

**PARKING ANALYSIS: LOT 2 BUILDING 1**  
 Space Dimensions: 9' x 18'  
 Office Area: 2,750 sf / 330 = 9 spaces  
 Warehouse Area: 15,065 sf / 2000 = 8 spaces  
 Total Parking Required: 17  
 Total Parking Provided: 21  
 HC Spaces: 4  
 (Not Included in calcs)

**PARKING ANALYSIS: LOT 2 BUILDING 3**  
 Space Dimensions: 9' x 18'  
 Office Area: 5,500 sf / 330 = 17 spaces  
 Warehouse Area: 38,684 sf / 2000 = 20 spaces  
 Total Parking Required: 37  
 Total Parking Provided: 37  
 HC Spaces: 4  
 (Not Included in calcs)

**NOTE:**  
 PARKING CALCULATIONS ARE  
 BASED ON ESTIMATED TENANT  
 SQUARE FOOTAGES.

**PARKING ANALYSIS: LOT 2 BUILDING 2**  
 Space Dimensions: 9' x 18'  
 Office Area: 2,750 sf / 330 = 9 spaces  
 Warehouse Area: 15,065 sf / 2000 = 8 spaces  
 Total Parking Required: 17  
 Total Parking Provided: 22  
 HC Spaces: 4  
 (Not Included in calcs)

**PARKING ANALYSIS: LOT 2 BUILDING 4**  
 Space Dimensions: 9' x 18'  
 Office Area: 6,050 sf / 330 = 19 spaces  
 Warehouse Area: 33,540 sf / 2000 = 17 spaces  
 Total Parking Required: 36  
 Total Parking Provided: 38  
 HC Spaces: 2  
 (Not Included in calcs)

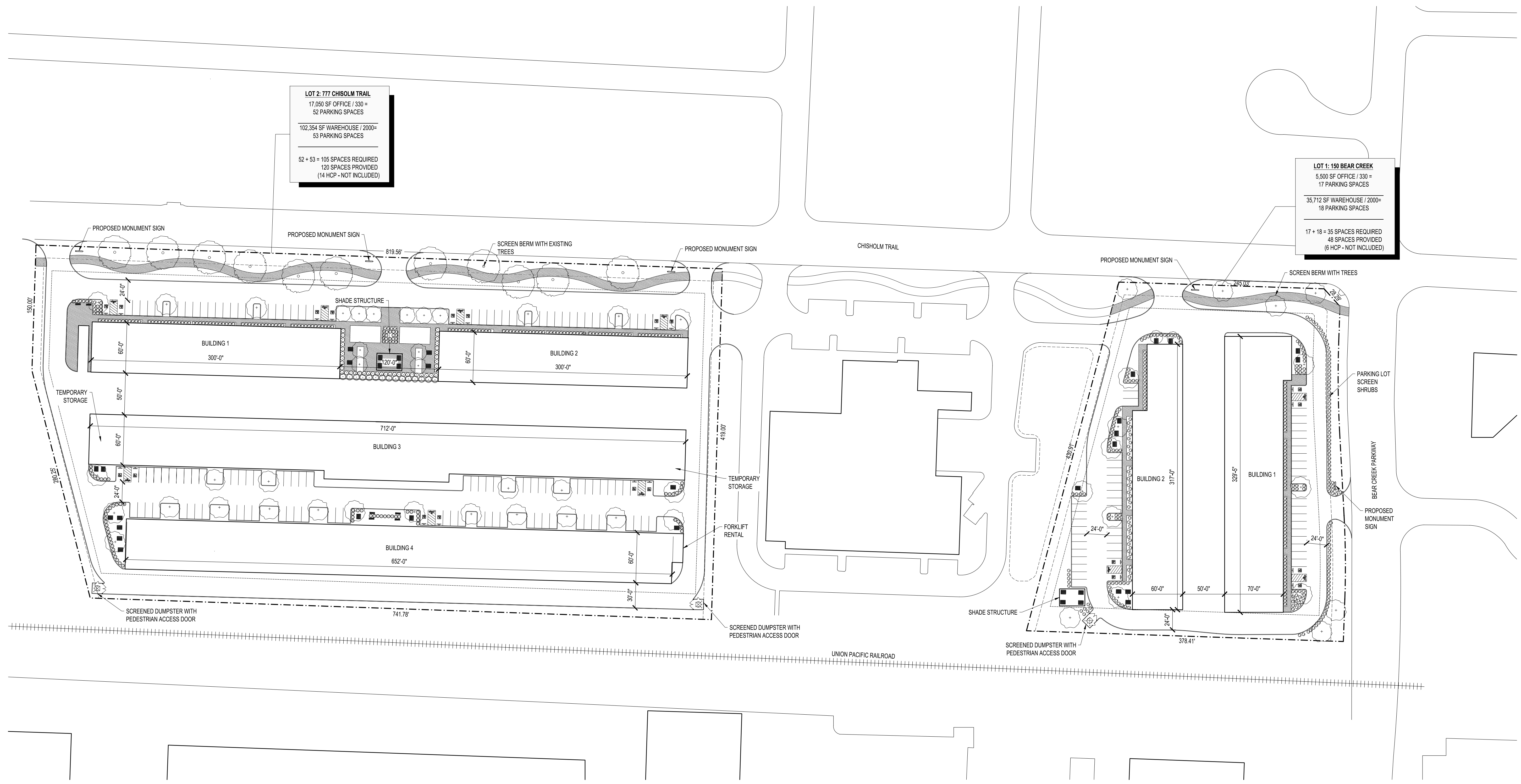
**NOTE:**  
 PARKING CALCULATIONS ARE  
 BASED ON ESTIMATED TENANT  
 SQUARE FOOTAGES.

