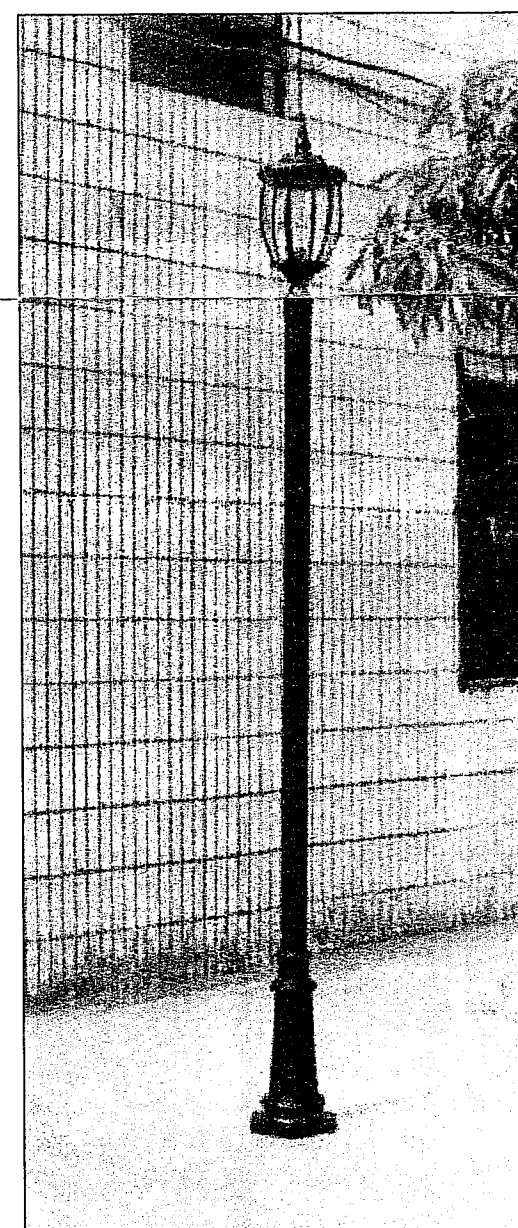
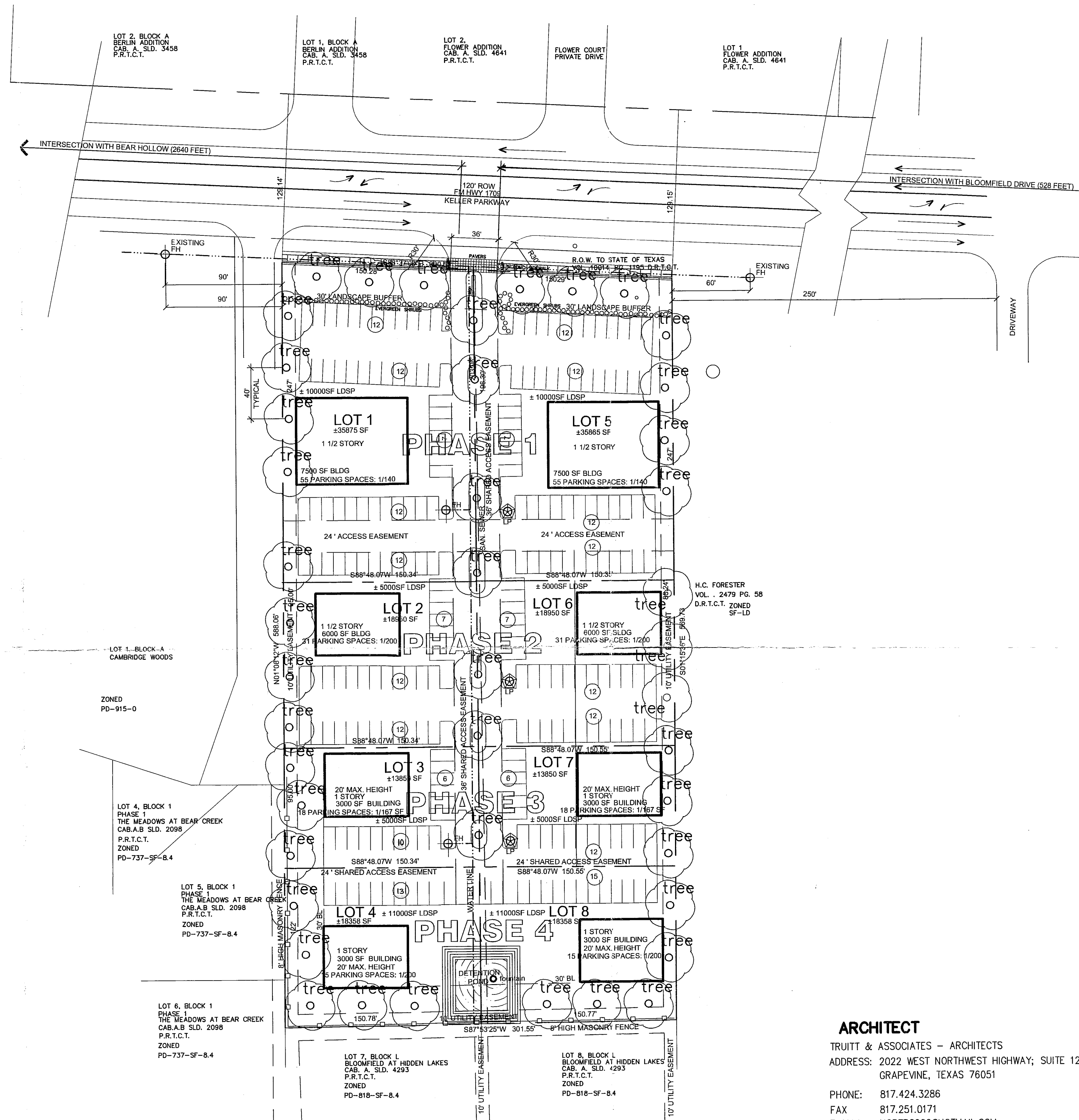
