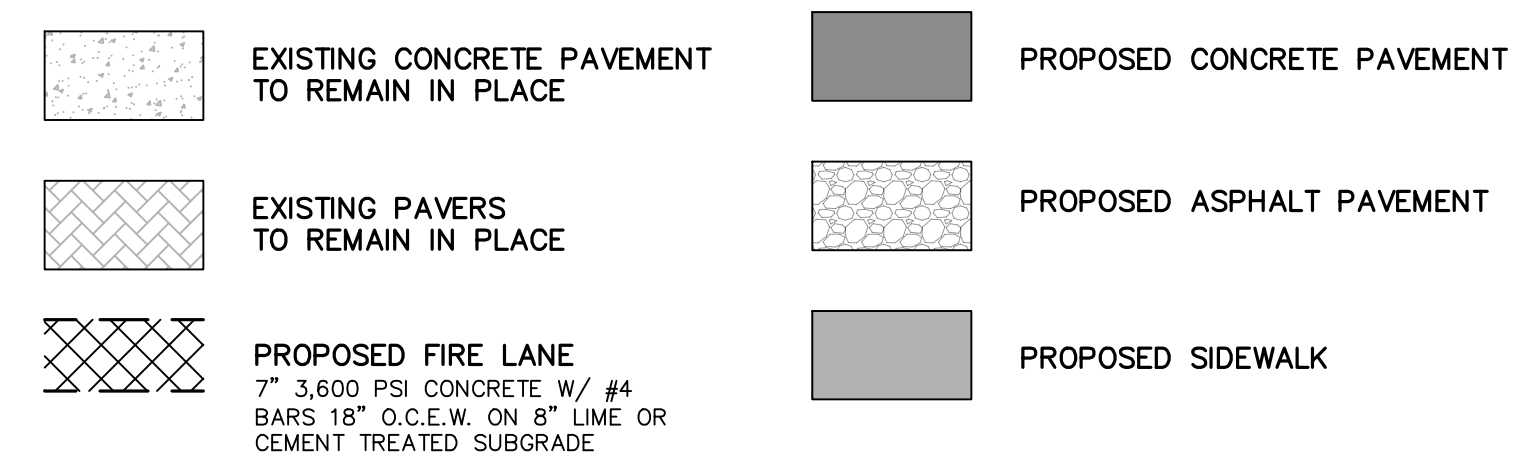


LEGEND



SITE DATA SUMMARY

TOTAL BUILDING AREA	17,147 SF
RETAIL AREA	13,647 SF
WAREHOUSE AREA	3,600 SF
REQUIRED PARKING SPACES RETAIL (1 SPACE / 200 SF BLDG AREA)	68 SPACES
WAREHOUSE (1 SPACE / 2,000 SF BLDG AREA)	2 SPACES
TOTAL REQUIRED	70 SPACES
PROVIDED PARKING SPACES	110 SPACES

REQUESTED VARIANCES

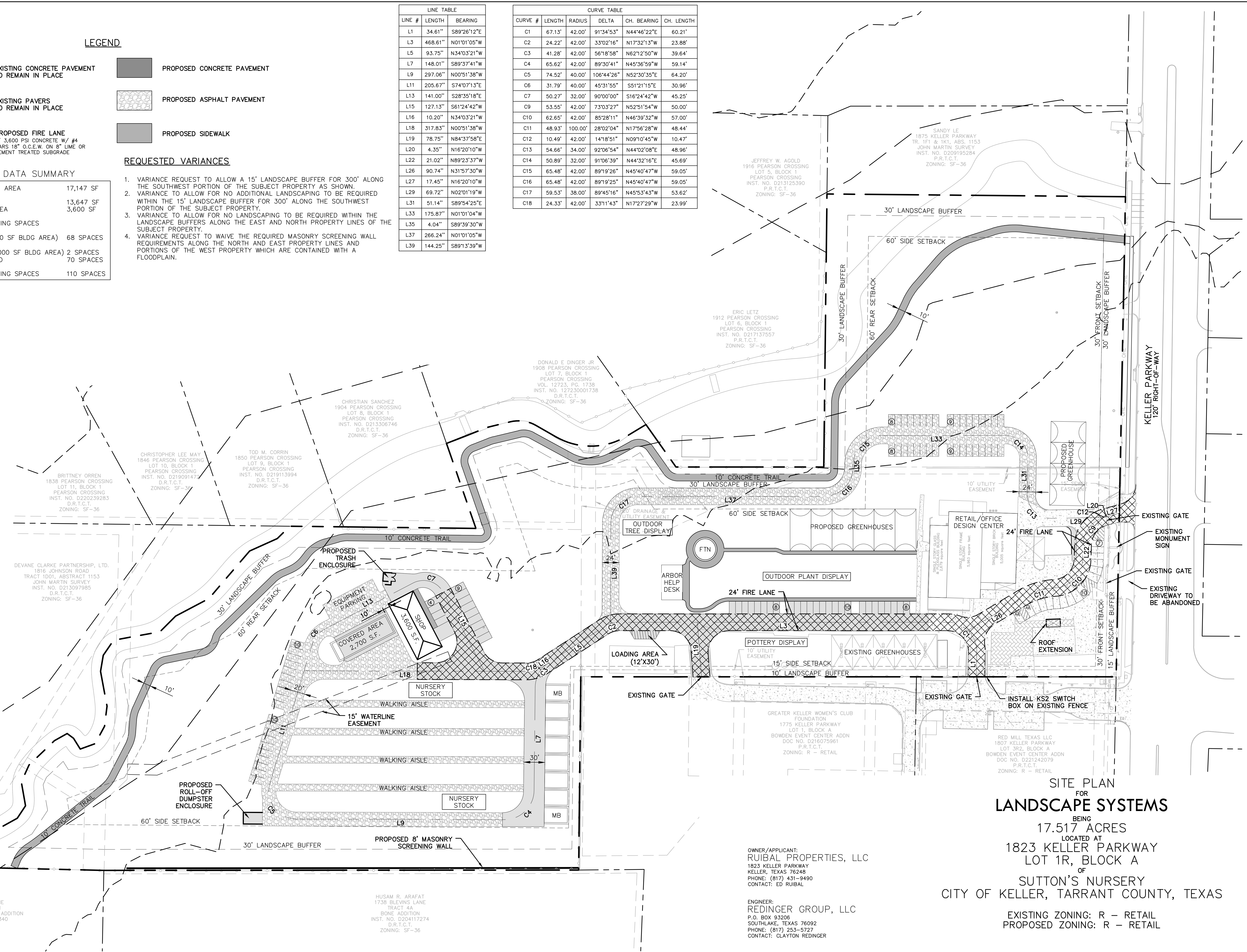
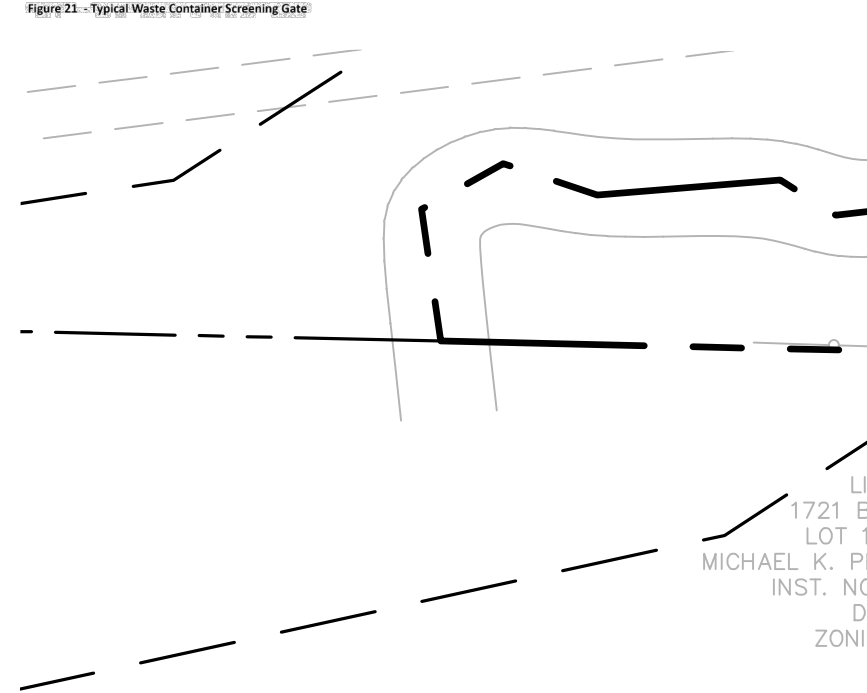
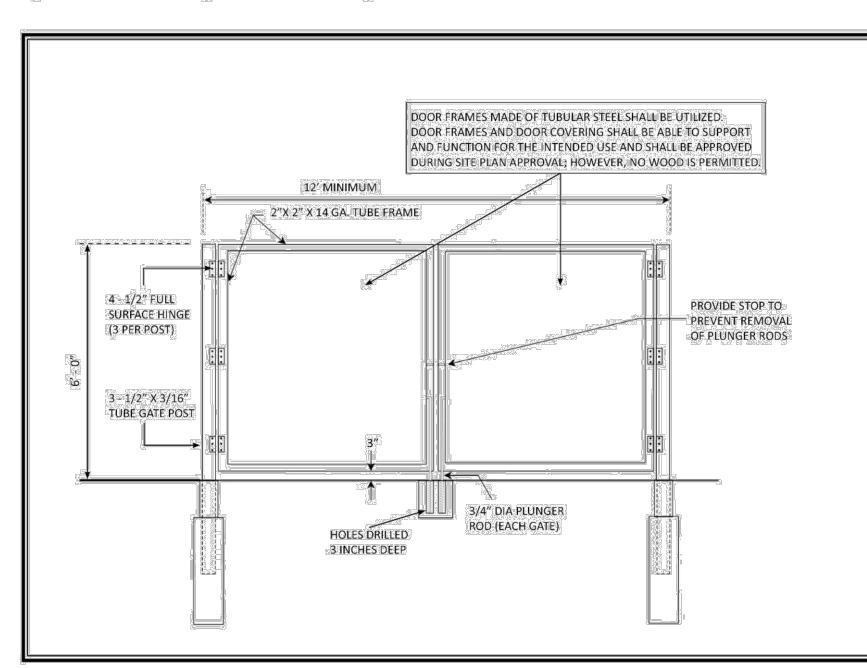
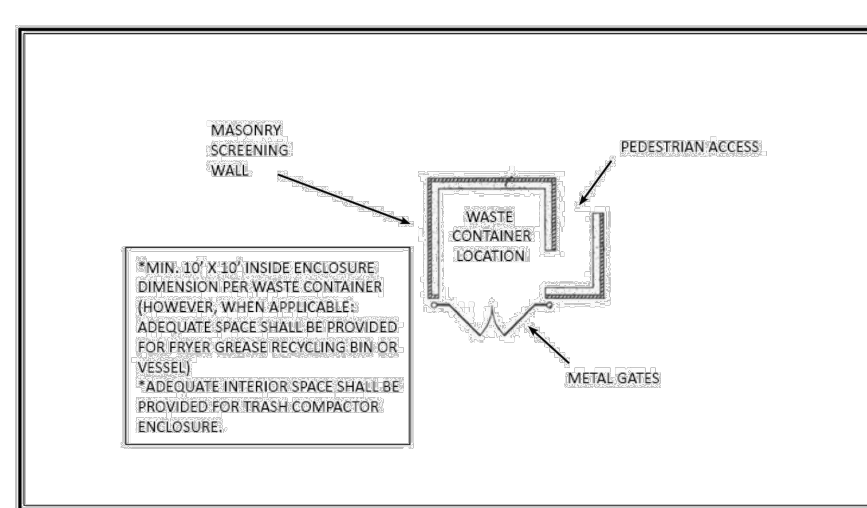
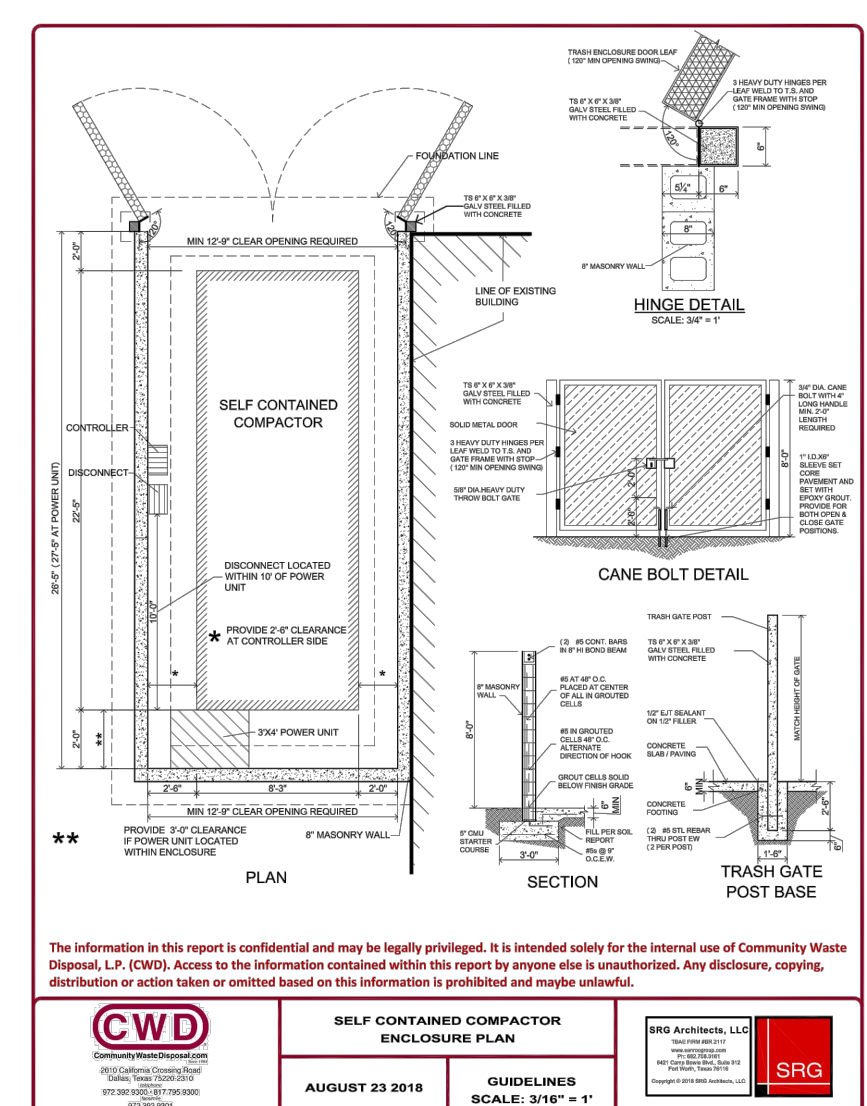
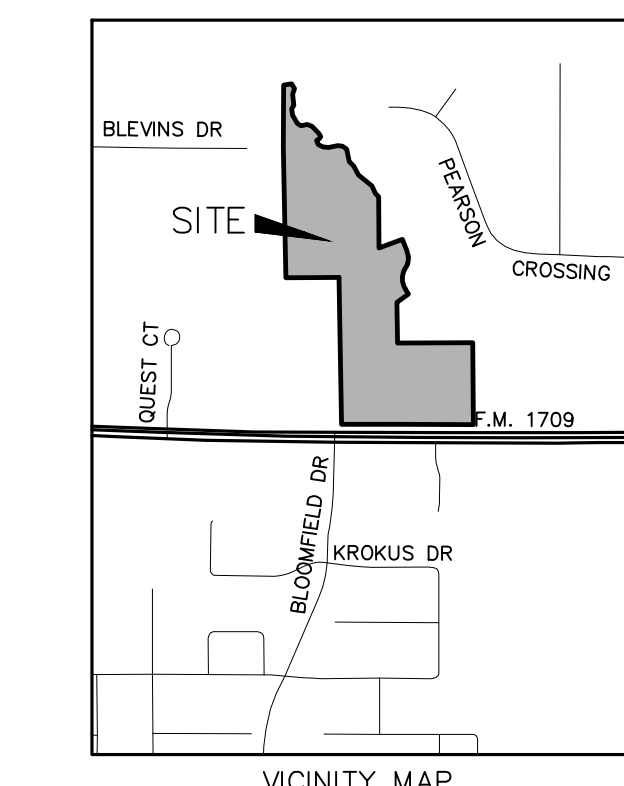
- VARIANCE REQUEST TO ALLOW A 15' LANDSCAPE BUFFER FOR 300' ALONG THE SOUTHWEST PORTION OF THE SUBJECT PROPERTY AS SHOWN.
- VARIANCE TO ALLOW FOR NO ADDITIONAL LANDSCAPING TO BE REQUIRED WITHIN THE 15' LANDSCAPE BUFFER FOR 300' ALONG THE SOUTHWEST PORTION OF THE SUBJECT PROPERTY.
- VARIANCE TO ALLOW FOR NO LANDSCAPING TO BE REQUIRED WITHIN THE LANDSCAPE BUFFERS ALONG THE EAST AND NORTH PROPERTY LINES OF THE SUBJECT PROPERTY.
- VARIANCE REQUEST TO WAIVE THE REQUIRED MASONRY SCREENING WALL REQUIREMENTS ALONG THE NORTH AND EAST PROPERTY LINES AND PORTIONS OF THE WEST PROPERTY WHICH ARE CONTAINED WITH A FLOODPLAIN.

