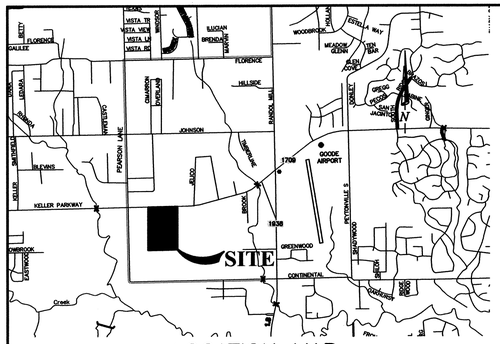


LOCATION MAP
NOT TO SCALE

BUFFERYARD SCHEDULE

LOCATION		LENGTH	BUFFERYARD–WIDTH TYPE	CANOPY TREES	ACCENT TREES	SHRUBS	FENCE and SCREENING HEIGHT and MATERIAL
NORTH	REQUIRED	365'	20'–M	11	7	44	NONE
	PROVIDED	365'	20'–M	3 existing + *1 8 proposed	7	44	NONE
EAST	REQUIRED	578'	10'–F1	17	35	46	6' WOOD FENCE
	PROVIDED	578'	10'–F1	13 existing + *2 4 proposed	35	46	8' MASONRY FENCE
SOUTH	REQUIRED	365'	10'–F1	11	22	29	8' WOOD FENCE
	PROVIDED	365'	10'–F1	2 existing + *3 9 proposed	22	33	8' MASONRY FENCE
WEST	REQUIRED	583'	5'–A	5	12	47	6' WOOD FENCE
	PROVIDED	583'	5'–A	1 existing + *4 4 proposed	12	48	8' MASONRY FENCE

*1 existing 1 –12" pine = 1 canopy tree
existing 1 –10" cedar = 1 canopy tree
existing 1 – 6" pecan = 1 canopy tree
*3 existing 1 –18" pine = 2 canopy trees
*4 existing 1 –10" cedar = 1 canopy tree

*2 existing 1 –24" oak = 2 canopy trees
existing 2 –18" oak = 4 canopy trees
existing 1 –15" oak = 2 canopy trees
existing 2– 10" oak = 2 canopy trees
existing 3 – 6" oak = 3 canopy trees

SUMMARY CHART – INTERIOR LANDSCAPE

	LANDSCAPE AREA	% OF AREA IN FRONT OR SIDE	CANOPY TREES	UNDERSTORY TREES	SHRUBS	GROUND COVER (SQ. FT.)	SEASONAL COLOR (SQ. FT.)
REQUIRED	17,499 S.F.	75% (13,124 SF)	35	70	437	2625	350
PROVIDED	73,116 S.F.	complies	35	16 existing + *5 54 proposed	788	2857	399

*5 existing 1 – 40" mul = 3 accent trees
existing 1 –18" mes = 3 accent trees
existing 1 –12" oak = 2 accent trees
existing 1 – 10" elm = 2 accent trees
existing 1 – 8" cedar = 2 accent trees
existing 2 – 6" oak = 4 accent trees

N
40' 0 40' 80'
SCALE: 1" = 40'

SITE ZONING AND LAND USE

Existing Zoning:	Ag
Existing Use:	Single Family
L.U.D.:	MD–Res
Optional L.U.D.:	T–1 and T–2
Proposed Zoning:	S–P–2 Generalized Site Plan with O–1 Use
Proposed Use:	Medical and Professional Office
Highest Proposed Density:	29,165 S.F. Medical 5,833 S.F. Professional Office
Gross Acreage:	4.87 (212,137 S.F.)

ZONING REQUIREMENTS

SITE CHARACTERISTIC	REQUIRED	PROVIDED
PROPOSED BUILDING SIZE (S.F.)	---	5,833
MAX. BUILDING LOT COVERAGE %	50%	16%
MAX. IMPERVIOUS AREA %	65%	58%
MAX IMPERVIOUS AREA (SQ. FT)	137,890	123,040
MIN. PERVIOUS AREA	35%	42%
MIN. PERVIOUS AREA (SQ. FT)	74,248	89,098
FRONT YARD SET–BACK	50'	50'
EAST YARD SET–BACK	40'	64'
WEST YARD SET–BACK	15'	15'
REAR YARD SET–BACK	40'	125'
FRONT BUFFERYARD	20'–M	20'–M
EAST BUFFERYARD	10'–F1	10'–F1
WEST BUFFERYARD	5'–A	5'–A
REAR BUFFERYARD	10'–F1	10'–F1

