

*E TAYLOR STREET
(VARIABLE WIDTH R.O.W.)*

PRE-DEVELOPED SITE DRAINAGE DATA

AREA (AC)	C	T _C (MIN.)	I ₁ (IN/HR)	I ₁₀ (IN/HR)	I ₁₀₀ (IN/HR)	Q ₁ (CFS)	Q ₁₀ (CFS)	Q ₁₀₀ (CFS)	COMMENTS	
A1	0.49	0.30	15	3.32	5.53	7.98	0.5	0.8	1.2	SHEETFLOW TO EAST

SCALE 1" = 20'

REVIEWED
CITY OF KELLER

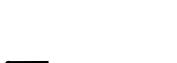
Released for Construction

Date _____

LEGEND

DRAINAGE AREA  A1

DRAINAGE DIVIDE 

FLOW DIRECTION ARROW 

DRAINAGE NOTES:

RATIONAL METHOD CIA = Q

C FACTOR OBTAINED FROM CITY OF KELLER UNIFIED DEVELOPMENT CODE.

C = 0.90 BUSINESS
C = 0.70 INDUSTRIAL
C = 0.55 RESIDENTIAL (LESS THAN 0.5 ACRE LOTS)
C = 0.50 RESIDENTIAL (GREATER THAN 0.5 AC. LOTS)
C = 0.30 PARKS/OPEN AREAS

SITE WILL DETAIN INCREASED RUNOFF TO PRE-DEVELOPED CONDITIONS.

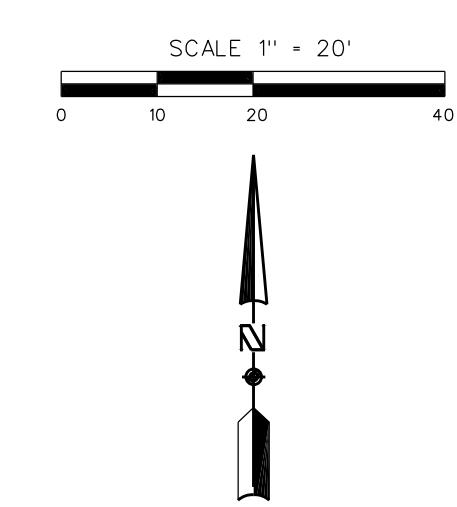
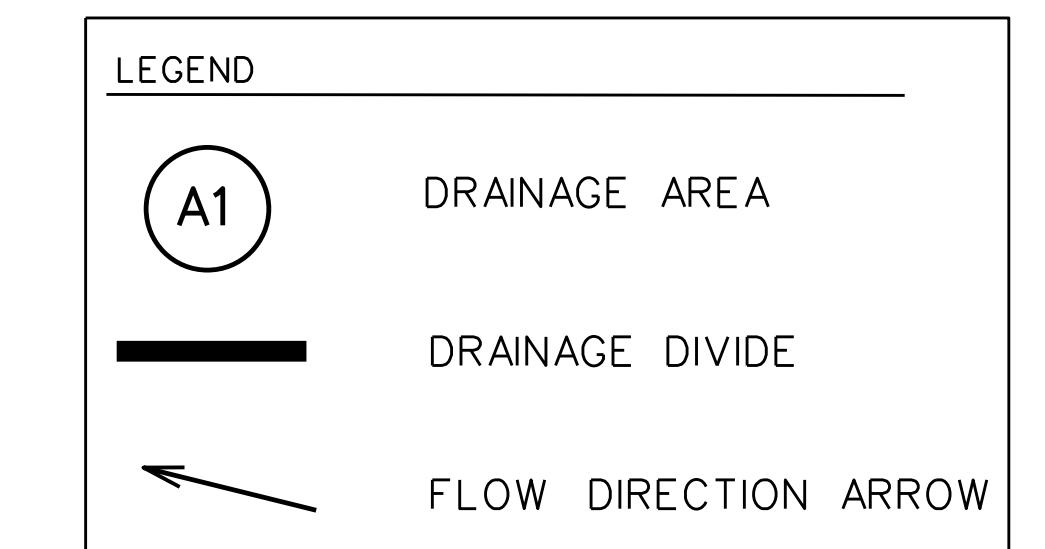
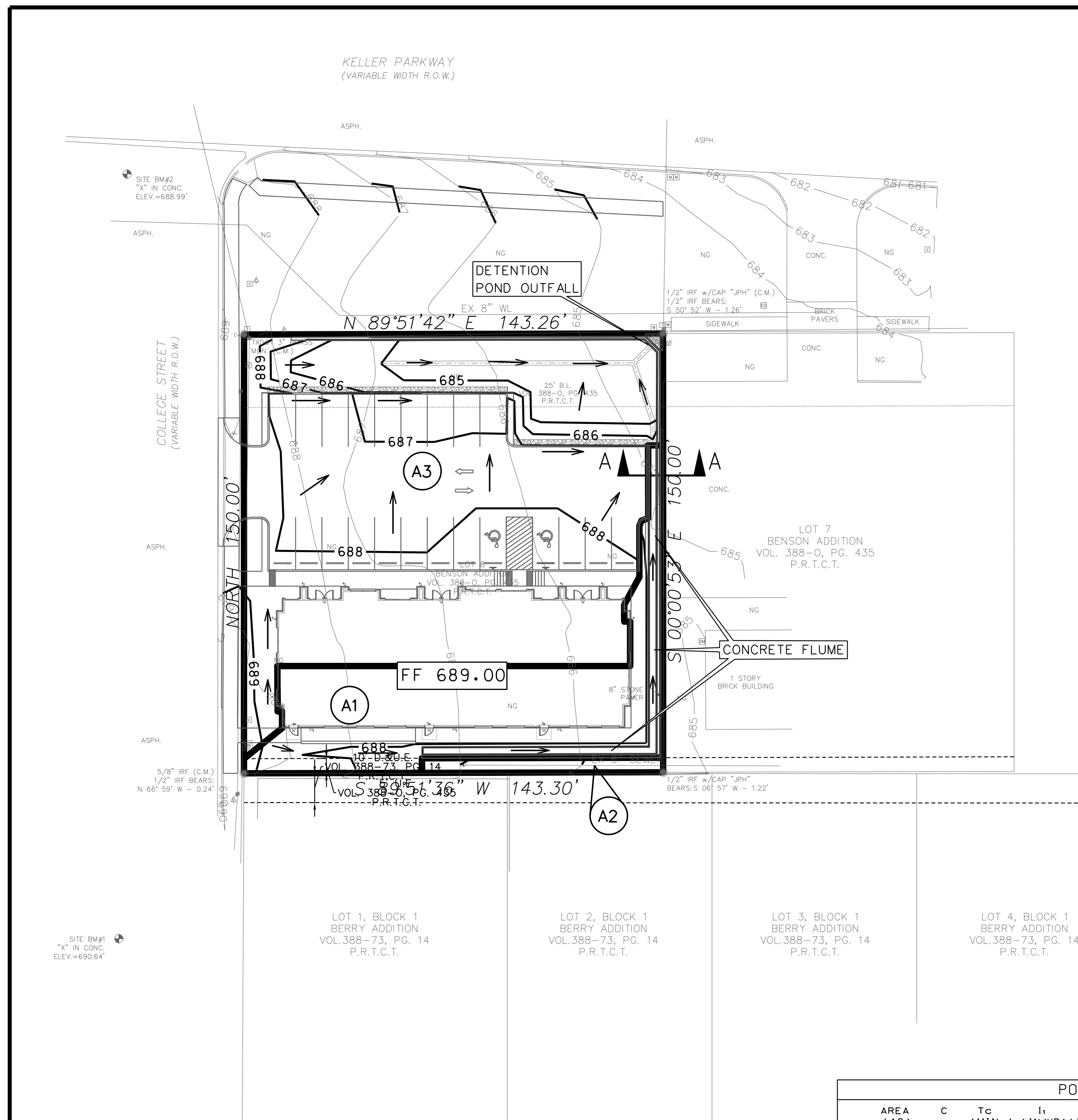
SITE LIES OUTSIDE ANY 100 YEAR FLOODPLAIN PER FEMA MAP FOR THIS AREA

PROPOSED OFFICE BUILDING

PRELIMINARY FOR REVIEW ONLY	
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION	
KEITH M. HAMILTON	87384
PE NO.	

