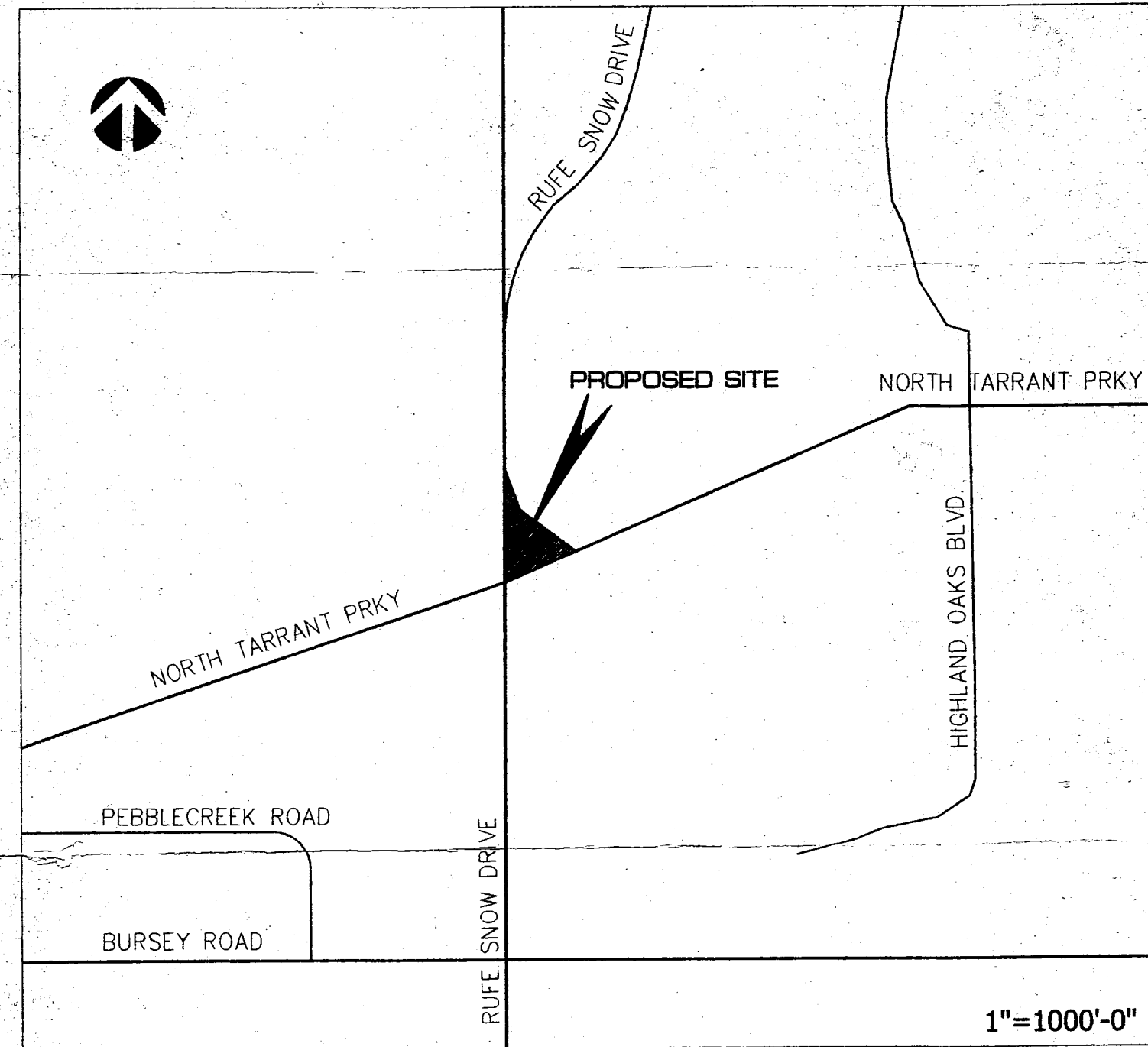
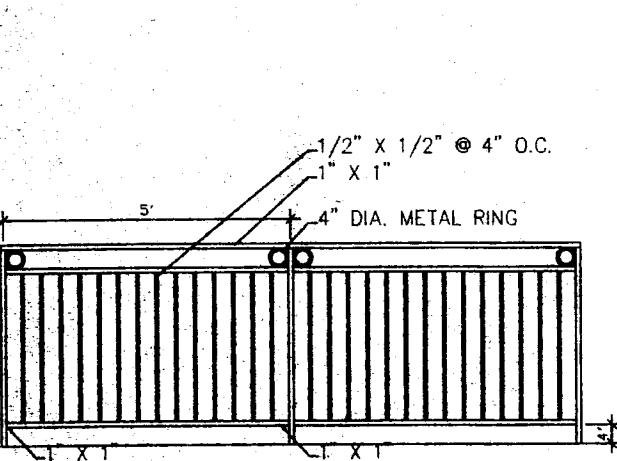