**PARKING ANALYSIS: LOT 1 BUILDING 1**  
 Space Dimensions: 9' x 18'  
 Office Area: 2,750 sf / 330 = 9 spaces  
 Warehouse Area: 20,834 sf / 2000 = 11 spaces  
 Total Parking Required: 20  
 Total Parking Provided: 20  
 HC Spaces: 4  
 (Not Included in calcs)

**PARKING ANALYSIS: LOT 1 BUILDING 2**  
 Space Dimensions: 9' x 18'  
 Office Area: 2,750 sf / 330 = 9 spaces  
 Warehouse Area: 14,878 sf / 2000 = 8 spaces  
 Total Parking Required: 17  
 Total Parking Provided: 28  
 HC Spaces: 2  
 (Not Included in calcs)

architecture

10228 E Northwest Hwy  
 Box 66  
 Dallas, Texas 75226  
 214.261.9060



**LOT 2: 777 CHISOLM TRAIL**  
 17,050 SF OFFICE / 330 =  
 52 PARKING SPACES  
 102,354 SF WAREHOUSE / 2000=  
 53 PARKING SPACES  
 52 + 53 = 105 SPACES REQUIRED  
 120 SPACES PROVIDED  
 (14 HCP - NOT INCLUDED)

**LOT 1: 150 BEAR CREEK**  
 5,500 SF OFFICE / 330 =  
 17 PARKING SPACES  
 35,712 SF WAREHOUSE / 2000=  
 18 PARKING SPACES  
 17 + 18 = 35 SPACES REQUIRED  
 48 SPACES PROVIDED  
 (6 HCP - NOT INCLUDED)

**BEAR CREEK  
 BUSINESS PARK**  
 Keller, Texas

REVISIONS: CLIENT: JOB #:

3013

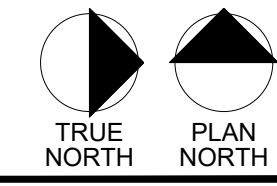
1	10.29.24	PD Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT  
 ONLY - NOT FOR  
 CONSTRUCTION

SHEET CONTENTS:

