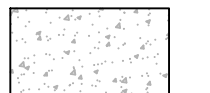

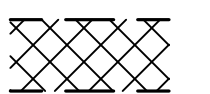

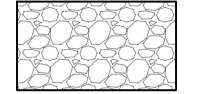



LEGEND

-  EXISTING CONCRETE PAVEMENT TO REMAIN IN PLACE
-  EXISTING PAVERS TO REMAIN IN PLACE
-  PROPOSED FIRE LANE
7" 3,600 PSI CONCRETE W/ #4 BARS 18" O.C.E.W. ON 8" LIME OR CEMENT TREATED SUBGRADE
-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED SIDEWALK

SITE DATA SUMMARY

| | |
|---|------------|
| TOTAL BUILDING AREA | 17,147 SF |
| RETAIL AREA | 13,647 SF |
| WAREHOUSE AREA | 3,600 SF |
| REQUIRED PARKING SPACES | |
| RETAIL (1 SPACE / 200 SF BLDG AREA) | 68 SPACES |
| WAREHOUSE (1 SPACE / 2,000 SF BLDG AREA) | 2 SPACES |
| TOTAL REQUIRED | 70 SPACES |
| PROVIDED PARKING SPACES | 110 SPACES |

REQUESTED VARIANCES

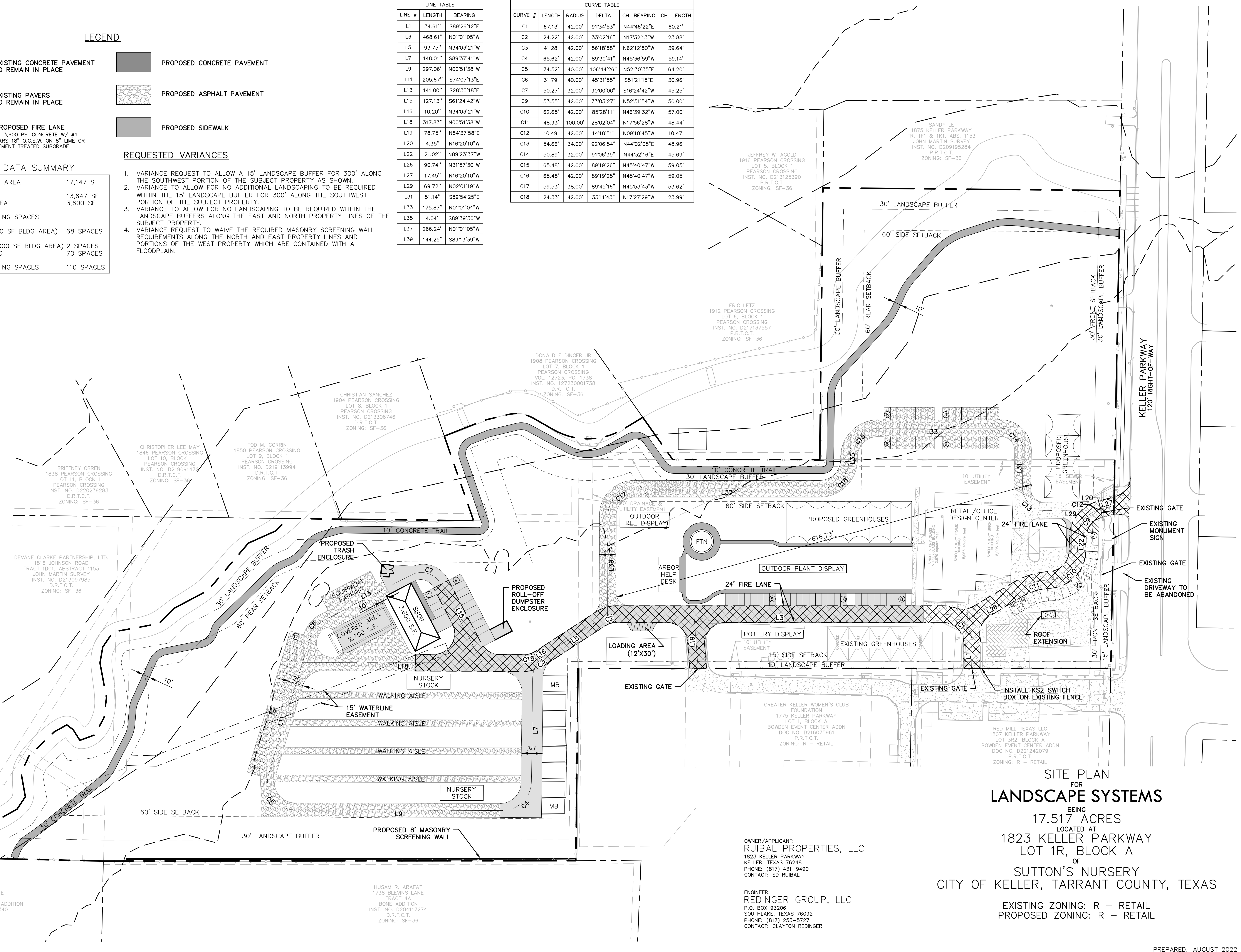
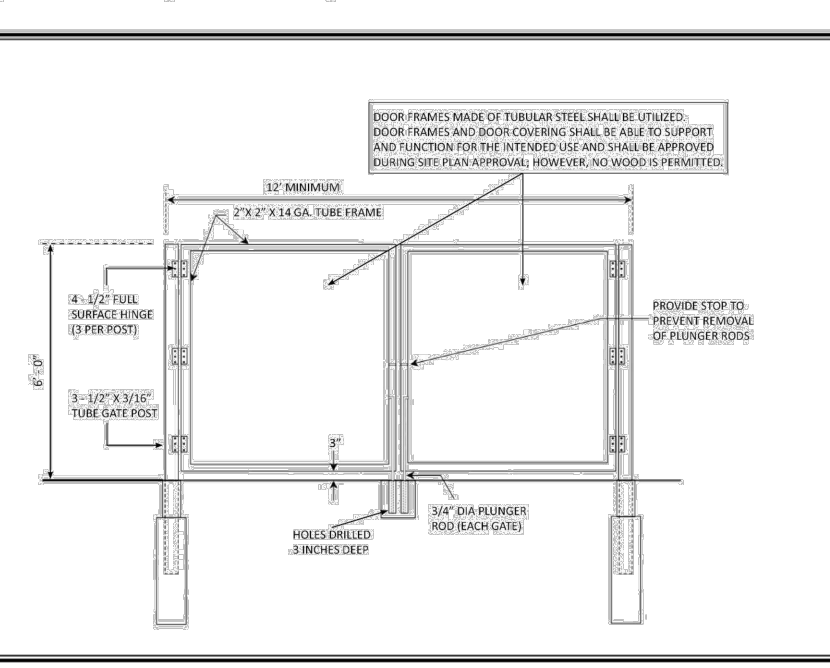
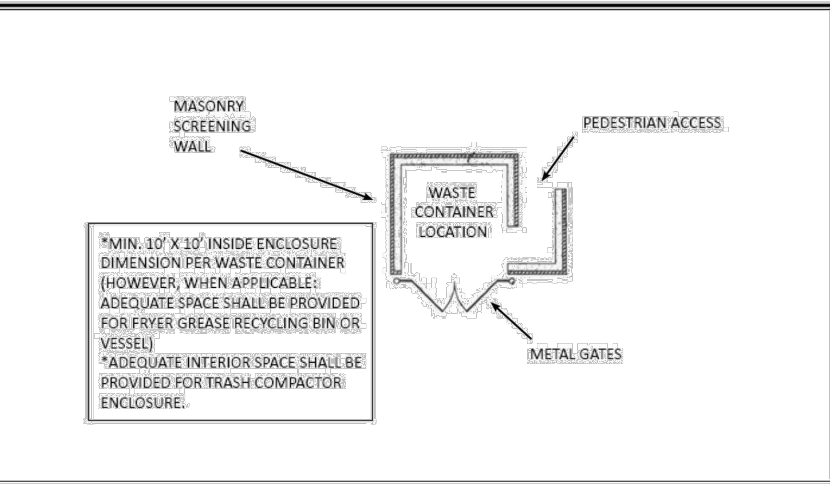
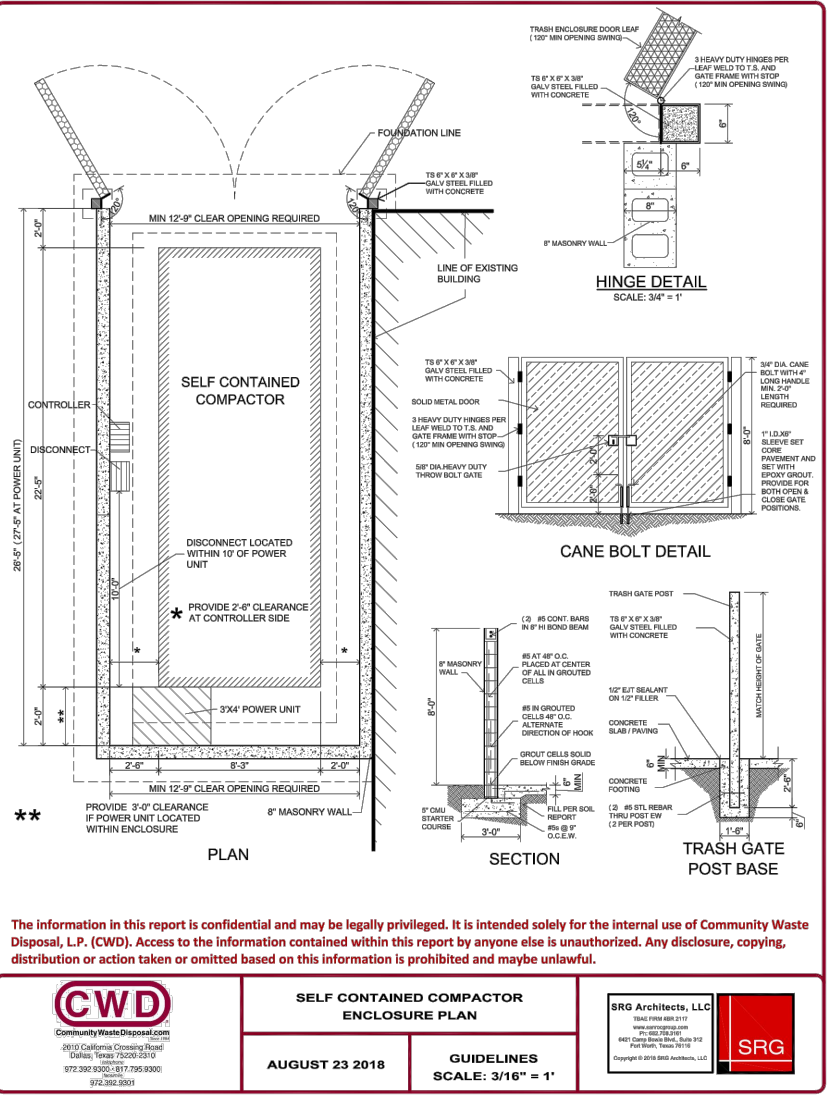
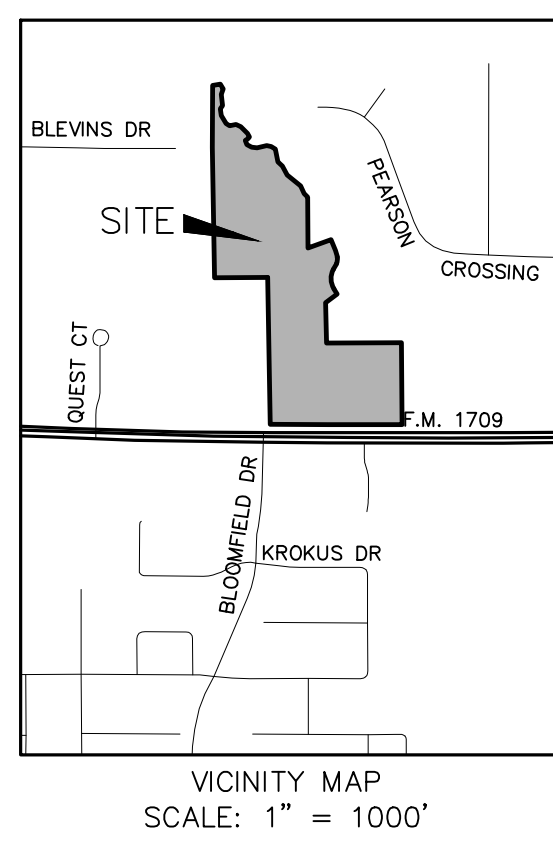
- VARIANCE REQUEST TO ALLOW A 15' LANDSCAPE BUFFER FOR 300' ALONG THE SOUTHWEST PORTION OF THE SUBJECT PROPERTY AS SHOWN.
- VARIANCE TO ALLOW FOR NO ADDITIONAL LANDSCAPING TO BE REQUIRED WITHIN THE 15' LANDSCAPE BUFFER FOR 300' ALONG THE SOUTHWEST PORTION OF THE SUBJECT PROPERTY.
- VARIANCE TO ALLOW FOR NO LANDSCAPING TO BE REQUIRED WITHIN THE LANDSCAPE BUFFERS ALONG THE EAST AND NORTH PROPERTY LINES OF THE SUBJECT PROPERTY.
- VARIANCE REQUEST TO WAIVE THE REQUIRED MASONRY SCREENING WALL REQUIREMENTS ALONG THE NORTH AND EAST PROPERTY LINES AND PORTIONS OF THE WEST PROPERTY WHICH ARE CONTAINED WITH A FLOODPLAIN.