PARKING REQUIREMENTS

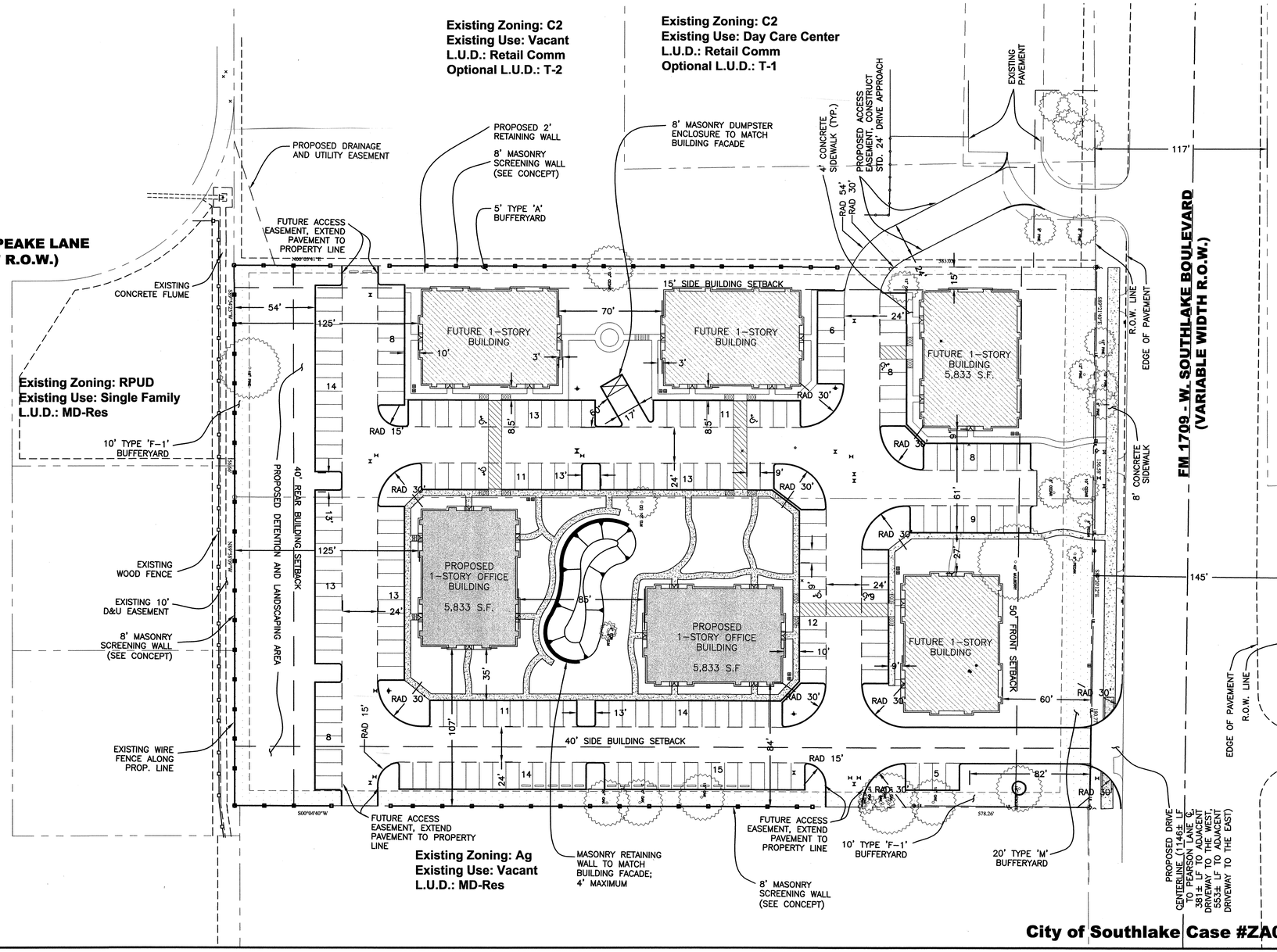
MEDICAL PARKING 1 SPACE/150 S.F. OF BUILDING SPACE
GEN. OFFICE PARKING 1 SPACE/300 S.F. OF BUILDING SPACE

MEDICAL OFFICE		GENERAL OFFICE		REQUIRED PARKING	PROVIDED PARKING
# OF BUILDINGS	FLOOR AREA (S.F.)	# OF BUILDINGS	FLOOR AREA (S.F.)		
5	29,165	1	5,833	214	215

LANDSCAPING REQUIREMENTS

INTERIOR LANDSCAPING AREA REQUIREMENTS: 50% OF BUILDING FLOOR AREA
ALL PLANTING WILL COMPLY WITH LANDSCAPE ORDINANCE 544–A

SITE CHARACTERISTIC	REQUIRED	PROVIDED
TOTAL BUILDING FLOOR AREA	---	35,000 S.F.
INTERIOR LANDSCAPING (W/ BASIN)	17,500 S.F.	73,116 S.F.
INTERIOR LANDSCAPING (W/O BASIN)	17,500 S.F.	60,050 S.F.
PARKING LOT LANDSCAPE AREA (PER STALL)	15 S.F.	COMPLIES



City of Southlake Case #ZA06-153

Approved March 6, 2007

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Engineering & Surveying
6300 Ridgelea Place, Suite 700 Fort Worth, TX 76116 Tel:(817)336–1277 Fax:(817)336–9245 E-Mail:bhb@bhbinc.com

NO.	REVISIONS	DATE
3	City Council Comments	4/09/2007
2	City Council Comments	2/26/2007
1	P&Z Comments	1/16/2007

DESIGNED:	DRAWN:	CHECKED:	DATE:
JCK	JCK	KB	12/18/2006

SITE PLAN
FOR ZONING AND SITE PLAN APPLICATION

SOUTHLAKE PROFESSIONAL PLAZA
MEDICAL AND PROFESSIONAL OFFICE
SOUTHLAKE, TARRANT COUNTY, TEXAS

STATE OF TEXAS
KONSTANTINE BAKINTAS
67022
REGISTERED PROFESSIONAL ENGINEER

BHB PROJECT NO: 2006.707.000

SHEET: 2 of 25

DRAWING FILE: E:\2006.000.000\2006.707.000\dwg\Approved Site Plan.dwg