LINE TABLE

LINE #	LENGTH	BEARING
L1	34.61"	S89°26'12"E
L3	468.61"	N01°01'05"W
L5	93.75"	N34°03'21"W
L7	148.01"	S89°37'41"W
L9	297.06"	N00°51'38"W
L11	205.67"	S74°07'13"E
L13	141.00"	S28°35'18"E
L15	127.13"	S61°24'42"W
L16	10.20"	N34°03'21"W
L18	317.83"	N00°51'38"W
L19	78.75"	N84°37'58"E
L20	4.35"	N16°20'10"W
L22	21.02"	N89°23'37"W
L26	90.74"	N31°57'30"W
L27	17.45"	N16°20'10"W
L29	69.72"	N02°01'19"W
L31	51.14"	S89°54'25"E
L33	175.87"	N01°01'04"W
L35	4.04"	S89°39'30"W
L37	266.24"	N01°01'05"W
L39	144.25"	S89°13'39"W

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	41.28'	42.00'	56°18'58"	N62°12'50"W	39.64'
C4	65.62'	42.00'	89°30'41"	N45°36'59"W	59.14'
C5	74.52'	40.00'	106°44'26"	N52°30'35"E	64.20'
C6	31.79'	40.00'	45°31'55"	S51°21'16"E	30.96'
C7	50.27'	32.00'	90°00'00"	S16°24'42"W	45.25'
C9	53.55'	42.00'	73°03'27"	N52°51'54"W	50.00'
C10	62.65'	42.00'	85°28'11"	N46°39'32"W	57.00'
C11	48.93'	100.00'	28°02'04"	N17°56'28"W	48.44'
C12	10.49'	42.00'	14°18'51"	N09°10'45"W	10.47'
C13	54.66'	42.00'	92°06'54"	N44°02'08"E	48.96'
C14	50.89'	32.00'	91°06'39"	N44°32'16"E	45.69'
C15	65.48'	42.00'	89°19'26"	N45°40'47"W	59.05'
C16	65.48'	42.00'	89°19'25"	N45°40'47"W	59.05'
C17	59.53'	38.00'	89°45'16"	N45°53'43"W	53.62'
C18	24.33'	42.00'	33°11'43"	N17°27'29"W	23.99'