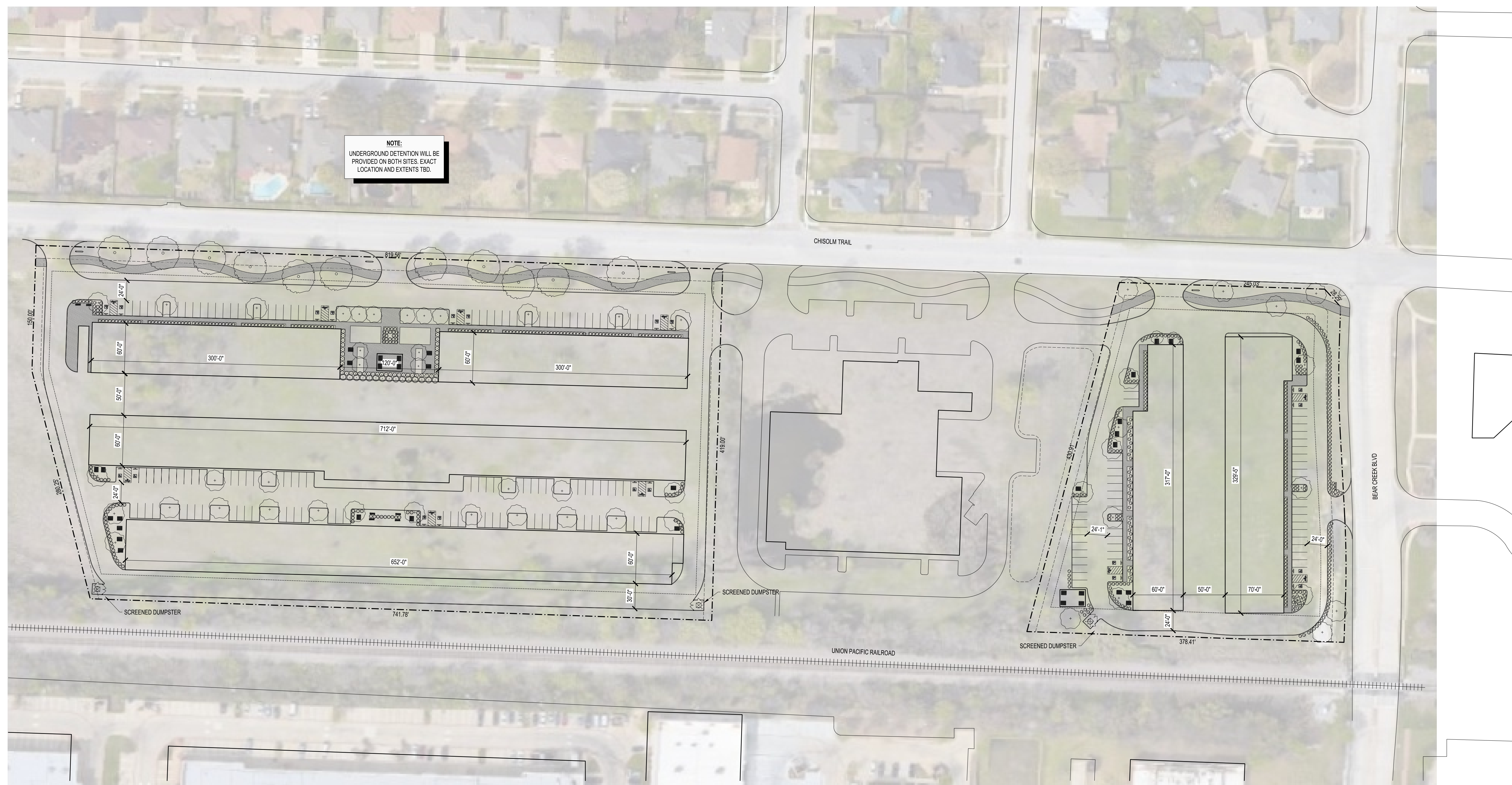
A1.00

DATE: October 29, 2024  
 SHEET:



**01 OVERALL CONCEPT PLAN**

Scale: 1" = 50'-0"



# BEAR CREEK BUSINESS PARK

Keller, Texas

3013

JOB # . CLIENT:

1	10.29.24	PD Review
2		
3		
4		
5		
6		
7		
8		
9		

REVISIONS:

PROGRESS PRINT  
ONLY - NOT FOR  
CONSTRUCTION

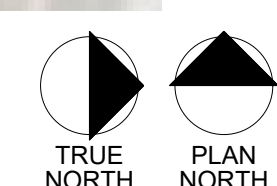
SEAL:

SHEET CONTENTS:

## A1.01

DATE: October 29, 2024

SHEET:



### 01 OVERALL CONCEPT PLAN

Scale: 1" = 50'-0"

# BEAR CREEK BUSINESS PARK

Keller, Texas

3013

REVISIONS: 1 10.29.24 PD Review  
2  
3  
4  
5  
6  
7  
8  
9

PROGRESS PRINT  
ONLY - NOT FOR  
CONSTRUCTION

SHEET CONTENTS:

A1.10

DATE: October 29, 2024  
SHEET:

