

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)

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

BEAR CREEK BUSINESS PARK

Keller, Texas

3013

1 10.29.24 PD Review

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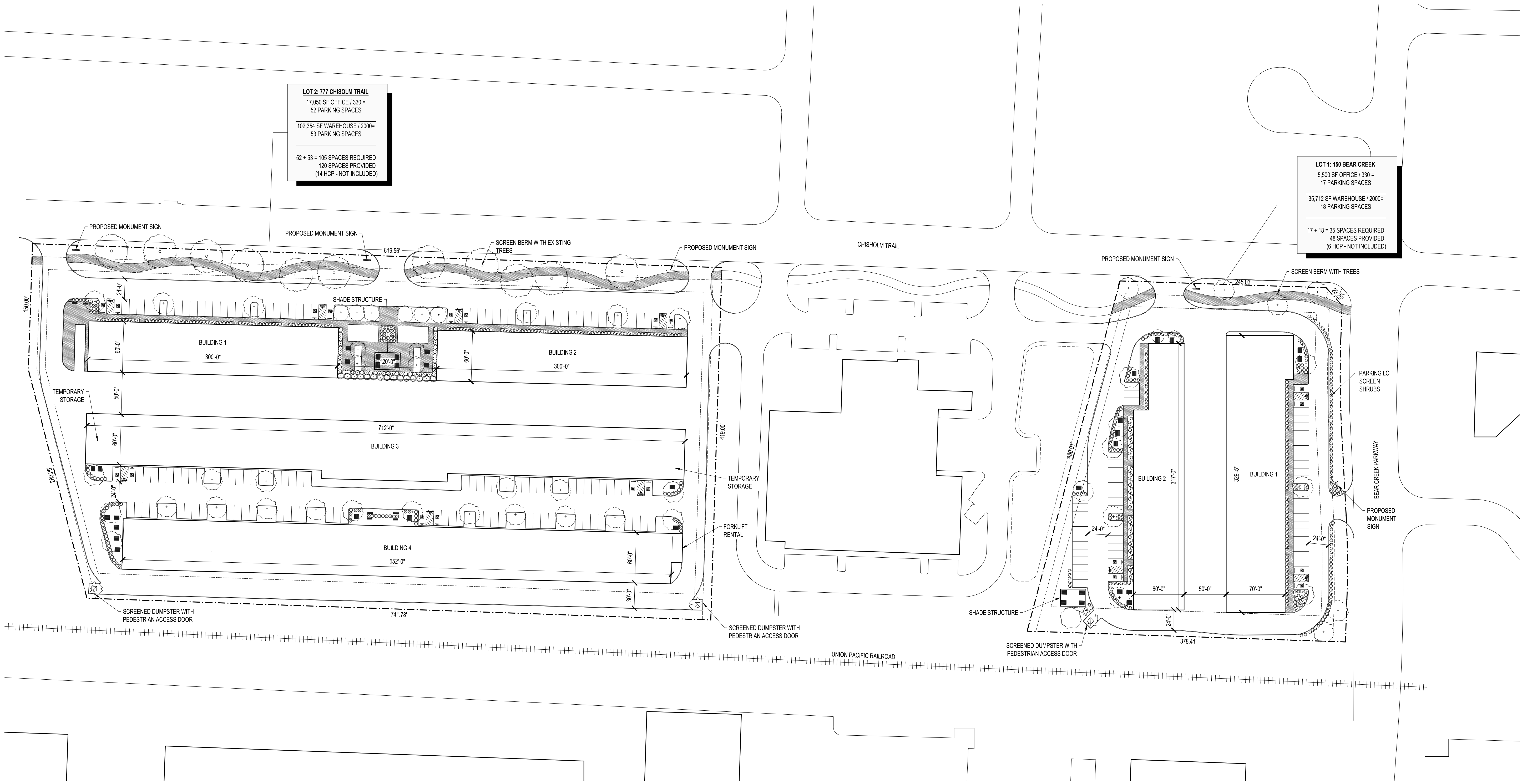
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DATE: October 29, 2024