OWNER/APPLICANT:
RUIBAL PROPERTIES, LLC
1823 KELLER PARKWAY
KELLER, TEXAS 76248
PHONE: (817) 431-9490
CONTACT: ED RUIBAL

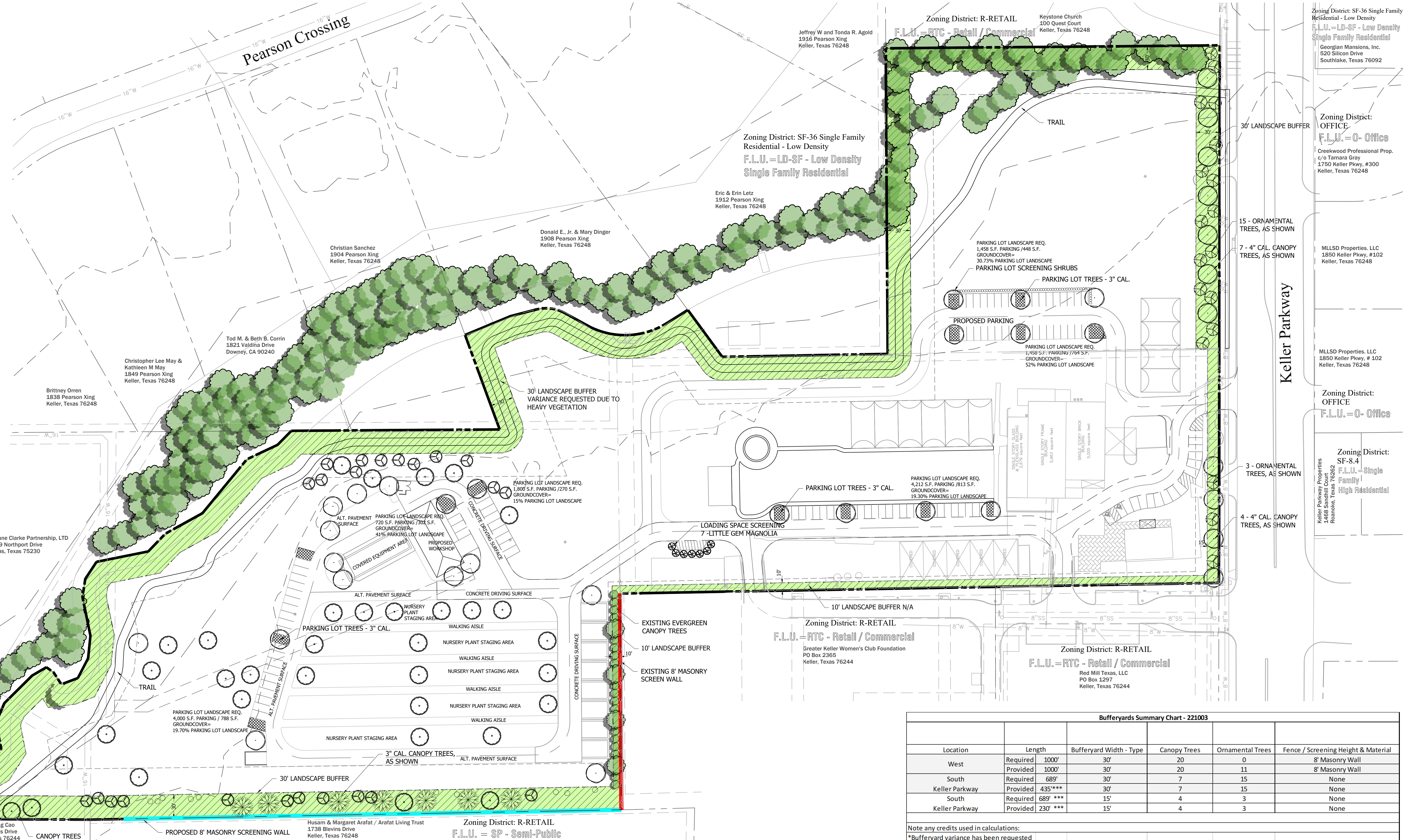
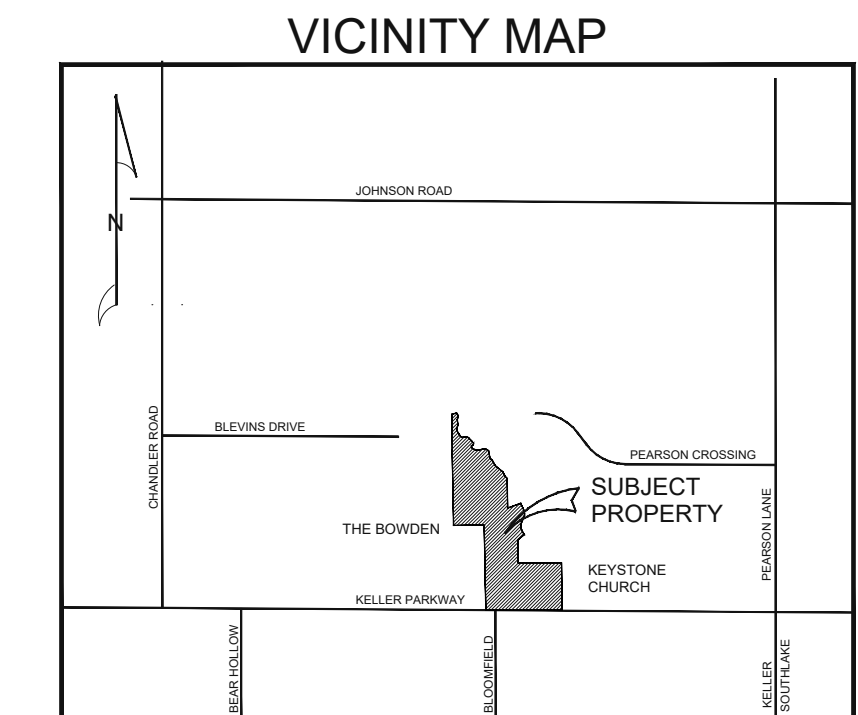
ENGINEER:
REDINGER GROUP, LLC
P.O. BOX 93208
SOUTHLAKE, TEXAS 76092
PHONE: (817) 253-5727
CONTACT: CLAYTON REDINGER

SITE PLAN FOR LANDSCAPE SYSTEMS
BEING 15.717 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
- Little Gem Magnolia
- Ornamental Tree - 6' ht. min. Redbud
- Shrubs - 3' ht min. Dwarf Yaupon Holly
- Groundcover - 4" pots



Bufferyards Summary Chart - 221003

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	11	8' Masonry Wall
South	Required	689'	30'	7	15	None
	Provided	435'***	30'	7	15	None
Keller Parkway	Required	689' ***	15'	4	3	None
	Provided	230' ***	15'	4	3	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:

- Specific plant types and locations are subject to review by the Landscape Administrator during the building permit application process.
- A canopy tree planted on the site must be a minimum of 3" in caliper, unless noted.
- Ornamental trees are required to be a minimum of 6' in height when planted.
- All plant materials are to be maintained in perpetuity.

PARKING LOT PLANTING

PARKING LOT TREES - 3" cal (1 PER ISLAND)	REQUIRED	PROVIDED
	14	14

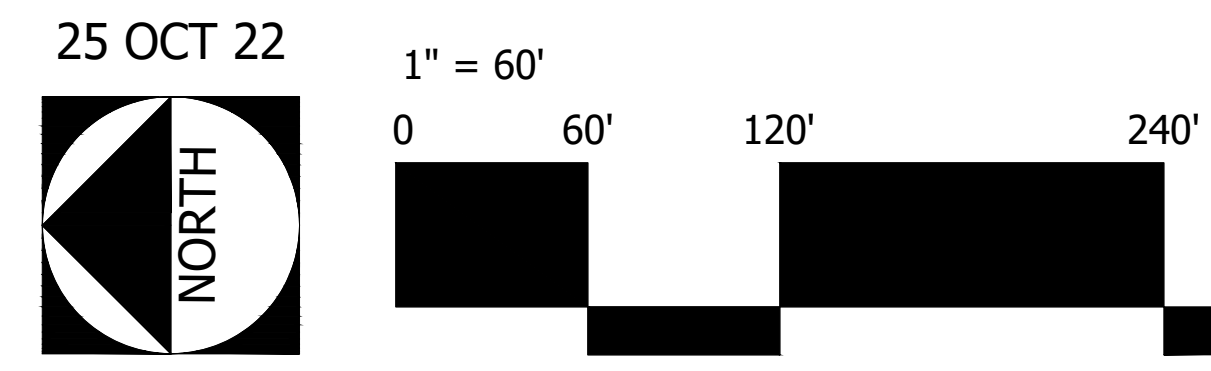
SCREENING SHRUBS ARE PROVIDED AT THE PROPOSED PARKING LOT - 3' HT MIN.

PARKING LOT AREA 15% MIN. LANDSCAPE REQUIRED.
 PARKING LOT AREA = 11,048 S.F. / LANDSCAPE AREA = 3,385 S.F. = 30.64% COVERAGE

Planner: SAGE GROUP, INC.
 Master Planning
 Urban Design
 Architecture
 Landscape Architecture
 1130 N. Carroll Ave., Ste. 200
 Southlake, Texas 76092
 TEL. 817-424-2626

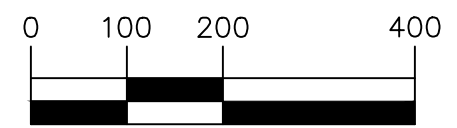
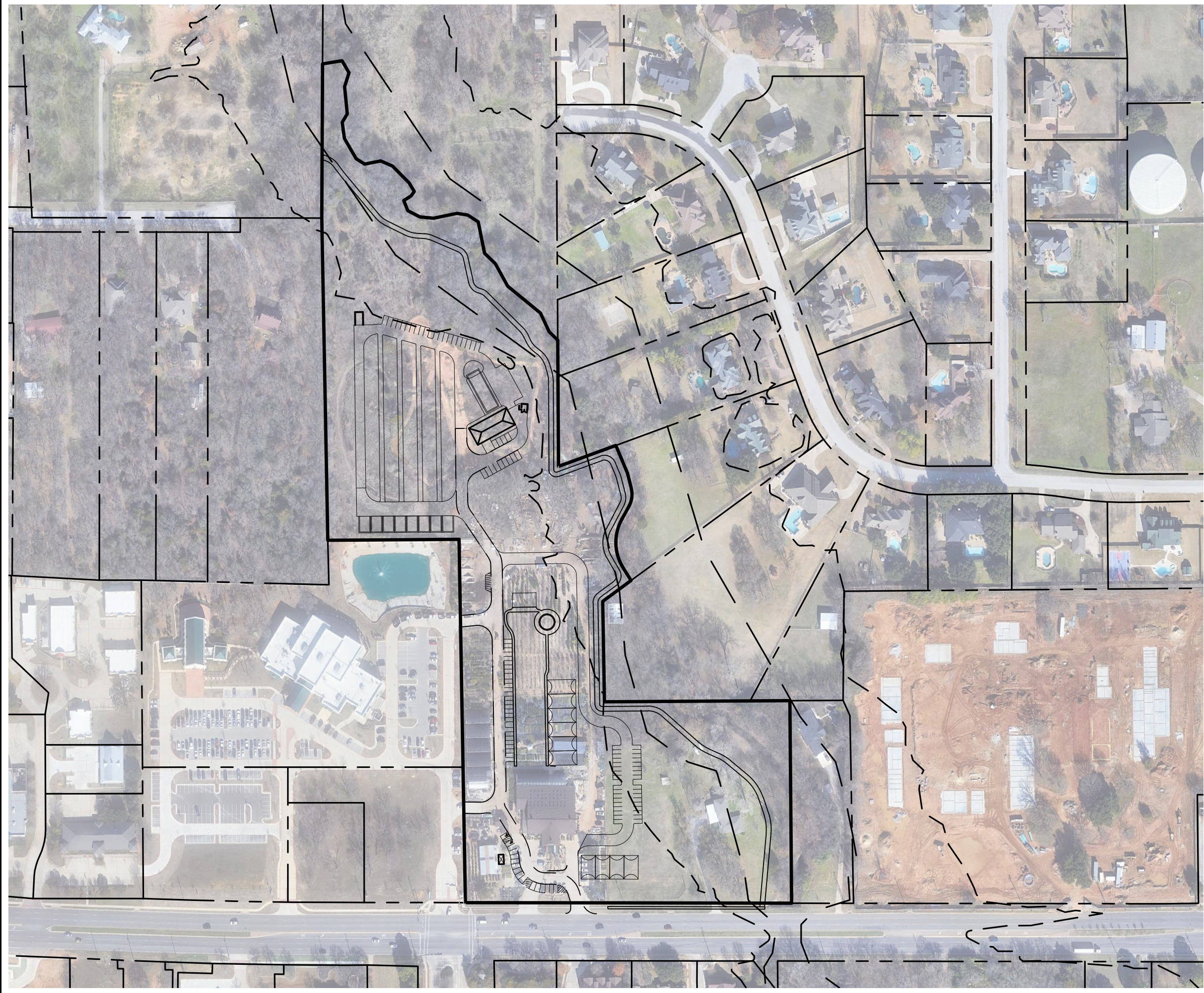
Owner: Ruibal Properties, Inc.
 1823 Keller Parkway
 Keller, Texas 76248
 Phone: 817-431-9490
 Contact: Ed Ruibal

Engineer: Redinger Group, LLC
 P.O. Box 93206
 Southlake, Texas 76092
 817-253-5727
 Attn: Clayton Redinger, P.E.




