

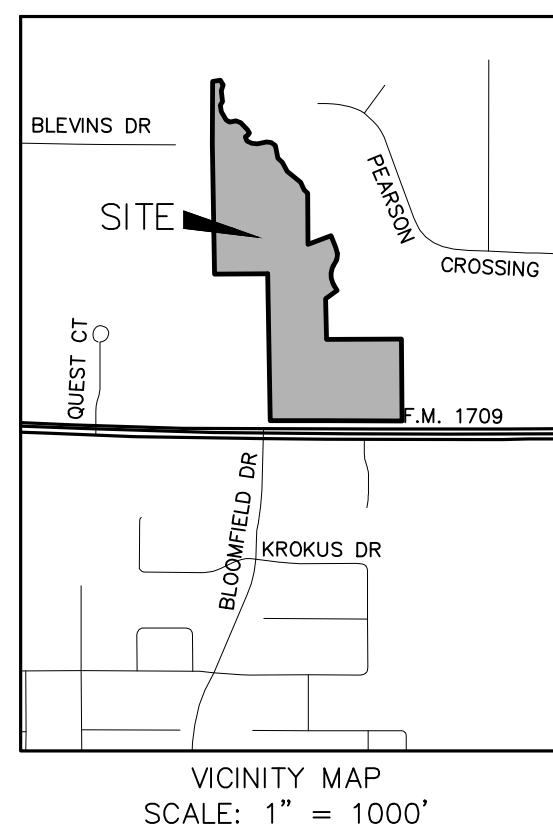
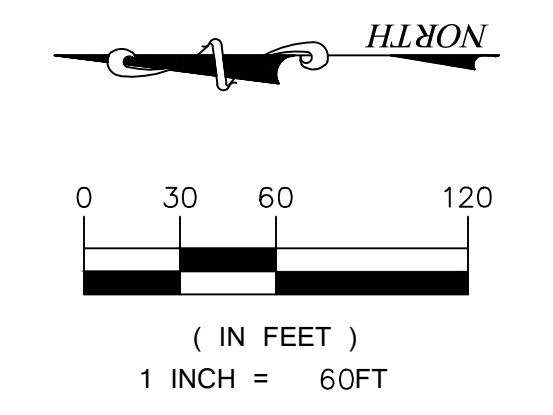
LEGEND

- | | | | |
|--|--------------------------------------|--|-------------------|
| | 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**

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

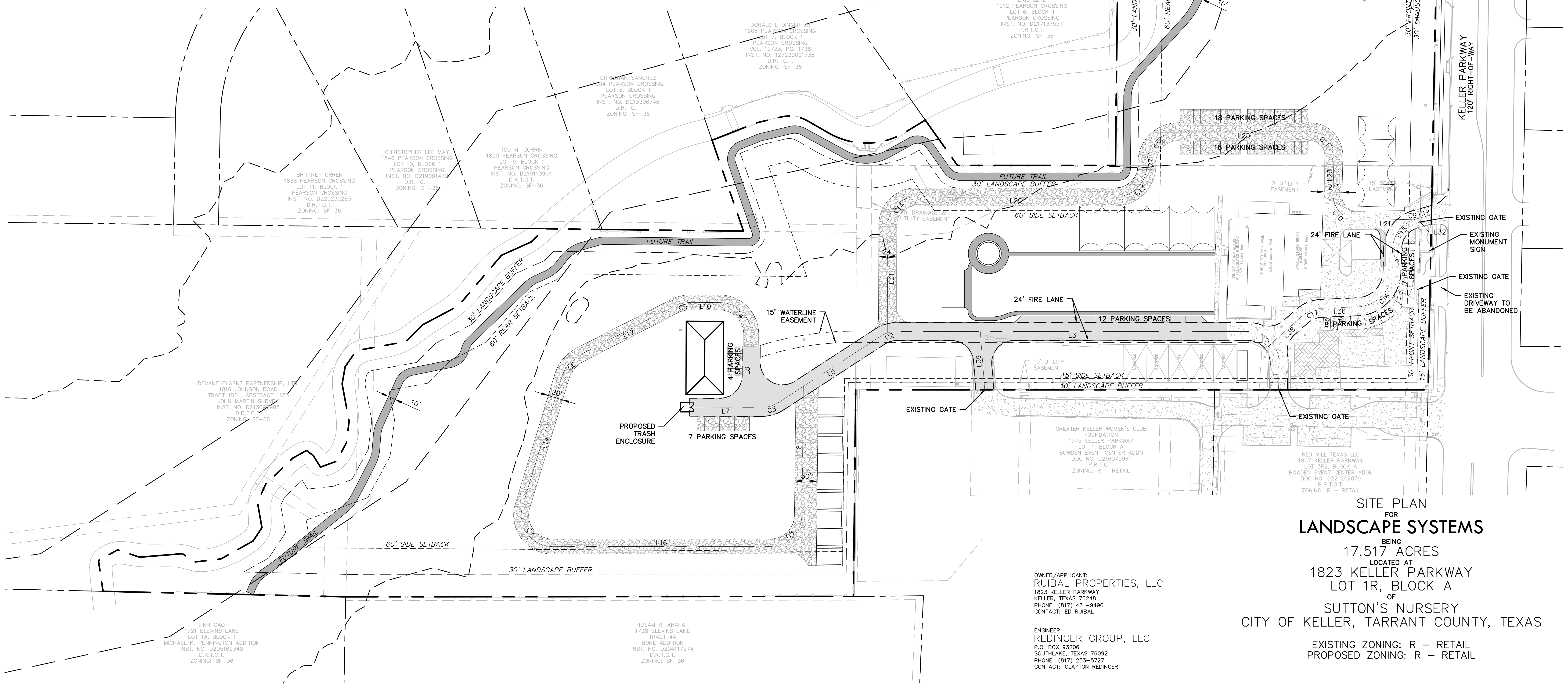
TOTAL BUILDING AREA	18,547 SF
RETAIL AREA	13,647 SF
WAREHOUSE AREA	4,900 SF
REQUIRED PARKING SPACES	
RETAIL (1 SPACE / 200 SF BLDG AREA)	68 SPACES
WAREHOUSE (1 SPACE / 2,000 SF BLDG AREA)	3 SPACES
TOTAL REQUIRED	71 SPACES
PROVIDED PARKING SPACES	74 SPACES

