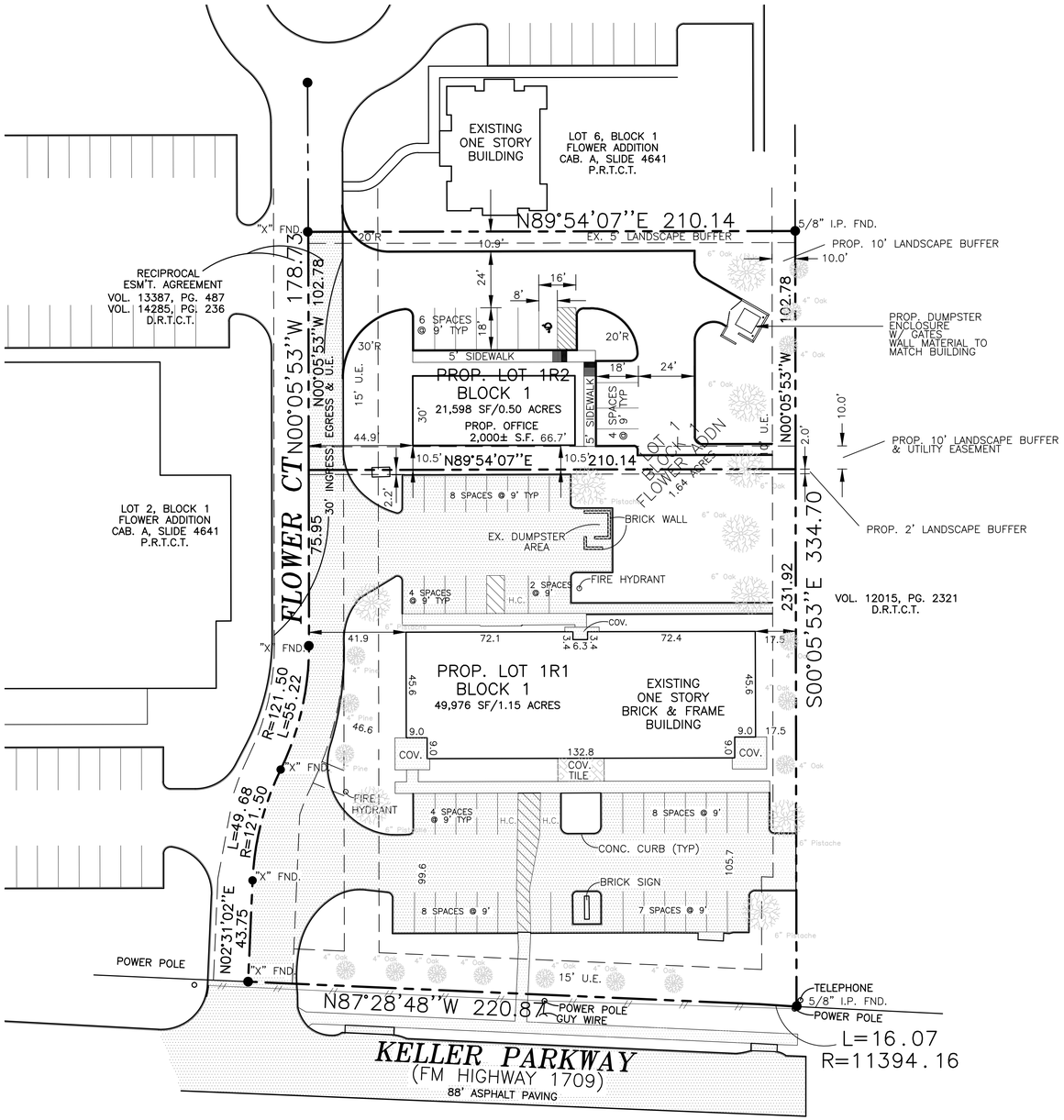
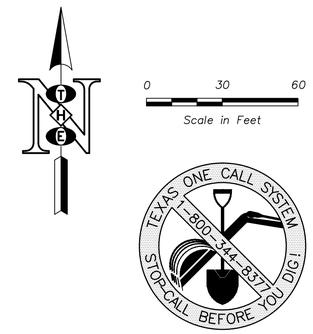
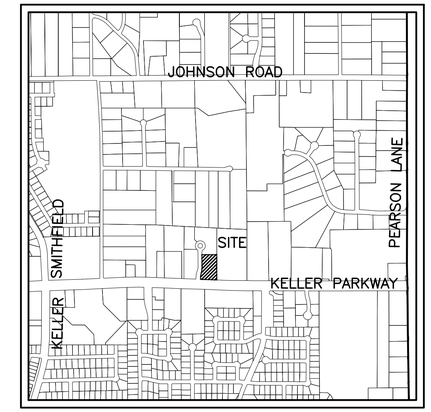
No.	REVISIONS/ SUBMISSIONS	Date