SUP - Landscape Plan

Landscape Systems
 Keller, Tarrant County, Texas



(IN FEET)
1 INCH = 200FT

LANDSCAPE SYSTEMS AERIAL OVERLAY KELLER, TEXAS				
		<small>P.O. BOX 93206 SOUTHLAKE, TEXAS 76092 PHONE: (817) 253-5727 ENGINEERING FIRM REGISTRATION NUMBER F-23328</small>		
<small>DRAWN BY:</small> DSM	<small>SCALE:</small> 1"=200'	<small>DATE:</small> 10/25/2022	<small>PROJECT NO.:</small> 1012-01	<small>SHEET:</small> 9

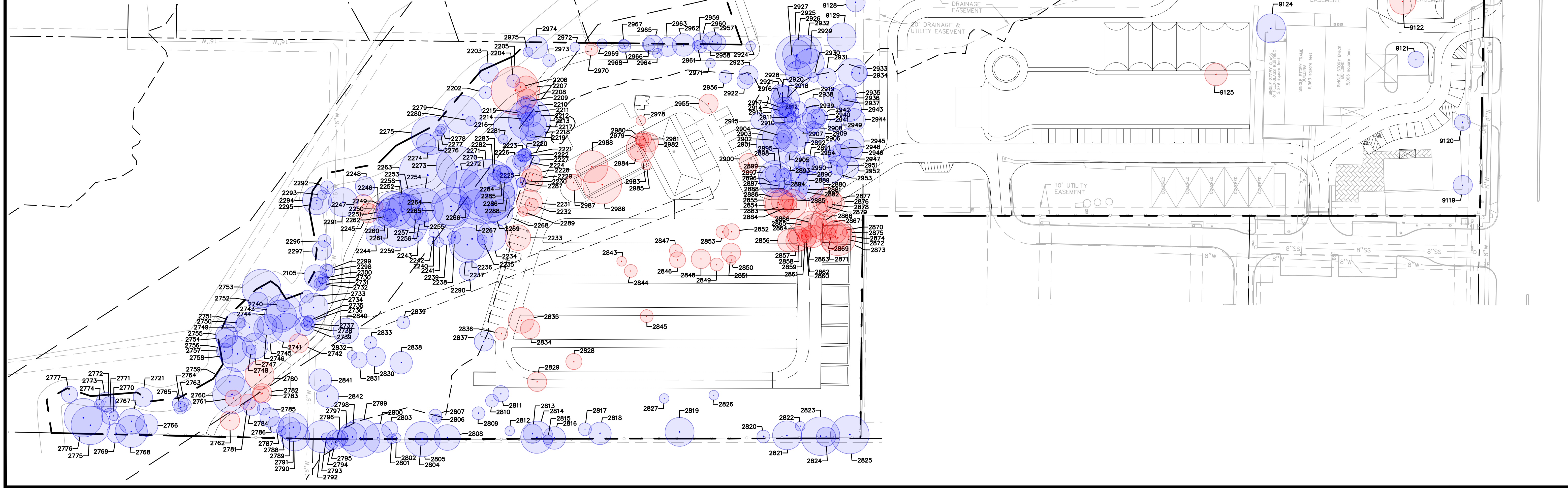
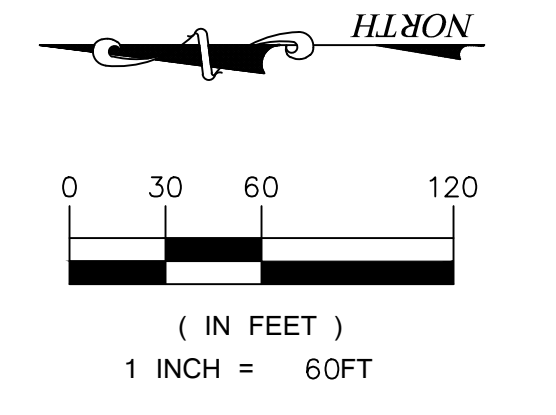
TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN	
Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species
2105	14" BOIS D'ARC	2264	24" OAK	2745	18" ELM	2804	8" ELM	2902	10" OAK	2953	14" OAK	9031	16" CEDAR ELM
2202	8" CEDAR	2265	22" OAK	2746	12" ELM	2805	22" OAK	2903	18" OAK	2954	10" OAK	9033	14" OAK
2203	12" ELM	2266	8" CEDAR	2747	16" ELM	2806	6" CEDAR	2904	8" OAK	2956	8" OAK	9034	10" OAK
2204	8" OAK	2267	22" OAK	2748	6" CEDAR	2807	8" OAK	2905	20" ELM	2957	10" CEDAR	9035	14" OAK
2209	6" ELM	2268	16" CEDAR	2749	18" HACKBERRY	2808	16" HACKBERRY	2906	12" OAK	2958	12" OAK	9036	14" OAK
2210	14" ELM	2269	22" OAK	2750	6" CEDAR	2809	8" MESQUITE	2907	12" OAK	2959	8" CEDAR	9041	10" ELM
2211	6" ELM	2270	34" OAK	2751	12" HONEY LOCUST	2810	8" MESQUITE	2908	8" OAK	2960	10" OAK	9061	22" ELM
2212	14" ELM	2271	36" OAK	2752	12" OAK	2811	10" MESQUITE	2909	12" OAK	2961	6" CEDAR	9070	6" CEDAR
2213	26" ELM	2272	22" OAK	2753	24" WILLOW	2812	6" HONEY LOCUST	2910	10" OAK	2962	14" ELM	9072	14" ELM
2214	8" ELM	2273	26" OAK	2754	12" ELM	2813	12" OAK	2911	6" ELM	2963	12" BOIS D'ARC	9073	18" ELM
2215	10" ELM	2274	12" ELM	2755	14" ELM	2814	20" OAK	2912	14" OAK	2964	6" ELM	9085	6" PECAN
2216	22" BOIS D'ARC	2275	24" WILLOW	2756	18" ELM	2815	6" OAK	2913	14" OAK	2965	12" ELM	9086	8" PECAN
2217	16" ELM	2276	6" ELM	2757	10" CEDAR	2816	14" OAK	2914	12" OAK	2966	8" ELM	9087	10" ELM
2218	16" ELM	2277	6" ELM	2758	22" ELM	2817	8" CEDAR	2915	10" BOIS D'ARC	2967	6" ELM	9088	8" PECAN
2219	6" HACKBERRY	2278	6" ELM	2759	18" PECAN	2818	14" ELM	2916	12" ELM	2968	8" BOIS D'ARC	9089	8" ELM
2220	6" ELM	2279	24" BOIS D'ARC	2760	6" ELM	2819	18" BOIS D'ARC	2917	8" OAK	2969	6" ELM	9090	8" ELM
2221	8" HACKBERRY	2280	6" POPLAR	2763	8" ELM	2820	8" OAK	2918	12" OAK	2971	6" OAK	9091	16" ELM
2222	8" ELM	2281	6" CEDAR	2764	10" CEDAR	2821	18" OAK	2919	16" OAK	2972	6" ELM	9092	6" ELM
2223	8" ELM	2282	8" ELM	2765	8" CEDAR	2822	6" SOAPBERRY	2920	12" OAK	2973	8" SOAPBERRY	9096	6" ELM
2224	12" ELM	2283	8" HACKBERRY	2766	14" BOIS D'ARC	2823	24" OAK	2921	12" OAK	2974	14" CEDAR	9105	6" ELM
2225	8" ELM	2284	10" HACKBERRY	2767	16" BOIS D'ARC	2824	12" OAK	2922	10" OAK	2975	6" ELM	9106	10" ELM
2226	12" ELM	2285	12" ELM	2768	20" PECAN	2825	24" OAK	2923	12" OAK	9001	16" PECAN	9114	6" CEDAR ELM
2227	6" OAK	2286	10" ELM	2769	12" HACKBERRY	2826	6" OAK	2924	6" OAK	9002	16" OAK	9115	16" PECAN
2230	6" OAK	2287	6" ELM	2770	6" ELM	2827	6" OAK	2925	26" OAK	9003	24" PECAN	9116	10" PECAN
2234	18" ELM	2288	8" ELM	2771	10" HACKBERRY	2830	12" MESQUITE	2926	18" OAK	9004	8" ELM	9119	12" OAK
2235	6" ELM	2290	12" OAK	2772	10" OAK	2831	10" MESQUITE	2927	10" ELM	9005	14" ELM	9120	10" OAK
2236	26" OAK	2291	18" OAK	2773	12" ELM	2832	6" MESQUITE	2928	16" OAK	9006	12" ELM	9121	10" OAK
2237	22" ELM	2292	8" BOIS D'ARC	2774	6" ELM	2833	8" MESQUITE	2929	18" OAK	9007	16" ELM	9124	18" OAK
2238	8" ELM	2293	6" BOIS D'ARC	2775	24" BOIS D'ARC	2837	12" MESQUITE	2930	6" BOIS D'ARC	9008	18" ASH	9126	14" ELM
2239	10" ELM	2294	18" ELM	2776	24" BOIS D'ARC	2838	14" BOIS D'ARC	2931	12" OAK	9009	20" CEDAR	9127	22" ELM
2240	6" CEDAR	2295	8" ELM	2777	10" SOAPBERRY	2839	8" MEXICAN PLUM	2932	18" OAK	9010	15" CEDAR	9128	12" OAK
2241	6" ELM	2296	8" ELM	2784	10" BOIS D'ARC	2840	16" OAK	2933	18" OAK	9011	14" ELM	9129	18" OAK
2242	6" ELM	2297	12" OAK	2785	8" OAK	2841	14" OAK	2934	10" SOAPBERRY	9012	7" CEDAR		
2243	6" ELM	2298	8" ELM	2786	12" ELM	2842	14" OAK	2935	12" OAK	9013	12" ASH		
2244	12" ELM	2299	8" ELM	2787	10" ELM	2843	14" OAK	2936	16" OAK	9014	12" ASH		
2248	12" ELM	2300	6" ELM	2788	6" ELM	2844	14" OAK	2937	12" OAK	9015	12" ASH		
2249	6" CEDAR	2721	12" ELM	2789	14" ELM	2845	14" OAK	2938	10" OAK	9016	14" ASH		
2250	14" ELM	2730	12" ELM	2790	18" ELM	2846	14" OAK	2939	10" OAK	9017	26" OAK		
2251	22" ELM	2731	8" ELM	2791	18" ELM	2847	14" OAK	2940	14" OAK	9018	24" OAK		
2252	14" ELM	2732	8" HACKBERRY	2792	20" ELM	2848	14" OAK	2941	12" OAK	9019	22" OAK		
2253	14" CEDAR	2733	8" ELM	2793	6" BOIS D'ARC	2849	14" OAK	2942	10" OAK	9020	17" OAK		
2254	26" ELM	2734	18" ELM	2794	8" OAK	2850	14" OAK	2943	14" OAK	9021	20" OAK		
2255	12" ELM	2735	6" ELM	2795	12" ELM	2851	14" OAK	2944	14" OAK	9022	14" OAK		
2256	8" ELM	2736	8" ELM	2796	10" ELM	2852	14" OAK	2945	18" BOIS D'ARC	9023	22" OAK		
2257	8" CEDAR	2737	8" ELM	2797	12" ELM	2853	14" OAK	2946	14" OAK	9024	24" OAK		
2258	22" OAK	2738	6" HACKBERRY	2798	18" ELM	2854	14" OAK	2947	14" OAK	9025	24" ASH		
2259	34" OAK	2739	12" POPLAR	2799	24" OAK	2855	14" OAK	2948	10" OAK	9026	18" ASH		
2260	10" ELM	2740	8" ELM	2800	18" ELM	2856	14" OAK	2949	8" OAK	9027	20" ASH		
2261	12" ELM	2741	18" BOIS D'ARC	2801	6" OAK	2857	14" OAK	2950	8" OAK	9028	18" CEDAR ELM		
2262	8" ELM	2743	22" BOIS D'ARC	2802	6" OAK	2858	14" OAK	2951	12" OAK	9029	10" CEDAR ELM		
2263	36" BOIS D'ARC	2744	20" ELM	2803	10" HONEY LOCUST	2859	14" OAK	2952	14" OAK	9030	10" CEDAR ELM		

