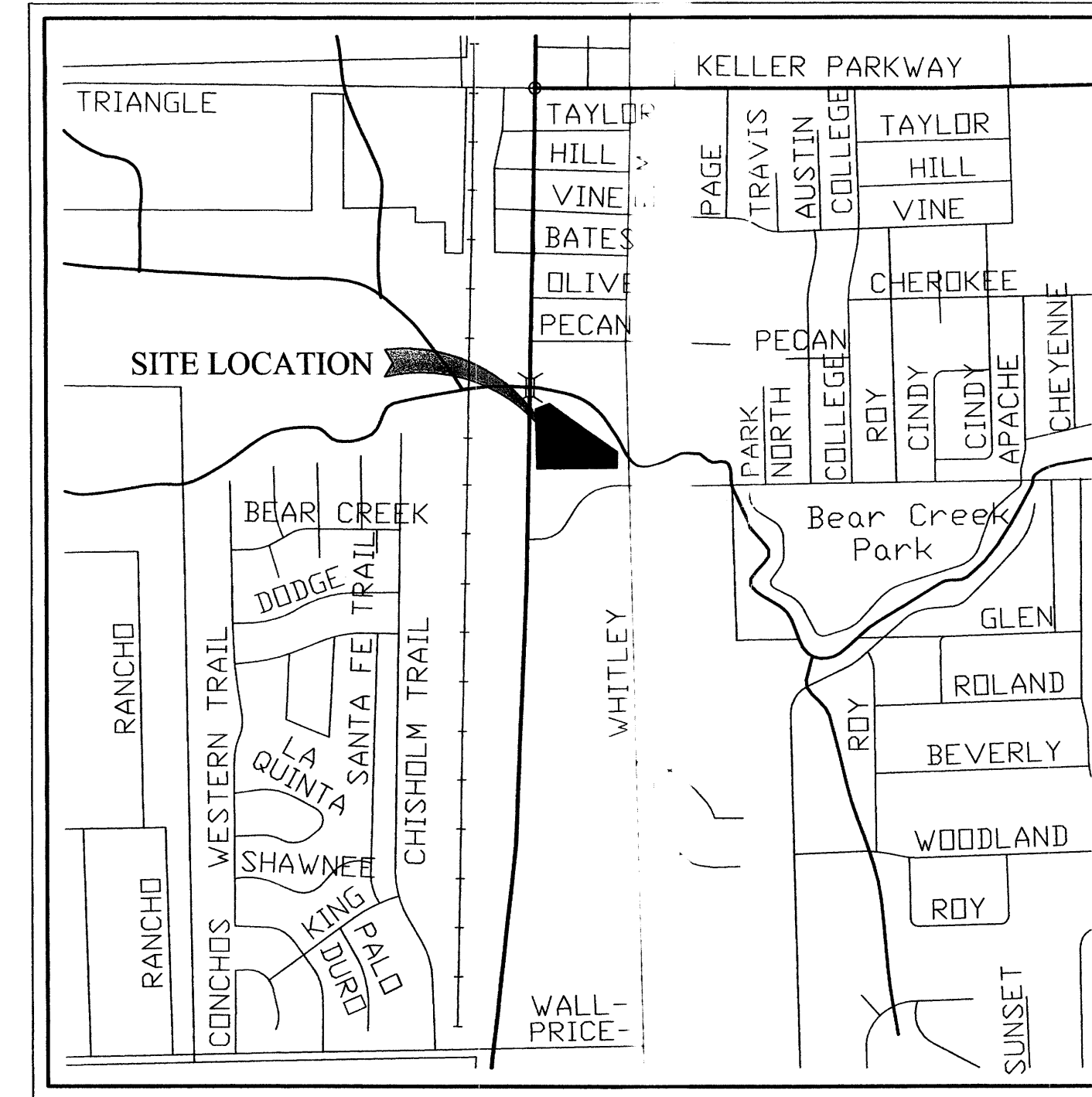


BENCHMARKS  
TBM#1 - "X" SET IN CONCRETE ELEV.=682.83'  
TBM#2 - "X" SET IN CONCRETE ELEV.=680.58'

SITE SUMMARY TABLE		
	PROVIDED	REQUIRED
TOTAL BUILDING SQUARE FOOTAGE	38,975 sf	
PARKING SPACES (MIN 9'x20')	194	180
TOTAL ACCESSIBLE SPACES (INCLUDES 1 VAN ACCESSIBLE)	6	6
MAXIMUM ADDITIONAL PARKING ALLOWED (PERCENT)	7%	10%

\*35,000 S.F. OF THE BUILDING AREA WAS USED TO OBTAIN 175 REQUIRED SPACES BASED ON THE MEDICAL OFFICE BUILDING REQUIREMENT IN THE CITY OF KELLER UDC (ART. 8 SEC. G-28). THE PARKING FOR THE REMAINING 3,975 S.F. WAS BASED ON THE HOSPITAL PARKING REQ. IN THE CITY OF KELLER UDC (ART. 8 SEC. G-22) WHICH CAME TO BE 5 SPACES.

ZONED "OTK-R"  
CURRENTLY CITY OWNED  
CITY OF KELLER  
VOL. 10957, PG. 767  
D.R.T.C.T.