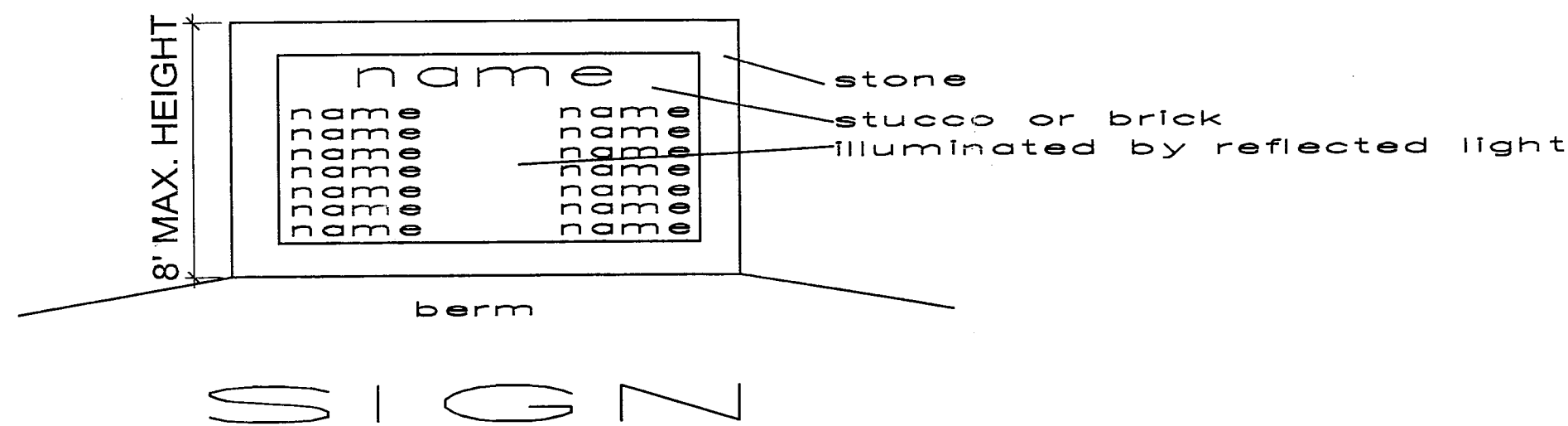


