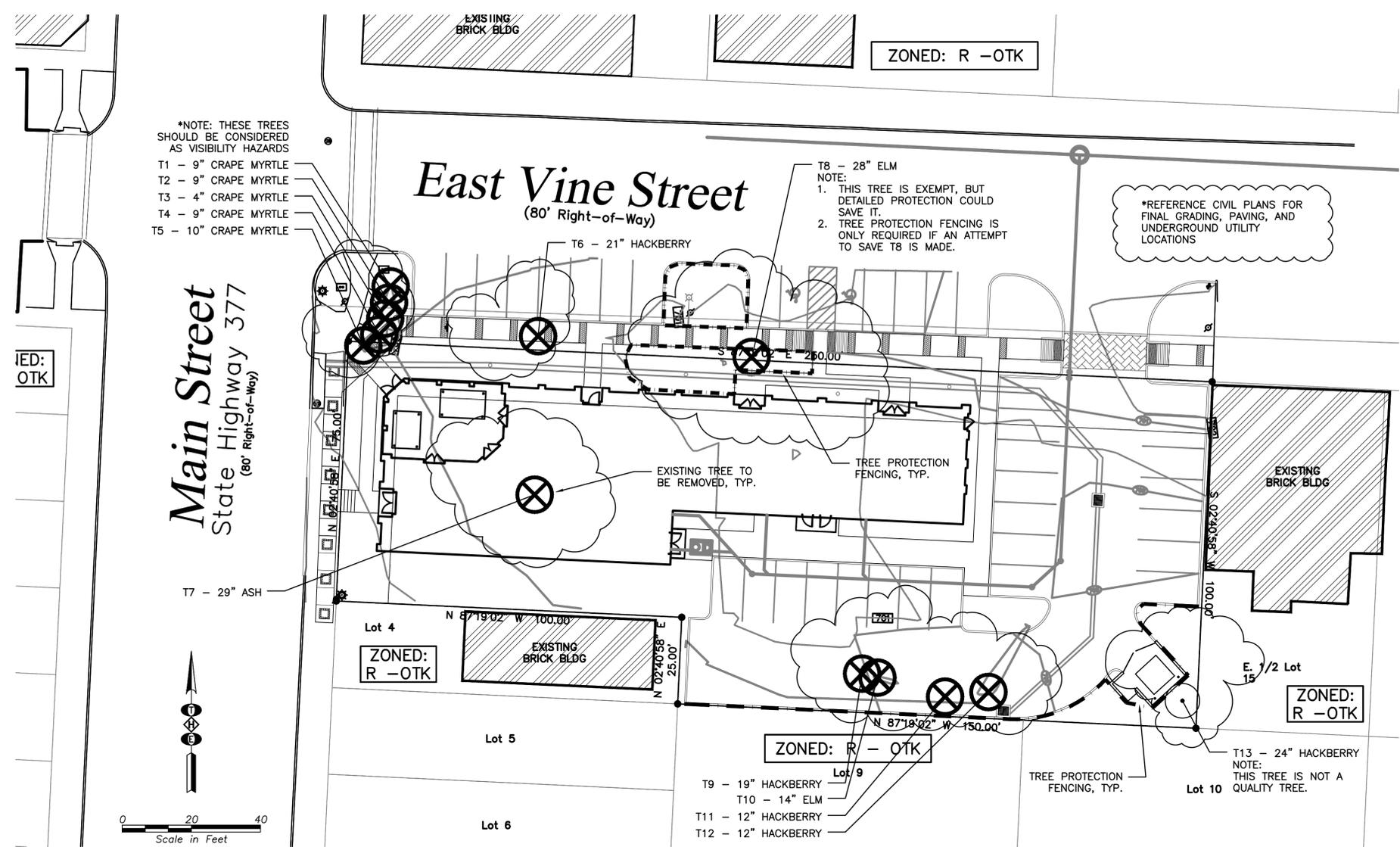
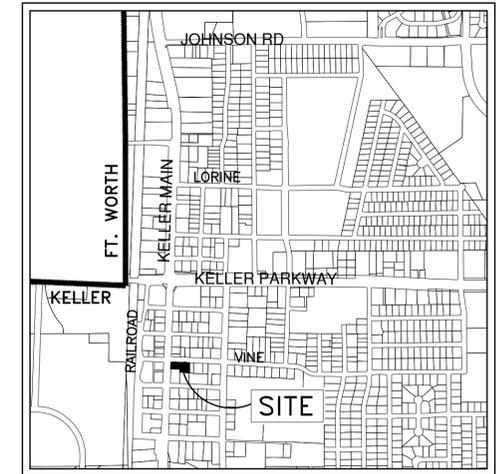


