

REVIEWED
CITY OF KELLER
Released for Construction
Date _____
Public Works Director/City Engineer

- LEGEND
- A1 DRAINAGE AREA
 - DRAINAGE DIVIDE
 - FLOW DIRECTION ARROW

DRAINAGE NOTES:

RATIONAL METHOD CIA = 0

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

PRE-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	0.49	0.30	15	3.32	5.53	7.98	0.5	0.8	1.2	SHEETFLOW TO EAST

HAMILTON

DUFFY, PC

CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD. - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-9408
www.hamiltonduffy.com

PROPOSED OFFICE BUILDING

404 KELLER PARKWAY

LOT 8, BENSON ADDITION

CITY OF KELLER, TEXAS

PRE-DEVELOPED DRAINAGE AREA MAP

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION.
THESE DOCUMENTS ARE THE PROPERTY OF
HAMILTON DUFFY CONSULTING AND SHALL BE
PREPARED BY OR UNDER SUPERVISION OF:

DATE

028-129

DATE

DESIGNED

K. M. H.

DATE

DRAWN

K. M. H.

DATE

CHECKED

K. M. H.

DATE

TEXAS FIRM

REG. NO. F-5260

DATE

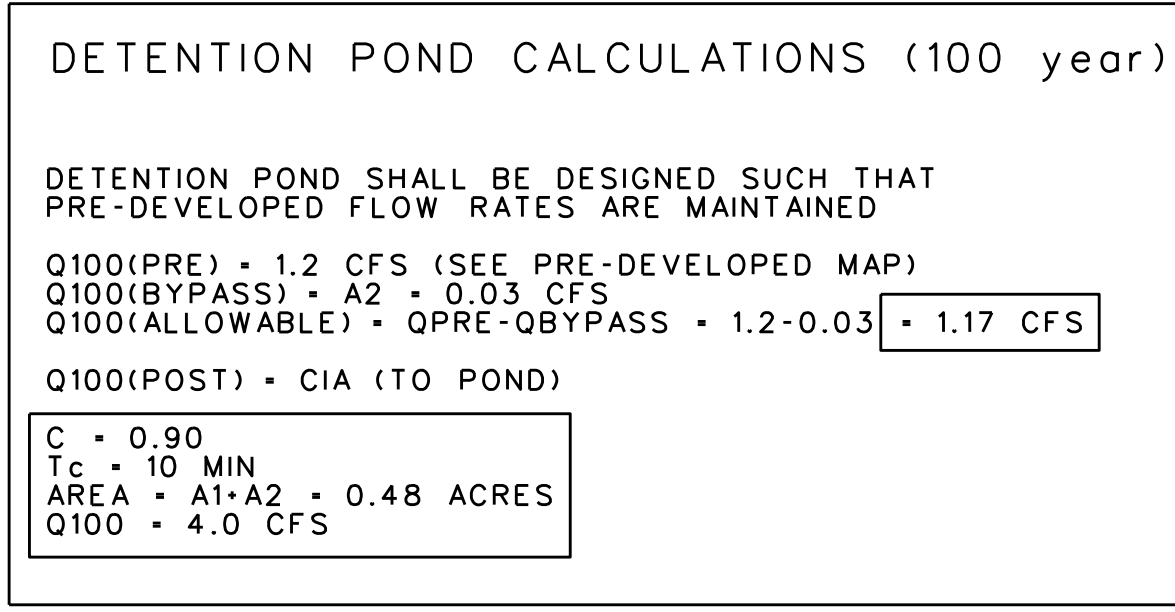
PE NO.

87384

NO. REVISION

SHEET

C1.10



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

DETENTION POND CALCULATIONS (100 year)

DETENTION POND SHALL BE DESIGNED SUCH THAT
PRE-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) = CIA (TO POND)

C = 0.90
Tc = 10 MIN
AREA = A1+A2 = 0.48 ACRES
Q100 = 4.0 CFS

OUTFALL DESIGN

MAX RELEASE RATE = 1.1 CFS
STORAGE REQUIRED = 3572 CF

NOTE: STARTING WATER SURFACE FOR POND IS 684.40 FEET

POND A OUTFALL IS one 6" DIA. ORIFICE STARTING
AT 684.40

POND A ORIFICE FLOW

$Q = CA\sqrt{2GH}$
C = 0.60
A = 0.19 SQ. FT.
G = 32.2
H = (1.78)-0.5(0.50') = 1.53'
Q = 3.1 CFS

Q = 1.1 CFS = 1.1 CFS OK

STORMWATER DETENTION WORKSHEET

HAMILTON DUFFY, PC

PROJECT NAME: 404 KELLER PARKWAY
SUB AREAS TOTAL AREA COMBINED FLOW

TOTAL VOLUME CALCULATIONS

EXISTING CONDITIONS: (100 YR)

RUNOFF COEFFICIENT (c) 0.3
TIME OF CONCENTRATION (t/c) 15 mins
RAINFALL INTENSITY (i) 7.98 in/hr
AREA (A acres) 0.49 acres
DISCHARGE (Q) 1.2 cfs

PROPOSED CONDITIONS: (100 YR)

