

SITE DATA TABLE - LOT 3R-1	
PROPERTY DATA	
EXISTING ZONING	SP-2
EXISTING L.U.D.	MIXED USE
PROPOSED ZONING	SP-2
NUMBER OF PROPOSED LOTS	1
AREA OF LOT 3R-1	2.39 AC = 104,280 SF
PERCENTAGE OF SITE COVERAGE (BY BLDG)	26,493 SF / 104,280 SF = 25.40%
AREA OF OPEN SPACE	29,238 SF = 28%
OUTSIDE STORAGE	0%
TOTAL BUILDING FOOTPRINT AREA	26,493 SF
SQUARE FOOTAGE BY USE	26,493 SF (MIXED USE)
FLOOR AREA RATIO	0.254 : 1
PARKING SPACES REQUIRED	4.5 SPACES / 1,000 SF 119 SPACES REQUIRED
PARKING SPACES PROVIDED	113 SPACES (8 ADA SPACES)
IMPERVIOUS COVERAGE	75.042 SF = 72 %
MAXIMUM BUILDING HEIGHT ALLOWED BY ZONING (35')	ACTUAL BUILDING HEIGHT (24')

SITE DATA TABLE - LOT 3R-2	
PROPERTY DATA	
EXISTING ZONING	SP-2
EXISTING L.U.D.	MIXED USE
PROPOSED ZONING	SP-2
NUMBER OF PROPOSED LOTS	1
AREA OF LOT 3R-2	2.55 AC = 110,982 SF
PERCENTAGE OF SITE COVERAGE (BY BLDG)	27,695 SF / 110,982 SF = 24.95%
AREA OF OPEN SPACE	28,059 SF = 25.28%
OUTSIDE STORAGE	0%
TOTAL BUILDING FOOTPRINT AREA	27,695 SF
SQUARE FOOTAGE BY USE	27,695 SF (MIXED USE)
FLOOR AREA RATIO	0.249 : 1
PARKING SPACES REQUIRED	4.5 SPACES / 1,000 SF 125 SPACES REQUIRED
PARKING SPACES PROVIDED	131 SPACES (8 ADA SPACES)
IMPERVIOUS COVERAGE	82,923 SF = 74.72 %
MAXIMUM BUILDING HEIGHT ALLOWED BY ZONING (35')	ACTUAL BUILDING HEIGHT (24')

SITE DATA TABLE - LOT 3R-3	
PROPERTY DATA	
EXISTING ZONING	SP-2
EXISTING L.U.D.	MIXED USE
PROPOSED ZONING	SP-2
NUMBER OF PROPOSED LOTS	1
AREA OF LOT 3R-3	2.24 AC = 97,418 SF
PERCENTAGE OF SITE COVERAGE (BY BLDG)	27,071 SF / 97,418 SF = 27.88%
AREA OF OPEN SPACE	15,119 SF = 15.52%
OUTSIDE STORAGE	0%
TOTAL BUILDING FOOTPRINT AREA	27,071 SF
SQUARE FOOTAGE BY USE	27,071 SF (MIXED USE)
FLOOR AREA RATIO	0.249 : 1
PARKING SPACES REQUIRED	4.5 SPACES / 1,000 SF 121 SPACES REQUIRED
PARKING SPACES PROVIDED	126 SPACES (6 ADA SPACES)
IMPERVIOUS COVERAGE	82,299 SF = 84.48 %
MAXIMUM BUILDING HEIGHT ALLOWED BY ZONING (35')	ACTUAL BUILDING HEIGHT (24')

SUMMARY CHART - BUFFERYARDS							
LOCATION	REQUIRED / PROVIDED	LENGTH	BUFFERYARD WIDTH - TYPE	CANOPY TREES	ACCENT TREES	SHRUBS	FENCE / SCREENING
NORTH	REQUIRED	819.47'	N/A	N/A	N/A	N/A	none
EAST	REQUIRED	381.50'	10' - B	4	8	31	NA
	PROVIDED	381.50'	10' - B	4	8	33	NA
SOUTH	REQUIRED	819.76'	10' - F1	25	50	66	Fence
	PROVIDED	819.76'	10' - F1	25	52	66	Fence
WEST	REQUIRED	381.5'	10' - E	4	8	31	H1-Hedge-row
	PROVIDED	381.5'	10' - E	4	8	31	H1-Hedge-row
TOTALS							

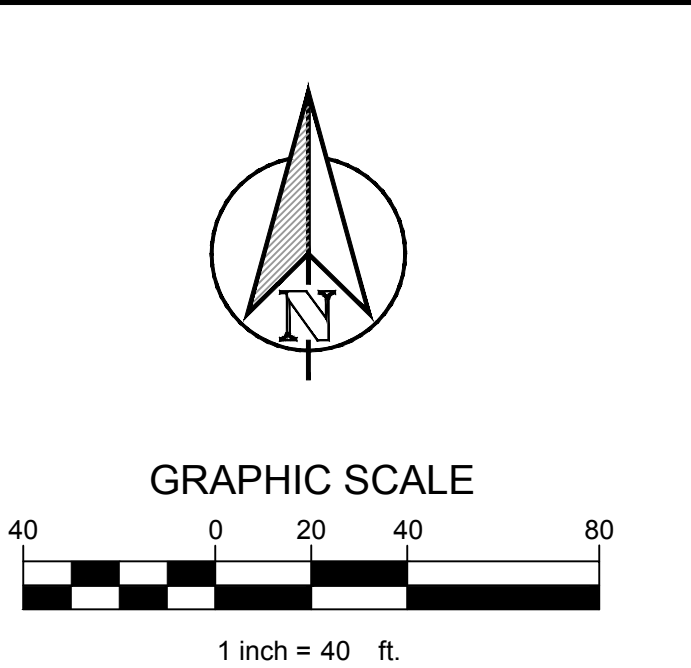
b. Note: 20% reduction taken for doubling the width of the buffer yard

City of Southlake, Texas LANDSCAPE CALCULATIONS							
Building Floor Area	80,833 SF						
SUMMARY CHART - INTERIOR LANDSCAPE							
Required or Provided	Landscape Area (Sq. Ft.)	% of area in front or side	Canopy Trees	Accent Trees	Shrubs	Ground Cover (Sq. Ft.)	Seasonal Color
Required	38,598 SF*	75%	78	155	965	5,760 SF	768 SF
Provided	45,345 SF	100%	79	155	971	5,800 SF	791 SF
Parking Lot Landscape		20 SF per stall					
370 total spaces		parking between bldg. and R.O.W.	REQUIRED	PROVIDED			
39 spaces		10.5%	5,550 sf	10,361 sf			
370 x 15 SF = 5,550							

Note: 5% reduction in interior area for water conservation

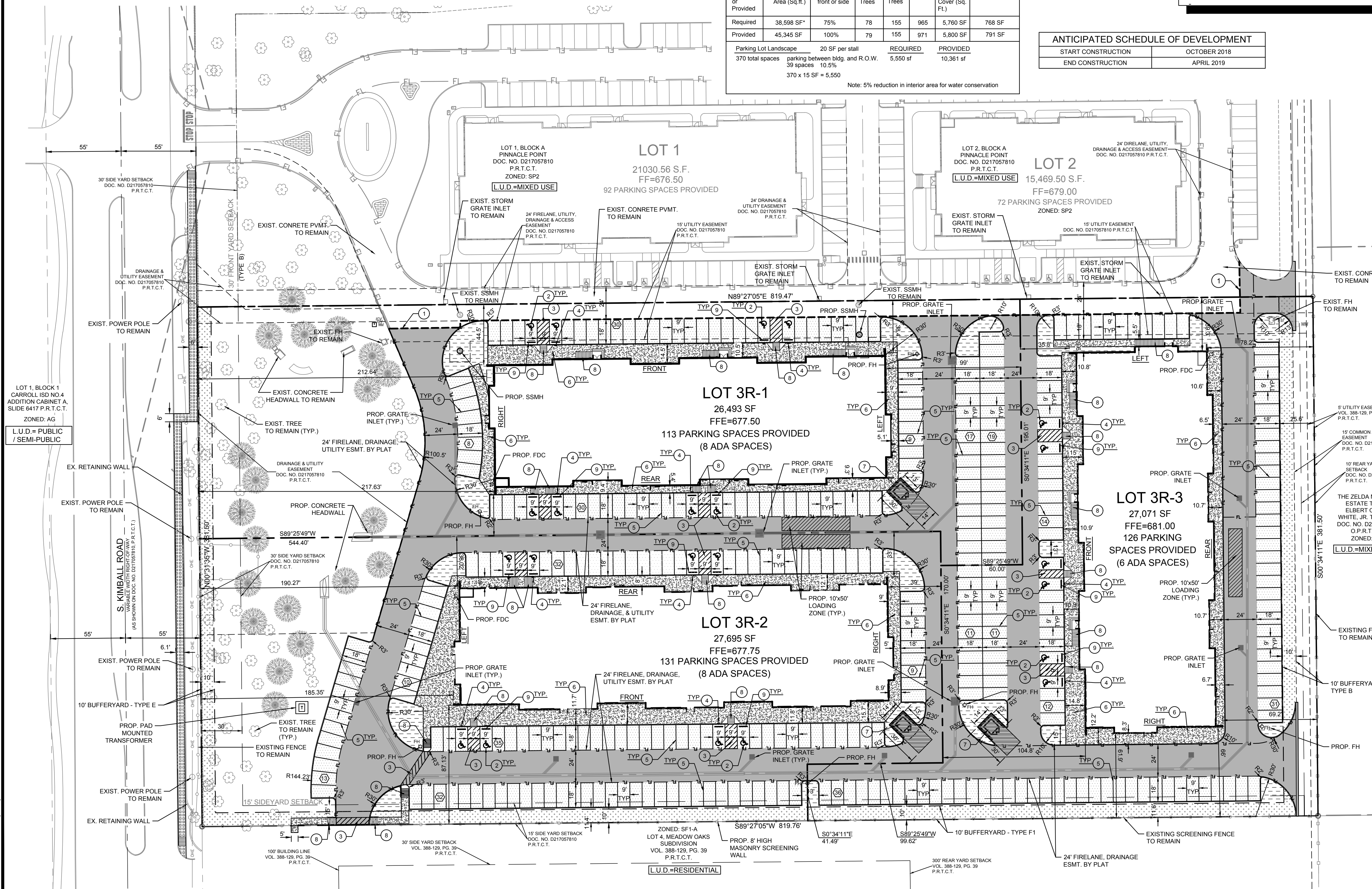
ENGINEER
CLAY MOORE ENGINEERING
TEXAS REGISTRATION #14199
1903 CENTRAL DRIVE
SUITE #406
BEDFORD, TX 76034
PH. 817.281.0572
CONTACT: CLAY CRISTY, PE
EMAIL: CLAY@CLAYMOOREENG.COM

ARCHITECT
GUIDE ARCHITECTURE
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
214-960-9773
CONTACT: PAUL LOWERS
OWNER
SP SOUTHLAKE - KIMBALL LLC
800 E. 96TH ST., #175
INDIANAPOLIS, IN 46240
PH. 214.506.3205
EMAIL: DAVID@BROWDFW.COM



BENCHMARK:
- AN "X" CUT FOUND ON CONCRETE WITHIN S. KIMBALL ROAD, APPROXIMATELY 109' WEST AND 185' SOUTH OF THE NORTHWEST PROPERTY CORNER. ELEVATION = 671.72'
- AN "X" CUT FOUND ON CONCRETE WITHIN S. KIMBALL ROAD, APPROXIMATELY 103' WEST AND 5' SOUTH OF THE NORTHWEST PROPERTY CORNER. ELEVATION = 662.95'

ANTICIPATED SCHEDULE OF DEVELOPMENT	
START CONSTRUCTION	OCTOBER 2018
END CONSTRUCTION	APRIL 2019



LEGEND	
[Symbol]	STANDARD DUTY CONCRETE PAVEMENT
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	DUMPSTER PAVEMENT
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	FULL DEPTH SAWCUT
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PROPOSED FIRE LANE
[Symbol]	PARKING COUNT
[Symbol]	BUFFERYARD
[Symbol]	LANDSCAPE AREA
[Symbol]	PUBLIC CONCRETE SIDEWALK PER CITY DETAILS

CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	HANDICAP SYMBOL
3	PAVEMENT STRIPING
4	HANDICAP SIGN
5	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
6	CONCRETE SIDEWALK PER DETAILS
7	PROPOSED DUMPSTER AREA AND ENCLOSURE REFER TO ARCH PLANS FOR DETAILS
8	HANDICAP RAMPS, 12:1 MAX SLOPE
9	CURB STOP

CASE NO. : ZA18-0014
SITE PLAN
PINNACLE POINT SOUTHLAKE
LEGAL DESCRIPTION:
LOTS 3, BLOCK A PINNACLE POINT
7.178 ACRES - 312,683 SF
CITY: SOUTHLAKE STATE: TEXAS
COUNTY: TARRANT SURVEY: A.A. FREEMAN SURVEY ABSTRACT NO: 522

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: CLAY CRISTY
P.E. No 109800 Date 7/23/2018

PINNACLE POINT
395 S. KIMBALL AVENUE
LOT 3, BLOCK A, PINNACLE POINT
SOUTHLAKE, TEXAS

NO.	DATE	REVISION	BY

SITE PLAN
DESIGN: MKT
DRAWN: MKT
CHECKED: CLC
DATE: 7/23/2018
SHEET
SP-1
File No: 2018-035
CASE NO. : ZA18-0014

PLOTTED BY: MARK TORRES
PLOT DATE: 7/23/2018 11:04 AM
LOCATION: 7A\PROJECTS\PROJECTS\2018-035 KARR PINNACLE POINT SOUTHLAKE\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 7/23/2018 8:20 AM