NO.	REVISIONS/ SUBMISSIONS	DATE
1	SUBMITTED TO CITY FOR PRELIMINARY REVIEW	12-12-16
2	SUBMITTED TO CITY FOR FINAL REVIEW/SEALED	03-31-17
3	SUBMITTED TO CITY FOR REVISION REVIEW/SEALED	06-16-17



**TREE LEGEND**

- EXISTING TREE - PROTECT
- EXISTING TREE - REMOVE
- TREE PROTECTION FENCING



**TREE PRESERVATION NOTES**

- THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE REQUIRED TREE PRESERVATION AS PER THE CITY OF KELLER, TEXAS UNIFIED DEVELOPMENT CODE, SECTION 8.19 - TREE AND NATURAL FEATURE PRESERVATION. PLEASE REFER TO SUB-SECTION C.3 NON-RESIDENTIAL DEVELOPMENT.
- EXISTING TREES LOCATED ON SITE NOT NOTED FOR REMOVAL ARE TO BE PROTECTED DURING CONSTRUCTION. IF A TREE IS EXEMPT FROM PRESERVATION IT IS NOT REQUIRED TO REPLACE IT.
- REFER TO THE TREE PRESERVATION DETAILS ON SHEET TP-2 FOR TREE PRESERVATION INSTALLATION PROCEDURES.

**TREE PRESERVATION - SURVEY TABLE**

TREE NO.	TREE SIZE	TREE SPECIES	TREE STATUS	TRUNK
T1	9"	CRAPE MYRTLE	EXEMPT (ROW)	MULTIPLE
T2	9"	CRAPE MYRTLE	EXEMPT (ROW)	MULTIPLE
T3	4"	CRAPE MYRTLE	EXEMPT (ROW)	MULTIPLE
T4	9"	CRAPE MYRTLE	EXEMPT (ROW)	MULTIPLE
T5	10"	CRAPE MYRTLE	REMOVE	MULTIPLE
T6	21"	HACKBERRY	EXEMPT (ROW)	SINGLE
T7	29"	ASH	EXEMPT (BUILDING)	SINGLE
T8	28"	ELM	EXEMPT (ROW)	SINGLE
T9	19"	HACKBERRY	EXEMPT (DRIVEWAY)	SINGLE
T10	14"	ELM	EXEMPT (DRIVEWAY)	SINGLE
T11	12"	HACKBERRY	EXEMPT (DRIVEWAY)	SINGLE
T12	12"	HACKBERRY	EXEMPT (DRIVEWAY)	SINGLE
T13	24"	HACKBERRY	PROTECT	MULTIPLE

**SITE DATA SUMMARY TABLE**

SITE PLAN LOT 1R, BLOCK 9	
ZONING	R-OTK-RETAIL OLD TOWN KELLER OVERLAY
PROPOSED USE	RESTAURANT & OFFICE - PROFESSIONAL
TRACT AREA	22,500 SF/ 0.517 ACRES
BUILDING SQUARE FOOTAGE	6,124 SF
PARKING REQUIRED	19
PARKING PROVIDED ON-SITE/OFF-SITE	22/15
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	2

**APPLICANT**  
STRUCTURED BUILDING GROUP  
9500 RAY WHITE ROAD  
SUITE 200  
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817/846-5997  
CONTACT: DARYL METTS