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

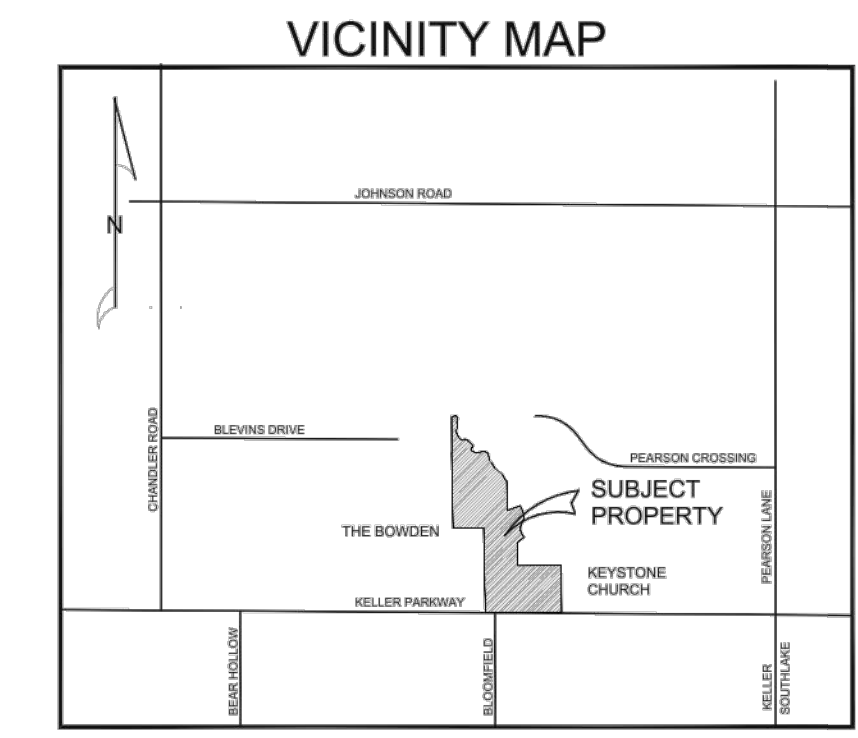
ENGINEER:
REDINGER GROUP, LLC
 P.O. BOX 93208
 SOUTHLAKE, TEXAS 76092
 PHONE: (817) 253-5727
 CONTACT: CLAYTON REDINGER

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:
 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 4" in caliper.
 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.