REVISION		BY	DATE	JOB	028-129
				DATE	
				DESIGNED	K.M.H.
				DRAWN	K.M.H.
				CHECKED	K.M.H.
				TEXAS FIRM	
				REG. NO.	F-52260

C1 10



DRAINAGE NOTES:

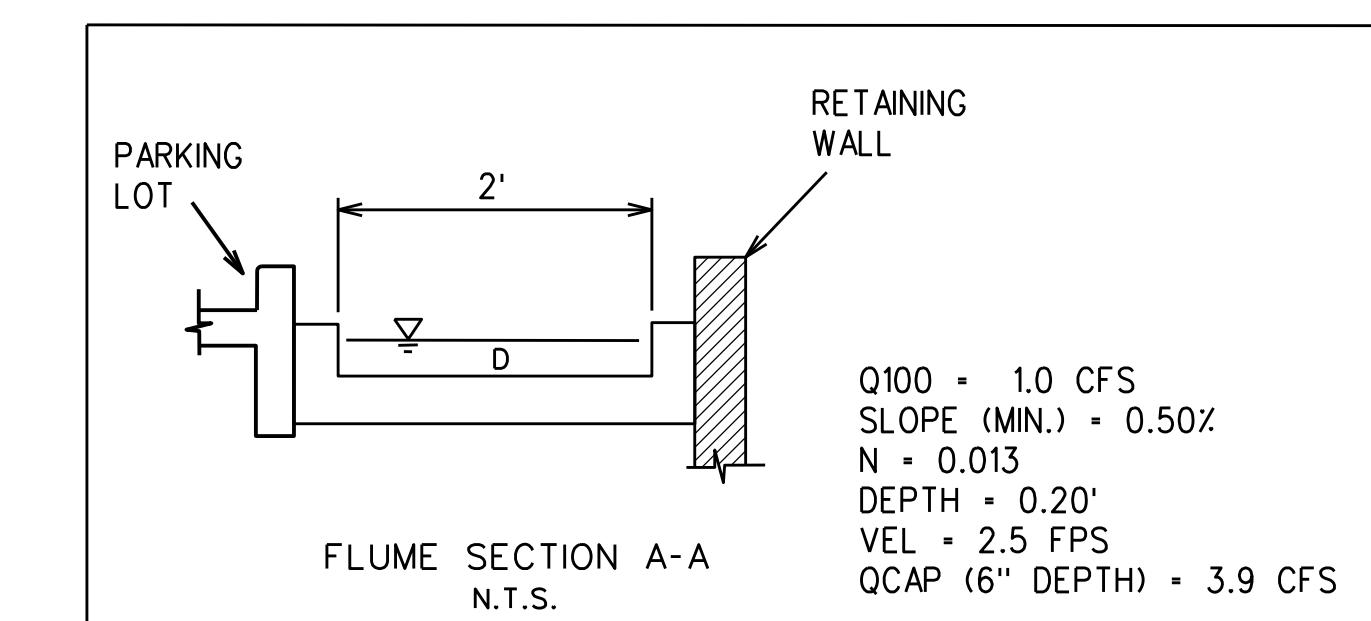
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SITE LIES OUTSIDE ANY 100 YEAR FLOODPLAIN PER FEMA
MAP FOR THIS AREA



DETENTION POND CALCULATIONS (100 year)

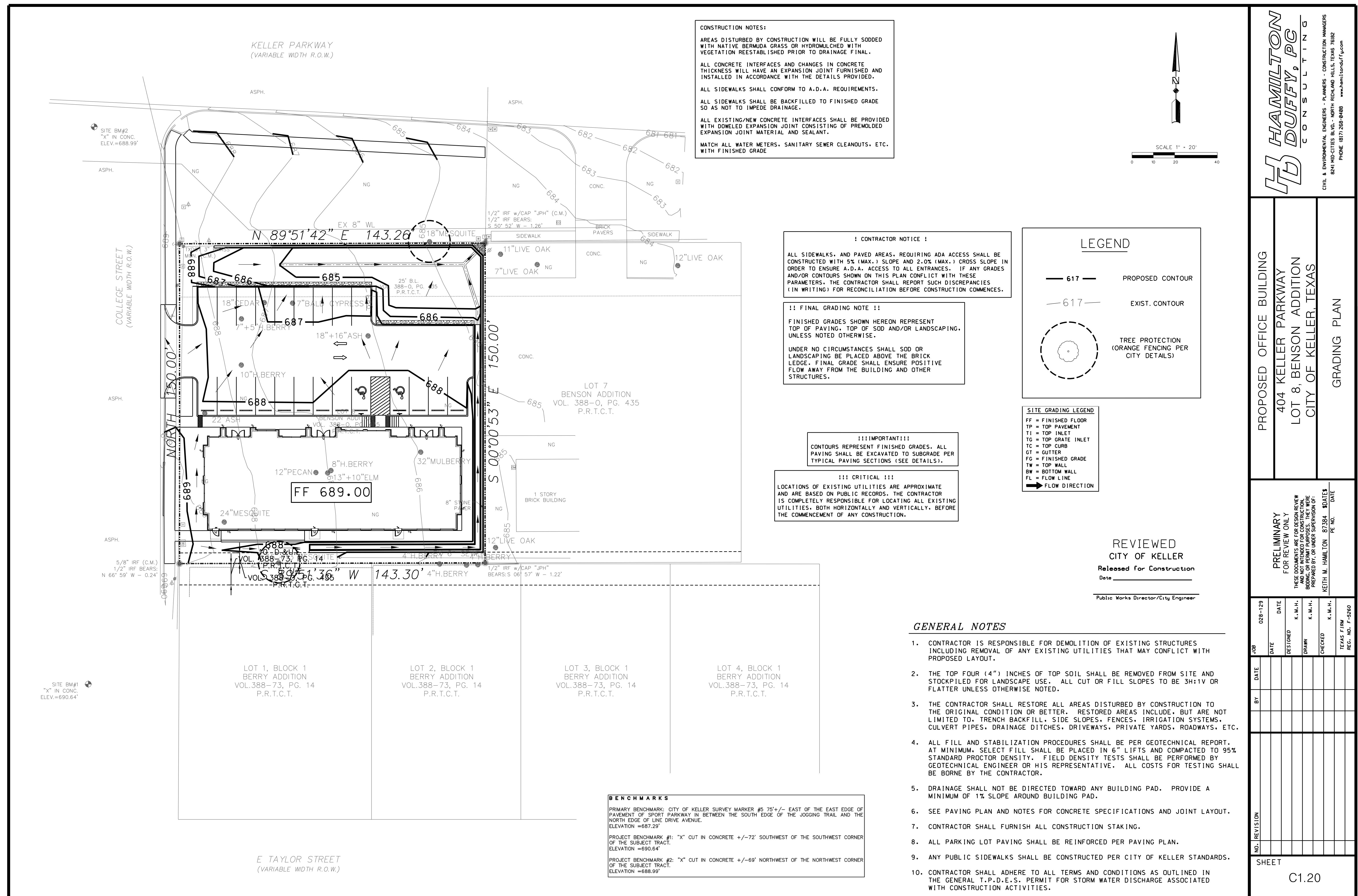
DETENTION POND SHALL BE DESIGNED SUCH THAT
PREF-DEVELOPED FLOW RATES ARE MAINTAINED