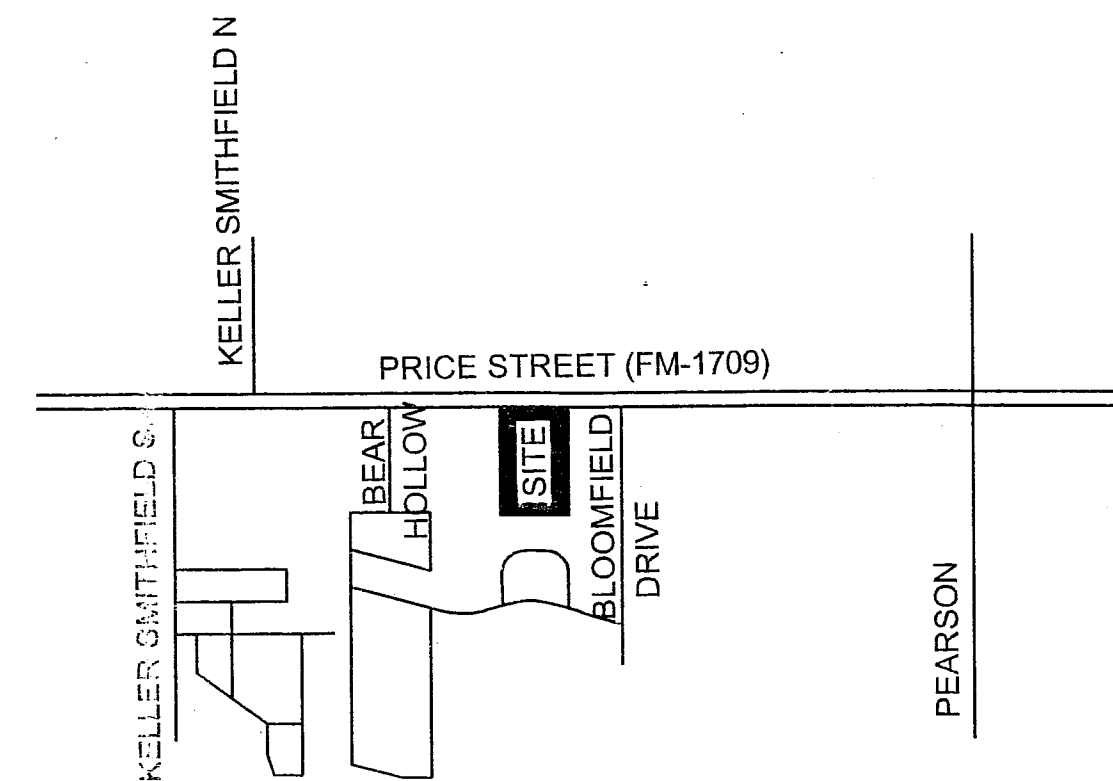


TYPICAL LIGHT POLE
MAX. HEIGHT 15 FEET



DESIGN SUMMARY
8 GARDEN OFFICE BUILDINGS = 39,000 SQ. FT.
PARKING PROVIDED 222 SPACES LESS HANDICAPPED WALKS
PARKING RATIO: 176 SF / PARKING SPACE
44 CANOPY TREES
± 60000 SF LDSP (LANDSCAPE) (30-35%)

SCALE: 1" = 50'
WHEN PRINTED AT 24x36



VICINITY MAP

GENERAL NOTES:

ALL LANDSCAPING REQUIREMENT OF THE CITY'S CORRIDOR GUIDELINES WILL BE FOLLOWED IN THE 30 FOOT LANDSCAPE BUFFER ALONG FM 1709

ALL BUILDINGS WILL BE SURROUNDED BY A MINIMUM FOUR FOOT WIDE LANDSCAPING BED SITE LIGHTING WILL BE BY MEANS OF TWO LIGHT POLES 15 FEET HIGH MAXIMUM EXTERIOR BUILDING LIGHTING AND FOUNTAIN LIGHTING

LIGHTING WILL BE CONTAINED ON THE SITE. SPILL LIGHTING WILL BE LIMITED TO 2 LAMBERTS. NO UNCOVERED FIXTURES. ALL BUILDINGS WILL BE LINKED BY SIDEWALKS

SITE SIGNAGE TO BE A MONUMENTAL SIGN ON A LANDSCAPED BURN WITH REFLECTED LIGHTING. SIGN MATERIALS TO BE SAME OR COMPATIBLE WITH THE BUILDING MATERIALS. SIZE OF SIGN TO BE 96 SQ. FT. MAX

A VARIANCE IS REQUESTED TO INSTALLING AN 8 FOOT TALL MASONRY FENCE AND 25 FOOT BUILDING SETBACK ALONG THE EAST PROPERTY LINE SINCE THE LAND USE PLAN DESIGNATES THE ADJACENT SITE AS RETAIL FIRE HYDRANTS 7.5' 45' FOOT MIN. SPACING WITH HYDRA-STORZ CONNECTION TO CITY STANDARDS EACH PHASE TO PROVIDE ADEQUATE FIRE PROTECTION WITH MIN. 30' RADIUS INSIDE TURNS AT ALL DRIVEWAY INTERSECTIONS

FIRE SPRINKLERS FOR ALL BUILDINGS IN EXCESS OF 6000 SQ. FT. KNOX BOX ON EACH BUILDING FOR FIRE ACCESS

A DETAILED SITE PLAN APPLICATION WILL BE SUBMITTED FOR EACH PHASE OF DEVELOPMENT.

ALL SIDES OF ALL PROPOSED BUILDINGS WILL CONTAIN THE ARCHITECTURAL STYLE DETAILING AND MATERIAL AS ILLUSTRATED IN THE ATTACHED ELEVATION

ALL USES PERMITTED IN THE OFFICE ZONING DISTRICT WILL BE ALLOWED IN THIS DEVELOPMENT.

DUMPSTER(S) WILL BE SCREENED BY A MASONRY WALL WITH METAL GATES AS REQUIRED BY THE CITY OF KELLER. ALL COMMON AREAS SHALL BE MAINTAINED BY BUILDING OWNERS ASSOCIATION.

IN ACCORDANCE WITH CORRIDOR GUIDELINES 30 FOOT LANDSCAPE BUFFER TO HAVE 1 LARGE TREE PER 25 LINEAR FEET AND 2 SMALL TREES AND 6 SHRUBS PER 50 LINEAR FEET.

3 FOOT HIGH SCREENING ALONG FM 1709 WILL BE EITHER EVERGREEN SHRUBS, BERMS, OR MASONRY STONE WALLS.

TREES IN MEDIANS TO BE TRIMMED TO MAINTAIN 14 MIN. CLEARANCE

BLOOMFIELD OFFICE PARK

Bloomfield Office Park is a proposed 8 building office park located on the south side of FM 1709 across from Flower Addition and between the intersections of Bear Hollow and Bloomfield Drive.

The site will consist of two 1 1/2 story general office buildings approximately 7,500 square feet; two 1 1/2 story general office buildings approximately 6,000 square feet, and four single story office buildings approximately 3,000 square feet. The buildings that are to be built on lots 3, 4, 7 and 8 shall not exceed 20 feet in height. Finish floor elevations of buildings that are to be built on lots 3, 4, 7 and 8 shall not exceed one foot above the current grade for that lot. Finished floor elevations shall be established prior to site plan approval.