TREES TO BE REMOVED			TREES TO BE REMOVED			TREES TO BE REMOVED		
Tree #	Size & Species	Removal	Tree #	Size & Species	Removal	Tree #	Size & Species	Removal
2205	30" OAK	TRAIL	2856	14" OAK	PAVEMENT	2985	6" HONEY LOCUST	BUILDING
2206	6" ELM	TRAIL	2857	14" OAK	PAVEMENT	2986	24" BOIS D'ARC	EXEMPT
2207	14" ELM	TRAIL	2858	12" OAK	PAVEMENT	2987	10" ELM	GRADING
2208	12" ELM	TRAIL	2859	18" OAK	PAVEMENT	2988	20" BOIS D'ARC	EXEMPT
2228	12" OAK	PAVEMENT	2860	6" ELM	PAVEMENT	9032	12" ASH	TRAIL
2229	14" OAK	PAVEMENT	2861	8" OAK	PAVEMENT	9036	20" CEDAR ELM	TRAIL
2231	16" OAK	PAVEMENT	2862	12" OAK	PAVEMENT	9037	18" OAK	TRAIL
2232	8" CEDAR	PAVEMENT	2863	14" OAK	PAVEMENT	9093	8" ELM	GRADING
2233	16" OAK	PAVEMENT	2864	20" OAK	PAVEMENT	9094	6" ELM	GRADING
2245	12" ELM	TRAIL	2865	14" OAK	PAVEMENT	9095	8" ELM	GRADING
2246	6" CEDAR	TRAIL	2866	18" OAK	PAVEMENT	9097	6" ELM	PAVEMENT
2247	12" ELM	TRAIL	2867	12" OAK	PAVEMENT	9098	6" ELM	PAVEMENT
2289	6" HACKBERRY	EXEMPT	2868	6" OAK	PAVEMENT	9099	10" ELM	PAVEMENT
2742	12" ELM	TRAIL	2869	6" ELM	PAVEMENT	9100	10" ELM	PAVEMENT
2761	10" ELM	TRAIL	2870	14" OAK	PAVEMENT	9101	14" ELM	GRADING
2762	12" CEDAR	TRAIL	2871	10" ELM	PAVEMENT	9102	8" ELM	GRADING
2780	18" BOIS D'ARC	EXEMPT	2872	16" OAK	PAVEMENT	9103	12" ELM	GRADING
2781	10" ELM	TRAIL	2873	22" OAK	PAVEMENT	9104	10" ELM	GRADING
2782	12" CEDAR	TRAIL	2874	14" OAK	PAVEMENT	9107	16" ELM	GRADING
2783	10" ELM	TRAIL	2875	6" OAK	PAVEMENT	9108	10" ELM	GRADING
2828	10" MESQUITE	EXEMPT	2876	12" OAK	PAVEMENT	9109	6" ELM	PAVEMENT
2829	12" MESQUITE	EXEMPT	2877	18" OAK	PAVEMENT	9110	6" ELM	PAVEMENT
2834	12" CEDAR	PAVEMENT	2878	10" ELM	PAVEMENT	9111	6" ELM	GRADING
2835	16" BOIS D'ARC	EXEMPT	2879	12" OAK	PAVEMENT	9112	12" ELM	PAVEMENT
2836	8" MESQUITE	EXEMPT	2883	18" OAK	PAVEMENT	9113	18" ELM	PAVEMENT
2843	6" HACKBERRY	EXEMPT	2884	8" OAK	PAVEMENT	9117	12" ELM	TRAIL
2844	8" ELM	PAVEMENT	2885	10" OAK	PAVEMENT	9118	12" ELM	TRAIL
2845	8" OAK	PAVEMENT	2886	14" OAK	PAVEMENT	9122	16" OAK	GRADING
2846	10" MESQUITE	EXEMPT	2900	12" MESQUITE	EXEMPT	9123	10" OAK	GRADING
2847	8" HONEY LOCUST	PAVEMENT	2955	12" OAK	PAVEMENT	9125	14" ELM	GRADING
2848	12" MESQUITE	EXEMPT	2970	8" ELM	TRAIL			
2849	8" MESQUITE	EXEMPT	2978	6" SOAPBERRY	PAVEMENT			
2850	6" MESQUITE	EXEMPT	2979	6" SOAPBERRY	BUILDING			
2851	12" MESQUITE	EXEMPT	2980	8" SOAPBERRY	BUILDING			
2852	10" MESQUITE	EXEMPT	2981	10" SOAPBERRY	BUILDING			
2853	8" MESQUITE	EXEMPT	2982	12" SOAPBERRY	BUILDING			
2854	18" OAK	PAVEMENT	2983	18" SOAPBERRY	BUILDING			
2855	18" OAK	PAVEMENT	2984	10" HONEY LOCUST	BUILDING			

SITE DATA SUMMARY
 TOTAL NUMBER OF TREES 438 TREES
 TREES TO BE REMOVED 106 TREES

LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- MARGINAL TREE



REINGER GROUP, LLC
 P.O. BOX 90206
 SOUTH PLAINS, TEXAS 75085
 PHONE: (817) 233-2272
 FAX: (817) 233-2273
 ENGINEERING REGISTRATION NUMBER: 7-23239
 PREPARED FOR: RURAL PROPERTIES, LLC
 1012-01, 1012-02, 1012-03
 KELLER, TEXAS 75248
 CONTACT: ED@RURALPROPERTIES.COM

**TREE SURVEY
 LANDSCAPE SYSTEMS
 KELLER, TEXAS**

BENCHMARKS:
 BM1
 XXX
 ELEV = XXX
 BM2
 XXX
 ELEV = XXX

**PRELIMINARY
 FOR REVIEW ONLY**
 Not for Construction or Permit Purposes
 Drawn By: DSM
 Reviewed By: CTR
 Project: 1012-01

SHEET
 08

REINGER GROUP PROJECT NO. 1012-01 - SITE PLAN FOR LANDSCAPE SYSTEMS - KELLER, TEXAS

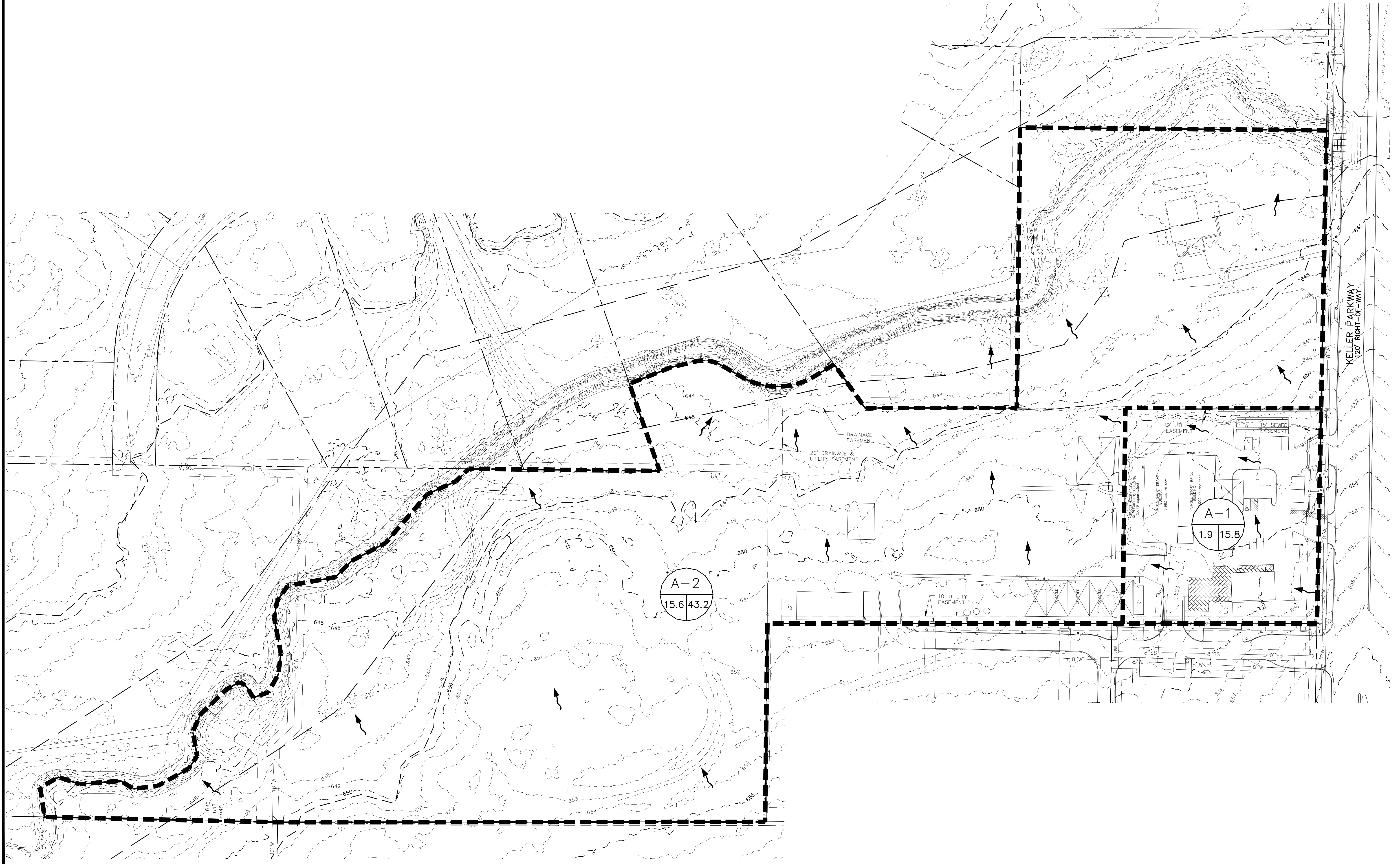
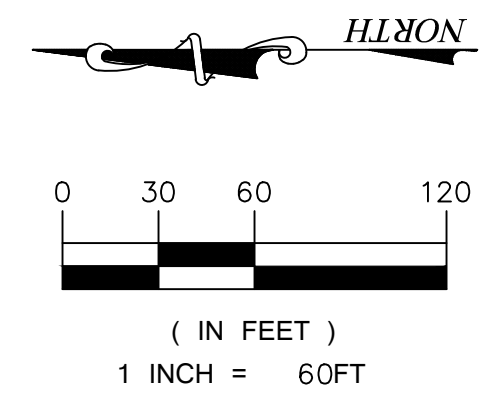
NO. REVISION BY DATE

RATIONAL METHOD RUNOFF CALCULATIONS

AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I2 (IN/HR)	Q2 (CFS)	I10 (IN/HR)	Q10 (CFS)	I100 (IN/HR)	Q100 (CFS)
A-1	1.9		0.90	10	4.71	8.1	6.51	11.1	9.24	15.8
A-2	15.6		0.30	10	4.71	22.0	6.51	30.5	9.24	43.2

