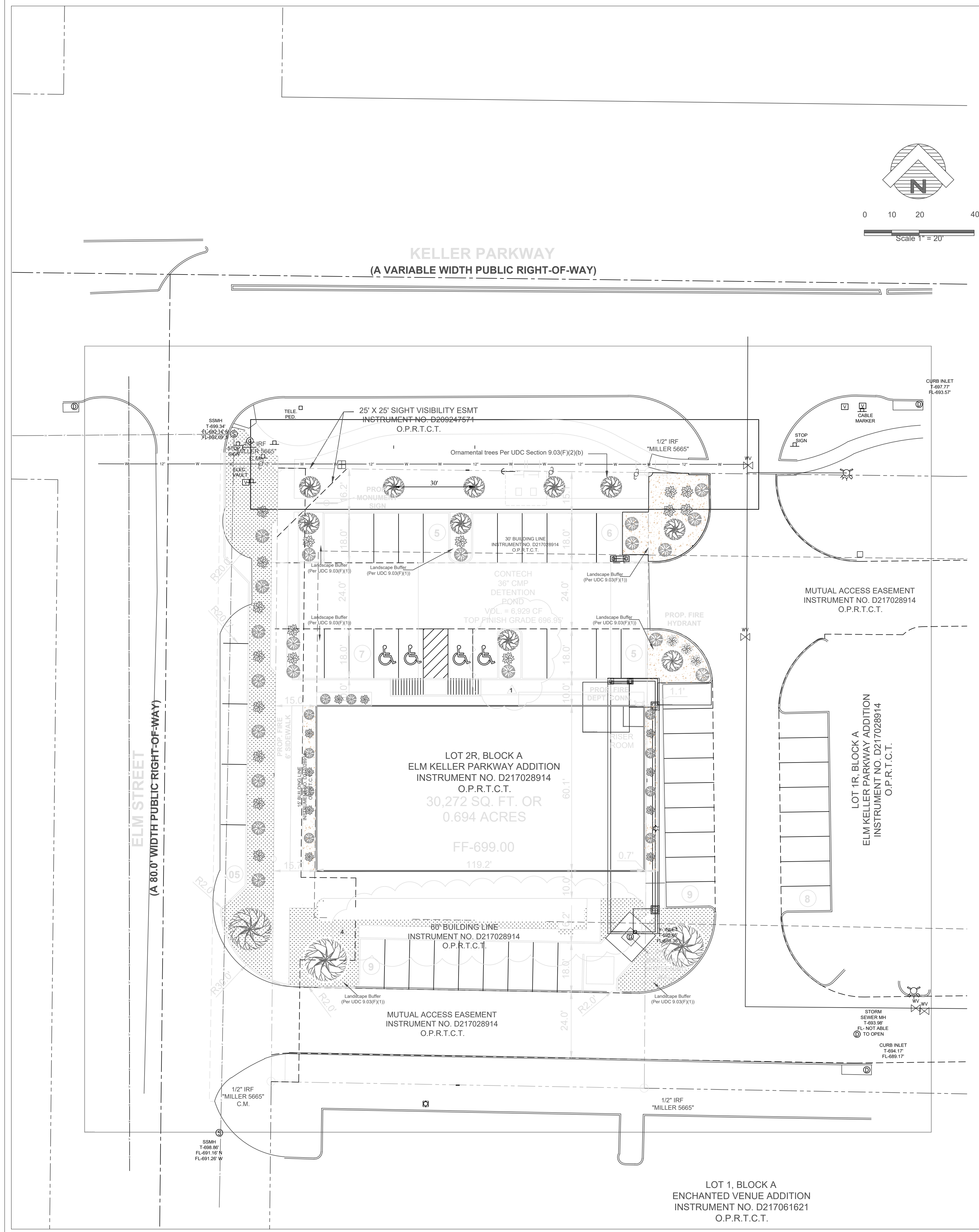




General Notes

- All plant materials shall be installed as per the approved landscape plan and must comply with local zoning and environmental regulations.
- All trees, shrubs, and plants shall be of high-quality nursery stock and planted per industry best practices.
- Irrigation systems, if required, shall be installed to provide adequate water to all plant materials.
- All disturbed areas shall be properly graded, seeded, and stabilized to prevent erosion.
- Mulching: A 2-3 inch layer of mulch shall be applied around trees and shrubs to retain moisture and prevent weed growth.
- Tree Protection: Existing trees to remain shall be protected during construction with appropriate fencing and root zone protection.
- Maintenance: The property owner is responsible for maintaining all landscaping in a healthy condition, including regular watering, pruning, and replacement of dead or damaged plants.
- All hardscape elements (walkways, patios, retaining walls) shall be installed per manufacturer specifications.
- Final plant placement shall be field-adjusted as necessary to avoid conflicts with utilities and other site constraints.
- Contractor is responsible for verifying all dimensions, locations, and conditions before starting work.