LINE TABLE

| LINE # | LENGTH | BEARING |
|--------|---------|-------------|
| L1 | 34.61" | S89°26'12"E |
| L3 | 468.61" | N01°01'05"W |
| L5 | 93.75" | N34°03'21"W |
| L7 | 148.01" | S89°37'41"W |
| L9 | 297.06" | N00°51'38"W |
| L11 | 205.67" | S74°07'13"E |
| L13 | 141.00" | S28°35'18"E |
| L15 | 127.13" | S61°24'42"W |
| L16 | 10.20" | N34°03'21"W |
| L18 | 317.83" | N00°51'38"W |
| L19 | 78.75" | N84°37'58"E |
| L20 | 4.35" | N16°20'10"W |
| L22 | 21.02" | N89°23'37"W |
| L26 | 90.74" | N31°57'30"W |
| L27 | 17.45" | N16°20'10"W |
| L29 | 69.72" | N02°01'19"W |
| L31 | 51.14" | S89°54'25"E |
| L33 | 175.87" | N01°01'04"W |
| L35 | 4.04" | S89°39'30"W |
| L37 | 266.24" | N01°01'05"W |
| L39 | 144.25" | S89°13'39"W |

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 | 41.28' | 42.00' | 56°18'58" | N62°12'50"W | 39.64' |
| C4 | 65.62' | 42.00' | 89°30'41" | N45°36'59"W | 59.14' |
| C5 | 74.52' | 40.00' | 106°44'26" | N52°30'35"E | 64.20' |
| C6 | 31.79' | 40.00' | 45°31'55" | S51°21'18"E | 30.96' |
| C7 | 50.27' | 32.00' | 90°00'00" | S16°24'42"W | 45.25' |
| C9 | 53.55' | 42.00' | 73°03'27" | N52°51'54"W | 50.00' |
| C10 | 62.65' | 42.00' | 85°28'11" | N46°39'32"W | 57.00' |
| C11 | 48.93' | 100.00' | 28°02'04" | N17°56'28"W | 48.44' |
| C12 | 10.49' | 42.00' | 14°18'51" | N09°10'45"W | 10.47' |
| C13 | 54.66' | 42.00' | 92°06'54" | N44°02'08"E | 48.96' |
| C14 | 50.89' | 32.00' | 91°06'39" | N44°32'16"E | 45.69' |
| C15 | 65.48' | 42.00' | 89°19'26" | N45°40'47"W | 59.05' |
| C16 | 65.48' | 42.00' | 89°19'25" | N45°40'47"W | 59.05' |
| C17 | 59.53' | 38.00' | 89°45'16" | N45°53'43"W | 53.62' |
| C18 | 24.33' | 42.00' | 33°11'43" | N17°27'29"W | 23.99' |



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

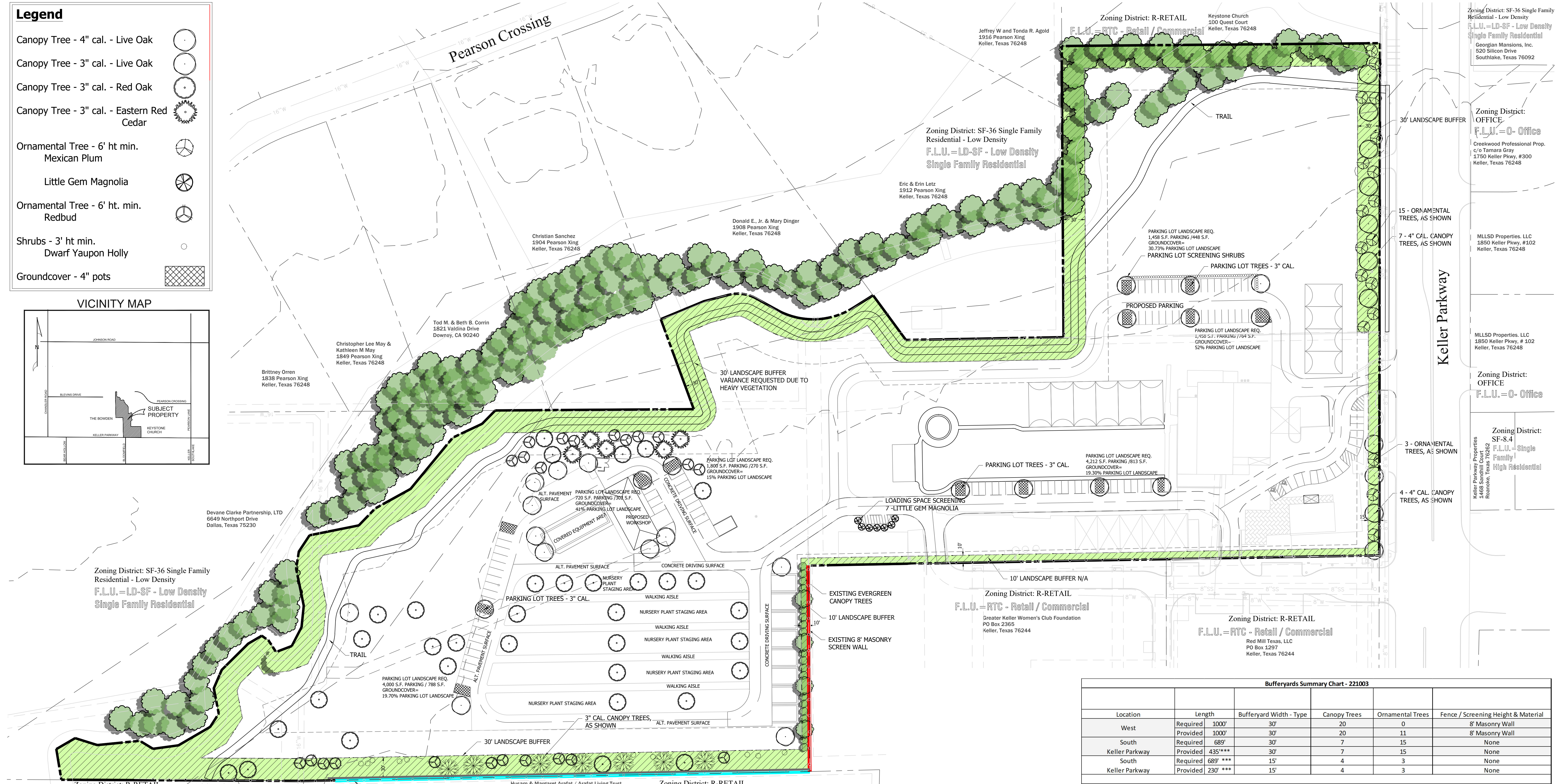
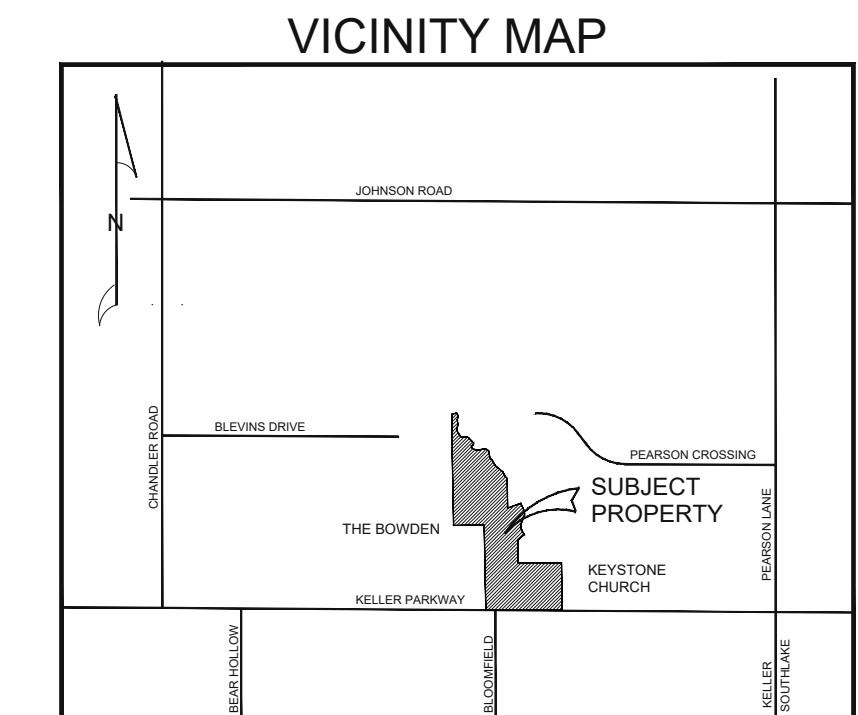
ENGINEER:
REDINGER GROUP, LLC
 P.O. BOX 93208
 SOUTHLAKE, TEXAS 76092
 PHONE: (817) 253-5727
 CONTACT: CLAYTON REDINGER

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
- Canopy Tree - 3" cal. - Eastern Red Cedar
- Ornamental Tree - 6' ht min. Mexican Plum
- Little Gem Magnolia
- Ornamental Tree - 6' ht. min. Redbud
- Shrubs - 3' ht min. Dwarf Yaupon Holly
- Groundcover - 4" pots



Bufferyards Summary Chart - 221003

| 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 | 11 | 8' Masonry Wall |
| South | Required | 689' | 30' | 7 | 15 | None |
| | Provided | 435'*** | 30' | 7 | 15 | None |
| Keller Parkway | Required | 689' *** | 15' | 4 | 3 | None |
| | Provided | 230' *** | 15' | 4 | 3 | 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:
 1. Specific plant types and locations are subject to review by the Landscape Administrator during the building permit application process.
 2. A canopy tree planted on the site must be a minimum of 3" in caliper, unless noted.
 3. Ornamental trees are required to be a minimum of 6' in height when planted.
 4. All plant materials are to be maintained in perpetuity.

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
 Phone: 817-431-9490
 Contact: Ed Ruibal

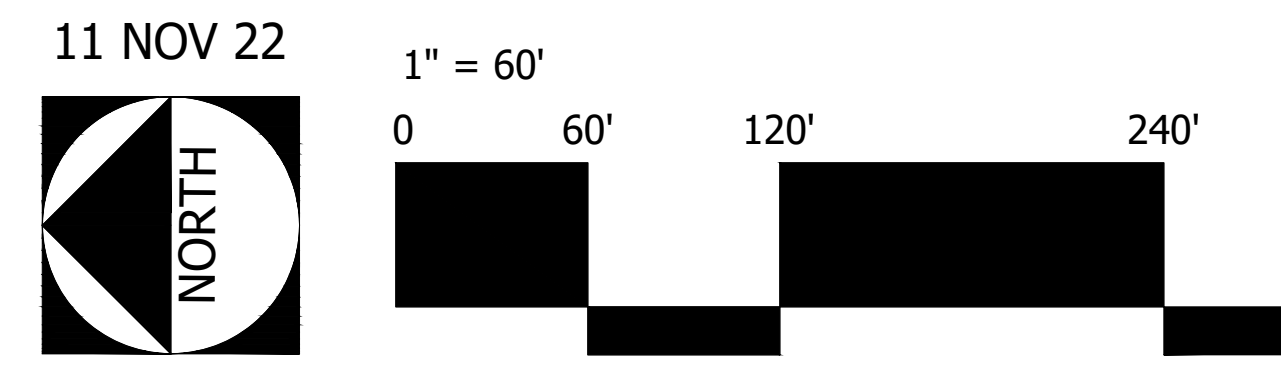
Engineer: Redinger Group, LLC
 P.O. Box 93206
 Southlake, Texas 76092
 817-253-5727
 Attn: Clayton Redinger, P.E.

