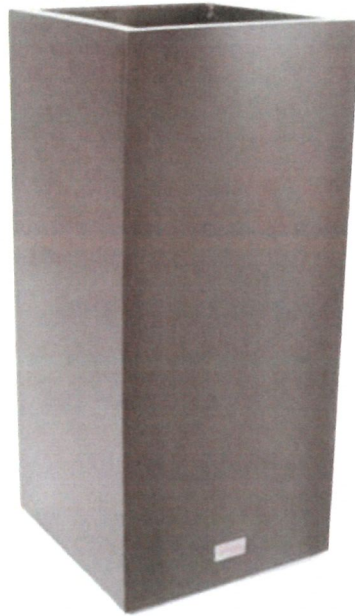


**Keller Marketplace
Proposed Planters**

“Pedestal” Steel Planter: 17”x17”x40” tall
Color: Gray or Black - powdercoat

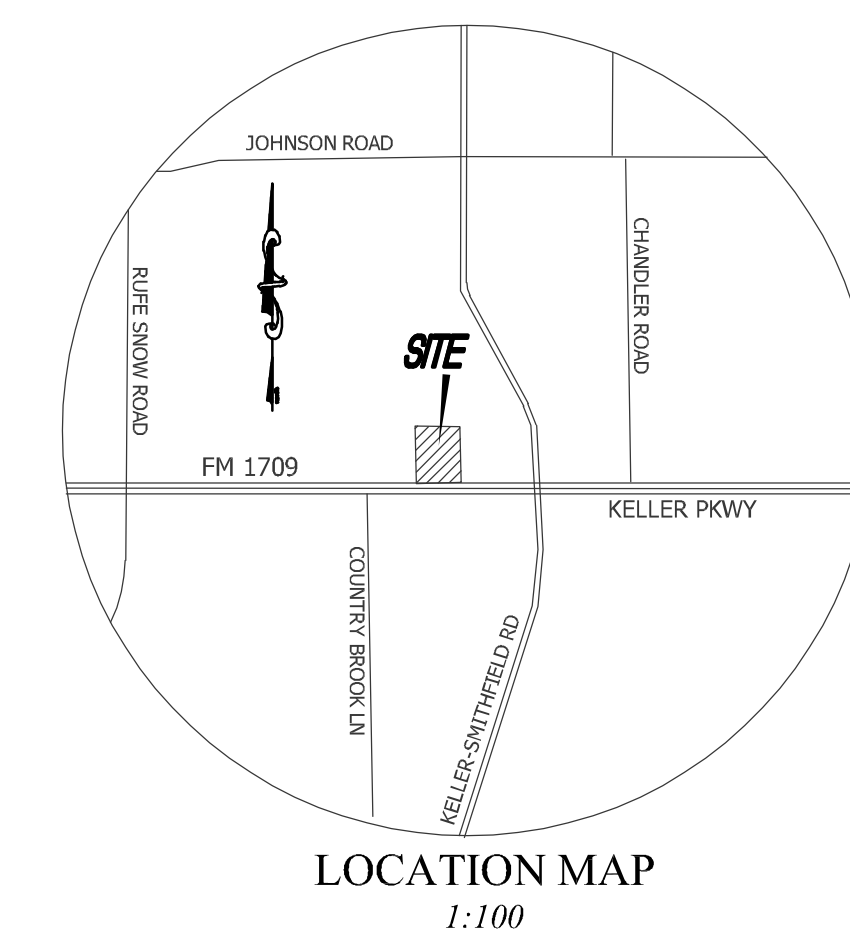
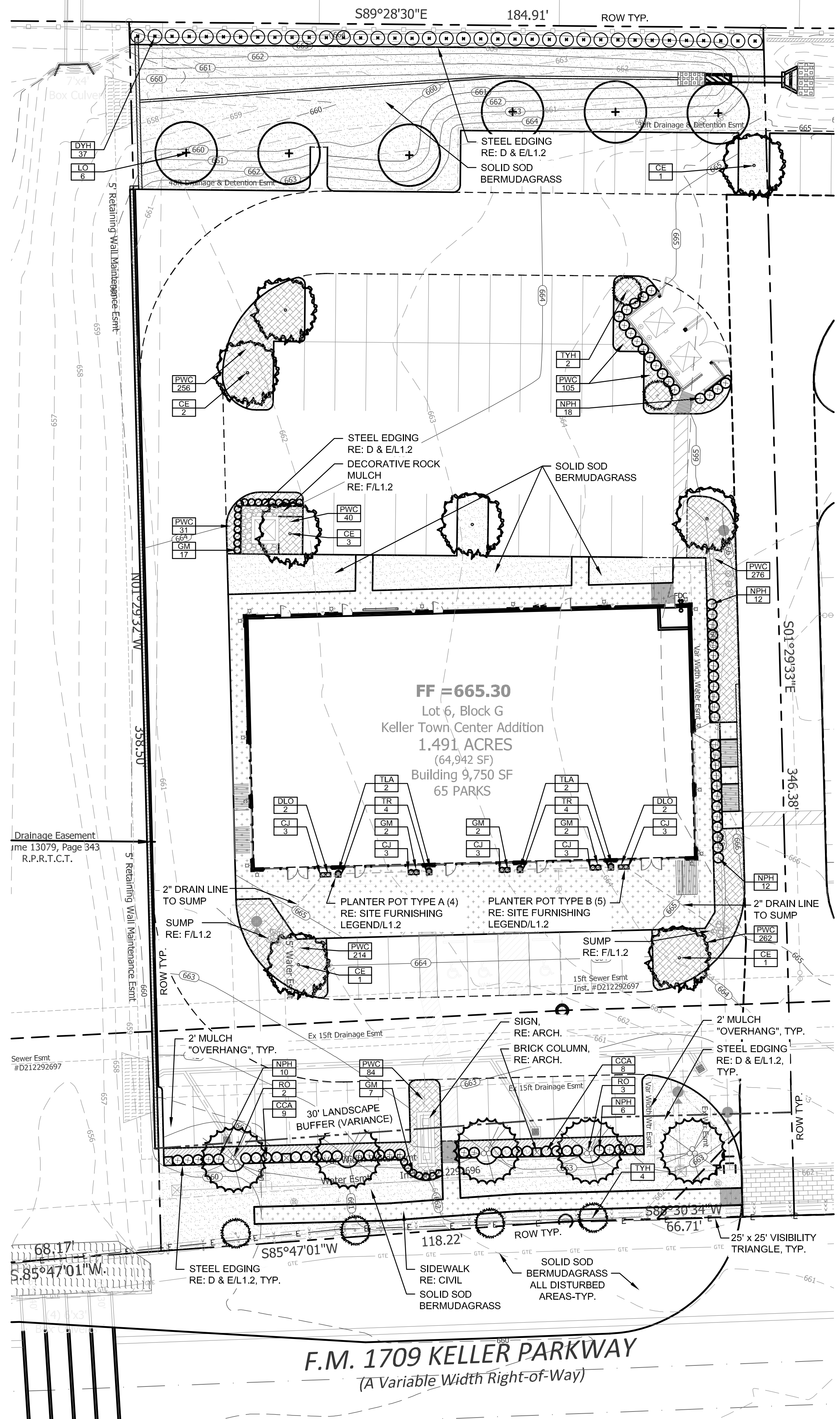