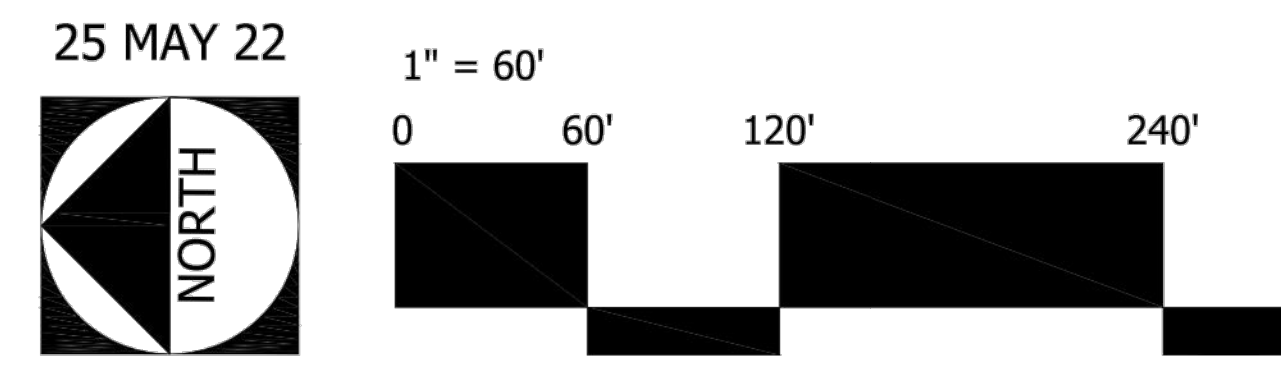
PARKING LOT PLANTING

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

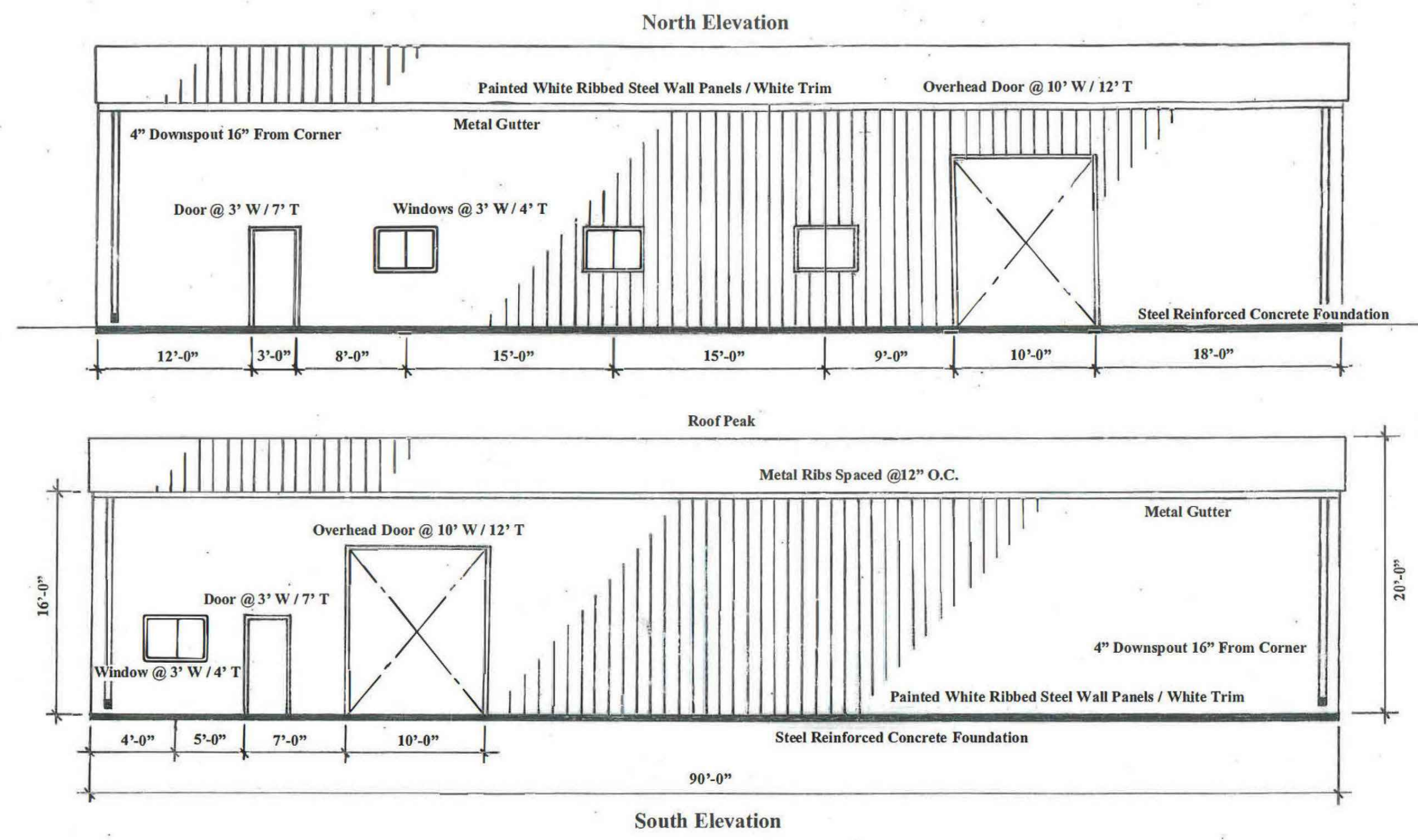
SCREENING SHRUBS ARE PROVIDED AT THE PROPOSED PARKING LOT - 3' HT MIN.