The buildings will be complimentary in style and color of the Cambridge Woods office buildings, which are east of the site. Building lines meet the current development standards established by the City of Keller. An 8-foot brick screen wall is proposed along the south and a portion of the west property lines adjacent to residential area. The eastern property lines shall be lined with trees due to future land use map stating that the eastern adjacent property could become office zoning.

Access to the site is from FM 1709 onto a 36 foot wide, tree lined drive that will extend the length of the property and is designated as a fire lane. As the trees mature along the drive they shall be trimmed to allow for 14 feet to the bottom limbs, this will allow for a fire truck to pass under the trees. All common areas shall be maintained by a building owners association. Parking and handicap spaces will meet the minimum requirements of the Texas Accessibility Standards.

A pond shall be provided on the south portion of the property. The pond shall be an earthen pond to allow run off water easy access into the pond. Grass and trees shall line the pond and a waterfall shall create a slower cfm of water into the current drainage and utility easement in Bloomfield Addition. Water run off shall not exceed pre development conditions, all off site drainage systems will be evaluated to ensure that the systems can handle site run off. A detailed grading plan will be submitted and reviewed by the City of Keller prior to site plan approval.

Existing utilities (sewer and water) will be located and capabilities verified. Any extensions will meet all of the development requirements of the City of Keller, prior to final approval of the site plan.

ARCHITECT

TRUITT & ASSOCIATES - ARCHITECTS
ADDRESS: 2022 WEST NORTHWEST HIGHWAY, SUITE 120
GRAPEVINE, TEXAS 76051
PHONE: 817.424.3286
FAX: 817.251.0171
E-MAIL: NORTR2000@HOTMAIL.COM
CONTACT: RAYMOND D. TRUITT A.I.A., SKIP EGAN - PMGR

OWNER

COMPANY: NASSER SHAFIPOUR
ADDRESS: BROWN TRAIL
BEDFORD, TEXAS
PHONE: 817.571.0306
CONTACT: NASSER SHAFIPOUR

DEVELOPER

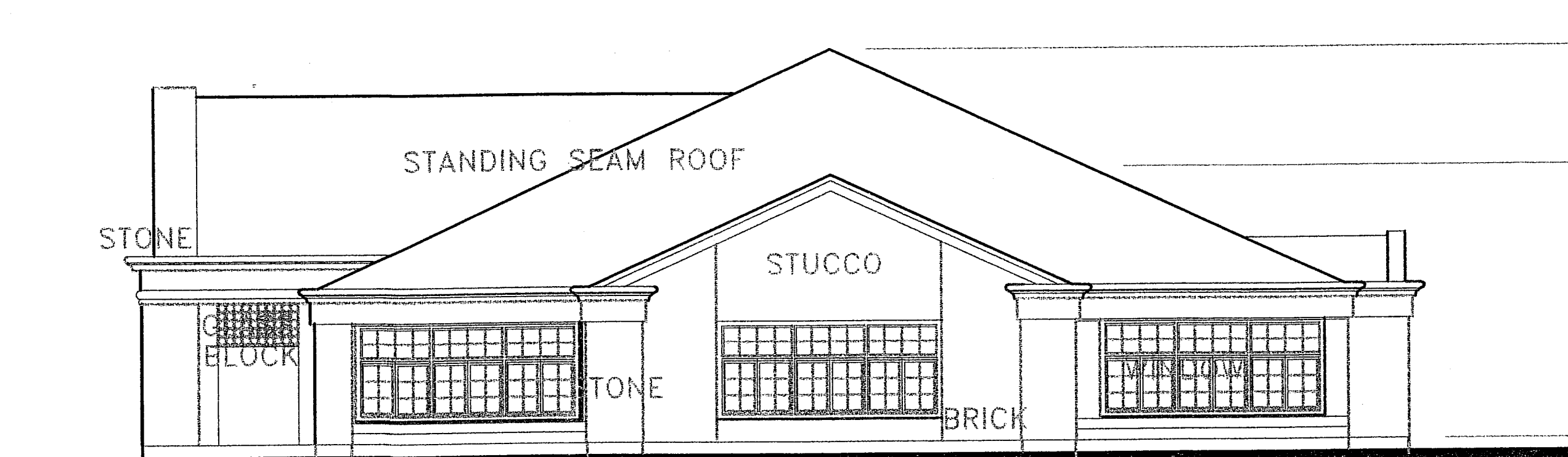
COMPANY: SISK INVESTMENTS
ADDRESS: 7651 NORTH EAST LOOP 820, SUITE 820
FORT WORTH, TEXAS 76118
PHONE: 817.683.7849
FAX: 817.683.7849
CONTACT: G.T. (TERRY) SISK

