

1	05.13.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:

OVERALL SITE PLAN

DATE: May 13, 2025

SHEET:

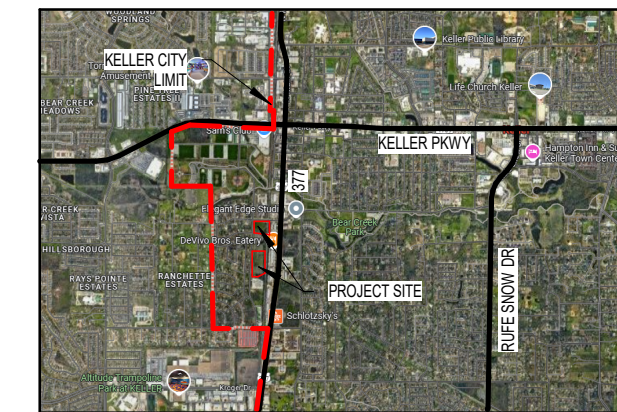
A1.00

© COPYRIGHT 2025 AZIMUTH : ARCHITECTURE, INC.

DESIGNER INFORMATION:
AZIMUTH: ARCHITECTURE
501 S 2ND AVE
DALLAS, TX 75226
CONTACT: COLE WILLIAMS
PH: (214) 517-8967

OWNER INFORMATION:
FLEXD KELLER
1449 AIRPARK
HORSESHOE BAY, TX 78657
CONTACT: JORDAN JAFFE
PH: (512) 294-6727

APPLICANT INFORMATION:
FLEXD DEVELOPMENT, LLC
1449 AIRPARK
HORSESHOE BAY, TX 78657
CONTACT: JORDAN JAFFE
PH: (512) 294-6727



VICINITY MAP

SCALE: NTS

REQUESTED VARIANCES:
SECTION 901.D.2 - SERVICE AREAS AND WASTE CONTAINERS
(INCLUDING FRYER GREASE RECYCLING BIN OR VESSEL WHEN
APPLICABLE) AND TRASH COMPACTORS SHALL BE LOCATED AT
THE REAR OF THE PROPERTY AND SHALL NOT FACE A STREET.

SECTION 903.F.3.J. - FOUNDATION PLANTING A MINIMUM OF FIVE
FEET (5') IN WIDTH SHALL BE PROVIDED AT THE FRONTS AND
SIDES OF BUILDINGS AND SHALL CONSIST OF A COMBINATION
OF GROUNDCOVERS, SHRUBS, AND ORNAMENTAL TREES.

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

PARKING ANALYSIS: LOT 1 BLDG 1
Space Dimensions: 9' x 18'
Office Area: 2,730 sf / 330 = 9 Spaces
Warehouse Area: 21,931 sf / 2000 = 11 Spaces
Total Parking Required: 20 Spaces
Total Parking Provided: 20 Spaces
HC Spaces: 4
(Not included in calcs)

PARKING ANALYSIS: LOT 1 BLDG 2
Space Dimensions: 9' x 18'
Office Area: 2,730 sf / 330 = 9 Spaces
Warehouse Area: 15,288 sf / 2000 = 8 Spaces
Total Parking Required: 17 Spaces
Total Parking Provided: 23 Spaces
HC Spaces: 2
(Not included in calcs)

PARKING ANALYSIS: LOT 2 BLDG 1
Space Dimensions: 9' x 18'
Office Area: 2,750 sf / 330 = 9 Spaces
Warehouse Area: 15,915 sf / 2000 = 8 Spaces
Total Parking Required: 17 Spaces
Total Parking Provided: 37 Spaces
HC Spaces: 2
(Not included in calcs)

PARKING ANALYSIS: LOT 2 BLDG 3
Space Dimensions: 9' x 18'
Office Area: 5,500 sf / 330 = 17 Spaces
Warehouse Area: 38,116 sf / 2000 = 20 Spaces
Total Parking Required: 37 Spaces
Total Parking Provided: 43 Spaces
HC Spaces: 4
(Not included in calcs)

PARKING ANALYSIS: LOT 2 BLDG 2
Space Dimensions: 9' x 18'
Office Area: 2,750 sf / 330 = 9 Spaces
Warehouse Area: 15,915 sf / 2000 = 8 Spaces
Total Parking Required: 16 Spaces
Total Parking Provided: 39 Spaces
HC Spaces: 2
(Not included in calcs)

PARKING ANALYSIS: LOT 2 BLDG 4
Space Dimensions: 9' x 18'
Office Area: 6,050 sf / 330 = 19 Spaces
Warehouse Area: 33,566 sf / 2000 = 17 Spaces
Total Parking Required: 36 Spaces
Total Parking Provided: 55 Spaces
HC Spaces: 6
(Not included in calcs)

LOT 2: 777 CHISHOLM TRAIL:
120,562 TOTAL BUILDING SF

17,050 SF OFFICE / 330 =
52 PARKING SPACES

103,512 SF WAREHOUSE / 2000 =
52 PARKING SPACES

52 + 52 = 104 SPACES REQUIRED
174 SPACES PROVIDED
(14 HCP NOT INCLUDED)

(OFFICE SQUARE FOOTAGE
IS ESTIMATED)

NOTE:
ALL GROUND AND ROOF
MOUNTED EQUIPMENT SHALL
BE SCREENED.

LOT 1: 150 BEAR CREEK:
42,717 TOTAL BUILDING SF

5,500 SF OFFICE / 330 =
17 PARKING SPACES

37,217 SF WAREHOUSE / 2000 =
20 PARKING SPACES

17 + 19 = 36 SPACES REQUIRED
43 SPACES PROVIDED
(6 HCP NOT INCLUDED)

(OFFICE SQUARE FOOTAGE
IS ESTIMATED)

CHISHOLM TRAIL
A 60' R.O.W.
VOL. 6380, PG. 444

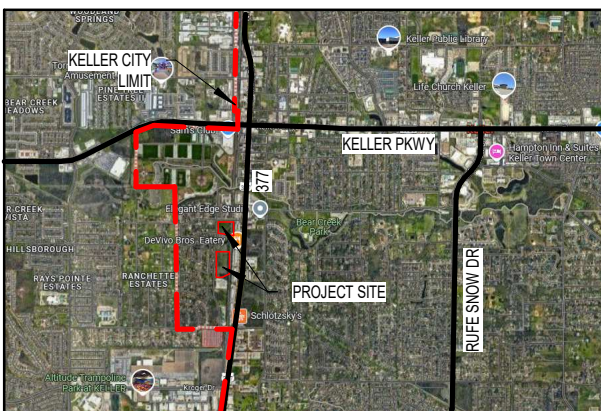
PENGUIN PATCH
(NOT PART OF SITE)

UNION PACIFIC RAILROAD

PLAN NORTH

01 OVERALL SITE PLAN

SCALE: 1" = 60'-0"



VICINITY MAP

SCALE: NTS

DESIGNER INFORMATION:
AZIMUTH: ARCHITECTURE
501 S 2ND AVE
DALLAS, TX 75226
CONTACT: COLE WILLIAMS
PH: (214) 517-8967

OWNER INFORMATION:
FLEXD KELLER
1449 AIRPARK
HORSESHOE BAY, TX 78657
CONTACT: JORDAN JAFFE
PH: (512) 294-6727

APPLICANT INFORMATION:
FLEXD DEVELOPMENT, LLC
1449 AIRPARK
HORSESHOE BAY, TX 78657
CONTACT: JORDAN JAFFE
PH: (512) 294-6727

AZIMUTH:

architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

www.azimutharc.com

FlexD Keller

777 Chisholm Trail, Keller, Texas 76248
150 Bear Creek Parkway, Keller, Texas 76248

3013

1	05.13.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:

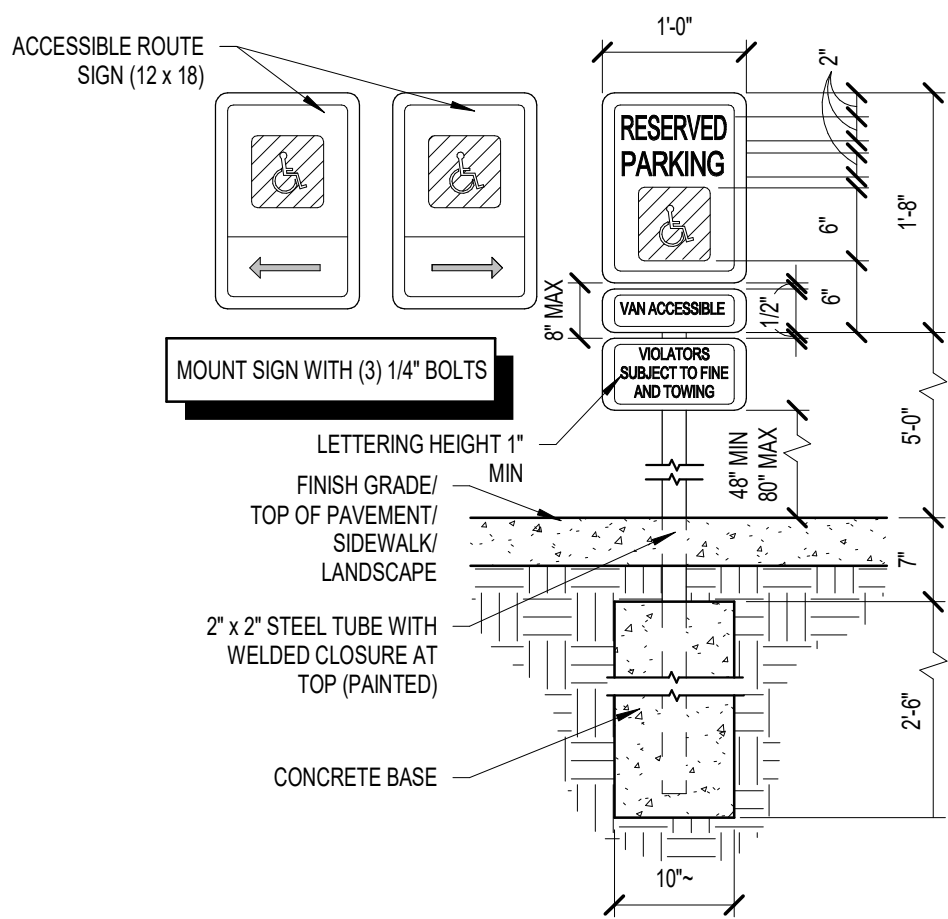
LOT 1 SITE PLAN

DATE: May 13, 2025

SHEET:

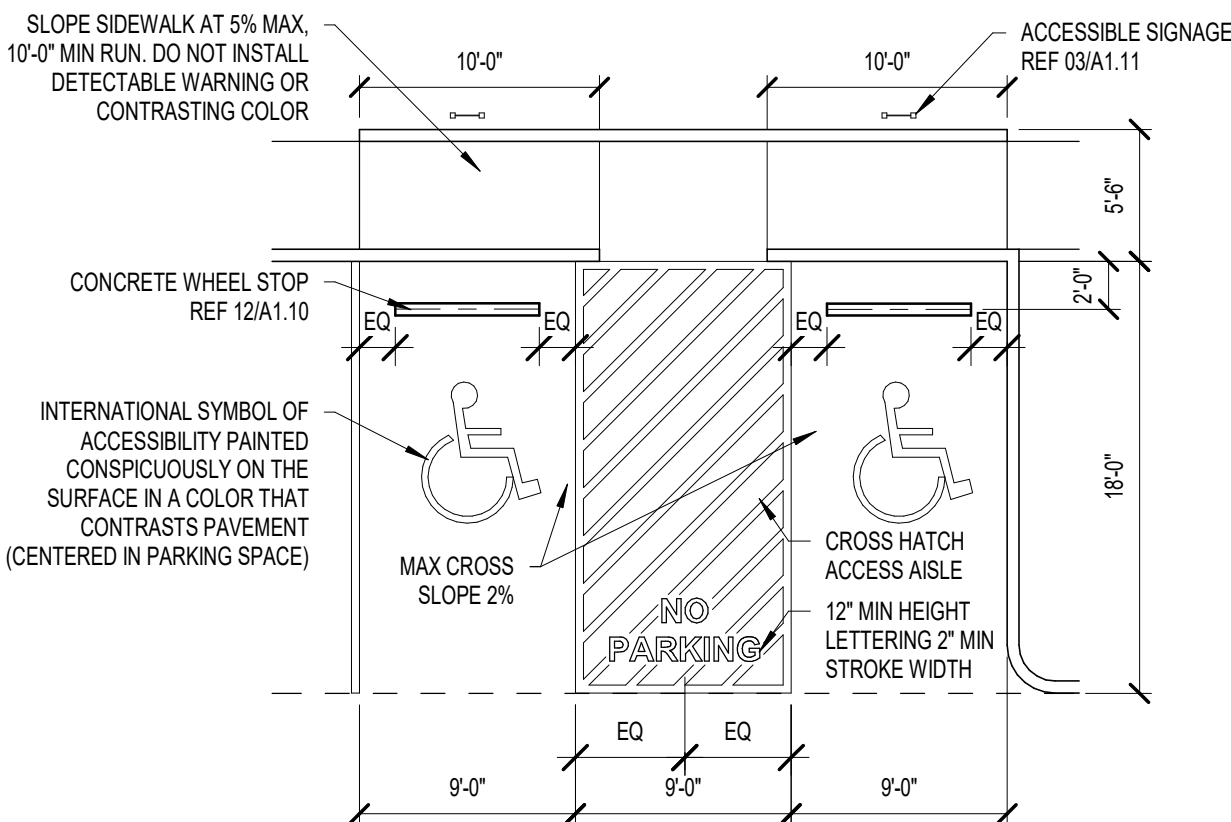
A1.11

© COPYRIGHT 2025 AZIMUTH: ARCHITECTURE, INC.