LEGEND

- NAME
AC 1100 DRAINAGE AREA LABEL
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- 501- EXISTING CONTOUR MINOR
- 500- EXISTING CONTOUR MAJOR



REDINGER GROUP, LLC
 P.O. BOX 93206
 SUITE 100
 KELLER, TEXAS 75224
 PHONE: (817) 233-2777
 FAX: (817) 233-2777
 ENGINEERING REGISTRATION NUMBER: 7-23239
 PREPARED FOR: RURAL PROPERTIES, LLC
 10000 W. PARKWAY
 KELLER, TEXAS 75248
 CONTACT: BO DUBAL



**EXISTING DRAINAGE PLAN
 LANDSCAPE SYSTEMS
 KELLER, TEXAS**

BENCHMARKS:
 BM1
 XXX
 ELEV = XXX
 BM2
 XXX
 ELEV = XXX

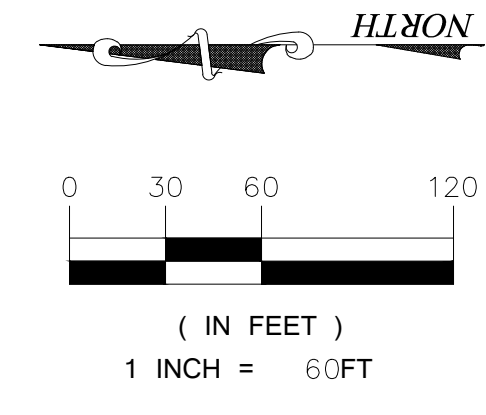
**PRELIMINARY
 FOR REVIEW ONLY**
 Not for Construction or Permit Purposes
 Prepared by: CLAYTON T. REDINGER
 P.E. No. 87487 Date: 10/25/2022

Drawn By: DSM
 Reviewed By: CTR
 Project: 1012-01

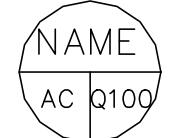




SHEET
 3

REDINGER GROUP PROJECT No. 1012-01 - SITE PLAN FOR LANDSCAPE SYSTEMS - KELLER, TEXAS

NO.	REVISION	BY	DATE



LEGEND

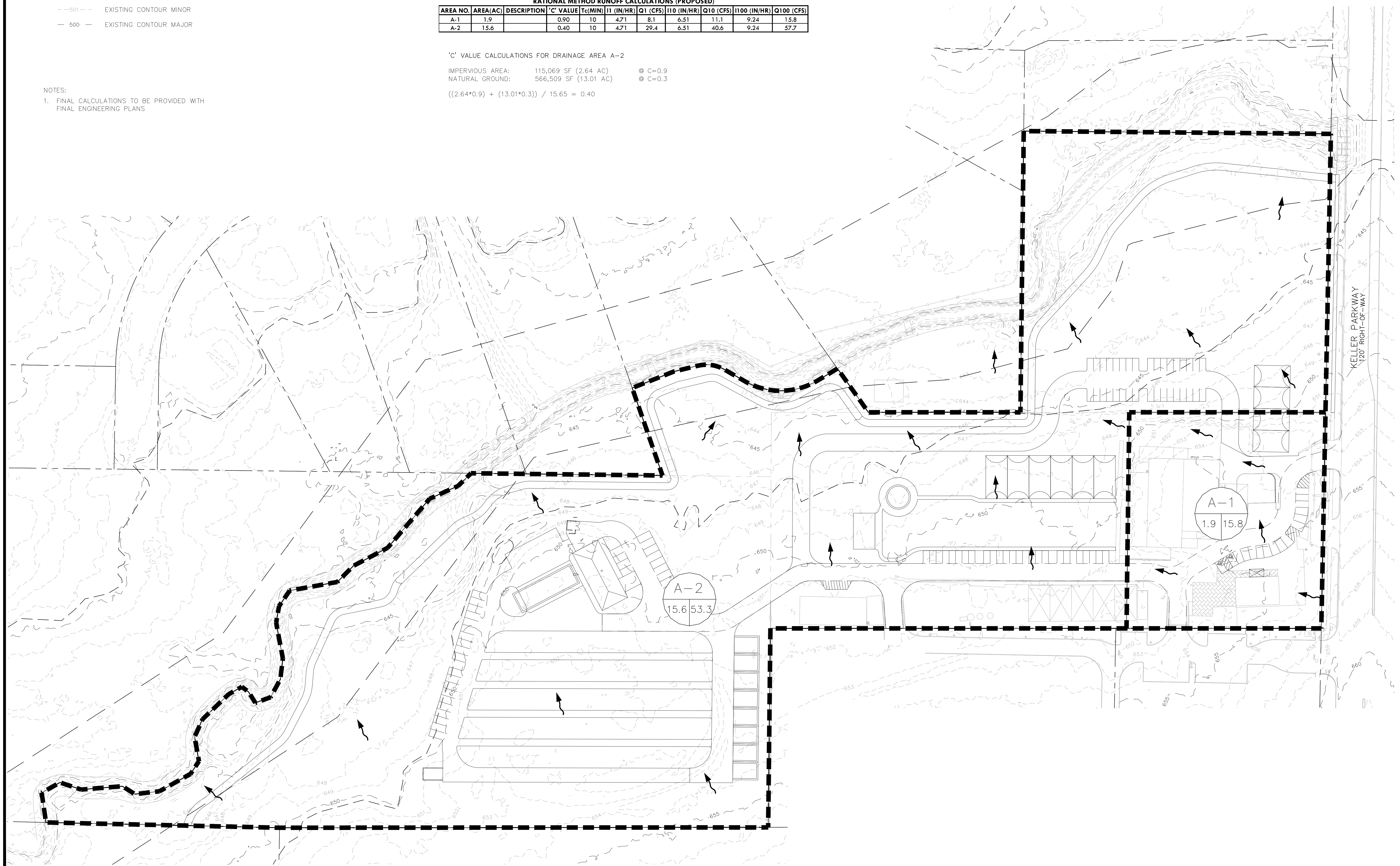
-  DRAINAGE AREA LABEL
-  FLOW ARROW (POST-PROJECT)
-  DRAINAGE DIVIDE
-  EXISTING CONTOUR MINOR
-  EXISTING CONTOUR MAJOR

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)

AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	Tc(MIN)	I1 (IN/HR)	Q1 (CFS)	I10 (IN/HR)	Q10 (CFS)	I100 (IN/HR)	Q100 (CFS)
A-1	1.9		0.90	10	4.71	8.1	6.51	11.1	9.24	15.8
A-2	15.6		0.40	10	4.71	29.4	6.51	40.6	9.24	57.7

'C' VALUE CALCULATIONS FOR DRAINAGE AREA A-2
 IMPERVIOUS AREA: 115,069 SF (2.64 AC) @ C=0.9
 NATURAL GROUND: 566,509 SF (13.01 AC) @ C=0.3
 $((2.64 \cdot 0.9) + (13.01 \cdot 0.3)) / 15.65 = 0.40$

NOTES:
 1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS



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 PHONE: (602) 933-2727
 FAX: (602) 933-2727
 PREPARED FOR: RURAL PROPERTIES, LLC
 10250 W. WILLOW CREEK ROAD
 KELLER, TEXAS 76248
 CONTACT: BO@RURALPROPERTIES.COM

NO. REVISION BY DATE

PRELIMINARY GRADING & DRAINAGE PLAN
LANDSCAPE SYSTEMS
KELLER, TEXAS

PRELIMINARY FOR REVIEW ONLY
 Not for Construction or Permit Purposes
 Drawn By: DSM
 Reviewed By: CTR
 Project: 1012-01

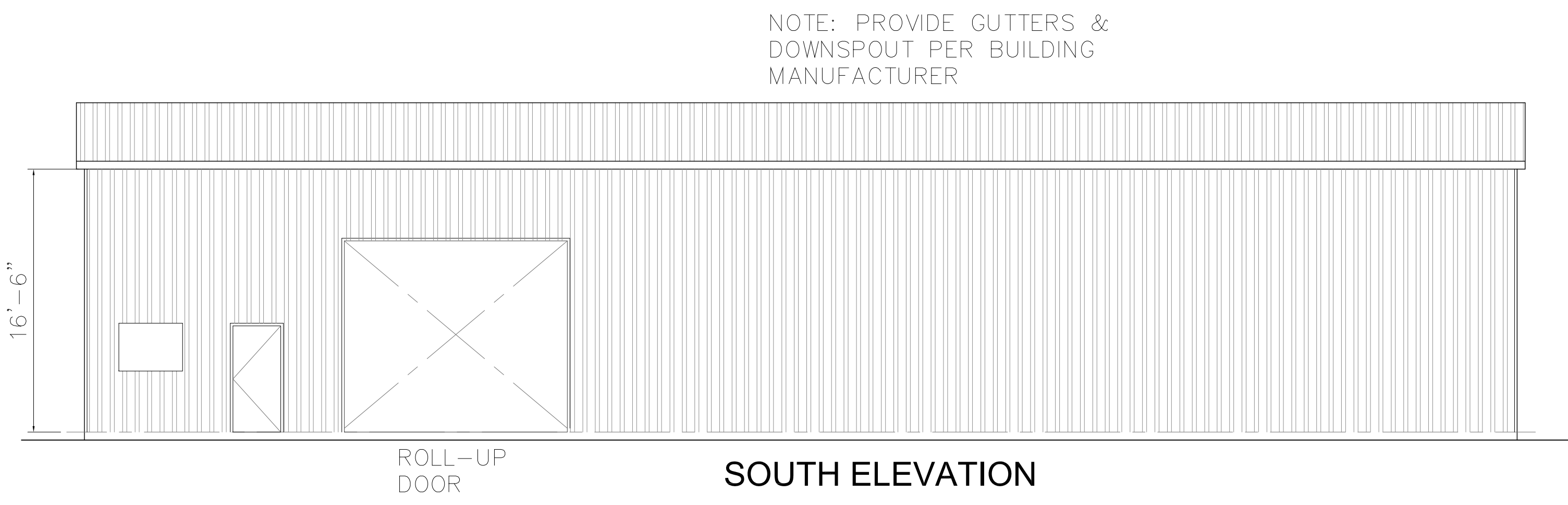
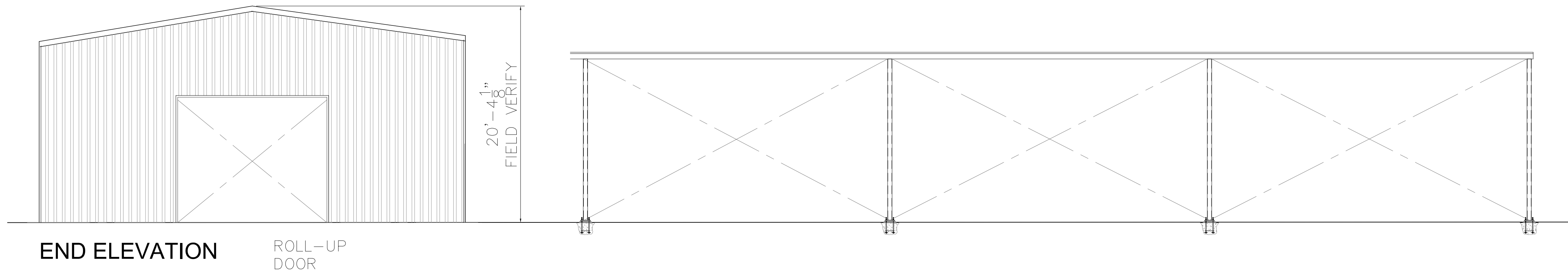
BENCHMARKS:
 BM1
 XXX
 ELEV = XXX
 BM2
 XXX
 ELEV = XXX