VICINITY MAP  
SCALE: 1"=1000'

GRAPHIC SCALE  
0 30 60 FEET  
SCALE: 1" = 30'

SITE PLAN NOTES:

- 1) ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

OWNER/DEVELOPER:

CIRRUS GROUP  
1700 PACIFIC AVE., SUITE 2730  
DALLAS, TX 75201  
(214) 953-1722  
CONTACT: JASON SIGNOR

SURVEYOR:

TRI-TECH DFW SURVEYING CO., LP  
2825 EXCHANGE BLVD., SUITE 104  
SOUTH LAKE, TX 76092  
(817) 442-5511  
CONTACT: ANDY NOLD, RPLS

ARCHITECT:

CORGAN ASSOCIATES, INC.  
501 ELM STREET, SUITE 500  
DALLAS, TEXAS 75202  
(214) 748-2000  
CONTACT: TINA LARSEN, AIA

ENGINEER:

ADAMS CONSULTING ENGINEERS, INC.  
500 S. NOLEN DRIVE., SUITE 550  
SOUTH LAKE, TEXAS 76092  
(817) 329-6990  
CONTACT: TIM D. HODES, P.E.

The SITE PLAN shall NOT be  
modified without the approval of  
the Community Development  
Department.

ZONED "SF-8.4"

APPROVED BY CITY  
COUNCIL ACTION

DATE: 3-1-05

RESOLUTION NO. 2279

RECEIVED  
MAR 22 2005

ADAMS CONSULTING ENGINEERS, INC.  
CIVIL & ENVIRONMENTAL ENGINEERS  
500 Nolen Drive, Suite 550 • Southlake, Texas 76092  
Phone: (817) 329-6990 • Fax: (817) 329-7671

BAYLOR MEDICAL PLAZA  
IN KELLER  
SITE PLAN

THIS DOCUMENT IS RELEASED FOR  
THE PURPOSE OF INTERIM REVIEW AND  
COMMENT UNDER THE AUTHORITY OF  
TIM D. HODES, P.E.  
REGISTRATION NO. 88518, ON 02/08/05  
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PROJECT MGR.  
TDH  
PROJECT TECH.  
BRH  
CHECKED BY

JOB NO.  
2004.284  
SHEET NO.

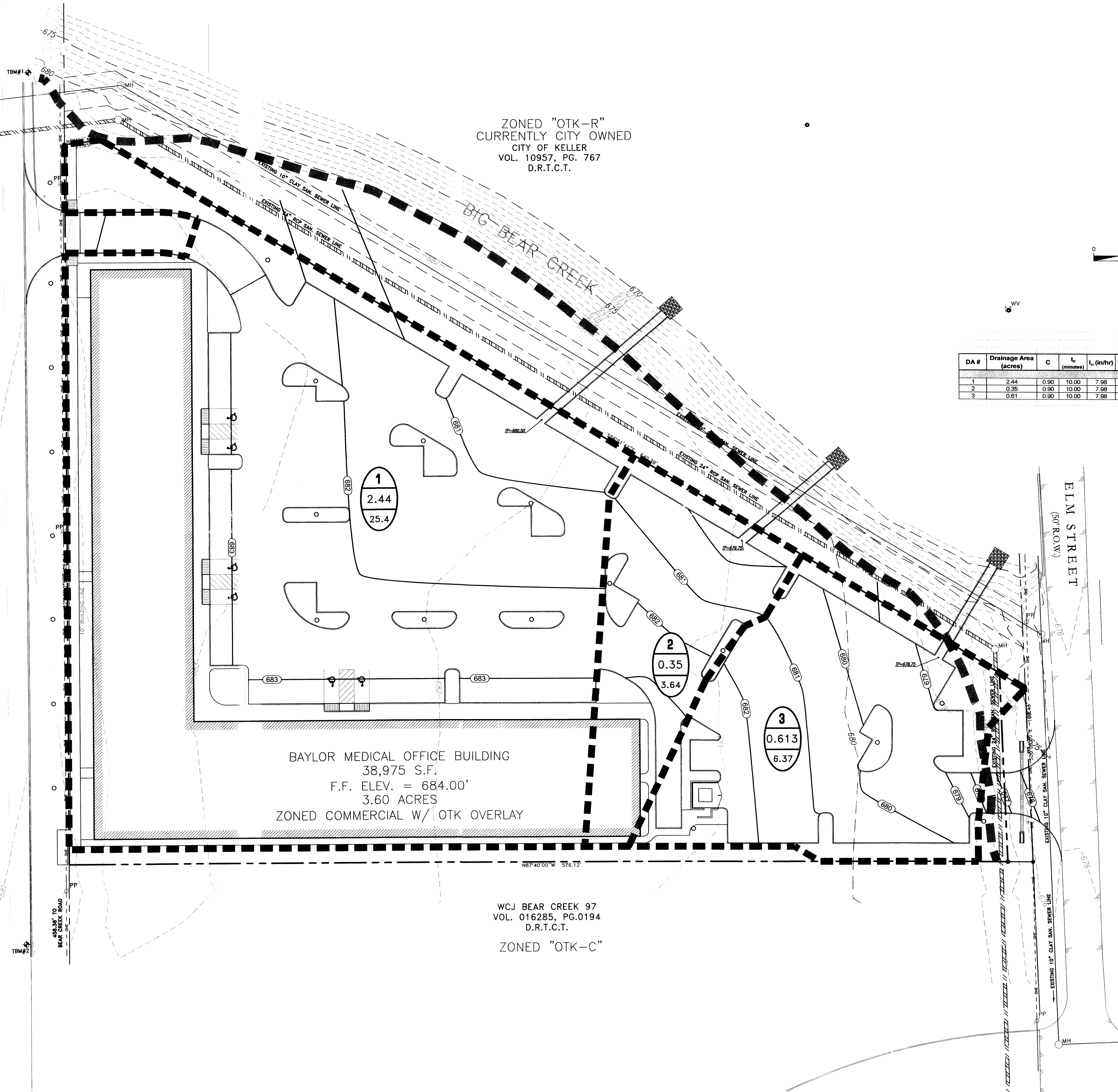
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FILENAME: I:\PROJECTS\2004\2004-204\2004-204.dwg  
DATE: 01/14/05  
TIME: 08 FEB 2005 12:55PM  
KELLER: MSH\CAH\CAH\CAH

SOUTH MAIN STREET  
U.S. HIGHWAY NO. 377  
(130' R.O.W.)