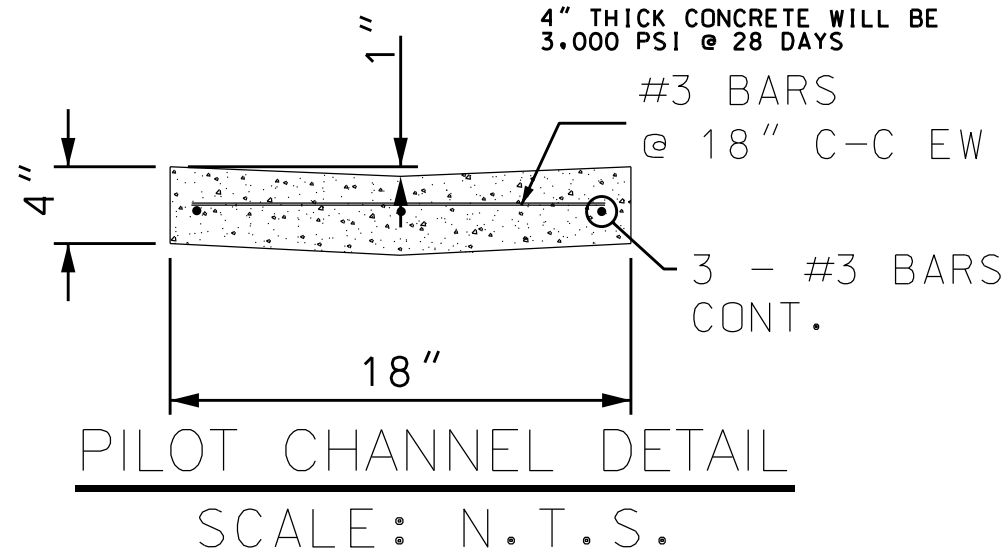
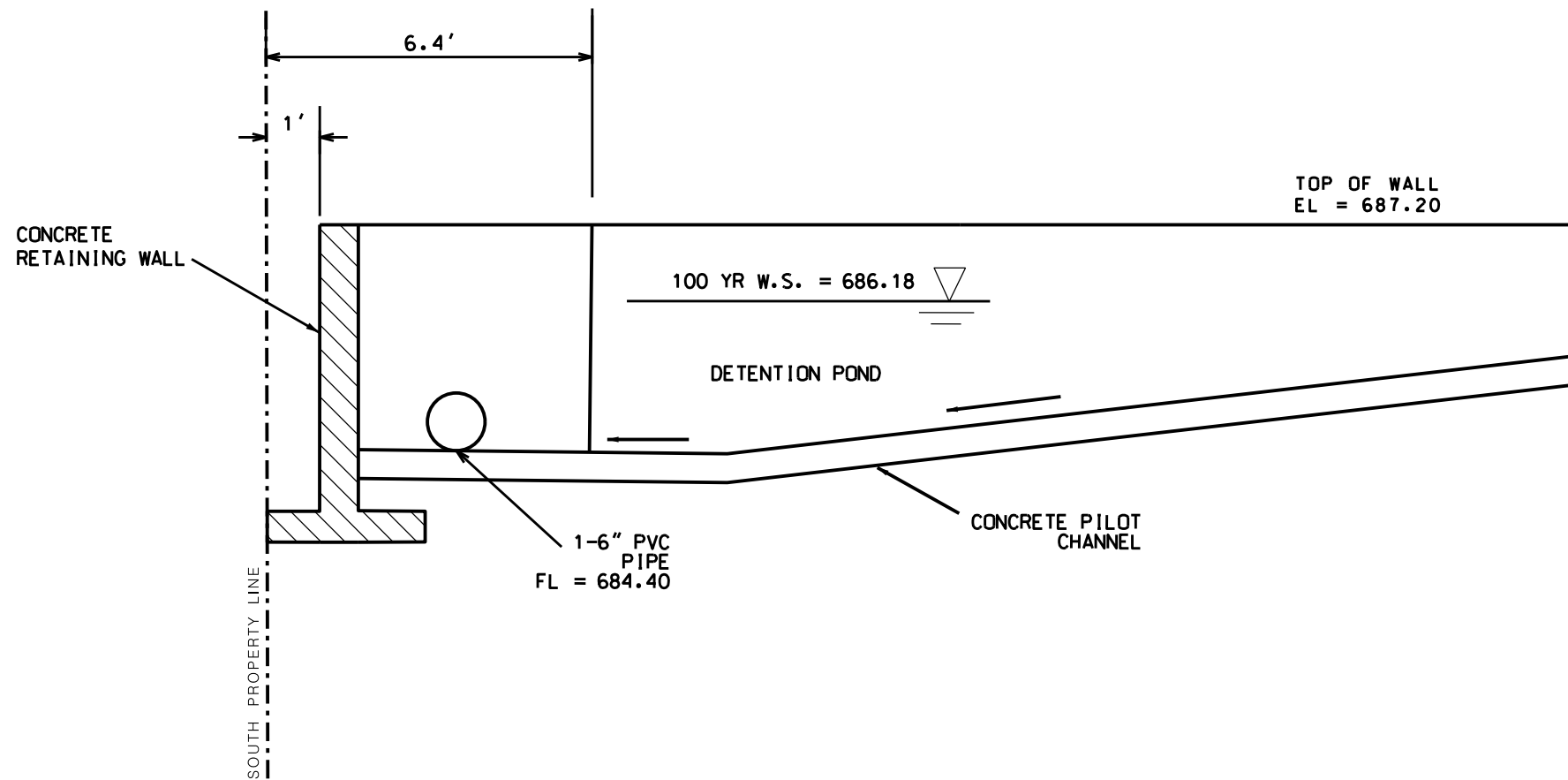
RUNOFF COEFFICIENT (c) 0.9
TIME OF CONCENTRATION (t/c) 10 mins
RAINFALL INTENSITY (i) 9.24 in/hr
AREA (A acres) 0.48 acres
DISCHARGE (Q) 4.0 cfs

MAXIMUM PERMISSIBLE RELEASE RATE (Qp = Q existing) :
MAX RUNOFF RATE LESS FREE RELEASE (IF APPLICABLE)
FREE RELEASE CALCULATION = 0.030 cfs

1.2 - 0.03 = 1.2 cfs
1.1 cfs

REQUIRED STORMWATER VOLUME					
Rainfall Duration T	Rainfall Intensity I	Peak Runoff Rate Q	Storm Runoff Volume V	Release Rate Volume Qr	Storage Volume Sv
5	11.09	4.8	1437	514	923
10	9.24	4.0	2395	686	1709
15	7.98	3.4	3103	857	2245
20	7.05	3.0	3655	1029	2626
30	5.75	2.5	4471	1372	3100
40	4.91	2.1	5091	1715	3376
50	4.30	1.9	5573	2058	3515
60	3.84	1.7	5972	2400	3572
120	2.42	1.0	7527	4458	3069
180	1.81	0.8	8445	6515	1929
360	1.09	0.5	10171	12688	-2517

REQUIRED STORAGE VOLUME (MAX. Sv): Rsv = 3572 Cu. Ft.



HAMILTON
DUFFY, PC
CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD. - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-9408 www.hamiltonduffy.com

PROPOSED OFFICE BUILDING

404 KELLER PARKWAY
LOT 8, BENSON ADDITION
CITY OF KELLER, TEXAS

DETENTION POND CALCULATIONS

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION.
THESE DOCUMENTS ARE NOT TO BE USED
PREPARED BY OR UNDER SUPERVISION OF:

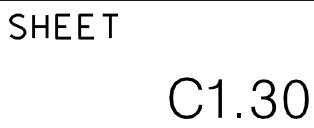
KETH M. HAMILTON 87384 DATE: 02/28/12

PE NO. DATE

NO.	REVISION	BY	DATE	JOB	028-129
				DATE	DESIGNED
				DESIGNED	K. M. H.
				DRAWN	K. M. H.
				CHECKED	K. M. H.
				TEXAS FIRM	REG. NO. F-5260

SHEET

C1.12





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



OFFICE BUILDING
404 KELLER PARKWAY
KELLER, TX 76248

Revisions:

2509-MG
File Name: LANDSCAPE PLAN
Project No: 25159
Date: 12/02/2025
Drawn By: JCS
Checked By: JCS

SHEET

L2.01

PLANT SCHEDULE

QTY	COMMON NAME	SYMBOL	BOTANIC NAME	SIZE @ INSTALLATION	NOTES
4	CEDAR ELM	CE4	Ulmus crassifolia	100 Gal -- 4" Cal. Min.; 12' Ht. Min.; 5' Spread Min.	
4	LIVE OAK	LO4	Quercus virginiana	100 Gal -- 4" Cal. Min.; 12' Ht. Min.; 5' Spread Min.	
2	LIVE OAK	LO	Quercus virginiana	65 Gal -- 3" Cal. Min.; 10'-11' Ht. Min.; 4' Spread Min.	
8	CRAPE MYRTLE	CM	Lagerstromia indica x fauriei 'Tuscarora'	25-30 Gal.; 6'-8' Ht. Min.; 3-5 Canes	
39	DWF. BURFORD HOLLY		Ilex burfordii 'Nana'	5 Gal.; 24" Ht. Min. at Planting	36" o.c Typ.
6	KALEIDOSCOPE ABELIA		Abelia x grandiflora 'Kaleidoscope'	3 Gal.	
39	INDIAN HAWTHORNE (Callisto)		Rhaphiolepis indica 'Sodark'	3 Gal.	
39	GIANT LIRIOPE		Liriope gigantea	1 Gal.	
40	VARIEGATED LIRIOPE		Liriope muscari 'Variegata'	1 Gal.	
18	LANTANA		Lantana x 'New Gold'	4" Pot	
4,501 SF	TURF - TIFWAY 419 BERMUDAGRASS		Cynodon dactylon 'Tifway 419'	Solid Sod	
196 LF	STEEL EDGING		1/8" x 4"; Color - Green		
973 SF	BED AREA				
164 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 GROUND COVER 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 PLAN(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 CLOUDS, 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 FILTER FABRIC.