Drawn By: DSM
 Reviewed By: CTR
 Project: 1012-01

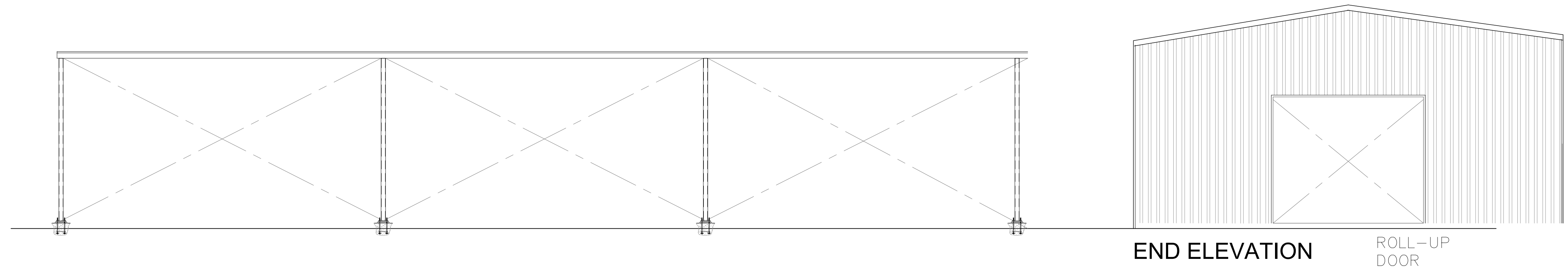
CLAYTON T. REDINGER
 P.E. No. 97487 Date: 10/25/2022

SHEET
4

REDINGER GROUP PROJECT No. 1012-01 - SITE PLAN FOR LANDSCAPE SYSTEMS - KELLER, TEXAS



NOTE: PROVIDE GUTTERS & DOWNSPOUT PER BUILDING MANUFACTURER



IMPORTANT NOTE:
 These drawings are and contain intellectual property of the designer. Written authorization is required to use totally or partially the concepts, ideas, drawings and electronic data contained in document. These drawings are exclusively for:
 CAPTIONED ADDRESS
 Applicant / Contractor is responsible for complying with city codes. Drawings are for illustration purposes only, not responsible for building.

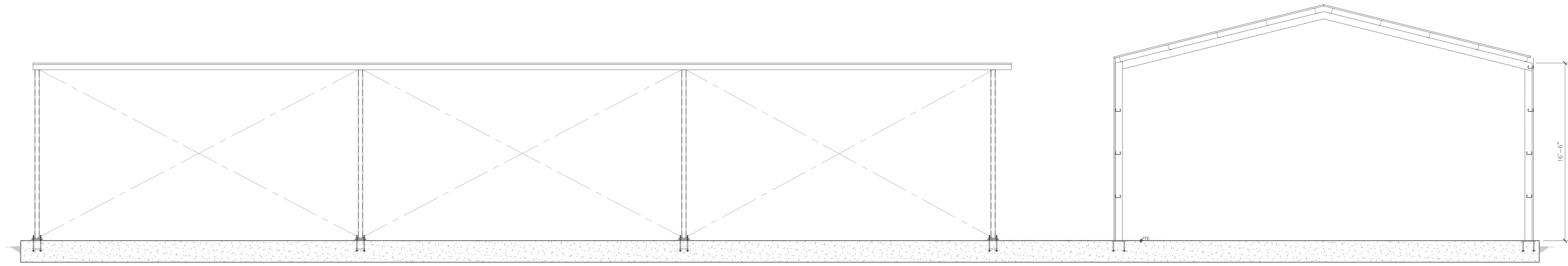
VINSON ENGINEERING CONSULTANTS, LLC
 MATT VINSON, P.E.
 3629 THERONDUNN CT (817) 675-6242
 PLANO, TEXAS 75023

STAND ALONE BUILDING:
 1823 KELLER PARKWAY
 KELLER, TX 76248

09.30.22

 F-21519

DATE: 01.10.22
 Drawn by: Mv Check by: Mv
 SHEET S5

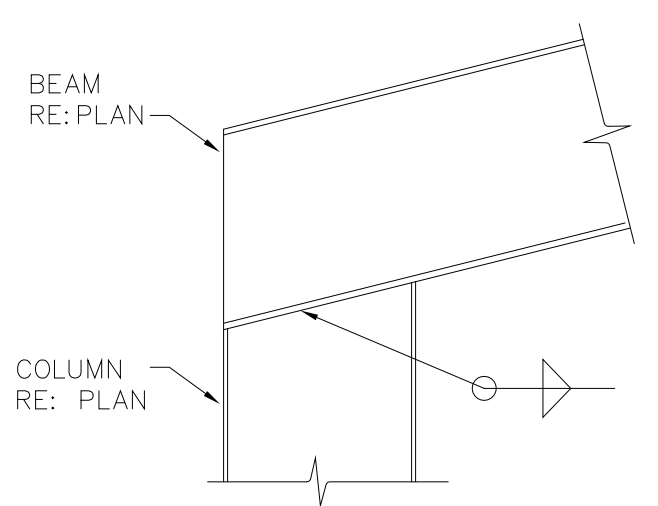


IMPORTANT NOTE:
 These drawings are and contain intellectual property of the designer. Written authorization is required to use totally or partially the concepts, ideas, drawings and electronic data contained in document. These drawings are exclusively for:
 CAPTIONED ADDRESS
 Applicant / Contractor is responsible for complying with city codes. Drawings are for illustration purposes only, not responsible for building.

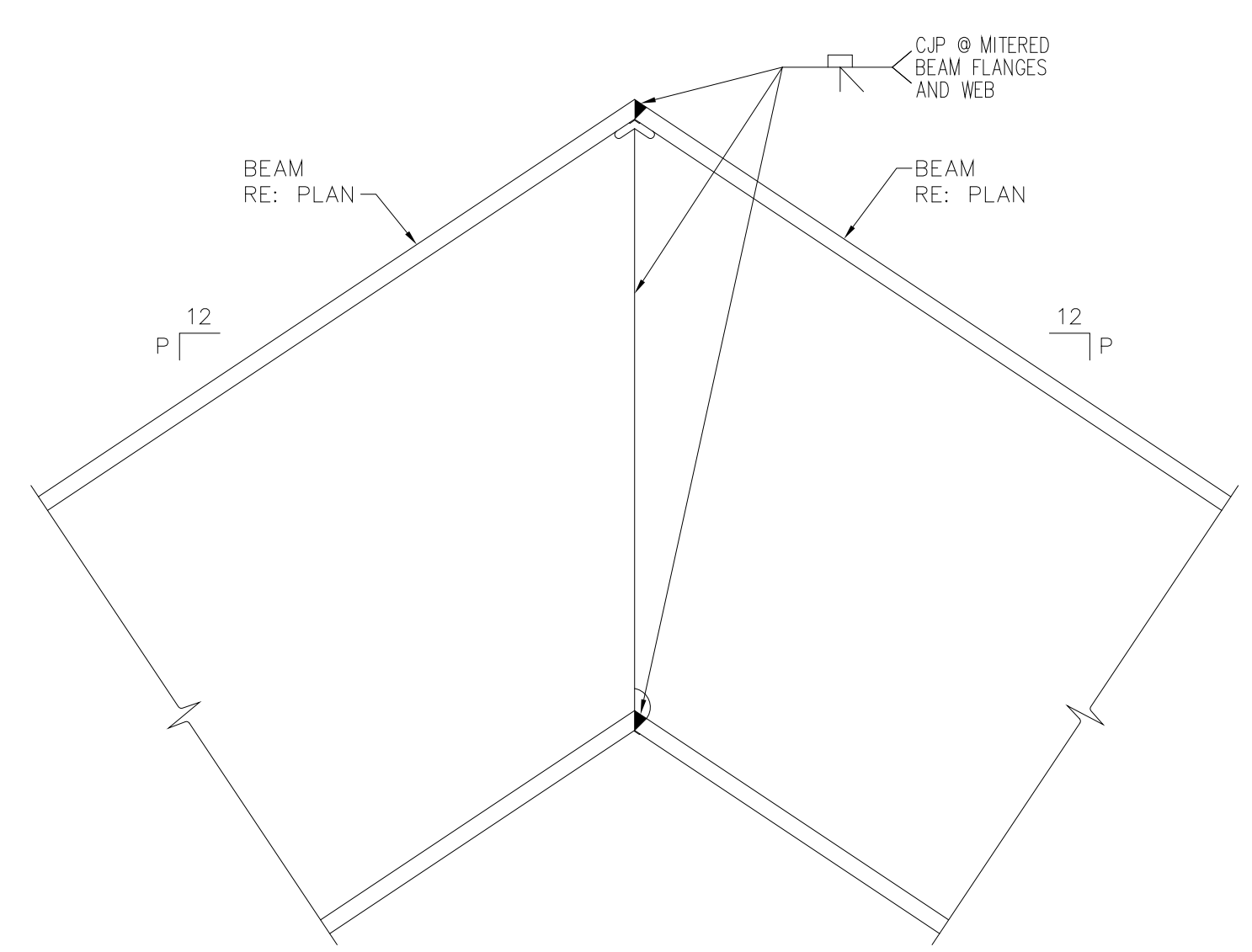
VINSON ENGINEERING CONSULTANTS, LLC
 MATT VINSON, P.E.
 3629 THERONDUNN CT (817) 675-6242
 PLANO, TEXAS 75023