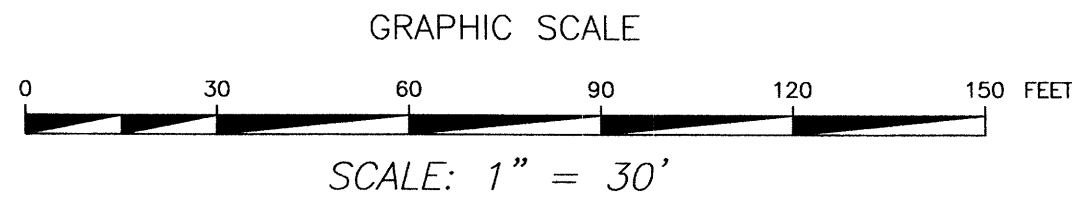


ZONED "OTK-R"  
CURRENTLY CITY OWNED  
CITY OF KELLER  
VOL. 10957, PG. 767  
D.R.T.C.T.

BAYLOR MEDICAL OFFICE BUILDING  
38,975 S.F.  
F.F. ELEV. = 684.00'  
3.60 ACRES  
ZONED COMMERCIAL W/ OTK OVERLAY

WCJ BEAR CREEK 97  
VOL. 016285, PG.0194  
D.R.T.C.T.

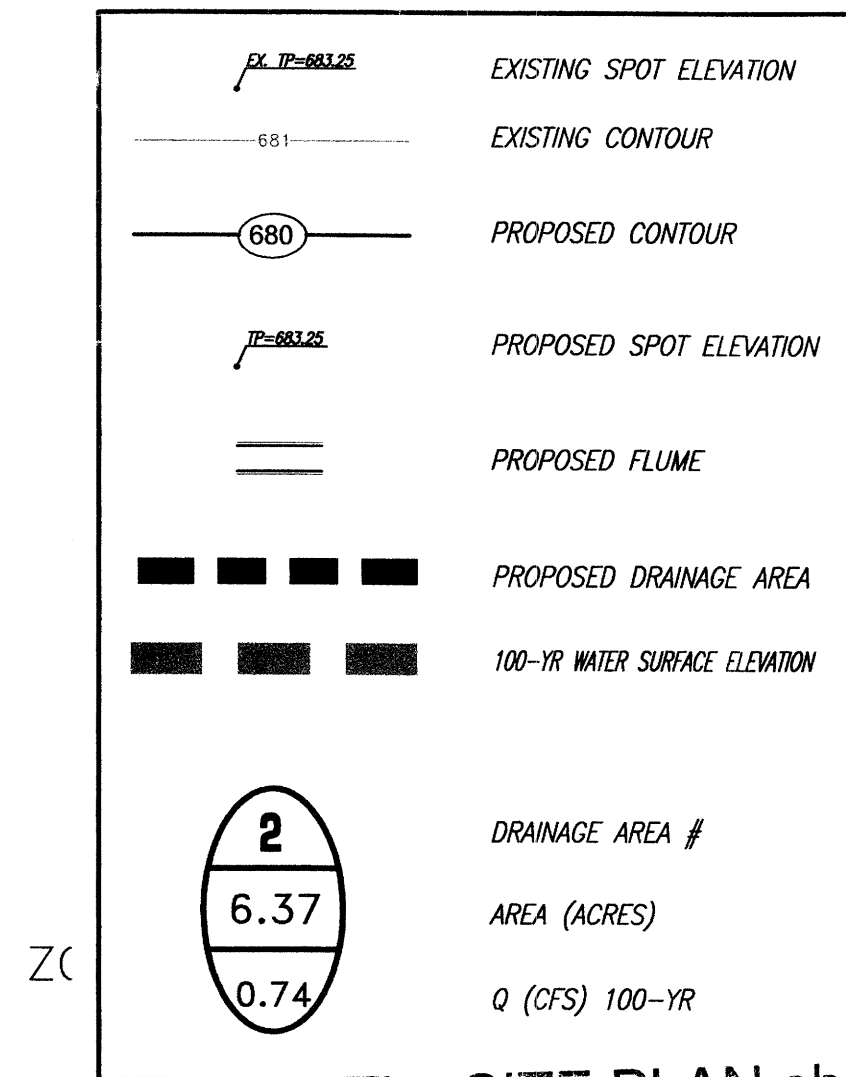
ZONED "OTK-C"



BAYLOR MEDICAL PLAZA  
Drainage Calculations

DA #	Drainage Area (acres)	C	t <sub>c</sub> (minutes)	I <sub>1</sub> (in/hr)	I <sub>25</sub> (in/hr)	I <sub>100</sub> (in/hr)	Q <sub>1</sub> (cfs)	Q <sub>25</sub> (cfs)	Q <sub>100</sub> (cfs)	Remarks
Proposed Conditions										
1	2.44	0.90	10.00	7.98	9.20	11.55	17.52	20.20	25.36	parking area and building area
2	0.35	0.90	10.00	7.98	9.20	11.55	2.51	2.90	3.64	parking area and building area
3	0.61	0.90	10.00	7.98	9.20	11.55	4.40	5.08	6.37	parking area and grassy area
Total Proposed Flow:							24.44	28.18	35.37	

## LEGEND



The **SITE PLAN** shall NOT be modified without the approval of the Community Development Department.