ZONING EXHIBIT

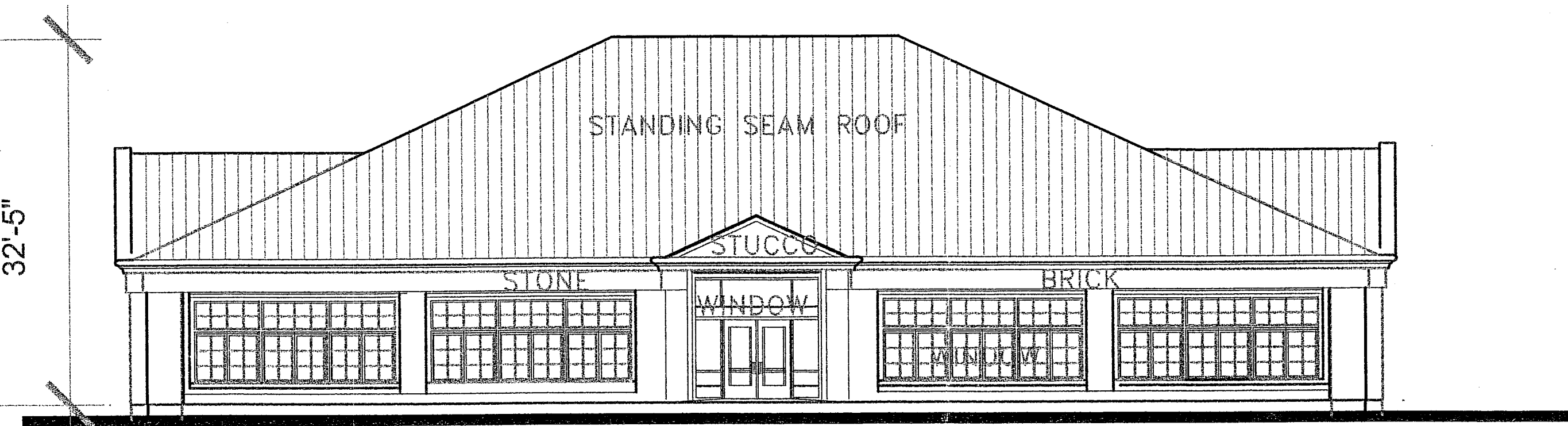
BLOOMFIELD OFFICE PARK

EXISTING ZONING: SF-LD
PROPOSED ZONING: PD-O
TOTAL ACREAGE: 4
8 GARDEN OFFICE BUILDINGS = APPROX. 39,000 SQ. FT.