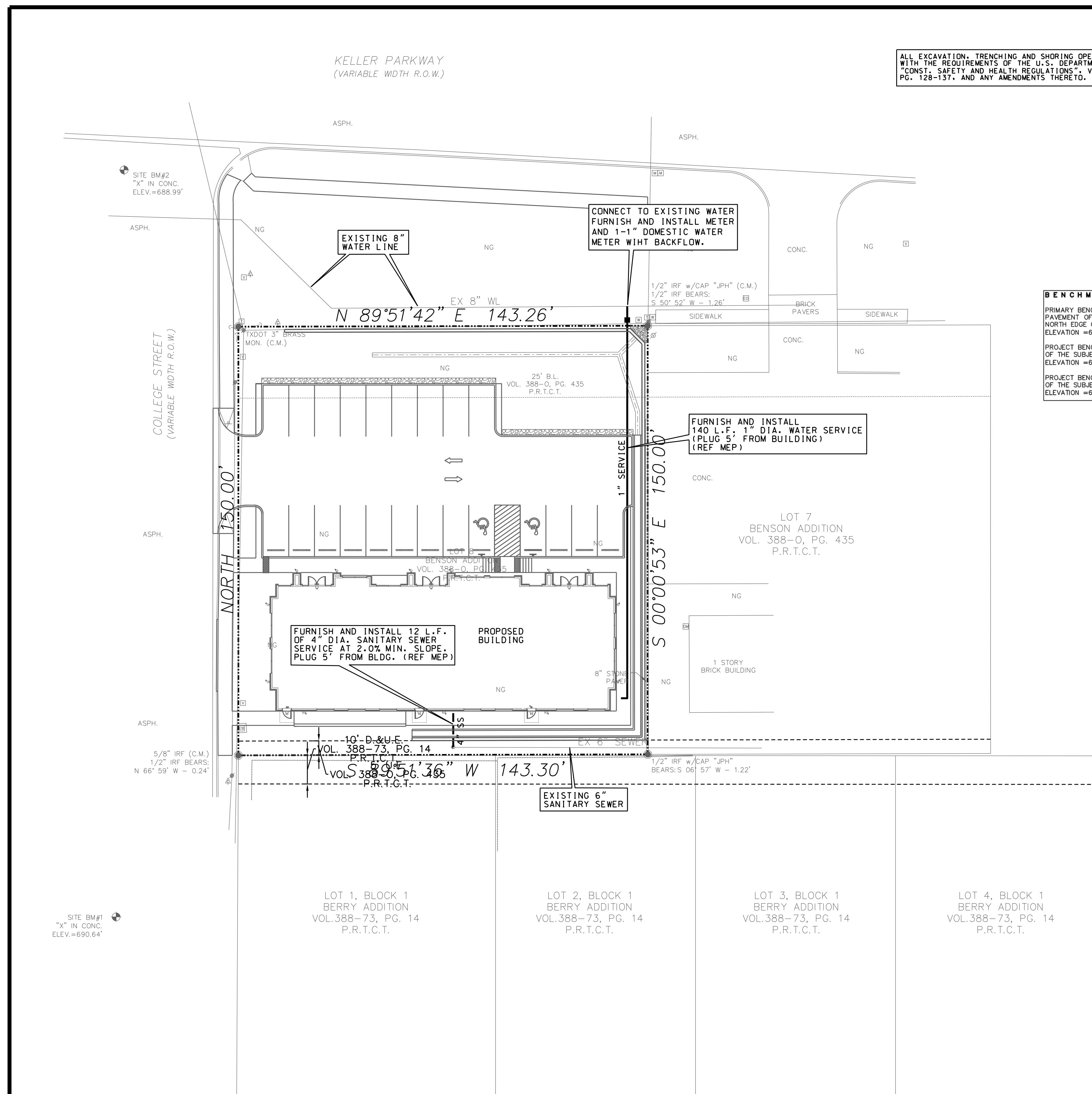
Q100(PRE) = 1.2 CFS (SEE PRE-DEVELOPED MAP)
Q100(BYPASS) = A2 = 0.03 CFS
Q100(ALLOWABLE) = QPRE-QBYPASS = 1.2-0.03 = 1.17 CFS
Q100(POST) = QIA (TO ROND)

Q100(POST) = CIA (10 POND)
C = 0.90
Tc = 10 MIN
AREA = A1+A2 = 0.48 ACRES
Q100 = 4.0 CES

POST-DEVELOPED SITE DRAINAGE DATA										
AREA (AC)	C	Tc (MIN.)	I ₁ (IN/HR)	I ₁₀ (IN/HR)	I ₁₀₀ (IN/HR)	Q ₁ (CFS)	Q ₁₀ (CFS)	Q ₁₀₀ (CFS)	COMMENTS	
A1	0.12	0.90	10	4.06	6.51	9.24	0.4	0.7	1.0	TO FLUME (TO DETENTION)
A2	0.01	0.30	10	4.06	6.51	9.24	0.01	0.02	0.03	TO EAST (BYPASSES DETENTION)
A3	0.36	0.90	10	4.06	6.51	9.24	1.3	2.1	3.0	TO DETENTION

PROPOSED OFFICE BUILDING





*E TAYLOR STREET
(VARIABLE WIDTH R.O.W.)*

ALL EXCAVATION, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA. "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUB PART P. PG. 128-137, AND ANY AMENDMENTS THERETO.

!!! CRITICAL !!!

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE
AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR
IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING
UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE
THE COMMENCEMENT OF ANY CONSTRUCTION.

UTILITY RELOCATION NOTE:

IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITIES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY AND/OR ALL SUCH UTILITIES (NO SPECIAL PAY).