03 ACCESSIBLE SIGNAGE

SCALE: 3/4" = 1'-0"

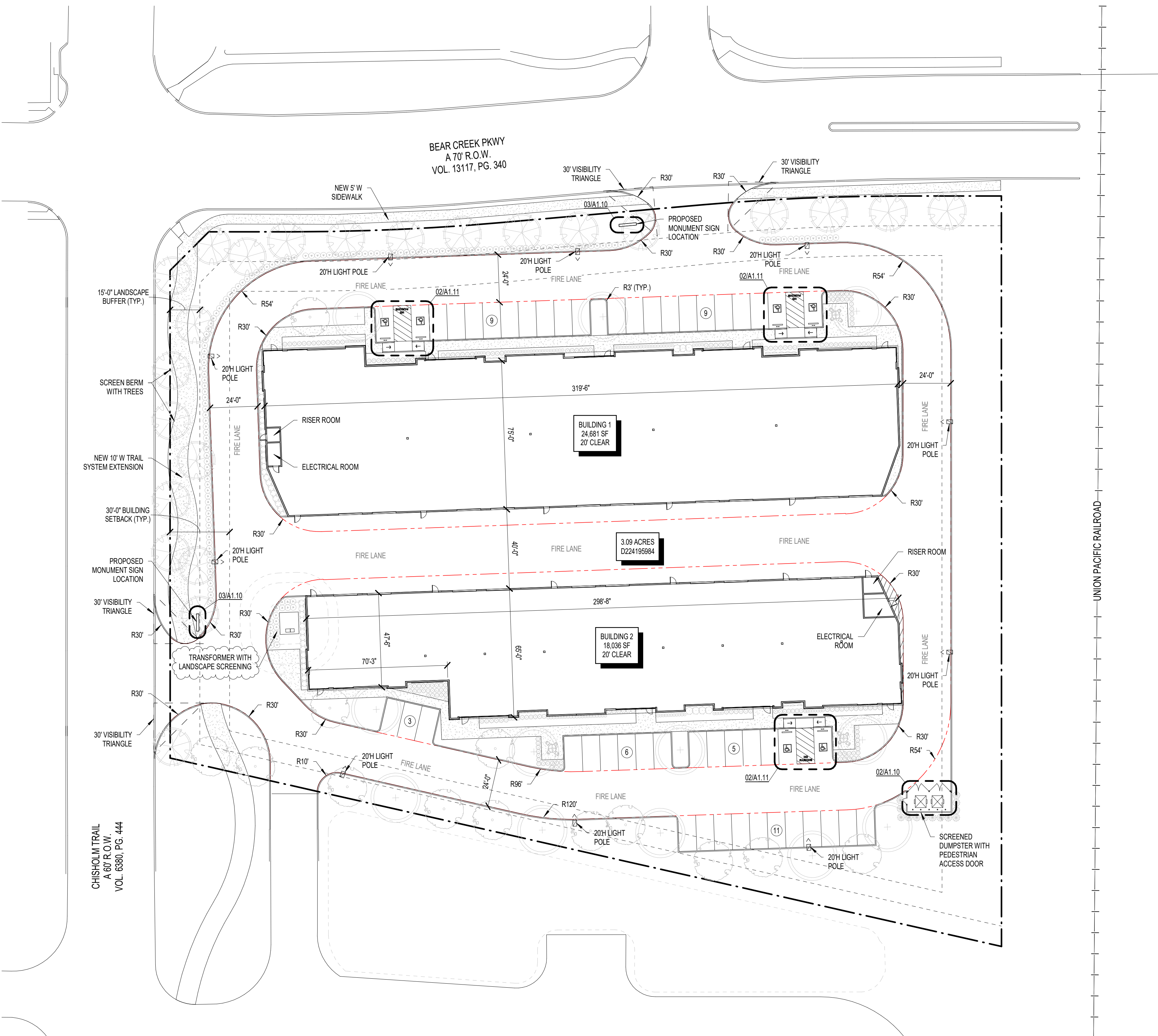


02 HC PARKING DETAIL

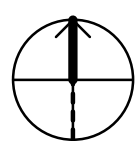
SCALE: 1/8" = 1'-0"

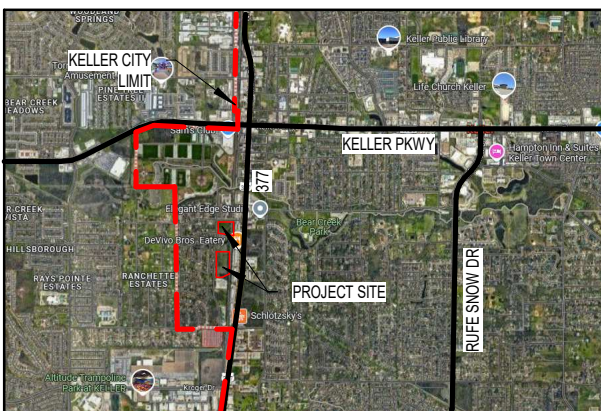
01 LOT 1 SITE PLAN

SCALE: 1" = 30'-0"



PLAN NORTH





VICINITY MAP

SCALE: NTS

DESIGNER INFORMATION:
AZIMUTH: ARCHITECTURE
501 S 2ND AVE
DALLAS, TX 75226
CONTACT: COLE WILLIAMS
PH: (214) 517-8967

OWNER INFORMATION:
FLEXD KELLER
1449 AIRPARK
HORSESHOE BAY, TX 78657
CONTACT: JORDAN JAFFE
PH: (512) 294-6727

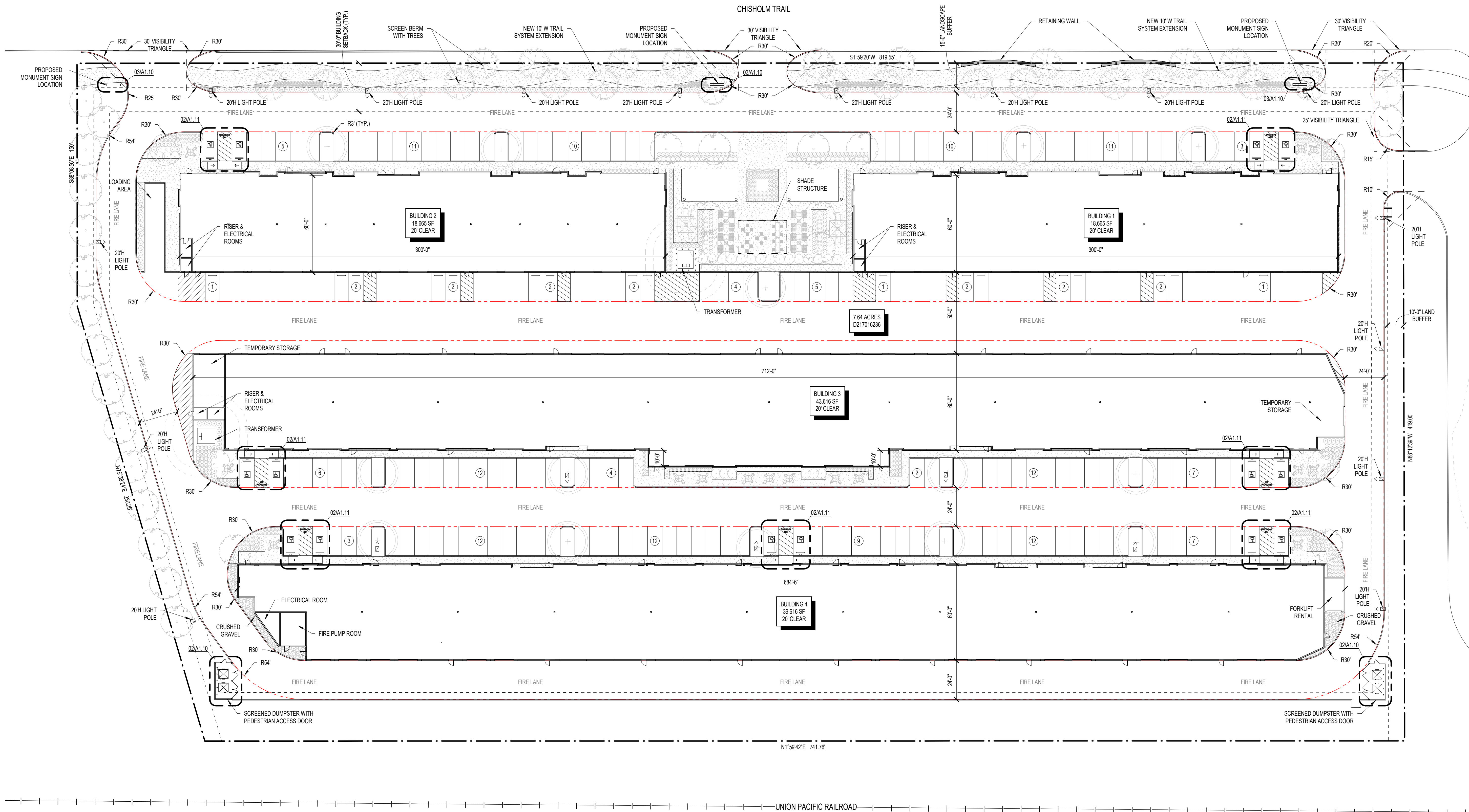
APPLICANT INFORMATION:
FLEXD DEVELOPMENT, LLC
1449 AIRPARK
HORSESHOE BAY, TX 78657
CONTACT: JORDAN JAFFE
PH: (512) 294-6727

AZIMUTH:

architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

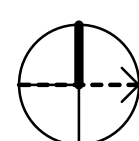
www.azimutharc.com



01 LOT 2 SITE PLAN

SCALE: 1" = 30'-0"

PLAN NORTH



JOB # CLIENT: REVISIONS: SEAL:

FlexD Keller

777 Chisholm Trail, Keller, Texas 76248
150 Bear Creek Parkway, Keller, Texas 76248

3013

1	05.13.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:

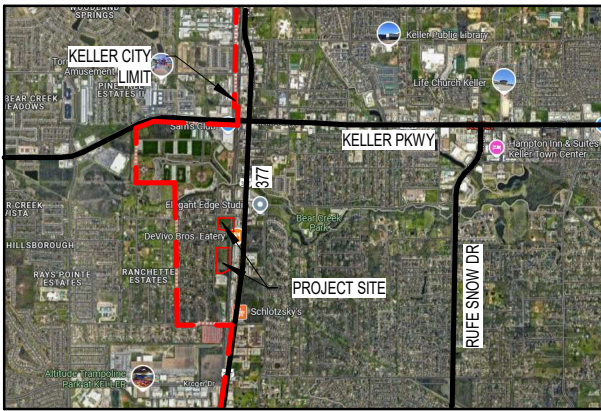
LOT 2 SITE PLAN

DATE: May 13, 2025

SHEET:

A1.21

© COPYRIGHT 2025 AZIMUTH: ARCHITECTURE, INC.



VICINITY MAP

SCALE: NTS

OPEN AREA CALCULATIONS:

LOT SQUARE FOOTAGE: 134,634

OPEN AREA: 24,463 SF

24,463 / 134,634 = .182

18.2% OPEN AREA

DESIGNER INFORMATION:

AZIMUTH: ARCHITECTURE
501 S 2ND AVE
DALLAS, TX 75226
CONTACT: COLE WILLIAMS
PH: (214) 517-8967

OWNER INFORMATION:

FLEXD KELLER
1449 AIRPARK
HORSESHOE BAY, TX 78657
CONTACT: JORDAN JAFFE
PH: (512) 294-6727

APPLICANT INFORMATION:

FLEXD DEVELOPMENT, LLC
1449 AIRPARK
HORSESHOE BAY, TX 78657
CONTACT: JORDAN JAFFE
PH: (512) 294-6727

AZIMUTH:

architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

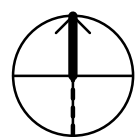
www.azimutharc.com



01 LOT 1 OPEN AREA PLAN

SCALE: 1" = 30'-0"

PLAN NORTH



JOB #. CLIENT:

FlexD Keller

777 Chisholm Trail, Keller, Texas 76248
150 Bear Creek Parkway, Keller, Texas 76248

3013

REVISIONS:

1	05.13.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

SEAL:

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:

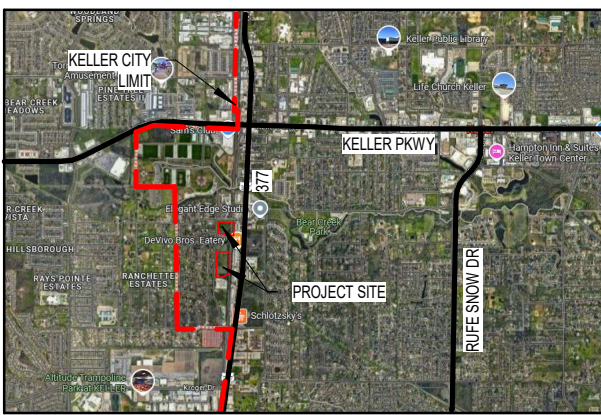
LOT 1 OPEN AREA
PLAN

DATE: May 13, 2025

SHEET:

A1.12

© COPYRIGHT 2025 AZIMUTH : ARCHITECTURE, INC.



VICINITY MAP

SCALE: NTS

OPEN AREA CALCULATIONS:

LOT SQUARE FOOTAGE: 333,036

OPEN AREA: 52,272 SF

52,272 / 333,036 = .157

15.7% OPEN AREA

DESIGNER INFORMATION:

AZIMUTH: ARCHITECTURE
501 S 2ND AVE
DALLAS, TX 75226
CONTACT: COLE WILLIAMS
PH: (214) 517-8967

OWNER INFORMATION:

FLEXD KELLER
1449 AIRPARK
HORSESHOE BAY, TX 78657
CONTACT: JORDAN JAFFE
PH: (512) 294-6727

APPLICANT INFORMATION:

FLEXD DEVELOPMENT, LLC
1449 AIRPARK
HORSESHOE BAY, TX 78657
CONTACT: JORDAN JAFFE
PH: (512) 294-6727

AZIMUTH:

architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

www.azimutharc.com

FlexD Keller

777 Chisholm Trail, Keller, Texas 76248
150 Bear Creek Parkway, Keller, Texas 76248

3013

1	05.13.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:

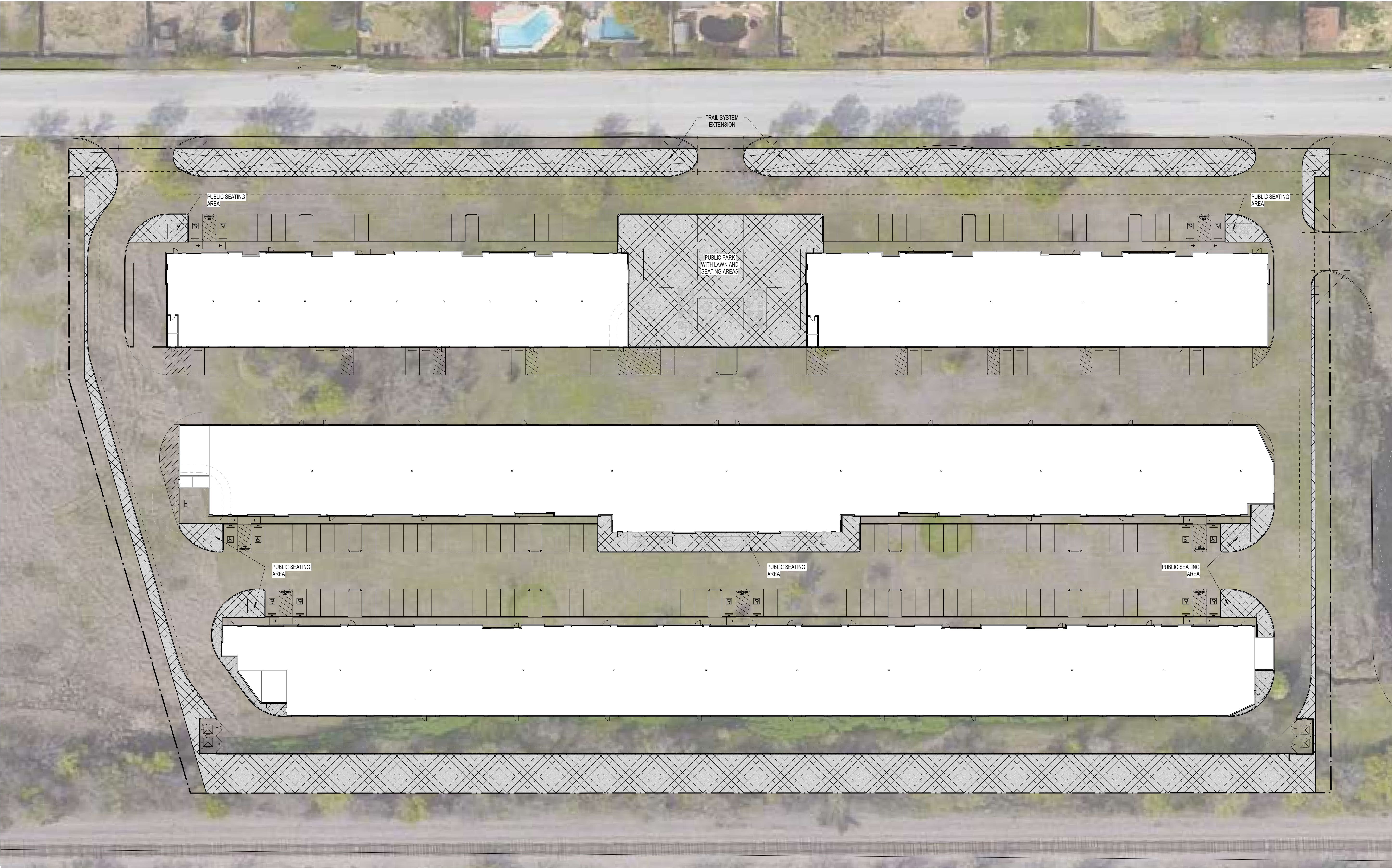
LOT 2 OPEN AREA
PLAN

DATE: May 13, 2025

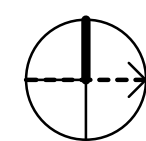
SHEET:

A1.22

© COPYRIGHT 2025 AZIMUTH : ARCHITECTURE, INC.



