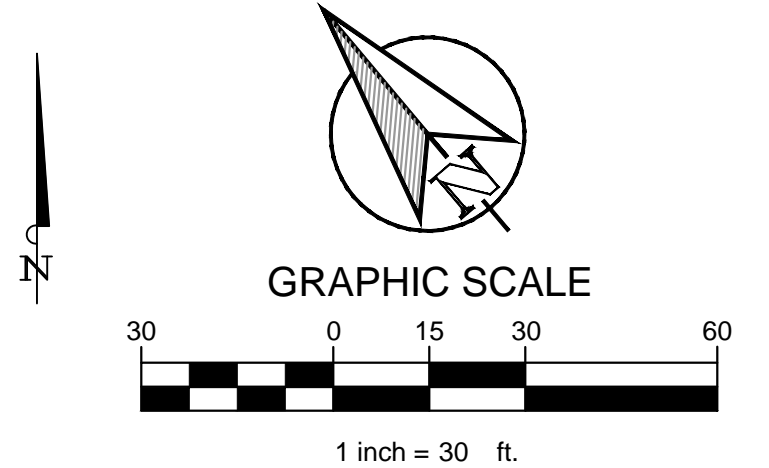
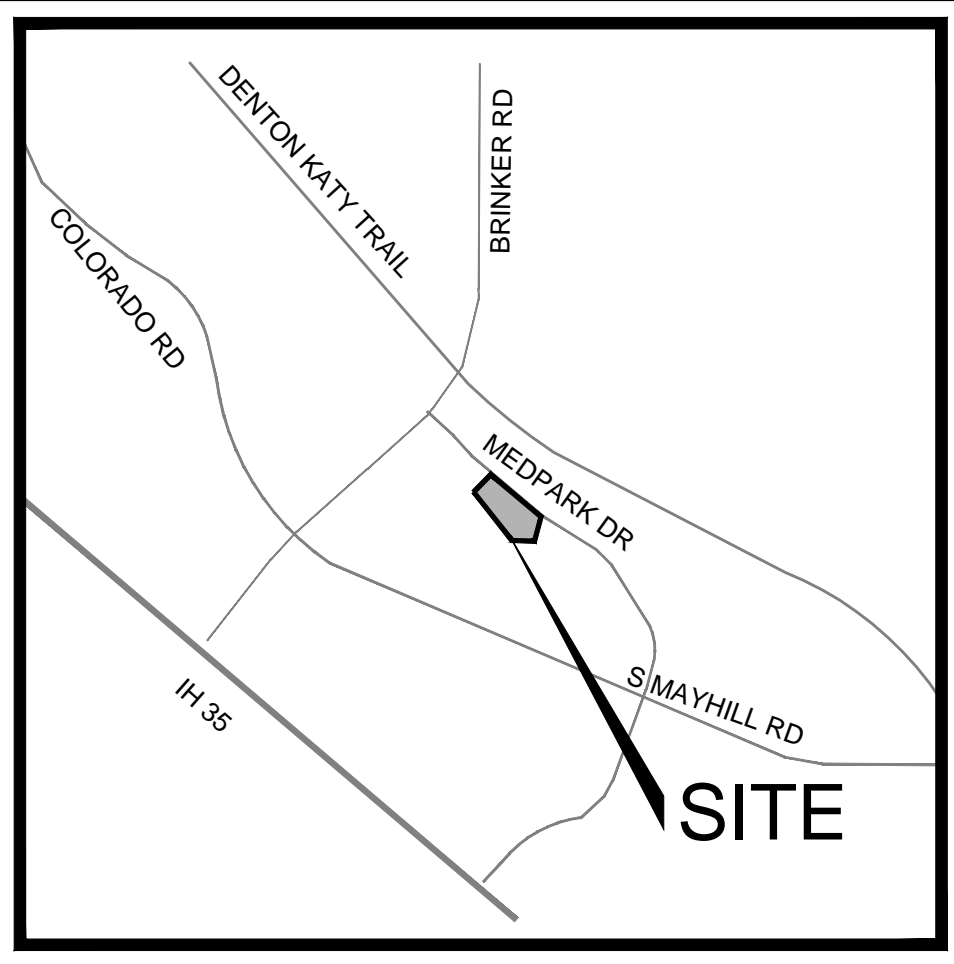


PLOTTED BY: DREW DONOSKY  
 PLOT DATE: 6/22/2016 8:09 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2016-031 CASTLE DENTON WALKER CADD\SHEETS\SP-1 SITE PLANDWG  
 LAST SAVED: 5/26/2016 11:31 AM

