

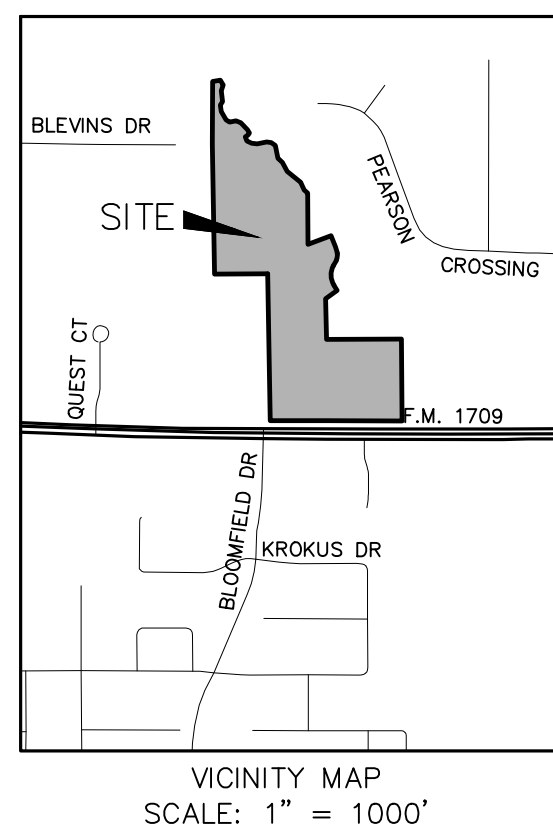
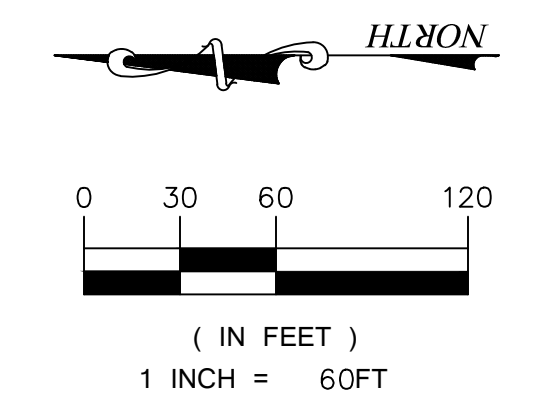
**LEGEND**

- |  |                                      |  |                   |
|--|--------------------------------------|--|-------------------|
|  | EXISTING CONCRETE TO REMAIN IN PLACE |  | PROPOSED CONCRETE |
|  | EXISTING PAVERS TO REMAIN IN PLACE   |  | PROPOSED GRAVEL   |
|  | EXISTING BUILDING TO REMAIN IN PLACE |  | PROPOSED SIDEWALK |

**PRELIMINARY FOR REVIEW ONLY**  
Not for Construction or Permit Purposes

Engineer: **CLAYTON T. REDINGER**  
P.E. No. **97497** Date **5/17/2022**

<b>LANDSCAPE SYSTEMS</b>			
CONCEPT PLAN			
KELLER, TEXAS			
<b>icon</b> Consulting Engineers, Inc.		2540 W. Southlake Blvd., Suite 110 Southlake, TX 75082 Phone: (817) 552-6210 Fax: (817) 734-6465 Engineering Firm Registration Number F-0007	
DRAWN BY: DSM	SCALE: 1"=50'	DATE: 5/17/2022	PROJECT NO.: 5230-01
			SHEET: 3 OF 3



**LEGEND**

	EXISTING CONCRETE PAVEMENT TO REMAIN IN PLACE		PROPOSED CONCRETE PAVEMENT
	EXISTING PAVERS TO REMAIN IN PLACE		PROPOSED PERVIOUS PAVEMENT PER CITY ORDINANCES
	PROPOSED FIRE LANE		PROPOSED SIDEWALK