PARKING LOT PLANTING

| PARKING LOT | REQUIRED | PROVIDED |
|-------------------------------|----------|----------|
| TREES - 3" cal (1 PER ISLAND) | 14 | 14 |

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

PARKING LOT AREA 15% MIN. LANDSCAPE REQUIRED.
 PARKING LOT AREA = 11,048 S.F. / LANDSCAPE AREA = 3,385 S.F. = 30.64% COVERAGE



SUP - Landscape Plan

Landscape Systems
 Keller, Tarrant County, Texas

| ABBREV | |
|---------------|-----------------------------|
| A | |
| ABBREV | ABBREVIATION |
| ADD'L | ADDITIONAL |
| AFV | ABOVE FINISHED FLOOR |
| ALT | ALTERNATE |
| AR | ANCHOR ROD |
| ARCH | ARCHITECTURAL |
| B | |
| B/ | BOTTOM OF |
| BLDG | BUILDING |
| BM | BEAM |
| BOTT | BOTTOM |
| C | |
| CJ | CONSTRUCTION JOINT |
| CJP | COMPLETE JOINT PENETRATION |
| CL | CENTERLINE |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| COL | COLUMN |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CONST | CONSTRUCTION |
| CONT | CONTINUOUS |
| CJ | CUBIC |
| D | |
| DRE | DECK BEARING ELEVATION |
| DEMO | DEMOLITION |
| DET | DETAIL |
| DIA | DIAMETER |
| DIM | DIMENSION |
| DL | DEAD LOAD |
| DWG | DRAWING |
| E | |
| EA | EACH |
| EF | EACH FACE |
| EJ | EXPANSION JOINT |
| ELEV | ELEVATION |
| EQ | EQUAL |
| EW | EACH WAY |
| EXIST | EXISTING |
| EXP | EXPANSION |
| EXT | EXTERIOR |
| F | |
| FFE | FINISHED FLOOR ELEVATION |
| FLD | FLANGE |
| FP | FULL PENETRATION |
| FS | FAR SIDE |
| FT | FOOT, FEET |
| FTG | FOOTING |
| G | |
| GA | GAUGE |
| GALV | GALVANIZED |
| H | |
| HI | HIGH |
| HK | HOOK |
| HORIZ | HORIZONTAL |
| HP | HIGH POINT |
| HS | HEADED STUD(S) |
| HSS | HOLLOW STRUCTURAL STEEL |
| I | |
| ICF | INSULATED CONCRETE FORM |
| ID | INSIDE DIAMETER |
| " | IN |
| INTER | INTERMEDIATE |
| J | |
| JT | JOINT |
| K | |
| K | KIP(S) (1,000 lbs.) |
| KSF | KIPS PER SQUARE FOOT |
| KSI | KIPS PER SQUARE INCH |
| L | |
| L | ANGLE |
| LL | DOUBLE ANGLE |
| LL | LIVE LOAD |
| LLH | LONG LEG HORIZONTAL |
| LLV | LONG LEG VERTICAL |
| LO | LOW |
| LP | LOW POINT |
| M | |
| MAX | MAXIMUM |
| MBM | METAL BUILDING MANUFACTURER |
| MECH | MECHANICAL |
| MEZZ | MEZZANINE |
| MFR | MANUFACTURER |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MTL | METAL |
| N | |
| NIC | NOT IN CONTRACT |
| NF | NEAR FACE |
| NO | NUMBER |
| NS | NEAR SIDE |
| NTS | NOT TO SCALE |
| O | |
| OC | ON CENTER |
| OCEW | ON CENTER EACH WAY |
| OD | OUTSIDE DIAMETER |
| OF | OUTSIDE FACE |
| OH | OPPOSITE HAND |
| OPNG | OPENING |
| OPP | OPPOSITE |
| OWSJ | OPEN WEB STEEL JOIST |
| P | |
| P/C | PRECAST CONCRETE |
| PEN | PENETRATION |
| PC | PIECE |
| P, PL | PLATE |
| PLF | POUNDS PER LINEAR FOOT |
| PSF | POUNDS PER SQUARE FOOT |
| PSI | POUNDS PER SQUARE INCH |
| R | |
| RAD | RADIUS |
| RE | REFER TO |
| REIN | REINFORCE (ING) |
| REQ'D | REQUIRED |
| REV | REVISION |
| RTU | ROOF TOP UNIT |
| S | |
| SCHD | SCHEDULE |
| SIM | SIMILAR |
| SJ | STEEL JOIST |
| SFA | SPACE |
| SPECS | SPECIFICATIONS |
| STD | STANDARD |
| STIFF | STIFFENER |
| STL | STEEL |
| SYM | SYMMETRICAL |
| T | |
| T&B | TOP AND BOTTOM |

GENERAL NOTES

DESIGN CODES AND GENERAL INFORMATION

2018 IBC
BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
ACI 318

DESIGN LOADS
LIVE LOADS
FLOOR 40 psf
ROOF 20 psf (TOTAL)
GROUND SNOW DEAD LOAD, Pg = 5 psf

WIND LOADS
BASIC WIND SPEED = 115 mph EXPOSURE C (3 SECOND GUST)

SEISMIC DESIGN
CATEGORY = IB
SITE CLASS = D

- SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, SLOPES, AND LOCATION OF DEPRESSED FLOOR AREAS BEFORE STARTING WORK. THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR PROPOSED ALTERNATES TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS WILL BE CONSIDERED IF THEY RESULT IN A SUBSTANTIAL SAVINGS TO THE OWNER WITHOUT ADVERSELY IMPACTING THE INTEGRITY AND FUNCTION OF THE STRUCTURE. ANY REQUEST FOR SUBSTITUTION SHALL BE ACCOMPANIED BY WRITTEN DOCUMENTATION INCLUDING BACK UP DATA AND ENGINEERING CALCULATIONS NECESSARY TO EVALUATE THE MERITS OF THE PROPOSED ALTERNATE. ADDITIONAL ENGINEERING AND ARCHITECTURAL REVIEW COST MAY ALSO IMPACT THE VIABILITY OF ANY PROPOSED ALTERNATE.
- ROOF FRAMING HAS BEEN DESIGNED ASSUMING FREE WATER DRAINAGE. ROOF DRAINAGE SYSTEM MUST BE DESIGNED BY OTHERS TO ADEQUATELY DISSIPATE WATER, PREVENTING ACCUMULATION ON THE STRUCTURE
- THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS TO ARCHITECTURAL, CIVIL MEP, AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION TO THE ARCHITECT / ENGINEER
- REPRODUCTIONS OF CONTRACT DRAWINGS SHALL NOT BE USED FOR SHOP DRAWINGS. ELECTRONIC FILES ARE NOT AVAILABLE FOR USE BY SUB-CONTRACTORS.
- THIS BUILDING IS BEING CONSTRUCTED IN AN AREA OF NORTH TEXAS WHERE EXPANSIVE SOILS ARE KNOWN TO BE PRESENT. SOME FOUNDATION MOVEMENT MAY BE ENCOUNTERED DUE TO SEASONAL MOISTURE VARIATION IN THE SOIL. THE OWNER SHOULD BE ADVISED THAT MAINTENANCE IS CRUCIAL TO THE PERFORMANCE OF A FOUNDATION. WHERE APPLICABLE, THE MOISTURE CONTENT OF THE SOIL SURROUNDING THE STRUCTURE SHOULD BE MAINTAINED AS TO ALLOW WATER TO EXIT THE AREA AROUND THE FOUNDATION. WHERE APPLICABLE, GUTTERS SHOULD DIRECT WATER A MINIMUM OF 5 FT AWAY FROM THE FOUNDATION. SHRUBS AND FLOWER BEDS MUST ALLOW WATER TO DRAIN AWAY FROM THE FOUNDATION. ROOT BARRIERS ARE RECOMMENDED TO DETER ROOTS FROM ENTERING THE PERIMETER OF THE FOUNDATION.

FOUNDATION NOTES

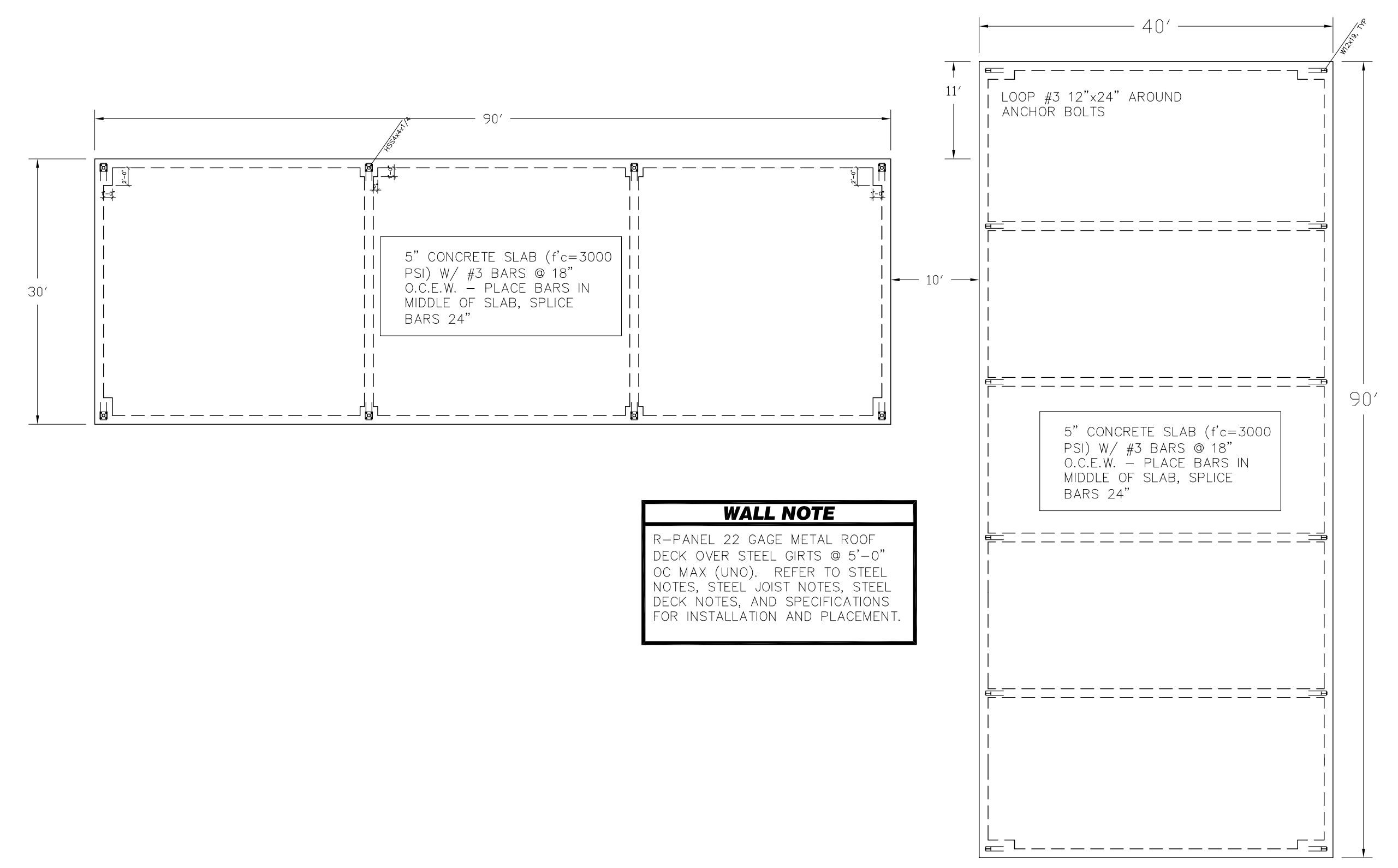
- CURRENT GEOTECHNICAL INFORMATION IS NOT AVAILABLE FOR THIS SITE. IT IS RECOMMENDED A SITE-SPECIFIC REPORT BE OBTAINED. WITHOUT THIS REPORT, THE STRUCTURAL DESIGN IS BASED ON THE STRUCTURAL ENGINEER'S BEST ESTIMATE OF THE SOIL CONDITIONS. THESE DRAWINGS USE WHAT IS CONSIDERED CONSERVATIVE SOIL PROPERTIES, WHICH MAY RESULT IN AN INCREASED CONSTRUCTION COST TO THE OWNER. THE OWNER SHOULD BE AWARE THE GEOTECHNICAL INFORMATION IS NOT THE STRUCTURAL ENGINEERS AREA OF EXPERTISE AND ALL SOIL PROPERTIES ARE SPECULATIVE.
- EARTHWORK: ALL DEBRIS VEGETATION AND TOP SOIL CONTAINING ORGANIC MATERIALS SHALL BE CLEARED AND GRUBBED FROM THE BUILDING. EXCAVATE GRADE AS REQUIRED TO OBTAIN (1) FOOT MINIMUM SELECT FILL UNDER THE BUILDING PAD. SLOPE FINAL CUT OF EXCAVATED SURFACE 1% TO ALLOW DRAINAGE AWAY FROM FOUNDATION. AFTER REMOVAL OF VEGETATION, THE BUILDING PAD SHALL BE PROOF ROLLED AND ANY SORT OF COMPRESSIBLE MATERIAL SHALL BE REMOVED.
- SELECT FILL: SELECT FILL SHALL BE SUED TO OBTAIN ROUGH GRADE BELOW THE SLAB. SELECT FILL MATERIALS SHALL BE SILTY, CLAYEY SAND TO A VERY SANDY CLAY WITH A MAXIMUM LIQUID LIMIT OF 30 AND A PLASTICITY INDEX BETWEEN 4 AND 15. ALL FILL SHALL BE FREE OF ORGANIC MATERIAL.
- COMPACTION: SELECT FILL REQUIRED BENEATH THE SLAB SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AT OR SLIGHTLY ABOVE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698.
- ALL DEBRIS, VEGETATION, AND TOPSOIL CONTAINING ORGANIC MATERIALS SHALL BE CLEARED AWAY FROM THE SITE. NO ORGANIC MATERIAL SUCH AS TREE ROOTS ARE PERMITTED BELOW THE FOUNDATION.
- POSITIVE SURFACE DRAINAGE AWAY FROM THE STRUCTURES SHALL BE ESTABLISHED AND MAINTAINED AT ALL TIMES BOTH DURING AND AFTER CONSTRUCTION. WATER SHALL NOT BE ALLOWED TO COLLECT NEAR THE FOUNDATION AT ANY TIME.
- THE FINISH GRADES OF THE STRUCTURE SITE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 6" IN 6 FEET. CARE SHALL BE TAKEN THAT NO LOW SPOTS EXIST THAT ALLOW WATER TO COLLECT.
-