**LOT 1: 150 BEAR CREEK**  
5,500 SF OFFICE / 330 =  
17 PARKING SPACES

---

35,712 SF WAREHOUSE / 2000=  
18 PARKING SPACES

---

17 + 18 = 35 SPACES REQUIRED  
48 SPACES PROVIDED  
(6 HCP - NOT INCLUDED)

**OPEN AREA CALCULATIONS**  
LOT SQUARE FOOTAGE:  
134,673 SF

---

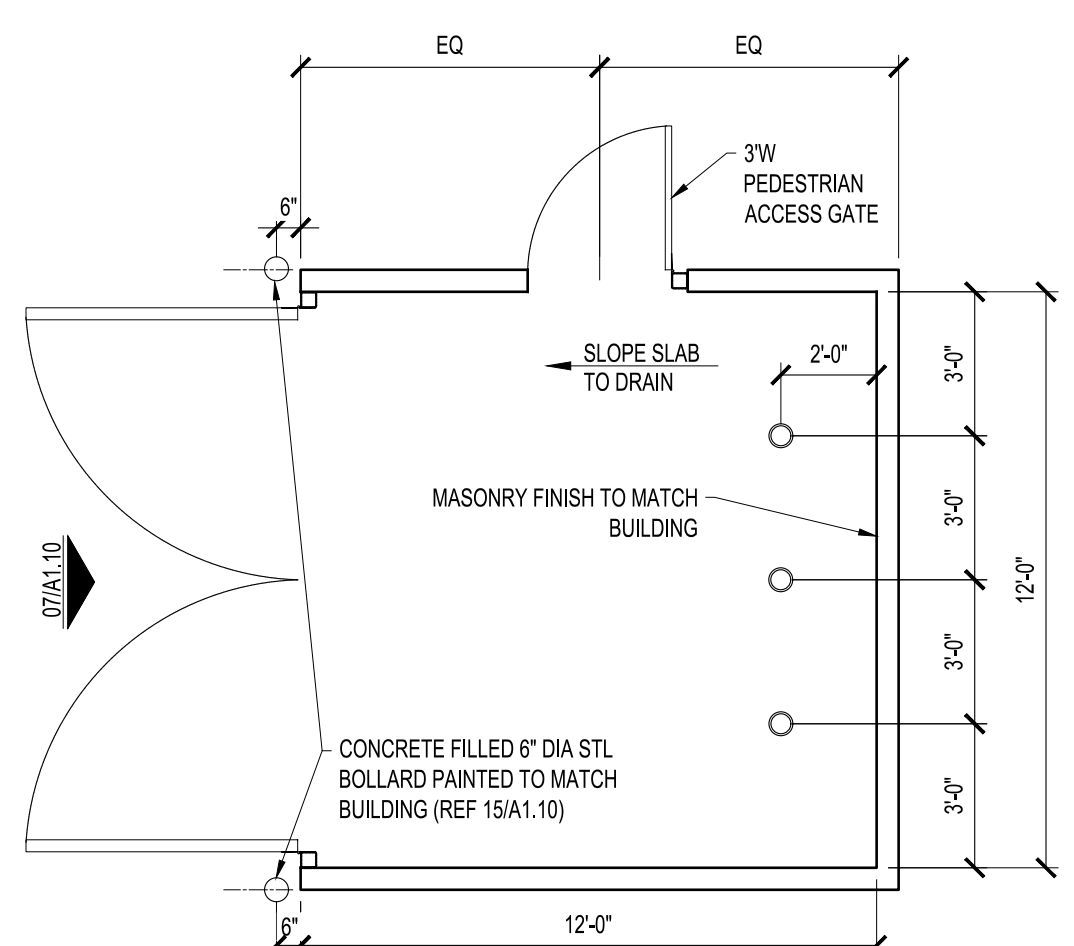
TRAIL SYSTEM EXTENSION  
8,386 SF

---

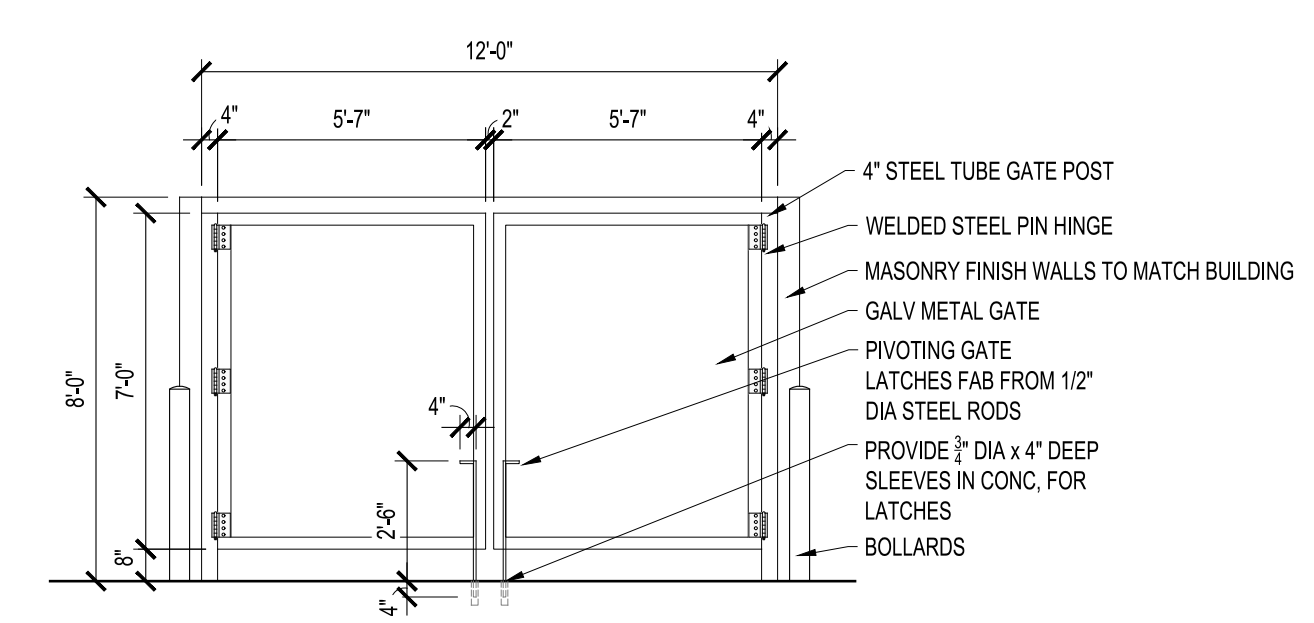
OPEN AREA  
12,472 SF

---

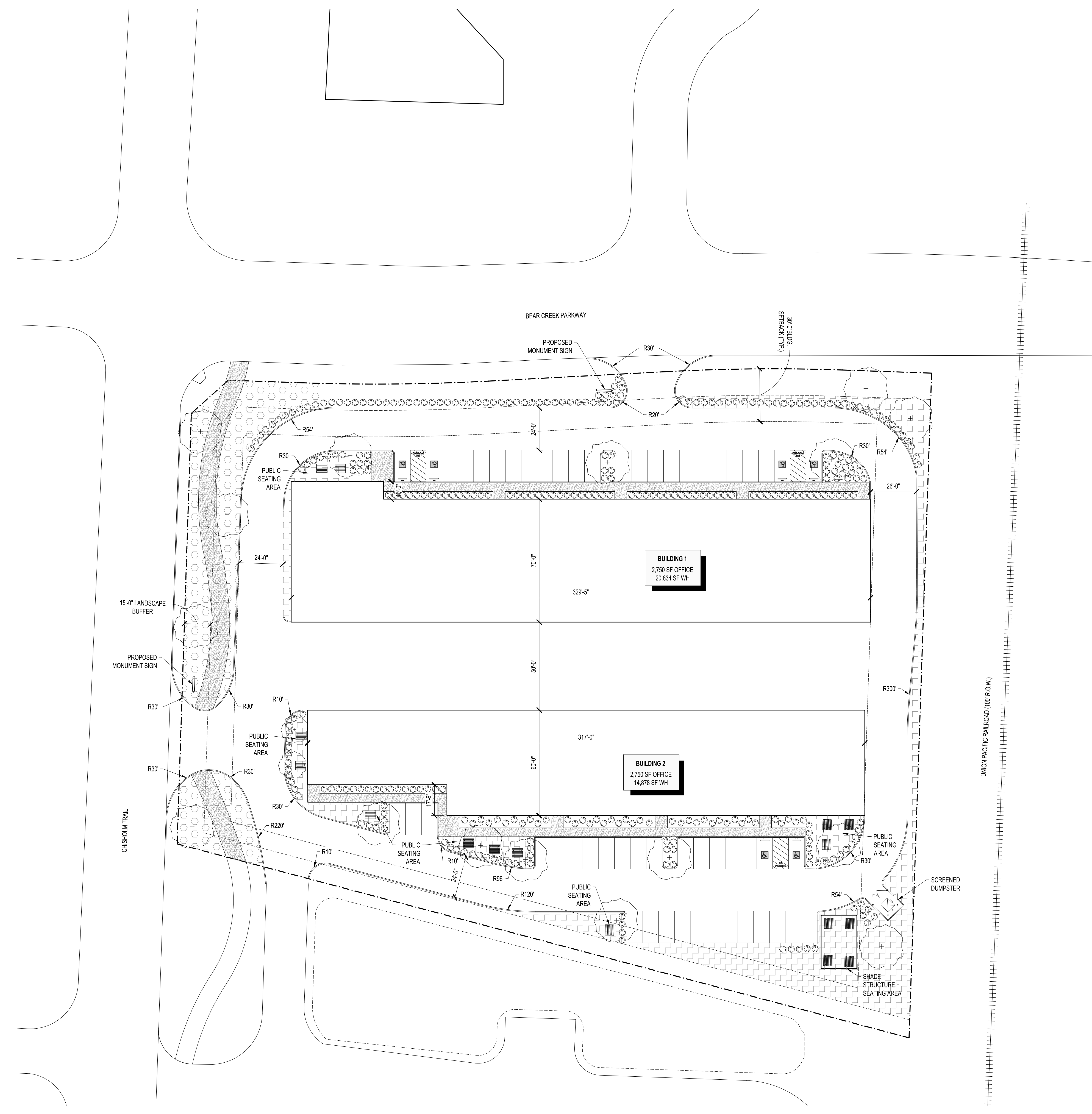
20,858 / 134,673 = .155  
**15.5% OPEN AREA**