SOD 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 ARCHITECT 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.

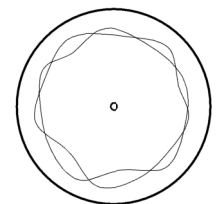
GENERAL NOTES

- 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.
- 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.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY OF KELLER.
- 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.

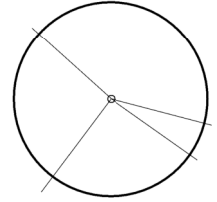
LANDSCAPE TABLE

REQUIRED STREET LANDSCAPE BUFFER KELLER PARKWAY COLLEGE STREET	30' 15'
PROVIDED STREET LANDSCAPE BUFFER KELLER PARKWAY COLLEGE STREET	20' REF: ARCH. SITE PLAN FOR VARIANCE REQUEST 10' REF: ARCH. SITE PLAN FOR VARIANCE REQUEST
REQUIRED LOT LINE LANDSCAPE BUFFER EAST SIDE LOT LINE SOUTH REAR LOT LINE	10' 30'
PROVIDED LOT LINE LANDSCAPE BUFFER EAST SIDE LOT LINE SOUTH REAR LOT LINE	10' REF: ARCH. SITE PLAN FOR VARIANCE REQUEST 10' REF: ARCH. SITE PLAN FOR VARIANCE REQUEST
REQUIRED PARKING LOT SCREENING SHRUBS MUST BE A MINIMUM OF 2 FEET TALL AT TIME OF PLANTING	YES
PROVIDED PARKING LOT SCREENING SHRUBS	YES
REQUIRED STREET LANDSCAPE BUFFER TREE 1 TREE / 40 LF OF STREET FRONTAGE	7.4 (8) TREES KELLER PKWY -- 143.26' / 40' = 3.6 (4) TREES COLLEGE ST. -- 150.00' / 40' = 3.8 (4) TREES
PROVIDED STREET LANDSCAPE BUFFER TREE	8 TREES
REQUIRED LOT LINE BUFFER TREES 1 TREE / 40 LF OF BUFFER	8 TREES EAST SIDE LOT LINE -- 150.00' / 40' = 3.8 (4) TREES SOUTH REAR LOT LINE -- 143.30' / 40' = 3.6 (4) TREES
PROVIDED LOT LINE BUFFER TREES 3" CALIPER MIN. REF: ARCH. SITE PLAN FOR VARIANCE REQUESTS IN THESE AREAS	8 TREES EAST SIDE LOT LINE - 0 TREES SOUTH REAR LOT LINE -- 2 PROPOSED TREES -- 6 EXISTING TREES
REQUIRED ORNAMENTAL BUFFER TREES 2 TREES / 50 LF OF STREET FRONTAGE	9.8 (10) TREES KELLER PKWY -- (143.26' / 50') x 2 = 5.7 (6) TREES
PROVIDED ORNAMENTAL BUFFER TREES	10 TREES
REQUIRED PARKING LOT LANDSCAPING 15% OF PARKING LOT AREA	1,054 SF 7,028 x 15% = 1,054 SF
PROVIDED PARKING LOT LANDSCAPING	1,119 SF

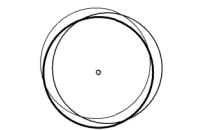
LEGEND



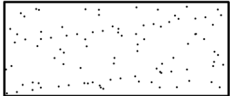
REQUIRED STREET BUFFER TREE



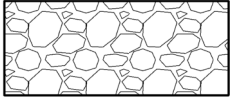
REQUIRED SIDE LOT LINE BUFFER TREE



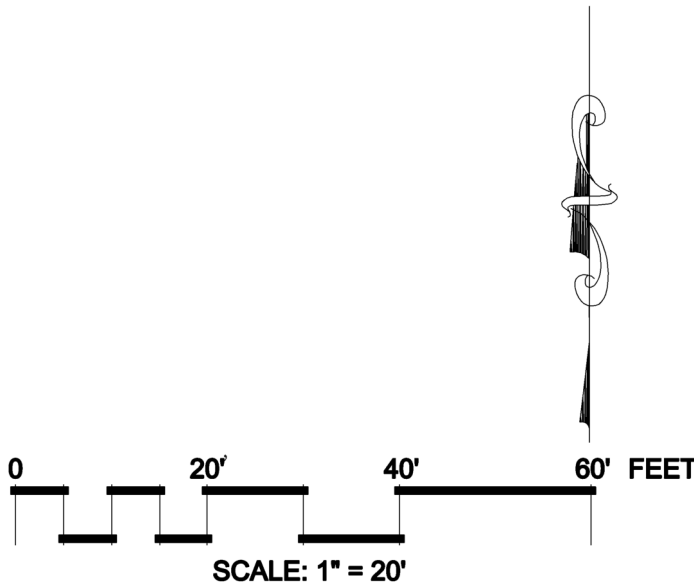
REQUIRED ORNAMENTAL BUFFER TREE



PROPOSED TURF



PROPOSED COBBLESTONE

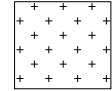


LANDSCAPE PLAN

COPYRIGHT © 2025



- VARIANCE NOTES:**
- 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
-  FOUNDATION PLANTINGS

- 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).

- PARKING 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=
- 20 REGULAR STALLS / 2 ACCESSIBLE STALLS

PROJECT 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

- SITE 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.

