



LOT 5 SITE DATA TABLE

BUILDING HEIGHT	1-STORY (<30')
TOTAL BUILDING AREA	44,782 SF
TOTAL LOT AREA	4.64 AC
FLOOR AREA RATIO	0.22
TOTAL IMPERVIOUS AREA	3.17 AC
TOTAL OPEN SPACE AREA	1.47 AC
NUMBER PERVIOUS PARKING SPACES	0 SPACES
NUMBER OF IMPERVIOUS SPACES	99 SPACES

Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	60°35'03"	27.00'	28.55'	N 30°17'31" W	27.24'
C2	28°04'18"	48.52'	23.77'	S 16°06'54" W	23.54'
C3	30°33'51"	47.00'	25.07'	S 15°16'56" E	24.78'
C4	30°33'54"	47.00'	25.07'	S 15°16'57" E	24.78'
C5	60°31'27"	47.00'	49.65'	S 59°44'15" W	47.37'

PROJECT BENCHMARKS

TBM #1 - 5/8" Iron rod with red plastic cap set in grass near the southeast corner of the project, approximately 4.5' south of the southern edge of asphalt of Crawford Road, and approximately 58' east of the centerline of asphalt paving of C. Taylor Road.
 N: 7096822.44
 E: 2365163.58
 Elevation: 720.66'

TBM #2 - 5/8" Iron rod with red plastic cap set in grass near the southwest corner of the project at the southeast corner of the intersection of Crawford Road and Interstate Highway 35W, approximately 4.5' south of the southern edge of asphalt of Crawford Road, and approximately 43' west of the west edge of a concrete headwall.
 N: 7096819.18
 E: 2364430.53
 Elevation: 695.43'

TBM #3 - "X"-Cut set on top of concrete headwall in right-of-way of Interstate Highway 35W, approximately 1200' northeast of the centerline of asphalt paving of Crawford Road, approximately 30' east of the east edge of asphalt paving of the service road of IH35 and approximately 150' north of a power pole. "X"-Cut is approximately 5' south of the north edge of the upper part of the headwall.
 N: 7097865.04
 E: 2364926.37
 Elevation: 685.41'

SITE DATA TABLE

	INTENDED USE	AREA	BLDG AREA	PARKING REQUIRED	PARKING PROVIDED	BLDG TO LOT RATIO
PROPOSED:	Hospital	4.64 ACRES	44,782 SF	99 SPACES / 2 per bed (1:200)	99 SPACES / 1:452	22.16%
			(37 Beds + 5,000 SF MOB)			
LOT 1:	Medical Office	1.27 ACRES	5,000 SF	25 SPACES / 1:200	34 SPACES / 1:147	9.04%
LOT 2:	General Office	0.57 ACRES	5,000 SF	12 SPACES / 1:450	29 SPACES / 1:190	22.00%
LOT 3:	Medical Office	0.57 ACRES	5,000 SF	25 SPACES / 1:200	26 SPACES / 1:192	20.32%
LOT 4:	Medical Office	0.33 ACRES	2,000 SF	10 SPACES / 1:200	7 SPACES / 1:266	13.75%
LOT 5:	Hospital w/ Fut. Exp.	4.64 ACRES	58,162 SF	143 SPACES / 2 per bed (1:200)	114 SPACES / 1:627	35.40%
			(59 Beds + 5,000 SF MOB)			
LOT 6:	General Office	0.59 ACRES	5,000 SF	11 SPACES / 1:450	20 SPACES / 1:250	19.45%
LOT 7:	Medical Office	0.74 ACRES	5,000 SF	25 SPACES / 1:200	23 SPACES / 1:217	15.49%
LOT 8:	General Office	1.27 ACRES	5,000 SF	11 SPACES / 1:450	9 SPACES / 1:556	9.01%
TOTAL:		9.98 ACRES	104,043 SF	262 SPACES	262 SPACES / 1:397	23.93%

PARKING REQUIRED:
 HOSPITAL - 2 SPACES PER BED
 MEDICAL OFFICE - 1 SPACE PER 200 SF
 GENERAL OFFICE - 1 SPACE PER 450 SF

CASTLE DEVELOPMENT GROUP
 251 E. Southlake Boulevard, Suite 100, Southlake, TX 76082

BHB
 Baird, Hampton & Brown, Inc.
 Engineering & Surveying
 4550 SH 360, Suite 180, Grapevine, TX 76051 Tel:(817)251-8550 Fax:(817)251-8810
 TBPE FIRM #44, TBLS FIRM #10013302

NO.	REVISIONS	DATE
DESIGNED:	DAF & SW	OCT. 2016
DRAWN:	SW	
CHECKED:	KB	

SITE DEVELOPMENT PLAN

RANCH VIEW SURGICAL HOSPITAL
 IH 35W & CRAWFORD ROAD
 DENTON, TEXAS

10-19-2016

BHB PROJECT NO:
2015.732.000

SHEET NO:
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