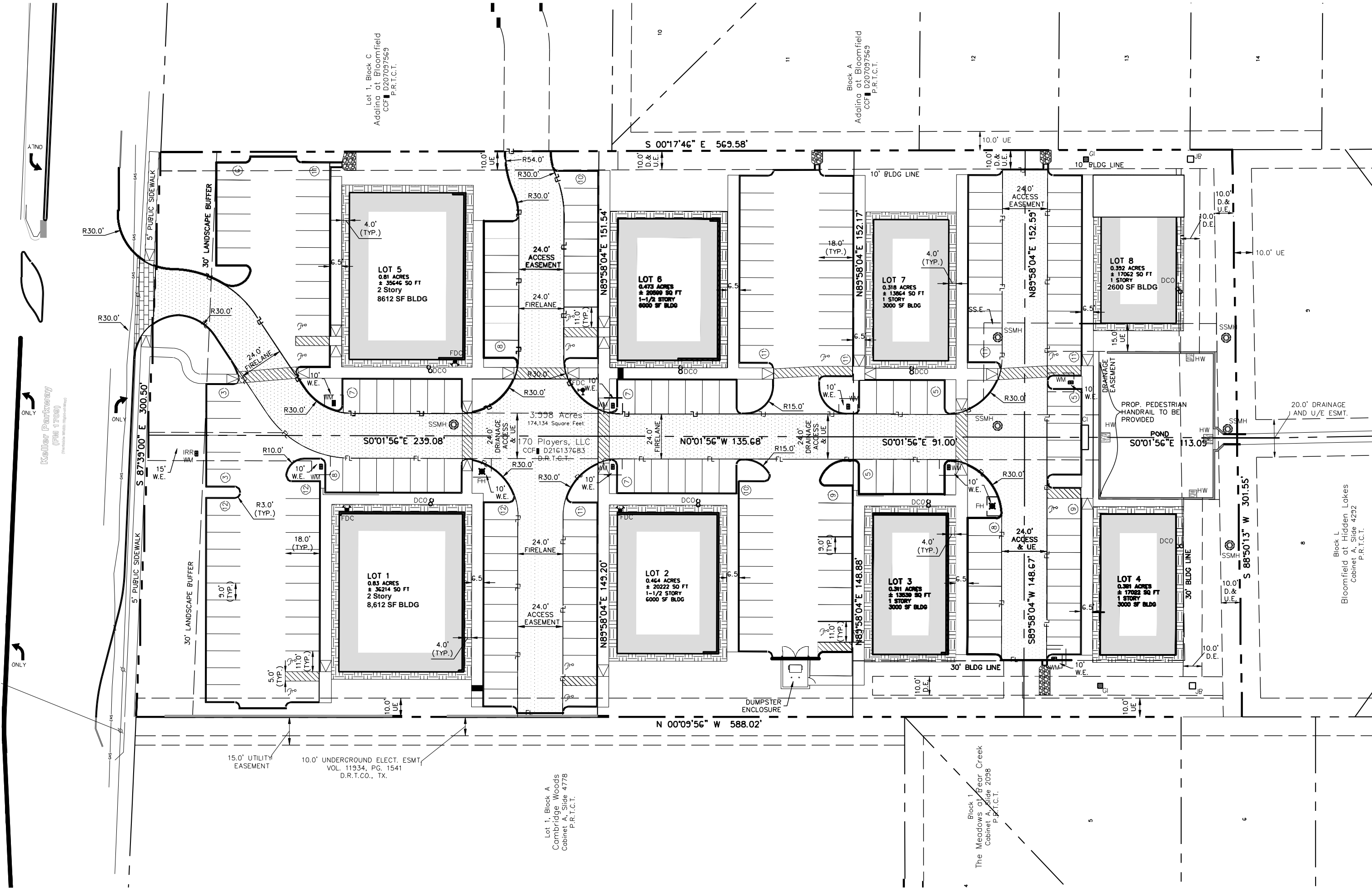


FILE: X:\Projects\2017\17-323 TK-Keller-Montage-Bloomfield Office Park\AutoCAD\Working Drawings\01 SP 17-323.dwg
USER: s8raton DATE: TIME: 160.06.2018 - 2.16pm



PD-0 ZONING CONDITIONS
(CITY ORDINANCE 1036)

8 GARDEN OFFICE BUILDINGS = 39,000 SQ FT
PARKING PROVIDED = 222 SPACES LESS HANDICAPPED WALKS *
PARKING RATIO = 1 SPACE PER 176 SF *
44 CANOPY TREES
±60,000 SF LANDSCAPE (±30%-35%)

SUMMARY TABLE						
LOT	LOT AREA (SF)	BUILDING AREA (SF)	PARKING PROVIDED	PARKING REQUIRED	HANDICAP PARKING PROVIDED	HANDICAP PARKING REQUIRED
1	36,204	7,500	54	38	2	2
2	20,222	6,000	24	30	2	1
3	13,539	3,000	13	15	1	1
4	17,016	3,000	10	15	1	1
5	35,628	7,500	41	38	2	1
6	20,604	6,000	29	30	2	1
7	13,866	3,000	16	15	1	1
8	17,055	3,000	13	15	1	1
TOTAL	174,134	39,000	200	195	12	9

* NOTE: PARKING REQUIRED BASED ON CITY OF KELLER UDC ARTICLE 8, SECTION G
PLANNED DEVELOPMENT MEDICAL OFFICE USE (1 SPACE PER 200 SF GROSS FLOOR AREA)
HANDICAP PARKING NOT INCLUDED IN REQUIRED PARKING COUNT

