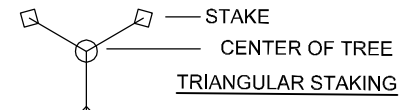
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2020-21  
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SHEET NO.

LND-02  
OF SHEETS

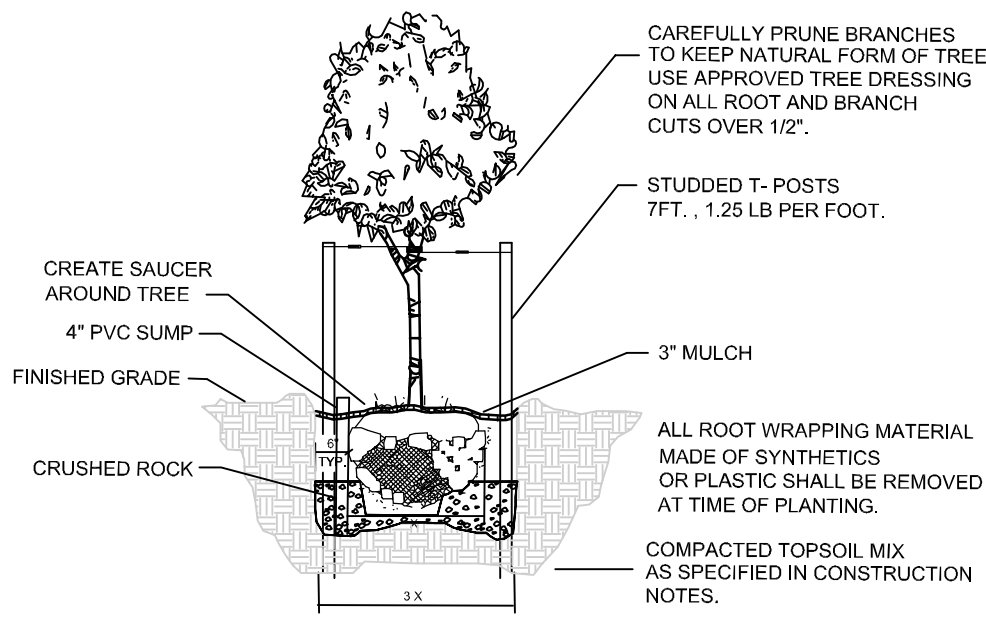




STAKING: FOR ALL TREES 4" CAL. AND EVERGREEN TREES 5'-12" HT.  
GUYING: FOR ALL TREES LARGER THAN 3" CAL. AND EVERGREEN TREES LARGER 12".

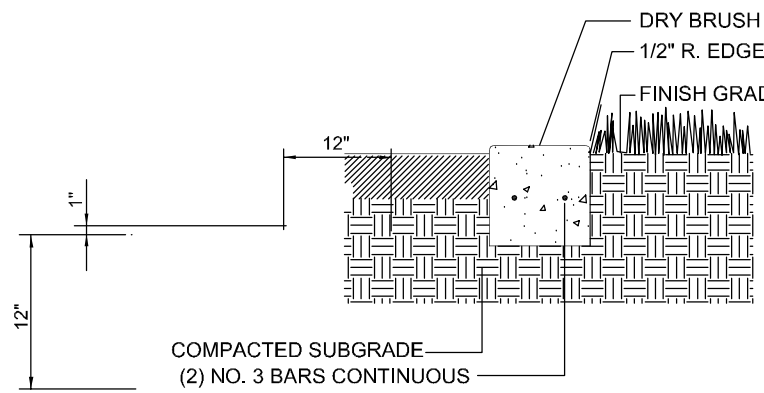
**SPECIFICATIONS:**

- IT WILL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN TREES IN A PLUMB POSITION WHETHER GUYED OR NOT, THROUGHOUT THE WARRANTY PERIOD.
- SCARIFY SIDES OF TREE PITS TO FACILITATE WATER PERCOLATION PRIOR TO PLANTING TREES.
- WATER ALL TREES THOROUGHLY AFTER INSTALLATION.
- ALL NEW TREE PLANTINGS SHALL RECEIVE SLOW RELEASE AGROFORM TABLETS IN AMOUNTS OF ONE TABLET PER 1/4 CALIPER INCH.