PLAN NORTH



01 LOT 2 SITE PLAN

SCALE: 1" = 30'-0"

MATERIAL LEGEND

- SPLIT FACE CMU
- PAINTED CONCRETE TILT-WALL
- ALUMINUM & GLASS STOREFRONT
- PAINTED METAL
- BRICK VENEER

Note: Masonry percentages are calculated based on the total area of the associated facade minus glass.

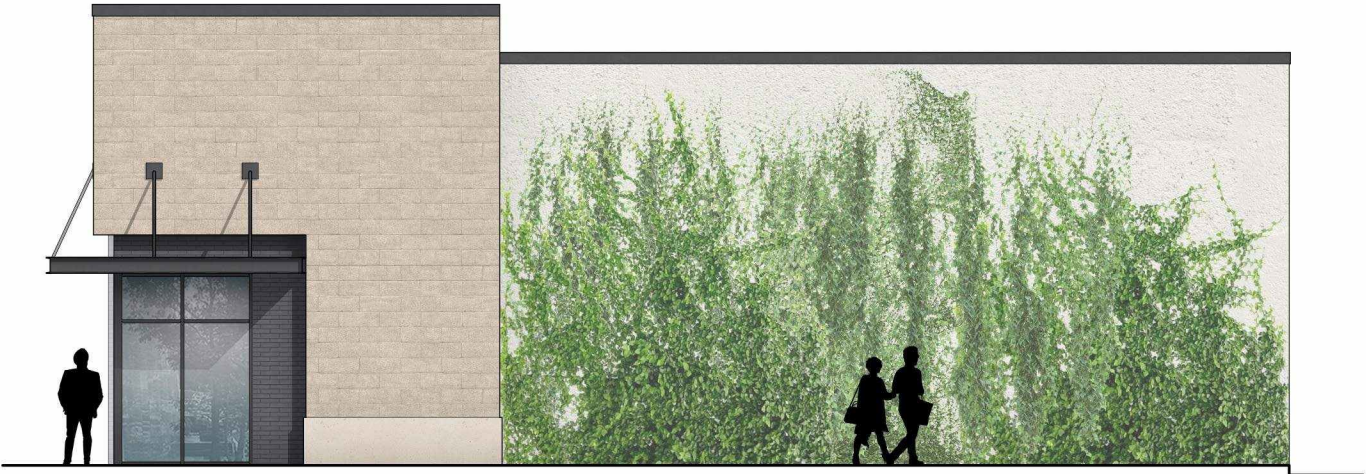
Roof System:
60 mil white TPO mechanically fastened over polyisocyanurate (R-9 min.)

Note: All facades to be finished with similar architectural elements and materials including minimum 75% masonry.

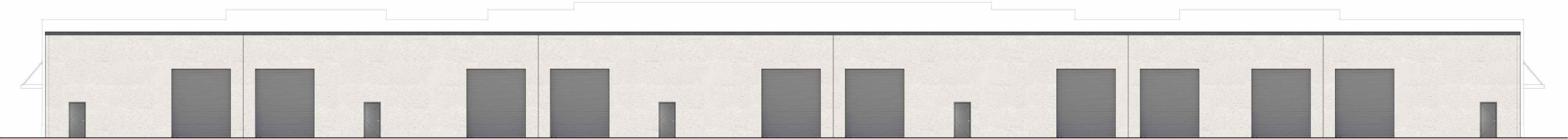
Permitted elevations will include masonry/tilt-wall mix to meet and exceed UDC masonry requirements. Buildings will feature textured surfaces/architectural elements to enhance wall surfaces.

All building elevations will be comprised of 100% tilt-wall + masonry, less glass, canopies, and door openings.

Similar architectural elements, materials, and colors will be carried through each building on the sites. The elevations presented in this exhibit are representative of a consistent design style that will carry through each building on both sites.



ENLARGED ELEVATION - NORTH / SOUTH - BUILDING 1
Scale: 1" = 10'-0"



ENLARGED ELEVATION - EAST - BUILDING 1
Scale: 1" = 20'-0"

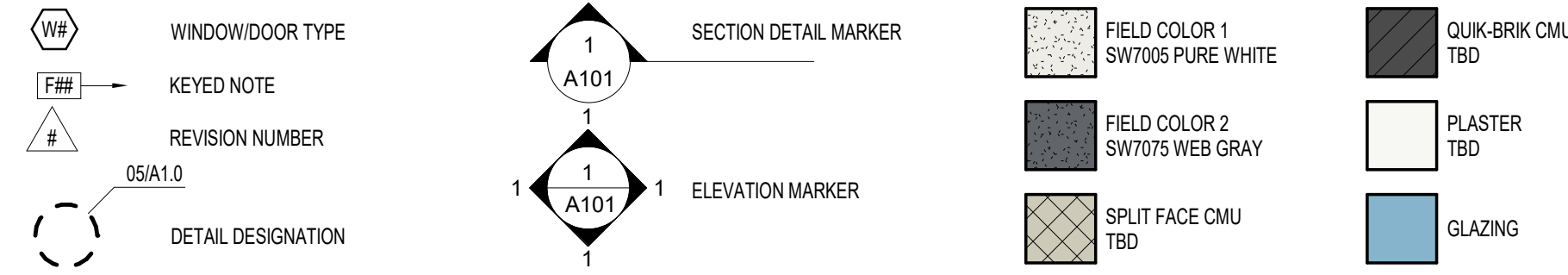


ENLARGED ELEVATION - WEST - BUILDING 1
Scale: 1" = 20'-0"



CHISOLM TRAIL STREET ELEVATION - BUILDINGS 1 & 2
Scale: 1" = 50'-0"

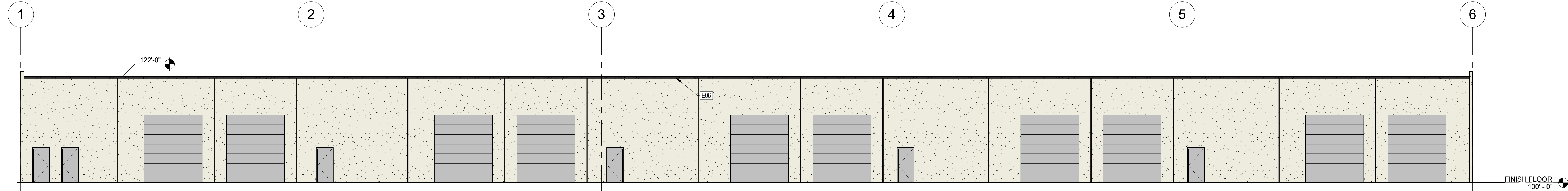
ELEVATION SYMBOLS LEGEND:



ELEVATION KEYED NOTES:

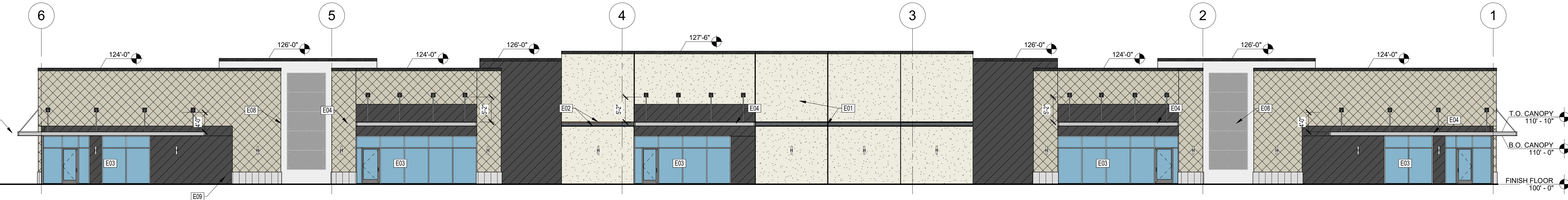
- Keyed notes for elevation drawings:
- E01: PAINTED CONCRETE TILT-WALL
 - E02: PANEL REVEAL (REF. 01/A10.00)
 - E03: ALUMINUM & GLASS STOREFRONT
 - E04: ALUMINUM PREFAB CANOPY
 - E05: LINE OF ROOF BEYOND
 - E06: CONTINUOUS GUTTER
 - E07: DOWNSPOUT
 - E08: WALL MOUNTED TRELLIS
 - E09: BASE TRIM

MATERIAL CALCULATIONS												
ELEVATION	TOTAL AREA	GLASS/OPENINGS AREA	G/O%	CONCRETE TILT WALL AREA	T.W.%	SPLIT FACE CMU AREA	CMU%	BRICK VENEER AREA	B.V.%	PLASTER AREA	PL%	TOTAL MASONRY PERCENTAGE
NORTH	1,443 SF	75 SF	5.2%	943 SF	68.9%	374 SF	27.3%	51 SF	3.7%	-	0%	100%
SOUTH	1,443 SF	75 SF	5.2%	943 SF	68.9%	374 SF	27.3%	51 SF	3.7%	-	0%	100%
EAST	6,601 SF	1,832 SF	27.8%	4,769 SF	100%	-	0%	-	0%	-	0%	100%
WEST	7,711 SF	1,099 SF	14.3%	1,925 SF	29.1%	2,299 SF	34.8%	1,754 SF	26.5%	634 SF	9.6%	100%



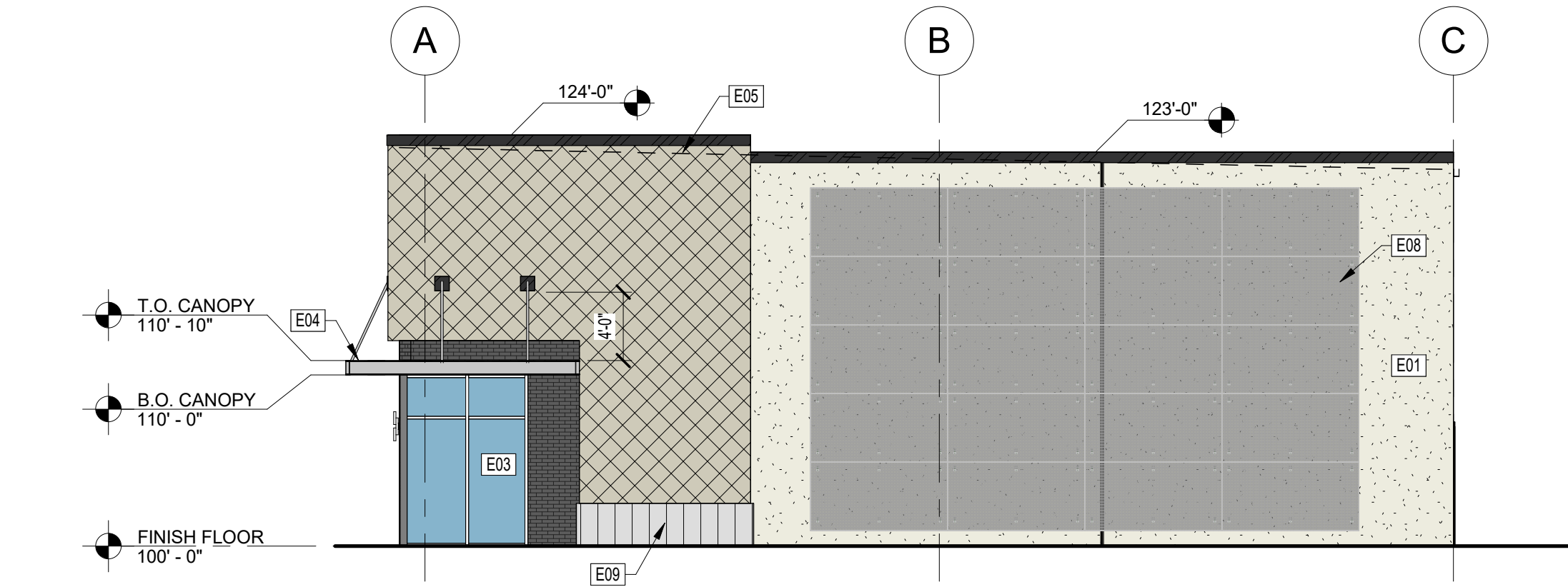
02 EXTERIOR ELEVATION - EAST

SCALE: 3/32" = 1'-0"



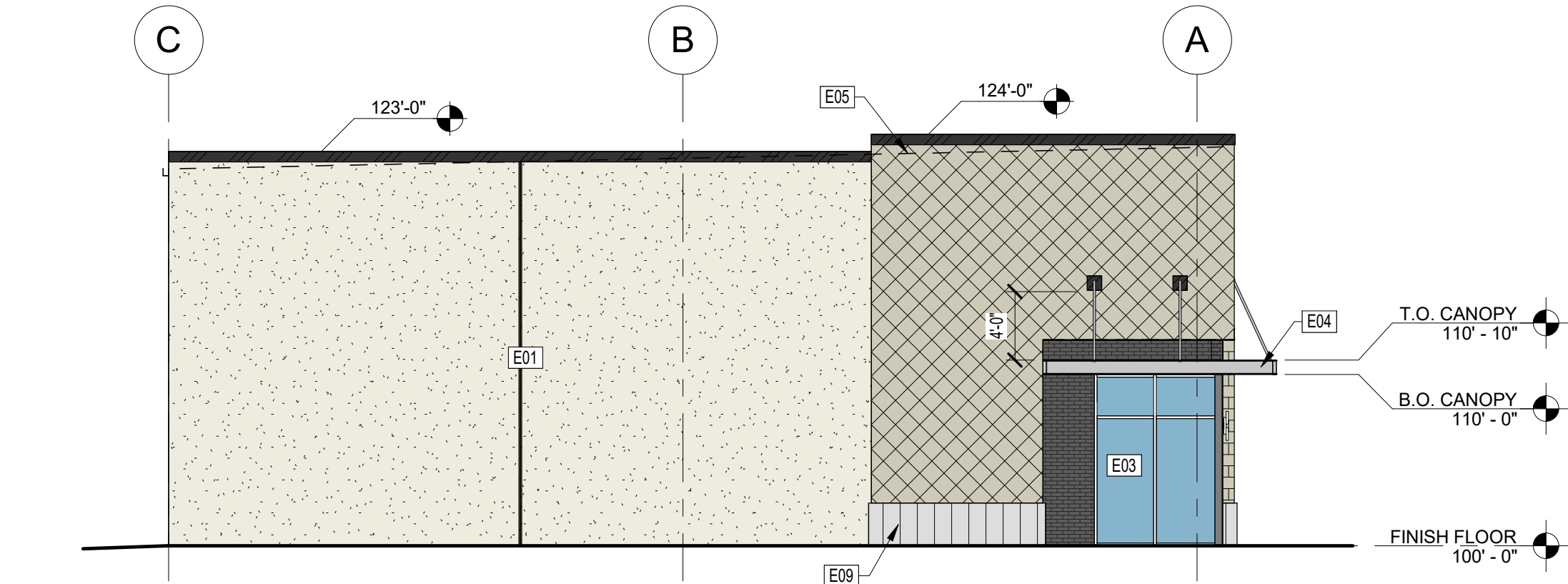
01 EXTERIOR ELEVATION - WEST

SCALE: 3/32" = 1'-0"



04 EXTERIOR SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



03 EXTERIOR ELEVATION - NORTH

SCALE: 1/8" = 1'-0"

AZIMUTH:

architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

www.azimutharc.com

FlexD Keller
Lot 2 Building 1
777 Chisholm Trail, Keller, Texas 76248

3013A

REVISIONS:	JOB #:	CLIENT:
1	03.14.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:
EXTERIOR
ELEVATIONS

DATE: March 14, 2025

SHEET:

A7.10

© COPYRIGHT 2025 AZIMUTH : ARCHITECTURE, INC.