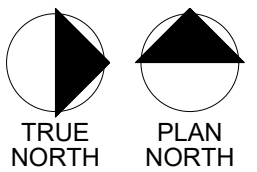
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01 OVERALL CONCEPT PLAN

Scale: 1" = 50'-0"



BEAR CREEK
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Keller, Texas

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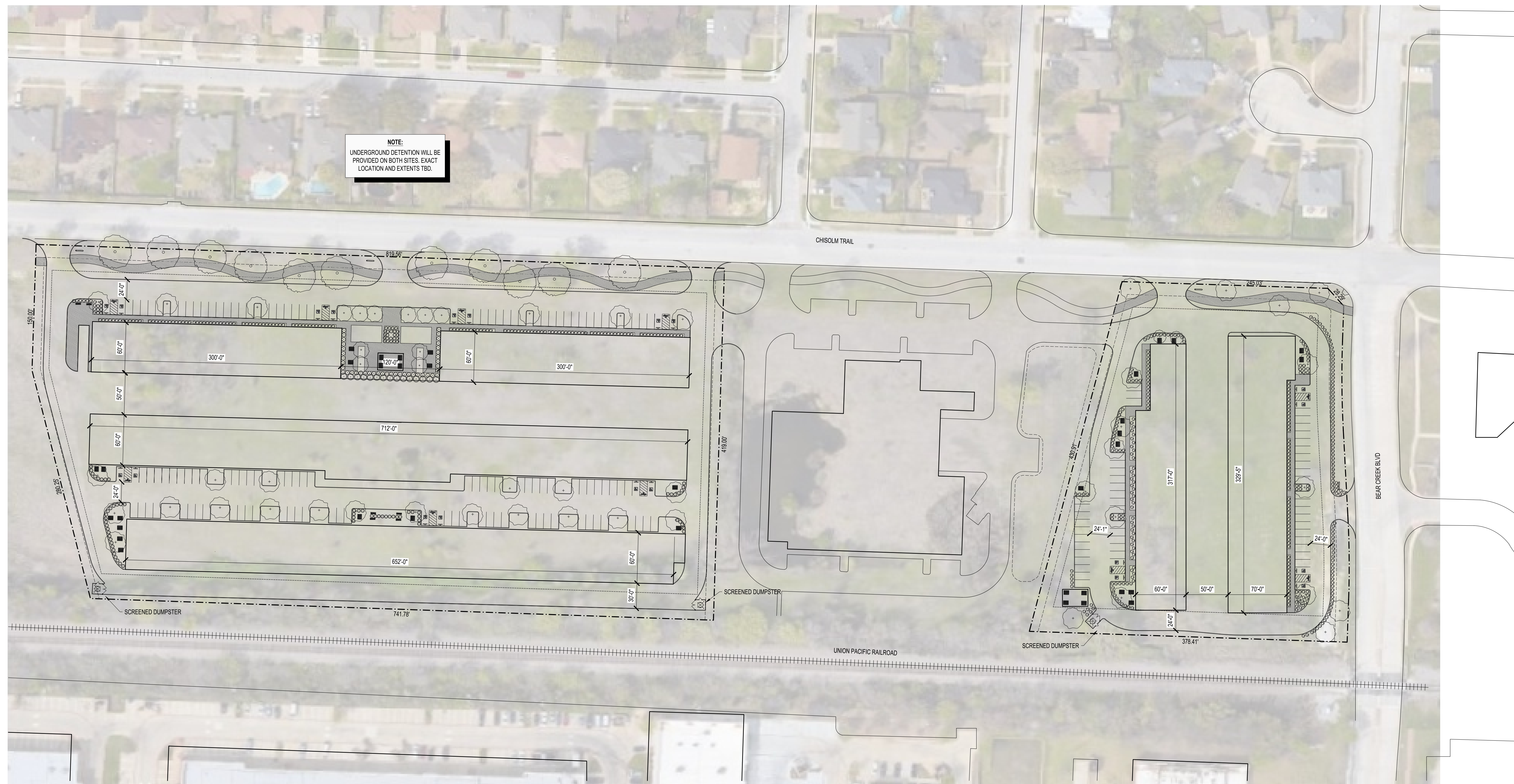
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TRUE NORTH PLAN NORTH