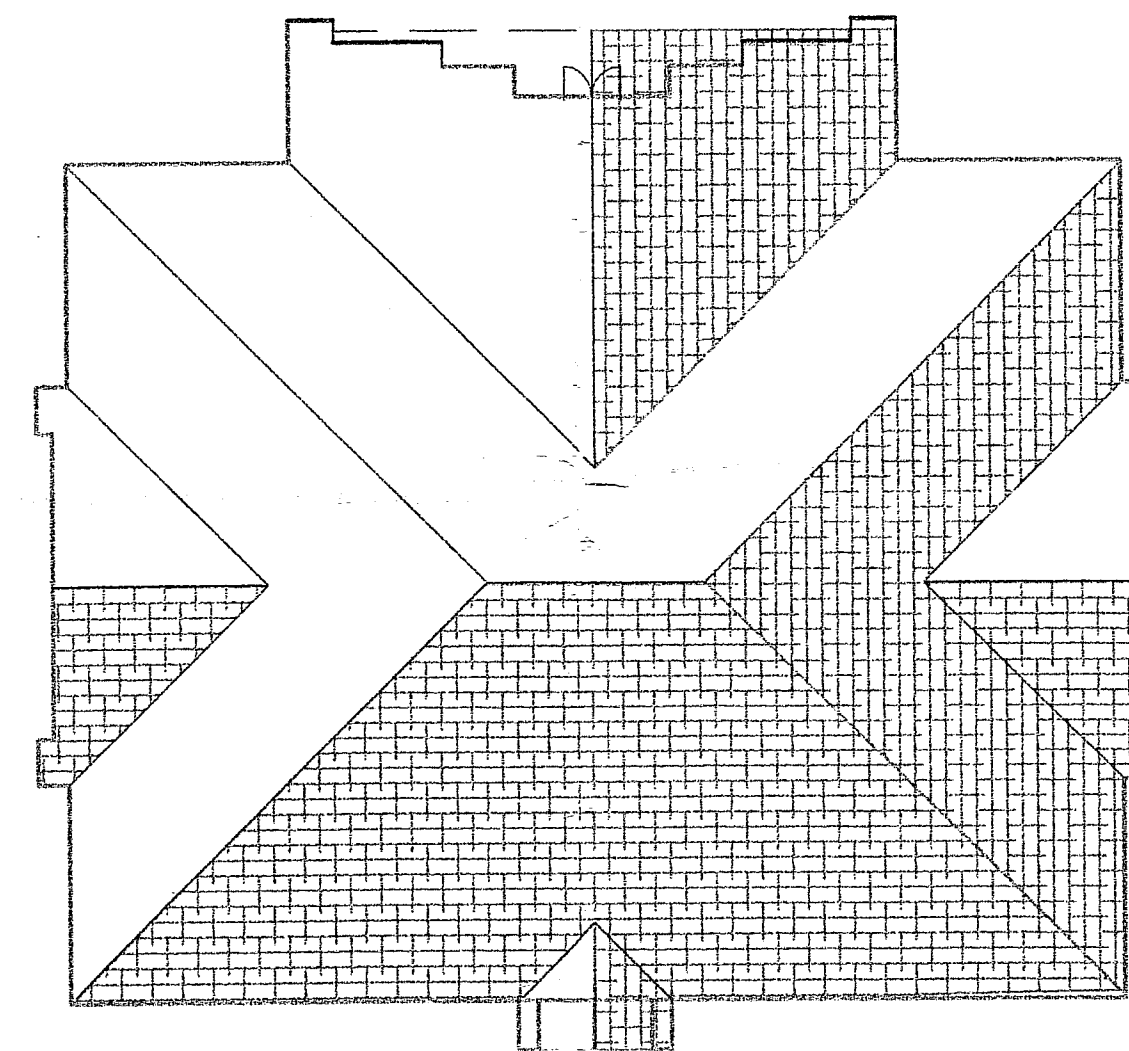
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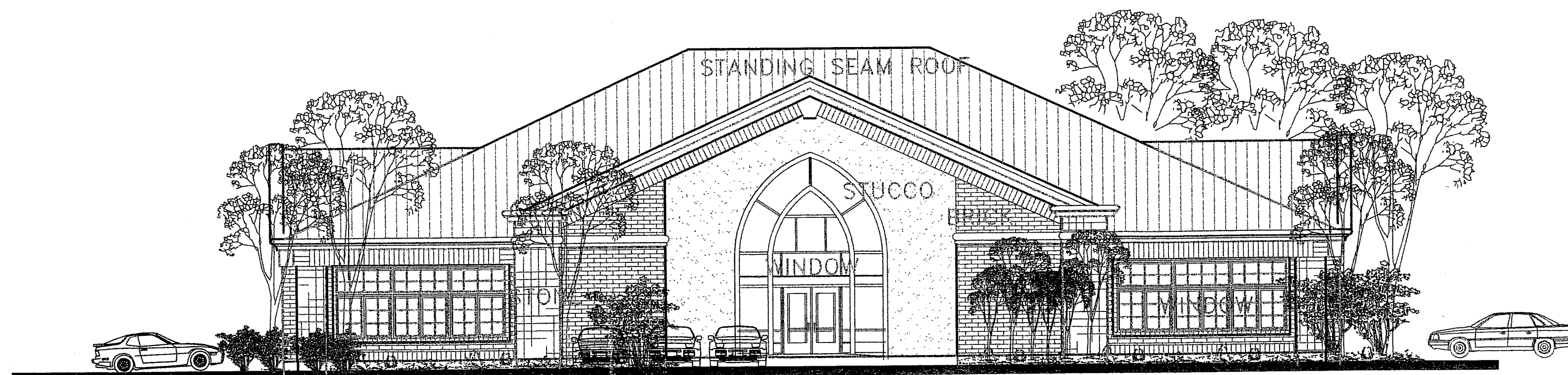
RIGHT ELEVATION