REVIEWED
CITY OF KELLER

Public Works Director/City Engineer

GENERAL NOTES FOR WATER IMPROVEMENTS

- 1. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO AWWA STANDARD C900 DR-18 OR POLYETHYLENE (PE) PRESSURE PIPE AWWA C-906 DR 9 (200 PSI) PIPE COLOR CODED BLUE OUTSIDE FOR WATER LINE. WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE NCTCOG STD. SPECS. WATER MAINS TO HAVE A MINIMUM OF 48" COVER TO TOP OF PIPE AS MEASURED FROM THE TOP OF PIPE TO THE EXISTING GROUND OR PROPOSED FINISHED GRADE, WHICHEVER IS GREATER. SERVICE LINE CONNECTORS SHALL BE COMPRESSION-TYPE WITH STAINLESS STEEL TUBE LINERS.
- 2. ALL WATER METERS SHALL BE INSTALLED BY CITY PERSONNEL.
- 3. ALL WATER LINES TO BE ENCASED IN SAND, UNLESS SPECIFIED OTHERWISE AND DETAILED, BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95 STANDARD PROCTOR DENSITY.
- 4. ALL SERVICES TO METER TO BE 2" DIAMETER, TYPE K COPPER AS SPECIFIED IN ASTM B88 UNLESS NOTED OTHERWISE.
- 5. UTILITY CONTRACTOR TO FURNISH AND INSTALL WATER METER BOXES AFTER THE PAVING CONTRACT HAS BEEN COMPLETED.
- 6. ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX. ALL VALVES AND FIRE HYDRANTS TO BE PER CITY SPECIFICATIONS.
- 7. ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR.
- 8. ALL PROPOSED WATER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS. ALL LINES LOCATED WITHIN AREAS OF PAVEMENT SHALL HAVE THE TOP 8" OF BACKFILL REPLACED WITH CRUSHED STONE INCLUDING SERVICES.
- 9. WATER LINES WILL BE INSTALLED AS SHOWN ON THE PLANS. HOWEVER, FIELD ADJUSTMENTS APPROVED BY THE INSPECTOR OR ENGINEER MAY BE MADE TO LESSEN DAMAGE TO THE ROAD PAVEMENT OR WHEN OTHER UTILITY LOCATIONS, TREES, OR STRUCTURES WARRANT SUCH AN ADJUSTMENT.
- 0. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THESE PLANS, THE RULES, REGULATIONS, POLICIES AND PROCEDURES OF THE CITY OF KELLER.
- 1. ALL PVC PIPE AND APPURTENANCES (FITTINGS, VALVES, NIPPLES, ETC.) 3" DIA. AND SMALLER SHALL BE CONSTRUCTED AS SHOWN.

GENERAL NOTES FOR SANITARY SEWER

1. ALL PROPOSED SANITARY SEWER PIPE SHALL BE PVC SDR-35.
2. WHEN A PROPOSED SEWER LINE CROSSES AN EXISTING WATER LINE, THE CONTRACTOR SHALL INSTALL ONE 20 FOOT JOINT OF DR-18 (C-900) ON THE SEWER LINE, CENTERED ON THE WATER LINE, USING SDR-26 TO C-900 ADAPTORS. NO SPECIAL PAY WILL BE PERMITTED FOR THIS ITEM.
3. ALL PROPOSED SEWER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS. ALL LINES LOCATED WITHIN AREAS OF PAVEMENT SHALL HAVE THE TOP 8" OF BACKFILL REPLACED WITH CRUSHED STONE INCLUDING SERVICES.
4. ALL SEWER LINES SHALL BE INSTALLED PER CITY OF KELLER STANDARDS.
5. ALL WATER MAIN CLEARANCE FOR PARALLEL SANITARY SEWER MAIN SHALL BE IN ACCORDANCE WITH CITY OF KELLER AND TCEQ REQUIREMENTS.
6. CONTRACTOR SHALL PROVIDE A TRENCH SAFETY PLAN.

NO. REVISION	EF	DATE	BY	DATE	028-129
DATE	DESIGNED	DATE	DRAWN	DATE	PRELIMINARY FOR REVIEW ONLY
<p>THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:</p>					
<p>KEITH M. HAMILTON 87384 \$DATE\$</p>					
<p>K. M. H. PE NO. DATE</p>					
<p>TEXAS FIRM</p>					
<p>REG. NO. F-5260</p>					
<p>PROPOSED OFFICE BUILDING</p>					
<p>404 KELLER PARKWAY</p>					
<p>LOT 8, BENSON ADDITION</p>					
<p>CITY OF KELLER, TEXAS</p>					
<p>UTILITY PLAN</p>					
<p>HJ HAMILTON DUFFY, PC</p>					
<p>CONSTRUCTION</p>					
<p>CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS</p>					
<p>8241 MID-CITIES BLVD. - NORTH RICHLAND HILLS, TEXAS 76182</p>					
<p>PHONE (817) 268-0408 www.hamiltonduffy.com</p>					



A circular registration seal for a landscape architect. The outer ring contains the text 'REGISTERED LANDSCAPE ARCHITECT' at the top and 'STATE OF TEXAS' at the bottom, with a five-pointed star on each side. The inner circle contains 'JOE C. SARABIA' above a large five-pointed star, with the year '1820' below it. A large, stylized signature 'Joe C Sarabia' is written across the top of the seal.

MODERN GREEN, INC.
PO BOX 2607, ARLINGTON, TX 76004
CONTACT: JOE C. SARABIA, RLA
PH: (817) 451-4200

FRANZ
architects

404 KELLER PARKWAY
KELLER, TX 76248

LANDSCAPE TABLE

ITEM	COMMON NAME	SYMBOL	BOTANIC NAME	SIZE @ INSTALLATION	NOTES
	CEDAR ELM	CE4	<i>Ulmus crassifolia</i>	100 Gal -- 4" Cal. Min.; 12' Ht. Min.; 5' Spread Min.	
	LIVE OAK	LO4	<i>Quercus virginiana</i>	100 Gal -- 4" Cal. Min.; 12' Ht. Min.; 5' Spread Min.	
	LIVE OAK	LO	<i>Quercus virginiana</i>	65 Gal -- 3" Cal. Min.; 10-11' Ht. Min.; 4' Spread Min.	
	CRAPE MYRTLE	CM	<i>Lagerstromia indica x fauriei 'Tuscarora'</i>	25-30 Gal.; 6'-8' Ht. Min.; 3-5 Canes	
9	DWF. BURFORD HOLLY		<i>Ilex burfordii 'Nana'</i>	5 Gal.; 24" Ht. Min. at Planting	36" o.c Typ.
	KALEIDOSCOPE ABELIA		<i>Abelia x grandiflora 'Kaleidoscope'</i>	3 Gal.	
9	INDIAN HAWTHORNE (Calisto)		<i>Rhaphiolepis indica 'Sodark'</i>	3 Gal.	
9	GIANT LIRIOPE		<i>Liriope gigantea</i>	1 Gal.	
0	VARIEGATED LIRIOPE		<i>Liriope muscari 'Variegata'</i>	1 Gal.	
8	LANTANA		<i>Lantana x 'New Gold'</i>	4" Pot	
501 SF	TURF - TIFWAY 419 BERMUDAGRASS		<i>Cynodon dactylon 'Tifway 419'</i>	Solid Sod	
66 LF	STEEL EDGING		1/8" x 4"; Color - Green		
73 SF	BED AREA				
64 SF	COBBLESTONE AREA		3"-6" Diameter; Cobblestone type to be approved by Owner; Cobblestone to be laid over heavy-duty landscape filter fabric		

Landscape Notes

CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK SHOWN ON THE LANDSCAPE PLANS.

CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES REQUIRED BASED ON THE PLAN(S) AND ACTUAL FIELD DIMENSIONS. QUANTITIES SHOWN HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S). IF PLAN IS DIFFERENT THAN ACTUAL SITE CONDITIONS, CONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR PRIOR TO BEGINNING WITH THE WORK.