CONCRETE NOTES

- ALL STRUCTURAL CONCRETE SHALL BE CLASSIFIED AS NORMAL WEIGHT CONCRETE WITH A UNIT WEIGHT OF 145LB/CU. FT. CONCRETE MEMBERS SHALL NOT BE LOADED UNTIL THE SPECIFIED CONCRETE STRENGTH HAS BEEN ACHIEVED.
- MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH AND SLUMP:
STRENGTH MIN MAX SLUMP
a. GRADE BEAMS 3000 PSI 3IN 5IN
b. SLABS ON GRADE 3000 PSI 2IN 4IN
c. ALL OTHER CONCRETE 3000 PSI 3IN 5IN
- CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR EVALUATION.
- FLY ASH AND OR BLAST FURNACE SLAG CEMENT SHALL NOT BE USED IN ANY CONCRETE.
- ALL CAST-IN-PLACE CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301.
- ALL DETAILING, FABRICATION, AND INSTALLATION OF STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 315 AND ACI 318, LATEST ADDITION.
- CONCRETE REINFORCING: REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 BARS.
- MINIMUM COVERAGE OF REINFORCING STEEL:
a. CONCRETE CAST AGAINST EARTH: 3" CLEAR TO STIRRUP
b. CONCRETE CAST AGAINST FORMS: 2" CLEAR TO STIRRUP
c. GRADE BEAMS 3/4" TOP, 3" BOTTOM
- GRADE BEAMS: GRADE BEAMS SHALL BE OF SIZE AND WITH REINFORCEMENT AS INDICATED ON THE PLANS. BEAMS MAY BE TRENCH FORMED BUT CARE SHALL BE TAKEN TO ACCURATELY TRENCH BEAMS TO WIDTHS AND DEPTHS INDICATED. TRENCHES SHALL BE KEPT CLEAN AND CARE SHALL BE TAKEN TO PREVENT SLOUGHING OF TRENCH SIDES. VAPOR BARRIER SHALL BE FOLDED INTO TRENCH TO WITHIN TWO INCHES OF TRENCH BOTTOM. DETAIL REINFORCING AND CORNER BARS SHALL BE AS SHOWN IN THE DETAILS.
- BEAM TRENCHES SHALL BE CLEAN AND BEAM BOTTOMS SHALL BE FOUNDED IN AT LEAST 6" OF UNDISTURBED SOIL OR PROPERLY COMPACTED FILL. BEAMS MAY BE DEEPENED IF NECESSARY TO FULFILL THIS REQUIREMENT.

STEEL NOTES

- STRUCTURAL STEEL: ALL HSS SECTIONS SHALL BE ASTM A500 GRADE B. ALL BEAMS SHALL BE A992 GRADE 50.
- STRUCTURAL STEEL CONNECTIONS SHALL BE DESIGNED, DETAILED, AND FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC "MANUAL OF STEEL CONSTRUCTION", ALLOWABLE STRESS DESIGN, 9TH EDITION. ALL LOADS ARE SERVICE LOADS
- ALL STEEL BEAMS SHALL BE ERECTED WITH CAMBER UP.
- ALL STRUCTURAL STEEL UNLESS NOTED OTHERWISE SHALL BE PAINTED WITH A SHOP COAT OF PAINT AND FIELD RETOUCHEW WHERE THE SHOP COAST HAS BEEN DAMAGED.
- ALL BOLTED CONNECTIONS FOR STRUCTURAL STEEL SHALL USE A MINIMUM OF 3/4" DIAMETER ASTM A325 HIGH STRENGTH BOLTS.
- ALL WELDS SHALL BE MADE USING E70EXX LOW HYDROGEN ELECTRODES AND SHALL BE MADE IN ACCORDANCE WITH THE AISC & AWS.



WALL NOTE
R-PANEL 22 GAGE METAL ROOF DECK OVER STEEL GIRTS @ 5'-0" OC MAX (UNO). REFER TO STEEL NOTES, STEEL JOIST NOTES, STEEL DECK NOTES, AND SPECIFICATIONS FOR INSTALLATION AND PLACEMENT.

FOUNDATION PLAN

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These drawings are and contain intellectual property of the designer. Written authorization is required to use totally or partially the concepts, ideas, drawings and electronic data contained in document. These drawings are exclusively for:
CAPTIONED ADDRESS

Applicant / Contractor is responsible for complying with city codes. Drawings are for illustration purposes only, not responsible for building.

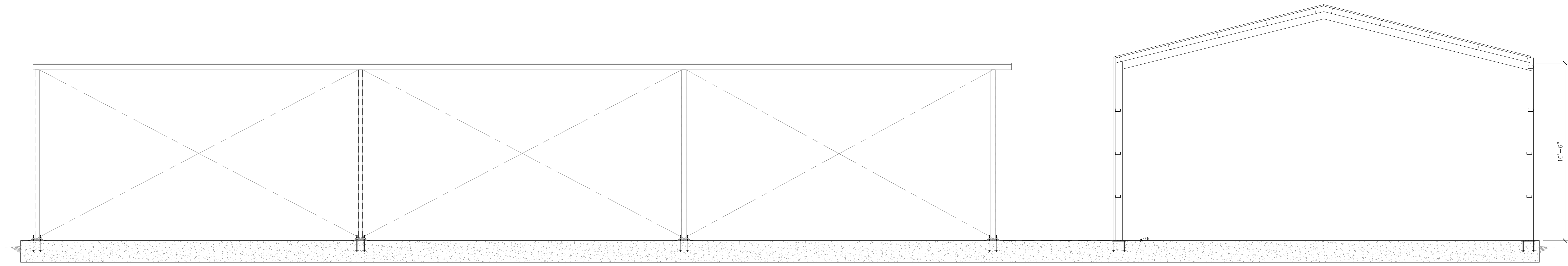
VINSON ENGINEERING CONSULTANTS, LLC
MATT VINSON, P.E.
3629 THERONDUNN CT (817) 675-6242
PLANO, TEXAS 75023

STAND ALONE BUILDING:

1823 KELLER PARKWAY
KELLER, TX 76248



| | | |
|-------------------|--------------|--------------|
| DATE: 01.10.22 | Drawn by: Mv | Check by: Mv |
| SHEET S1 | | |

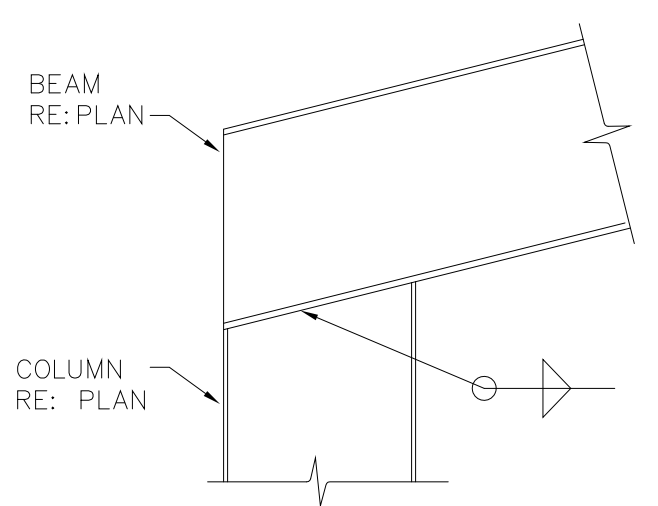


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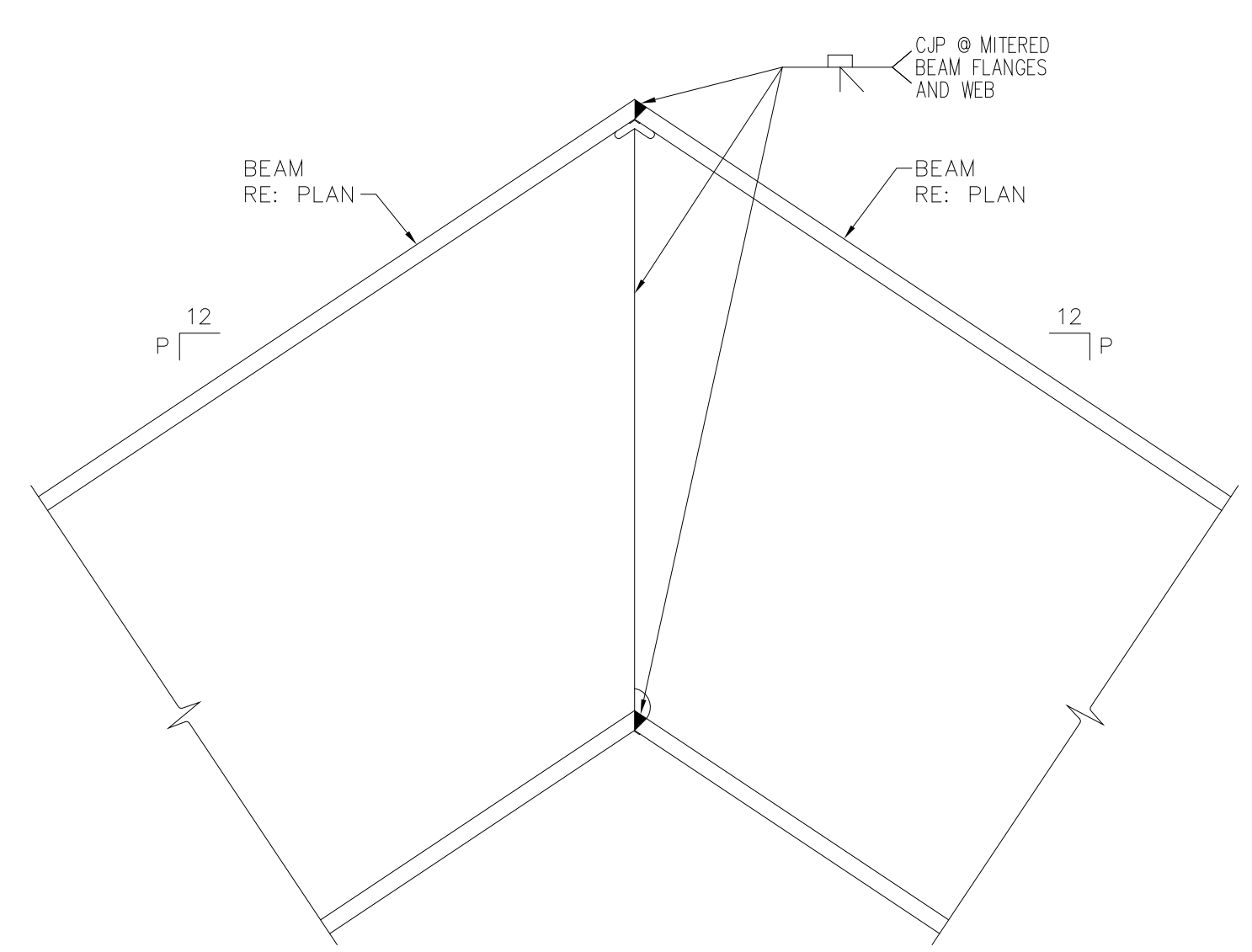
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 1823 KELLER PARKWAY
 KELLER, TX 76248

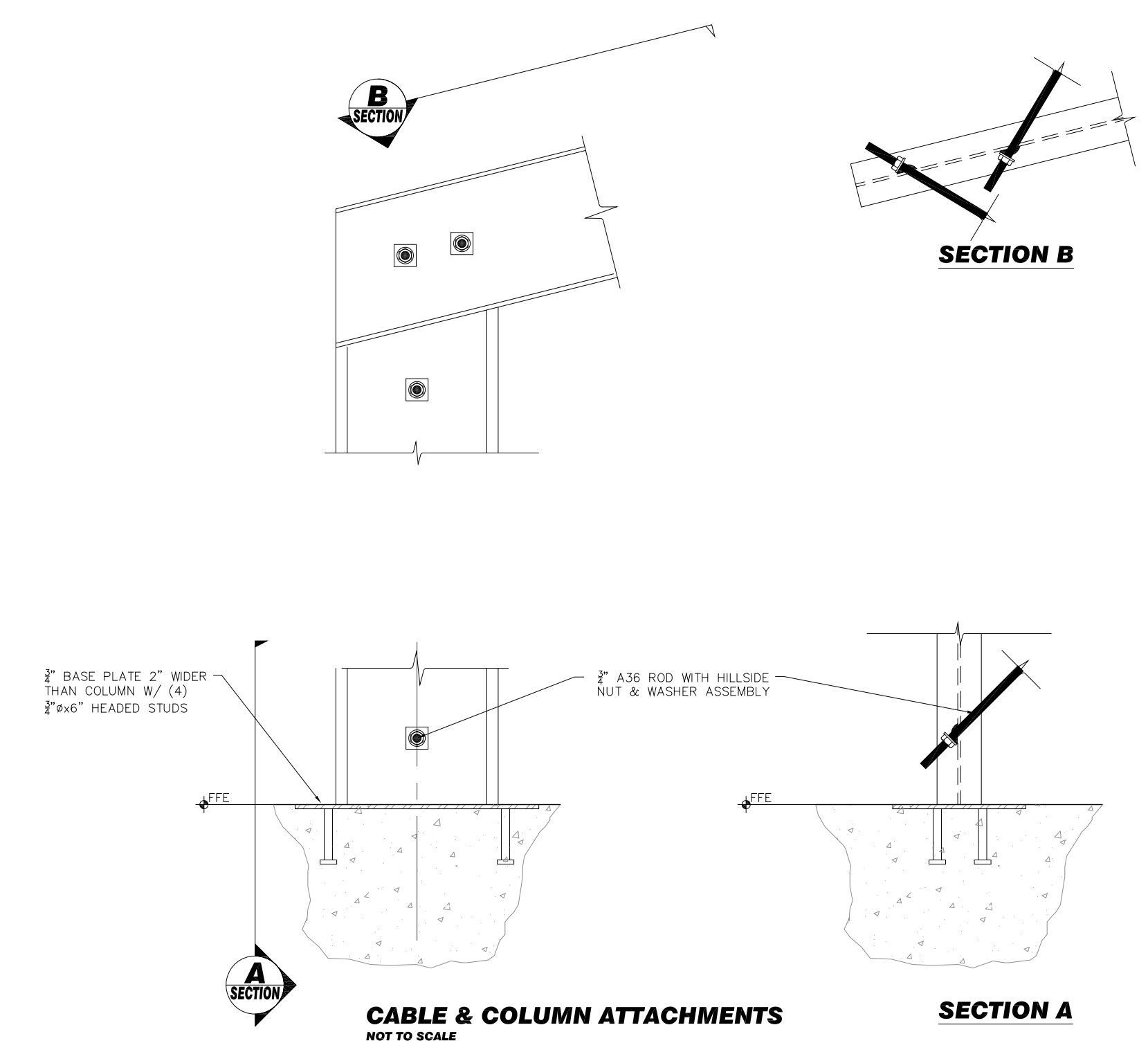
DATE:
 01.10.22
 SHEET
 S2
 Drawn by: Mv Check by: Mv
 F-21519



