

SUMMARY CHART - BUFFERYARDS

LOCATION	LENGTH	BUFFERYARD WIDTH - TYPE	CANOPY TREES	ACCENT TREES	SHRUBS	FENCE / SCREENING HEIGHT & MATERIAL
NORTH	REQUIRED 820'	5' - A	7*	13*	64	NONE
	PROVIDED 820'	10' - A	--	--	--	NONE
SOUTH	REQUIRED 820'	5' - A	7*	13*	64	NONE
	PROVIDED 820'	10' - A	--	--	--	NONE
EAST	REQUIRED 209'	5' - A	2	4	16	NONE
	PROVIDED 209'	10' - A	--	--	--	NONE
WEST	REQUIRED 209'	5' - A	2	4	16	NONE
	PROVIDED 185*	10' - A	--	--	--	NONE

- a. REQUIRED PLANT MATERIAL HAS BEEN REDUCED BY 20% FOR AN INCREASE IN BUFFERYARD WIDTH.
- b. BUFFERYARD LENGTH HAS BEEN REDUCED TO ACCOMMODATE THE SHOWN DRIVE.
- c. EXISTING TREES HAVE BEEN COUNTED.

NOTES:

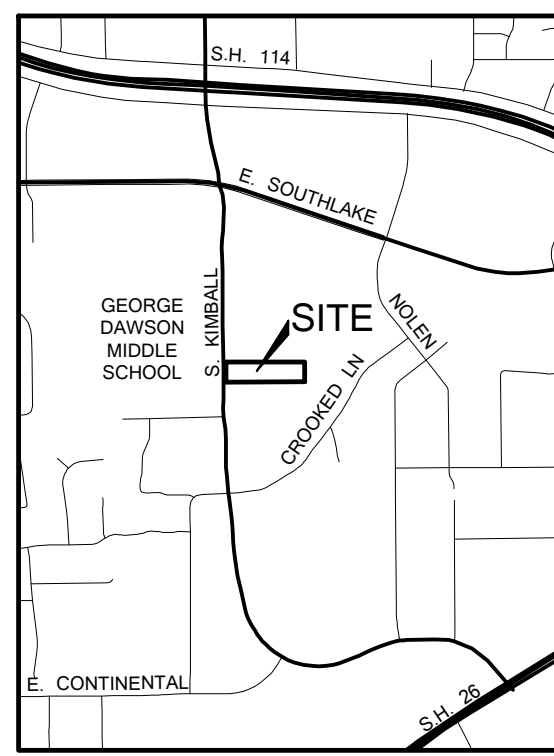
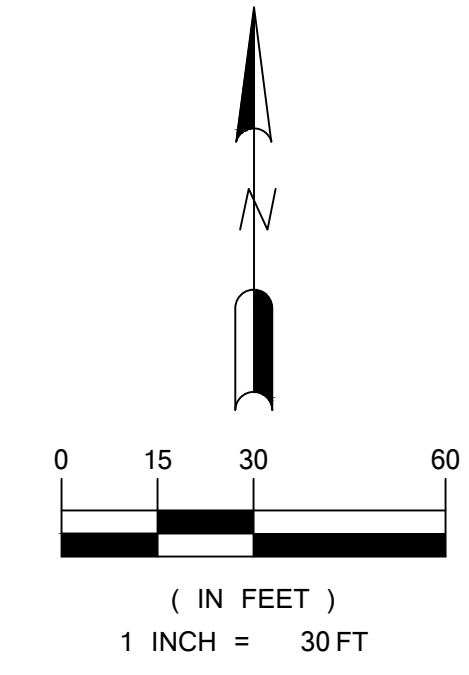
1. SPECIFIC PLANT TYPES AND LOCATIONS ARE SUBJECT TO REVIEW BY THE LANDSCAPE ADMINISTRATOR DURING THE BUILDING PERMIT APPLICATION PROCESS. CREDITS FOR A REDUCTION IN REQUIRED PLANT MATERIALS, AS SPECIFIED BY CITY ORDINANCE, WILL BE DETERMINED DURING THIS BUILDING PERMIT PROCESS.
2. A MINIMUM OF 50% OF 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.

SUMMARY CHART - SITE DATA

EXISTING / PROPOSED ZONING	SF1-A / S-P-1
LAND USE DESIGNATION	
GROSS / NET ACERAGE	3.928 AC / 3.856 AC
PERCENTAGE OF SITE COVERAGE	21.4%
AREA OF OPEN SPACE	61,089 SF (36.4%)
OUTSIDE STORAGE PERCENTAGE	0%
TOTAL BUILDING AREA	35,859 SF
SQUARE FOOTAGE BY USE	5,979 SF - MEDICAL 29,880 SF - OFFICE
TOTAL FLOOR AREA	35,859 SF
PARKING REQUIRED	MEDICAL (PER BUILDING): 8 - 1ST 1,000 SF + 1/150 SF = 42 PARKING SPACES OFFICE (PER BUILDING): 8 - 1ST 1,000 SF + 1/300 SF = 25 PARKING SPACES TOTAL = 167 SPACES (42 + 5*25 = 167)
PARKING PROVIDED	167 PARKING SPACES
NUMBER OF PROPOSED LOTS	6 LOTS
IMPERVIOUS COVERAGE	63.6%

LEGEND

- LANDSCAPE AREA
- CONCRETE PAVEMENT
- 6' WIDE SIDEWALK
- DETENTION POND
- R.O.W. DEDICATION
- REQUIRED BUFFERYARD



SITE PLAN / PEDESTRIAN ACCESS PLAN
 FOR
KIMBALL HEIGHTS
 BEING
3.928 ACRES
LOT 4, BLOCK A
MEADOW OAKS ADDITION
 CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS

OWNER:
495 KIMBALL, LLC
 2300 DEAN WAY, SUITE 110
 SOUTHLAKE, TEXAS 76092
 (817) 250-5147

DEVELOPER:
TRIUM DEVELOPMENT PARTNERS, LLC
 5815 ELDERWOOD DRIVE
 DALLAS, TEXAS 75230
 (214) 675-8411
 CONTACT: DANIEL B. ANDERSON

ENGINEER:
DEOTTE, INC.
 420 JOHNSON RD, SUITE 303
 KELLER, TEXAS 76248
 (817) 337-8899
 CONTACT: CLAYTON REDINGER

ARCHITECT:
JACONBS & ASSOCIATES
 701 CANYON DRIVE, SUITE 110
 COPPELL, TEXAS 76019
 (972) 331-5699

LANDSCAPE ARCHITECT:
DAVID MCCASKILL DESIGN GROUP, INC.
 280 MIRON DRIVE
 SOUTHLAKE, TEXAS 76092
 (817) 709-2084