**NOTE:**

THE CITY OF KELLER REQUIRES DETENTION FOR COMMERCIAL SITES. HOWEVER, IN THIS CASE DETENTION WOULD ADVERSLY AFFECT THE FLOODPLAIN AND DOWNSTREAM PROPERTY SINCE THE PEAK RUNOFF FROM THE STORM WOULD OCCUR SIMULTANEOUSLY WITH THE PEAK RELEASE OF THE DETENTION AREA. IF THE RUNOFF IS DRAINED IMMEDIATELY INTO THE CHANNEL WITHOUT BEING DETAINED, IT WOULD BE A CONSIDERABLE DISTANCE DOWNSTREAM BEFORE THE 100-YR WATER SURFACE ELEVATION OCCURRED IN THE VICINITY OF THE SITE, THEREBY CAUSING A FAVORABLE DRAINAGE SITUATION.

A DRAINAGE STUDY OF THE DRAINAGE BASIN WILL BE PROVIDED WITH THE FINAL CONSTRUCTION DOCUMENTS PROVING THAT DETENTION WOULD ADVERSLY AFFECT THE FLOODPLAIN IN THIS AREA. HOWEVER, STORMWATER DETENTION WILL BE PROVIDED IF THIS CANNOT BE PROVEN AND A REVISED SITE PLAN WILL BE SUBMITTED.

BENCHMARKS  
TBM#1 - "X" SET IN CONCRETE ELEV.=682.83'  
TBM#2 - "X" SET IN CONCRETE ELEV.=680.58'

REVISIONS	DATE	BY
SITE PLAN SUBMITTAL TO CITY	12/22/04	LBI
2nd SUBMITTAL TO CITY	01/14/05	TDH
3rd SUBMITTAL TO CITY	01/28/05	TDH

**ADAMS CONSULTING ENGINEERS, INC.**  
CIVIL - ENVIRONMENTAL ENGINEERS  
500 Nolen Drive, Suite 550 • Southlake, Texas 76082  
Phone: (817) 329-6990 • Fax: (817) 329-7671

BAYLOR MEDICAL PLAZA  
IN KELLER

DRAINAGE PLAN

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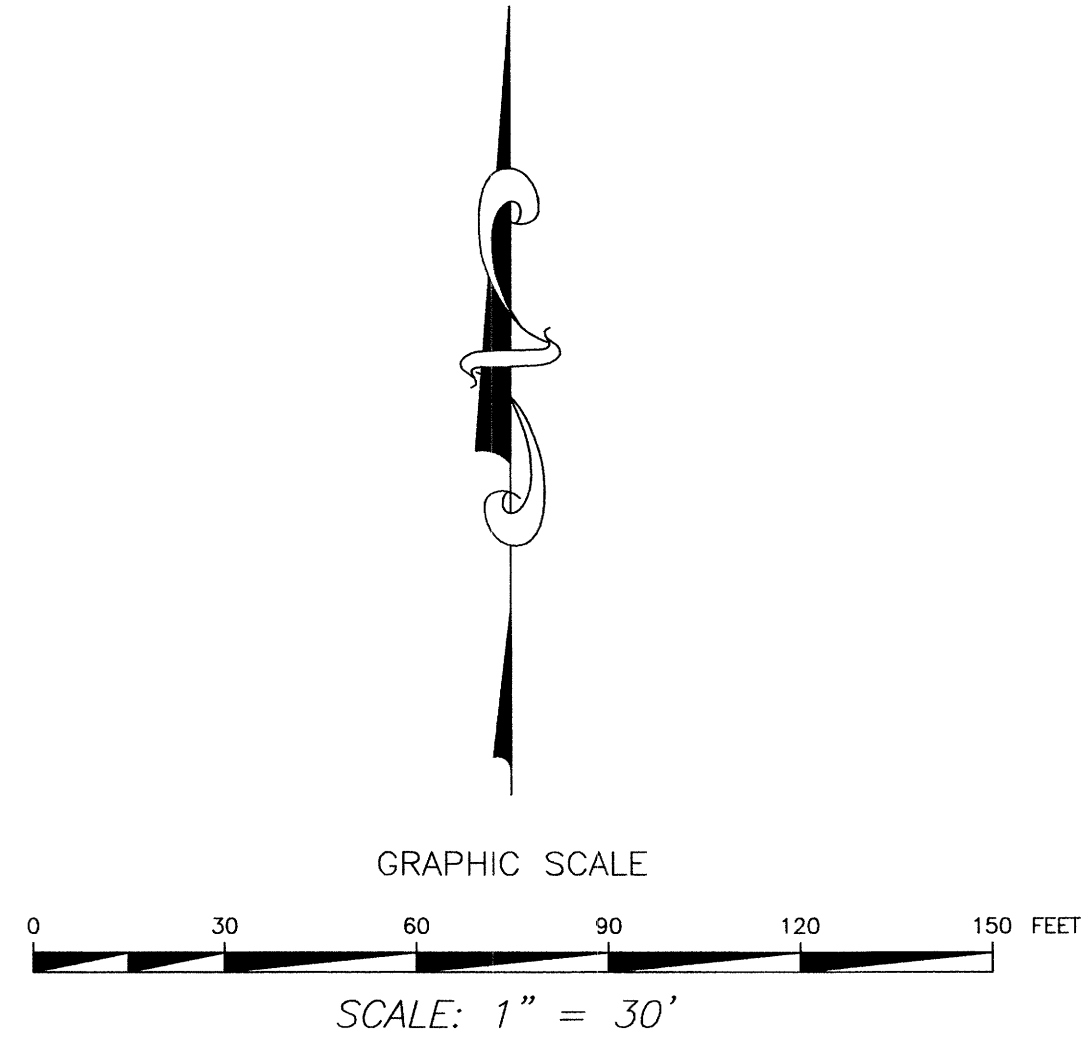
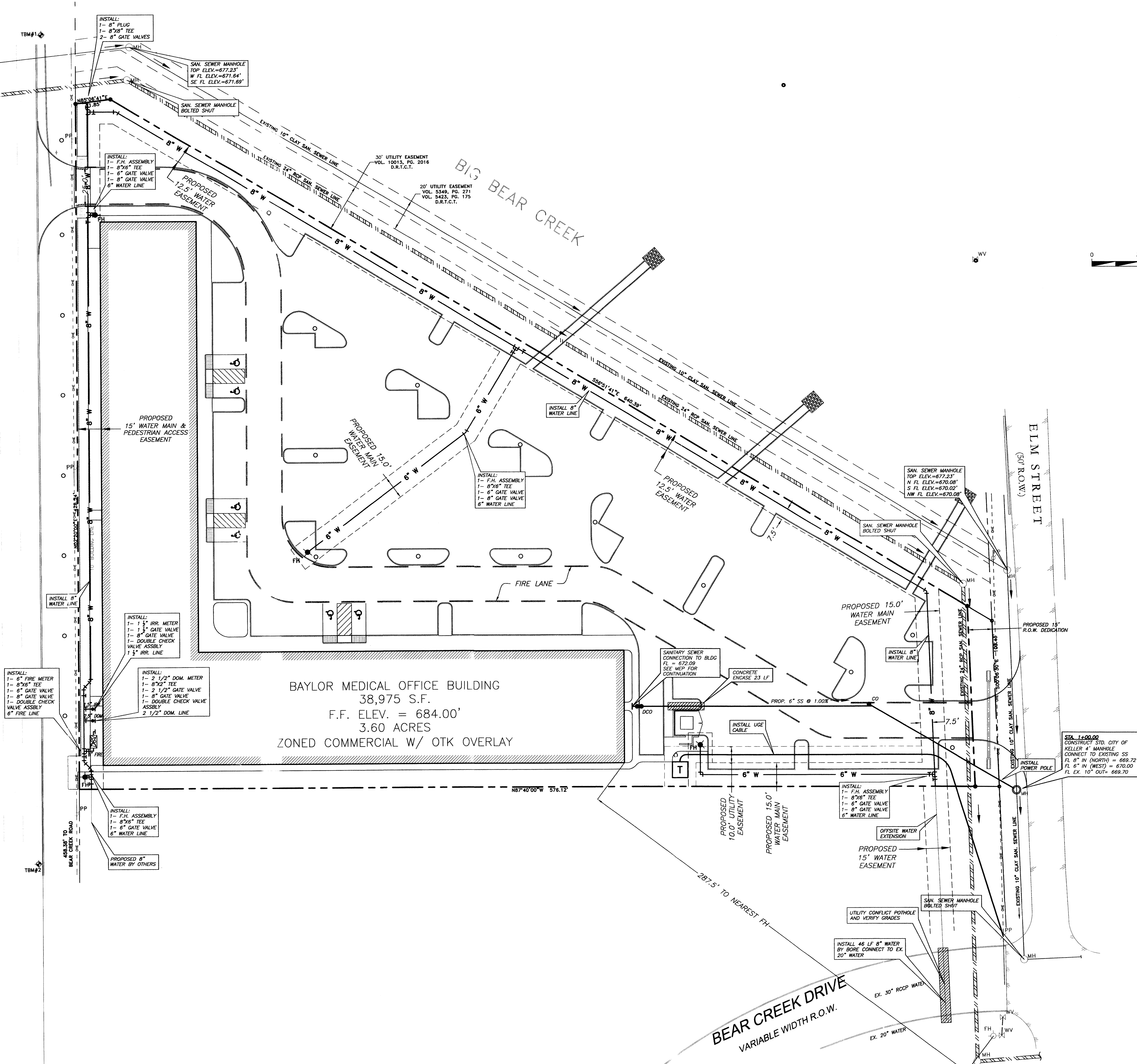
PROJECT MGR.  
TDH  
PROJECT TECH.  
BRH  
CHECKED BY