ELEVATION SYMBOLS LEGEND:

W#

WINDOW/DOOR TYPE

F##

KEYED NOTE

#

REVISION NUMBER

05/A1.0

DETAIL DESIGNATION

1

A101

1

SECTION DETAIL MARKER

1

A101

1

ELEVATION MARKER

FIELD COLOR 1

SW7005 PURE WHITE

FIELD COLOR 2

SW7075 WEB GRAY

SPLIT FACE CMU

TBD

QUIK-BRIK CMU

TBD

PLASTER

TBD

GLAZING

ELEVATION KEYED NOTES:

- E01

PAINTED CONCRETE TILT-WALL
- E02

PANEL REVEAL (REF. 01/A10.00)
- E03

ALUMINUM & GLASS STOREFRONT
- E04

ALUMINUM PREFAB CANOPY
- E05

LINE OF ROOF BEYOND

E06

CONTINUOUS GUTTER

E07

DOWNSPOUT

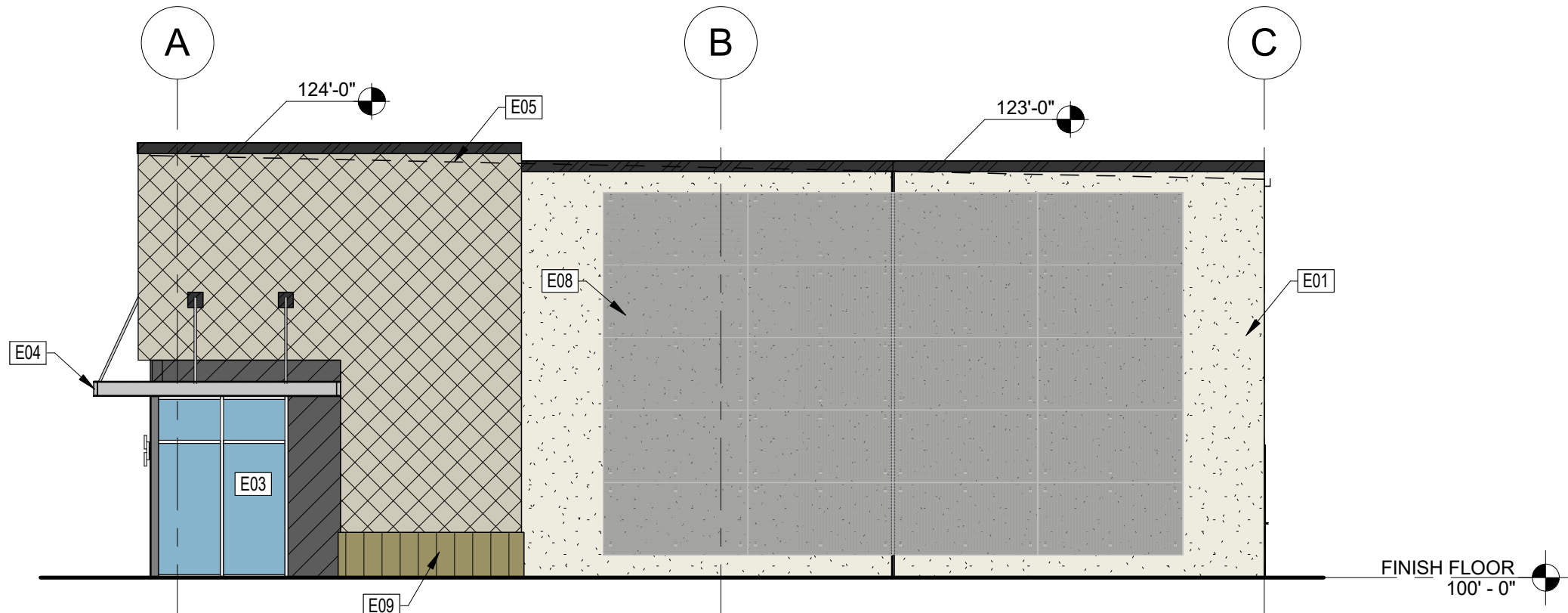
E08

WALL MOUNTED TRELLIS

E09

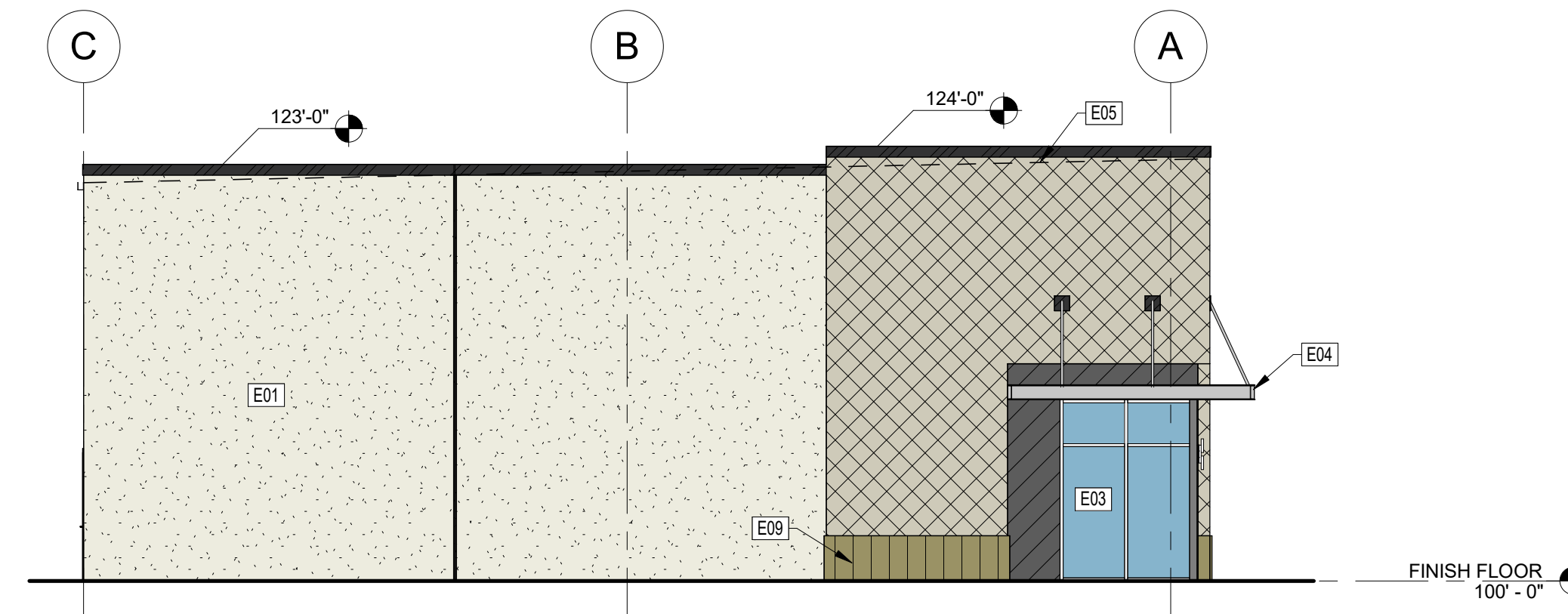
BASE TRIM

MATERIAL CALCULATIONS												
ELEVATION	TOTAL AREA	GLASS/OPENINGS AREA	G/O%	CONCRETE TILT WALL AREA	T.W.%	SPLIT FACE CMU AREA	CMU%	BRICK VENEER AREA	B.V.%	PLASTER AREA	PL%	TOTAL MASONRY PERCENTAGE
NORTH	1,443 SF	75 SF	5.2%	943 SF	68.9%	374 SF	27.3%	51 SF	3.7%	-	0%	100%
SOUTH	1,443 SF	75 SF	5.2%	943 SF	68.9%	374 SF	27.3%	51 SF	3.7%	-	0%	100%
EAST	6,601 SF	1,832 SF	27.8%	4,769 SF	100%	-	0%	-	0%	-	0%	100%
WEST	7,711 SF	1,099 SF	14.3%	1,925 SF	29.1%	2,299 SF	34.8%	1,754 SF	28.5%	634 SF	9.6%	100%



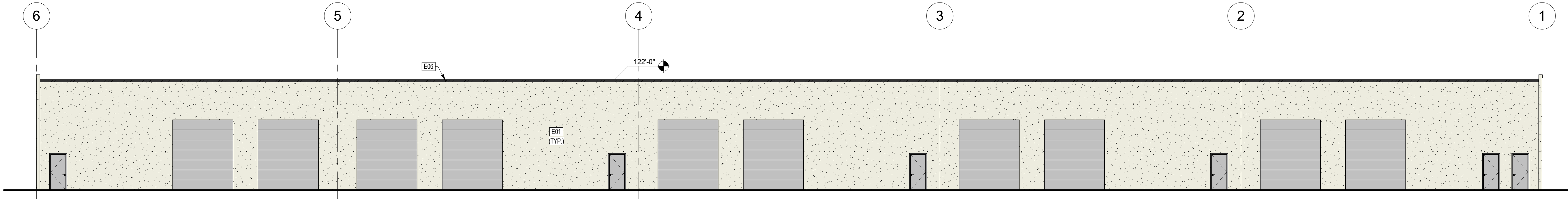
04 EXTERIOR SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



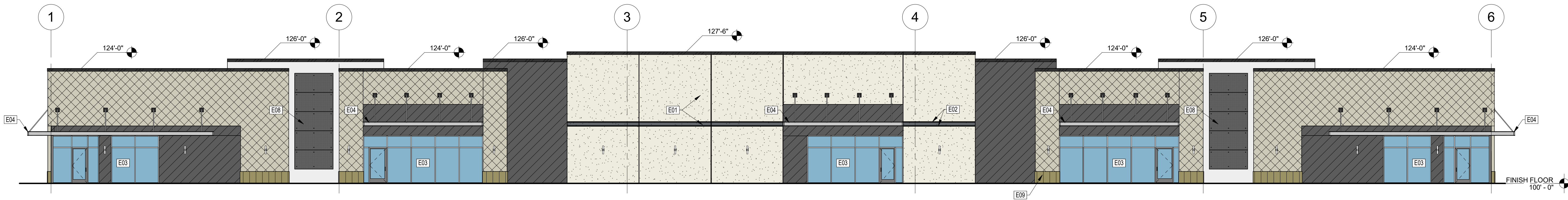
02 EXTERIOR NORTH ELEVATION

SCALE: 1/8" = 1'-0"



03 EXTERIOR EAST ELEVATION

SCALE: 3/32" = 1'-0"



01 EXTERIOR ELEVATION - WEST

SCALE: 3/32" = 1'-0"

AZIMUTH:

architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

www.azimutharc.com

FlexD Keller
Lot 2 Building 2

777 Chisholm Trail, Keller, Texas 76248

3013B

JOB # CLIENT:

REVISIONS:

SEAL:

1	03.14.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:
EXTERIOR
ELEVATIONS

DATE: March 14, 2025

SHEET:

A7.20

© COPYRIGHT 2025 AZIMUTH : ARCHITECTURE, INC.

ELEVATION SYMBOLS LEGEND:

W#

WINDOW/DOOR TYPE

F##

KEYED NOTE

#

REVISION NUMBER

05/A1.0

DETAIL DESIGNATION

1
A101

SECTION DETAIL MARKER

1
A101

ELEVATION MARKER

FIELD COLOR 1
SW7005 PURE WHITE

FIELD COLOR 2
SW7075 WEB GRAY

SPLIT FACE CMU
TBD

QUICK-BRIK CMU
TBD

PLASTER
TBD

GLAZING

ELEVATION KEYED NOTES:

E01

PAINTED CONCRETE TILT-WALL

E02

PANEL REVEAL (REF. 01/A10.00)

E03

ALUMINUM & GLASS STOREFRONT

E04

ALUMINUM PREFAB CANOPY

E05

LINE OF ROOF BEYOND

E06

CONTINUOUS GUTTER

E07

DOWNSPOUT

E08

WALL MOUNTED TRELLIS

E09

BASE TRIM

MATERIAL CALCULATIONS												
ELEVATION	TOTAL AREA	GLASS/OPENINGS AREA	G/O%	CONCRETE TILT WALL AREA	T.W.%	SPLIT FACE CMU AREA	CMU%	BRICK VENEER AREA	B.V.%	PLASTER AREA	PL%	TOTAL MASONRY PERCENTAGE
NORTH	1,406 SF	168 SF	11.9%	1,062 SF	85.7%	92 SF	7.4%	84 SF	6.8%	-	0%	100%
SOUTH	1,411 SF	25 SF	1.8%	946 SF	68.3%	224 SF	16.2%	216 SF	15.6%	-	0%	100%
EAST	18,398 SF	2,189 SF	11.9%	3,620 SF	22.3%	4,948 SF	30.5%	3,880 SF	23.9%	3,751 SF	23.1%	100%
WEST	15,122 SF	3,782 SF	25.0%	11,340 SF	100%	-	0%	-	0%	-	0%	100%

04 EXTERIOR SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

05 ENLARGED ELEVATION

SCALE: 1/8" = 1'-0"

03 EXTERIOR NORTH ELEVATION

SCALE: 1/8" = 1'-0"

02 EXTERIOR WEST ELEVATION

SCALE: 1" = 30'-0"

01 EXTERIOR EAST ELEVATION

SCALE: 1" = 30'-0"

AZIMUTH:

architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

www.azimutharc.com

FlexD Keller
Lot 2 Building 3

777 Chisholm Trail, Keller, Texas 76248

3013C

REVISIONS: JOB # CLIENT: SEAL:

1	03.14.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:
EXTERIOR
ELEVATIONS

DATE: March 14, 2025

SHEET:

A7.30

© COPYRIGHT 2025 AZIMUTH : ARCHITECTURE, INC.