REMOVE ALL FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS AND THEIR ROOTS FROM PROPOSED PLANTING AREAS PRIOR TO LANDSCAPE IMPROVEMENTS.

ALL PROPOSED LANDSCAPE AREAS NOT SHOWN AS SHRUBS OR GROUNDCOVER TO BE TURF UNLESS OTHERWISE SPECIFIED.

ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z-60.1" LATEST EDITION.

TREES SHALL BE HANDLED BY ROOT BALL OR CONTAINER ONLY. DO NOT DAMAGE BALL, TRUNK OR LOOSEN TRUNK FROM THE ROOT BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND / OR LANDSCAPE ARCHITECT TO BE STAKED.

ALL TREES REQUIRED TO BE STAKED AND GUYED SHALL CONTINUE TO BE SO THROUGH THE WARRANTY PERIOD AT WHICH TIME THE OWNER OR LANDSCAPE CONTRACTOR SHALL DETERMINE IF REMOVAL IS APPROPRIATE.

ALL TREE LOCATIONS SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.

AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT BALL OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND /OR REPLACED AS NECESSARY AT THE CONTRACTOR'S COST.

ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX-INCHES (6") MINIMUM, ADDING A THREE-INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREA SHOULD BE LEFT APPROXIMATELY THREE-INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.

ORGANIC COMPOST IS TO BE PROVIDED BY ORGANIC RECYCLER OR OTHER APPROVED SUPPLIER.

WHERE SPECIFIED ON THE PLANS, BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING THE SPECIFIED EDGING. ALL ENDS OF EDGING RUNS SHALL HAVE A RADIUS OR 45° ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.

TRIM EDGING AT A 45° ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB.

ALL LANDSCAPE BEDS SHALL RECEIVE A TWO-INCH (2") TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE-INCH (3") TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH. ALL MULCH SHALL BE FREE OF LATENT WEE SEEDS AND OTHER PATHOGENS AND MAY NOT CONTAIN ANY OF THE FOLLOWING: MAN-MADE MATERIALS, TRASH, TREATED LUMBER, PALLETS, GRASS AND / OR LEAVES. DO NOT COVER ROOT FLARES OF TREES.

SHREDDED HARDWOOD MULCH IS TO BE PROVIDED BY ORGANIC RECYCLER OR OTHER APPROVED SUPPLIER.

TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION.

ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.

FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON THE CIVIL PLANS, ROUNDING AT THE TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY POND.

ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS.

ALL TURF AREAS SHALL BE FINED GRADED AND IRRIGATION TRENCHES COMPLETELY SETTLED PRIOR TO TURF INSTALLATION.

ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, BRICK, CONCRETE SPOILS, ETC SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY GRASS INSTALLATION.

COBBLESTONE TO BE LAID ON TOP OF A HEAVY-DUTY LANDSCAPE FIBER FABRIC.

WOOD INSTALLATION

- REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS AND THEIR ROOTS.
- FINE GRADE AREA(S) TO ELIMINATE ROUGH, LOW OR SOFT AREAS AND TO ENSURE POSITIVE DRAINAGE. IF POSITIVE DRAINAGE IS NOT POSSIBLE, LANDSCAPE CONTRACTOR TO MAKE OWNER / GENERAL CONTRACTOR AWARE PRIOR TO INSTALLING SOD.
- SOD SELECTION: REFERENCE THE PLANT SCHEDULE AND / OR THE PLANS FOR SELECTION TYPE.
- THE FRESHLY INSTALLED SOD SHALL BE WATERED IMMEDIATELY FOLLOWING INSTALLATION TO ENSURE PROPER SOIL AND SOD MOISTURE.
- AFTER LIGHT WATERING, ROLL THE SOD WITH A ROLLER TO ENSURE GOOD SOD TO SOIL CONTACT. THE ROLLING DEVICE SHALL NOT BE OF SUCH EXCESSIVE WEIGHT AS TO OVERLY COMPACT OR CRUSH THE SOD.
- ROLLING DEVICE SHALL NOT BE USED TO LEVEL GRADE ONCE SOD HAS BEEN INSTALLED.
- NO SOD SHALL BE INSTALLED WHEN AIR OR SOIL TEMPERATURES ARE BELOW 32° FAHRENHEIT.

LANDSCAPE MAINTENANCE NOTE

LANDSCAPE MAINTENANCE: THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING AND KEEPING THE LANDSCAPE IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF THE LANDSCAPE. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPE. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.



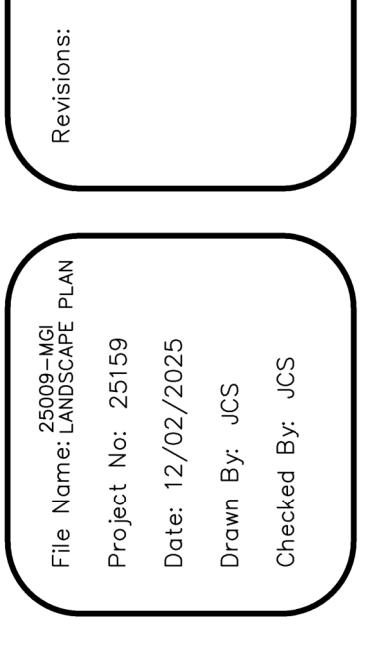
GENERAL UTILITY NOTE

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE LANDSCAPE ARHCITECT NEITHER ASSUMES, NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 811 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITY. MODERNGREEN, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF THE UTILITIES ON DRAWINGS.

GENERAL NOTES

1. NO PLANT MATERIAL SHALL BE PLANTED UNTIL A LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF THE PROPOSED LANDSCAPE AREAS.
2. THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR AND RAIN GUAGE THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED. THE FREEZE SENSOR SHALL BE SET AT 38°. THE IRRIGATION SYSTEM SHALL MEET ALL APPLICABLE REQUIREMENTS AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND THOSE OF THE CITY OF KELLER.
3. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY OF KELLER.
4. DEVELOPER / PROPERTY OWNER IS RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE AND INDIVIDUAL BREAKER FOR THE IRRIGATION SYSTEM CONTROLLER, WHICH INCLUDES A STANDARD RECEPTACLE OR HARDWIRE OF 110 VOLTS.



SHEET
1201

L2.01



VARIANCE NOTES:

PRELIMINAR

VARIANCE REQUEST #1: LANDSCAPE BUFFER ALONG KELLER PARKWAY IS CURRENTLY SHOWN AS 30'. WE'RE REQUESTING TO REDUCE THE LANDSCAPE BUFFER REQUIREMENT TO BE 20'.

VARIANCE REQUEST #2: LANDSCAPE BUFFER ALONG COLLEGE STREET S. IS 15'. WE'RE REQUESTING TO REDUCE THE LANDSCAPE BUFFER REQUIREMENT TO BE 10'.

VARIANCE REQUEST #3: REAR LANDSCAPE BUFFER IS CURRENTLY 30'. WE WOULD LIKE TO REDUCE THE REQUIRED LANDSCAPE BUFFER TO 10' TO LEAVE ENOUGH ROOM FOR A 5' SIDEWALK W/ PUBLIC WALK ACCESS.

VARIANCE REQUEST #4: LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE IS 10'. WE'RE REQUESTING NOT TO HAVE A LANDSCAPE BUFFER ON THE SIDE DUE TO THE REQUIRED DRAINAGE NEEDED FOR THE DETENTION POND.