01 OVERALL CONCEPT PLAN

Scale: 1" = 50'-0"

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

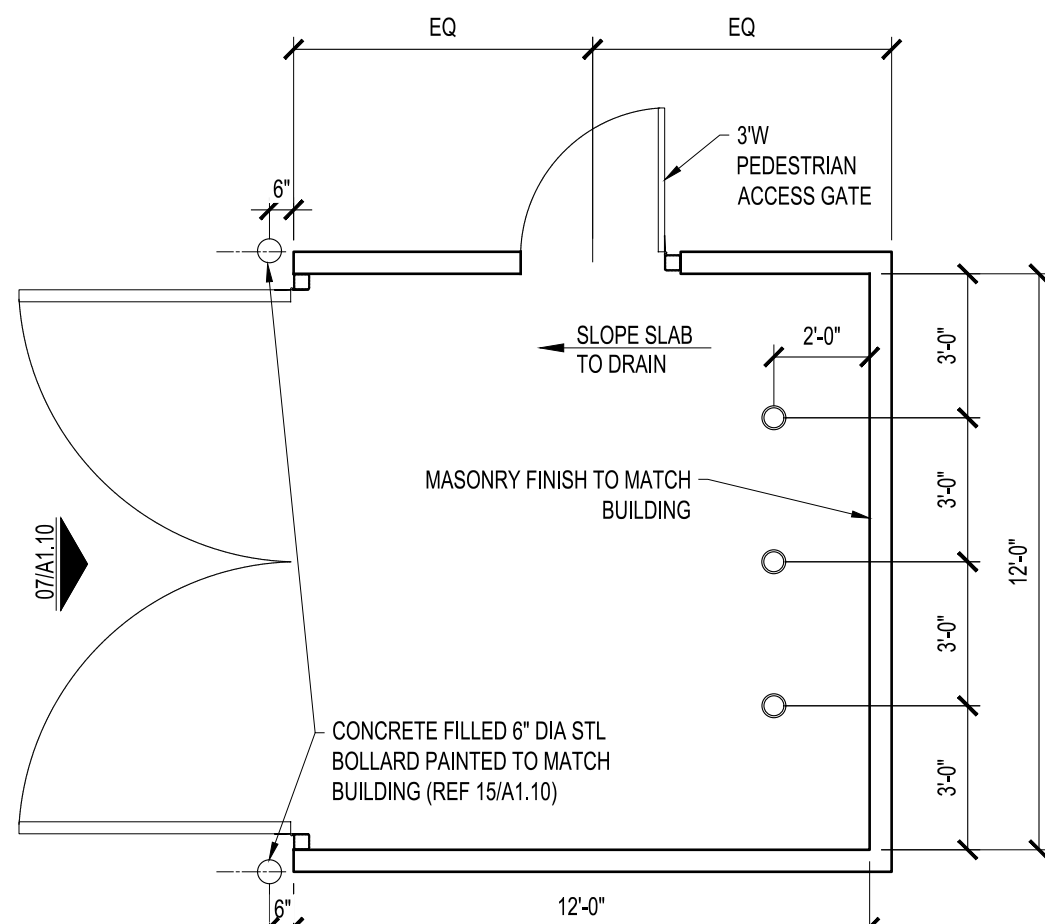
LOT SQUARE FOOTAGE:
134,673 SF

TRAIL SYSTEM EXTENSION
8,386 SF

OPEN AREA
12,472 SF

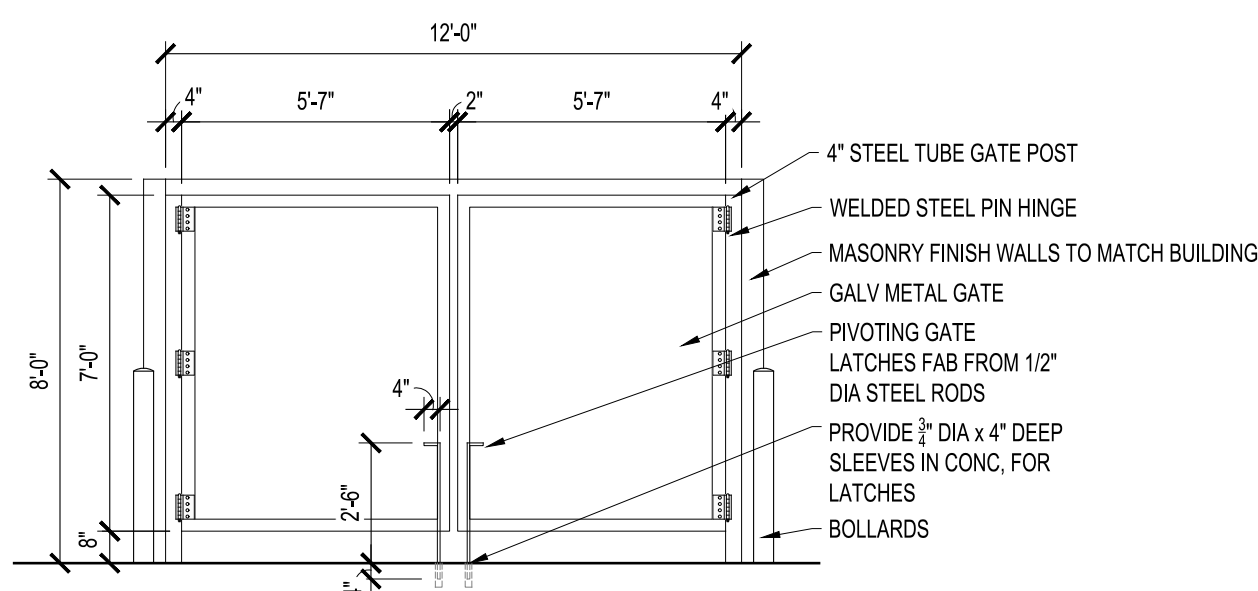
20,858 / 134,673 = .155

15.5% OPEN AREA