**SITE DATA SUMMARY**

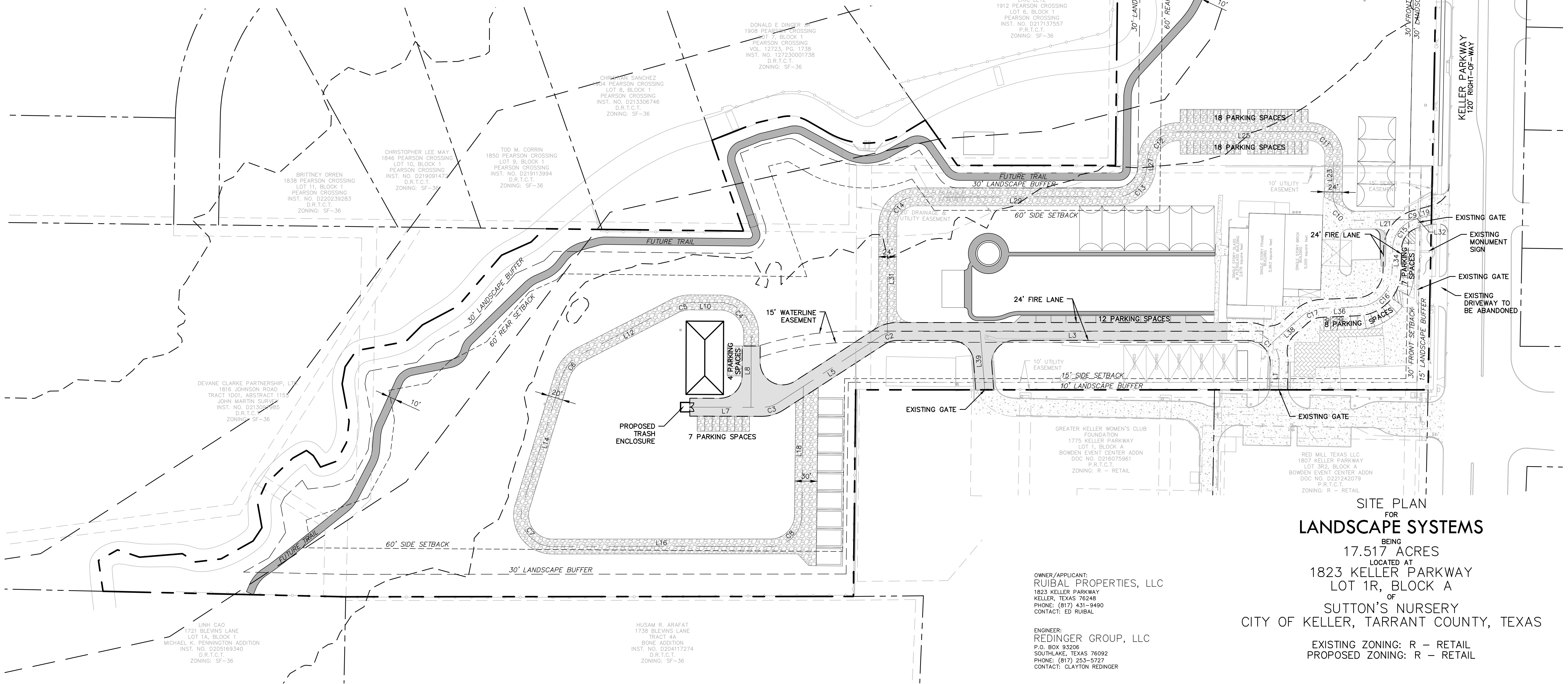
TOTAL BUILDING AREA	18,547 SF
RETAIL AREA	13,647 SF
WAREHOUSE AREA	4,900 SF
REQUIRED PARKING SPACES	
RETAIL (1 SPACE / 200 SF BLDG AREA)	68 SPACES
WAREHOUSE (1 SPACE / 2,000 SF BLDG AREA)	3 SPACES
TOTAL REQUIRED	71 SPACES
PROVIDED PARKING SPACES	74 SPACES

**LINE TABLE**

LINE #	LENGTH	BEARING
L1	34.61"	S89°26'12"E
L3	468.61"	N01°01'05"W
L5	161.25"	N34°03'21"W
L7	96.10"	N00°49'51"W
L8	98.00"	N89°10'09"E
L10	38.71"	N00°49'48"W
L12	140.25"	N28°15'52"W
L14	180.29"	N74°07'13"W
L16	291.20"	S01°03'29"E
L18	172.42"	N89°37'41"E
L19	17.45"	N16°20'10"W
L21	69.72"	N02°01'19"W
L23	51.14"	S89°54'25"E
L25	175.87"	N01°01'04"W
L27	4.04"	S89°39'30"W
L29	266.24"	N01°01'05"W
L31	144.25"	S89°13'39"W
L32	4.35"	N16°20'10"W
L34	31.35"	N89°23'37"W
L36	48.14"	N03°21'52"W
L38	53.78"	N42°28'03"W
L39	78.75"	N84°37'58"E