VARIANCE REQUEST #5: MAKE ALL PARKING SPACES 18 FEET IN LENGTH; 15'-6" IN LENGTH TO THE WHEELSTOP.

VARIANCE REQUEST #6: THERE IS A FOUNDATION PLANTING REQUIREMENT OF A MINIMUM OF 5'. WE ARE REQUESTING A VARIANCE TO MINIMIZE THE AMOUNT OF PLANTINGS PROVIDED, IN ORDER TO AVOID REDUCING THE BUILDING'S TOTAL SQUARE FOOTAGE. SEE LANDSCAPE PLAN FOR FOUNDATION PLANTINGS THAT WILL BE PROVIDED IN FRONT OF THE BUILDING.

VARIANCE REQUEST #7: THE ENDS OF ALL PARKING AISLES MUST BE TERMINATED WITH A LANDSCAPED ISLAND. WE ARE REQUESTING A VARIANCE TO NOT BE REQUIRED TO PROVIDE THIS IN ORDER TO AVOID REDUCING THE BUILDING'S TOTAL SQUARE FOOTAGE OR LOSING A PARKING SPACE(S). WE ARE PROVIDING LANDSCAPE ISLANDS WHERE PARKING TERMINATES ON THE WEST SIDE. SEE LANDSCAPE PLANS.

ABBREVIATION KEY:

L.B. - LANDSCAPING BUFFER
B.L. - BUILDING LINE
RE: - REFER
ESMT. - EASEMENT

GENERAL NOTES:

ALL GROUND AND ROOF MOUNTED REQUIREMENT,
EVEN IF NOT SHOWN ON THIS PLAN SET, SHALL
BE SCREENED ACCORDING TO UDC SECTION
9.01(D)(4).

MARKING CALCULATIONS:

CITY REQUIRED PARKING FOR A PROFESSIONAL
OFFICE BUILDING:
LESS THAN 10,000 SF: 1 PER 330 SF
BUILDING SQUARE FOOTAGE=5,528 SF

TOTAL PARKING REQUIRED=17

TOTAL PARKING PROVIDED=

OBJECT CONTACTS:

OWNER:
GREEN CURTIS DALEY CPAs PLLC
6500 COLLEYVILLE BLVD. STE. 200
COLLEYVILLE, TX 76034
PHONE: (817) 251-6688
CONTACT: HANNAH CURTIS, CPA
EMAIL: HANNAH@GCD.CPA

ARCHITECT(APPLICANT):
FRANZ ARCHITECTS
7608 BENBROOK PARKWAY
BENBROOK, TX, 76126
PHONE: (817) 737-9922
CONTACT: ELIZABETH PEREZ
EMAIL: EPEREZ@FRANZARCHITECTS.COM

E DATA:

ZONING: R - RETAIL
LEGAL DESCRIPTION: LOT 8, BENSON SUBDIVISION,
AN ADDITION TO THE CITY OF KELLER, TARRANT
COUNTY, TEXAS, ACCORDING TO THE PLAT
RECORDED IN VOLUME 388-0, PAGE 435, PLAT
RECORDS, TARRANT COUNTY, TEXAS
TOTAL LAND SIZE: 21,492 SQ.FT./0.493 ACRES
BUILDING SQ.FT.: 5,528 SQ.FT.

E DATA:

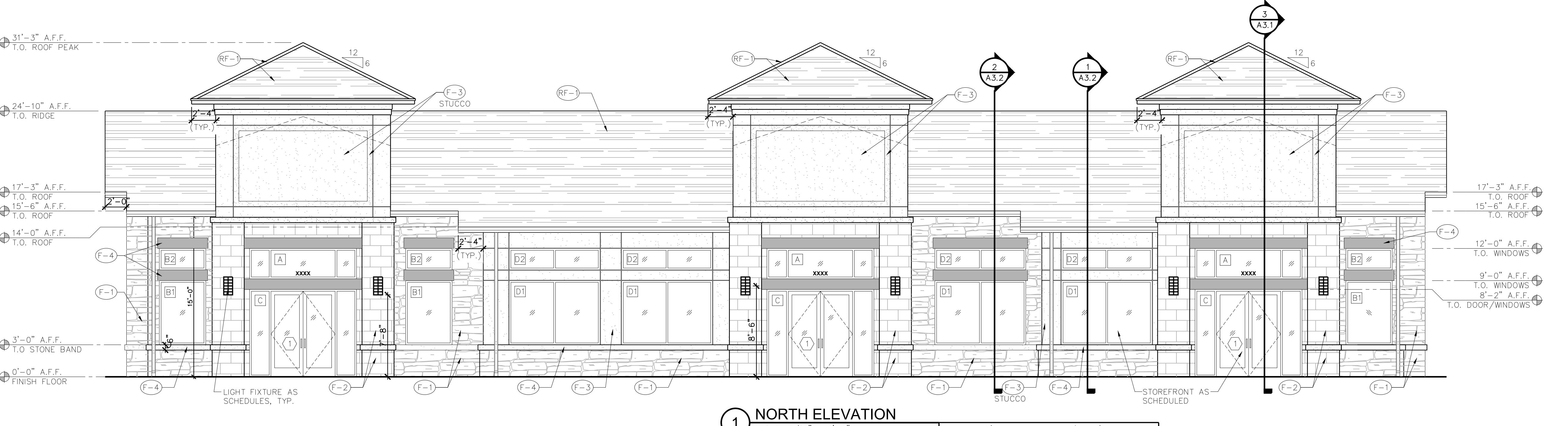
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BUILDING SQ.FT.: 5,528 SQ.FT.

Revisions:

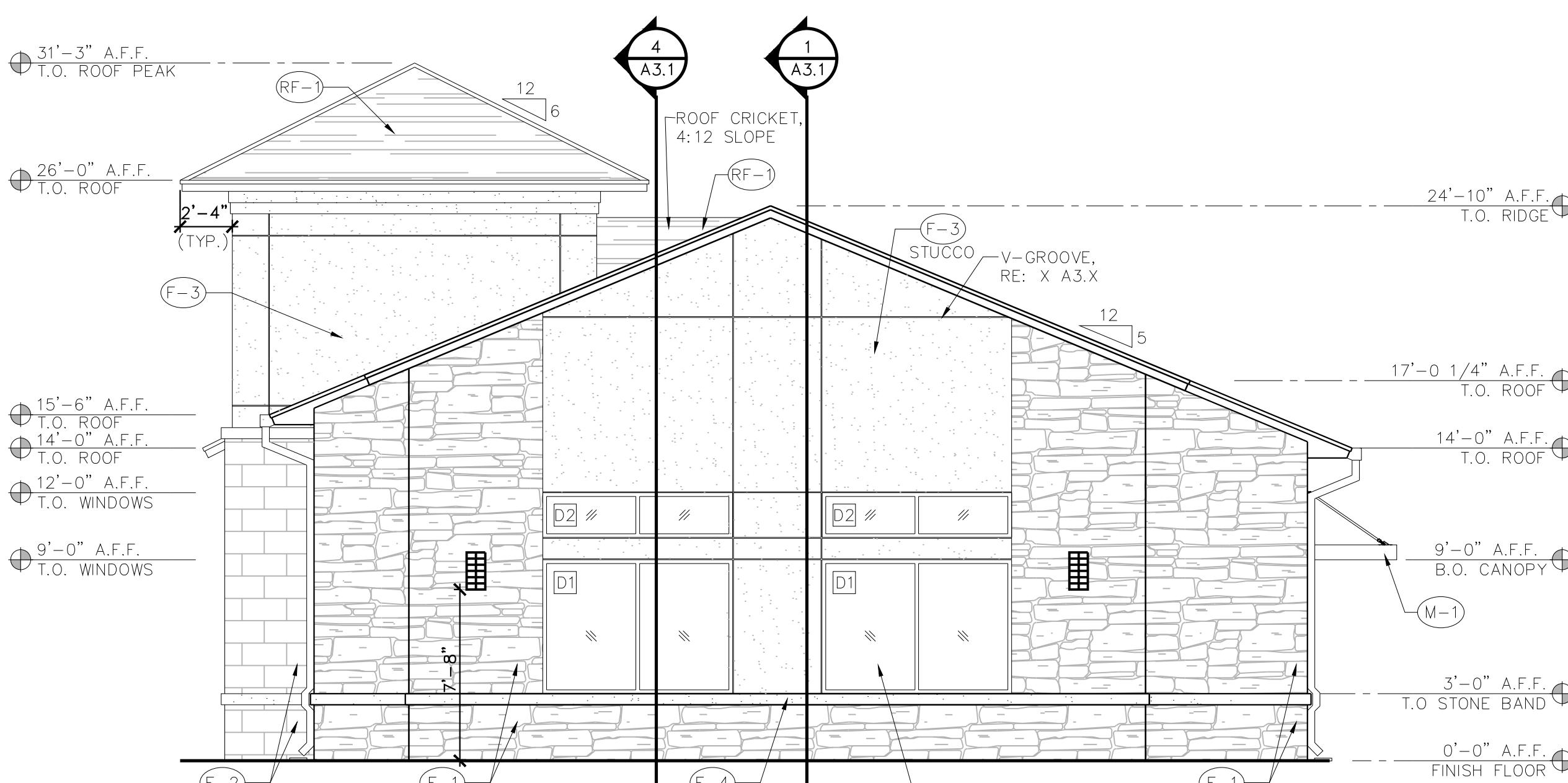
25159 - A0.1
25159
2/02/2025
ANS
T1

File Name: _____
Project Name: _____
Date: _____
Drawn By: _____
Checked _____

SHEET
A0.1
SITE PLAN



NORTH ELEVATION MATERIAL CALCULATIONS		
MATERIAL	PERCENTAGE PROVIDED	AREA
NATURAL CUT STONE VENEER	17.12%	390 SQ.FT.
CAST STONE BLOCK	21.34%	486 SQ.FT.
CEMENT STUCCO	30.55%	696 SQ.FT.
GLAZING	30.99%	706 SQ.FT.
GROSS WALL AREA	100%	2,278 SQ.FT.



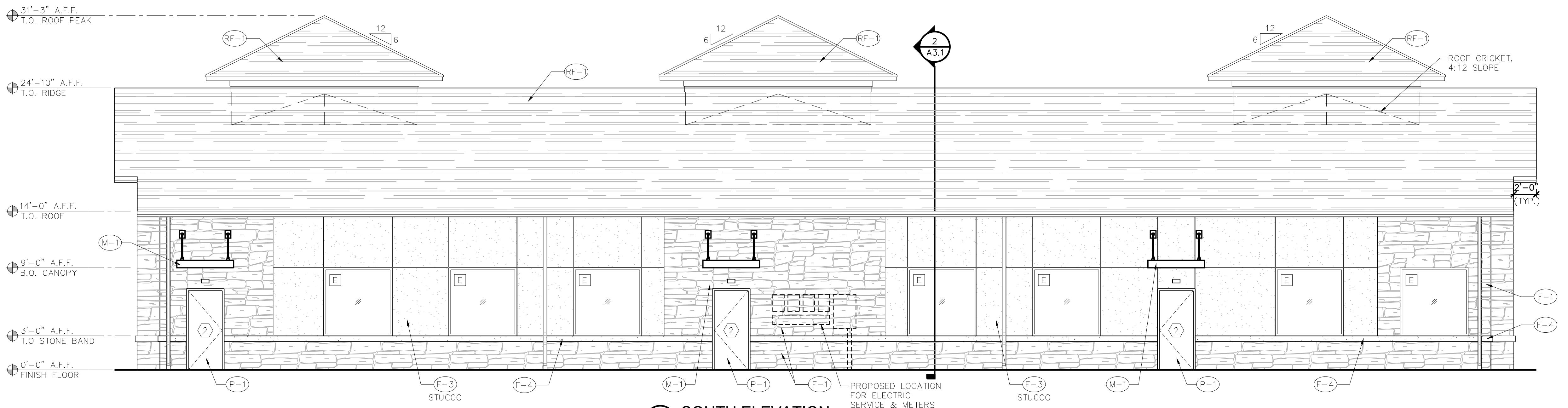
WEST ELEVATION MATERIAL CALCULATIONS		
MATERIAL	PERCENTAGE PROVIDED	AREA
NATURAL CUT STONE VENEER	42.75%	451 SQ.FT.
CAST STONE BLOCK	7.58%	80 SQ.FT.
CEMENT STUCCO	36.78%	388 SQ.FT.
GLAZING	12.89%	136 SQ.FT.
GROSS WALL AREA	100%	1,055 SQ.FT.

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
(F-1) NATURAL CUT STONE VENEER	TEXAS CREAM	CORONADO STONE PRODUCTS	PROFILE: TEXAS RUBBLE STYLE: CHOPPED 4", 6", 8" EVEN PCS JOINT MORTAR: BY ARGOS CEMENT, COLOR MAGNOLIA BEIGE
(F-2) CAST STONE BLOCK	WHITE (VERIFY)	ARCHITECTURAL CAST STONE PRODUCT	SIZE: 16X24 JOINT MORTAR: BY ARGOS CEMENT, COLOR MAGNOLIA BEIGE
(F-3) CEMENT STUCCO	MOONDANCE - 3027L	PAREX USA	ALL STUCCO SHALL COMPLY W/ 2018 IBC SEC.2512
(F-4) CAST STONE TRIM	WHITE (VERIFY)	CAST STONE TRIM PRODUCT	-
(P-1) PAINT FINISH	INKWELL - SW 6992	SHERWIN WILLIAMS-EXT. ACRYLIC	FIBERGLASS DOORS/WOOD FRAMES PAINT
(M-1) PRE-ENGINEERED METAL CANOPY	BLACK	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
(F-5) FIBERGLASS SHINGLE ROOF	WILLIAMSBURG GRAY	TRUDEFINITION DURATION BY OWENS CORNING ROOFING	-
STUCCO TRIM	GRAY WHITE - 3013L (VERIFY)	PAREX OR STO FINISH SYSTEM	SAND FINISH
VINYL WINDOWS :FRAMES	BLACK EXTERIOR/WHITE INTERIOR	JELD-WEN TRANSOM BUILDERS	VINYL FIXED LAMINATED
ALUMINUM DOORS :FRAMES	BLACK	CUSTOM KAWNEER OR EQUAL	500 WIDE STILE ENTRANCE
METAL DOWN SPOUTS & GUTTERS	BLACK FACTORY POWDER COATED	BEST SOURCE	PAINTED ALUMN. K STYLE

**COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL

File Name: 25159-A2.0
Project No.: 25159
Date: 12/02/2025
Drawn By: ANS
Checked By: TI

SHEET
A2.0
EXTERIOR
ELEVATIONS

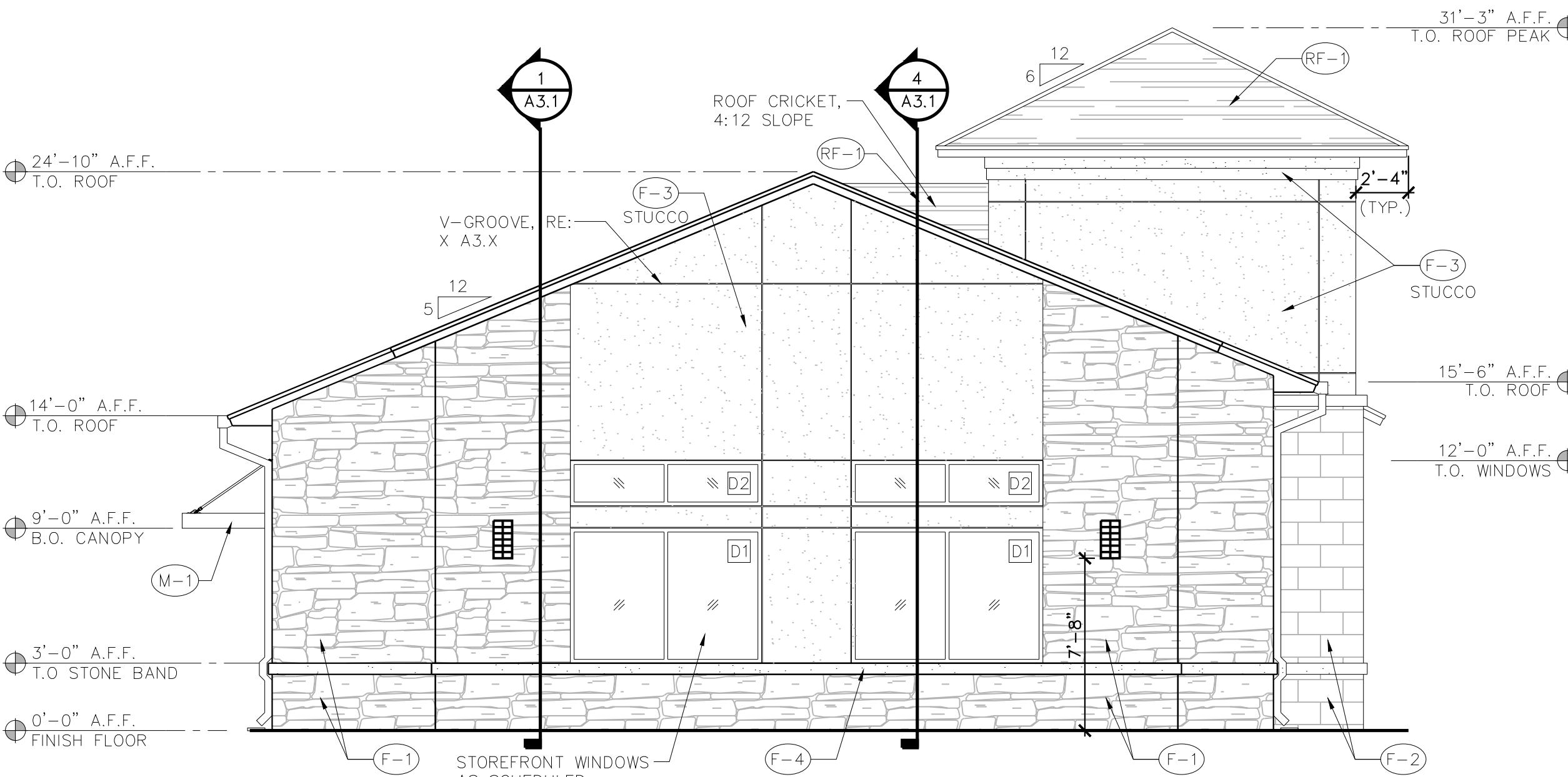


1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

SOUTH ELEVATION MATERIAL CALCULATIONS

MATERIAL	PERCENTAGE PROVIDED	AREA
NATURAL CUT STONE VENEER	42.82%	671 SQ.FT.
CAST STONE BLOCK	37.53%	588 SQ.FT.
CEMENT STUCCO	3.57%	56 SQ.FT.
GLAZING	16.08%	252 SQ.FT.
GROSS WALL AREA	100%	1,567 SQ.FT.



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"

EAST ELEVATION MATERIAL CALCULATIONS

MATERIAL	PERCENTAGE PROVIDED	AREA
NATURAL CUT STONE VENEER	42.75%	451 SQ.FT.
CAST STONE BLOCK	7.58%	80 SQ.FT.
CEMENT STUCCO	36.78%	388 SQ.FT.
GLAZING	12.89%	136 SQ.FT.
GROSS WALL AREA	100%	1,055 SQ.FT.

EXTERIOR FINISH SCHEDULE

ITEM	COLOR	MANUFACTURER	REMARKS
(F-1) NATURAL CUT STONE VENEER	TEXAS CREAM	CORONADO STONE PRODUCTS	PROFILE: TEXAS RUBBLE STYLE: CHOPPED 4", 6", 8" EVEN PCS JOINT MORTAR: BY ARGOS CEMENT, COLOR MAGNOLIA BEIGE
(F-2) CAST STONE BLOCK	WHITE (VERIFY)	ARCHITECTURAL CAST STONE PRODUCT	SIZE: 16X24 JOINT MORTAR: BY ARGOS CEMENT, COLOR MAGNOLIA BEIGE
(F-3) CEMENT STUCCO	MOONDANCE - 3027L	PAREX USA	ALL STUCCO SHALL COMPLY W/ 2018 IBC SEC.2512
(F-4) CAST STONE TRIM	WHITE (VERIFY)	CAST STONE TRIM PRODUCT	-
(P-1) PAINT FINISH	INKWELL - SW 6992	SHERWIN WILLIAMS-EXT. ACRYLIC	FIBERGLASS DOORS/WOOD FRAMES PAINT
(M-1) PRE-ENGINEERED METAL CANOPY	BLACK	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
(RF-1) FIBERGLASS SHINGLE ROOF	WILLIAMSBURG GRAY	TRUDEFINITION DURATION BY OWENS CORNING ROOFING	-
STUCCO TRIM	GRAY WHITE - 3013L (VERIFY)	PAREX OR STO FINISH SYSTEM	SAND FINISH
VINYL WINDOWS :FRAMES	BLACK EXTERIOR/WHITE INTERIOR	JELD-WEN TRANSOM BUILDERS	VINYL FIXED LAMINATED
ALUMINUM DOORS :FRAMES	BLACK	CUSTOM KAWNEER OR EQUAL	500 WIDE STILE ENTRANCE
METAL DOWN SPOUTS & GUTTERS	BLACK	BEST SOURCE	PAINTED ALUMN. K STYLE

*COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

File Name: 25159-A2.2
Project No.: 25159
Date: 06/20/2025
Drawn By: ANS
Checked By: TI

SHEET
A2.2
COLOR EXTERIOR
ELEVATIONS