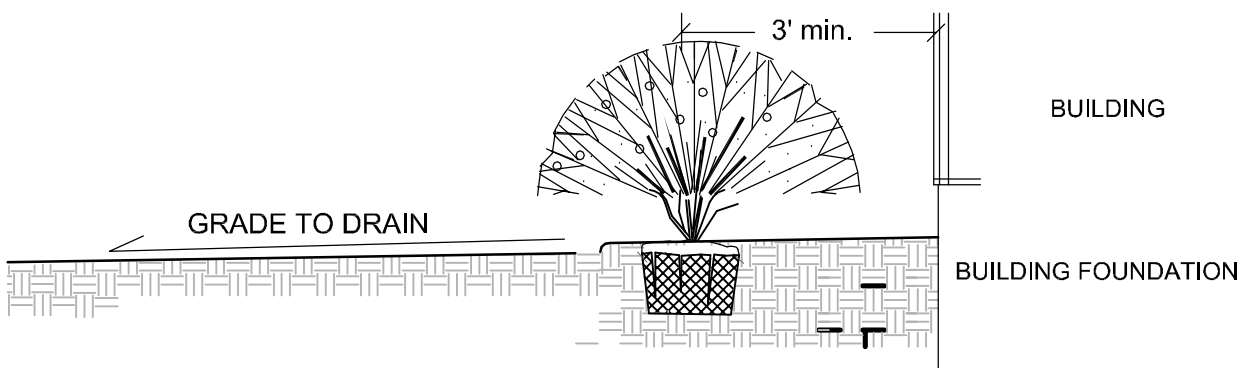
**A TREE PLANTING DETAIL-SECTION/ELEVATION**

NTS



**D CONCRETE MOWSTRIP DETAIL**

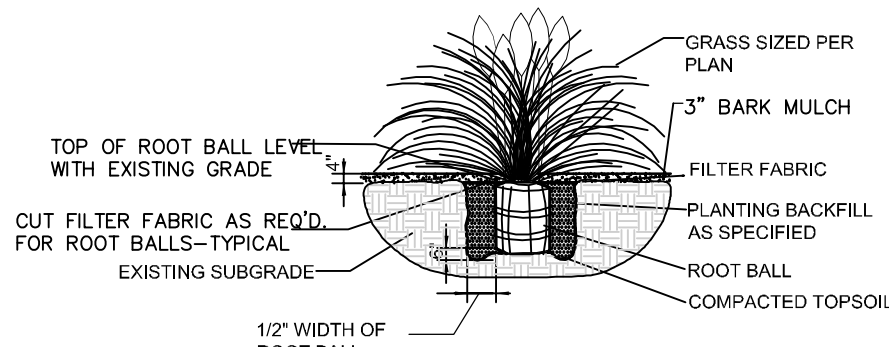
NTS



**G FOUNDATION PLANTING DETAIL-SECTION**

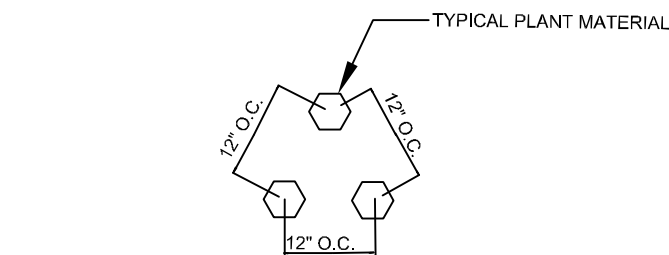
NTS

- GRADE BEDS TO ALLOW FOR THE FLOW OF WATER TO THE BED EDGE AWAY FROM BUILDINGS.
- BEDS SHALL BE MOUND 2 TO 3 INCHES AND TAPERED AT THE EDGES TO MEET EXISTING OR PROPOSED GRADES.
- DO NOT INSTALL STEEL EDGING ADJACENT TO ANY HARDSCAPE, WALKS OR CURBS.
- ALL SPECIFIED PLANT MATERIAL SHALL BE CONTAINER GROWN.