ELEVATION SYMBOLS LEGEND:

W#

WINDOW/DOOR TYPE

F##

KEYED NOTE

#

REVISION NUMBER

05/A1.0

DETAIL DESIGNATION

1

A101

1

SECTION DETAIL MARKER

1

A101

1

ELEVATION MARKER

FIELD COLOR 1

SW7005 PURE WHITE

FIELD COLOR 2

SW7075 WEB GRAY

SPLIT FACE CMU

TBD

QUIK-BRIK CMU

TBD

PLASTER

TBD

GLAZING

ELEVATION KEYED NOTES:

E01

PAINTED CONCRETE TILT-WALL

E02

PANEL REVEAL (REF. 01/A10.00)

E03

ALUMINUM & GLASS STOREFRONT

E04

ALUMINUM PREFAB CANOPY

E05

LINE OF ROOF BEYOND

E06

CONTINUOUS GUTTER

E07

DOWNSPOUT

E08

WALL MOUNTED TRELLIS

E09

BASE TRIM

MATERIAL CALCULATIONS												
ELEVATION	TOTAL AREA	GLASS/OPENINGS AREA	G/O%	CONCRETE TILT WALL AREA	T.W.%	SPLIT FACE CMU AREA	CMU%	BRICK VENEER AREA	B.V.%	PLASTER AREA	PL%	TOTAL MASONRY PERCENTAGE
NORTH	1,432 SF	193 SF	13.5%	-	0%	1,147 SF	92.6%	92 SF	7.4%	-	0%	100%
SOUTH	1,393 SF	101 SF	7.3%	-	0%	1,242 SF	96.1%	50 SF	3.9%	-	0%	100%
EAST	15,098 SF	3,950 SF	26.2%	9,536 SF	85.5%	1,612 SF	14.5%	-	0%	-	0%	100%
WEST	17,984 SF	2,495 SF	13.9%	4,217 SF	27.2%	4,581 SF	29.6%	3,525 SF	22.8%	3,166 SF	20.4%	100%

04 EXTERIOR NORTH ELEVATION

SCALE: 1/8" = 1'-0"

03 EXTERIOR SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

02 EXTERIOR EAST ELEVATION

SCALE: 1" = 30'-0"

01 EXTERIOR WEST ELEVATION

SCALE: 1" = 30'-0"

AZIMUTH:

architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

www.azimutharc.com

FlexD Keller
Lot 2 Building 4

777 Chisholm Trail, Keller, Texas 76248

3013D

JOB # CLIENT REVISIONS SEAL

1	03.14.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:
EXTERIOR
ELEVATIONS

DATE: March 14, 2025

SHEET:

A7.40

© COPYRIGHT 2025 AZIMUTH : ARCHITECTURE, INC.

ELEVATION SYMBOLS LEGEND:

W#

WINDOW/DOOR TYPE

F##

KEYED NOTE

#

REVISION NUMBER

05/A1.0

DETAIL DESIGNATION

1
A101

SECTION DETAIL MARKER

1
A101

ELEVATION MARKER

FIELD COLOR 1
SW7005 PURE WHITE

FIELD COLOR 2
SW7075 WEB GRAY

SPLIT FACE CMU
TBD

QUICK-BRIK CMU
TBD

PLASTER
TBD

GLAZING

ELEVATION KEYED NOTES:

E01

PAINTED CONCRETE TILT-WALL

E02

PANEL REVEAL (REF. 01/A10.00)

E03

ALUMINUM & GLASS STOREFRONT

E04

ALUMINUM PREFAB CANOPY

E05

LINE OF ROOF BEYOND

E06

CONTINUOUS GUTTER

E07

DOWNSPOUT

E08

WALL MOUNTED TRELLIS

E09

BASE TRIM

MATERIAL CALCULATIONS												
ELEVATION	TOTAL AREA	GLASS/OPENINGS AREA	G/O%	CONCRETE TILT WALL AREA	T.W.%	SPLIT FACE CMU AREA	CMU%	BRICK VENEER AREA	B.V.%	PLASTER AREA	PL%	TOTAL MASONRY PERCENTAGE
NORTH	8,185 SF	1,099 SF	13.4%	1,925 SF	27.2%	2,327 SF	32.8%	1,651 SF	23.3%	1,183 SF	16.7%	100%
SOUTH	7,059 SF	1,807 SF	25.6%	5,252 SF	100%	-	0%	-	0%	-	0%	100%
EAST	2,205 SF	76 SF	3.4%	1,281 SF	60.2%	618 SF	29.0%	50 SF	2.3%	-	0%	100%
WEST	2,000 SF	76 SF	3.8%	1,500 SF	78.0%	374 SF	19.4%	50 SF	26.0%	-	0%	100%

04 EXTERIOR EAST ELEVATION

SCALE: 1/8" = 1'-0"

05 ENLARGED ELEVATION

SCALE: 1/8" = 1'-0"

03 EXTERIOR WEST ELEVATION

SCALE: 1/8" = 1'-0"

02 EXTERIOR SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

01 EXTERIOR NORTH ELEVATION

SCALE: 1/16" = 1'-0"

AZIMUTH:

architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

www.azimutharc.com

FlexD Keller
Lot 1 Building 1

150 W. Bear Creek Pkwy, Keller, Texas 76248

3013E

JOB # CLIENT:

REVISIONS:

SEAL:

1	03.14.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:
EXTERIOR
ELEVATIONS

DATE: March 14, 2025

SHEET:

A7.50

© COPYRIGHT 2025 AZIMUTH : ARCHITECTURE, INC.

ELEVATION SYMBOLS LEGEND:

W#

WINDOW/DOOR TYPE

F##

KEYED NOTE

#

REVISION NUMBER

05/A1.0

DETAIL DESIGNATION

1

A101

1

SECTION DETAIL MARKER

1

A101

1

ELEVATION MARKER

FIELD COLOR 1
SW7005 PURE WHITE

FIELD COLOR 2
SW7075 WEB GRAY

SPLIT FACE CMU
TBD

QUICK-BRIK CMU
TBD

PLASTER
TBD

GLAZING

ELEVATION KEYED NOTES:

- E01

PAINTED CONCRETE TILT-WALL
- E02

PANEL REVEAL (REF. 01/A10.00)
- E03

ALUMINUM & GLASS STOREFRONT
- E04

ALUMINUM PREFAB CANOPY
- E05

LINE OF ROOF BEYOND

E06

CONTINUOUS GUTTER

E07

DOWNSPOUT

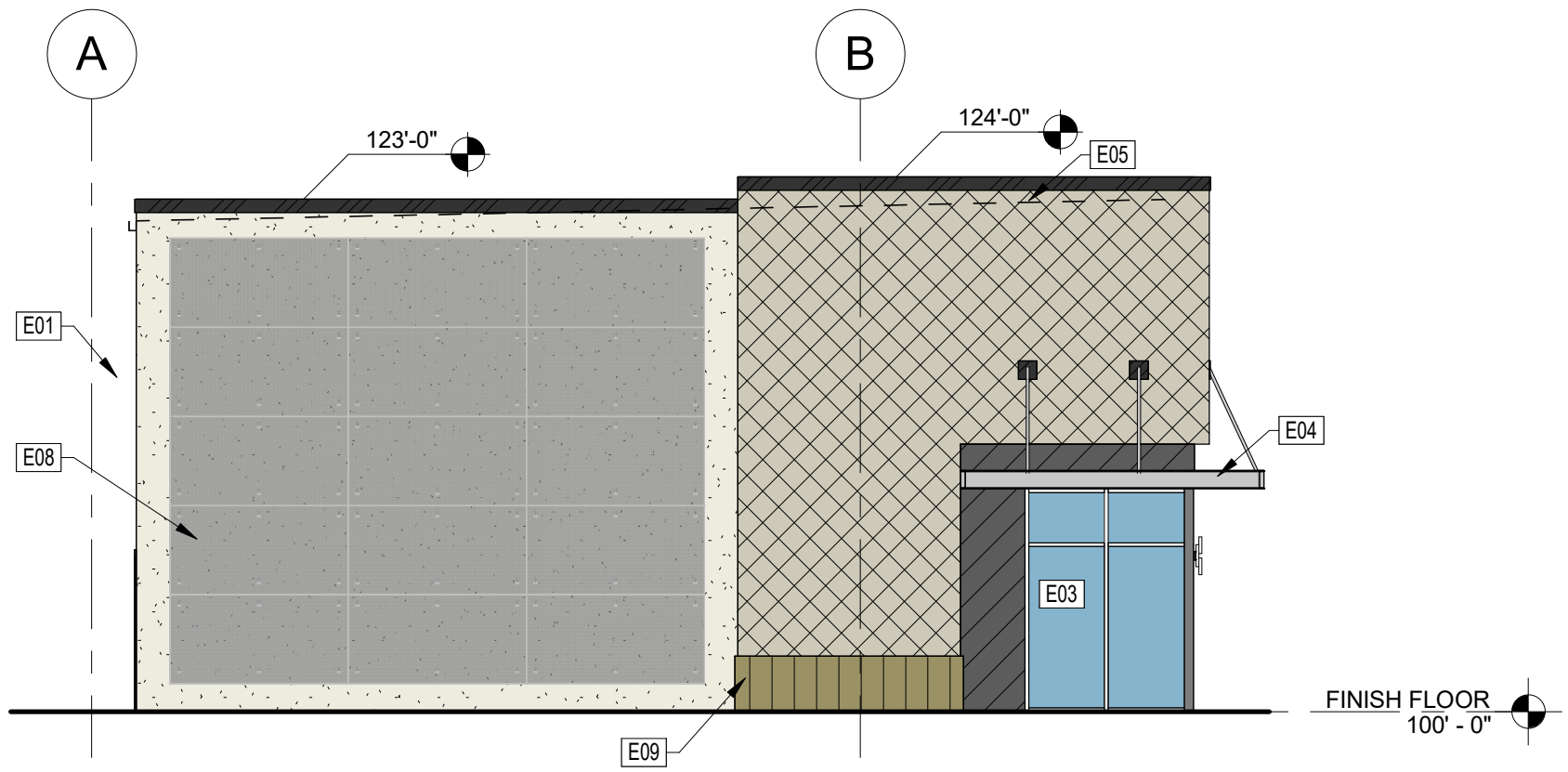
E08

WALL MOUNTED TRELLIS

E09

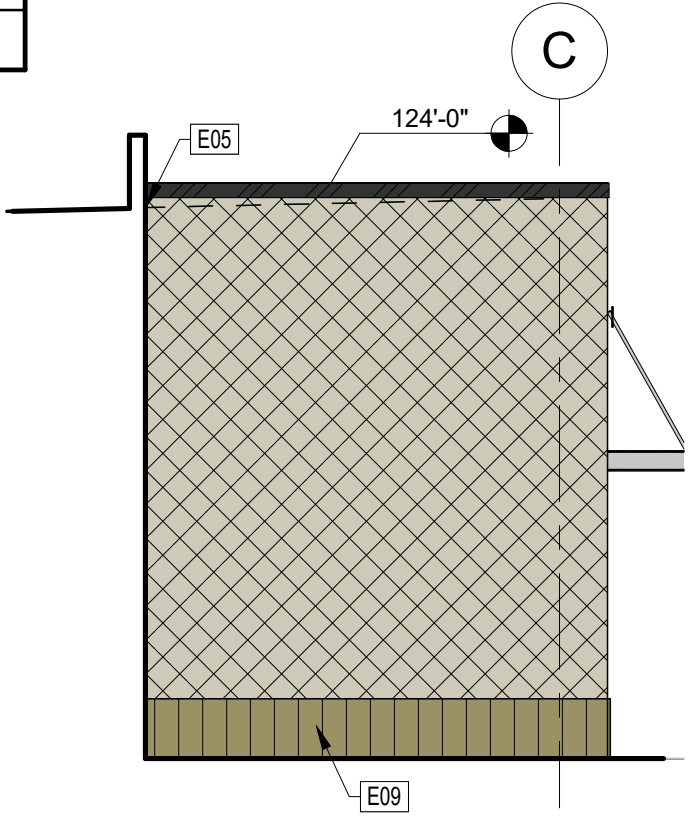
BASE TRIM

MATERIAL CALCULATIONS												
ELEVATION	TOTAL AREA	GLASS/OPENINGS AREA	G/O%	CONCRETE TILT WALL AREA	T.W.%	SPLIT FACE CMU AREA	CMU%	BRICK VENEER AREA	B.V.%	PLASTER AREA	PL%	TOTAL MASONRY PERCENTAGE
NORTH	6,581 SF	1832 SF	27.8%	4,749 SF	100%	-	0%	-	0%	-	0%	100%
SOUTH	7,639 SF	1,099 SF	14.4%	1,513 SF	23.1%	2,299 SF	35.2%	1,837 SF	28.1%	891 SF	13.6%	100%
EAST	1,525 SF	77 SF	5.0%	1,024 SF	70.7%	374 SF	25.8%	50 SF	3.5%	-	0%	100%
WEST	1,121 SF	76 SF	6.8%	621 SF	59.4%	374 SF	35.8%	50 SF	4.8%	-	0%	100%



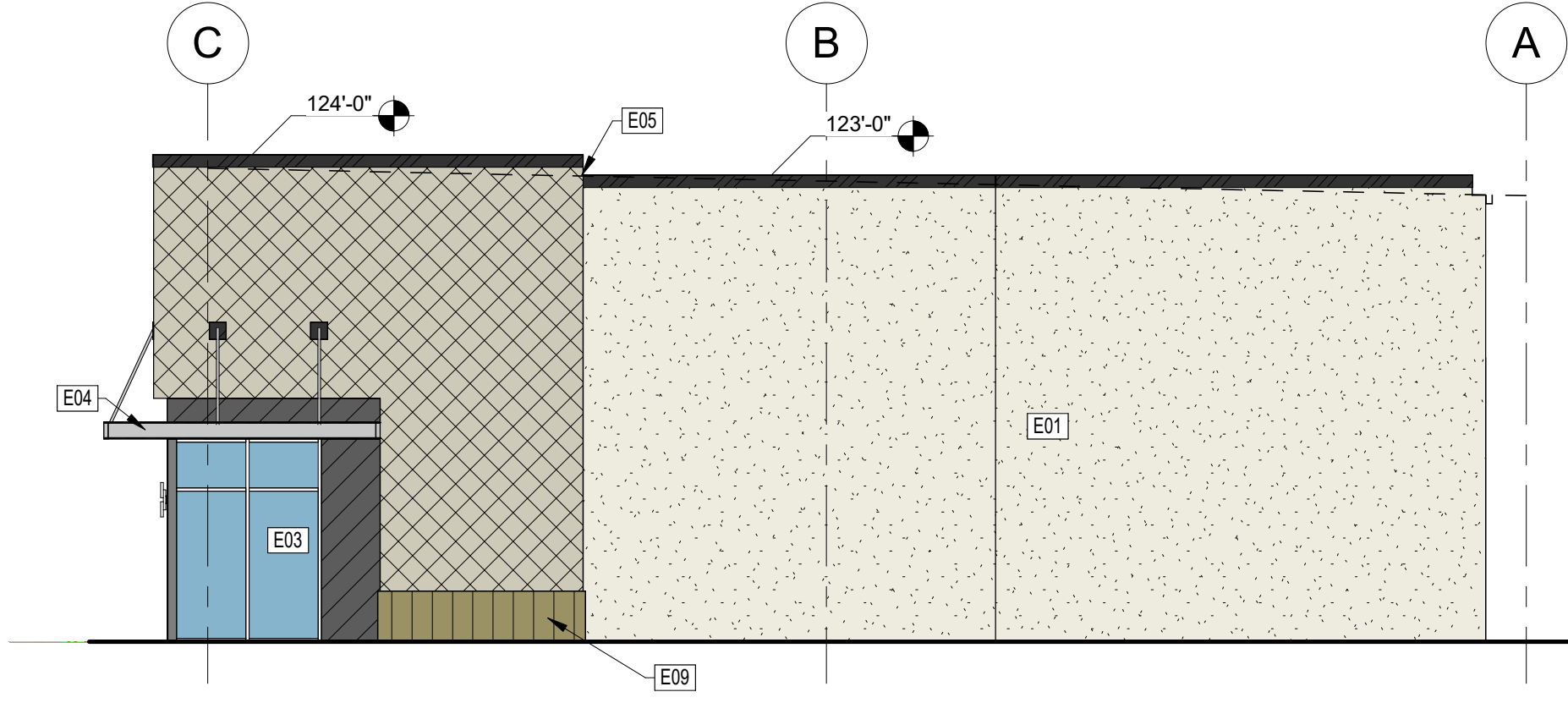
04 EXTERIOR WEST ELEVATION

SCALE: 1/8" = 1'-0"