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	67.13'	42.00'	91°34'53"	N44°46'22"E	60.21'
C2	24.22'	42.00'	33°02'16"	N17°32'13"W	23.88'
C3	24.36'	42.00'	33°13'30"	N17°26'36"W	24.02'
C4	65.97'	42.00'	89°59'57"	N44°10'10"E	59.40'
C5	23.94'	50.00'	27°26'04"	N14°32'50"W	23.71'
C6	40.02'	50.00'	45°51'20"	N51°11'32"W	38.96'
C7	78.39'	42.00'	106°56'17"	S52°24'39"W	67.50'
C8	65.47'	42.00'	89°18'50"	S45°42'54"E	59.04'
C9	10.49'	42.00'	14°18'51"	N09°10'45"W	10.47'
C10	54.66'	34.00'	92°06'54"	N44°02'08"E	48.96'
C11	50.89'	32.00'	91°06'39"	N44°32'16"E	45.69'
C12	65.48'	42.00'	89°19'26"	N45°40'47"W	59.05'
C13	65.48'	42.00'	89°19'25"	N45°40'47"W	59.05'
C14	59.53'	38.00'	89°45'16"	N45°53'43"W	53.62'
C15	53.55'	42.00'	73°03'27"	N52°51'54"W	50.00'
C16	72.07'	48.00'	86°01'46"	N46°22'44"W	65.49'
C17	28.66'	42.00'	39°06'11"	N22°54'57"W	28.11'



OWNER/APPLICANT:  
**RUIBAL PROPERTIES, LLC**  
 1823 KELLER PARKWAY  
 KELLER, TEXAS 76248  
 PHONE: (817) 431-9490  
 CONTACT: ED RUIBAL

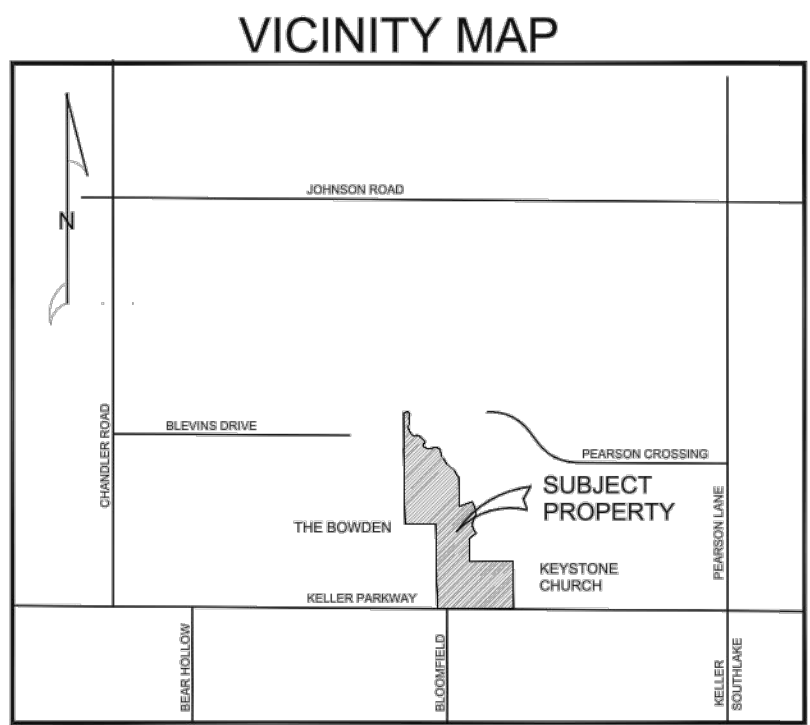
ENGINEER:  
**REDINGER GROUP, LLC**  
 P.O. BOX 93208  
 SOUTHLAKE, TEXAS 76092  
 PHONE: (817) 253-5727  
 CONTACT: CLAYTON REDINGER

**SITE PLAN**  
 FOR  
**LANDSCAPE SYSTEMS**  
 BEING  
 17.517 ACRES  
 LOCATED AT  
 1823 KELLER PARKWAY  
 LOT 1R, BLOCK A  
 OF  
 SUTTON'S NURSERY  
 CITY OF KELLER, TARRANT COUNTY, TEXAS