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



Scale 1/8" = 1'-0"

Date: March 24, 2022

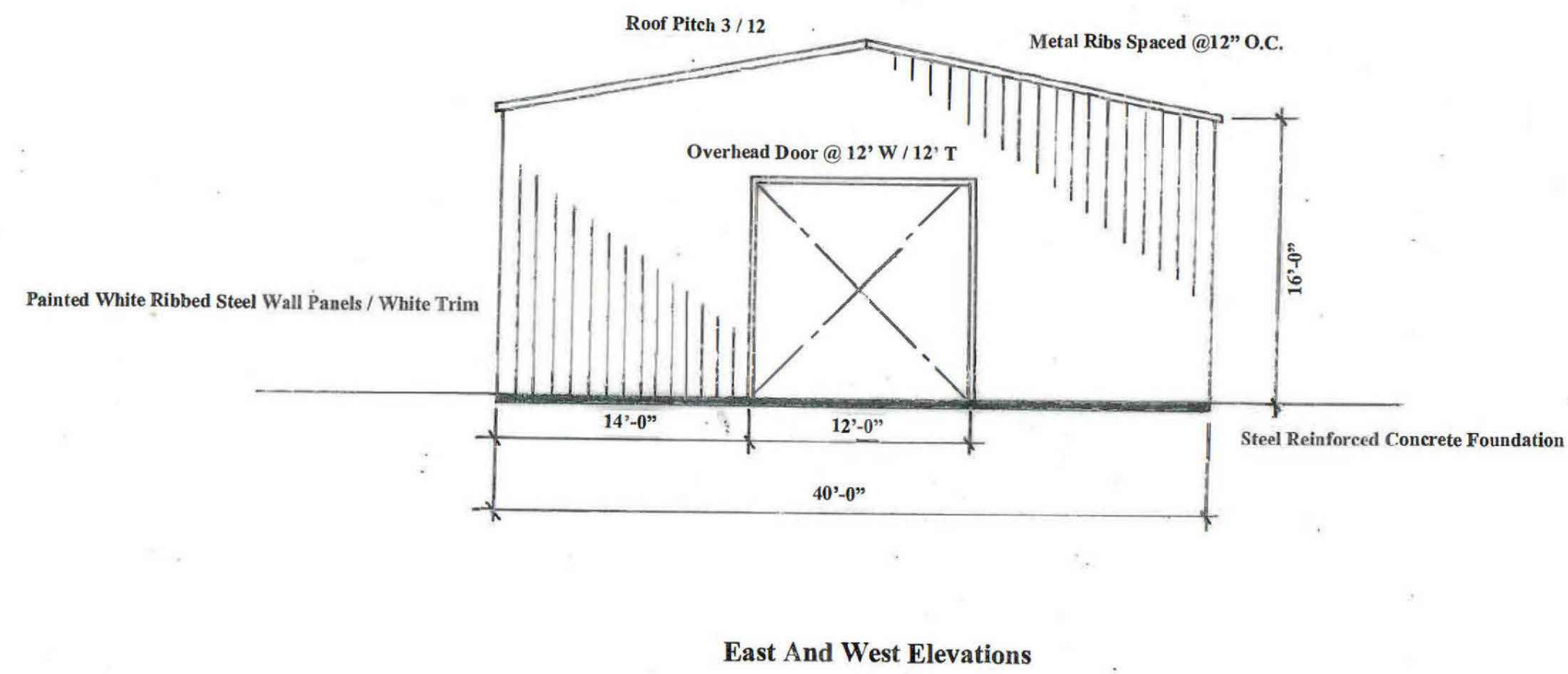
WORKSHOP ELEVATIONS
 The design of this building is the property of the architect. The contractor shall be responsible for the construction of the building. The architect shall not be responsible for the construction of the building.
 CAPTIONED ADDRESSES

Approved: Contractor is responsible for complying with all applicable codes and regulations. The architect is not responsible for building.

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

DATE: _____

SHEET
 S5



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 architect shall not be responsible for the construction of the building.
 CAPTIONED ADDRESSES

Approved: Contractor is responsible for complying with all applicable codes and regulations. The architect is not responsible for building.