PLANTING SCHEDULE

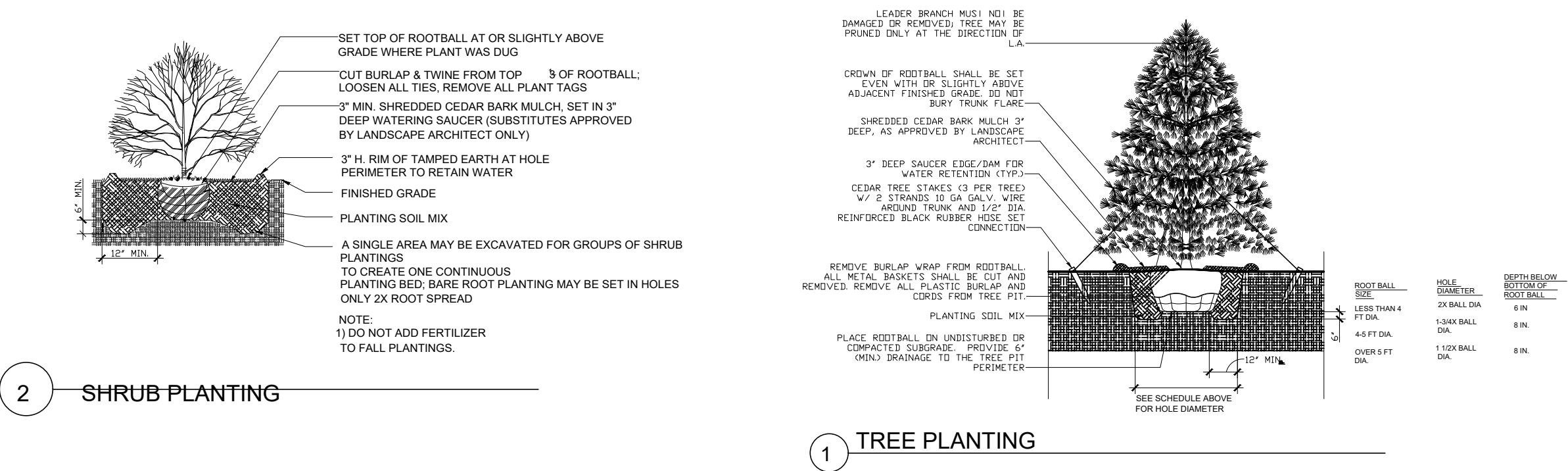
SHRUBS & FLOWER				
SYM	PLANT NAME	SCIENTIFIC NAME	SIZE	QTY
	Sky Pencil Japanese Holly	Ilex crenata	10' Tall	33
	Boxwood	Buxus	2-8 feet wide	39
TREES				
	Eastern Redbud	Cercis canadensis	25-35 feet	15

	Sod
	Mulch

PARKING LOT LANDSCAPE CALCULATION AS PER (UDC Section 9.03(F)(3)(h))	
Parking Lot Area:	13,801 SF
Required Landscape Area =	2,040 SFT
Provided Landscape Area =	2,800 SFT

SITE AND DESIGN DATA

SITE SQ. FT.	30,272 S.F. OR 0.694 ACRES
EXISTING ZONING	OTK (OLD TOWN KELLER)
PROPOSED USE	OTK (OLD TOWN KELLER)
PROPOSED BUILDING I SQ. FT.	7,160 S.F. (RESTAURANT)
BUILDING HEIGHT	30'-0"
BUILDING COVERAGE	23.65%
TOTAL PAVING AREA	57.02%
FLOOR AREA RATIO	0.24
TOTAL LANDSCAPE AREA	19.33%
TOTAL IMPERVIOUS AREA	80.67%
REGULAR PARKING REQUIRED 1 SPACE PER 150 SQ. FT.	48 SPACES
REGULAR PARKING SPACES PROVIDED	47 SPACES
HANDICAP PARKING SPACES REQUIRED	2 (1 VAN ACCESSIBLE)
HANDICAP PARKING SPACES PROVIDED	4 (2 VAN ACCESSIBLE)



200 Keller Pkwy Keller, TX 76248
INSTRUMENT NO. D217028914

SITE PLAN

DATE:

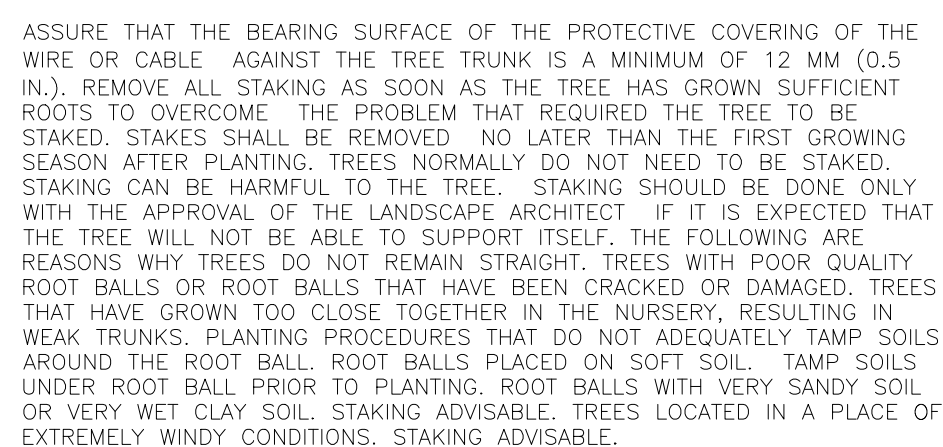
05/09/2025

SCALE:

1" = 20'-0"

SHEET:

A-1

[illegible]

200 Keller Pkwy Keller, TX 76248

PROJECT:

LANDSCAPE DETAILS

DATE:

05/09/2025

SCALE:

N.T.S

SHEET:

A-1.1