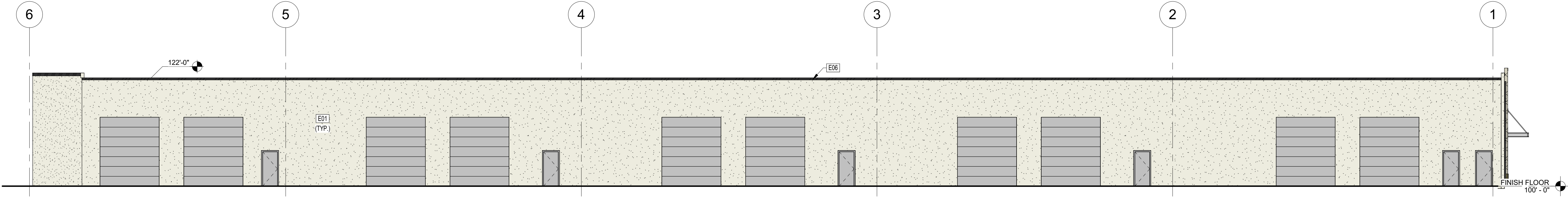
05 ENLARGED ELEVATION

SCALE: 1/8" = 1'-0"



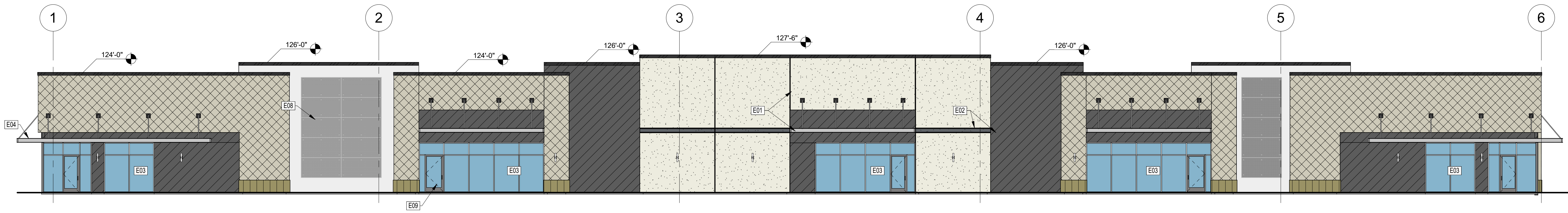
03 EXTERIOR EAST ELEVATION

SCALE: 1/8" = 1'-0"



02 EXTERIOR NORTH ELEVATION

SCALE: 3/32" = 1'-0"



01 EXTERIOR SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

AZIMUTH:

architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

www.azimutharc.com

FlexD Keller
Lot 1 Building 2

150 W. Bear Creek Pkwy, Keller, Texas 76248

3013F

JOB # CLIENT:

REVISIONS:

SEAL:

1	03.14.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

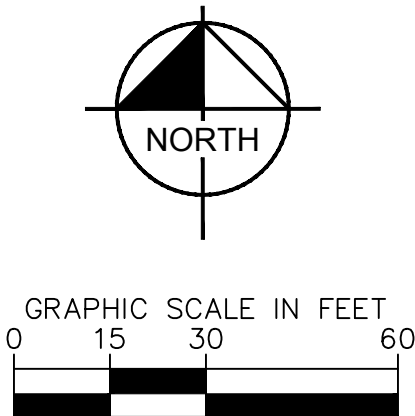
SHEET CONTENTS:
EXTERIOR
ELEVATIONS

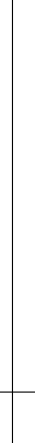
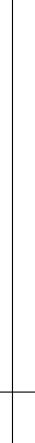
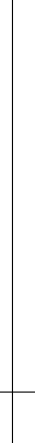
DATE: March 14, 2025
SHEET:

A7.60

© COPYRIGHT 2025 AZIMUTH : ARCHITECTURE, INC.

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION



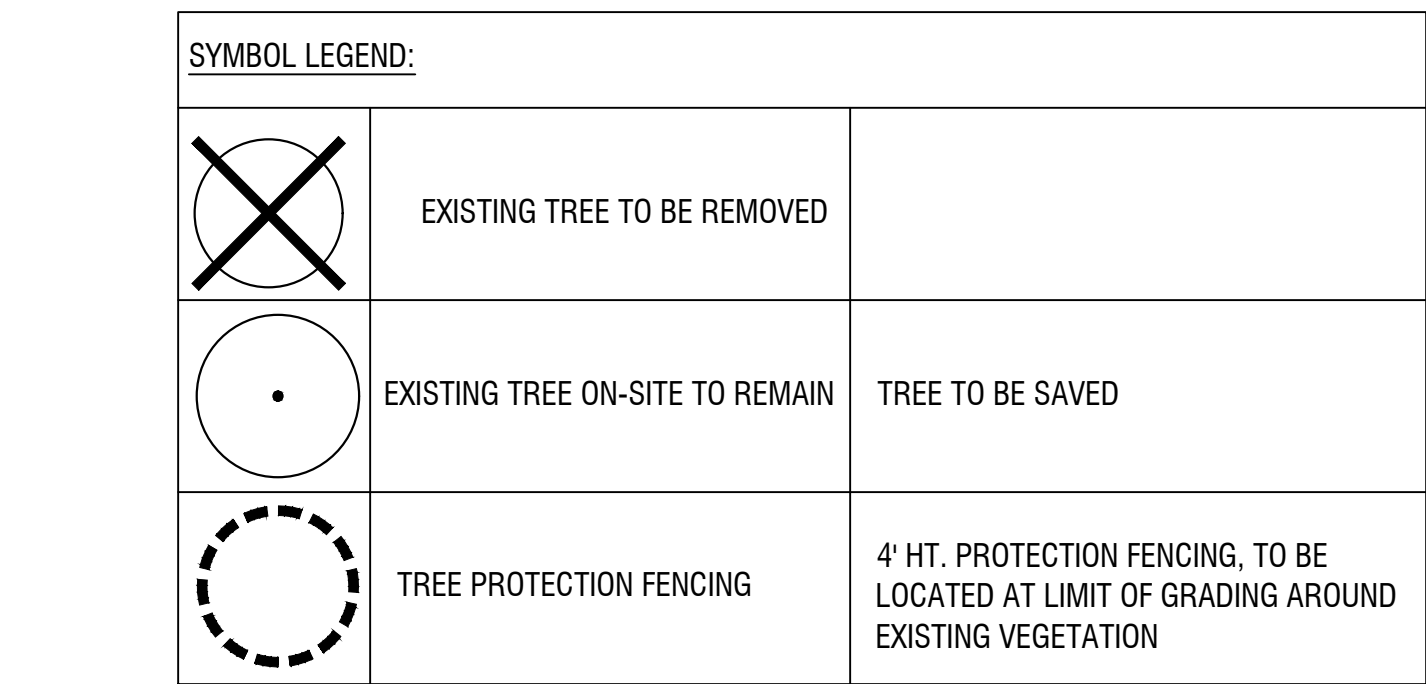
SHEET NUMBER		1.01	
AERIAL OVERLAY (150 BEAR CREEK)		FLEXTD WAREHOUSE - KELLER PREPARED FOR CARDINAL RESIDENTIAL KELLER	
KHA PROJECT 060015803		DATE APRIL 2025	
SCALE AS SHOWN		DESIGNED BY AEA	
DRAWN BY AEA		CHECKED BY AMH	
 260 DAVIS ST #100, MCKINNEY, TX 75069 PHONE (469) 301-2580 FAX (469) 301-2581 WWW.KIMLEY-HORN.COM TXT 928 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.			
 FOR REVIEW ONLY Not for construction or permit purposes P.L.A. <u>Anna M. Harman</u> L.A. No. <u>3146</u> Date <u>04/29/2025</u>		 260 DAVIS ST #100, MCKINNEY, TX 75069 PHONE (469) 301-2580 FAX (469) 301-2581 WWW.KIMLEY-HORN.COM TXT 928 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.	
DATE		REVISIONS	
No.			

FLECD WAREHOUSE -
KELLER
PREPARED FOR
CARDINAL RESIDENTIAL
ER

**AERIAL OVERLAY (150
BEAR CREEK)**

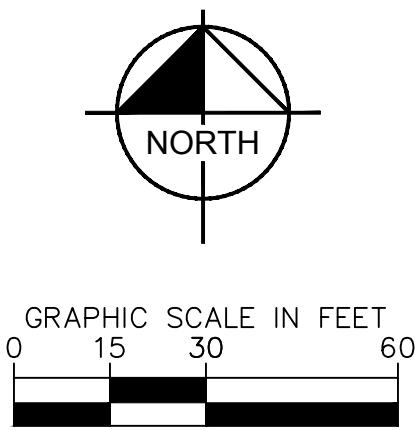
SHEET NUMBER
L1.01

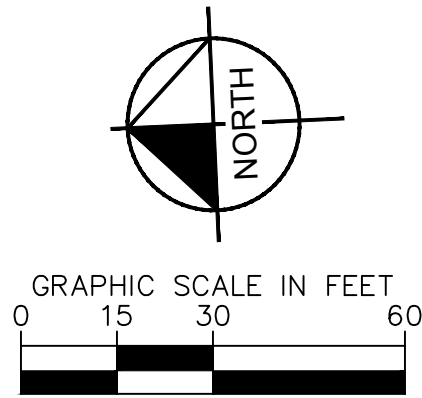
The document, together with the concepts and designs presented herein, is intended only for the use of the client.



1. CONTACT CITY OF KELLER FOR A TREE REMOVAL PERMIT AT 817-743-4110 PRIOR TO REMOVAL OR TRANSPANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4) TALL BRIGHTLY COLORED PLASTIC FENCING, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE, OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

- NOTES:
1. THE CRITICAL ROOT ZONE IS DERIVED AS FOLLOWS: AROUND THE THUNK OF THE TREE THAT IS EQUAL TO A RADIUS OF ONE (1) FEET FOR EACH INCH MEASURED AT GREATEST HEIGHT (DBH) OF FOUR AND ONE-HALF (4 1/2) FEET ABOVE THE SOIL LEVEL.
2. PERFORM ROOT PRUNING ON ALL EXISTING TREES WHERE CONSTRUCTION ACTIVITY WILL FALL WITHIN THE CRITICAL ROOT ZONE. LINEAR CUTS OF ROOTS OF TREES.
3. PROTECT THE CRITICAL ROOT ZONE OF ALL EXISTING AND CONSTRUCTION ACTIVITIES. HAND CUT ROOTS BY DIGGING A TRENCH 18" DEEP BY 8" WIDE ALONG THE OUTSIDE PERIMETER OF THE CRITICAL ROOT ZONE. LINEAR CUT ROOT ZONE, MINIMUM. PLACE ROOTS BY THE OUTSIDE OF THE PROTECTION FENCE.
4. BARK DAMAGE OR SITUATION WHERE PRESERVED TREES REMAIN IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION OR CONSTRUCTION ACTIVITY. PROTECT THE TREE BY EXCAVATING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH A 2" (4x) LUMBER BARRIER WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE.
5. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE CRITICAL ROOT ZONE OF PROTECTED TREES:
 - a. MATERIAL INTERFERED WITH THE TREE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE.
 - b. EXCAVATION, DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
 - c. NO EQUIPMENT SHALL BE CLEARED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERWITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF PROTECTED TREES. THIS INCLUDES BUT IS NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.
 - d. NO SCARS, WOUNDS OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO THE CRITICAL ROOT ZONE OF PROTECTED TREES.
 - e. NO VEHICLES AND/OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
6. NO EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRAILERS, BULLDOZERS, BORCAT TRUCKS, TRENCHERS, COMPRESSORS AND HORISTS SHALL BE ALLOWED INSIDE THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
7. NO LANDSCAPE CHANGE WILL BE ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT, OWNERS AND CITY OFFICIAL RESPONSIBLE FOR TREE PROTECTION.





SYMBOL LEGEND:		
	EXISTING TREE TO BE REMOVED	
	EXISTING TREE ON-SITE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION

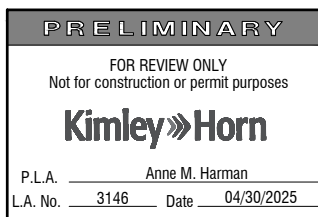
IMAGES
 XREFS
 XRefs
 LAST SAVID
 PLOTTED BY
 DWG PATH
 DWG NAME

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

AERIAL OVERLAY (777
CHISOLM)

FLEXD WAREHOUSE -
KELLER
PREPARED FOR
CARDINAL RESIDENTIAL

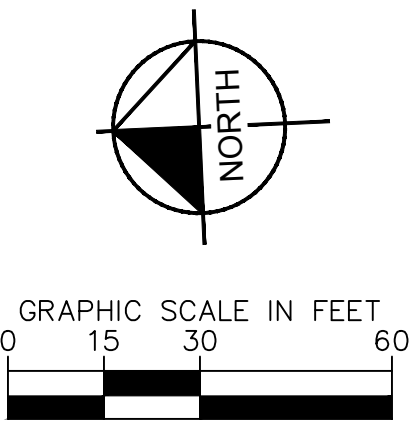
KHA PROJECT 060015803	DATE APRIL 2025	SCALE AS SHOWN	DESIGNED BY AEA	DRAWN BY AEA	CHECKED BY AMH
--------------------------	--------------------	----------------	-----------------	--------------	----------------



Kimley»Horn

260 DAVIS ST #100, MCKINNEY, TX 75069
 PHONE: (469) 301-2580 FAX:
 WWW.KIMLEY-HORN.COM TX F-928
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.