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

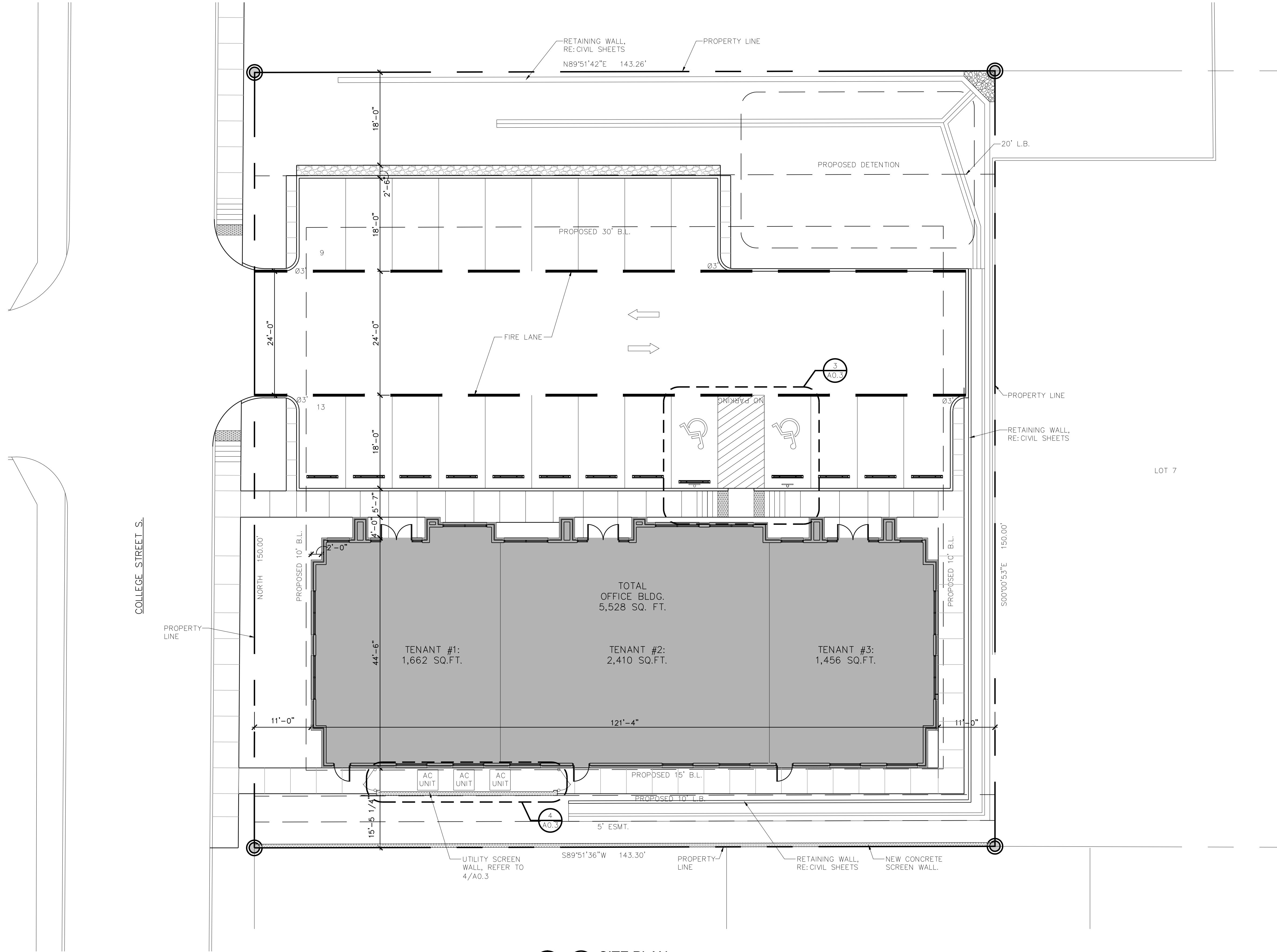


OFFICE BUILDING
404 KELLER PARKWAY
KELLER, TEXAS 76248

Revisions:

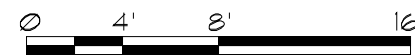
File Name: 25159 - A0.1
Project No: 25159
Date: 12/02/2025
Drawn By: ANS
Checked By: TI

SHEET
A0.1
SITE PLAN



1

SITE PLAN
SCALE: 1" = 10'-0"



PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

FRANZ
architects

7608 Benbrook Parkway
Benbrook, Texas 76126
(817) 737-9922
www.Franzarchitects.com

OFFICE BUILDING
404 KELLER PARKWAY
KELLER, TEXAS 76248

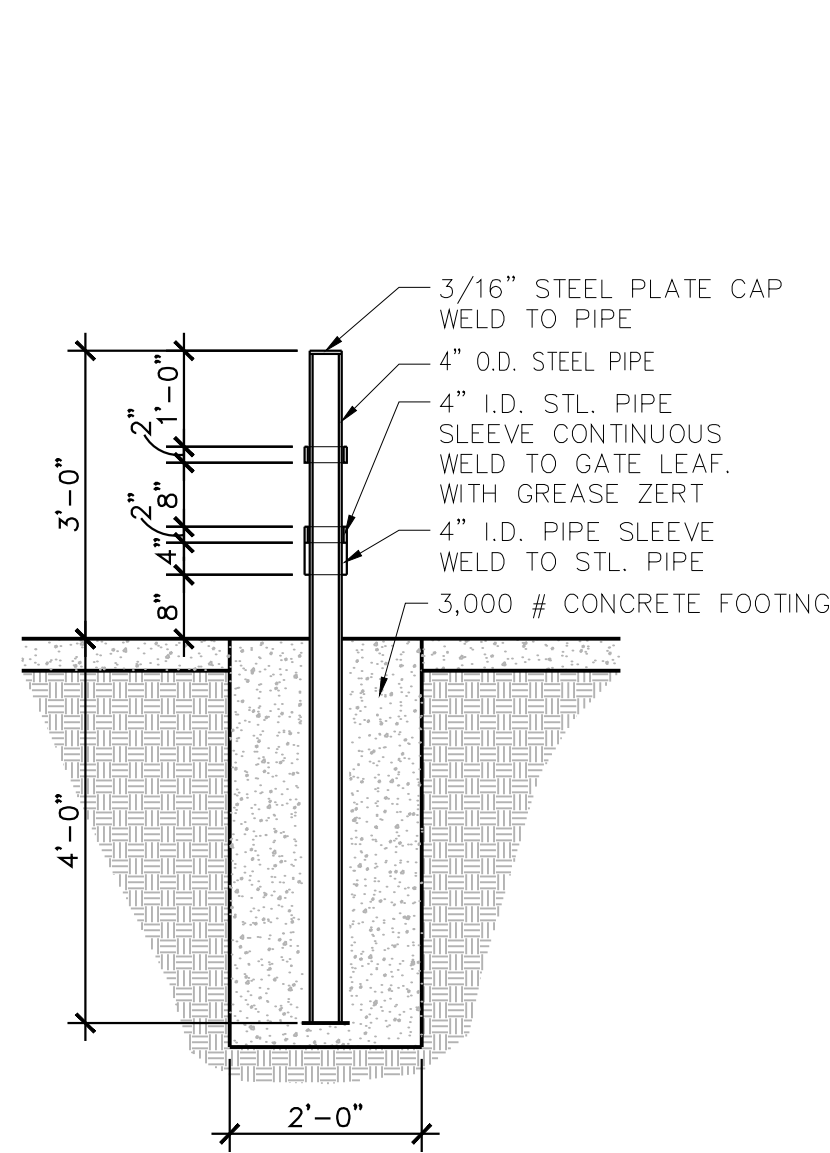
Revisions:

File Name:	25159 - A0.2
Project No:	25159
Date:	12/02/2025
Drawn By:	ANS
Checked By:	TI

