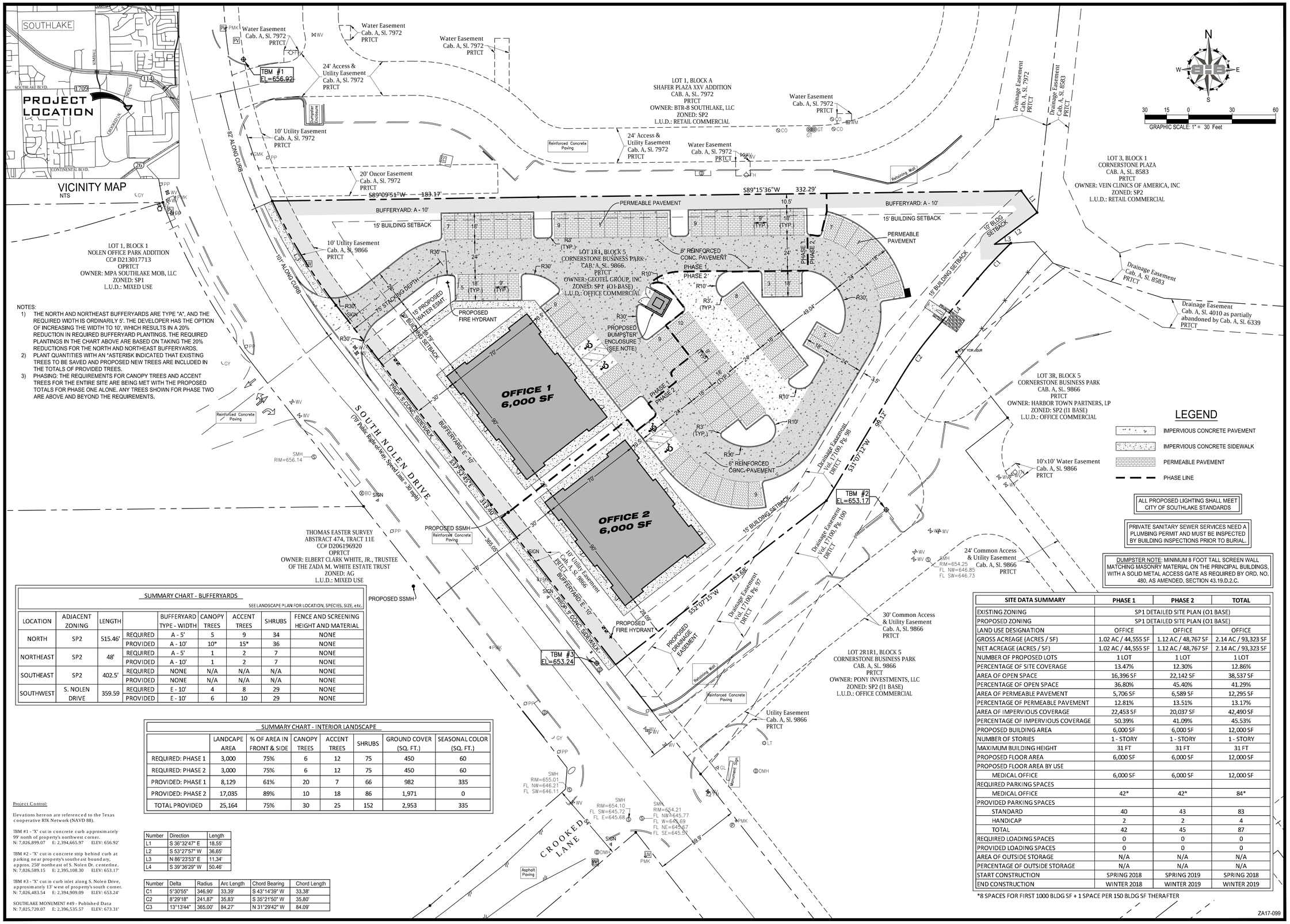

NOTES:

1) THE NORTH AND NORTHEAST BUFFERYARDS ARE TYPE "A", AND THE REQUIRED WIDTH IS ORDINARILY 5'. THE DEVELOPER HAS THE OPTION OF INCREASING THE WIDTH TO 10', WHICH RESULTS IN A 20% REDUCTION IN REQUIRED BUFFERYARD PLANTINGS. THE REQUIRED PLANTINGS IN THE CHART ABOVE ARE BASED ON TAKING THE 20% REDUCTIONS FOR THE NORTH AND NORTHEAST BUFFERYARDS.
2) PLANT QUANTITIES WITH AN *ASTERISK INDICATED THAT EXISTING TREES TO BE SAVED AND PROPOSED NEW TREES ARE INCLUDED IN THE TOTALS OF PROVIDED TREES.
3) PHASING: THE REQUIREMENTS FOR CANOPY TREES AND ACCENT TREES FOR THE ENTIRE SITE ARE BEING MET WITH THE PROPOSED TOTALS FOR PHASE ONE ALONE. ANY TREES SHOWN FOR PHASE TWO ARE ABOVE AND BEYOND THE REQUIREMENTS.

SUMMARY CHART - BUFFERYARDS

SEE LANDSCAPE PLAN FOR LOCATION, SPECIES, SIZE, etc.

LOCATION	ADJACENT ZONING	LENGTH		BUFFERYARD TYPE - WIDTH	CANOPY TREES	ACCENT TREES	SHRUBS	FENCE AND SCREENING HEIGHT AND MATERIAL
NORTH	SP2	515.46'	REQUIRED	A - 5'	5	9	34	NONE
			PROVIDED	A - 10'	10*	15*	36	NONE
NORTHEAST	SP2	48'	REQUIRED	A - 5'	1	2	7	NONE
			PROVIDED	A - 10'	1	2	7	NONE
SOUTHEAST	SP2	402.5'	REQUIRED	NONE	N/A	N/A	N/A	NONE
			PROVIDED	NONE	N/A	N/A	N/A	NONE
SOUTHWEST	S. NOLEN DRIVE	359.59	REQUIRED	E - 10'	4	8	29	NONE
			PROVIDED	E - 10'	6	10	29	NONE

SUMMARY CHART - INTERIOR LANDSCAPE

	LANDCAPE AREA	% OF AREA IN FRONT & SIDE	CANOPY TREES	ACCENT TREES	SHRUBS	GROUND COVER (SQ. FT.)	SEASONAL COLOR (SQ. FT.)
REQUIRED: PHASE 1	3,000	75%	6	12	75	450	60
REQUIRED: PHASE 2	3,000	75%	6	12	75	450	60
PROVIDED: PHASE 1	8,129	61%	20	7	66	982	335
PROVIDED: PHASE 2	17,035	89%	10	18	86	1,971	0
TOTAL PROVIDED	25,164	75%	30	25	152	2,953	335

Project Control:

Elevations hereon are referenced to the Texas cooperative RTK Network (NAVD 88).

TBM #1 - "X" cut in concrete curb approximately 99' north of property's northwest corner.
N: 7,026,899.07 E: 2,394,665.97 ELEV: 656.92'

TBM #2 - "X" cut in concrete strip behind curb at parking near property's southeast boundary, approx. 250' northeast of S. Nolen Dr. centerline.
N: 7,026,589.15 E: 2,395,108.30 ELEV: 653.17'

TBM #3 - "X" cut in curb inlet along S. Nolen Drive, approximately 13' west of property's south corner.
N: 7,026,483.54 E: 2,394,909.09 ELEV: 653.24'

SOUTHLAKE MONUMENT #49 - Published Data
N: 7,025,720.07 E: 2,396,535.57 ELEV: 673.31'

Number	Direction	Length
L1	S 36°32'47" E	18.55'
L2	S 53°27'57" W	36.65'
L3	N 86°23'53" E	11.34'
L4	S 39°36'29" W	50.46'

Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	5°30'55"	346.90'	33.39'	S 43°14'39" W	33.38'
C2	8°29'18"	241.87'	35.83'	S 35°21'50" W	35.80'
C3	13°13'44"	365.00'	84.27'	N 31°29'42" W	84.09'

LEGEND

- IMPERVIOUS CONCRETE PAVEMENT
- IMPERVIOUS CONCRETE SIDEWALK
- PERMEABLE PAVEMENT
- PHASE LINE

ALL PROPOSED LIGHTING SHALL MEET CITY OF SOUTHLAKE STANDARDS

PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.