“Long Box” Steel Planter: 38”x15”x16” tall.
Color: Gray or Black – powdercoat





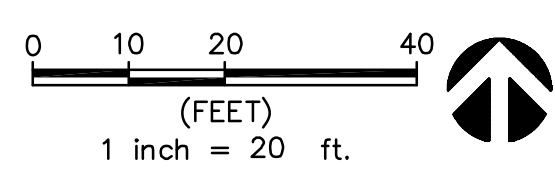




CITY OF KELLER - TOWN CENTER LANDSCAPE ORDINANCE

CATEGORY	REQUIRED	PROVIDED
TREE PRESERVATION	ALL TREES PRESERVED	THERE ARE NO EXISTING TREES ON SITE.
STREET LANDSCAPE BUFFER (184 LF)	A ROW OF RED OAKS, MIN. (4") CALIPER, MATCHED WITH A ROW OF TREE YAUPON HOLLY, 30'-0" O.C. ALONG FM 1709 / KELLER PARKWAY.	5-RED OAKS AND 4 (ONE FEWER DUE TO VISIBILITY TRIANGLE) TREE YAUPON HOLLIES PROVIDED @ 30' O.C.
PARKING LOT TREES (65 SPACES)	1-LARGE TREE FOR EACH 12 PARKING SPACES (6-LARGE TREES REQUIRED)	9-LARGE TREES AND 2 SMALL TREES PROVIDED
OFF-STREET PARKING AREAS ADJACENT TO STREETS	ALL OFF-STREET PARKING AREAS ADJACENT TO STREETS SHALL BE SCREENED BY A SOLID ROW OF EVERGREEN SHRUBS, TO CREATE A (3') EVERGREEN HEDGE, AND BRICK COLUMNS WITH STONE CAPS, THIRTY FEET (30') O.C.	PROVIDED
FOUNDATION PLANTING	A MIN. (5') FOUNDATION PLANTING SHALL BE PROVIDED ALONG THE FRONT AND SIDES OF ALL BUILDINGS AND PARKING STRUCTURES.	NOT PROVIDED RE: VARIANCE ITEM
PARKING INTERIOR	TWENTY-FIVE (25) SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED FOR EACH SURFACE PARKING SPACE. - 65 PARKING SPACES x 25 S.F. = 1,625 S.F.	2,035 S.F. OF LANDSCAPE AREA PROVIDED
IRRIGATION	ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A COMPLETE AND AUTOMATIC IRRIGATION SYSTEM	DETAILED IRRIGATION PLANS WILL BE SUBMITTED WITH CONSTRUCTION DOCUMENTS
MAINTENANCE	ALL LANDSCAPE AREAS WILL BE MAINTAINED PER CITY STANDARDS	ALL LANDSCAPE AREAS WILL BE MAINTAINED PER CITY STANDARDS

A LANDSCAPE PLAN
 SCALE: 1"=20'-0"
 PLAN



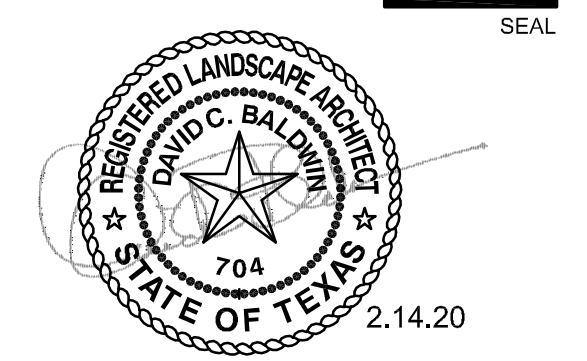
PRIME CONSULTANT
 LANDSCAPE ARCHITECT

DCBA
 LANDSCAPE ARCHITECTURE
 dcbadesign.com
 730 EAST PARK BOULEVARD • SUITE 100
 PLANO, TX 75074 • TEL: (972) 509-1266

IRRIGATION DESIGNER
SETH HEIDMAN
 IRRIGATION DESIGN AND CONSULTING
 6009 W. PARKER ROAD #149-221
 PLANO, TX 75093
 PHONE: (972) 816-5141