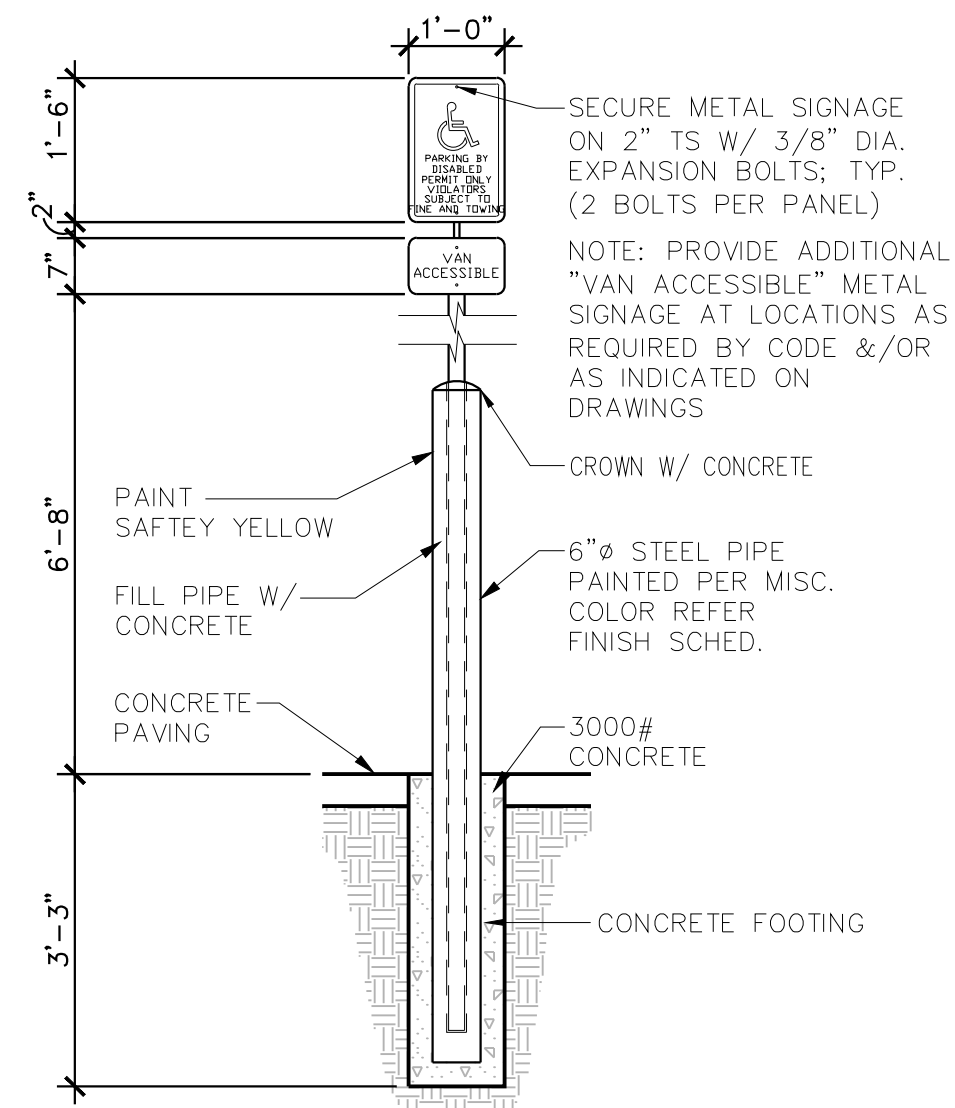
SHEET

A0.2

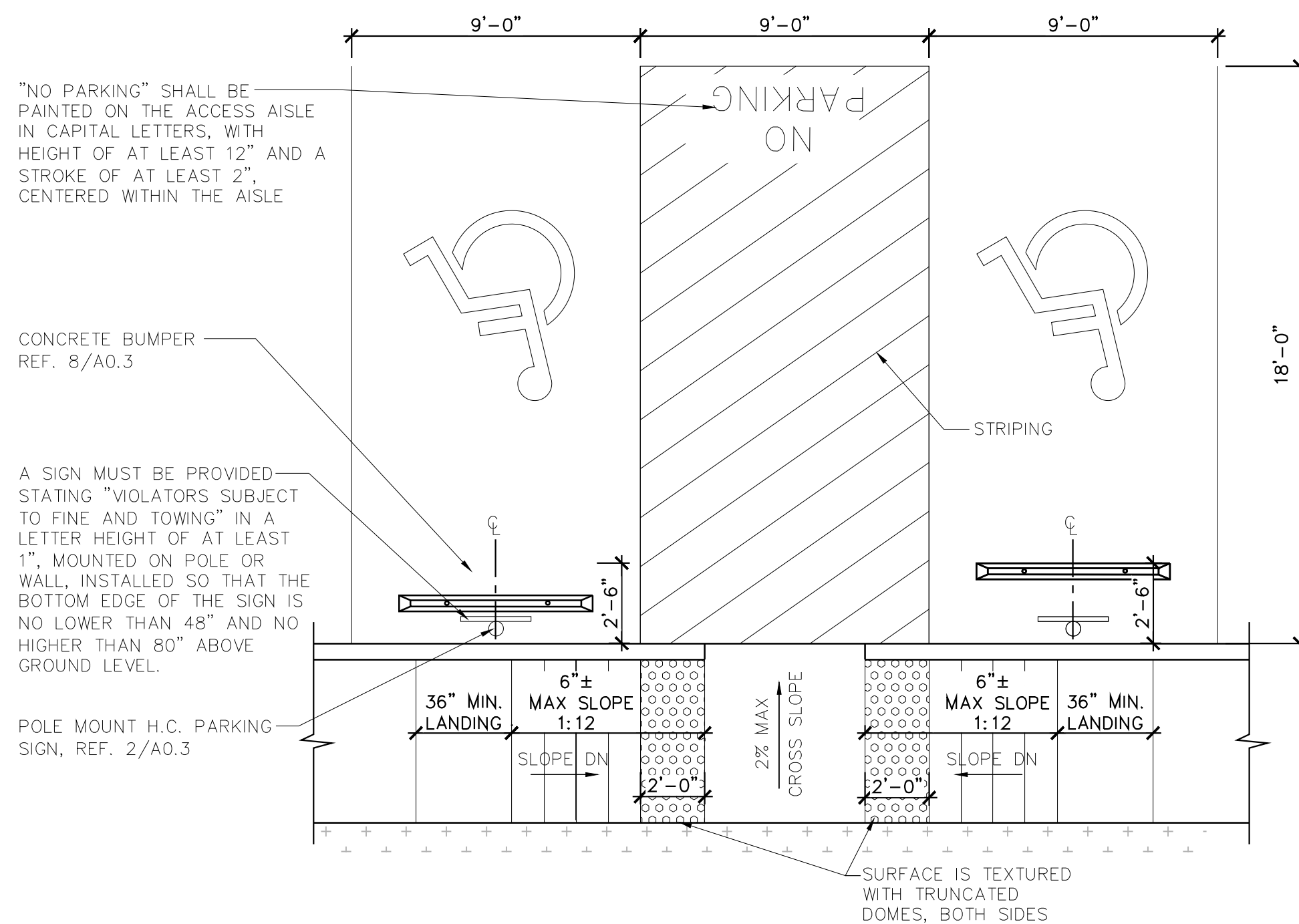
SITE PLAN



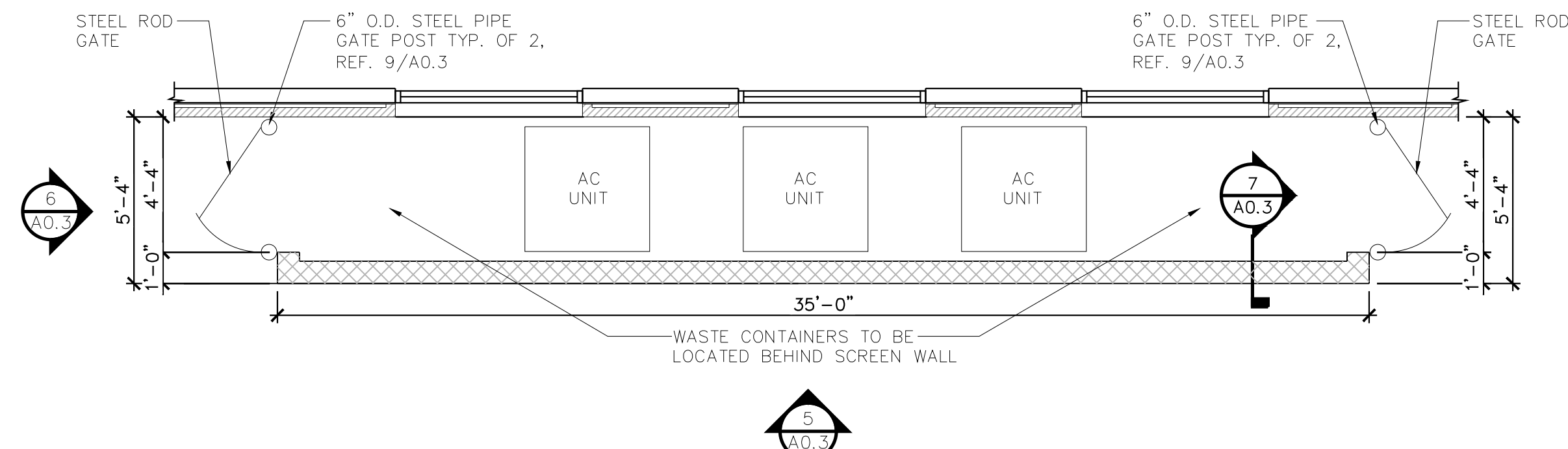
1 GATE POST
SCALE: 1/2" = 1'-0"