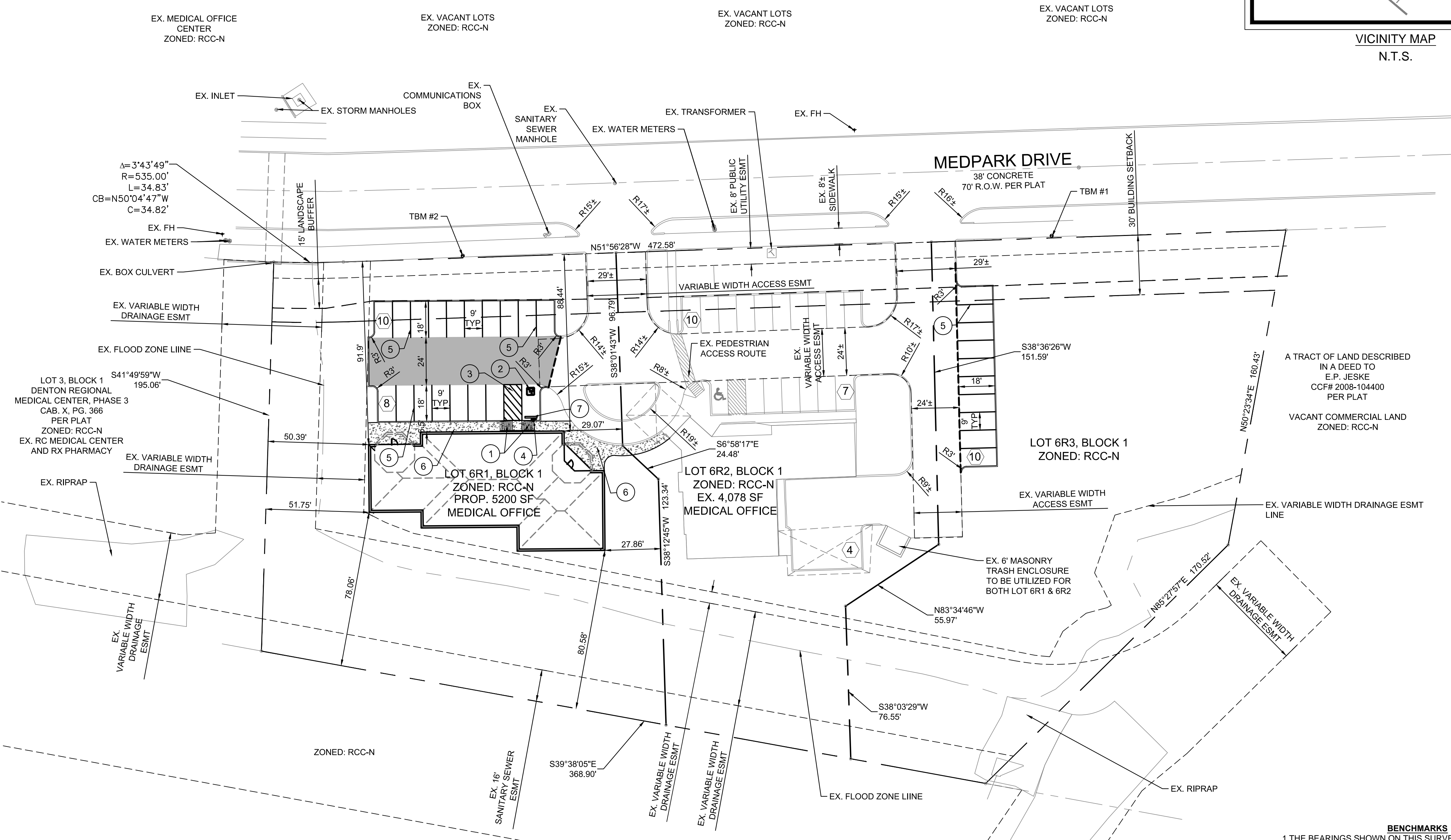
ALTERNATIVE DEVELOPMENT PLAN DEVIATION TABLE		
REQUIREMENT	RATIONAL	MITIGATION
FRONTAGE LANDSCAPING BUFFER	DUE TO THE CONTINUATION OF THE EXISTING MEDICAL PARK, THE LANDSCAPE BUFFER SHOWN ON THE PLAN ENROACHES INTO THE PUBLIC UTILITY EASEMENT ALONG THE RIGHT-OF-WAY FOR A MAXIMUM DEPTH OF 2'-10" AT THE FAR WEST END.	THERE ARE NO PROPOSED PLANTINGS WITHIN THE EXISTING PUBLIC UTILITY EASEMENT AND THE MAXIMUM 2'-10" ENCRACHMENT DOES NOT IMPACT THE NUMBER OR QUALITY OF PLANTINGS WITHIN THE BUFFER.
BUILDING LOCATION	CODE REQUIRES BUILDING BE IMMEDIATELY ADJACENT TO THE STREET WITHOUT PARKING IN FRONT OF THE BUILDING.	THE PROPOSED DEVELOPMENT IS A CONTINUATION OF AN EXISTING MEDICAL OFFICE PARK THAT WAS PREVIOUSLY APPROVED VIA THE ADP PROCESS. THE PROPOSED BUILDING/PARKING LOCATION AND ORIENTATION COMPLIMENTS THE EXISTING DEVELOPMENT.