**H NATIVE GRASS DETAIL-SECTION**

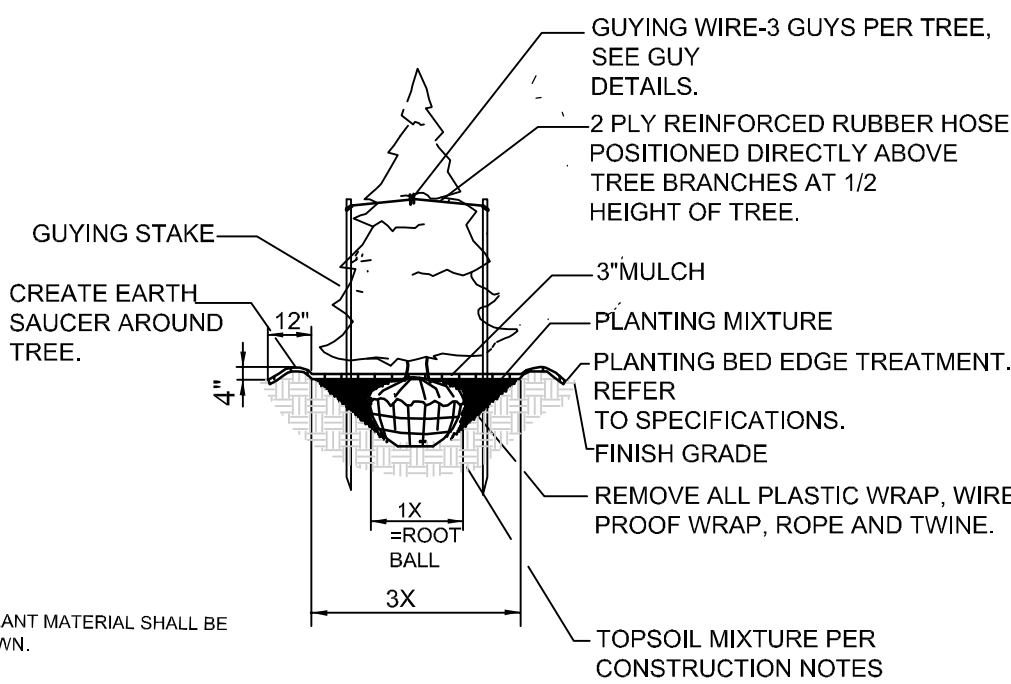
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- NOTE:
- REFER TO PLANT SCHEDULE FOR ADDITIONAL INFORMATION ON PLANT SPACING.

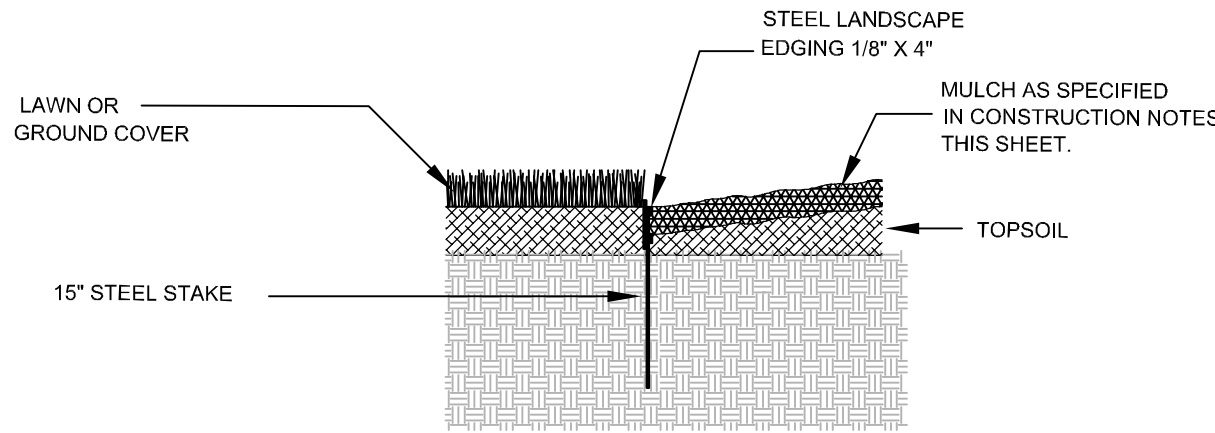
**I GROUND COVER INSTALLATION DETAIL-PLAN**