DATE	NO.	REVISIONS

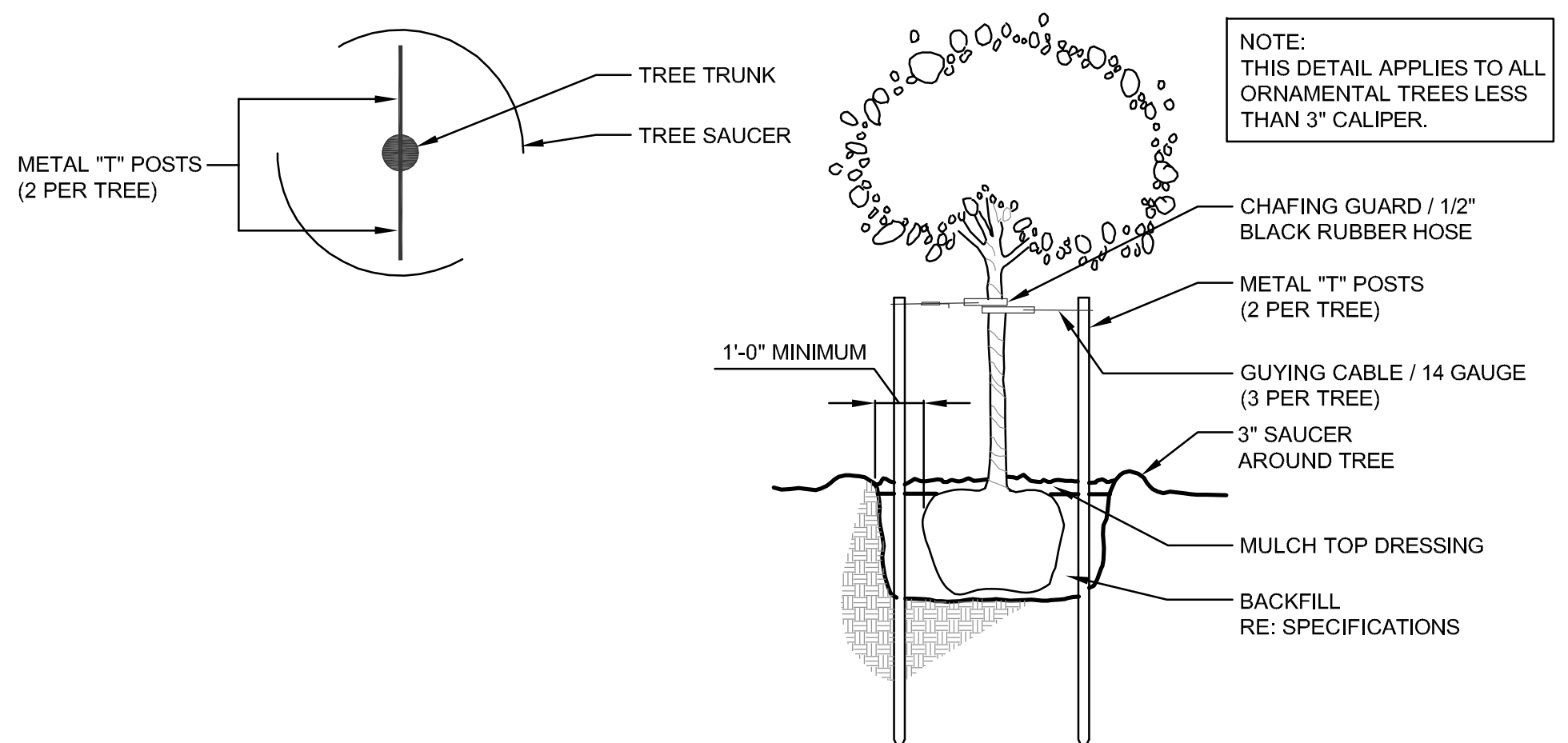
PROJECT
KELLER TOWN CENTER ADDITION, BLOCK G - LOT 6
 KELLER, TEXAS



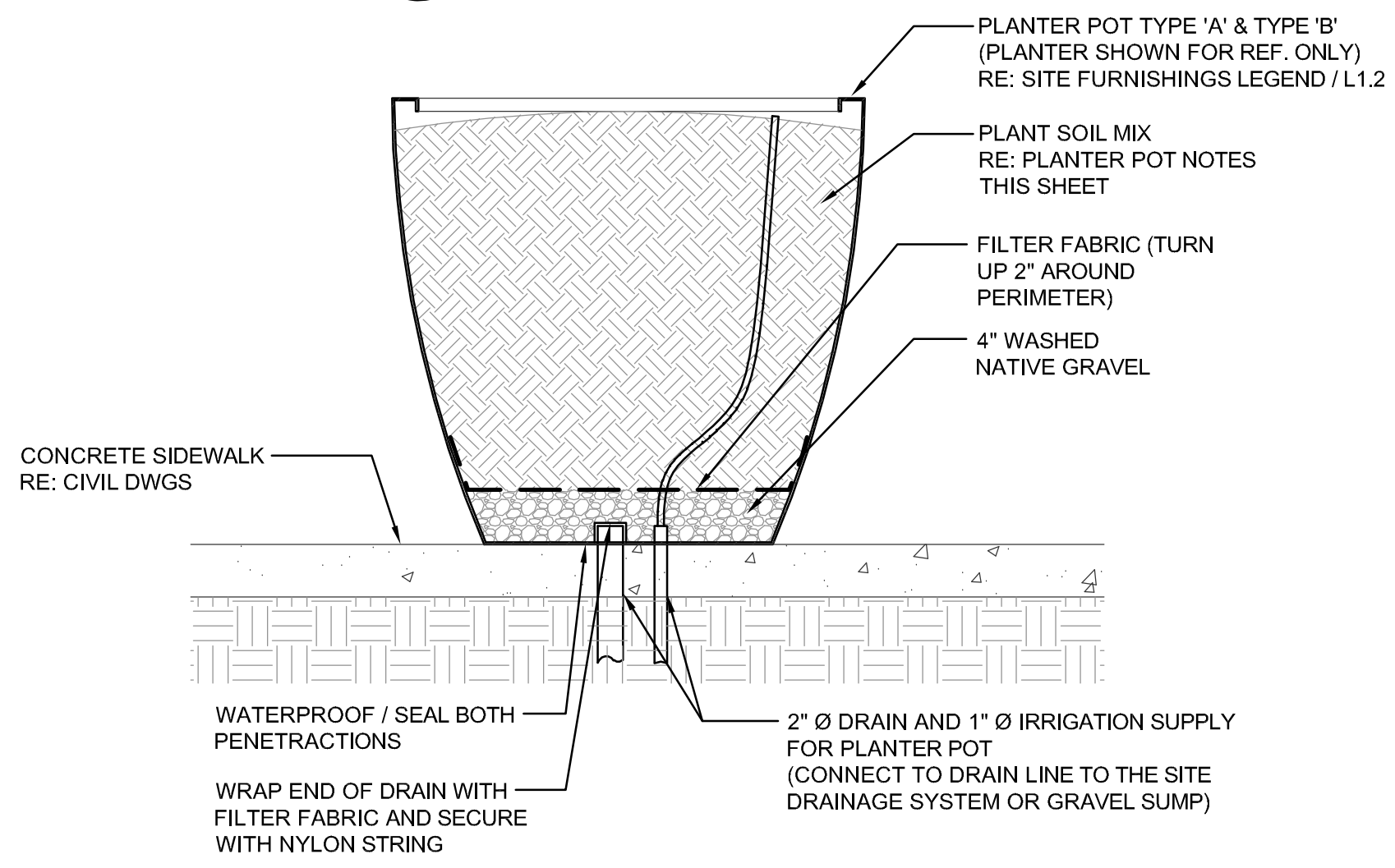
SHEET TITLE
LANDSCAPE PLAN

PROJECT MANAGER: bjv	PROJECT DESIGNER: bjv
DRAWN BY: bjv	CHECKED BY: bjv
ISSUE DATE: 02/27/20	SCALE: AS NOTED

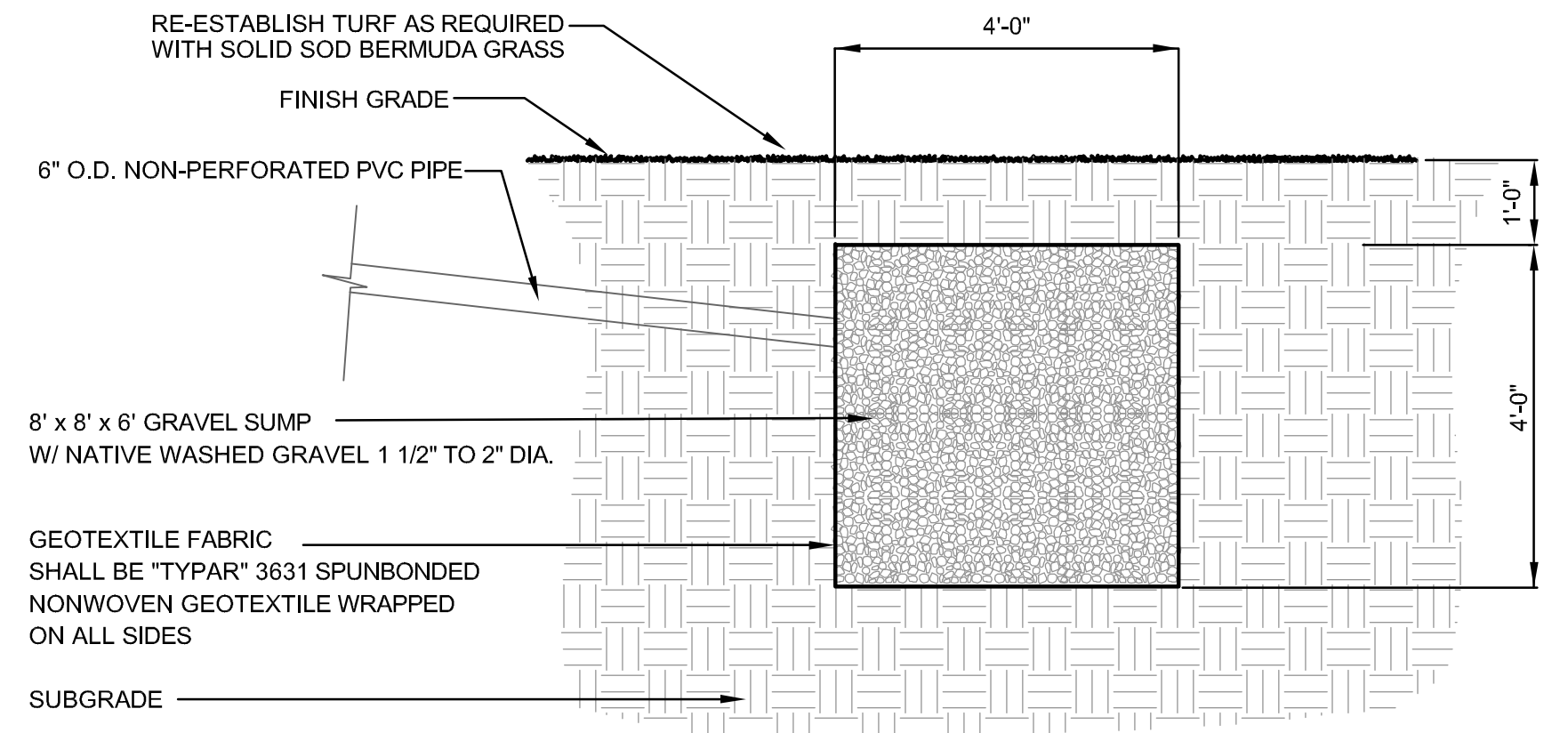
SHEET No.