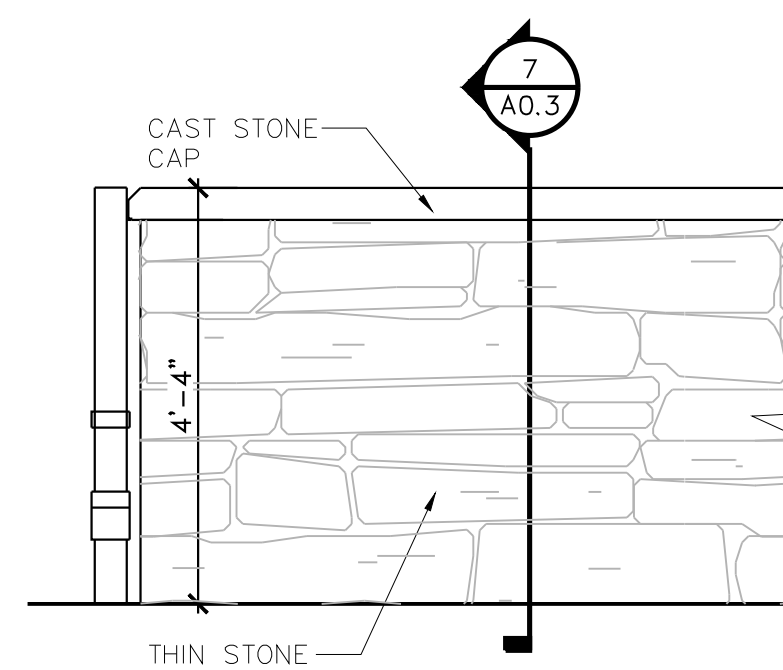
2 H.C SIGN DETAIL
SCALE: 1/2" = 1'-0"



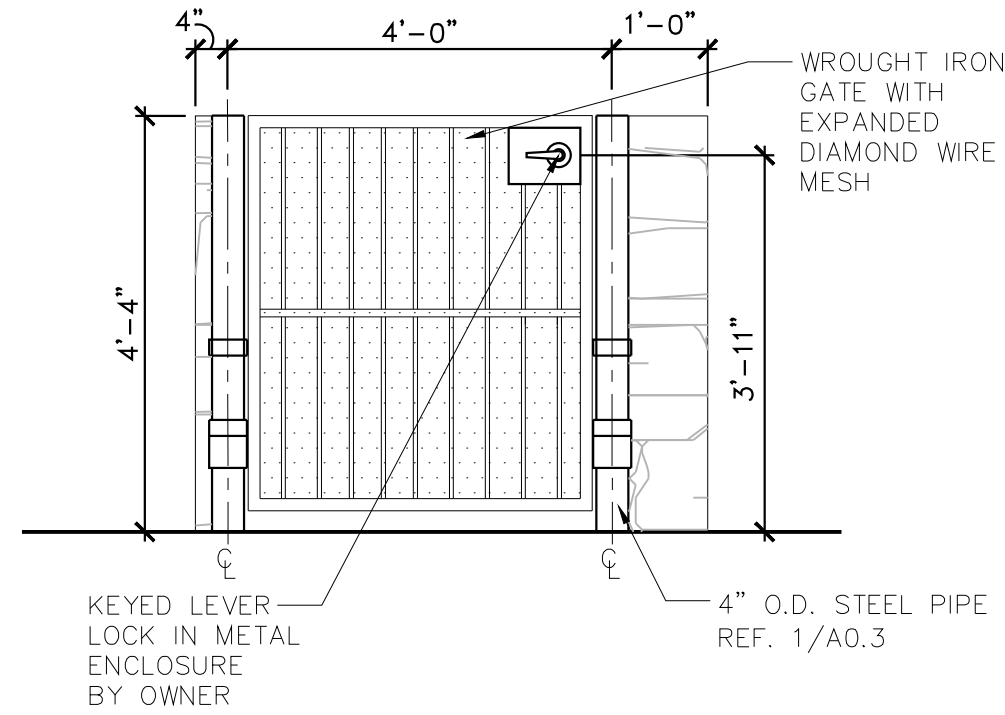
3 ACCESSIBLE RAMP DETAIL
SCALE: 1/4" = 1'-0"



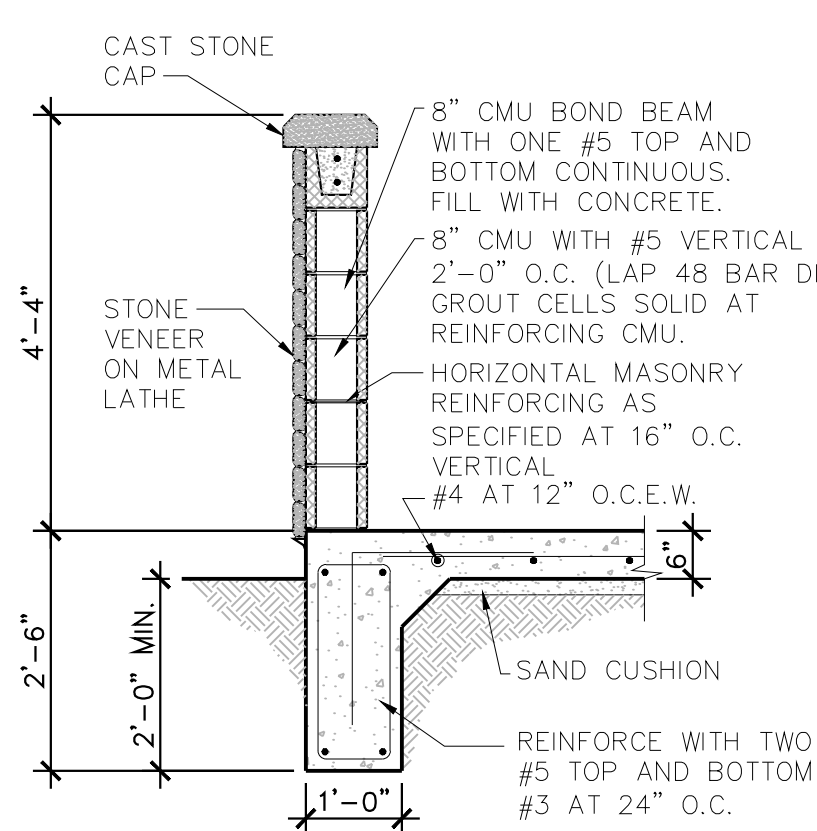
4 SCREEN WALL PLAN
SCALE: 1/4" = 1'-0"