VICINITY MAP
SCALE: 1"=1000'

SITE DATA SUMMARY TABLE

	CONCEPT PLAN FOR LOT 1R2
ZONING	PD-1095 – FLOWER ADDITION
PROPOSED USE	OFFICE – PROFESSIONAL
TRACT AREA LOT 1	71,574 SF/ 1.643 ACRES
TRACT AREA LOT 1R1	49,976 SF/ 1.147 ACRES
TRACT AREA LOT 1R2	21,598 SF/ 0.496 ACRES
BUILDING SQUARE FOOTAGE	2,000 SF (FUTURE)
PARKING REQUIRED	10
PARKING PROVIDED	10
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1

OFFICE PARKING REQUIREMENTS
2,000 SQUARE FEET
1 SPACE PER 200 SF = 10 SPACES

IMPERVIOUS AREAS

ITEM	Area (sf)	Coverage percent
LOT IR2	21,598	
EXISTING		
PAVING/CONCRETE	1,541	4.3%
TOTAL IMPERVIOUS	1,541	4.3%
PROPOSED	(sf)	
PARKING/SW	9,422	43.6%
EX. PAVING	1,541	7.1%
BUILDING	2,000	9.3%
TOTAL INCREASE	12,963	60.0%

NOTE:

1. ALL SIGNAGE FOR LOT 1R2 SHALL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE AT THE TIME OF SIGN PERMIT REVIEW.

2. LOT 1R2 WILL CONSIST OF OFFICE BUILDING (2,000 SF), 10 STANDARD PARKING SPACES, 1 ACCESSIBLE PARKING SPACE, DUMPSTER PAD WITH SCREENING, ALL WATER/SEWER IMPROVEMENTS SHOWN IN CONCEPT UTILITY PLAN, AND CONCRETE DRAINAGE FLUME.

3. A VARIANCE IS BEING REQUESTED TO ALLOW AN ENCROACHMENT OF THE EXISTING PARKING LOT FOR PROPOSED LOT 1R1 INTO THE 10' LANDSCAPE BUFFER REQUIRED (2' PROVIDED) ALONG COMMON LOT LINE. A VARIANCE IS BEING REQUESTED TO ALLOW FOR PROPOSED LOT 1R2 TO BE LESS THAN 33,000 SQUARE FEET FOR RETAIL ZONING.

4. ALL PROPOSED SITE LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF KELLER. PHOTOMETRIC PLAN WILL BE REQUIRED AT TIME OF THE SITE PLAN APPROVAL FOR LOT 1R2.

5. NO CHANGES ARE PROPOSED FOR THE EXISTING OFFICE BUILDING IN PROPOSED LOT 1R1.

LEGEND

18" Oak — EXIST. TREE TO BE PROTECTED

18" Oak — EXIST. TREE TO BE REMOVED

NOTE

The Contractor is to protect the existing trees during the construction of the proposed office complex.

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T.B.P.E. FIRM REGISTRATION NO. 006009

CENTURY 21 OFFICE BUILDING
LOTS 1R1 & 1R2, BLOCK 1
BEING A RE-PLAT OF LOT 1, BLOCK 1
FLOWER ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
1.64 ACRES OF LAND
CURRENT ZONING – "PD-1095" PLANNED DEVELOPMENT

PD AMENDMENT – SITE PLAN

DESIGNED TLH	SCALE 1"=30'	PROJECT NO.	SHEET
DRAWN SDS	DATE 04-28-17		C-1 of ___
CHECKED TLH			