EXISTING ZONING: R - RETAIL  
 PROPOSED ZONING: R - RETAIL

**Legend**

- Canopy Tree - 4" cal. - Live Oak
- Canopy Tree - 3" cal. - Live Oak
- Canopy Tree - 3" cal. - Red Oak
- Ornamental Tree - 6' ht min. Mexican Plum
- Screening Shrubs - 3' ht min. Dwarf Yaupon Holly



**Bufferyards Summary Chart - 220506**

Location	Length	Bufferyard Width - Type	Canopy Trees	Ornamental Trees	Fence / Screening Height & Material
West	Required 1000'	30'	20	0	8' Masonry Wall
	Provided 1000'	30'	20	0	8' Masonry Wall
South	Required 689'	30'	9	18	None
Keller Parkway	Provided 435'***	30'	9	18	None
South	Required 689'***	15'	*	*	None
Keller Parkway	Provided 230'***	15'	*	*	None

Note: any credits used in calculations:  
 \*Bufferyard variance has been requested  
 \*\*Existing trees have been counted.  
 \*\*\*Bufferyard length has been reduced to accommodate the shown drives.

**General Streetscape Standard Notes:**

- Specific plant types and locations are subject to review by the Landscape Administrator during the building permit application process.
- A canopy tree planted on the site must be a minimum of 4" in caliper.
- Ornamental trees are required to be a minimum of 6' in height when planted.
- All plant materials are to be maintained in perpetuity.

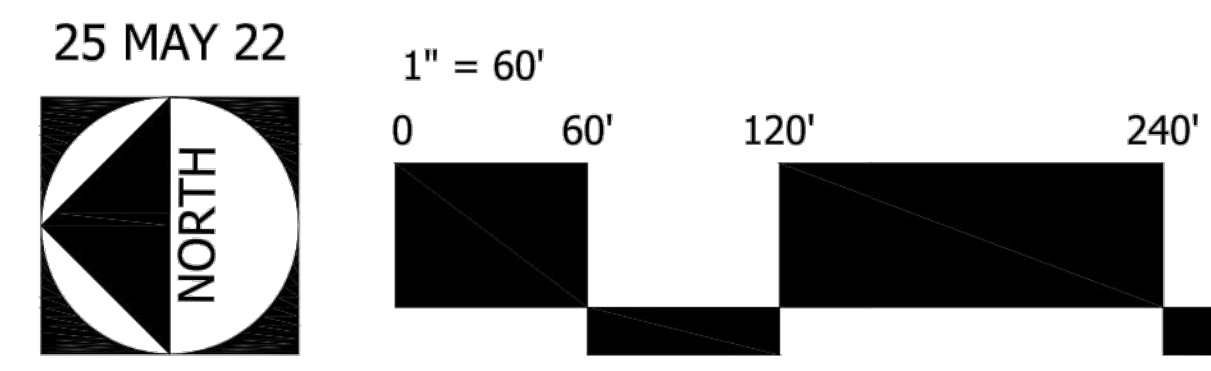
**PARKING LOT PLANTING**

PARKING LOT	REQUIRED	PROVIDED
TREES - 3" cal (1 PER ISLAND)	12	12

SCREENING SHRUBS ARE PROVIDED AT THE PROPOSED PARKING LOT - 3' HT MIN.

**Planner:**  
  
**SAGE GROUP, INC.**  
 Master Planning  
 Urban Design  
 Architecture  
 Landscape Architecture  
 1130 N. Carroll Ave., Ste. 200  
 Southlake, Texas 76092  
 TEL. 817-424-2626