NTS



**B TREE PROTECTION DETAIL-ELEVATION**

NTS



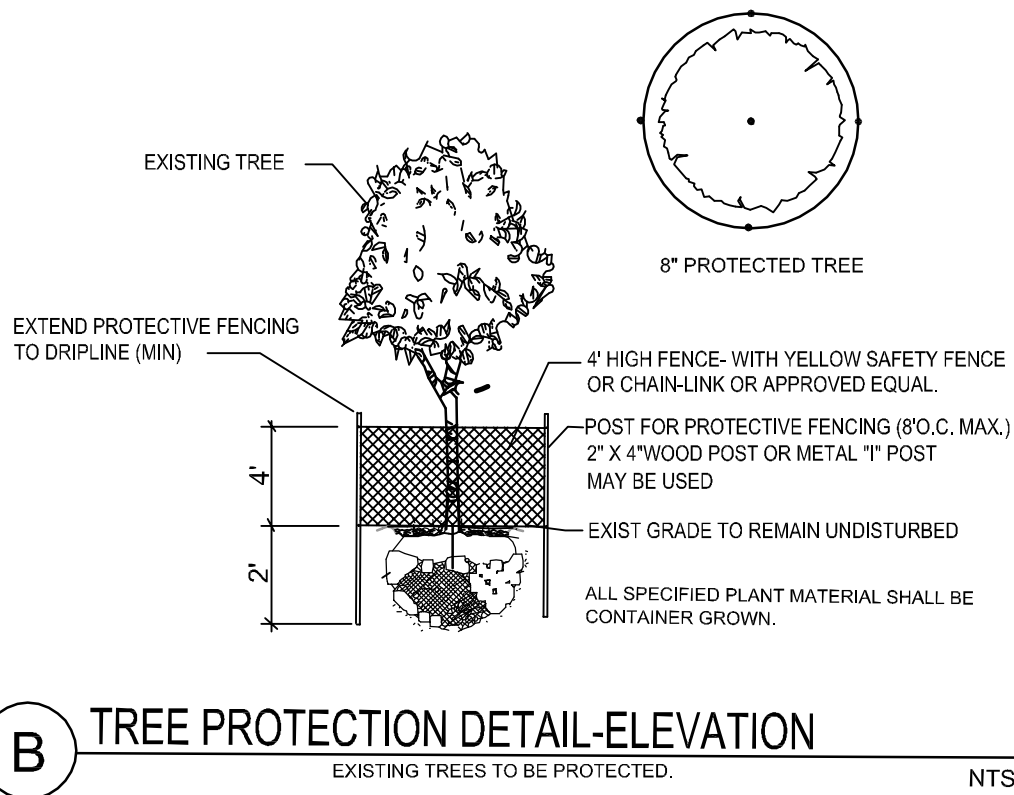
**E STEEL EDGE DETAIL-SECTION**

NTS

- DO NOT INSTALL STEEL EDGING ADJACENT TO ANY HARDSCAPE, WALKS OR CURBS.
- EDGING SHALL BE STEEL 1/8" X 4 SET 1" THE TOP EDGING SHALL BE 1 INCH ABOVE SOIL SURFACE AT SOD.