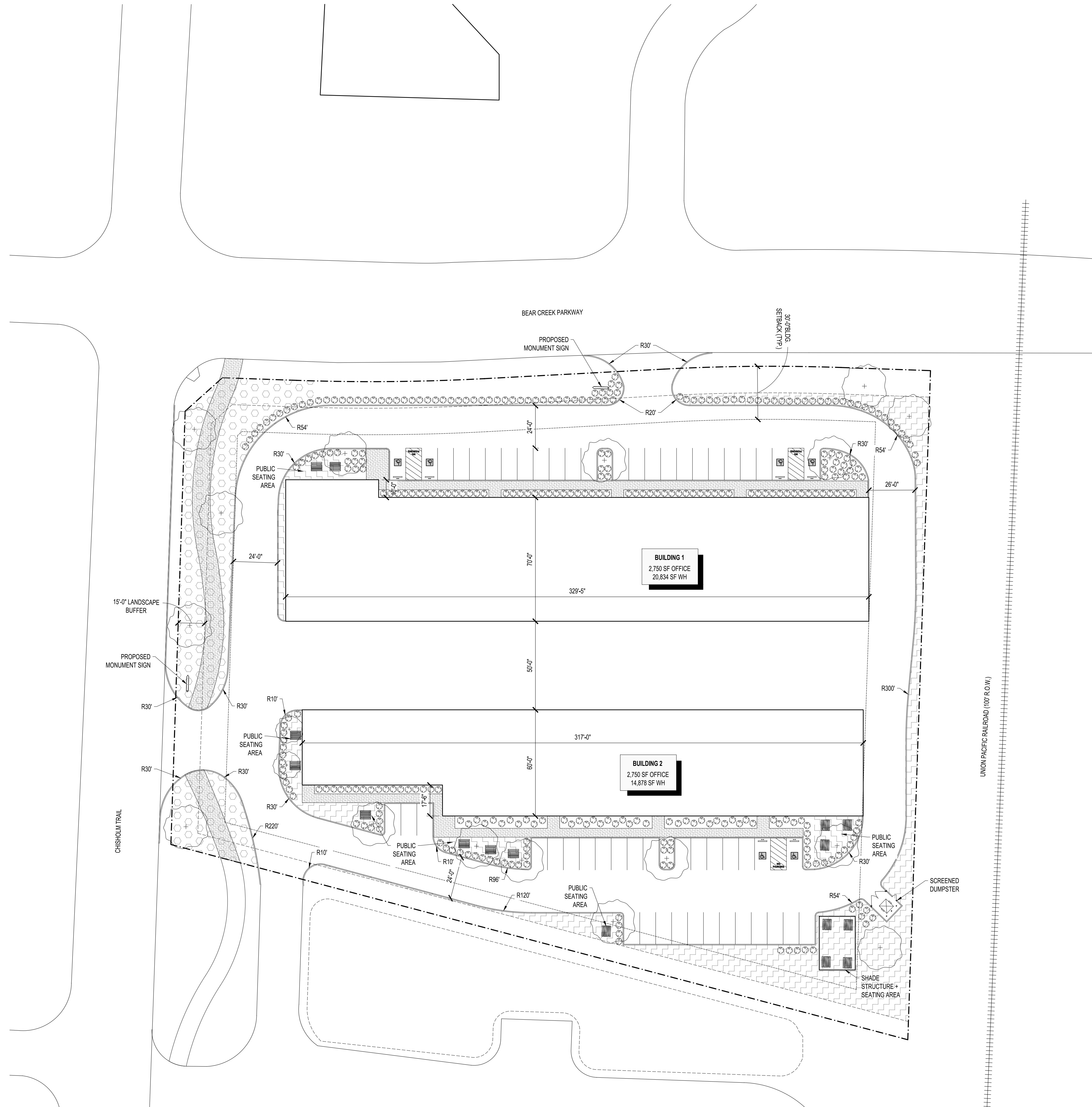
03 TRASH ENCLOSURE PLAN

Scale: 1/4" = 1'-0"



02 TRASH ENCLOSURE ELEV

Scale: 1/4" = 1'-0"



01 NORTH CONCEPT PLAN

Scale: 1" = 30'-0"

architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

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Keller, Texas

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SEAL:

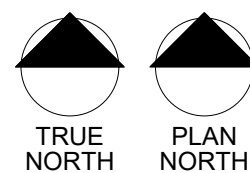
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ALL EASEMENTS ARE EXISTING
AND DO NOT REPRESENT
PROPOSED CONDITIONS.

UNDERGROUND DETENTION WILL BE PROVIDED. EXACT LOCATION AND EXTENTS TBD.



01 NORTH CONCEPT PLAN

Scale: 1" = 30'-0"