L1.1



B TREE STAKING DETAIL
SCALE: N.T.S. SECTION/ELEVATION

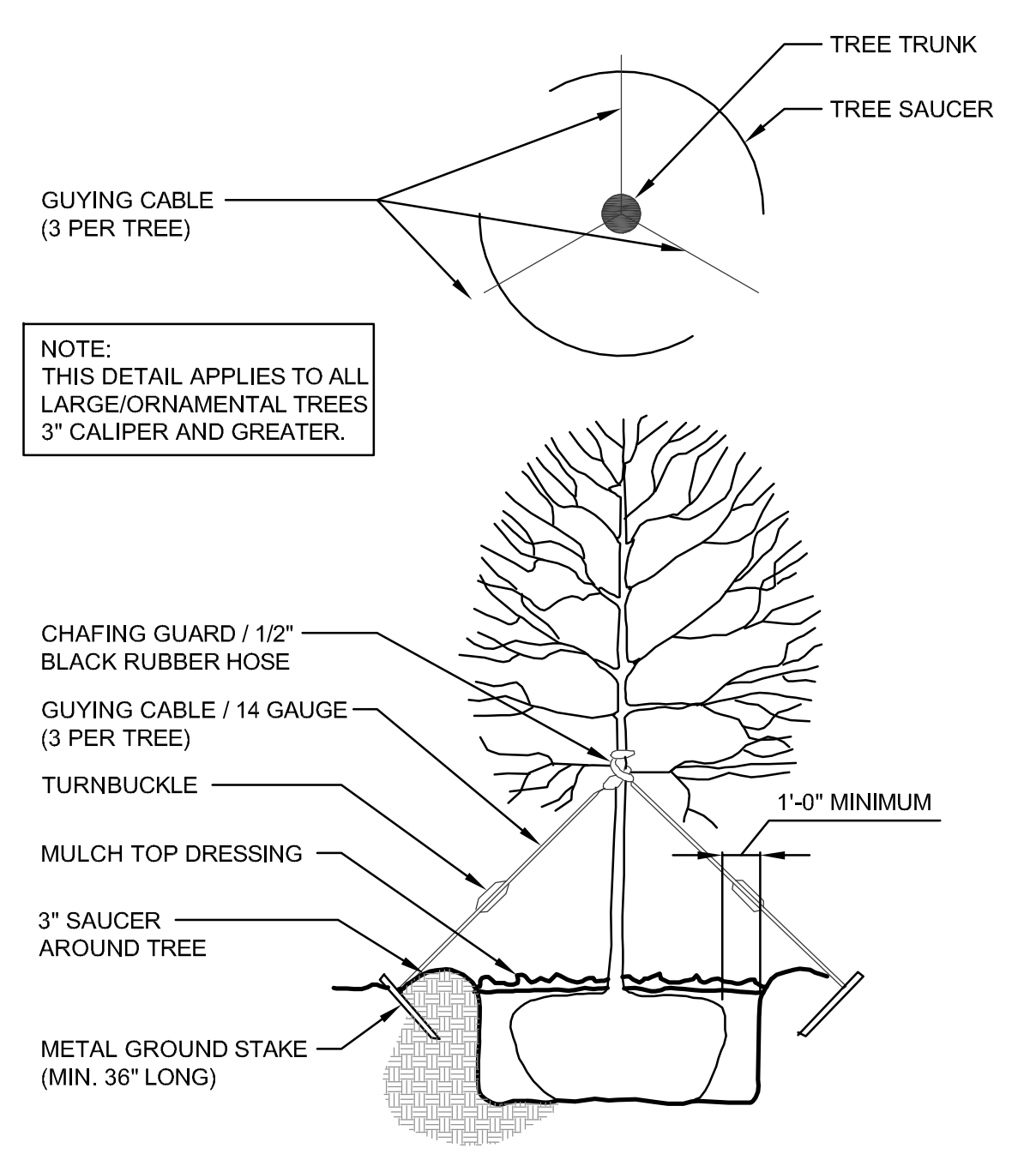


G PLANTER POT
SCALE: N.T.S. SECTION/ELEVATION

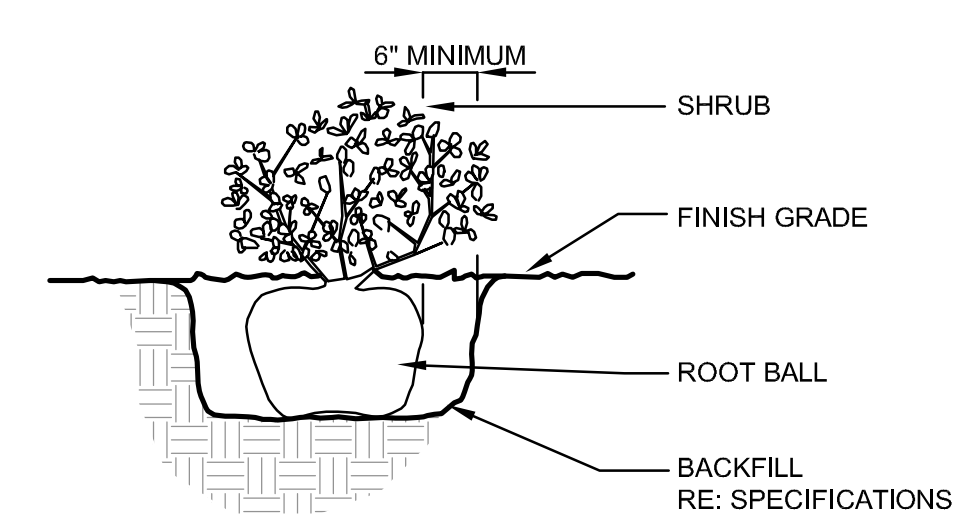


F SUMP
SCALE: N.T.S. SECTION

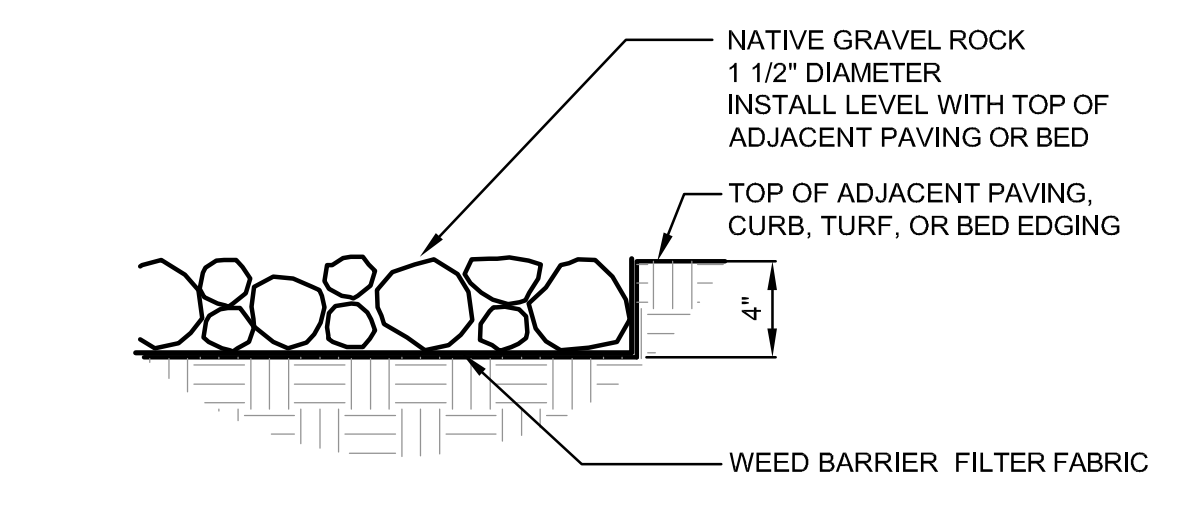
SITE FURNISHING LEGEND			
KEY	QUANTITY	DESCRIPTION	REPRESENTATIVE
PLANTER POT TYPE 'A' "PEDESTAL"	4	VERADECK OUTDOORS "PEDESTAL" STEEL PLANTER: 17"x17"x40" TALL METALLIC SERIES COLOR: GRAY OR BLACK POWERCOAT	VERADECK OUTDOORS 1-888-538-5552 INFO@VERADECK.COM
PLANTER POT TYPE 'B' "LONG BOX"	5	VERADECK OUTDOORS "LONG BOX" STEEL PLANTER: 38"x15"x16" TALL METALLIC SERIES COLOR: GRAY OR BLACK POWERCOAT	VERADECK OUTDOORS 1-888-538-5552 INFO@VERADECK.COM