No.	REVISIONS	DATE
-----	-----------	------



TREE PROTECTION NOTES:

1. CONTACT CITY OF KELLER FOR A TREE REMOVAL PERMIT AT 817-743-4110 PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCING, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. PRUNING SHALL BE LIMITED TO THE DRIP LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

1. CONTACT CITY OF KELLER FOR A TREE REMOVAL PERMIT AT 817-743-4110 PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4) TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETINGS OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. SIGNAGE, BARRICADES, OR OTHER EQUIPMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION MEASURES ARE APPROVED BY THE CITY.
8. NO TRENCING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

260 DAVIS ST #100, MCKINNEY, TX 75069
PHONE: (469) 301-2580 FAX:
WWW.KIMLEY-HORN.COM TX F-928
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

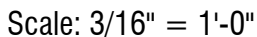
KHA PROJECT 060015803	DATE APRIL 2025	SCALE AS SHOWN	DESIGNED BY AE/	DRAWN BY AE/	CHECKED BY AMH
--------------------------	--------------------	-------------------	--------------------	-----------------	-------------------

**FLEXd WAREHOUSE -
KELLER
PREPARED FOR
CARDINAL RESIDENTIAL**

TREE PRESERVATION PLAN (777 CHISOLM)

SHEET NUMBER
L1.04

No.	REVISIONS
-----	-----------



Tree Inventory - 777 Chisolm Trail

4355	Ulmus americana	ELM	Quality (outside boundary)	11	Preserve Existing Tree	
4356	Celtis occidentalis	HACKBERRY	Non-protected (outside boundary)	13	Preserve Existing Tree	
4357	Pyrus calleryana	BRADFORD PEAR	Non-protected	14	Remove (Firelane)	Exempt
4358	Ulmus americana	ELM	Quality	8	Remove (Firelane)	Exempt
4360	Ulmus americana	ELM	Quality	16	Remove (Building Pad)	Exempt
4361	Ulmus americana	ELM	Quality (outside boundary)	13	Preserve Existing Tree	
4362	Ulmus americana	ELM	Quality	10	Remove (Firelane)	Exempt
4363	Celtis occidentalis	HACKBERRY	Non-protected (outside boundary)	11	Preserve Existing Tree	
4364	Ulmus americana	ELM	Quality (outside boundary)	13	Preserve Existing Tree	
4365	Celtis occidentalis	HACKBERRY	Non-protected (outside boundary)	13	Preserve Existing Tree	
4375	Ulmus americana	ELM	Quality	10	Remove (Firelane)	Exempt
4377	Ulmus americana	ELM	Quality	11	Remove (Building Pad)	Exempt
4395	Ulmus americana	ELM	Quality (outside boundary)	8	Preserve Existing Tree	
4397	Celtis occidentalis	HACKBERRY	Non-protected (outside boundary)	14	Preserve Existing Tree	
6677	Ulmus americana	ELM	Quality (outside boundary)	12	Preserve Existing Tree	
9701	Ulmus americana	ELM	Quality	17	Remove (Firelane)	Exempt
9702	Ulmus americana	ELM	Quality	16	Remove (Firelane)	Exempt
9703	Ulmus americana	ELM	Quality	16	Remove (Firelane)	Exempt
9704	Ulmus americana	ELM	Quality	13	Preserve Existing Tree	
9705	Ulmus americana	ELM	Quality	14	Preserve Existing Tree	
9706	Ulmus americana	ELM	Quality	13	Remove (Right-of-way)	Exempt
9707	Ulmus americana	ELM	Quality	16	Preserve Existing Tree	
9708	Ulmus americana	ELM	Quality	15	Remove	15
9709	Ulmus americana	ELM	Quality	15	Remove (Right-of-way)	Exempt
9710	Ulmus americana	ELM	Quality	13	Remove (Firelane)	Exempt
9711	Ulmus americana	ELM	Quality	12	Remove (Firelane)	Exempt
9712	Ulmus americana	ELM	Quality	15	Remove	15
9713	Ulmus americana	ELM	Quality	9	Remove (Right-of-way)	Exempt
9714	Ulmus americana	ELM	Quality	10	Remove (Right-of-way)	Exempt
9715	Ulmus americana	ELM	Quality	14	Preserve Existing Tree	
9716	Ulmus americana	ELM	Quality	13	Preserve Existing Tree	
9717	Ulmus americana	ELM	Quality	13	Remove	13
9718	Ulmus americana	ELM	Quality	12	Remove (Firelane)	Exempt
9719	Ulmus americana	ELM	Quality	16	Remove (Firelane)	Exempt
9720	Ulmus americana	ELM	Quality	12	Remove (Firelane)	Exempt
9721	Ulmus americana	ELM	Quality	8	Remove (Firelane)	Exempt
9722	Ulmus americana	ELM	Quality	23	Remove (Firelane)	Exempt
9723	Ulmus americana	ELM	Quality	14	Remove	14
9724	Ulmus americana	ELM	Quality	17	Remove (Firelane)	Exempt
9725	Ulmus americana	ELM	Quality	15	Remove (Firelane)	Exempt
9726	Ulmus americana	ELM	Quality	18	Remove (Firelane)	Exempt
9727	Ulmus americana	ELM	Quality	14	Remove (Firelane)	Exempt
9728	Ulmus americana	ELM	Quality	17	Remove (Firelane)	Exempt
9729	Celtis occidentalis	HACKBERRY	Non-protected	12	Remove (Building Pad)	Exempt
9730	Celtis occidentalis	HACKBERRY	Non-protected	8	Remove (Building Pad)	Exempt
9731	Ulmus americana	ELM	Quality	19	Remove (Building Pad)	Exempt
9732	Celtis occidentalis	HACKBERRY	Non-protected	8	Remove (Building Pad)	Exempt
9733	Celtis occidentalis	HACKBERRY	Non-protected	16	Remove	
9734	Ulmus americana	ELM	Quality	7	Remove	7
9735	Celtis occidentalis	HACKBERRY	Non-protected	13	Remove (Firelane)	Exempt
9736	Prosopis glandulosa	MESQUITE	Non-protected	10	Remove (Firelane)	Exempt
9737	Ulmus americana	ELM	Quality	6	Remove (Firelane)	Exempt
9738	Celtis occidentalis	HACKBERRY	Non-protected	7	Remove (Firelane)	Exempt
9739	Ulmus americana	ELM	Quality	8	Remove (Building Pad)	Exempt
9740	Celtis occidentalis	HACKBERRY	Non-protected	13	Remove (Building Pad)	Exempt
9741	Ulmus americana	ELM	Quality	6	Remove (Building Pad)	Exempt
9742	Celtis occidentalis	HACKBERRY	Non-protected	10	Remove	
9743	Celtis occidentalis	HACKBERRY	Non-protected	6	Remove (Firelane)	Exempt
9744	-	MISC. TREE	Quality	8	Remove	8
9745	Celtis occidentalis	HACKBERRY	Non-protected	6	Remove (Firelane)	Exempt
9746	Celtis occidentalis	HACKBERRY	Non-protected	7	Remove (Firelane)	Exempt
9747	Ulmus americana	ELM	Quality	12	Remove (Firelane)	Exempt
9748	Ulmus americana	ELM	Quality	22	Remove (Firelane)	Exempt
9749	Ulmus americana	ELM	Quality	13	Remove (Building Pad)	Exempt
9750	Celtis occidentalis	HACKBERRY	Non-protected	8	Remove (Building Pad)	Exempt
9751	Ulmus americana	ELM	Quality	6	Remove (Building Pad)	Exempt
9752	Ulmus americana	ELM	Quality	9	Remove (Building Pad)	Exempt
9753	Celtis occidentalis	HACKBERRY	Non-protected (outside boundary)	23	Preserve Existing Tree	
Total Inches Removed (Quality Trees Only):						85

*Quality tree removed within parking area (20% remaining quality trees)

TOTAL 85 QUALITY TREE CALIPER INCHES REMOVED

22 - 4" CALIPER TREES PLANTED ONSITE TO MEET MITIGATION

LANDSCAPE GENERAL NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
- LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
- ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
- PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
- CONTRACTOR TO PROVIDE 12 MONTH WARRANTY AND MAINTENANCE FOR ALL PLANT MATERIAL FROM DATE OF SUBSTANTIAL COMPLETION.
- ALL TREES OVERHANGING PEDESTRIAN PATHWAYS TO BE PRUNED TO BE 7' CLEAR. ALL TREES OVERHANGING FIRE LINE / VEHICULAR STREET TO BE PRUNED TO BE 14' CLEAR.
- ALL AREAS OUTSIDE LIMIT OF WORK DISTURBED BY CONSTRUCTION ACTIVITY TO BE FINE GRADED AND PLANTED WITH BERMUDA HYDROMULCH WITH TEMPORARY IRRIGATION UNTIL ESTABLISHED.
- ALL LANDSCAPE AREAS, WHETHER REQUIRED OR NOT, MUST BE EQUIPPED WITH A FULLY AUTOMATIC ELECTRONIC LANDSCAPE IRRIGATION SYSTEM DESIGNED AND INSTALLED IN COMPLIANCE WITH CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND CITY OF CARROLLTON LANDSCAPE IRRIGATION REGULATIONS. A FULLY DETAILED IRRIGATION PLAN WILL BE SUBMITTED WITH CONSTRUCTION PLANS.**
- ALL LANDSCAPED AREAS ARE TO BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS.**

CITY OF KELLER
LANDSCAPE CODE CALCULATIONS:

KELLER FLEXDEV City of Keller Code Calculations Chart		
150 Bear Creek Parkway		
Site Data	AC	SF
Total Site Area	3.09	134,635
Parking Spaces Provided	51	
Total Trees	34	
Total Mitigation Required (43 Caliper Inches)	11 - 4" Caliper Trees Replaced Onsite (54 Inches)	
Open Space	Required	Provided
15% Open Space		8,386 SF Trail System
134,635 x 15% = 20,195 SF	20,195 SF	12,472 SF Open Area
Landscaped Buffer	Required	Provided
30' min. landscape buffer adjacent to residential uses or zoning	YES	YES
15' min. landscape buffer adjacent to all other public streets	YES	YES
10' min. landscape buffer adjacent to side and rear property lines when adjacent to non-residential uses or zoning	YES	YES
Minimum three inch (3") caliper canopy trees spaced based on projected mature tree canopy widths in a straight line near the center of all other required buffers (60' max spacing)	YES	YES
Bear Creek Parkway (392.2 LF not including drive and triangle of visibility)	7	7
Chisolm Trail (218.68 LF not including drive and triangle of visibility)	4	4
218.68 LF / 60 FT = 4 Trees		
*Existing trees of equal or greater size located within a required buffer may be counted toward the buffer tree requirement		
Parking Lot Landscaping	Required	Provided
Parking lots shall be 100% screened with shrubs or berms adjacent to all public streets	YES	YES
1 Large tree / Island (size of one parking space)	9	9
2 Large trees / Island (size of two parking space)	-	-
15% min. of all parking lots shall be landscaped	1,265 SF	2,204 SF
8,435 Total SF x 15% = 1,265 SF		

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

LEGEND:
M - MITIGATION TREES
B - BUFFER (LANDSCAPE) TREES

METALS

M-1 STEEL EDGE

MATERIAL:
COLOR:
SIZE:
INSTALL:
APPROVAL:

3/16" x 4" STEEL PLATE
PLANTING, POWDERCOAT BLACK
LENGTHS PER PLAN, ALL SEAMS TO BE FLUSH AND LEVEL
REF. DETAILS
CUT SHEET

AGGREGATES

AG-1 DECORATIVE ROCK

TYPE:
COLOR:
SIZE:
INSTALL:
SUPPLIER:
CONTACT:
APPROVAL:

CRUSHED GRAVEL
KIOWA RIVER ROCK
2"-4" SIZE, 4" DEPTH
REFER DETAILS
MINICK MATERIALS, OR APPROVED EQUAL
TIM SHANAHAN (405.834.8280)
SAMPLE, MOCKUP

SITE FURNISHINGS

F-1 TRASH RECEPTACLE

TYPE:
MATERIAL:
TOP OPENING
INSTALL:
SUPPLIER:
CONTACT:
APPROVAL:

STEELY CAN
TYPE 304 STAINLESS STEEL
FREESTANDING
LANDSCAPE FORMS, OR APPROVED EQUAL
NICOLE TRESE (289.276.4577)
CUT SHEET

F-2 TABLE + CHAIRS (BISTRO)

TYPE:
MATERIAL:
COLOR:
INSTALL:
SUPPLIER:
CONTACT:
APPROVAL:

BRAVO BISTRO
STAINLESS STEEL HARDWARE W/ CARBON STEEL COMPONENTS
TBD
FREESTANDING
LANDSCAPE FORMS, OR APPROVED EQUAL
NICOLE TRESE (289.276.4577)
CUT SHEET

F-3 BENCH

TYPE:
MATERIAL:
COLOR:
INSTALL:
SUPPLIER:
CONTACT:
APPROVAL:

METRO 40 REST
CAST ALUMINUM
BACKED W/O ARMS
TBD
SURFACE MOUNTED
LANDSCAPE FORMS, OR APPROVED EQUAL
NICOLE TRESE (289.276.4577)
CUT SHEET

PLANT SCHEDULES:

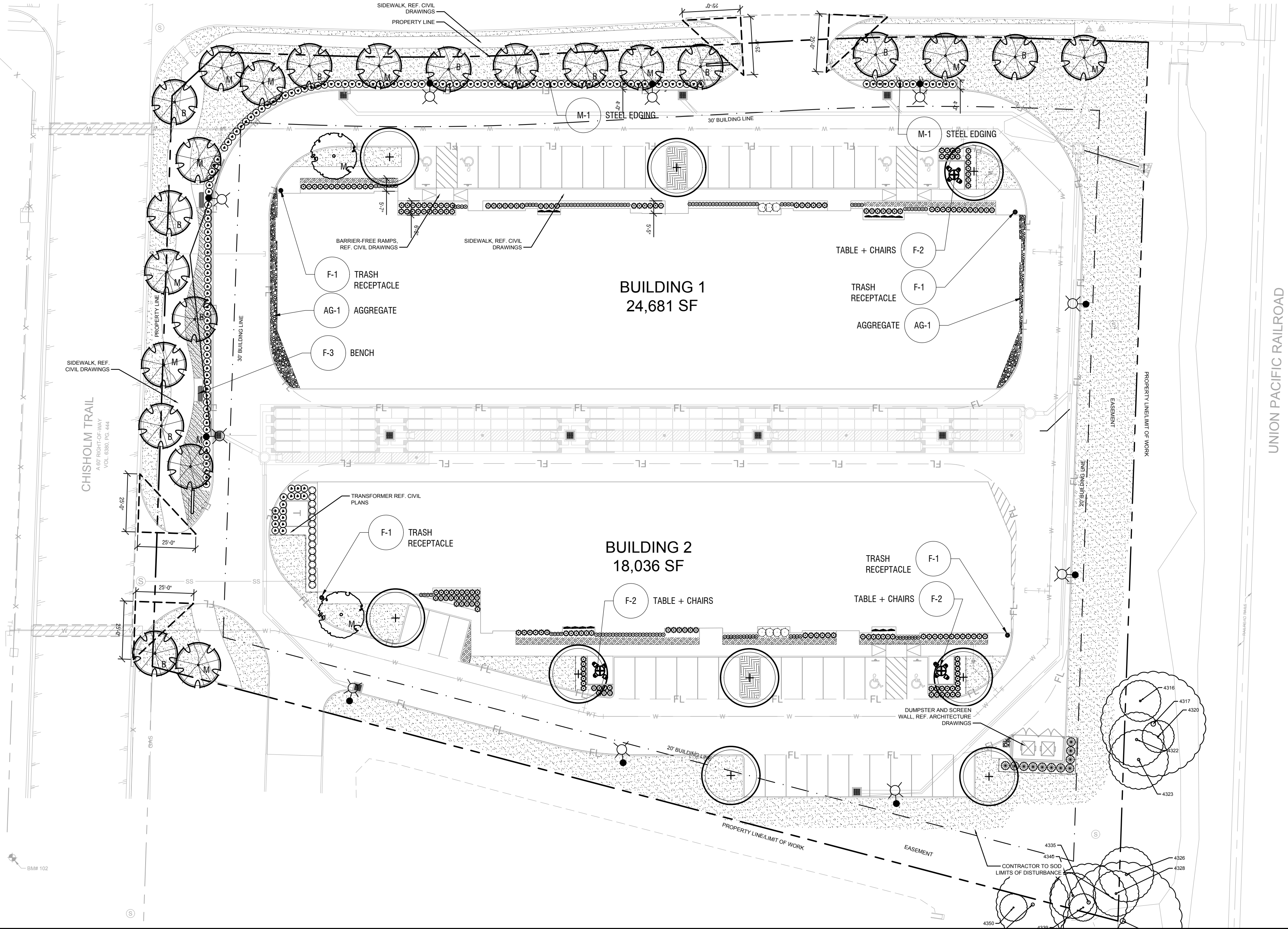
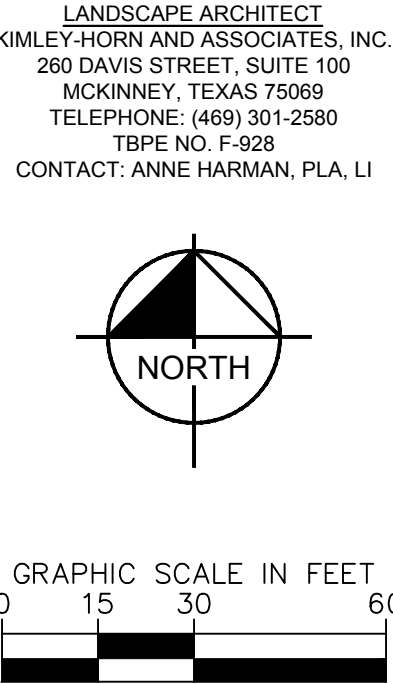
SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
TREES						
	Lacebark Elm / Ulmus parvifolia	4" cal	12' -14' ht	As Shown	9	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR
	Live Oak / Quercus virginiana	4" cal	12' -14' ht	As Shown	2	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
	Shantung Maple / Acer truncatum	4" cal	12' -14' ht	As Shown	23	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
SHRUBS						
	Brodie Juniper / Juniperus virginiana 'Brodie'	7 gal	48" ht. min.	As shown	7	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf English Boxwood / Buxus sempervirens 'Suffruticosa'	3 gal	12" h X 12" w	18" OC	124	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Maiden Grass / Miscanthus sinensis 'Yakushima'	3 gal	24" h x 18" w	30" OC	189	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Wax Myrtle / Myrica cerifera	3 gal	18" h x 24" w	36" OC	147	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Nellie Stevens Holly / Ilex x 'Nellie R Stevens'	15 gal	5' h X 2' w	48" OC	11	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Star Jasmine / Trachelospermum jasminoides	7 gal	24" h x 24" w	As shown	15	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Wintergem Boxwood / Buxus microphylla var. japonica 'Winter Gem'	3 gal	24" h x 24" w	36" OC	15	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
GROUND COVERS						
	Asian Jasmine / Trachelospermum asiaticum	4"pot	6" h X 6" w	12" o.c.	298	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Berkeley Sedge / Carex divulsa	1 gal	6" h X 12" w	12" o.c.	766	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Mexican Feather Grass / Nassella tenuissima	1 gal	12"H x 12"W	18" o.c.	348	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