JOB NO.  
2004.284  
SHEET NO.

C2.0



SOUTH MAIN STREET  
U.S. HIGHWAY NO. 377  
(130' R.O.W.)



### LEGEND

- PP EXISTING POWER POLE
- LP EXISTING LIGHT POLE
- MH EXISTING MANHOLE
- C.D. EXISTING CLEANOUT
- GM EXISTING GAS METER
- TEL PED EXISTING TELEPHONE PEDESTAL
- SIGN
- FH EXISTING FIRE HYDRANT
- AIR EXISTING BLOWOFF VALVE
- WD EXISTING WATER VALVE
- WM EXISTING WATER METER
- WM EXISTING AIR RELEASE VALVE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- 8" S.S. PROPOSED SAN. SEW. LINE
- 8" WTR. PROPOSED WATER LINE
- UGE PROPOSED ELECTRIC LINE
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- PROPOSED GATE VALVE
- PROPOSED DOUBLE CHECK ASSEMBLY
- PROPOSED FIRE LANE

NOTE:  
SANITARY SEWER LAYOUT IS PRELIMINARY  
ONLY. FLOWLINE ELEVATIONS AND EXACT  
CONNECTION POINTS HAVE NOT YET BEEN  
DETERMINED.

The SITE PLAN shall NOT be  
modified without the approval of  
the Community Development  
Department.