AREA CALCULATIONS						
LOT	S.F.	ACRE	BUILDING S.F.	BUILDING COVERAGE	LANDSCAPE AREA	LANDSCAPE COVERAGE
1	79,229	1.82	12,000	15.14%	19,865	25%
2	90,112	2.07	15,400	17.08%	20,623	22.9%
3	55,516	1.27	10,000	18.01%	27,400	49.3%
4	64,132	1.47	5,000	7.7%	20,970	32.7%
5	49,215	1.13	7,800	15.69%	22,780	46.3%
6	98,935	2.27	6,000	6.06%	77,977	78.8%
7	260,205	5.97	10,000	3.84%	250,205	96.16%
TOTAL	697,344	16.00	66,200	9.49%	439,820	90.51%

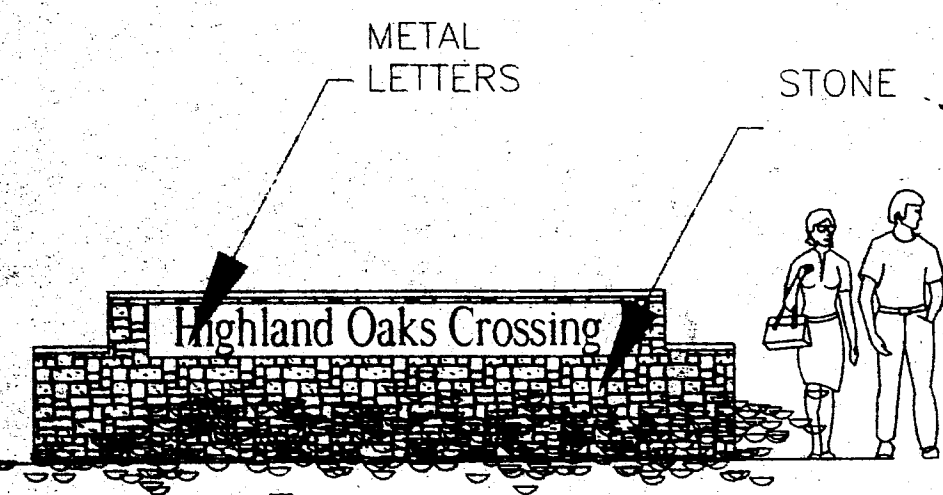
VARIANCE BETWEEN EXISTING AND PROPOSED PLANNED DEVELOPMENT					
LAND USE	EXISTING P.D.	PROPOSED P.D.	VARIANCE SF.	VARIANCE %	
TOTAL BUILDING AREA (SF)	73,245	66,200	<7,045>	<9.6%>	PROPOSED P.D. HAS 21% LESS BUILDING AREA THAN EXISTING P.D.
TOTAL LANDSCAPE AREA (SF)	254,885	439,820	184,935	72.5%	PROPOSED P.D. HAS 75% MORE LANDSCAPE AREA THAN EXISTING P.D.
TOTAL PARKING PROVIDED	552	345	<206>	<37%>	PROPOSED P.D. HAS 44% LESS PARKING AREA THAN EXISTING P.D.