STEEL CONNECTION
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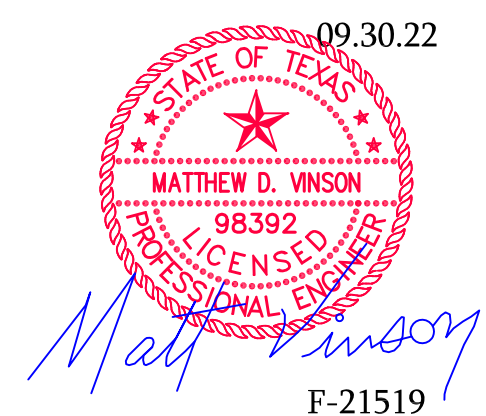


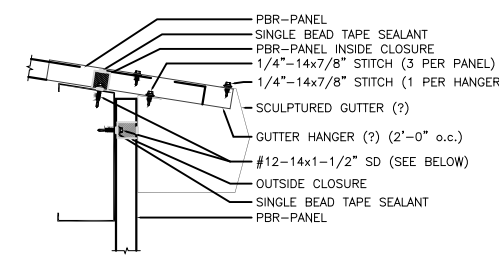
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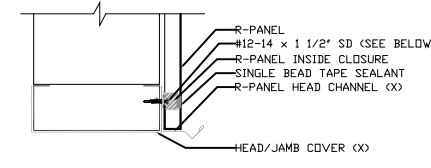
CABLE & COLUMN ATTACHMENTS
 NOT TO SCALE

SECTION A

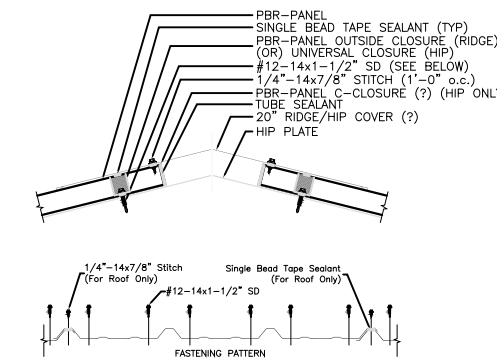




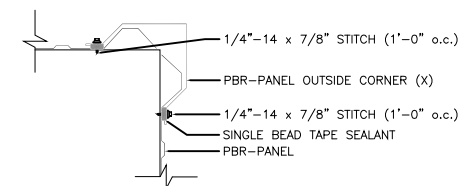
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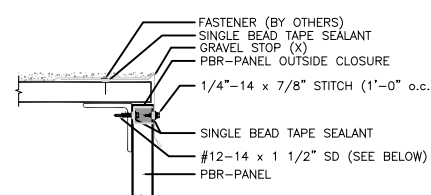
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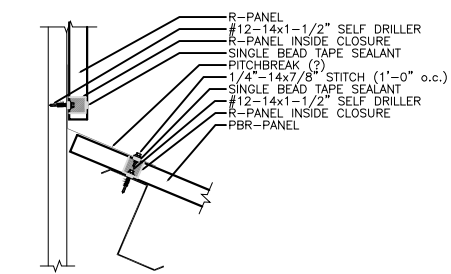
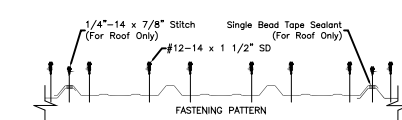
WALL & ROOF ATTACHMENTS
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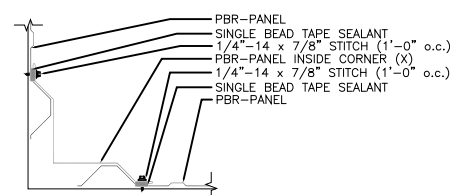
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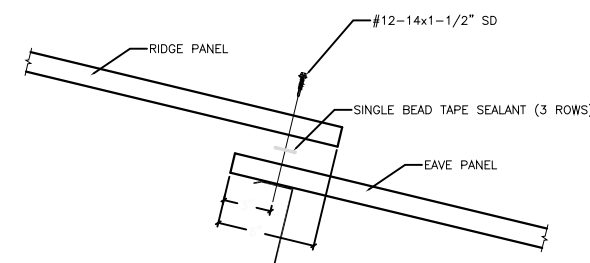
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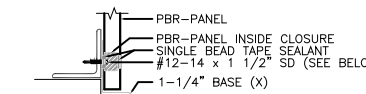
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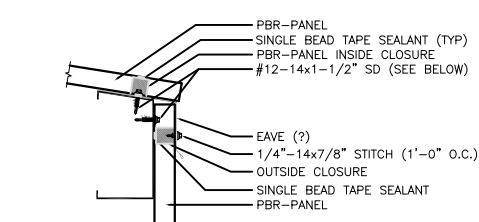
INSIDE CORNER SECTION
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END LAP SECTION
SCALE: 1" = 1'-0"



WALL ATTACHMENTS
SCALE: 1" = 1'-0"



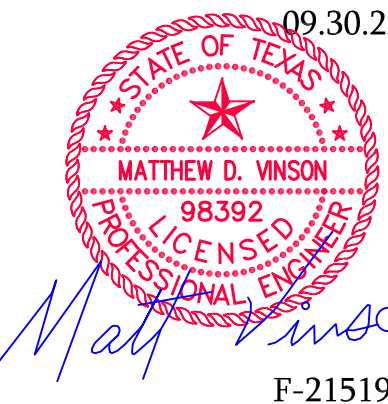
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VINSON ENGINEERING CONSULTANTS, LLC
MATT VINSON, P.E.
3629 THERONDUNN CT (817) 675-6242
PLANO, TEXAS 75023

STAND ALONE BUILDING:

1823 KELLER PARKWAY
KELLER, TX 76248



Matthew D. Vinson
F-21519

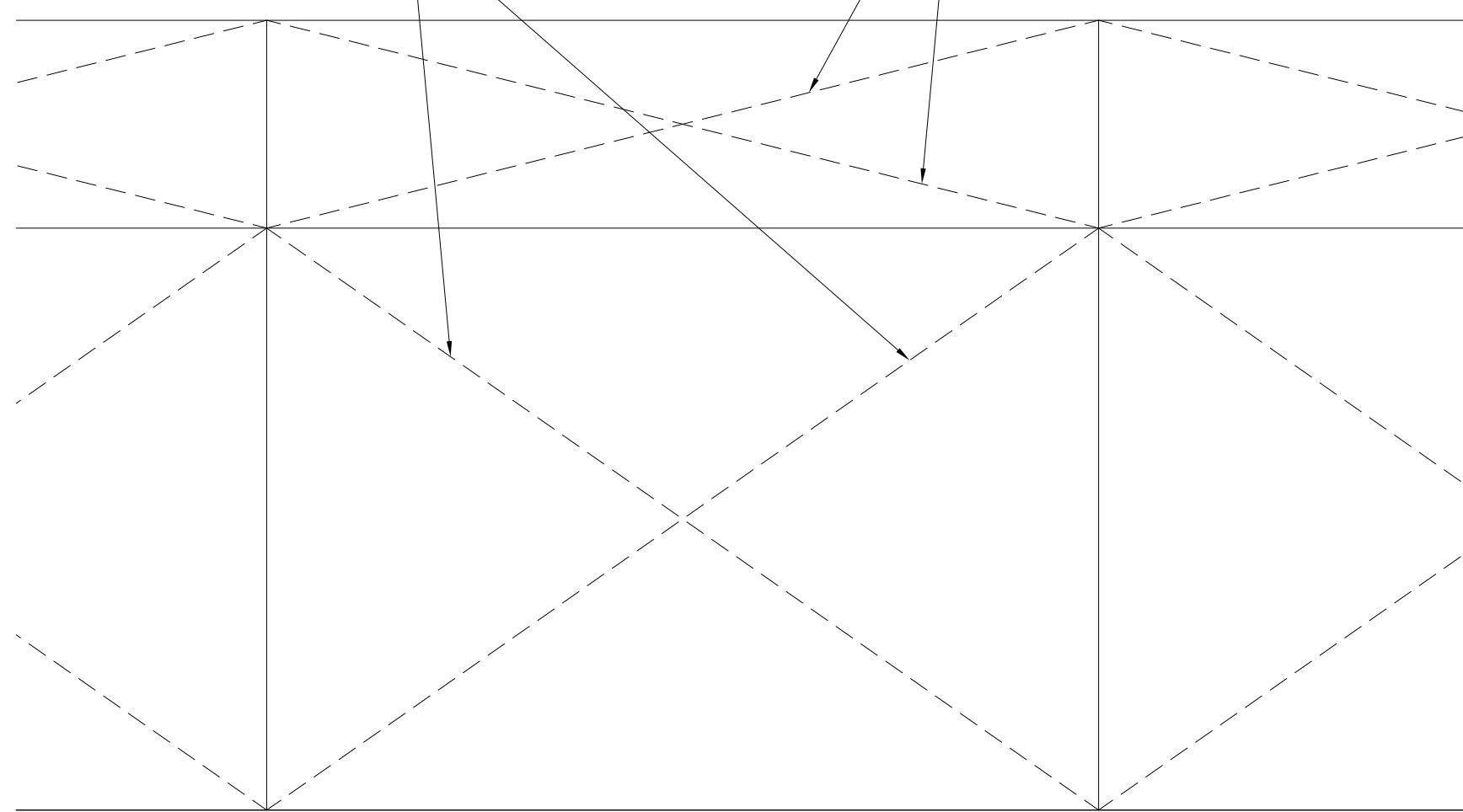
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Drawn by: Mv Check by: Mv

