



- LEGEND**
- PROPOSED BUILDING
 - LANDSCAPE AREA
 - CONCRETE PAVEMENT
 - CONCRETE SIDEWALK
 - REQUIRED BUFFERYARD
 - PROPOSED 6' DECORATIVE METAL FENCE

- NOTES:**
1. TRASH RECEPTACLE ENCLOSURES ARE TO BE A MINIMUM OF 8' SOLID MASONRY SCREEN WALL UTILIZING SIMILAR MASONRY MATERIALS AS THE PRINCIPLE BUILDING WITH A SOLID METAL GATE.
 2. ALL PROPOSED PAVING SHALL BE CONCRETE.

SUMMARY CHART – SITE DATA

	LOT 1	LOT 2	LOT 3	LOT 4	TOTAL IN S-P-1 BOUNDARY	LOT 5 (NO ZONING CHANGE)
ZONING (CURRENT / PROPOSED)	S-P-1 / S-P-1	S-P-1 / S-P-1	S-P-1 / S-P-1	S-P-1 / S-P-1	S-P-1 / S-P-1	I-1 / I-1
FUTURE LAND USE (CURRENT / PROPOSED)	MIXED USE / MIXED USE	MIXED USE / MIXED USE	MIXED USE / MIXED USE	MIXED USE / MIXED USE	MIXED USE / MIXED USE	MIXED USE / MIXED USE
GROSS ACERAGE	2,244 AC	1,310 AC	1,366 AC	1,314 AC	6,233 AC	0,716 AC
NET ACERAGE	2,244 AC	1,310 AC	1,366 AC	1,314 AC	6,233 AC	0,716 AC
% OF SITE COVERAGE	45.2%	27.2%	43.8%	0.0%	31.5%	0.0%
% OF OPEN SPACE	12.9%	17.1%	17.2%	100.0%	33.1%	100.0%
S.F. AREA OF OPEN SPACE	12,578 SF	9,755 SF	10,247 SF	57,223 SF	89,803 SF	31,204 SF
% OF IMPERVIOUS COVERAGE	87.1%	82.9%	82.8%	0.0%	66.9%	0.0%
S.F. AREA OF IMP. COVERAGE	85,167 SF	47,308 SF	49,239 SF	0 SF	181,714 SF	0 SF
BUILDING USE	BLDG 1A: OFFICE / SHOW ROOM / RETAIL BLDGS 1B & 3: GARAGES	OFFICE / RETAIL / SHOW ROOM	GARAGES	N/A	GARAGES	N/A
FLOOR AREA	44,143 SF	15,548 SF	26,030 SF	0 SF	85,721 SF	0 SF
NUMBER OF STORIES	1	1	1	N/A	1	N/A
MAXIMUM BUILDING HEIGHT	30'-0"	30'-0"	30'-0"	N/A	30'-0"	N/A
REQUIRED PARKING	11 SPACES (1:240 SF)	65 SPACES (1:240 SF)	0 SPACES	0 SPACES	76 SPACES	0 SPACES
PROVIDED PARKING	17 SPACES	62 SPACES	0 SPACES	0 SPACES	79 SPACES	0 SPACES

LOT 5 IS NOT TO BE INCLUDED IN THE RE-ZONING AND IS NOT COUNTED TOWARD THE OPEN SPACE OF THE DEVELOPMENT.

SUMMARY CHART – BUFFERYARDS

LOCATION	LENGTH	BUFFERYARD WIDTH - TYPE	CANOPY TREES	ACCENT TREES	SHRUBS	FENCE / SCREENING HEIGHT & MATERIAL
NORTH	REQUIRED 387'	10' - F1	11	21	28	NONE
	PROVIDED 76'	10' - F1	3	6	8	NONE
SOUTH	REQUIRED 582'	10' - D	23	29	105	NONE
	PROVIDED 582'	10' - D	23	29	105	NONE
EAST	REQUIRED 405'	15' - T	16	20	73	NONE
	PROVIDED 405'	15' - T	16	20	104	NONE
WEST	REQUIRED 510'	10' - F2	21	41	61	NONE
	PROVIDED 510'	10' - F2	21	41	61	NONE

- a. PROVIDED BUFFERYARD LENGTH HAS BEEN REDUCED TO ACCOMMODATE A VARIANCE FOR PROPOSED BUILDINGS.
b. EXISTING TREES HAVE BEEN COUNTED.

- NOTES:**
1. SPECIFIC PLANT TYPES AND LOCATIONS ARE SUBJECT TO REVIEW BY THE LANDSCAPE ADMINISTRATOR DURING THE BUILDING PERMIT APPLICATION PROCESS. CREDITS FOR A REDUCTION IN REQUIRED PLANT MATERIALS, AS SPECIFIED BY CITY ORDINANCE, WILL BE DETERMINED DURING THIS BUILDING PERMIT PROCESS.
 2. A MINIMUM OF 50% OF ALL CANOPY TREES PLANTED ON THE SITE MUST BE 2" IN CALIPER AND 50% MUST BE 4" IN CALIPER. THIS INCLUDES PLANTINGS IN BUFFERYARDS AS WELL AS INTERIOR TO THE SITE.
 3. ACCENT/UNDERSTORY TREES ARE REQUIRED TO BE A MINIMUM OF 6' IN HEIGHT WHEN PLANTED.
 4. ALL PLANT MATERIALS ARE TO BE MAINTAINED IN PERPETUITY.

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SITE PLAN / PEDESTRIAN ACCESS PLAN
FOR
THE WHEELHOUSE
BEING
6.965 ACRES
TRACTS 6C, 6C01A, 6C02 & 6C03, ABSTRACT 18
OF THE
JESSEE G. ALLEN SURVEY
CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS