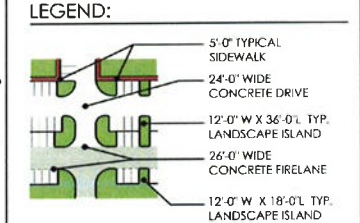


SITE DATA SUMMARY CHART		
EXISTING ZONING: AGRICULTURAL (AG) SINGLE FAMILY RESIDENTIAL (SF1A)		
PROPOSED RE-ZONING: GENERALIZED SITE PLAN DISTRICT (SP2) WITH BASE ZONING OF OFFICE DISTRICT COMMERCIAL (O-2)		
LAND USE DESIGNATIONS: OFFICE COMMERCIAL RETAIL COMMERCIAL MEDIUM DENSITY RESIDENTIAL OPTIONAL TRANSITION 1		
GROSS AREA OF SITE: 1,307,567 SF, 30.17 ACRES		
NET AREA OF PROJECT SITE (GROSS AREA LESS R.O.W.): 1,300,685 SF, 29.859 ACRES		
BUILDING AREA AND OFF-STREET PARKING		
MOB 1	80,000 SF / 250 SF	320 SPACES REQ'D.
MOB 2	90,000 SF / 250 SF	360 SPACES REQ'D.
MOB 3	80,000 SF / 250 SF	320 SPACES REQ'D.
MOB 4	90,000 SF / 250 SF	360 SPACES REQ'D.
MOB 5	80,000 SF / 250 SF	320 SPACES REQ'D.
MOB 6	90,000 SF / 250 SF	360 SPACES REQ'D.
HOSPITAL P1	100,000 SF	180 SPACES REQ'D.
HOSPITAL P2	60 BEDS *3 SPACES	180 SPACES REQ'D.
LTACH P1	180,000 SF	140 BEDS *3 SPACES
SPECIALTY HOSPITAL P3	60,000 SF	72 BEDS *1.33 SPACES
HOSPITAL P2 & LTACH P3	120,000 SF	96 SPACES REQ'D.
TOTAL	970,000 SF	2,994 SPACES REQ'D. 2,994+ SPACES PROVIDED
BUILDING AREA AND OFF-STREET LOADING		
MOB 1 & 2	170,000 SF	3 LOADING PROVIDED
MOB 3 & 4	170,000 SF	3 LOADING PROVIDED
MOB 5 & MOB 6	170,000 SF	3 LOADING PROVIDED
HOSPITAL P1 & LTACH	160,000 SF	3 LOADING PROVIDED
HOSPITAL P2 & SPECIALTY HOSPITAL	300,000 SF	4 LOADING PROVIDED
LANDSCAPING & BUFFERYARDS		
TOTAL FIRST FLOOR BLDG. FOOTPRINT:		20,000 SF
MOB 1		21,500 SF
MOB 2		20,000 SF
MOB 3		21,500 SF
MOB 4		20,000 SF
MOB 5		21,500 SF
MOB 6		145,000 SF
HOSPITAL P1, P2, LTACH		30,000 SF
SPECIALTY HOSPITAL		49,400 SF
STRUCTURED PARKING 1		91,200 SF
STRUCTURED PARKING 2		460,100 SF
TOTAL FIRST FLOOR BLDG. FOOTPRINT:		460,100 SF
INTERIOR LANDSCAPING:		230,050 SF
460,100 SF * 50% =		230,050 SF+
INTERIOR LANDSCAPING PROVIDED		230,050 SF+
PERVIOUS LANDSCAPE BUFFERS:		59,193 SF
IMPERVIOUS SURFACE:		928,373 SF
GROSS AREA OF SITE:		1,307,567 GSF
MAX. IMPERVIOUS COVERAGE ALLOWED:		71%
IMPERVIOUS COVERAGE PROVIDED:		71%
928,373 SF / 1,307,567 SF =		71%
MAX. LOT COVERAGE ALLOWED:		50% MAX.
LOT COVERAGE PROVIDED:		35% (<50%)
460,100 SF / 1,307,567 GSF =		35%
MINIMUM LANDSCAPE ISLAND DIMENSIONS:		12'-0" WIDE BY 9'-0" LONG

PROJECT PHASING:
PHASE 1 IS ANTICIPATED TO INCLUDE A MINIMUM OF AN 80,000 SF HOSPITAL AND 50,000 SF MEDICAL OFFICE BUILDING. FUTURE PHASES WILL BE DEPENDENT ON MARKET CONDITIONS.

FIRELANE AND PAVING DATA:
FIRE LANE PAVING MATERIAL: CONCRETE
TO SUPPORT IMPOSED LOADS OF FIRE APPARATUS (MINIMUM OF 65,000 LBS GVW)
FIRELANE WIDTH: 26'-0"
INSIDE TURNING RADIUS: 30'-0"
OUTSIDE TURNING RADIUS: 56'-0"
GENERAL NOTE: FIRE LANE TO PROVIDE ACCESS WITHIN 250 FEET OF ALL EXTERIOR PORTIONS OF THE PERIMETER OF BUILDINGS ON A "HOSE-LAY" BASIS.

PARKING AND PAVING DATA:
DRIVE & PARKING PAVING MATERIAL: CONCRETE
SURFACE DRIVE AISLE WIDTH: 24'-0"
GARAGE PARKING DRIVE AISLE WIDTH: 9'-0" X 18'-0"
GARAGE PARKING DIMENSIONS: 22'-0" X 17'-6"
GARAGE PARKING DIMENSIONS: 8'-6" X 17'-6"



ABBREVIATIONS
O.S.L. = OFF STREET LOADING
S.D. = STACKING DEPTH
L.B. = LANDSCAPE BUFFER

THE INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE. MODIFICATIONS TO THE PLAN SHALL BE PERMITTED THROUGH THE APPROVAL OF A SITE PLAN PROVIDED THE MODIFICATIONS ARE IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS IN EXHIBIT "C".



EXHIBIT B - CONCEPT PLAN

CASE NO.: ZA07-052 SOUTHLAKE REGIONAL MEDICAL CENTER

Southlake, Tarrant County, Texas
Preparation Date: 07.06.07

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