**ADAMS CONSULTING ENGINEERS, INC.**  
CIVIL - ENVIRONMENTAL ENGINEERS  
500 Nolan Drive, Suite 550 • Southlake, Texas 76092  
Phone: (817) 329-8890 • Fax: (817) 329-7671

**BAYLOR MEDICAL PLAZA  
IN KELLER**  
**UTILITY PLAN**

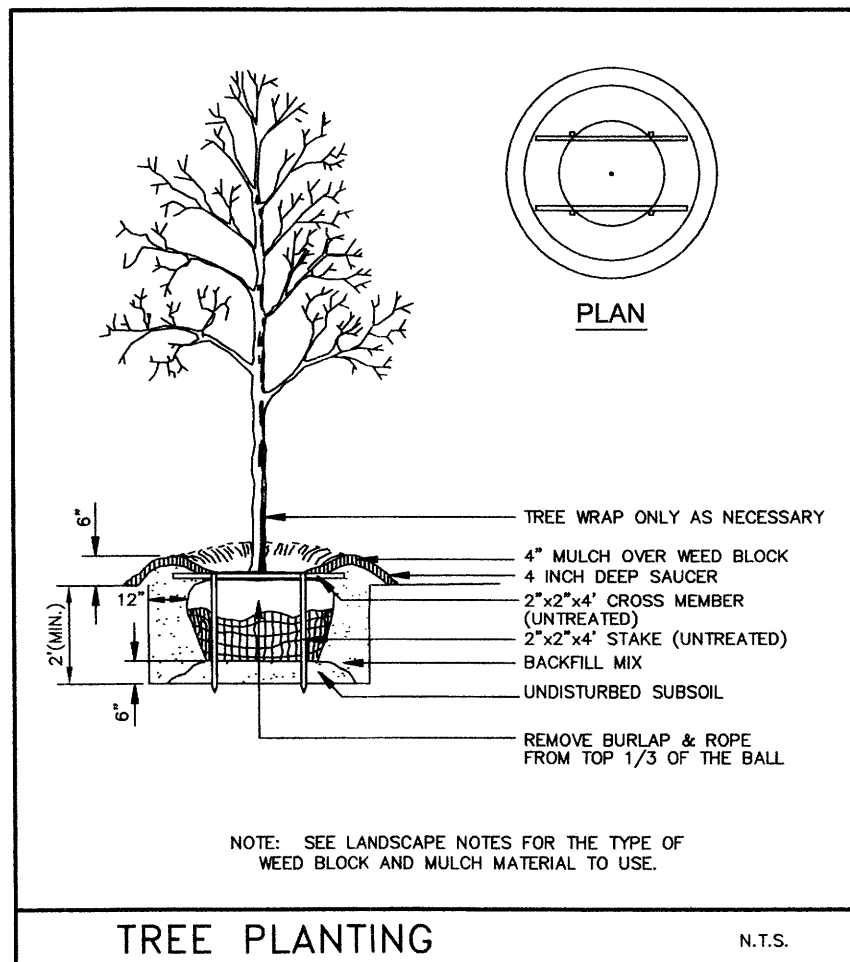
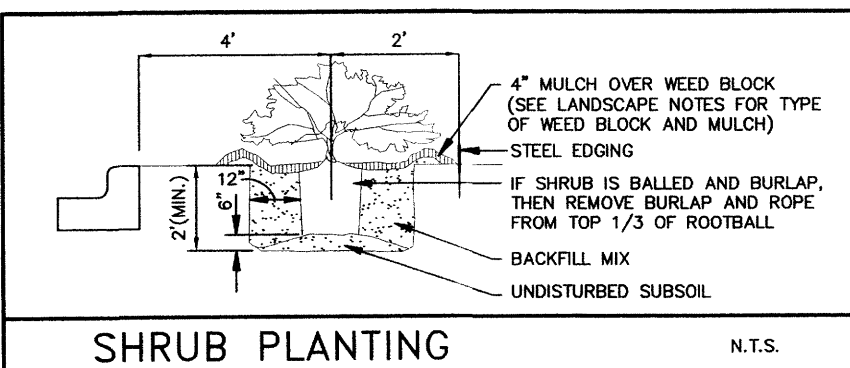
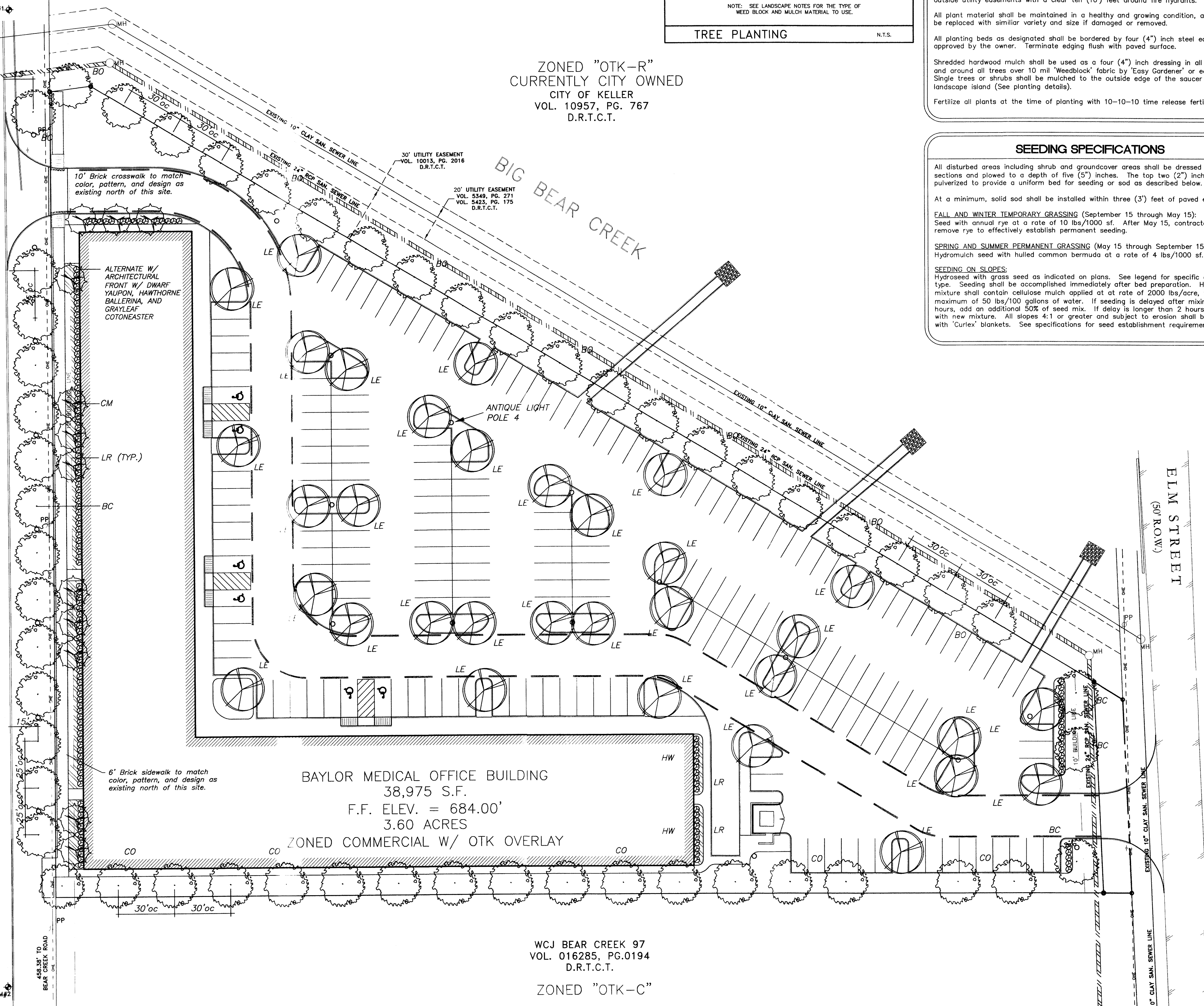
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PROJECT MGR.  
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PROJECT TECH.  
**BRH**  
CHECKED BY  
  