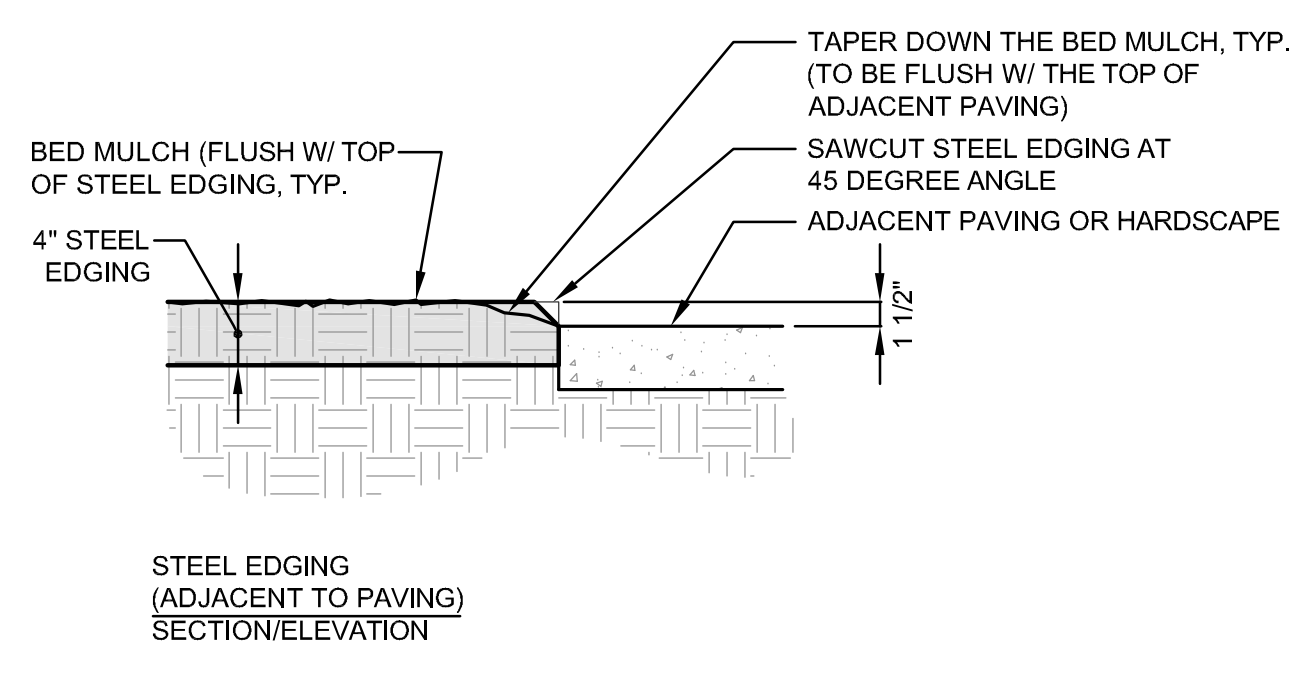
A TREE GUYING DETAIL
SCALE: N.T.S. SECTION/ELEVATION



C SHRUB PLANTING DETAIL
SCALE: N.T.S. SECTION/ELEVATION



E DECORATIVE ROCK MULCH
SCALE: N.T.S. SECTION

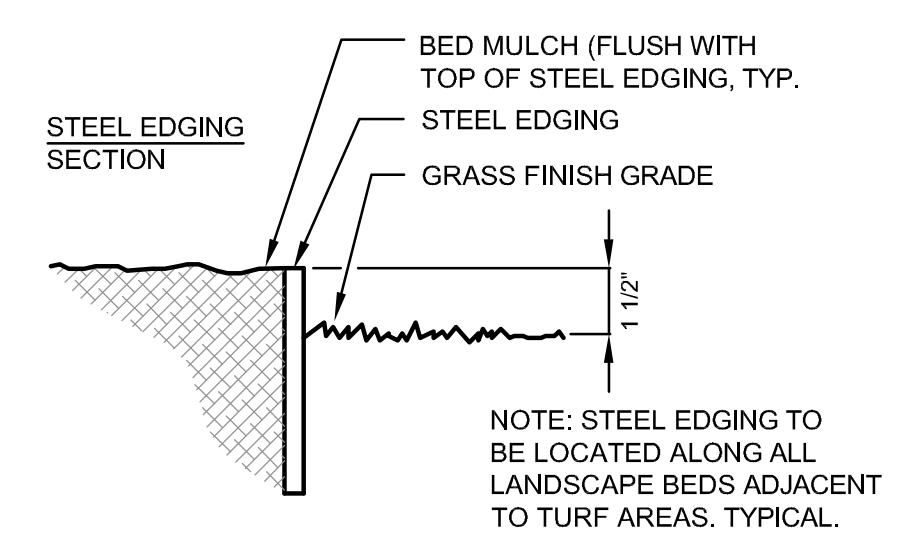


D STEEL EDGING
SCALE: N.T.S. SECTION/ELEVATION

PLANT LIST					
KEY	QUANTITY (LANDSCAPE ARCHITECT'S ESTIMATE ONLY)	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	6	LIVE OAK	Quercus virginiana	100 gallon; Minimum 4" caliper x 16' height x 6' spread	Container-grown; full head; branching at ± 6'; matched
RO	5	RED OAK	Quercus shumardii	100 gallon; Minimum 4" caliper x 16' height x 6' spread	Container-grown; full head; branching at ± 6'; matched
CE	7	CEDAR ELM	Ulmus crasifolia	100 gallon; Minimum 4" caliper x 16' height x 6' spread	Container-grown; full head; branching at ± 6'; matched
TYH	6	TREE FORM YAUPON HOLLY	Ilex vomitoria	30 gallon; Minimum 2" caliper x 8' height x 4' to 5' spread	Container-grown; full head; multi-trunk (3-5 canes)
NPH	58	NEEDLE POINT HOLLY	Ilex cornuta 'Needlepoint'	5 gallon; Minimum 24" height x 18" s spread	Full; plant 36" o.c.
CCA	17	CANYON CREEK ABELIA	Abelia grandiflora 'Canyon Creek'	5 gallon; Minimum 24" height x 18" s spread	Full; plant 36" o.c.
TLA	4	TWIST OF LIME ABELIA	Abelia grandiflora 'Twist of Lime'	3 gallon; Minimum 18" height x 15" s spread	Full; plant 36" o.c.
DLO	4	DWARF WEEPEING LOROPETALUM PURPLE FINE	Loropetalum chinensis 'Peak' PP18441	3 gallon; Minimum 12" height x 18" s spread	Available from Southern Living Plant Collection. No Substitutions Full; plant 30" o.c.
DYH	37	DWARF YAUPON HOLLY	Ilex vomitoria 'Nana'	5 gallon; Minimum 24" height x 18" s spread	Full; plant 60" o.c.
GM	30	GULF MUHLY W WHITE CLOUD	Muhlenbergia capillaris 'White Cloud'	3 gallon	Full; plant 24" o.c.
PWC	1268	PURPLE WINTERCREEPER	Euonymus fortunei 'Coloratus'	1 gallon	Full; plant 18" o.c.
CJ	15	CREEPING JENNY	Lysimachia nummularia	4" pot	Full; plant as shown
TR	12	TRAILING ROSEMARY	Rosemarinus officinalis 'Prostratus'	4" pot	Full; plant as shown

LANDSCAPE GENERAL NOTES:

- QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRE AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY, OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF DISCREPANCY, AMBIGUITY, OR UNLABELED PLANT IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEM ON BID.
- CONTRACTOR SHALL PROVIDE REPRESENTATIVE SAMPLES OF SHRUB AND GROUND COVER STOCK FOR LANDSCAPE ARCHITECT'S AND/OR OWNER'S APPROVAL PRIOR TO MAJOR SHIPMENT OF MATERIALS TO SITE. IF REPRESENTATIVE EXAMPLES CANNOT BE PROVIDED, CONTRACTOR SHALL FURNISH GOOD QUALITY PHOTOGRAPH OF LANDSCAPE MATERIALS TO LANDSCAPE ARCHITECT AND/OR OWNERS. PHOTOGRAPHS SHALL HAVE A MEANS OF DETERMINING SCALE AND SIZE OF MATERIALS WITHIN THE PHOTOGRAPH (I.E. FIELD POLE WITH ONE FOOT INCREMENT FOR TREES).
- AFTER TILLAGE AND CLEANING, ALL AREAS TO BE GRASSED SHALL BE LEVELED, AND FINE GRADED. THE REQUIRED RESULT SHALL BE THE ELIMINATION OF RUTS, DEPRESSIONS, HUMPS, AND OBJECTIONABLE SOIL CLOUDS. DURING THE SOIL PREPARATION PROCESS, A "ROCK PICK" OR "ROCK RAKE" SHALL BE USED TO GATHER SURFACE STONES AS SMALL AS ONE INCH (1") IN DIAMETER.
- UNLESS NOTED ON PLANS OTHERWISE, GRASS AREAS TO BE SOLID SOD BERMUDA GRASS.
- CONTRACTOR SHALL GUARANTEE A FULL STAND OF GRASS, REGARDLESS OF WHETHER A PERMANENT LANDSCAPE IRRIGATION SYSTEM IS INSTALLED. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION OR HAND WATER AS REQUIRED FOR TURF ESTABLISHMENT.
- SOIL AMENDMENT: "A PROFESSIONAL BEDDING SOIL" AS PRODUCED BY LIVING EARTH TECHNOLOGIES, INC., 1808 W. NORTHWEST HIGHWAY, DALLAS, TEXAS (PHONE: 214-869-4332) OR "NATURAL T. L. COMPOST" AS PRODUCED BY SOIL BUILDING SYSTEMS, INC., 1770 "Y" STREET, DALLAS, TEXAS (PHONE: 972-831-8181), OR APPROVED EQUAL.
- TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER. TREE BACKFILL SHOULD BE COMPOSED OF 5 PARTS OF EXISTING SOIL EXCAVATED FROM THE HOLE TO ONE PART SOIL AMENDMENT, THOROUGHLY MIXED WITH 5 LBS. PER CUBIC YARD BACKFILL FERTILIZER (13.13.13 ANALYSIS BULK FERTILIZER). TREE BACKFILL TO BE MECHANICALLY MIXED PRIOR TO BACKFILL OPERATIONS.
- SHRUB PITS SHALL BE EXCAVATED 12" GREATER THAN CONTAINER DIAMETER AND 6" DEEPER. BACKFILL WITH 1/2 EXISTING SOIL AND 1/2 SOIL AMENDMENT (OR APPROVED EQUAL) AS NOTED UNDER NOTE 7. ABOVE, THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
- SOIL PREPARATION FOR GROUND COVER, SHRUB, AND SEASONAL COLOR BEDS:
A) EXCAVATE EXISTING SOIL, IF NECESSARY, AND ADD TO SHRUB, GROUND COVER, AND SEASONAL COLOR AREAS THE FOLLOWING:
- 4" LAYER OF COMPOST MIX
- 14-14-14 SLOW RELEASE FERTILIZER (OSMACOTE) AT A RATE OF 5 LBS. / 100 S.F.
B) SPREAD MATERIALS UNIFORMLY AND CULTIVATE THOROUGHLY BY MEANS OF A MECHANICAL TILLER. TILL TO A MINIMUM DEPTH OF 8".
C) POCKET PLANTING OF SHRUB, GROUND COVER, AND SEASONAL COLOR IS NOT ALLOWED.
- MULCH TOPDRESSING TO BE MINIMUM 3" LAYER DOUBLE SHREDDED HARDWOOD, SPREAD UNIFORMLY ON ALL SHRUB AND GROUND COVER BEDS AND ON ALL TREE SAUCERS. AVAILABLE FROM LIVING EARTH TECHNOLOGY (PHONE: 214-869-4332) OR APPROVED EQUAL.
- BED EDGING (IF APPLICABLE) TO BE 1/8" X 4" COL-MET "COMMERCIAL" EDGING AS MANUFACTURED BY COL-MET, GARLAND, TEXAS (PHONE: 800-829-8225), OR APPROVED EQUAL. DARK GREEN COLOR UNLESS NOTED OTHERWISE ON DRAWINGS.
- ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB INSTALLATION. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AN ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EVACUATED THROUGH MECHANICAL MEANS.



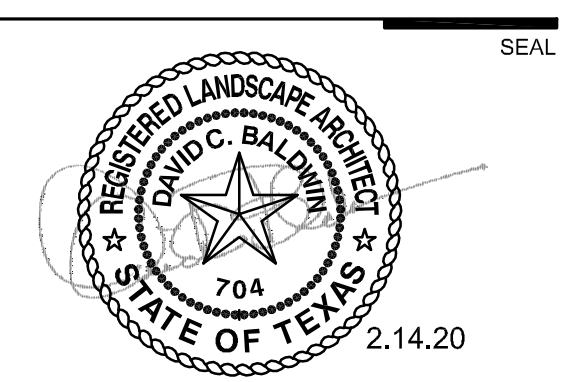
- PLANTER POT NOTES:**
- HOLES FOR DRAINAGE AND IRRIGATION TO BE DRILLED ON SITE BY CONTRACTOR.
 - LANDSCAPE CONTRACTOR TO COORDINATE IRRIGATION AND DRAINAGE PIPING INSTALLATION WITH OTHER TRADES. INSTALL 90° SWEEP ELLS 90° ELBOWS (1" & 2"). USE WELD-ON #705 SOLVENT AND #P-88 PRIMER FOR PVC CONNECTIONS
 - DO NOT WATERPROOF INTERIOR OF POT, EXCEPT AROUND PENETRATIONS.
 - PREPARED SOIL MIX BY LANDSCAPE CONTRACTOR TO BE "READY TO PLANT" AS PROVIDED BY SOIL BUILDING SYSTEMS (972) 831-8181 OR APPROVED EQUAL.