Workshop Building
 Landscape Systems Garden Center
 1823 Keller Parkway
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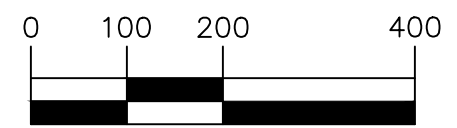
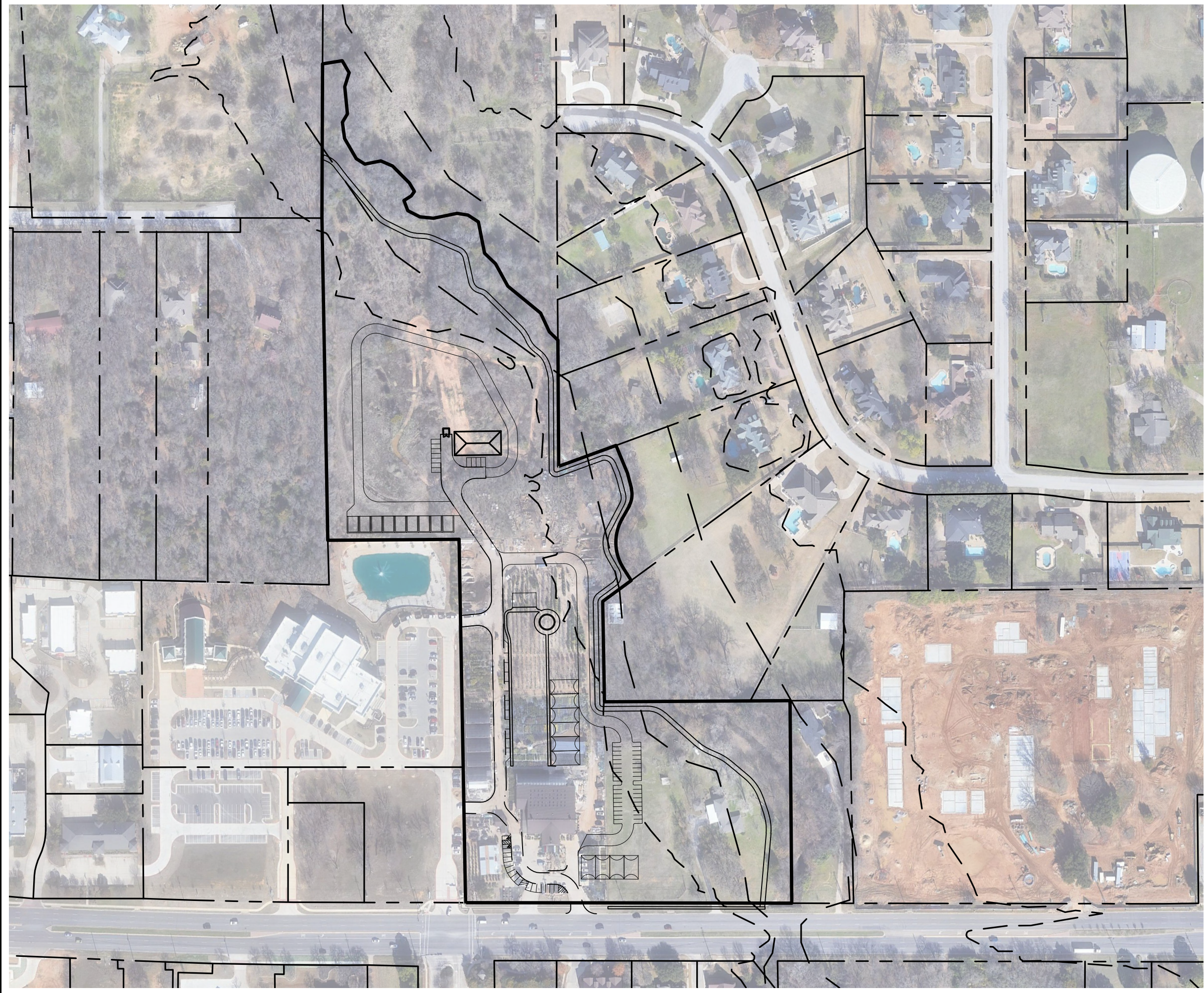
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GREENHOUSE ELEVATIONS

WORKSHOP ELEVATIONS



(IN FEET)
1 INCH = 200FT

LANDSCAPE SYSTEMS AERIAL OVERLAY KELLER, TEXAS				
		P.O. BOX 93206 SOUTHLAKE, 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