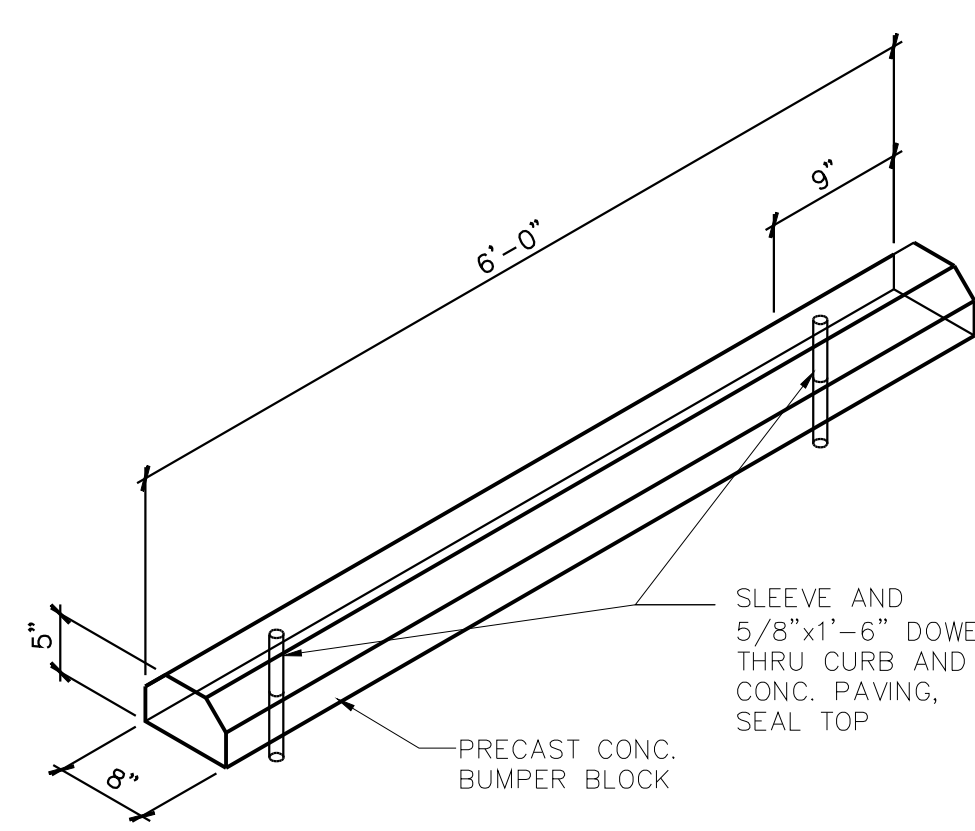
5 SCREEN WALL ELEVATION
SCALE: 1/2" = 1'-0"



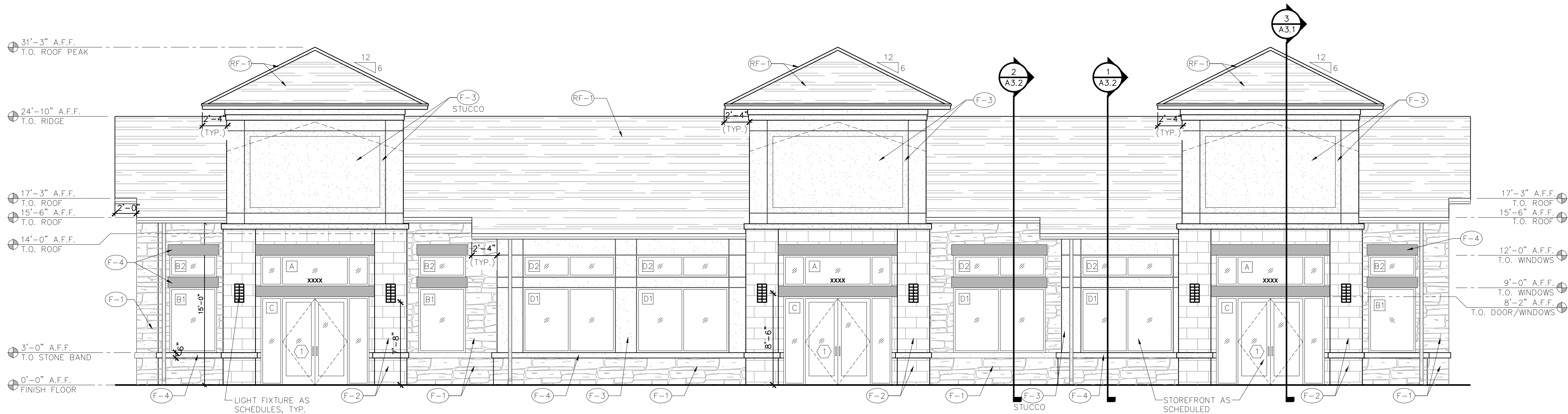
6 SCREEN WALL ELEVATION
SCALE: 1/2" = 1'-0"