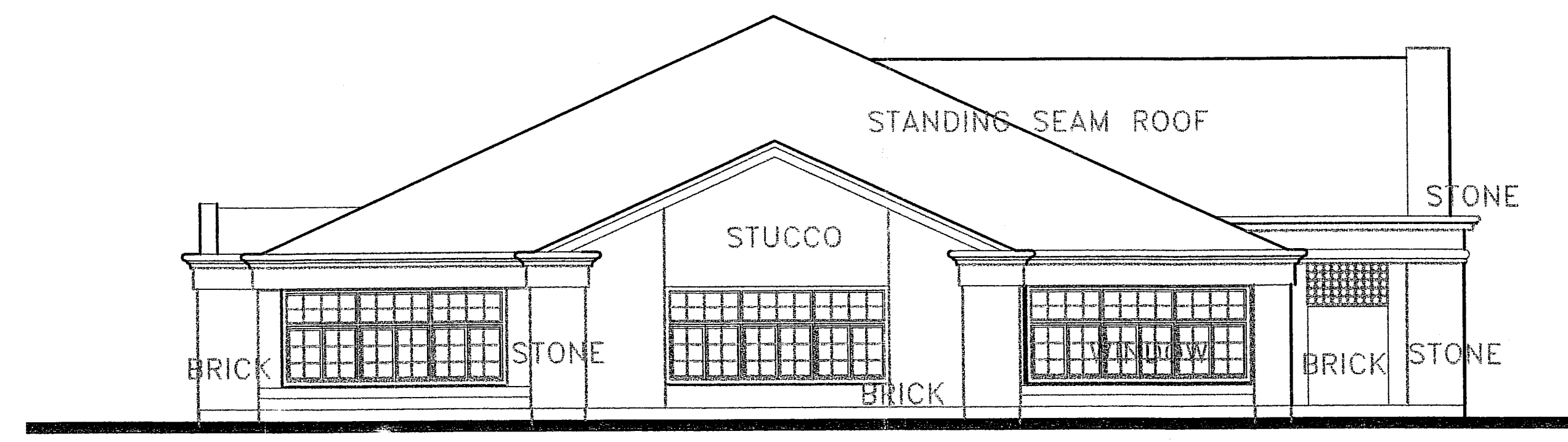
REAR ELEVATION



ROOF PLAN



FRONT ELEVATION



LEFT ELEVATION