SHEET
S3

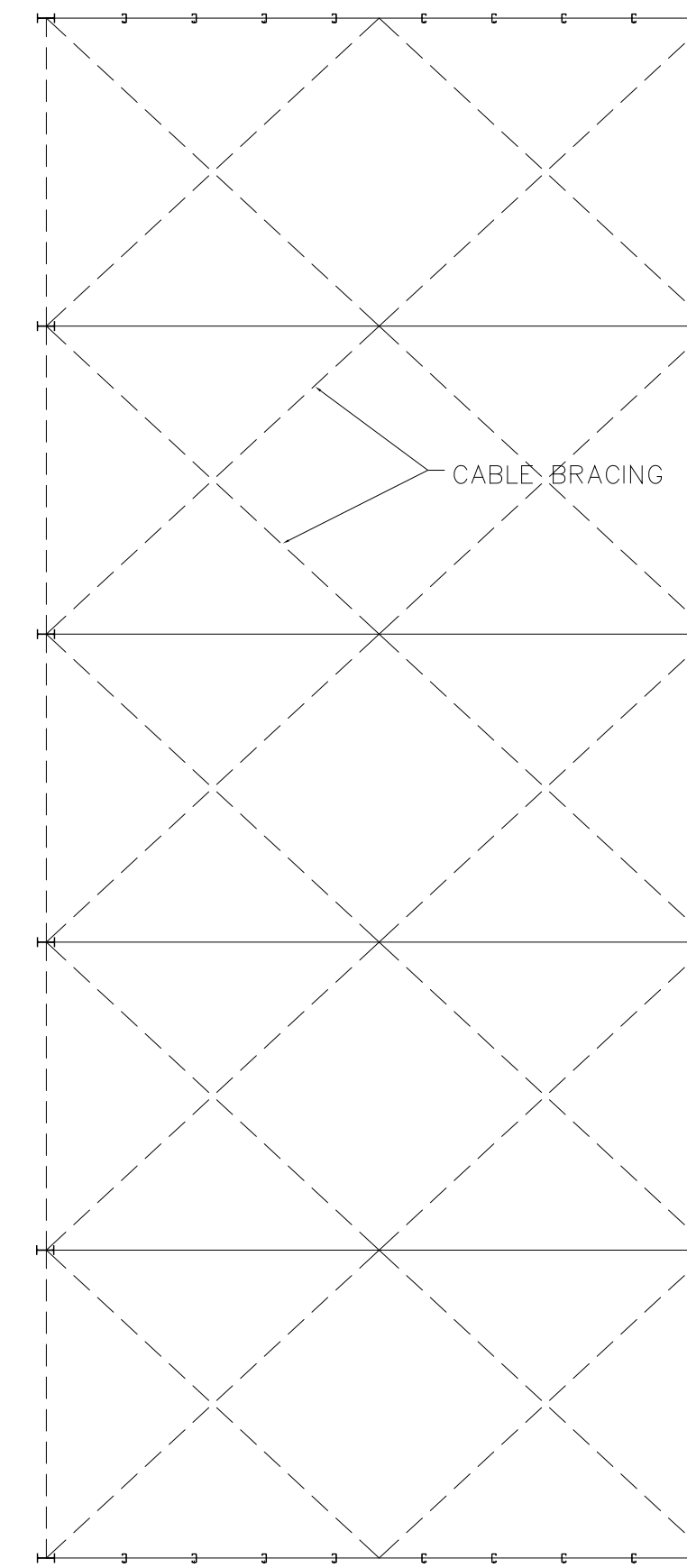
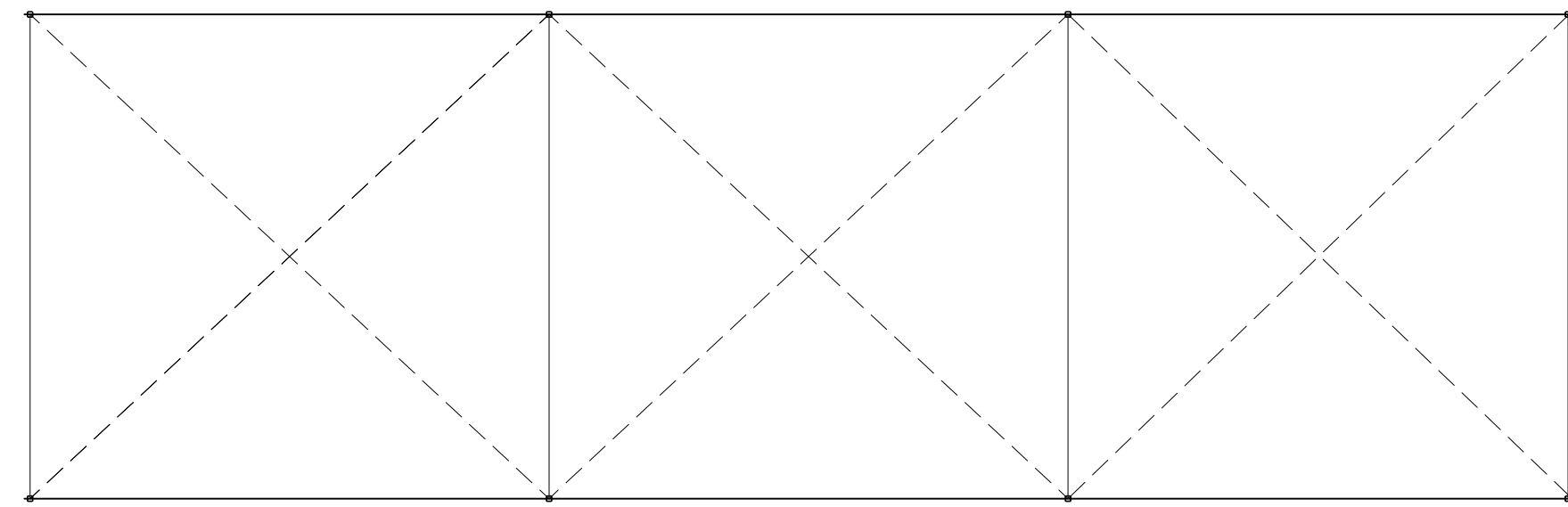
WALL CABLE BRACING

ROOF CABLE BRACING



TYPICAL BRACED BAY

1/4" = 1'-0"

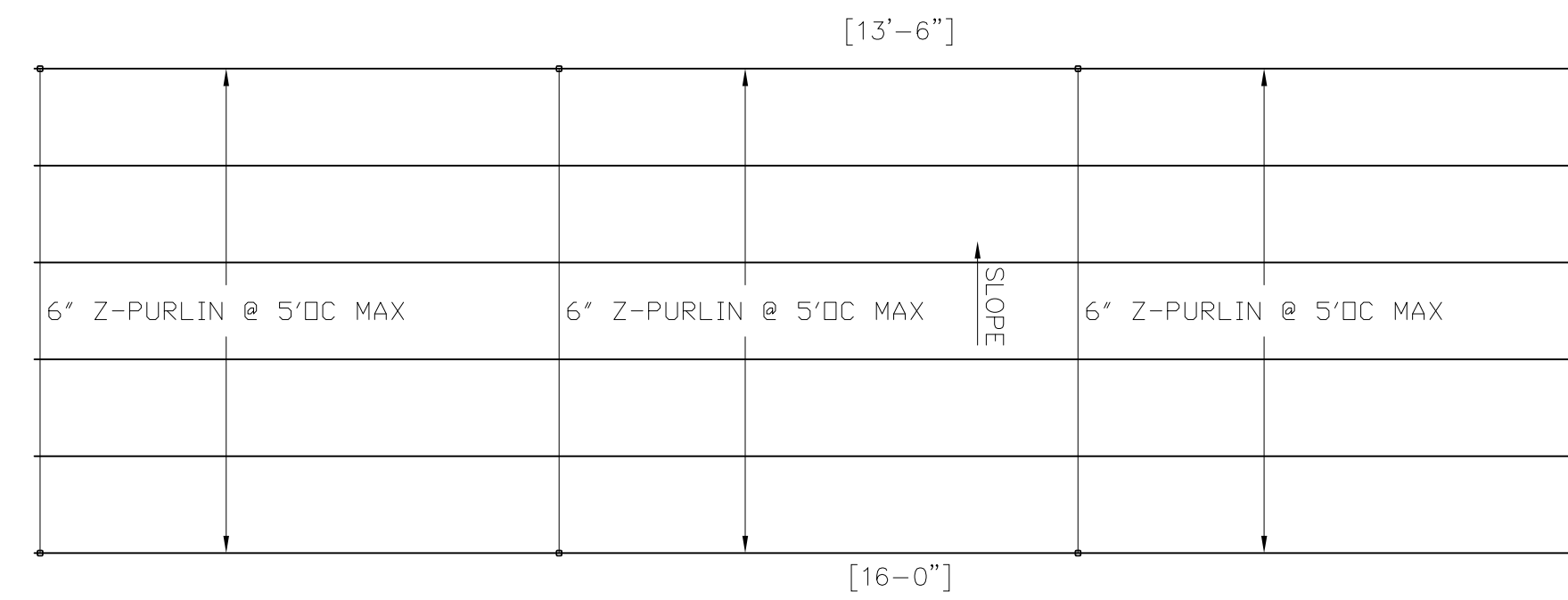


WIND BRACING PLAN

1/4" = 1'-0"

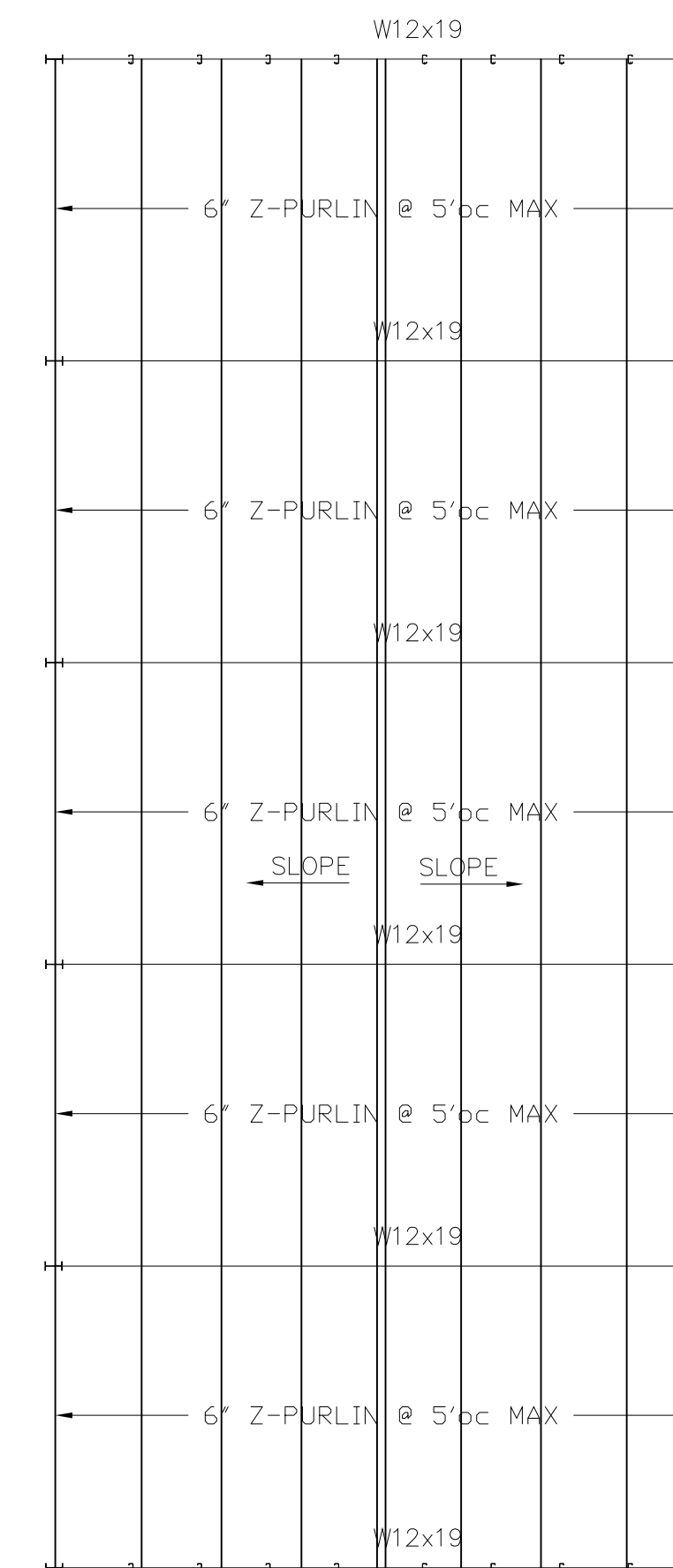
PLAN NOTES:

1. SEE FRAMING BRACING PLAN FOR GRAVITY RESISTING SYSTEM



ROOF DECK NOTE

R-PANEL 22 GAGE METAL ROOF DECK OVER STEEL JOISTS @ 5'-0" OC MAX (UNO). REFER TO STEEL NOTES, STEEL JOIST NOTES, STEEL DECK NOTES, AND SPECIFICATIONS FOR INSTALLATION AND PLACEMENT.



FRAMING PLAN

1/4" = 1'-0"

PLAN NOTES:

1. SEE WIND BRACING PLAN FOR CABELING RESISTING SYSTEM

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 PLANO, TEXAS 75023

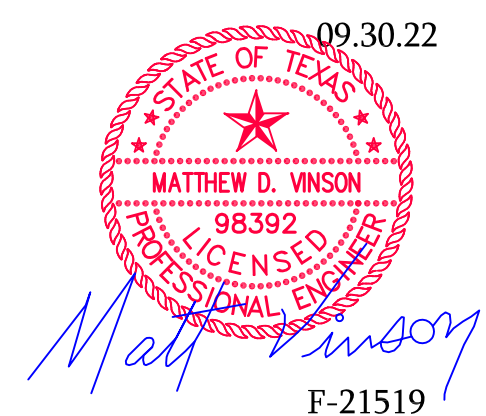
STAND ALONE BUILDING:

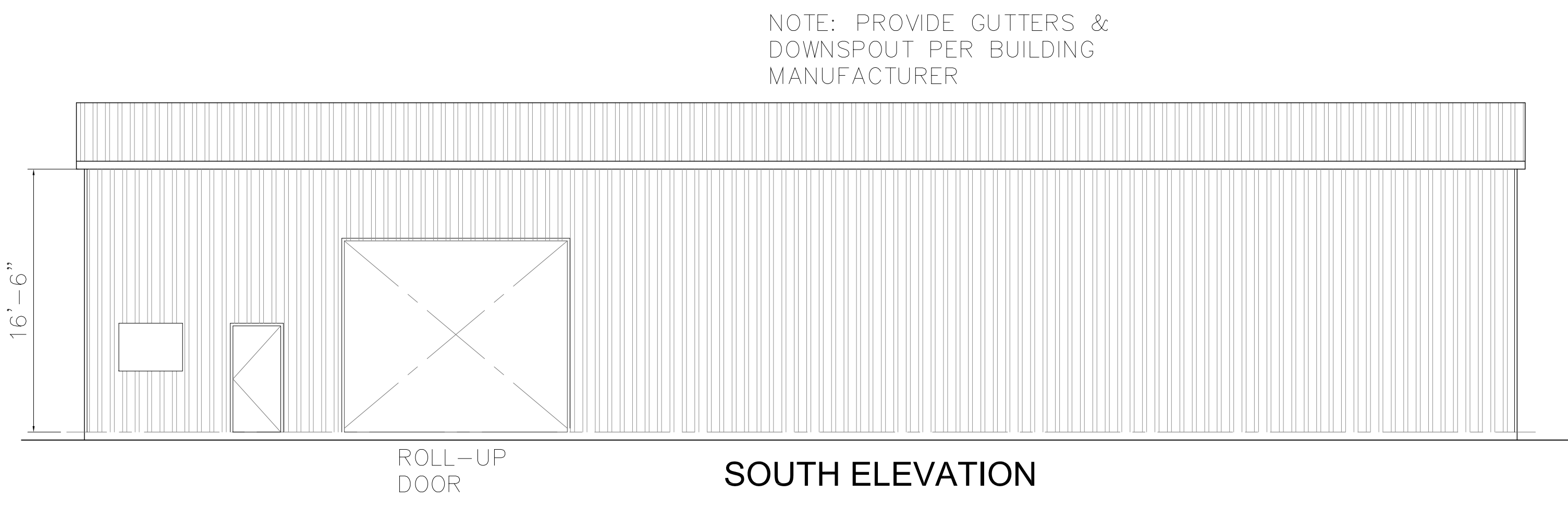
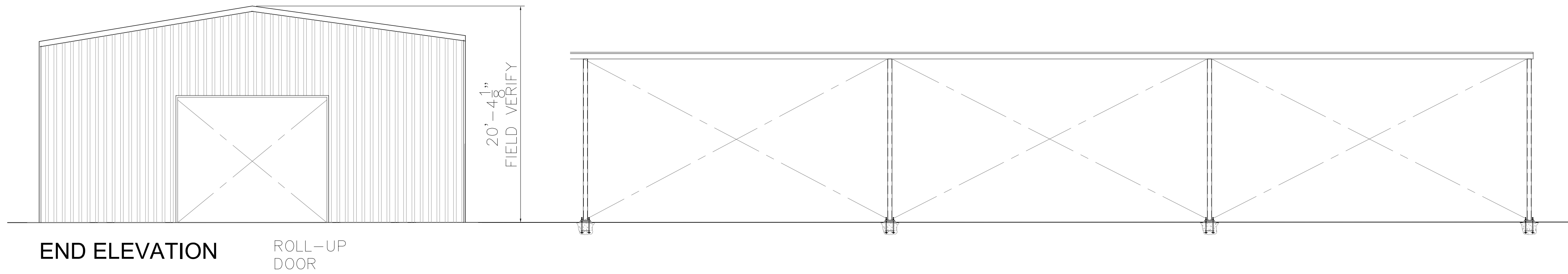
1823 KELLER PARKWAY
 KELLER, TX 76248

DATE:
01.10.22

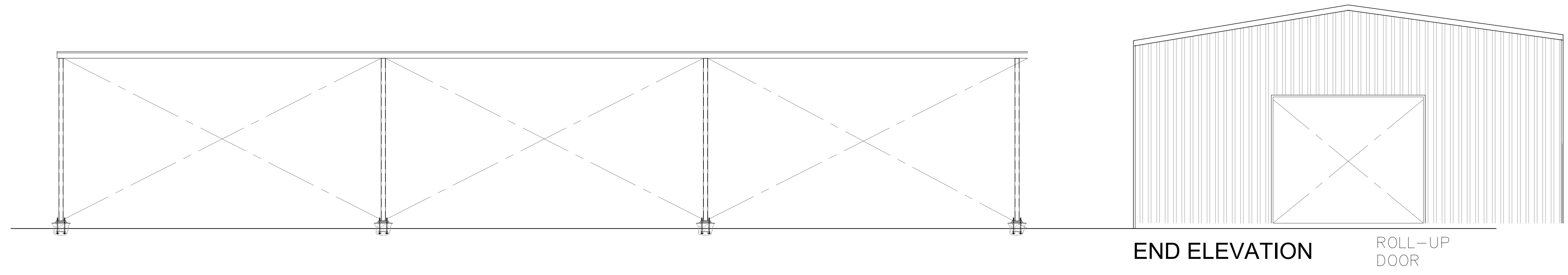
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S4





NOTE: PROVIDE GUTTERS & DOWNSPOUT PER BUILDING MANUFACTURER



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 MATT VINSON, P.E.
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 PLANO, TEXAS 75023

STAND ALONE BUILDING:
 1823 KELLER PARKWAY
 KELLER, TX 76248

09.30.22

 F-21519

DATE: 01.10.22
 Drawn by: Mv Check by: Mv
 SHEET S5

| TREES TO REMAIN | | TREES TO REMAIN | | TREES TO REMAIN | | TREES TO REMAIN | | TREES TO REMAIN | | TREES TO REMAIN | | TREES TO BE REMOVED | | TREES TO BE REMOVED | | TREES TO BE REMOVED | |
|-----------------|----------------|-----------------|----------------|-----------------|------------------|-----------------|-----------------|-----------------|----------------|-----------------|----------------|---------------------|----------------|---------------------|--------|---------------------|----------|
| Tree # | Size & Species | Tree # | Size & Species | Tree # | Size & Species | Tree # | Size & Species | Tree # | Size & Species | Tree # | Size & Species | Tree # | Size & Species | Removal | Tree # | Size & Species | Removal |
| 2105 | 14" BOIS D'ARC | 2264 | 24" OAK | 2745 | 18" ELM | 2804 | 8" ELM | 2906 | 12" OAK | 2958 | 12" OAK | 9038 | 14" OAK | | 2856 | 14" OAK | PAVEMENT |
| 2202 | 8" CEDAR | 2265 | 22" OAK | 2746 | 12" ELM | 2805 | 22" OAK | 2907 | 12" OAK | 2959 | 8" CEDAR | 9041 | 10" ELM | | 2857 | 14" OAK | PAVEMENT |
| 2203 | 12" ELM | 2266 | 8" CEDAR | 2747 | 16" ELM | 2806 | 6" CEDAR | 2908 | 8" OAK | 2960 | 10" OAK | 9061 | 22" ELM | | 2858 | 12" OAK | PAVEMENT |
| 2204 | 8" OAK | 2267 | 22" OAK | 2748 | 6" CEDAR | 2807 | 8" OAK | 2909 | 12" OAK | 2961 | 6" CEDAR | 9070 | 6" PECAN | | 2859 | 18" OAK | PAVEMENT |
| 2209 | 6" ELM | 2268 | 16" CEDAR | 2749 | 18" HACKBERRY | 2808 | 16" HACKBERRY | 2910 | 10" OAK | 2962 | 14" ELM | 9072 | 14" ELM | | 2860 | 6" ELM | PAVEMENT |
| 2210 | 14" ELM | 2269 | 22" OAK | 2750 | 6" CEDAR | 2809 | 8" MESQUITE | 2911 | 6" ELM | 2963 | 12" BOIS D'ARC | 9073 | 18" ELM | | 2861 | 8" OAK | PAVEMENT |
| 2211 | 6" ELM | 2270 | 34" OAK | 2751 | 12" HONEY LOCUST | 2810 | 8" MESQUITE | 2912 | 14" OAK | 2964 | 6" ELM | 9085 | 6" PECAN | | 2862 | 12" OAK | PAVEMENT |
| 2212 | 14" ELM | 2271 | 36" OAK | 2752 | 10" OAK | 2811 | 10" MESQUITE | 2913 | 14" OAK | 2965 | 12" ELM | 9086 | 8" PECAN | | 2863 | 14" OAK | PAVEMENT |
| 2213 | 26" ELM | 2272 | 22" OAK | 2753 | 24" WILLOW | 2812 | 6" HONEY LOCUST | 2914 | 12" OAK | 2966 | 8" ELM | 9087 | 10" ELM | | 2864 | 20" OAK | PAVEMENT |
| 2214 | 8" ELM | 2273 | 26" OAK | 2754 | 12" ELM | 2813 | 12" OAK | 2915 | 10" BOIS D'ARC | 2967 | 6" ELM | 9088 | 8" PECAN | | 2865 | 14" OAK | PAVEMENT |
| 2215 | 10" ELM | 2274 | 12" ELM | 2755 | 14" ELM | 2814 | 20" OAK | 2916 | 12" ELM | 2968 | 8" BOIS D'ARC | 9089 | 8" ELM | | 2866 | 18" OAK | PAVEMENT |
| 2216 | 22" BOIS D'ARC | 2275 | 24" WILLOW | 2756 | 18" ELM | 2815 | 6" OAK | 2917 | 8" OAK | 2969 | 6" ELM | 9090 | 8" ELM | | 2867 | 12" OAK | PAVEMENT |
| 2217 | 16" ELM | 2276 | 6" ELM | 2757 | 10" CEDAR | 2816 | 14" OAK | 2918 | 12" OAK | 2971 | 6" OAK | 9091 | 16" ELM | | 2868 | 6" OAK | PAVEMENT |
| 2218 | 16" ELM | 2277 | 6" ELM | 2758 | 22" ELM | 2817 | 8" CEDAR | 2919 | 18" OAK | 2972 | 6" ELM | 9092 | 6" ELM | | 2869 | 6" ELM | PAVEMENT |
| 2219 | 6" HACKBERRY | 2278 | 6" ELM | 2759 | 18" PECAN | 2818 | 14" ELM | 2920 | 12" OAK | 2973 | 8" SOAPBERRY | 9096 | 8" ELM | | 2870 | 14" OAK | PAVEMENT |
| 2220 | 6" ELM | 2279 | 24" BOIS D'ARC | 2760 | 6" ELM | 2819 | 18" BOIS D'ARC | 2921 | 12" OAK | 2974 | 14" CEDAR | 9105 | 6" ELM | | 2871 | 10" ELM | PAVEMENT |
| 2221 | 8" HACKBERRY | 2280 | 6" POPLAR | 2763 | 8" ELM | 2820 | 8" OAK | 2922 | 10" OAK | 2975 | 6" ELM | 9106 | 10" ELM | | 2872 | 16" OAK | PAVEMENT |
| 2222 | 8" ELM | 2281 | 6" CEDAR | 2764 | 10" CEDAR | 2821 | 18" OAK | 2923 | 12" OAK | 9001 | 16" PECAN | 9114 | 6" CEDAR ELM | | 2873 | 22" OAK | PAVEMENT |
| 2223 | 8" ELM | 2282 | 8" CEDAR | 2765 | 8" CEDAR | 2822 | 6" BOIS D'ARC | 2924 | 6" OAK | 9002 | 16" OAK | 9115 | 16" PECAN | | 2874 | 14" OAK | PAVEMENT |
| 2224 | 12" ELM | 2283 | 8" HACKBERRY | 2766 | 14" BOIS D'ARC | 2823 | 24" OAK | 2925 | 26" OAK | 9003 | 24" PECAN | 9116 | 10" PECAN | | 2875 | 6" OAK | PAVEMENT |
| 2225 | 8" ELM | 2284 | 10" HACKBERRY | 2767 | 16" BOIS D'ARC | 2824 | 12" OAK | 2926 | 18" OAK | 9004 | 8" ELM | 9119 | 12" OAK | | 2876 | 12" OAK | PAVEMENT |
| 2226 | 12" ELM | 2285 | 12" ELM | 2768 | 20" PECAN | 2825 | 24" OAK | 2927 | 10" ELM | 9005 | 14" ELM | 9120 | 10" OAK | | 2877 | 18" OAK | PAVEMENT |
| 2227 | 6" OAK | 2286 | 10" ELM | 2769 | 12" HACKBERRY | 2826 | 6" OAK | 2928 | 16" OAK | 9006 | 12" ELM | 9121 | 10" OAK | | 2878 | 10" ELM | PAVEMENT |
| 2230 | 6" OAK | 2287 | 6" ELM | 2770 | 6" ELM | 2827 | 6" OAK | 2929 | 18" OAK | 9007 | 16" ELM | 9124 | 18" OAK | | 2879 | 12" OAK | PAVEMENT |
| 2234 | 18" ELM | 2288 | 8" ELM | 2771 | 10" HACKBERRY | 2830 | 12" MESQUITE | 2930 | 6" BOIS D'ARC | 9008 | 18" ASH | 9126 | 14" ELM | | 2883 | 18" OAK | PAVEMENT |
| 2235 | 6" ELM | 2290 | 12" OAK | 2772 | 10" ELM | 2831 | 10" MESQUITE | 2931 | 12" OAK | 9009 | 20" PECAN | 9127 | 22" ELM | | 2884 | 8" OAK | PAVEMENT |
| 2236 | 26" OAK | 2291 | 18" ELM | 2773 | 12" OAK | 2832 | 6" MESQUITE | 2932 | 18" OAK | 9010 | 15" CEDAR | 9128 | 12" OAK | | 2885 | 10" OAK | PAVEMENT |
| 2237 | 22" ELM | 2292 | 8" BOIS D'ARC | 2774 | 6" ELM | 2833 | 8" MESQUITE | 2933 | 18" OAK | 9011 | 14" ELM | 9129 | 18" OAK | | 2886 | 14" OAK | PAVEMENT |
| 2238 | 8" ELM | 2293 | 6" BOIS D'ARC | 2775 | 24" BOIS D'ARC | 2837 | 12" MESQUITE | 2934 | 10" SOAPBERRY | 9012 | 7" CEDAR | | | | 2889 | 10" OAK | PAVEMENT |
| 2239 | 10" ELM | 2294 | 18" ELM | 2776 | 24" BOIS D'ARC | 2838 | 14" BOIS D'ARC | 2935 | 12" OAK | 9013 | 12" ASH | | | | 2897 | 20" OAK | PAVEMENT |
| 2240 | 6" CEDAR | 2295 | 8" ELM | 2777 | 10" SOAPBERRY | 2839 | 8" MEXICAN PLUM | 2936 | 16" OAK | 9014 | 12" ASH | | | | 2898 | 20" OAK | PAVEMENT |
| 2241 | 6" ELM | 2296 | 8" ELM | 2784 | 10" BOIS D'ARC | 2840 | 16" OAK | 2937 | 12" OAK | 9015 | 12" ASH | | | | 2899 | 10" OAK | PAVEMENT |
| 2242 | 6" ELM | 2297 | 12" OAK | 2785 | 8" OAK | 2841 | 14" OAK | 2938 | 10" OAK | 9016 | 14" ASH | | | | 2900 | 12" MESQUITE | EXEMPT |
| 2243 | 6" ELM | 2298 | 8" ELM | 2786 | 12" ELM | 2842 | 14" OAK | 2939 | 10" OAK | 9017 | 26" OAK | | | | 2905 | 12" OAK | PAVEMENT |
| 2244 | 12" ELM | 2299 | 8" ELM | 2787 | 10" ELM | 2844 | 14" OAK | 2940 | 14" OAK | 9018 | 24" OAK | | | | 2955 | 12" OAK | PAVEMENT |
| 2248 | 12" ELM | 2300 | 6" ELM | 2788 | 6" ELM | 2880 | 18" OAK | 2941 | 12" OAK | 9019 | 22" OAK | | | | 2970 | 8" ELM | TRAIL |
| 2249 | 6" CEDAR | 2721 | 12" ELM | 2789 | 14" ELM | 2881 | 6" OAK | 2942 | 10" OAK | 9020 | 17" OAK | | | | 2978 | 6" SOAPBERRY | PAVEMENT |
| 2250 | 14" ELM | 2730 | 12" ELM | 2790 | 18" ELM | 2882 | 10" OAK | 2943 | 10" OAK | 9021 | 20" OAK | | | | 2979 | 6" SOAPBERRY | BUILDING |
| 2251 | 22" ELM | 2731 | 8" ELM | 2791 | 18" ELM | 2887 | 8" OAK | 2944 | 14" OAK | 9022 | 14" OAK | | | | 2980 | 8" SOAPBERRY | BUILDING |
| 2252 | 14" ELM | 2732 | 8" HACKBERRY | 2792 | 20" ELM | 2888 | 10" OAK | 2945 | 18" BOIS D'ARC | 9023 | 22" OAK | | | | | | |
| 2253 | 14" CEDAR | 2733 | 8" ELM | 2793 | 6" BOIS D'ARC | 2889 | 12" OAK | 2946 | 14" OAK | 9024 | 24" OAK | | | | | | |
| 2254 | 26" ELM | 2734 | 18" ELM | 2794 | 8" OAK | 2890 | 10" OAK | 2947 | 14" OAK | 9025 | 24" ASH | | | | | | |
| 2255 | 12" ELM | 2735 | 6" ELM | 2795 | 12" ELM | 2891 | 12" OAK | 2948 | 10" OAK | 9026 | 18" ASH | | | | | | |
| 2256 | 8" ELM | 2736 | 8" ELM | 2796 | 10" ELM | 2892 | 12" OAK | 2949 | 8" OAK | 9027 | 20" ASH | | | | | | |
| 2257 | 8" CEDAR | 2737 | 8" ELM | 2797 | 12" ELM | 2893 | 10" OAK | 2950 | 8" OAK | 9028 | 18" CEDAR ELM | | | | | | |
| 2258 | 22" OAK | 2738 | 6" HACKBERRY | 2798 | 18" ELM | 2894 | 6" OAK | 2951 | 12" OAK | 9029 | 10" CEDAR ELM | | | | | | |
| 2259 | 34" OAK | 2739 | 12" POPLAR | 2799 | 24" OAK | 2896 | 6" OAK | 2952 | 14" OAK | 9030 | 10" CEDAR ELM | | | | | | |
| 2260 | 10" ELM | 2740 | 8" ELM | 2800 | 18" ELM | 2898 | 10" OAK | 2953 | 14" OAK | 9031 | 16" CEDAR ELM | | | | | | |
| 2261 | 12" ELM | 2741 | 18" BOIS D'ARC | 2801 | 6" OAK | 2899 | 26" OAK | 2954 | 10" OAK | 9033 | 14" OAK | | | | | | |
| 2262 | 8" ELM | 2743 | 22" BOIS D'ARC | 2802 | 6" OAK | 2900 | 10" OAK | 2955 | 14" OAK | 9034 | 10" OAK | | | | | | |
| 2263 | 36" BOIS D'ARC | 2744 | 20" ELM | 2803 | 10" HONEY LOCUST | 2904 | 8" OAK | 2956 | 8" OAK | 9035 | 14" OAK | | | | | | |
| | | | | 2905 | 20" ELM | 2905 | 20" ELM | 2957 | 10" CEDAR | | | | | | | | |