JOB NO.  
**2004.284**  
SHEET NO.

**C3.0**



SOUTH MAIN STREET  
U.S. HIGHWAY NO. 377  
(130' R.O.W.)



### LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for Landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the contractor shall provide topsoil, approved by the owner. The area shall then be seeded, fertilized, mulched, watered and maintained until hardy grass growth is established in all areas. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the contractor at no additional cost to the owner.

All landscaped areas will be irrigated with an underground automatic system. Refer to the irrigation plans and details for the location of the controller, irrigation meter, and sleeves. Disturbed areas not covered by the permanent irrigation system shall be watered by the contractor until a healthy stand of grass is established and accepted.

Quantities shown on these plans are for information only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five (5') feet from any utility line or sidewalk and outside utility easements with a clear ten (10') feet around fire hydrants.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed.

All planting beds as designated shall be bordered by four (4") inch steel edging as approved by the owner. Terminate edging flush with paved surface.

Shredded hardwood mulch shall be used as a four (4") inch dressing in all plant beds and around all trees over 10 mil "weedblock" fabric by "Easy Gardener" or equal. Single trees or shrubs shall be mulched to the outside edge of the saucer of landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

### SEEDING SPECIFICATIONS

All disturbed areas including shrub and groundcover areas shall be dressed to typical sections and plowed to a depth of five (5") inches. The top two (2") inches shall be pulverized to provide a uniform bed for seeding or sod as described below.

At a minimum, solid sod shall be installed within three (3') feet of paved edges.

**FALL AND WINTER TEMPORARY GRASSING** (September 15 through May 15):  
Seed with annual rye at a rate of 10 lbs/1000 sf. After May 15, contractor shall remove rye to effectively establish permanent seeding.

**SPRING AND SUMMER PERMANENT GRASSING** (May 15 through September 15):  
Hydromulch seed with hulled common bermuda at a rate of 4 lbs/1000 sf.

**SEEDING ON SLOPES:**  
Hydroseed with grass seed as indicated on plans. See legend for specific grass seed type. Seeding shall be accomplished immediately after bed preparation. Hydroseed mixture shall contain cellulose mulch applied at rate of 2000 lbs/acre, with a maximum of 50 lbs/100 gallons of water. If seeding is delayed after mixing 0.5 - 2 hours, add an additional 50% of seed mix. If delay is longer than 2 hours, begin with new mix. All slopes 4:1 or greater and subject to erosion shall be covered with "Curlex" blankets. See specifications for seed establishment requirements.

### LANDSCAPE REQUIREMENTS for the CITY OF KELLER

NOTE: THIS SITE REQUIRES THE "OVERLAY AND SPECIAL DISTRICTS" ORDINANCE

Article eight section 8.04,c,4,b,1-6 (overlay and special districts section)

b. Landscaping, lighting, sidewalk, and street furniture requirements

1) Street trees. Large canopy trees shall be planted along main street in a straight line spaced twenty-five feet (25') apart between the sidewalk and the street in areas where possible.

2) Ornamental trees and shrubs. All new developments shall have foundation plantings in front of the building and along any sides adjacent to public streets. The foundation planting area shall be a minimum of five feet (5') in width and contain a mixture of ornamental trees, shrubs and seasonal color.

3) Seasonal color, planters, pots, and beds. Seasonal color must also be provided in selected locations within required foundation plantings for new developments.

Article eight section 8.07 landscape requirements

f. Minimum landscaping requirements for non-residential and multi-family

1. Buffers

A. Minimum ten-foot (10') landscape buffer per overlay standards.

2. Buffer trees

A. Minimum four inch (4") caliper canopy trees spaced twenty-five feet (25') on center in a straight line near the center of the thirty-foot (30') landscape buffer adjacent to thoroughfares with four (4) or more lanes.

B. Minimum two (2) ornamental trees per fifty linear feet (50') of frontage planted within thirty-foot (30') buffer in clusters or linear arrangement.

C. Minimum three inch (3") caliper canopy trees spaced thirty feet (30') on center in a straight line near the center of all other required buffers.