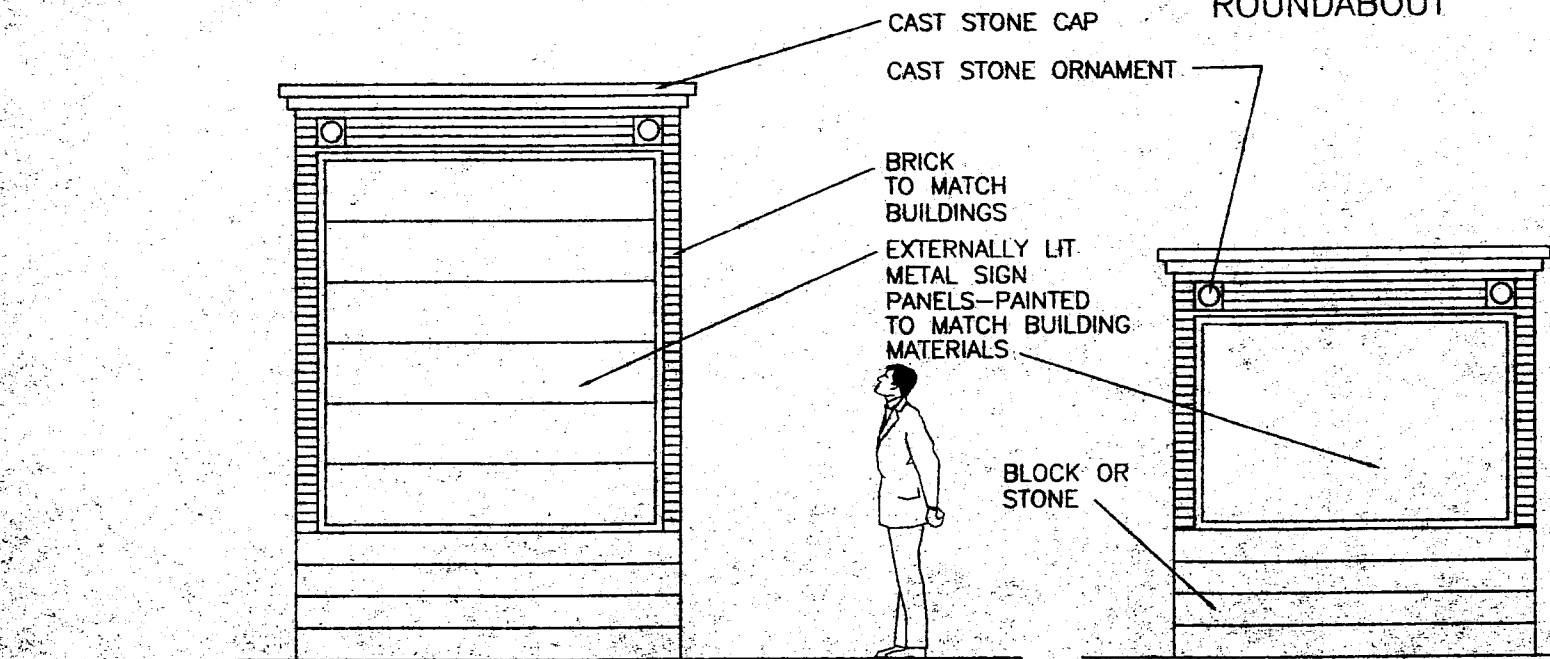
VICINITY MAP



DECORATIVE RAILING



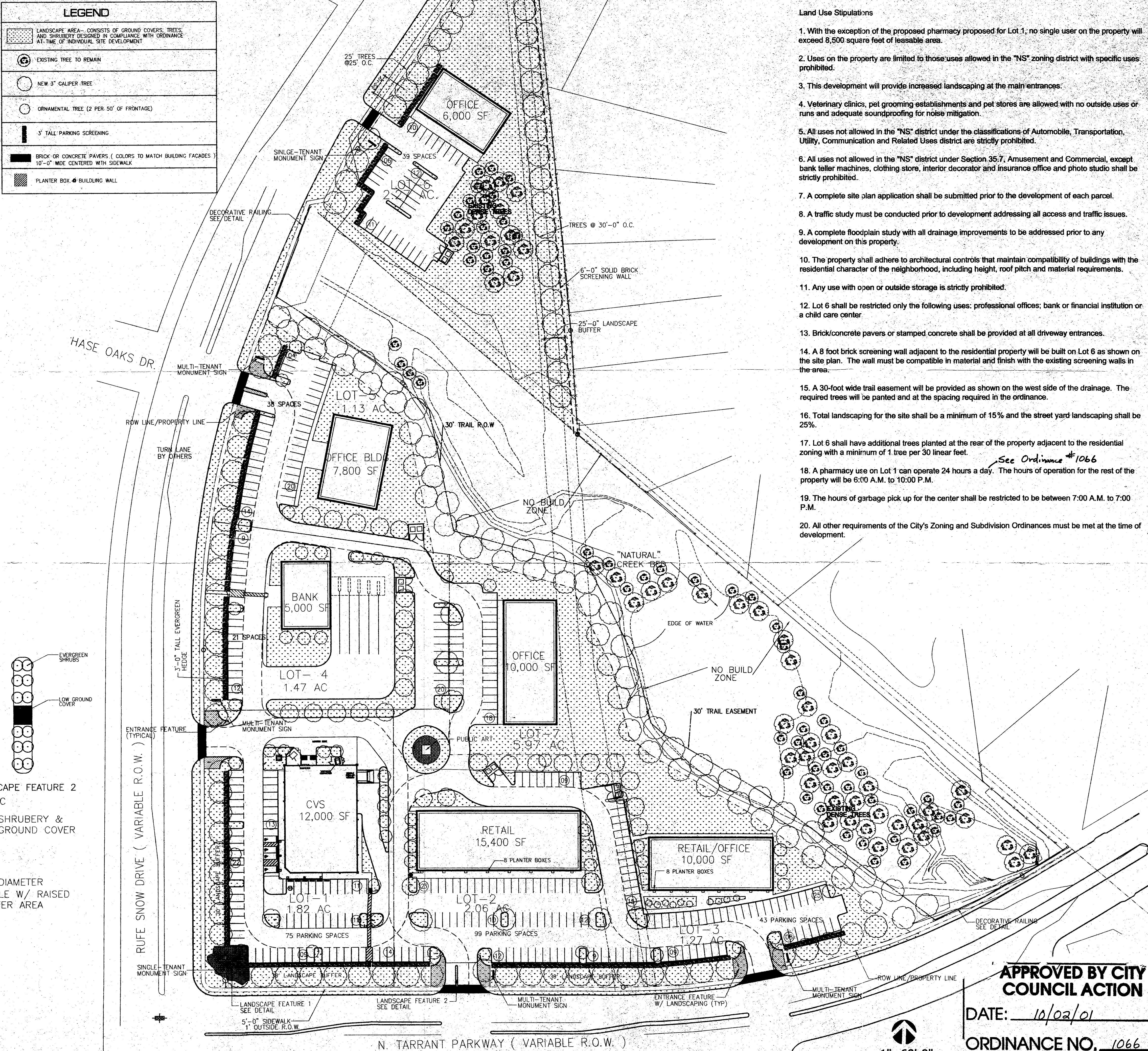
ENTRANCE FEATURE



MULTI-TENANT MONUMENT

SINGLE-TENANT MONUMENT

LEGEND	
	LANDSCAPE AREA—CONSISTS OF GROUND COVERS, TREES, AND SHRUBBERY DESIGNED IN COMPLIANCE WITH ORDINANCE AT THE TIME OF INDIVIDUAL SITE DEVELOPMENT
	EXISTING TREE TO REMAIN
	NEW 3" CALIPER TREE
	ORNAMENTAL TREE (2 PER 50' OF FRONTAGE)
	3' TALL PARKING SCREENING
	BRICK OR CONCRETE PAVERS (COLORS TO MATCH BUILDING FACADES) 10'-0" WIDE CENTERED WITH SIDEWALK
	PLANTER BOX & BUILDING WALL



Land Use Stipulations

- With the exception of the proposed pharmacy proposed for Lot 1, no single user on the property will exceed 8,500 square feet of leasable area.
- Uses on the property are limited to those uses allowed in the "NS" zoning district with specific uses prohibited.
- This development will provide increased landscaping at the main entrances.
- Veterinary clinics, pet grooming establishments and pet stores are allowed with no outside uses or runs and adequate soundproofing for noise mitigation.
- All uses not allowed in the "NS" district under the classifications of Automobile, Transportation, Utility, Communication and Related Uses district are strictly prohibited.
- All uses not allowed in the "NS" district under Section 35.7, Amusement and Commercial, except bank teller machines, clothing store, interior decorator and insurance office and photo studio shall be strictly prohibited.
- A complete site plan application shall be submitted prior to the development of each parcel.
- A traffic study must be conducted prior to development addressing all access and traffic issues.
- A complete floodplain study with all drainage improvements to be addressed prior to any development on this property.