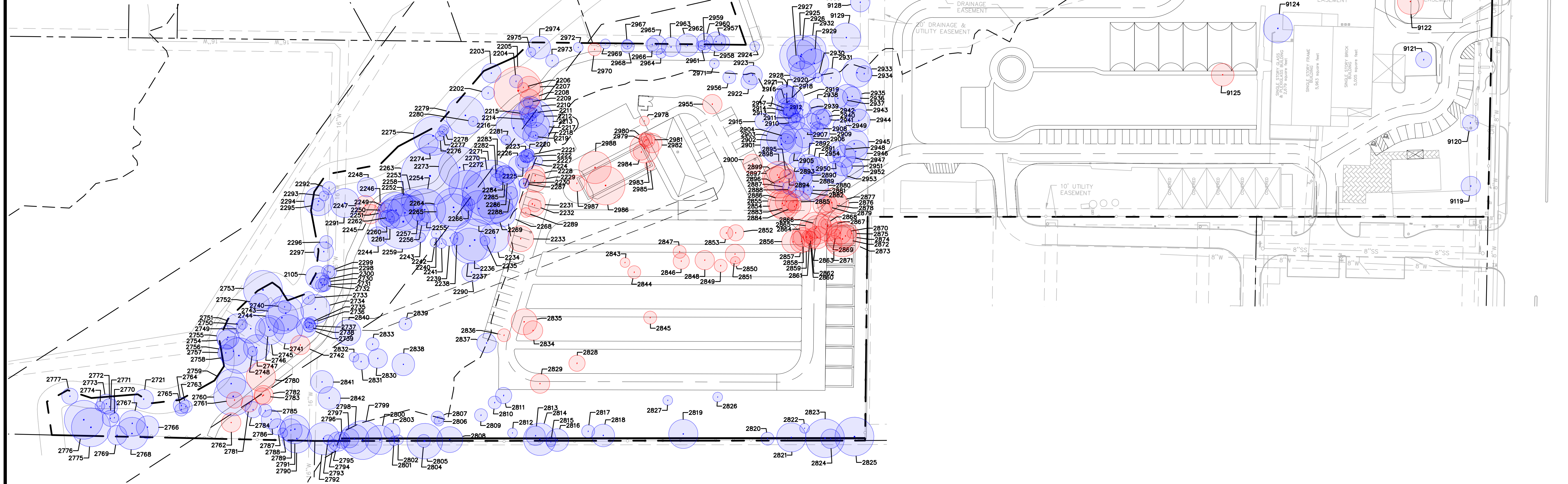
SITE DATA SUMMARY

TOTAL NUMBER OF TREES 438 TREES
TREES TO BE REMOVED 110 TREES

LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- MARGINAL TREE

0 30 60 120
(IN FEET)
1 INCH = 60FT



RENGER GROUP, LLC
P.O. BOX 90206
SCOTTSDALE, ARIZONA 85257
PHONE: (877) 933-0272
ENGINEERING FROM REGISTRATION NUMBER 7-23299
PREPARED FOR: RURAL PROPERTIES, LLC
KELLER, TEXAS 76248
CONTACT: @RUBAL

**TREE SURVEY
LANDSCAPE SYSTEMS
KELLER, TEXAS**

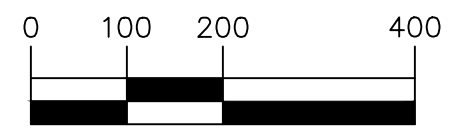
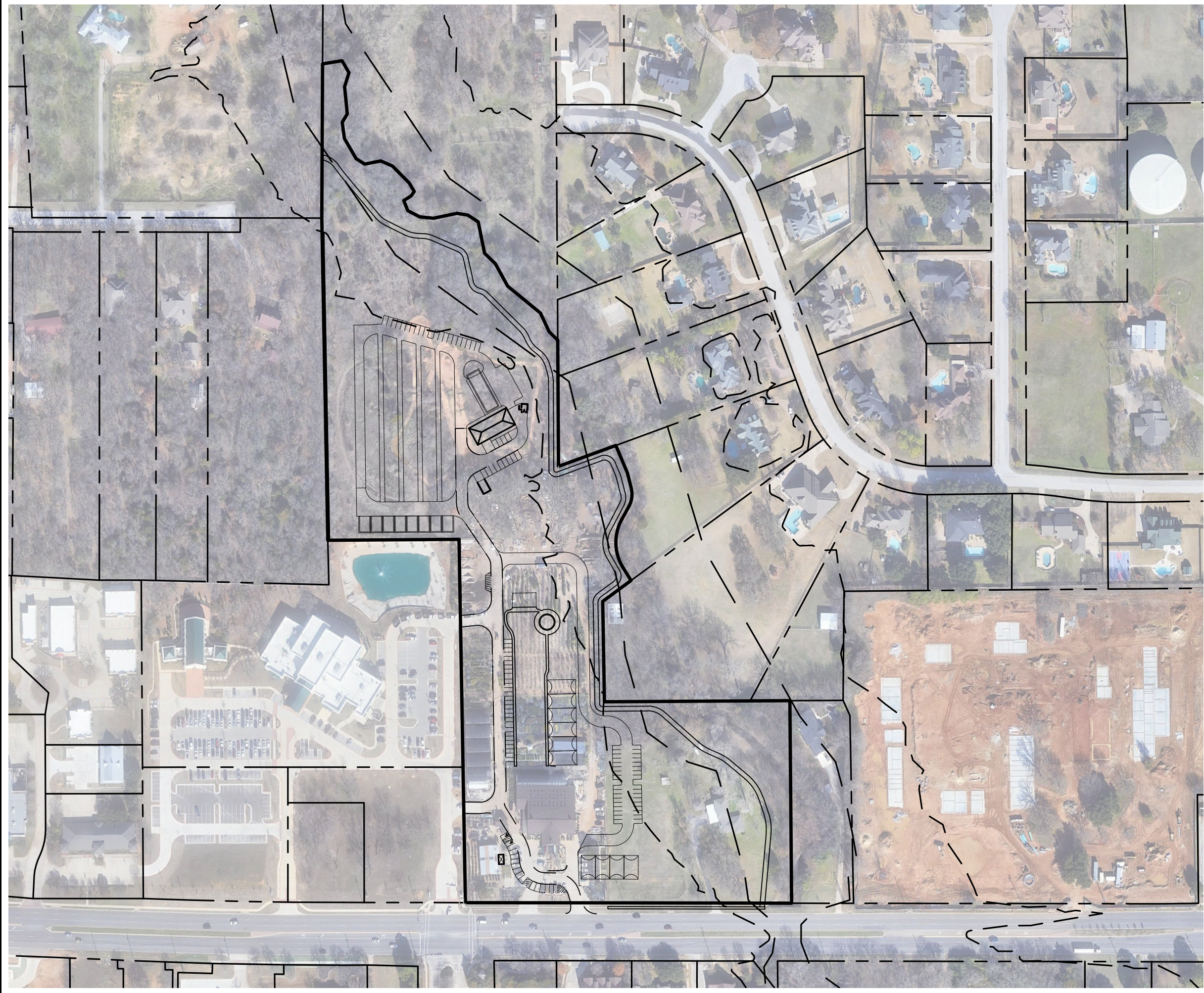
BENCHMARKS:
BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX

**PRELIMINARY
FOR REVIEW ONLY**
Not for Construction or Permit Purposes
Drawn By: DSM
Reviewed By: CTR
Project: 1012-01


SHEET
8

RENGER GROUP PROJECT No. 1012-01 - SITE PLAN FOR LANDSCAPE SYSTEMS - KELLER, TEXAS

NO. REVISION BY DATE



(IN FEET)
1 INCH = 200FT

| | | | | |
|---|----------------------------------|--|--|----------------------------|
| LANDSCAPE SYSTEMS | | | | |
| AERIAL OVERLAY | | | | |
| KELLER, TEXAS | | | | |
|  REDINGER GROUP, LLC | | <small>P.O. BOX 93206 SOUTH LAKE, TEXAS 76092 PHONE: (817) 253-5727 ENGINEERING FIRM REGISTRATION NUMBER F-23328</small> | | |
| <small>DRAWN BY:</small> DSM | <small>SCALE:</small> 1"=200' | <small>DATE:</small> 11/11/2022 | <small>PROJECT NO.:</small> 1012-01 | <small>SHEET:</small> 9 |