DUMPSTER NOTE: MINIMUM 8 FOOT TALL SCREEN WALL MATCHING MASONRY MATERIAL ON THE PRINCIPAL BUILDINGS, WITH A SOLID METAL ACCESS GATE AS REQUIRED BY ORD. NO. 480, AS AMENDED, SECTION 43.19.D.2.C.

SITE DATA SUMMARY	PHASE 1	PHASE 2	TOTAL
EXISTING ZONING	SP1 DETAILED SITE PLAN (O1 BASE)		
PROPOSED ZONING	SP1 DETAILED SITE PLAN (O1 BASE)		
LAND USE DESIGNATION	OFFICE	OFFICE	OFFICE
GROSS ACREAGE (ACRES / SF)	1.02 AC / 44,555 SF	1.12 AC / 48,767 SF	2.14 AC / 93,323 SF
NET ACREAGE (ACRES / SF)	1.02 AC / 44,555 SF	1.12 AC / 48,767 SF	2.14 AC / 93,323 SF
NUMBER OF PROPOSED LOTS	1 LOT	1 LOT	1 LOT
PERCENTAGE OF SITE COVERAGE	13.47%	12.30%	12.86%
AREA OF OPEN SPACE	16,396 SF	22,142 SF	38,537 SF
PERCENTAGE OF OPEN SPACE	36.80%	45.40%	41.29%
AREA OF PERMEABLE PAVEMENT	5,706 SF	6,589 SF	12,295 SF
PERCENTAGE OF PERMEABLE PAVEMENT	12.81%	13.51%	13.17%
AREA OF IMPERVIOUS COVERAGE	22,453 SF	20,037 SF	42,490 SF
PERCENTAGE OF IMPERVIOUS COVERAGE	50.39%	41.09%	45.53%
PROPOSED BUILDING AREA	6,000 SF	6,000 SF	12,000 SF
NUMBER OF STORIES	1 - STORY	1 - STORY	1 - STORY
MAXIMUM BUILDING HEIGHT	31 FT	31 FT	31 FT
PROPOSED FLOOR AREA	6,000 SF	6,000 SF	12,000 SF
PROPOSED FLOOR AREA BY USE			
MEDICAL OFFICE	6,000 SF	6,000 SF	12,000 SF
REQUIRED PARKING SPACES			
MEDICAL OFFICE	42*	42*	84*
PROVIDED PARKING SPACES			
STANDARD	40	43	83
HANDICAP	2	2	4
TOTAL	42	45	87
REQUIRED LOADING SPACES	0	0	0
PROVIDED LOADING SPACES	0	0	0
AREA OF OUTSIDE STORAGE	N/A	N/A	N/A
PERCENTAGE OF OUTSIDE STORAGE	N/A	N/A	N/A
START CONSTRUCTION	SPRING 2018	SPRING 2019	SPRING 2018
END CONSTRUCTION	WINTER 2018	WINTER 2019	WINTER 2019

*8 SPACES FOR FIRST 1000 BLDG SF + 1 SPACE PER 150 BLDG SF THERAFTER

ZA17-099

BAIRD, HAMPTON & BROWN
engineering and surveying
3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051
mail@bhbinc.com • 817.251.8550 • bhbinc.com
TBPE Firm #44 • TBPLS FIRM #10011302

CASTLE DEVELOPMENT GROUP

CASTLE DEVELOPMENT GROUP
251 E SOUTHLAKE BLVD, STE 100
SOUTHLAKE, TX 76092

PROFESSIONAL OFFICES

CORNERSTONE BUSINESS PARK, LOT 1R1, BLOCK 5
305 S. NOLEN DRIVE, SOUTHLAKE, TARRANT COUNTY, TX 76092

SITE DEVELOPMENT PLAN

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DANIEL A. FRANKLIN, PE TX 122044. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

1-25-2018

PROJECT NUMBER:	2017.720.000
DATE: 12/18/2017	DRAWN BY: DS
DESIGN BY: DS	CHECKED BY: DAF

SHEET
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2 of 32

1.25.2018 5:24PM E:\2017.000.000\2017.720.000 Prof. Office Dev. at 305 S. Nolen Drive - Southlake\DWG\720SITE DEVELOPMENT PLAN.dwg 3 SITE DEVELOPMENT PLAN