D. Existing trees of equal or greater size located within a required buffer may be counted toward the buffer tree requirement.

3. Landscaping requirement for parking lots

A. Parking lots shall be 100% screened with shrubs or berms adjacent to all public streets. (3'ht w/in 1 year)

B. All parking lot islands must be a minimum of nine feet (9') in width and twenty feet (20') in length.

C. No more than twelve (12) consecutive parking spaces shall be allowed without the interruption of a landscaped island.

D. For large parking lots with several rows of parking spaces, a minimum ten-foot (10') wide continuous landscaped island shall be provided at various locations to break up the expanse of paving.

E. The ends of all parking aisles must be terminated with a landscaped island.

F. And island the size of one parking space shall contain one (1) large three inch (3") caliper canopy tree and island the size of two parking spaces shall contain two (2) three inch (3") caliper canopy trees.

G. Continuous islands perpendicular to parking spaces must contain large three-inch (3") caliper canopy trees spaced at one (1) tree per forty feet (40').

H. A minimum of 15% of all parking lots shall be landscaped.

I. If the number of parking spaces exceed the ordinance requirements by more than ten percent (10%), a fifty (50) square foot of additional landscaping shall be provided for each additional parking space.

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.

### LANDSCAPE CALCULATIONS for the CITY OF KELLER

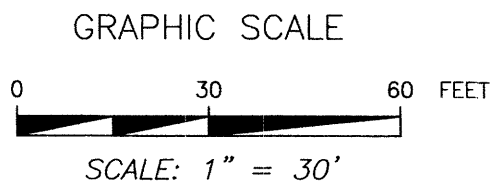
	REQUIRED	PROVIDED	% REQUIRED	% PROVIDED
INTERIOR PARKING LOT AREA x 15%	-	72,124 S.F.	-	-
SITE LANDSCAPED AREA	10,818 S.F.	8, 923 S.F.	15%	12.5%

### Plant Material List

SYM.	KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	HEIGHT	SPREAD
EC	13		BALD CYPRESS Taxodium distichum	B&B	4" cal.	10' min.	5' min.
BC	3		BALD CYPRESS Taxodium distichum	B&B	3" cal.	8' min.	5' min.
BO	21		BURR OAK Quercus macrocarpa	B&B	3" cal.	8' min.	5' min.
CO	17		CHINKAPIN OAK Quercus muhlenbergii	B&B	3" cal.	8' min.	5' min.
LE	32		LACEBARK ELM Ulmus parvifolia sempervirens	B&B	3" cal.	8' min.	5' min.
CM	12		CRAPPE MYRTLE Lagotis indica	B&B	1" cal.	6' min.	3' min.
DY	53		DWARF YAUPOIN Ilex vomitoria 'Nana'	Cont.	5 gal.	2' min.	2' min.
IH	53		BALLERINA HAWTHORNE Rhipidolepis indica 'Ballerina'	Cont.	5 gal.	2' min.	2' min.
CE	52		COTONEASTER Cotoneaster glaucophyllus	Cont.	5 gal.	2' min.	2' min.
LR	674		LIRIOPE Liriope muscari	Cont.	5 gal.	2' min.	2' min.

The SITE PLAN shall NOT be modified without the approval of the Community Development Department.

ZONED "SF-8.4"



ADAMS CONSULTING ENGINEERS, INC.  
CIVIL - ENVIRONMENTAL ENGINEERS  
500 Nolan Drive, Suite 550 • Southlake, Texas 76092  
Phone: (817) 329-8990 • Fax: (817) 329-7671

BAYLOR MEDICAL PLAZA  
IN KELLER  
LANDSCAPE PLAN

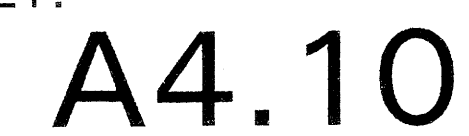
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LANDSCAPE ARCHITECT NO. 1826 ON FEB. 08 2005. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES.

PROJECT MGR.  
TDH  
PROJECT TECH.  
BRH  
CHECKED BY

JOB NO.  
2004.284  
SHEET NO.

L1.0





RESOLUTION NO. 2279

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING THE SITE PLAN FOR BAYLOR MEDICAL PLAZA, A PROPOSED 38,975-SQUARE FOOT MEDICAL OFFICE BUILDING TO BE CONSTRUCTED, LOCATED ON A 3.595-ACRE LOT ON THE EAST SIDE OF SOUTH MAIN STREET (U.S. HIGHWAY 377) APPROXIMATELY 450 FEET NORTH OF BEAR CREEK PARKWAY, BEING LOT 1, BLOCK A, BAYLOR MEDICAL PLAZA ADDITION, AND ZONED C-OTK (COMMERCIAL-OLD TOWN KELLER OVERLAY), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Cirrus Group, owner/developer, and Adams Consulting Engineers, engineer, have submitted a site plan (SP-04-0033), which has been reviewed and recommended for approval by the City Staff and Planning and Zoning Commission of the City of Keller as submitted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, the site plan for Baylor Medical Plaza, a proposed 38,975-square foot medical office building to be constructed, located on a 3.595-acre lot on the east side of South Main Street (U.S. Highway 377) approximately 450 feet north of Bear Creek Parkway, being Lot 1, Block A, Baylor Medical Plaza Addition, and zoned C-OTK (Commercial-Old Town Keller Overlay) is hereby approved, attached hereto, and incorporated herein, as if fully set forth as submitted.

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AND IT IS SO RESOLVED.

Passed by a vote of 5 to 0 on this the 1st day of March, 2005.

CITY OF KELLER, TEXAS

BY: Julie A. Tandy  
Julie A. Tandy, Mayor

ATTEST:

Sheila Stephens  
Sheila Stephens, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry  
L. Stanton Lowry, City Attorney