- The property shall adhere to architectural controls that maintain compatibility of buildings with the residential character of the neighborhood, including height, roof pitch and material requirements.
- Any use with open or outside storage is strictly prohibited.
- Lot 6 shall be restricted only the following uses: professional offices; bank or financial institution or a child care center.
- Brick/concrete pavers or stamped concrete shall be provided at all driveway entrances.
- A 8 foot brick screening wall adjacent to the residential property will be built on Lot 6 as shown on the site plan. The wall must be compatible in material and finish with the existing screening walls in the area.
- A 30-foot wide trail easement will be provided as shown on the west side of the drainage. The required trees will be planted and at the spacing required in the ordinance.
- Total landscaping for the site shall be a minimum of 15% and the street yard landscaping shall be 25%.
- Lot 6 shall have additional trees planted at the rear of the property adjacent to the residential zoning with a minimum of 1 tree per 30 linear feet.
- A pharmacy use on Lot 1 can operate 24 hours a day. The hours of operation for the rest of the property will be 6:00 A.M. to 10:00 P.M. *See Ordinance #1066*
- The hours of garbage pick up for the center shall be restricted to be between 7:00 A.M. to 7:00 P.M.
- All other requirements of the City's Zoning and Subdivision Ordinances must be met at the time of development.

APPROVED BY CITY COUNCIL ACTION

DATE: 10/02/01

ORDINANCE NO. 1066



1"=60'-0"

preliminary site plan

DATE: 6-21-01
REVISION:
7-31-01 per city comments
8-27-01 per city comments
9-17-01 per city comments
10-26-01 per city comments

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