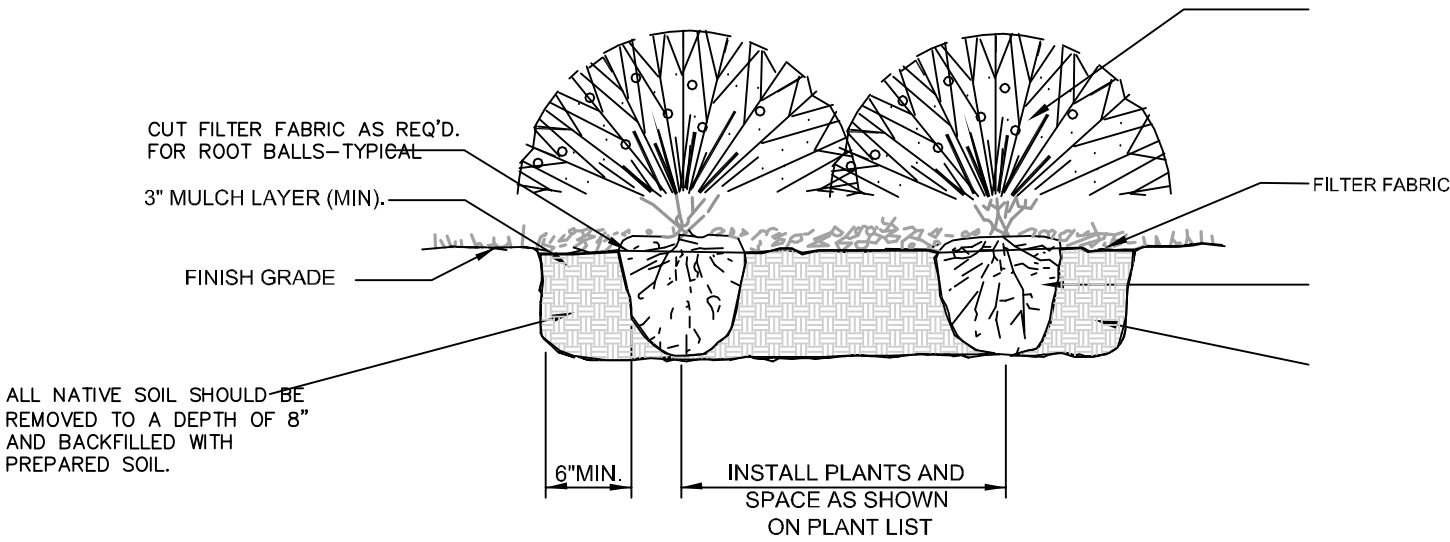
**Landscape Fabric Installation Note**

DeWitt Weed Barrier - 20 Year, or an approved equal:  
The planting bed area shall be leveled and ready for plants before the weed barrier is put in place. The weed barrier shall be laid with a minimum of six inches (6") of overlap at all seams. The weed barrier shall lap up along edger sides, so soil is exposed along the sides. Plants shall be set in place and marked, so that an "X" can be cut and the fabric laid back for digging and placement of the plants. The fabric shall be laid around the plant after the plant has been installed and leveled. Pin the fabric, so that it stays in place and cannot be moved. Place mulch over the fabric, as per specifications and details.



**C ORNAMENTAL SITE TREE DETAIL**

NTS



**F SHRUB PLANTING DETAIL-SECTION**

NTS

**DEVELOPMENT GUIDELINE NOTES**

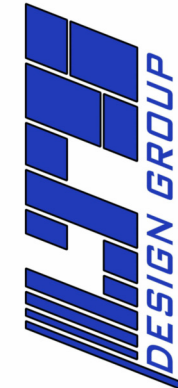
- THE OWNER SHALL MAINTAIN ALL LANDSCAPE MATERIALS IN GOOD CONDITION IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS AND THE CITY LANDSCAPE ORDINANCE.
- A PERMANENTLY INSTALLED, AUTOMATIC UNDERGROUND, IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE TOTAL WATER COVERAGE TO ALL PLANT MATERIAL INSTALLED PER THESE PLANS AND DETAILS. IN ACCORDANCE WITH THE CITY OF LANCASTER LANDSCAPE AND WATER ORDINANCE. THE SYSTEM WILL BE DESIGNED AND INSTALLED WITH A FREEZE SENSOR AND RAIN SENSOR.