SOD						
	Bermuda Grass / Cynodon dactylon	sod			25,175 sf	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS

LEGEND:

--- PROPERTY LINE
--- SETBACK LINE
--- PROPOSED EASEMENT
--- EXISTING EASEMENT
--- PROPOSED FIRE LANE
--- EXISTING OVERHEAD POWER LINE
BFR BARRIER FREE RAMP (BFR)
10 NUMBER OF PARKING SPACES PER ROW
EXISTING POWER POLE
EXISTING FIRE HYDRANT
EXISTING SANITARY SEWER MANHOLE
EXISTING STORM MANHOLE
EXISTING SIGN
B BUFFER TREE
M MITIGATION TREE



EP062276L Dwg02020104.dwg L:\02\2020\11_14\02_01972_Lan-01.dwg 06/06/2020 10:20:20 AM
XREFS: 06/06/2020 10:20:20 AM
PLOTTED BY: HARMAN, ANNE
DATE: 06/06/2020 10:20:20 AM
DWG NAME: L2.01 LANDSCAPE PLAN.dwg

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Anne M. Harman
L.A. No. 3146 Date: 04/30/2025

KHA PROJECT
060015803

DATE
APRIL 2025

SCALE
AS SHOWN

DESIGNED BY
AEA

DRAWN BY
AEA

CHECKED BY
AMH

FLEXD WAREHOUSE -
KELLER
PREPARED FOR
CARDINAL RESIDENTIAL

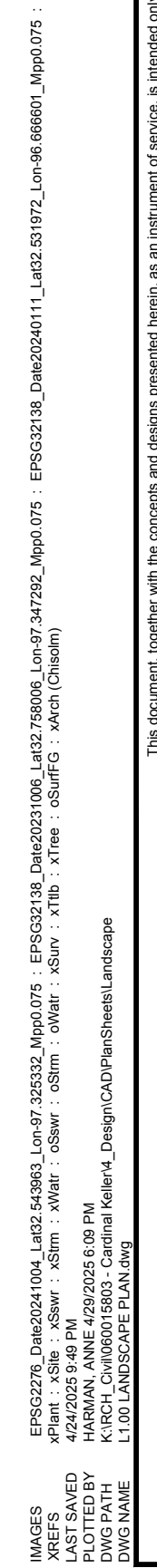
LANDSCAPE PLAN
(150 BEAR CREEK)

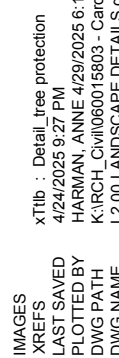
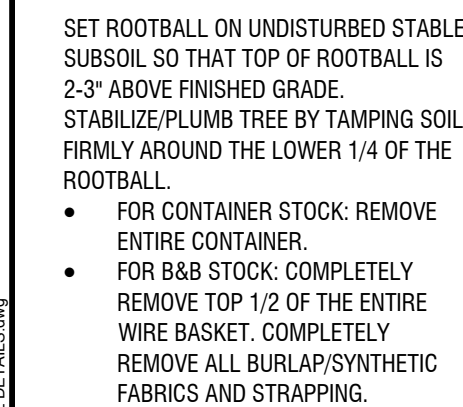
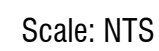
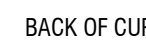
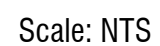
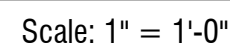
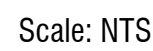
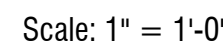
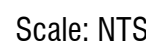
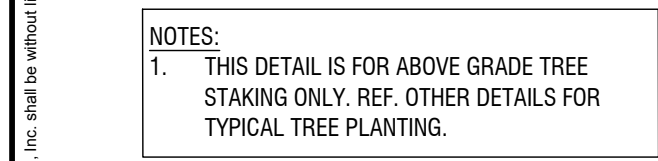
SHEET NUMBER
L2.01

TEXAS
KELLER

REVISIONS

DATE





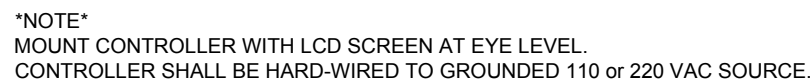
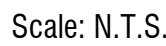
Kimley»»Horn

KHA PROJECT 060015803	DATE APRIL 2025
SCALE	AS SHOWN
DESIGNED BY	AEA
DRAWN BY	AEA
CHECKED BY	AMH

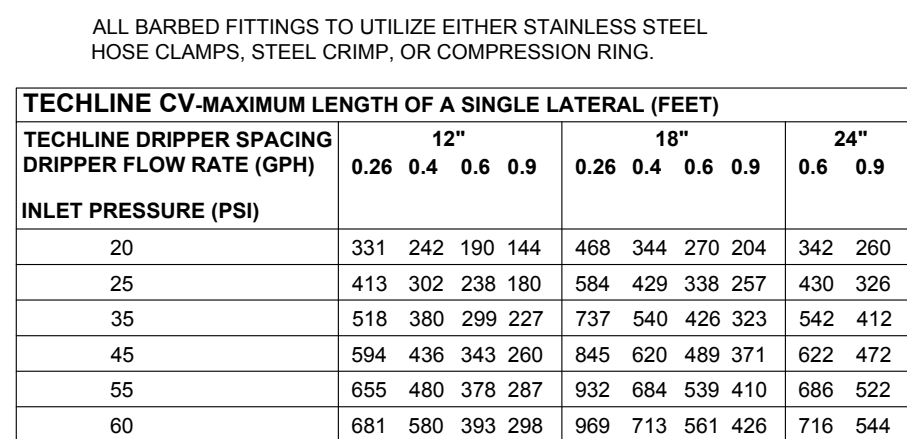
**FLEXD WAREHOUSE -
KELLER**
PREPARED FOR
CARDINAL RESIDENTIAL

LANDSCAPE DETAILS
(777 CHISOLM)

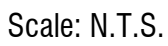
SHEET NUMBER
L3.03



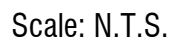
Scale: N.T.S.



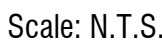
Scale: N.T.S.



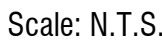
Scale: N.T.S.



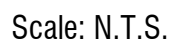
Scale: N.T.S.

Scale: N.T.S.

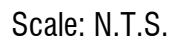
Scale: N.T.S.



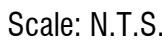
Scale: N.T.S.



Scale: N.T.S.



Scale: N.T.S.



Scale: N.T.S.



A

A. EXTENT:

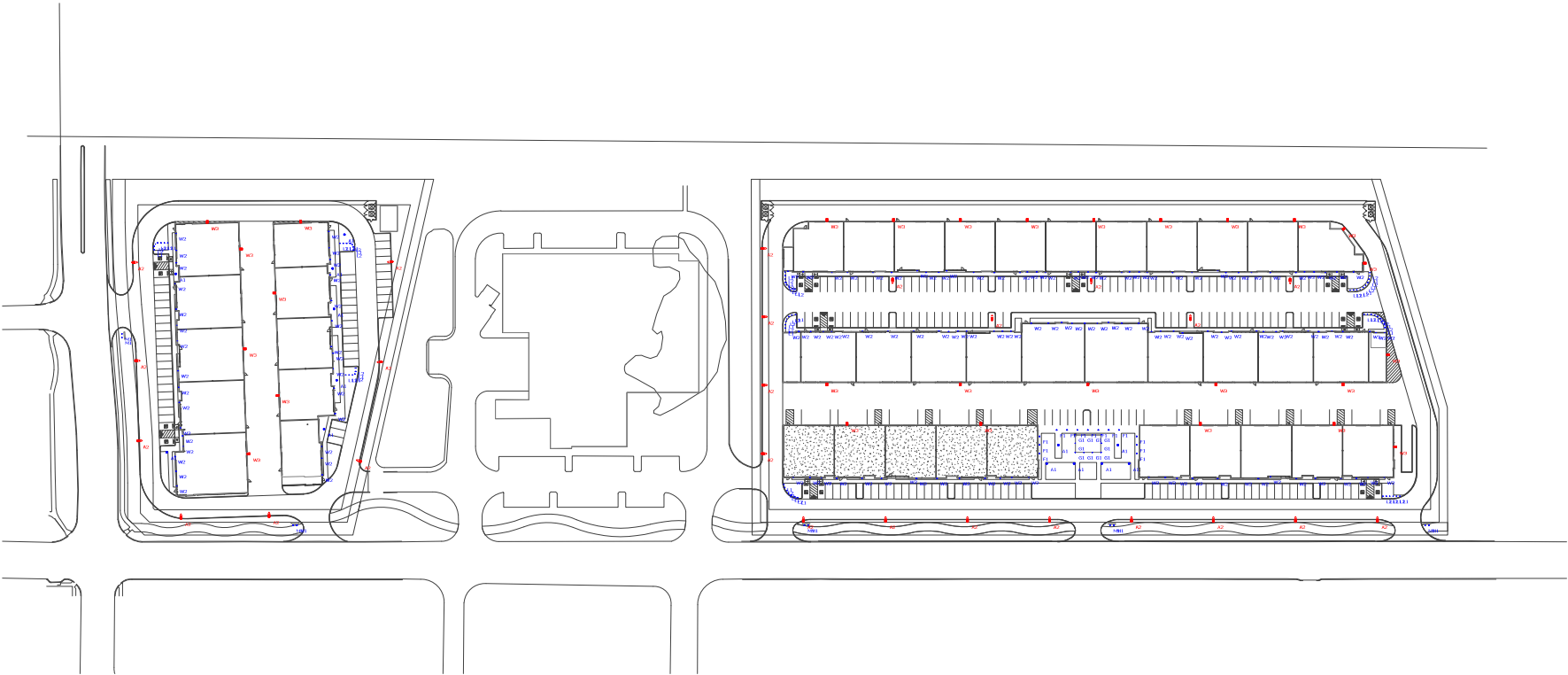
- D. WORKMANSHIP:

- ### E. INSTALLATION:

- F. CLEAN-UP:

END SECTION

SHEET NUMBER
3.04



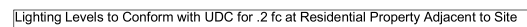
Lighting Fixture Schedule					
Label	Quantity	Manufacturer	Catalog Number	Description	Wattage
A1	13	Lithonia Lighting	RADPT P4 30K SYM RSS 14 4B PT DDBXD	RADEAN Post-Top with P4 3000K Symmetric distribution w/ 14" round pole	85.6782
A2	25	Solais	GL1-16H-2RM-740-STD	GridLite 1, 16H Lumen Package, 130 Watts, Type II Roadway Distribution, 70CRI 4000K	130.7651
F1	13	OLL	OLFSL-20-UNVL-30-5X5-AK-BL-UV	LED Floodlight - 20W - 3000k - black finish	20
G1	10	PIL	073073	CRICKET+ 10 6W- 3000k - C/M IRON GREY	6
L1	35	Westgate	WL-181-BK	5W LED Well Light / Landscape - black finish	5
L2	32	Westgate	AD-003-BK	5W LED Spot/ Landscape - black finish	5
M1	10	Ecosense Lighting	F0801RMO30890S	Monument Sign Lighter LED - 3000k	15
W2	138	Westgate	WMCS-UDL-MCT-BK-DT	Exterior Up/Down wall sconce - 3000k - Graphite finish	24
W3	28	Solais	GL1-16H-2RM-740-STD-Wallmount	GridLite 1, Wall Mount - 16H Lumen Package, 130 Watts, Type II Roadway Distribution, 70CRI 4000K	130.7651

General Notes:
1. All materials and labor furnished by Vila Lighting Inc. 801 South 9th Street, Suite 100, St. Louis, MO 63107 (800) 305-5881
2. Vila Lighting, General Contractor, and/or electrical contractor shall be responsible for reviewing, designing, installing, and testing all fixtures.
3. Fixtures installed previously shall report any damaged light fixtures or missing parts to Vila Lighting Inc. within 48 hours of receipt of light fixture package.
4. Lighting fixtures to be used in certain circumstances provided at the time of receipt. Any change or missing light fixture, including fixtures, wiring, supports, hump tops, and mounting components that affect any of the previously mentioned will void the manufacturer's and Vila's design liability and installation.

Bear Creek Business Park

Designer:
Vila Lighting
Date:
03/06/2025
Scale:
Not to Scale
Drawing No.:

Summary



General Notes

1. Commercial & Large Installations by Vika Lighting Inc. 90 Louis, P.O. Box 81183 (800) 325-0883
2. The Owner, General Contractor, and/or electrical contractor shall be responsible for receiving, storage, installation, and testing of light fixtures.
3. Before receiving products shall report any damaged light fixtures or missing parts to Vika Lighting Inc. within 48 hours of receipt of light fixture package.
4. Lighting design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing conditions that affect any of the previously mentioned will void the current layout and require a change request and recalculation.