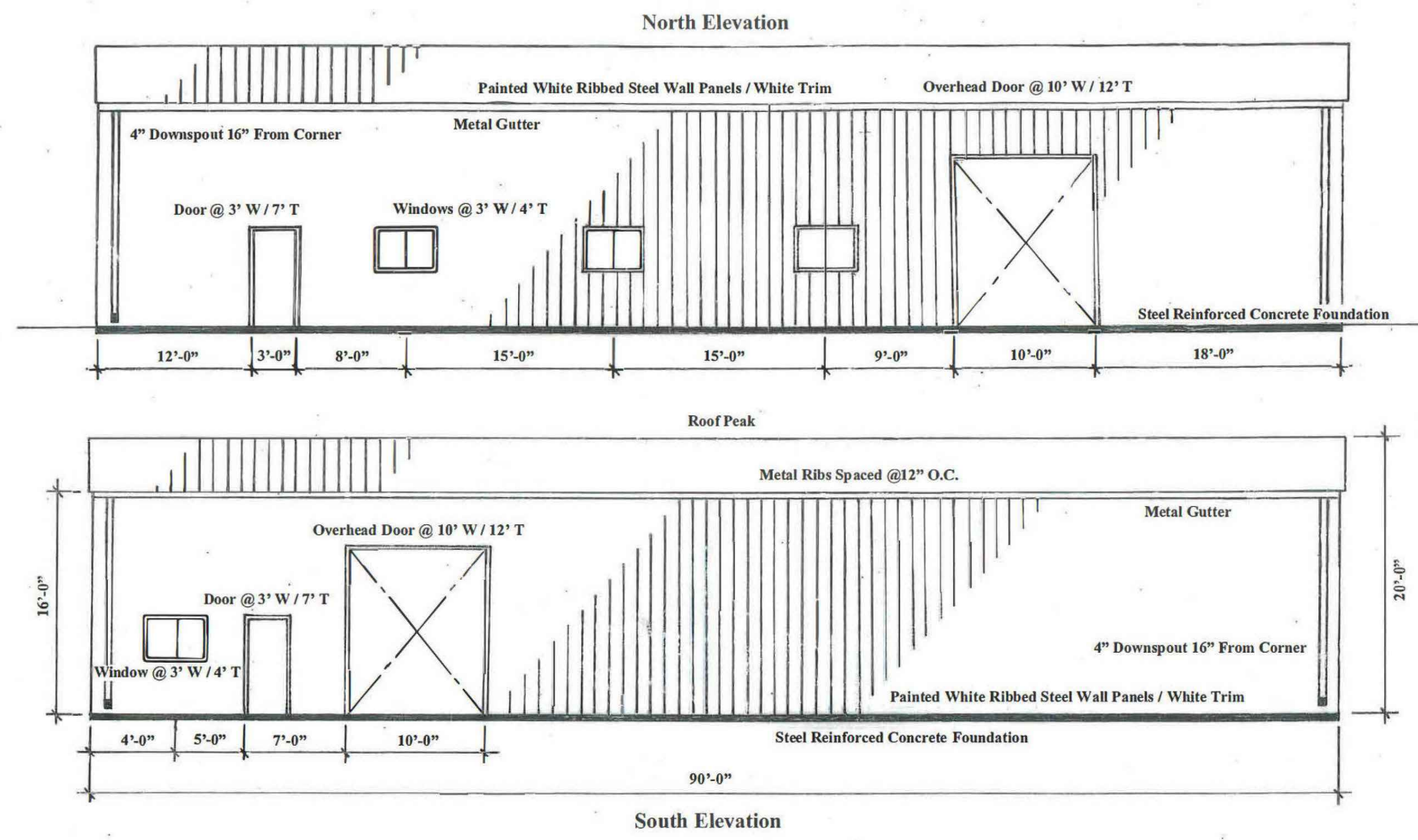
**Owner:**  
 Ruibal Properties, Inc.  
 1823 Keller Parkway  
 Keller, Texas 76248



**SUP - Landscape Plan**

**Landscape Systems**

Keller, Tarrant County, Texas



Scale 1/8" = 1'-0"