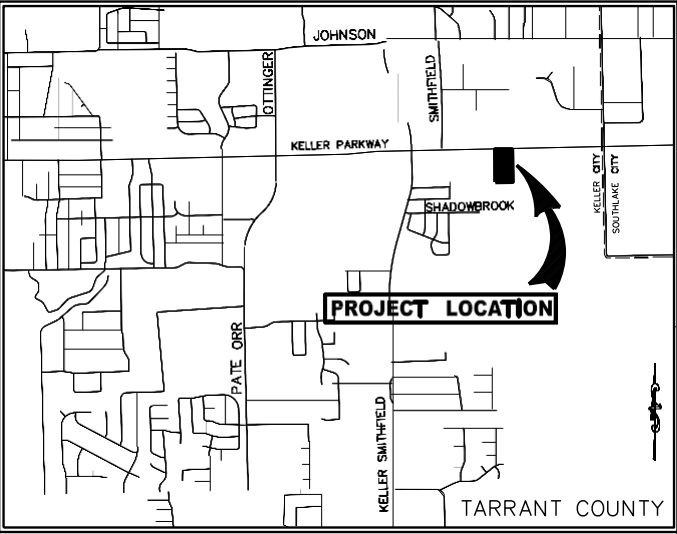
PROPOSED USE: MEDICAL OFFICE

LOT AREA:

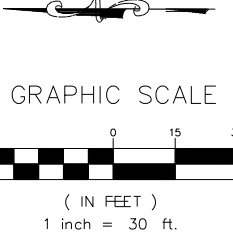
LOT 1	± 36,204 SQ FT
LOT 2	± 20,222 SQ FT
LOT 3	± 13,539 SQ FT
LOT 4	± 17,016 SQ FT
LOT 5	± 35,628 SQ FT
LOT 6	± 20,604 SQ FT
LOT 7	± 13,866 SQ FT
LOT 8	± 17,055 SQ FT

REVIEWED BY THE CITY OF KELLER
AND RELEASED FOR CONSTRUCTION

DIRECTOR OF PUBLIC WORKS/ CITY ENGINEER _____ DATE _____



VICINITY MAP
(NOT TO SCALE)



NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL LANDSCAPING REQUIREMENTS OF THE CITY OF KELLER'S CORRIDOR WILL BE FOLLOWED IN THE THIRTY (30) FOOT LANDSCAPE BUFFER.
3. ALL BUILDINGS WILL BE SURROUNDED BY A MINIMUM FOUR (4) FOOT WIDE LANDSCAPE BUFFER.
4. ALL SIGNAGE AND LIGHTING TO BE APPROVED BY CITY OF KELLER PRIOR TO INSTALLATION.
5. ALL BUILDINGS WILL BE LINKED BY SIDEWALKS.
6. SITE WILL PROVIDE ADEQUATE FIRE PROTECTION. FIRE HYDRANTS WILL MEET ALL CITY OF KELLER SPECIFICATIONS.
7. FIRE SPRINKLERS WILL BE PROVIDED IN BUILDINGS IN EXCESS OF 6000 SQ FT.
8. KNOX BOX WILL BE LOCATED ON EACH BUILDING FOR FIRE ACCESS.
9. DUMPSTER WILL BE SCREENED BY A MASONRY WALL WITH METAL GATE AS REQUIRED BY THE CITY OF KELLER.
10. ALL COMMON AREAS SHALL BE MAINTAINED BY BUILDING OWNERS ASSOCIATION.
11. IN ACCORDANCE WITH CORRIDOR GUIDELINES, THIRTY (30) FOOT LANDSCAPE BUFFER TO HAVE ONE (1) LARGE TREE PER TWENTY-FIVE (25) LINEAR FEET AND TWO (2) SMALL TREES AND SIX (6) SHRUBS PER FIFTY (50) LINEAR FEET.
12. THREE (3) FOOT HIGH SCREENING ALONG FM 1709 WILL BE EITHER EVERGREEN SHRUBS, BERMS OR MASONRY STONE.
13. PARKING TO BE SHARED BETWEEN LOTS TO MEET MINIMUM SPACES REQUIRED BY KELLER UDC.

LEGEND

- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- PROPOSED FENCE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED PAVEMENT
- PROPERTY BOUNDARY
- INTERNAL LOT BOUNDARY

BENCHMARKS

CITY OF KELLER MONUMENT #6:
BERNTSEN TOP SECURITY MONUMENT WITH ACCESS COVER LOCATION IN THE MEDIAN OF BEAR CREEK PARKWAY APPROXIMATELY 16' EAST OF THE EAST SIDE OF THE BRIDGE OVER BEAR CREEK AND APPROXIMATELY 41' WEST OF A LIGHT POLE
(ELEVATION=634.72')

CITY OF KELLER MONUMENT #9:
BERNTSEN TOP SECURITY MONUMENT WITH ACCESS COVER LOCATED APPROXIMATELY 625' EAST OF THE CENTERLINE INTERSECTION OF TOWN CENTER LANE AND BEAR CREEK PARKWAY AND APPROXIMATELY 8' WEST OF THE WEST END OF A BRICK WALL AND 5' EAST OF A CONCRETE WALK
(ELEVATION=652.54')

Engineer of Record:	JTP
Drawn by:	SNS
Date Plotted:	262018
Issue for Pricing Bidding:	
Issue for Permit Application:	
Issue for Construction:	
REVISIONS	
DATE	COMMENTS

BLOOMFIELD OFFICE PARK
LOTS 1-8, BLOCK A
BLOOMFIELD ADDITION CITY OF KELLER, TARRANT COUNTY, TEXAS

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