**CONSTRUCTION NOTES**

- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON PLANS. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND SPECIFICATIONS. VERIFICATION OF ALL QUANTITIES IS THE SOLE RESPONSIBILITY OF THE BIDDING CONTRACTOR. ANY DISCREPANCIES MUST BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING BID.
- ALL MATERIAL SHALL CONFORM TO GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION. IF DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ARE NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.
- SPRAY ALL SHRUBS AND TREES WITH ANTI-DESSICANT.
- PLANT TREES AND SHRUBS IN PITS 24 INCHES GREATER THAN THE DIAMETER OF THE ROOT BALL. TOP 1/3 OF BACK FILL WILL BE 20% COMPOST MIXED WITH 80% NATIVE SOIL. BOTTOM 2/3 SHALL BE 100% NATIVE SOIL. WATER THOROUGHLY FOR EVEN SETTLEMENT AND TO PREVENT AIR POCKETS.
- CAREFULLY PRUNE ALL TREES AND SHRUBS TO REMOVE DEAD AND/OR BROKEN BRANCHES. TO RETAIN LEADERS AND NATURAL FORM OF PLANT.
- AFTER ALL PLANTING HAS BEEN COMPLETED CONTRACTOR SHALL TOP DRESS BED AREAS, TREES, AND SHRUBS WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES.
- PROSTEEL OR RYERSON STEEL EDGING, OR AN APPROVED EQUAL, BORDER ALL PLANTING BEDS SEPARATING DIFFERING PLANT VARIETIES.
- PRIOR TO TREE INSTALLATION, ENSURE TREE PITS DRAIN ADEQUATELY BY MAKING PROPER CONNECTIONS TO THE SUBSURFACE DRAINAGE SYSTEM. IF INSTALLED. IN CASES WHERE SUBSURFACE DRAINAGE IS NOT INSTALLED, FILL TREE PITS 1/2 FULL WITH WATER TO DETERMINE DRAINAGE AT THE END OF A TWENTY-FOUR (24) HOUR PERIOD. IF IT IS DETERMINED THAT POOR DRAINAGE EXISTS, CONTRACTOR SHALL INSTALL AN ADDITIONAL 6" OF CRUSHED ROCK, PLACE FILTER FABRIC OVER THE TOP OF CRUSHED ROCK AND 12" UP EACH SIDE OF THE TREE PIT. THEN INSTALL A 4" PVC SUMP WITH CAP. THE PORTION OF THE 4" PIPE DIAMETER PVC SUMP INSTALLED IN CRUSHED ROCK SHALL BE PERFORMED.
- CONTRACTOR SHALL GUARANTEE ALL PLANTING (TREES, SHRUBS, GROUND COVER, AND/OR GRASS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
- ALL PLANTING BEDS SHALL BE A FULL DEPTH OF PROFESSIONAL BEDDING SOIL BY "LIVING EARTH TECHNOLOGY", OR AN APPROVED EQUAL. CONTACT SCOTT BORT AT (M) 469-6107 OR (O) 817-624-7030. PLANT BED DEPTHS ARE AS FOLLOWS, SHRUBS=8", GROUND COVER=8", TREES=FULL TREE PIT IS 50%/50% MIX OF PREPARED SOIL AND NATIVE SOIL.
- CONTRACTOR SHALL ENSURE ALL PLANT TAGS REMAIN ON PLANTS UNTIL COMPLETION OF FINAL ON-SITE INSPECTION.

**LANDSCAPE DETAILS**

SCALE: N.T.S.



LANDSCAPE - IRRIGATION - WATER MANAGEMENT

7101 BRYANT IRVIN RD. #33229  
FORT WORTH, TX 76132  
817 332-7913  
WWW.LTSDESIGN.COM

METCO INC.  
6608 DAVIS BOULEVARD  
LANDSCAPE DETAILS  
TEXAS  
N. RICHLAND HILLS,

**REVISIONS**

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SHEET NO.  
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OF SHEETS

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