Date: March 24, 2022

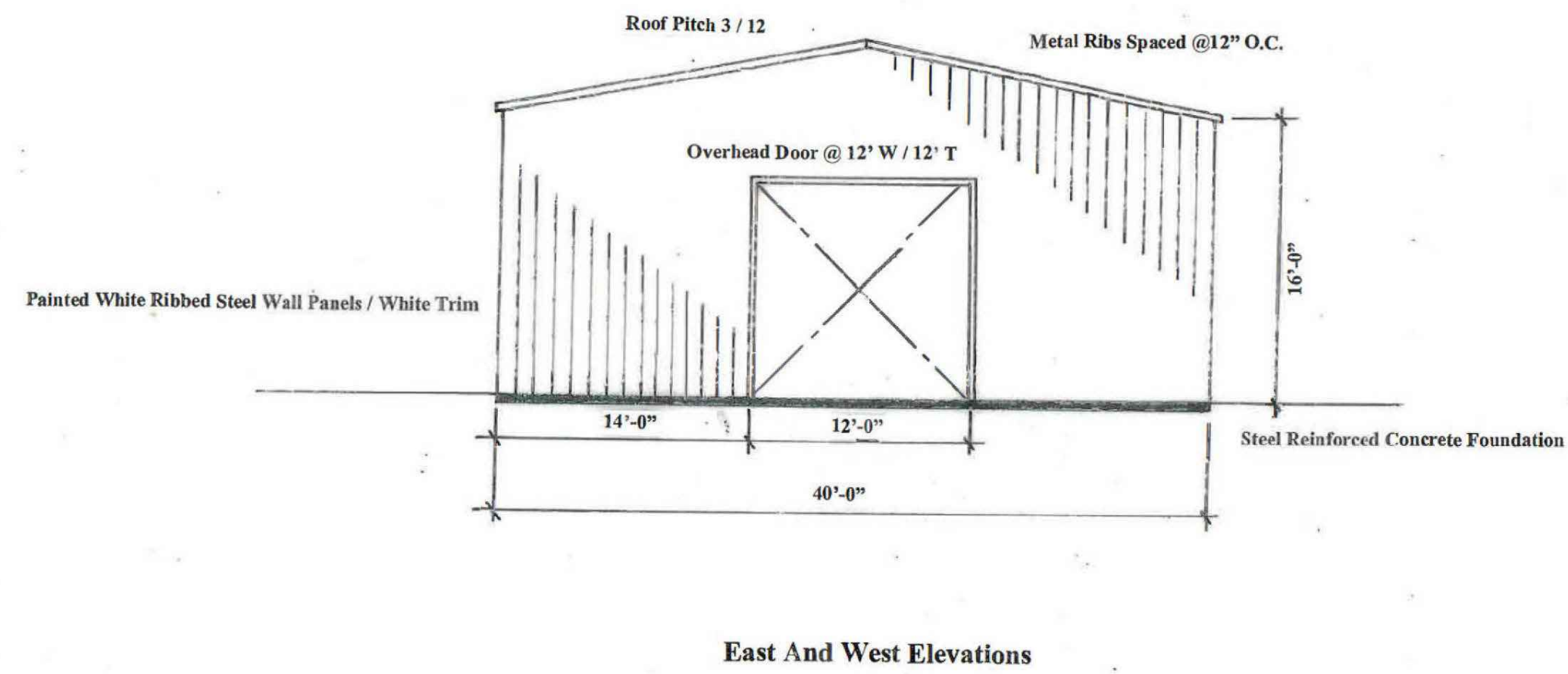
**WORKSHOP ELEVATIONS**  
 The design of this building is the property of the architect. The contractor shall be responsible for the construction of the building. The contractor shall be responsible for the construction of the building. The contractor shall be responsible for the construction of the building. CAPTIONED ADDRESSES

Approved: Contractor is responsible for complying with all applicable codes and regulations. The contractor shall be responsible for the construction of the building.

**Workshop Building**  
 Landscape Systems Garden Center  
 1823 Keller Parkway  
 Keller, Texas 76248 (817) 341-9490

DATE: \_\_\_\_\_

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East And West Elevations

**WORKSHOP ELEVATIONS**  
 The design of this building is the property of the architect. The contractor shall be responsible for the construction of the building. The contractor shall be responsible for the construction of the building. The contractor shall be responsible for the construction of the building. CAPTIONED ADDRESSES

Approved: Contractor is responsible for complying with all applicable codes and regulations. The contractor shall be responsible for the construction of the building.