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
  - AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
  - ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.



LEGEND	
	PROPERTY LINE
	PROPOSED CURB & GUTTER
	PROPOSED HEAVY DUTY CONCETE PAVEMENT
	PROP. SAWCUT
	PROP SIDEWALK

CONSTRUCTION SCHEDULE	
①	HANDICAP RAMPS
②	HANDICAP SYMBOL
③	PAVEMENT STRIPING
④	HANDICAP SIGN
⑤	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
⑥	SIDEWALK
⑦	CURB STOP



SITE DATA SUMMARY													
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING (SQ. FT.)	BLDG HGT. (FT)	PERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (%)	TOTAL LOT COVERAGE		TOTAL FLR AREA RATIO		FLOOD AREA
									REQ.	PROV.	REQ.	PROV.	
6R1	RCC-N	MEDICAL OFFICE	0.93	40,401	5,200	28'-6" 1 STORY	26,412	65.4%	50% MAX	34.6%	0.5:1 MAX	0.13	0.12 AC
6R2	RCC-N	EX. MEDICAL OFFICE	0.75	32,555	4,078	EX. 1 STORY	14,603	44.9%	50% MAX	55.1%	0.5:1 MAX	0.13	0.09 AC
6R3	RCC-N	MEDICAL OFFICE	0.90	39,340	0	NA	35,868	91.2%	50% MAX	8.8%	0.5:1 MAX	0.00	NA
TOTAL PARKING													47
													49
													2
													2

**BENCHMARKS**

1.THE BEARINGS SHOWN ON THIS SURVEY WERE DERIVED FROM WESTERN DATA SYSTEMS RTK NETWORK AND ARE REFERENCED TO THE TEXAS COORDINATE SYSSEM OF 1983, NORTH CENTRAL ZONE (4202) AND ARE BASED ON THE AMERICAN DATUM OF 983, 2011 ADJUSTMENT.

2. ELEVATIONS ARE BASED ON NAVD88, REFERENCED TO NAD83, 2011 ADJUSTMENT.

T.B.M. 1: X CUT IN BACK OF SIDEWALK 49± EAST OF EASTERN DRIVEWAY ELEVATION = 606.91

T.B.M. 2: X CUT IN BACK OF SIDEWALK 62± WEST OF WESTERN DRIVEWAY ELEVATION = 608.80

**SITE PLAN**  
**ADP 16-0009**  
BEING LOT 6R1, BLOCK 1  
OF DENTON REGIONAL MEDICAL CENTER PHASE 3,  
AN ADDITION TO THE CITY OF DENTON,  
AS RECORDED IN COUNTY CLERK'S FILE NUMBER  
2015-118 OF THE PLAT RECORDS,  
DENTON COUNTY, TEXAS

OWNER:  
WALKER, JARET D DPM  
3205 MEDPARK DRIVE  
DENTON, TX 76208-6932

ARCHITECT:  
SCHWARZ HANSON  
2570 RIVER PARK DRIVE, SUITE 100  
FORT WORTH, TX 76116  
PH. 817-377-3600  
CONTACT: GERRY SCHWARZ

APPLICANT:  
CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DR.  
SUITE #406  
BEDFORD, TX 76021  
PH. 817.281.0572  
CONTACT: MATT MOORE, PE  
EMAIL: MATT@CLAYMOOREENG.COM



**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction purposes.  
CLAYMOORE ENGINEERING  
ENGINEERING AND PLANNING  
CONSULTANTS  
Engineer: CLAY CRISTY  
P.E. No. 95813 Date 6/22/2016

**DOCTOR'S OFFICE**  
**3201 MEDPARK DRIVE**  
**DENTON, TEXAS**  
**ADP 16-0009**

No.	DATE	REVISION	BY

**SITE PLAN**

DESIGN: CLC  
DRAWN: NMA  
CHECKED: CLC  
DATE: 6/22/2016

SHEET  
**SP-1**

File No. 2016-031