7 SCREEN WALL SECTION
SCALE: 1/2" = 1'-0"



8 PRECAST PARKING BUMPER
SCALE: 3/4" = 1'-0"

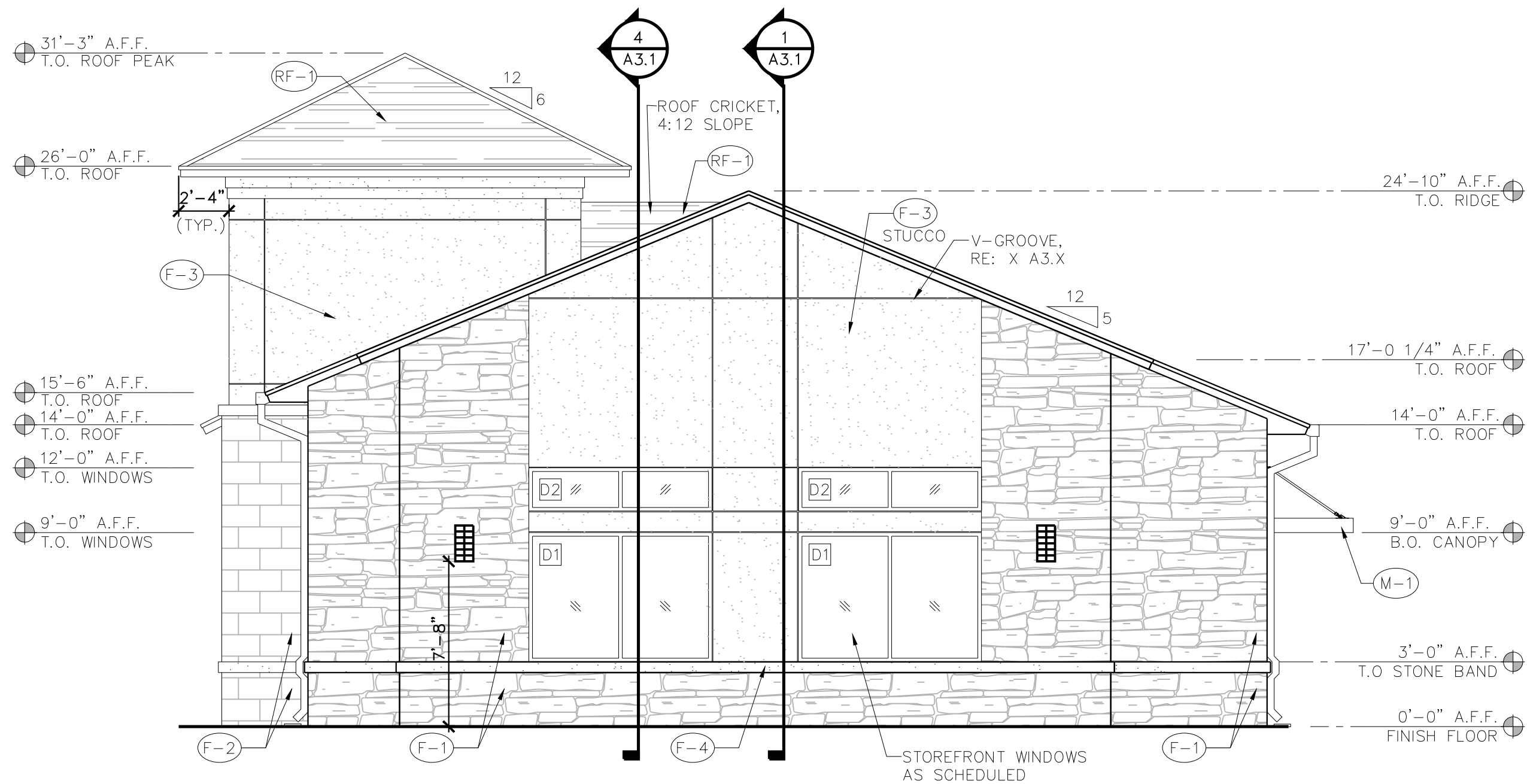


1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

**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.

FINISH LEGEND



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

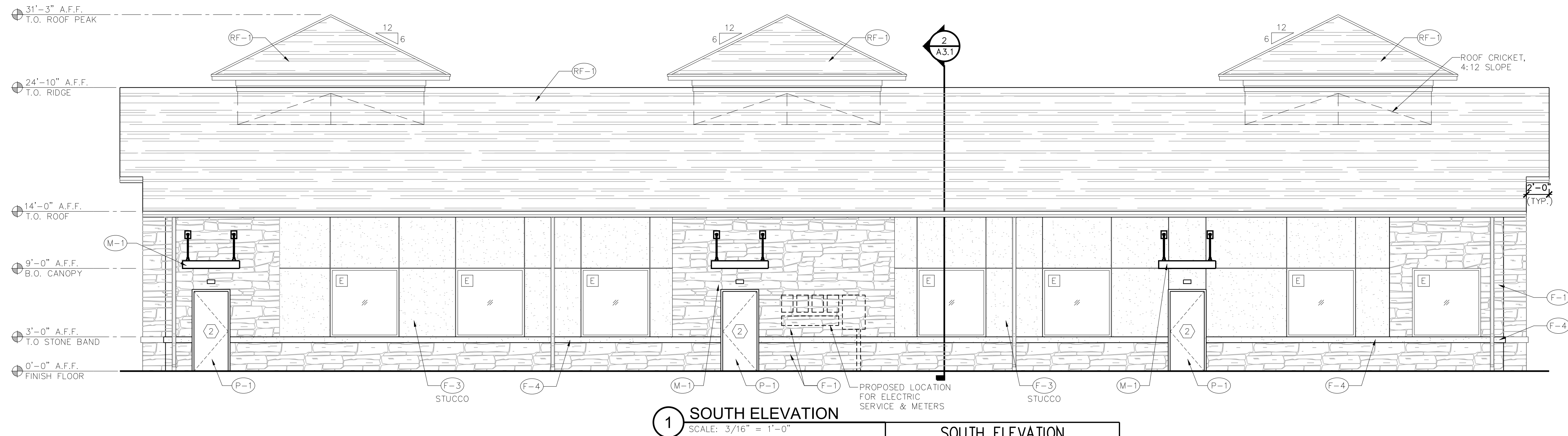
**WEST ELEVATION
MATERIAL CALCULATIONS**

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.

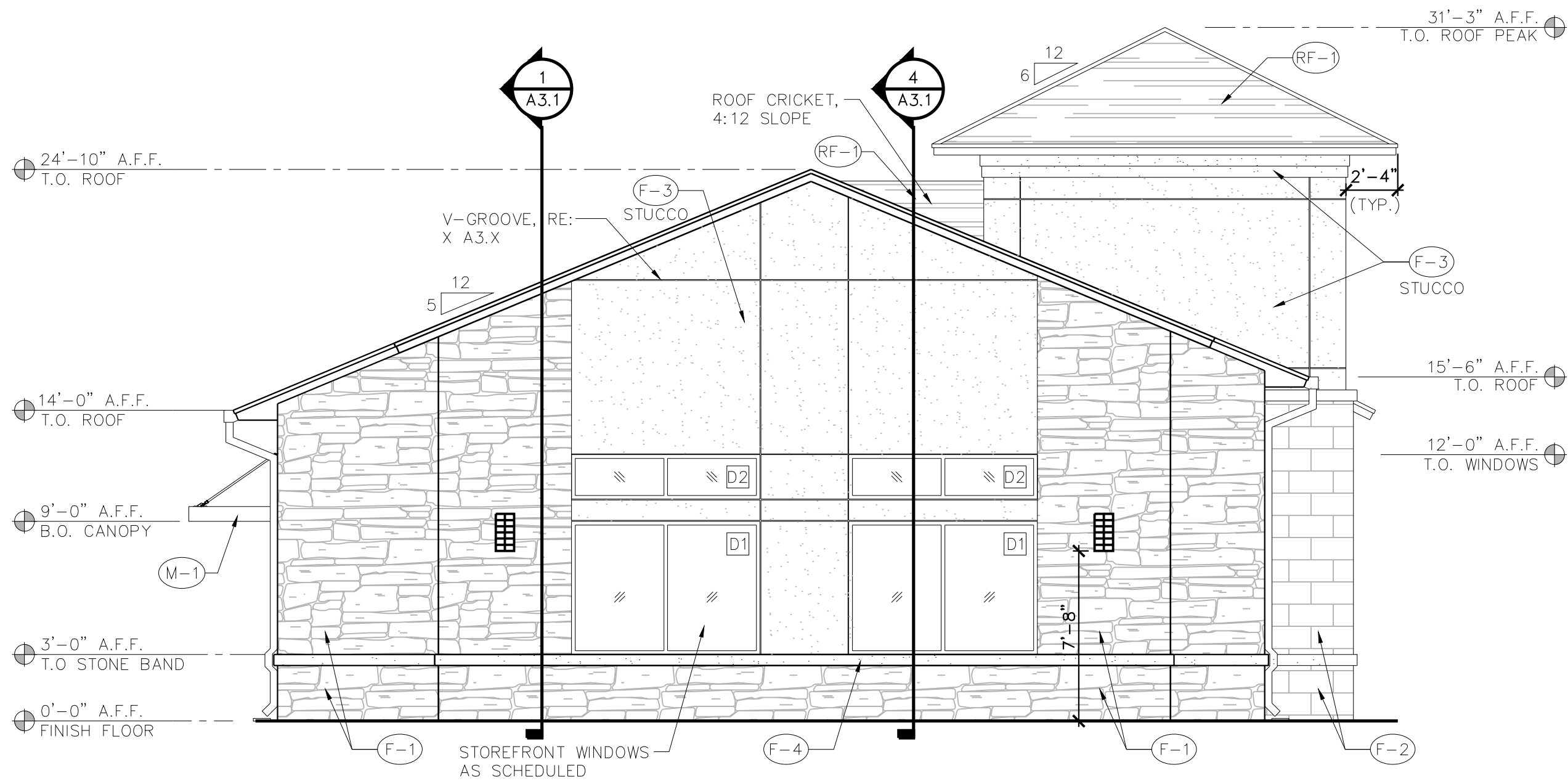
EXTERIOR FINISH SCHEDULE

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
(RF-3) 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



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.



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	PALEX 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	TRUEDEFINITION DURATION BY OWENS CORNING ROOFING	
STUCCO TRIM	GRAY WHITE - 3013L (VERIFY)	PALEX 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



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"

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



OFFICE BUILDING
404 KELLER PARKWAY
KELLER, TEXAS 76248

Revisions:

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

SHEET
A2.2
COLOR EXTERIOR
ELEVATIONS