STAND ALONE BUILDING:
 1823 KELLER PARKWAY
 KELLER, TX 76248

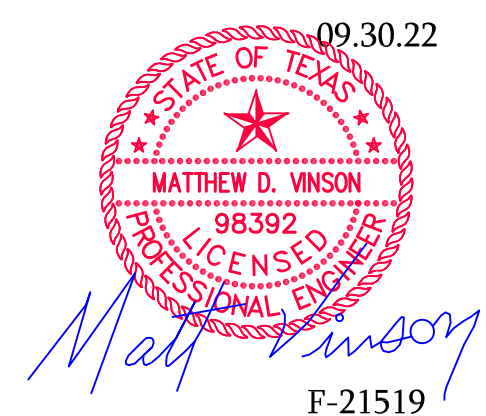
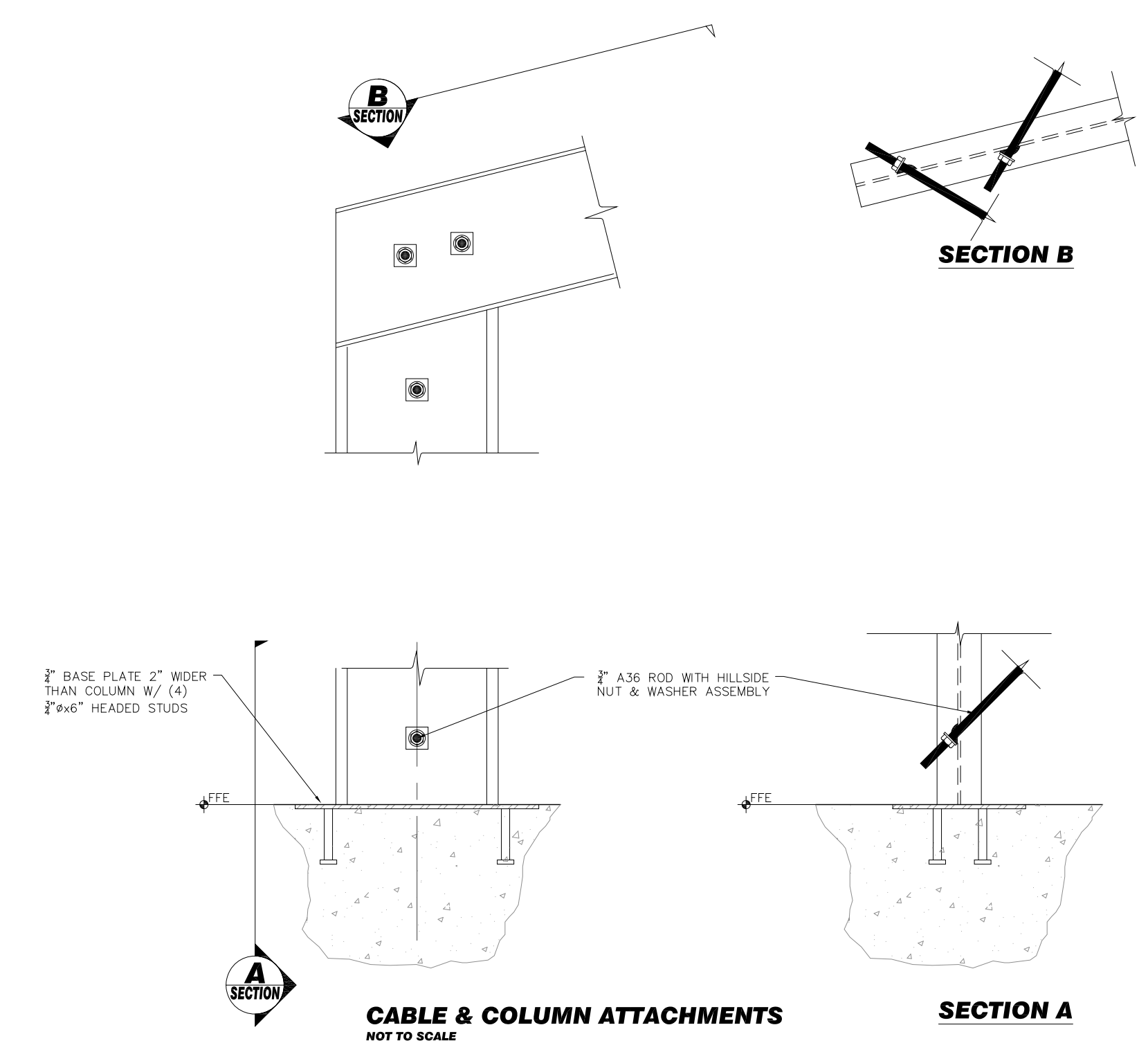
DATE:
 01.10.22
 SHEET
 S2
 Drawn by: Mv Check by: Mv
 F-21519



STEEL CONNECTION
 SCALE: 1" = 1'-0"



TYPICAL MITERED BEAM DETAIL
 SCALE: 1" = 1'-0"





Ruibal Properties, LLC
1823 Keller Parkway
Keller, TX 76248

October 5, 2022

TO: City of Keller
1100 Bear Creek Parkway
Keller, TX 76244

RE: Requested Variances Narrative for Site Plan for Landscape Systems

The following variances are requested for the current Site Plan under consideration for Landscape Systems located at 1823 Keller Parkway. These requests are related to either existing variances which are in effect under the currently approved site plan or because of existing heavy vegetation, large natural buffers along the creek and a practical prohibition against constructing a screening wall within an existing floodplain.

1. Variance request to waive the seventy-five percent (75%) masonry requirement for exterior building elevation shall be allowed.
 - *This request is identical to the variance request in the currently approved site plan.*
2. Variance request to allow a 15' landscape buffer for 300' along the southwest portion of the subject property as shown.
 - *This request is existing and is being carried forward. This is the area currently in front of the current Landscape Systems frontage.*
3. Variance to allow for no additional landscaping to be required within the 15' landscape buffer for 300' along the southwest portion of the subject property.
 - *This is the area currently in front of the current Landscape Systems frontage*
4. Variance to allow for no landscaping to be required within the landscape buffers along the east and north property lines of the subject property.
 - *Due to existing heavy vegetation along the creek*
5. Variance request to waive the required masonry screening wall requirements along the north and east property lines and portions of the west property which are contained within a floodplain.
 - *These areas contained within existing floodplain*

We believe these variances are reasonable and compatible with the surrounding properties.

FIGURE 4.01 – Trip Generation Data Form (Part 1)

Part A – Street System Improvements

ITE Institute of Transportation Engineers
Trip Generation Data Form (Part I)

Land Use/Building Type: ¹	ITE Land Use Code: #817 Nursery (Garden Center)
Source:	Source No. (by ITE):
Name of Development: Landscape Systems	Day of the Week: Weekday
City: Keller State/Province: TX Zip/Postal Code:	Day: Month: Year:
Country:	Metropolitan Area: DFW

1. For fast-food land use, please specify if hamburger- or nonhamburger-based.

Location Within Area: <input type="checkbox"/> (1) CBD <input checked="" type="checkbox"/> (3) Suburban (Non-CBD) <input type="checkbox"/> (5) Rural <input type="checkbox"/> (2) Urban (Non-CBD) <input type="checkbox"/> (4) Suburban CBD <input type="checkbox"/> (6) Freeway Interchange Area (Rural) <input type="checkbox"/> (7) Not Given				Detailed Description of Development:³ Landscape Systems is an existing landscape center that plans to expand by acquiring neighboring parcels. The addition consists of the 3.9-acre parcel to the east and 4.3 acres to the north.			
Independent Variable: (include data for as many as possible)² Actual Estimated Actual Estimated							
_____ (1) Employees (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (10) Parking Spaces (#)	<input type="checkbox"/>	<input type="checkbox"/>		
_____ (2) Persons (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (11) Occupied Beds (#)	<input type="checkbox"/>	<input type="checkbox"/>		
_____ (3) Units (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (12) Seats (#)	<input type="checkbox"/>	<input type="checkbox"/>		
_____ (4) Occupied Units (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (13) Servicing Positions/Vehicle Fuelling Positions _____	<input type="checkbox"/>	<input type="checkbox"/>		
_____ (5) Building Area (gross sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (14) Shopping Center % Out-parcels/pads	<input type="checkbox"/>	<input type="checkbox"/>		
_____ (% of development occupied _____)			_____ (15) AM Peak Hour Volume of Adjacent Street Traffic	<input type="checkbox"/>	<input type="checkbox"/>		
_____ (6) Net Rentable Area (sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (16) PM Peak Hour Volume of Adjacent Street Traffic	<input type="checkbox"/>	<input type="checkbox"/>		
_____ (7) Gross Leasable Area (sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (17) Other _____	<input type="checkbox"/>	<input type="checkbox"/>		
_____ (8) Occupied Gross Leasable Area (sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (18) Other _____	<input type="checkbox"/>	<input type="checkbox"/>		
8.2 _____ (9) Acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>					

2. Definitions for several independent variables can be found in the Trip Generation User's Guide.

3. Please provide all pertinent information that helps to describe the subject project. If necessary, attach a detailed report.

Other Data: Vehicle Occupancy (#) AM _____ PM _____ 24-hour % Percent by Transit: AM % _____ PM % _____ 24-hour % Percent by Carpool/Vanpool: AM % _____ PM % _____ 24-hour % Full-time Employees by Shift: First Shift: Start Time _____ End Time _____ Employees (#) _____ Second Shift: Start Time _____ End Time _____ Employees (#) _____ Third Shift: Start Time _____ End Time _____ Employees (#) _____ Parking Cost on Site: Hourly _____ Daily _____		Transportation Demand Management (TDM) Information: At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) under way? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If yes, please check appropriate box/boxes, describe the nature of this TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary) <input type="checkbox"/> (1) Transit Service <input type="checkbox"/> (5) Employer Support Measures <input type="checkbox"/> (9) Tolls and Congestion Pricing <input type="checkbox"/> (2) Carpool Programs <input type="checkbox"/> (6) Preferential HOV Treatments <input type="checkbox"/> (10) Variable Work Hours/Compressed Work Weeks <input type="checkbox"/> (3) Vanpool Programs <input type="checkbox"/> (7) Transit and Ridesharing Incentives <input type="checkbox"/> (11) Telecommuting <input type="checkbox"/> (4) Bicycle/Pedestrian Facilities and Site Improvements <input type="checkbox"/> (8) Parking Supply and Pricing Management <input type="checkbox"/> (12) Other _____	
--	--	--	--

Please Complete Form on Other Side

ite Institute of Transportation Engineers
Trip Generation Data Form (Part 2)

Summary of Driveway Volumes

(All = All Vehicles Counted; Trucks = Heavy Duty Trucks & Buses)

	Average Weekday (M-F)						Saturday						Sunday					
	Enter		Exit		Total		Enter		Exit		Total		Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks
24-Hour Volume																		
A.M. Peak Hour of Adjacent ¹ Street Traffic (7 - 9) Time:	n/a		n/a		23													
P.M. Peak Hour of Adjacent Street Traffic (4 - 6) Time:	n/a		n/a		66													
A.M. Peak Hour: Generator ² Time:																		
P.M. Peak Hour: Generator Time:																		
No. of Days Counted																		

1, 2. Please refer to the Trip Generation User's Guide for a definition of the terms.

Detailed Driveway Volumes—Average Weekday (M-F)

A.M. Period	Enter		Exit		Total		Mid-Day Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
6:00-6:15							11:00-11:15							3:00-3:15						
6:15-6:30							11:15-11:30							3:15-3:30						
6:30-6:45							11:30-11:45							3:30-3:45						
6:45-7:00							11:45-12:00							3:45-4:00						
7:00-7:15							12:00-12:15							4:00-4:15						
7:15-7:30							12:15-12:30							4:15-4:30						
7:30-7:45							12:30-12:45							4:30-4:45						
7:45-8:00							12:45-1:00							4:45-5:00						
8:00-8:15							1:00-1:15							5:00-5:15						
8:15-8:30							1:15-1:30							5:15-5:30						
8:30-8:45							1:30-1:45							5:30-5:45						
8:45-9:00							1:45-2:00							5:45-6:00						
9:00-9:15														6:00-6:15						
9:15-9:30														6:15-6:30						

Please attach any additional site information or comments regarding special site characteristics, if available.

Check if additional information is attached.

Scott Israelson, P.E., PTOE

Survey conducted by: Name:

Organization: Traffic Impact Group LLC
 Address: 1431 Greenway Dr, Ste 800
 City/State/Zip: Irving TX 75038
 Telephone #: 972-358-6383 Fax #: E-mail: scott@traffic-impact.com