0228 E Northwest Hwy
Box 66
Dallas, Texas 75226
14.261.9060

BEAR CREEK BUSINESS PARK

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LOT 2: 777 CHISOLM TRAIL

17,050 SF OFFICE / 330 =
52 PARKING SPACES

102,354 SF WAREHOUSE / 2000=
53 PARKING SPACES

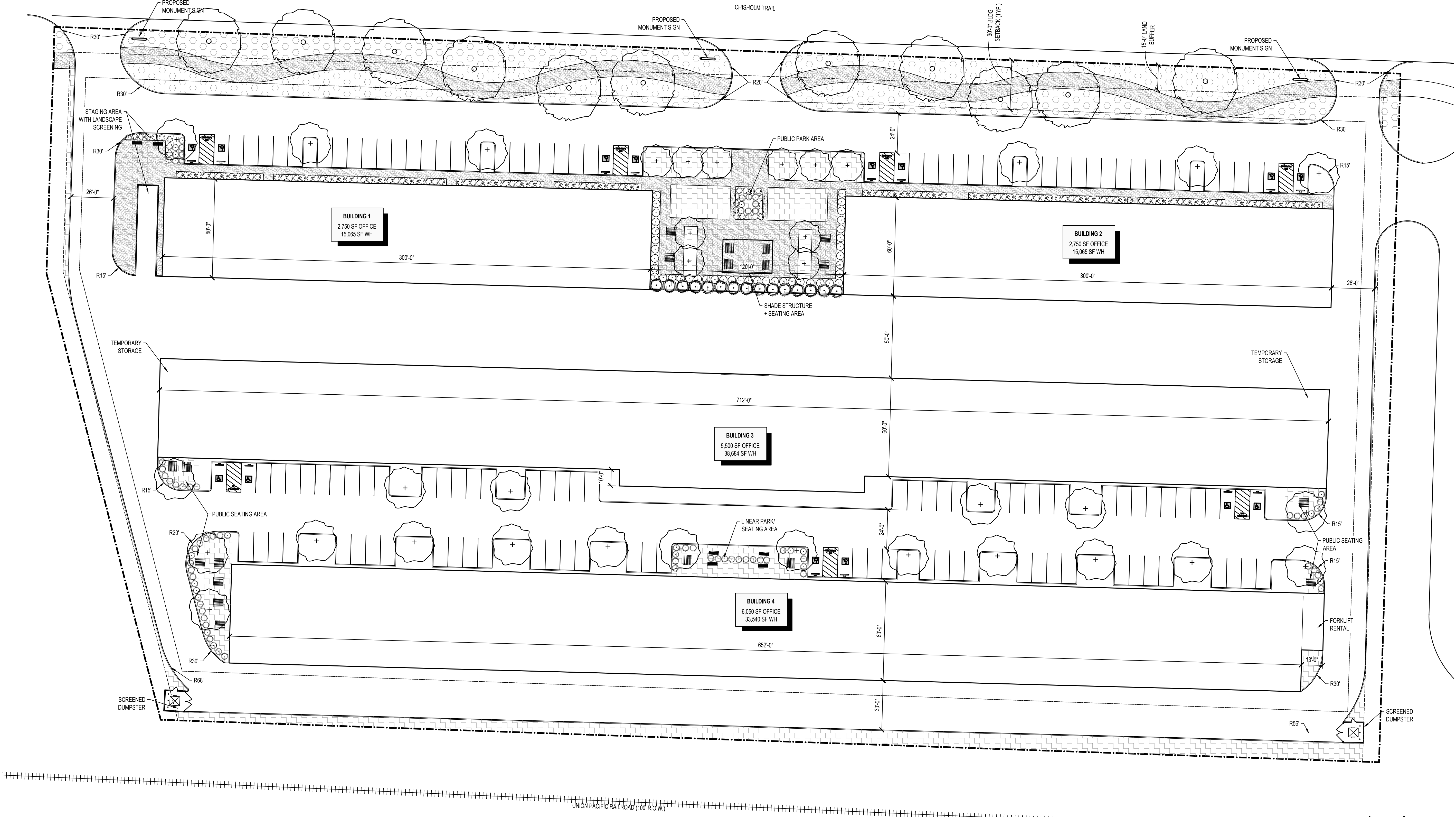
52 + 53 = 105 SPACES REQUIRED
120 SPACES PROVIDED
(14 HCP - NOT INCLUDED)