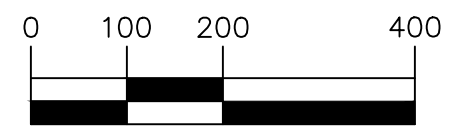
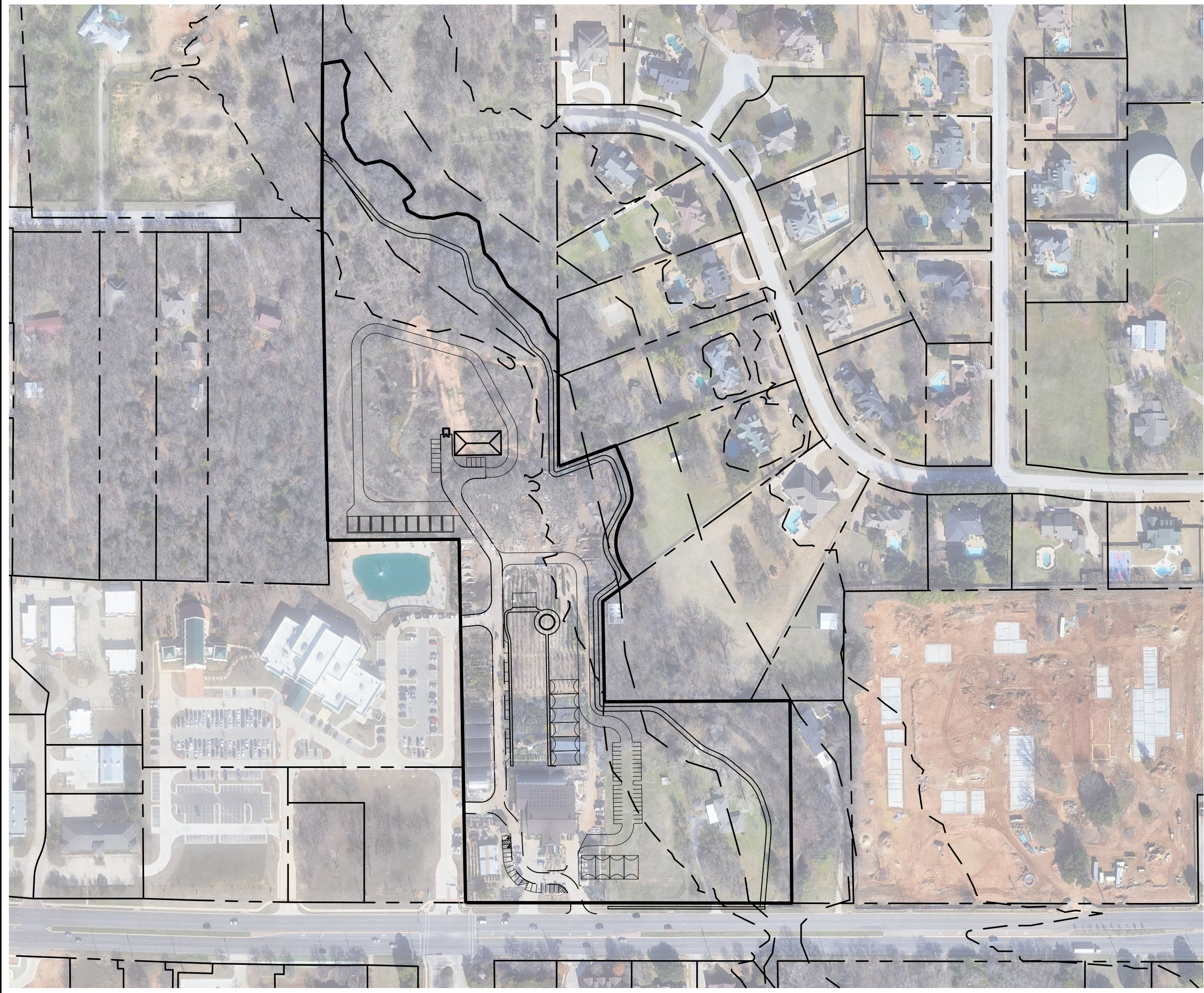
**Workshop Building**  
 Landscape Systems Garden Center  
 1823 Keller Parkway  
 Keller, Texas 76248 (817) 341-9490

DATE: \_\_\_\_\_


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GREENHOUSE ELEVATIONS



( IN FEET )  
1 INCH = 200FT

LANDSCAPE SYSTEMS AERIAL OVERLAY KELLER, TEXAS				
		P.O. BOX 93206 SOUTH LAKE, TEXAS 76092 PHONE: (817) 253-5727 ENGINEERING FIRM REGISTRATION NUMBER F-23328		
DRAWN BY: DSM	SCALE: 1"=200'	DATE: 5/25/2022	PROJECT NO.: 1012-01	SHEET: 9