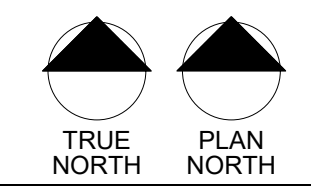
**03 TRASH ENCLOSURE PLAN**  
Scale: 1/4" = 1'-0"



**02 TRASH ENCLOSURE ELEV**  
Scale: 1/4" = 1'-0"



**01 NORTH CONCEPT PLAN**  
Scale: 1" = 30'-0"



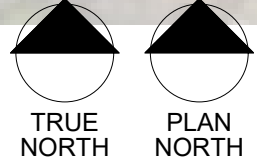
**NOTE:**  
ALL EASEMENTS ARE EXISTING  
AND DO NOT REPRESENT  
PROPOSED CONDITIONS.

**NOTE:**  
UNDERGROUND DETENTION WILL BE  
PROVIDED. EXACT LOCATION AND  
EXTENTS TBD.



**01 NORTH CONCEPT PLAN**

Scale: 1" = 30'-0"



**BEAR CREEK  
BUSINESS PARK**  
Keller, Texas

REVISIONS: CLIENT: JOB #:

**3013**

1	10.29.24	PD Review
2		
3		
4		
5		
6		
7		
8		
9		

**PROGRESS PRINT  
ONLY - NOT FOR  
CONSTRUCTION**

SHEET CONTENTS:

**A1.11**

DATE: October 29, 2024

SHEET:

**BEAR CREEK  
BUSINESS PARK**

Keller, Texas

3013

CLIENT:

1	10.29.24	PD Review
2		
3		
4		
5		
6		
7		
8		
9		

REVISIONS:

SEAL:

PROGRESS PRINT  
ONLY - NOT FOR  
CONSTRUCTION

SHEET CONTENTS:

A1.20

DATE: October 29, 2024

SHEET:

**LOT 2: 777 CHISOLM TRAIL**

17,050 SF OFFICE / 330 =  
52 PARKING SPACES

102,354 SF WAREHOUSE / 2000=  
53 PARKING SPACES

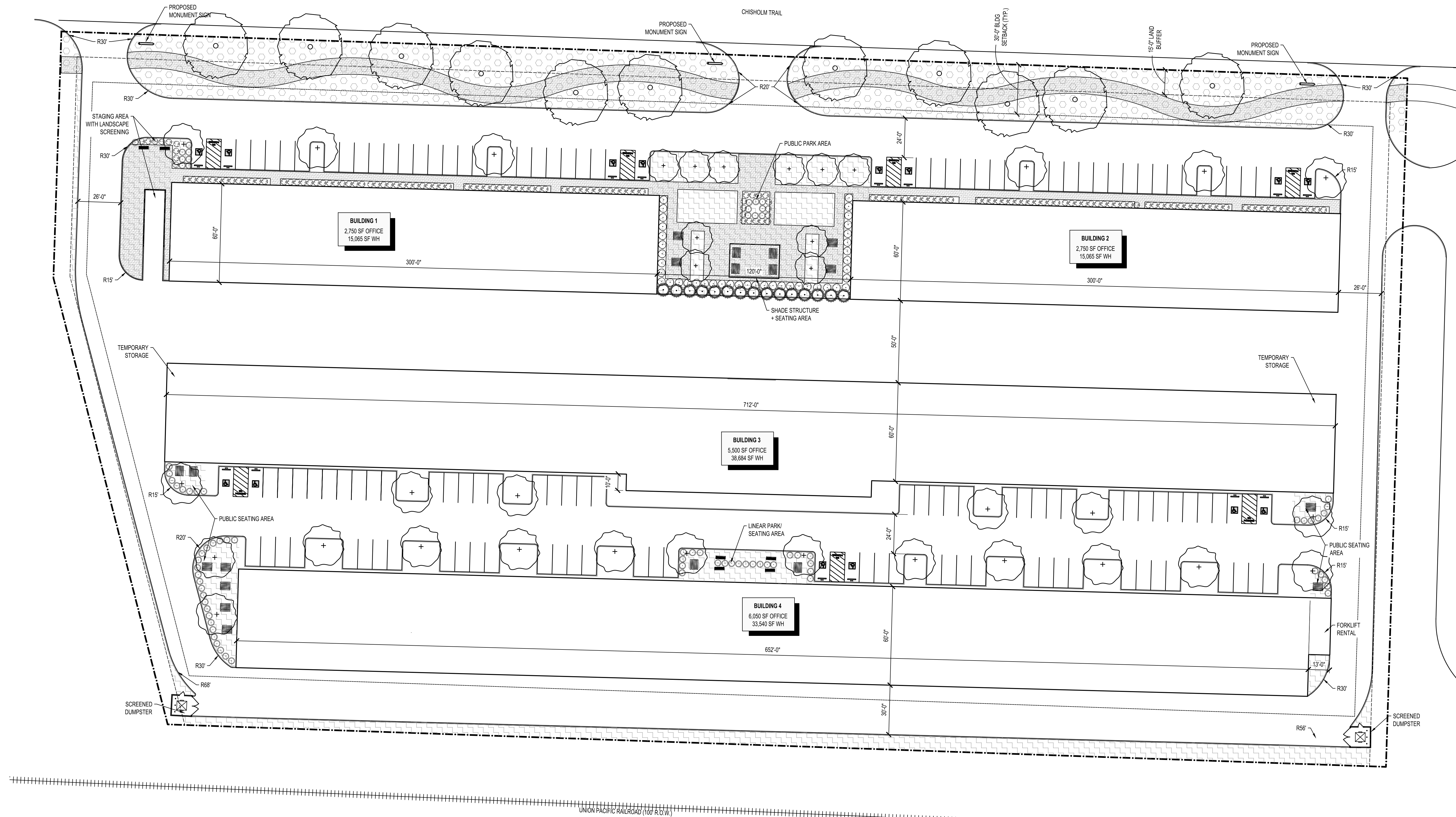
52 + 53 = 105 SPACES REQUIRED  
120 SPACES PROVIDED  
(14 HCP - NOT INCLUDED)

**OPEN AREA CALCULATIONS**

LOT SQUARE FOOTAGE: 50,379 / 332,927 = .137  
332,927 SF 15.1% OPEN AREA

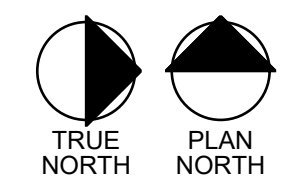
TRAIL SYSTEM EXTENSION  
25,481 SF

OPEN AREA  
24,898 SF



**01 SOUTH CONCEPT PLAN**

Scale: 1" = 30'-0"



# BEAR CREEK BUSINESS PARK

Keller, Texas

JOB # : CLIENT:

3013

1	10.29.24	PD Review
2		
3		
4		
5		
6		
7		
8		
9		

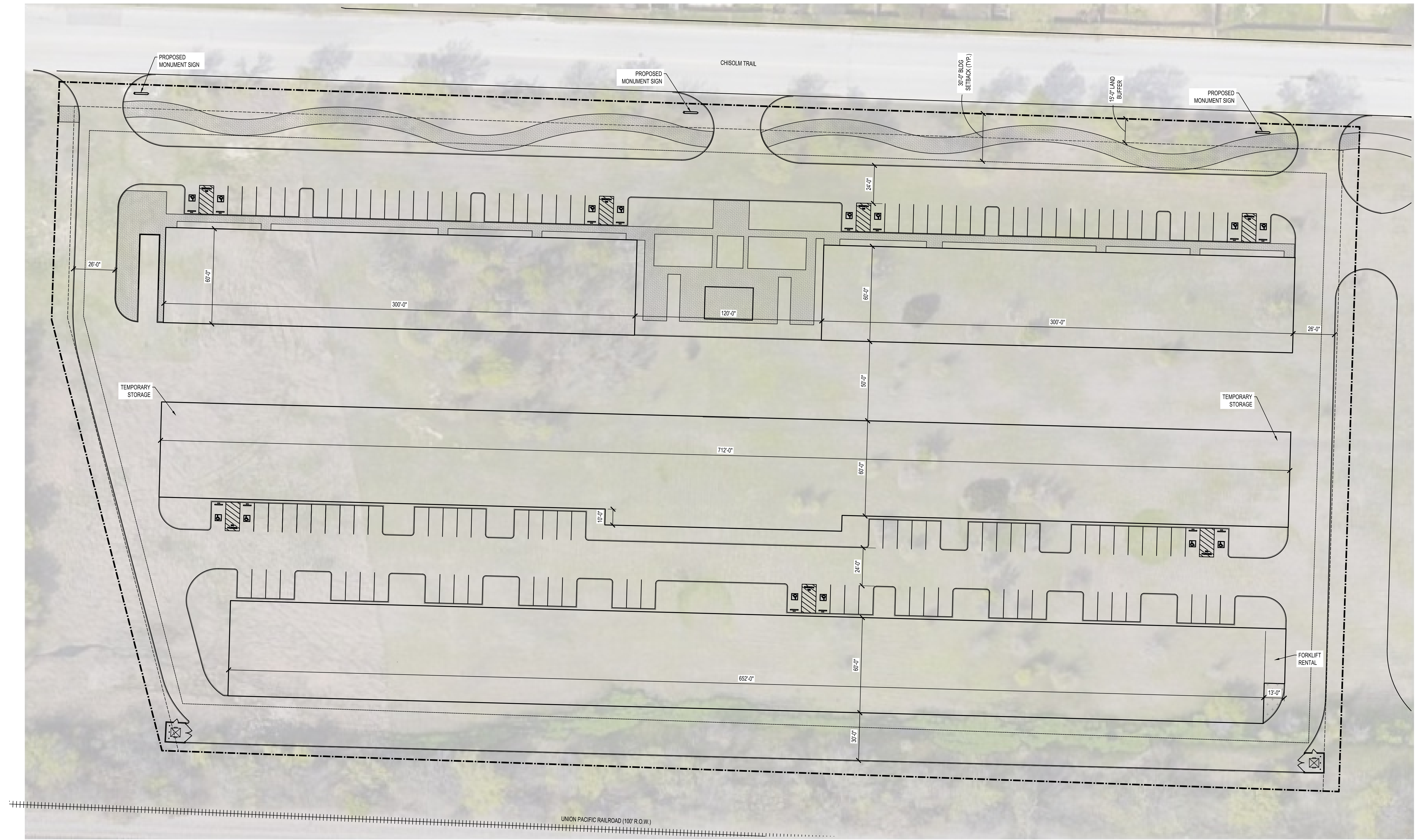
SEAL: PROGRESS PRINT ONLY - NOT FOR CONSTRUCTION

SHEET CONTENTS:

A1.21

DATE: October 29, 2024  
SHEET:

**NOTE:**  
UNDERGROUND DETENTION WILL BE PROVIDED. EXACT LOCATION AND EXTENTS TBD.



01 SOUTH CONCEPT PLAN  
Scale: 1" = 30'-0"