OPEN AREA CALCULATIONS

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

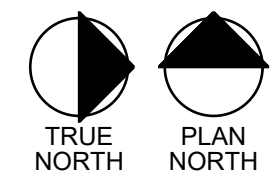
TRAIL SYSTEM EXTENSION
25,481 SF

OPEN AREA
24,898 SF



01 SOUTH CONCEPT PLAN

Scale: 1" = 30'-0



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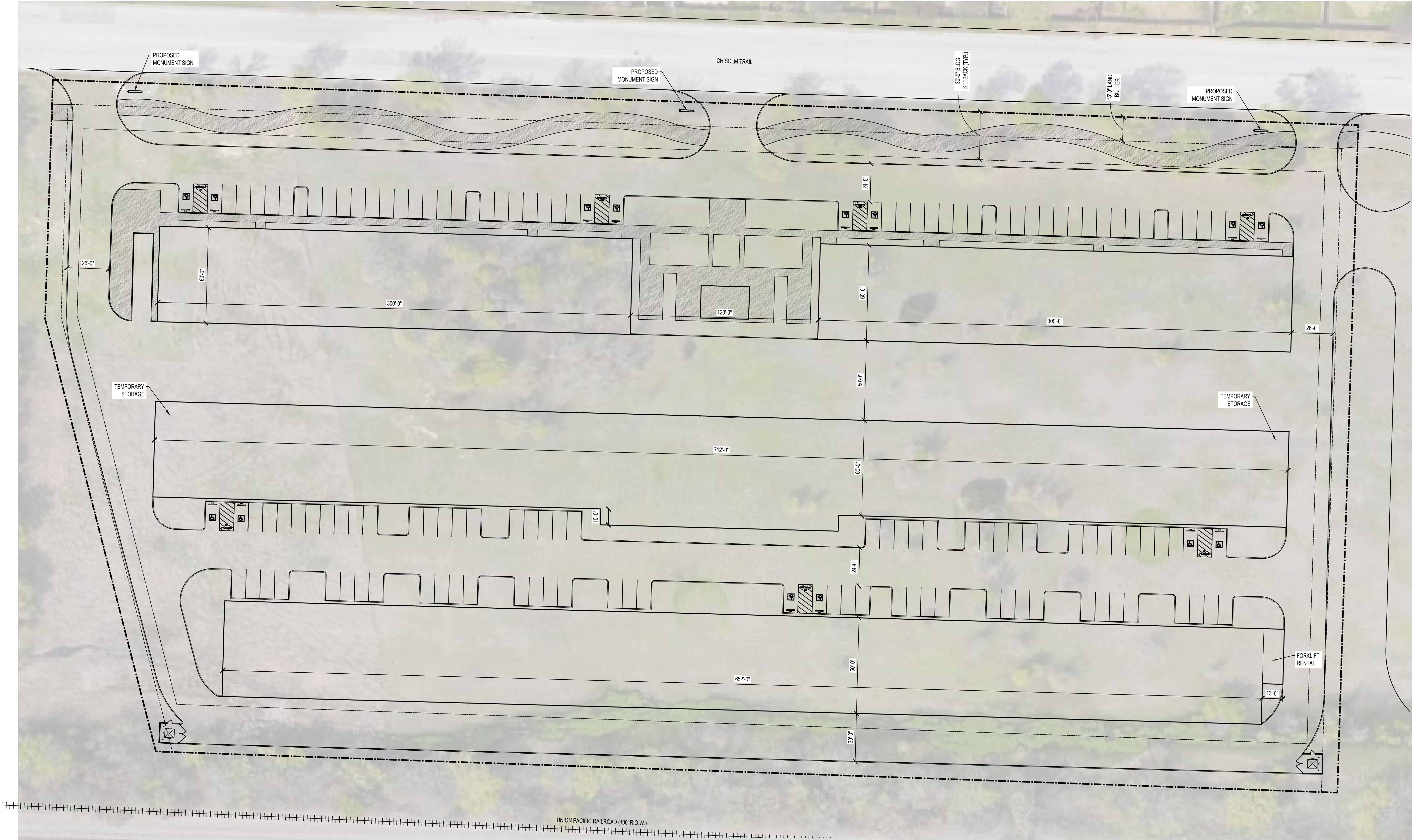
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NOTE:

UNDERGROUND DETENTION WILL BE
PROVIDED. EXACT LOCATION AND
EXTENTS TBD.



01 SOUTH CONCEPT PLAN

Scale: 1" = 30'-0