IRRIGATION DESIGNER
SETH HEIDMAN
IRRIGATION DESIGN AND CONSULTING
6009 W. PARKER ROAD #149-221
PLANO, TX 75093
PHONE: (972) 816-5141

DATE	NO.	REVISIONS

PROJECT
KELLER TOWN CENTER ADDITION, BLOCK G - LOT 6
KELLER, TEXAS



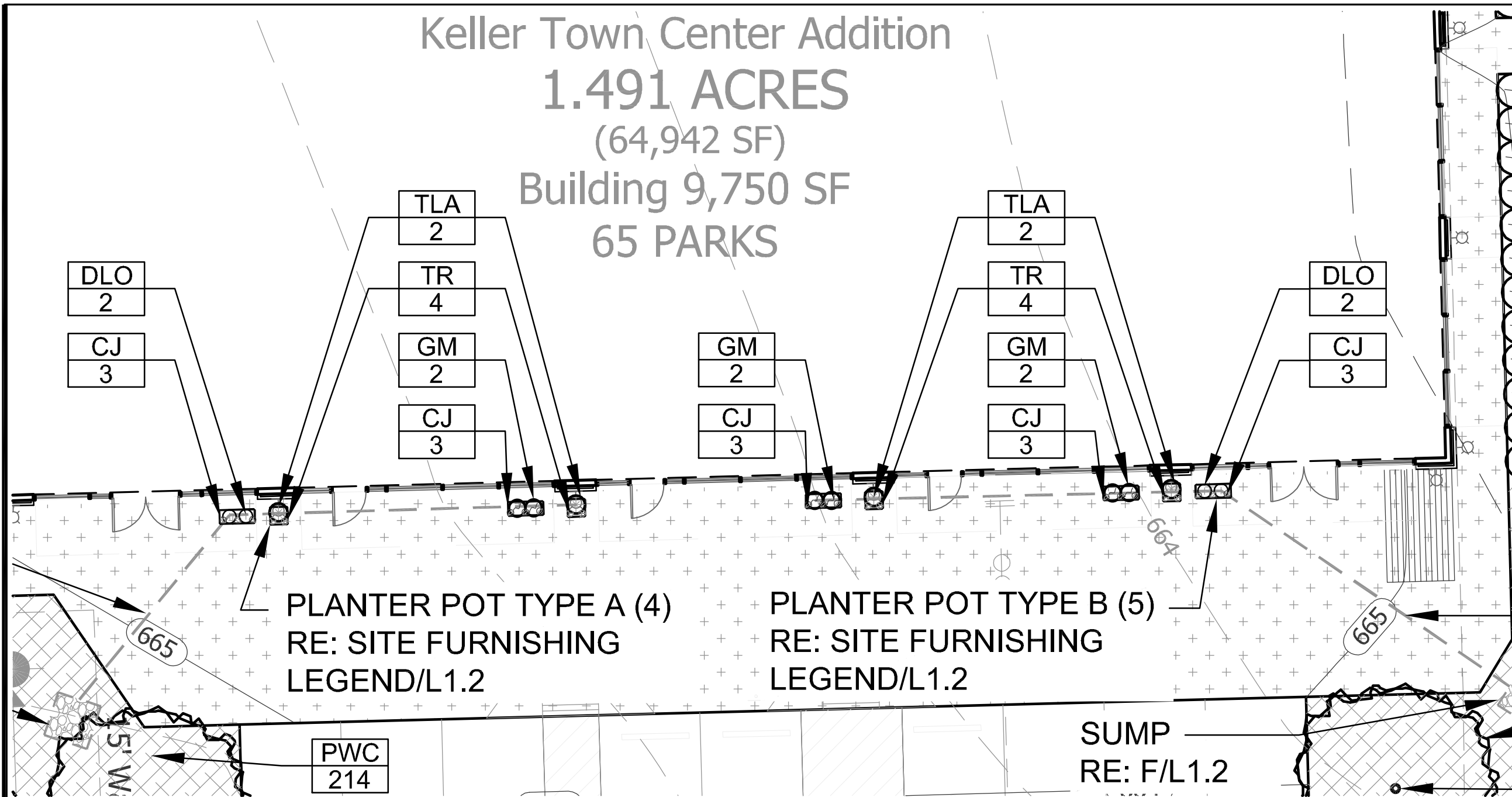
SHEET TITLE
LANDSCAPE DETAILS

PROJECT MANAGER: bju PROJECT DESIGNER: bju
DRAWN BY: bju CHECKED BY: bju
ISSUE DATE: 02/27/20 SCALE: AS NOTED

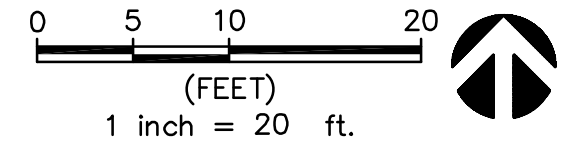
SHEET NO.

L1.2

Keller Town Center Addition
 1.491 ACRES
 (64,942 SF)
 Building 9,750 SF
 65 PARKS



A LANDSCAPE PLAN
 SCALE: 1"=10'-0"



SITE FURNISHING LEGEND			
KEY	QUANTITY	DESCRIPTION	REPRESENTATIVE
PLANTER POT TYPE 'A' "PEDESTAL"	4	VERADECK OUTDOORS "PEDESTAL" STEEL PLANTER: 17"x17"x40" TALL METALLIC SERIES COLOR: GRAY OR BLACK POWERCOAT	VERADECK OUTDOORS 1-888-538-5552 INFO@VERADECK.COM
PLANTER POT TYPE 'B' "LONG BOX"	5	VERADECK OUTDOORS "LONG BOX" STEEL PLANTER: 38"x15"x16" TALL METALLIC SERIES COLOR: GRAY OR BLACK POWERCOAT	VERADECK OUTDOORS 1-888-538-5552 INFO@VERADECK.COM

PLANT LEGEND	
TLA	TWIST OF LIME ABELIA
TR	TRAILING ROSEMARY
DLO	DWARF LOROPETALUM PETITE DELIGHT
GM	GULF MUHLY WHITE CLOUD
CJ	CREEPING JENNY



DCBA

LANDSCAPE ARCHITECTURE
 dcbadesign.com
 730 EAST PARK BOULEVARD • SUITE 100
 PLANO, TX 75074 • TEL (972) 509-1266

PROJECT
KELLER MARKET PLACE - LOT 6

KELLER, TEXAS

SHEET TITLE
HARDSCAPE PLANS

PROJECT MANAGER: BJV
 DRAWN BY: BJV

ISSUE DATE: 02/27/20
 SCALE: AS NOTED

SHEET No.
SK1