**PREPARER/LANDSCAPE ARCHITECT**  
BRYAN L. LYNNESS, RLA  
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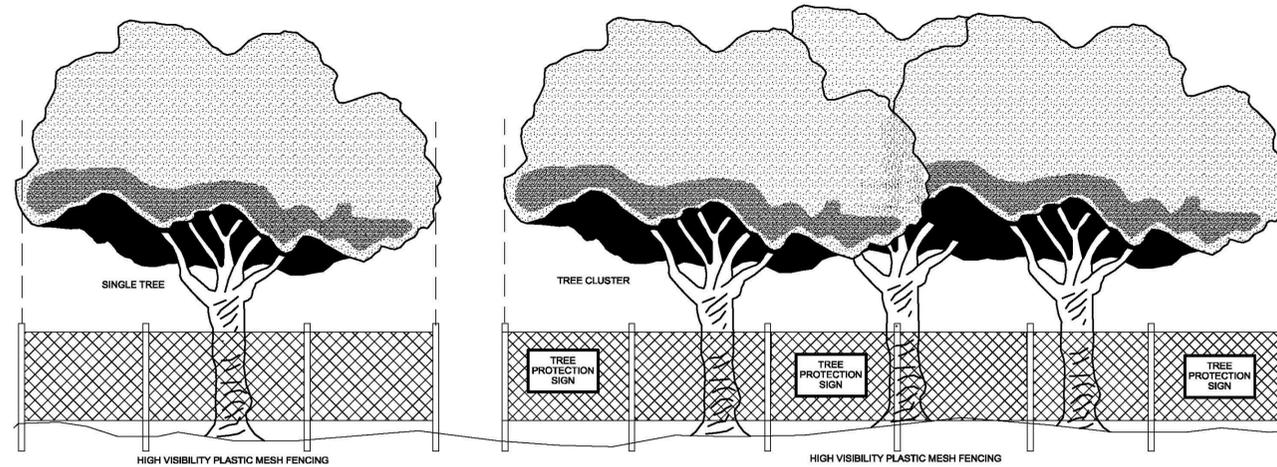
**THOMAS HOOVER ENGINEERING, LLC**  
P.O. BOX 1808  
KELLER, TEXAS 76244  
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T.B.P.E. FIRM REGISTRATION NO. 006009

**0.517 ACRES OF LAND**  
**LOT 1R, BLOCK 9, ORIGINAL TOWN OF KELLER**  
**IN THE CITY OF KELLER,**  
**TARRANT COUNTY, TEXAS.**  
**ZONED: R-OTK RETAIL OLD TOWN KELLER OVERLAY**

**MASON BUILDING**  
**TREE PRESERVATION PLAN**

DESIGNED	BLL	SCALE	PROJECT NO.	SHEET
DRAWN	BLL	1" = 20'-0"	02-00001.71	TP-01
CHECKED	BLL	DATE 06-16-17		1 of 2

NO.	REVISIONS/ SUBMISSIONS	DATE
1	SUBMITTED TO CITY FOR PRELIMINARY REVIEW	12-12-16
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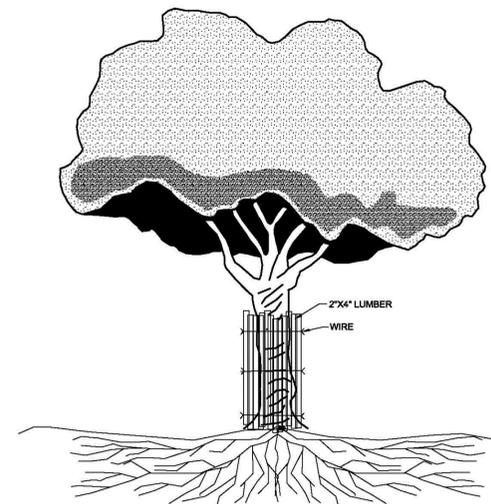


**PROTECTIVE FENCING:**  
Orange Vinyl construction fencing, chain link fencing, snow fencing or other similar fencing at least four feet (4') high and supported at a maximum of ten-foot (10') intervals by approved methods sufficient enough to keep the fence upright and in place. The fencing shall be of a highly visible material, and shall have a tree protection sign affixed to the fence every twenty (20) feet in such a manner to be clearly visible to the workers on-site.

**PRIOR TO CONSTRUCTION:**  
The contractor or subcontractor shall construct and maintain, for each protected tree or group of trees on a construction site, a protective fencing which encircles the outer limits of the critical root zone of the trees to protect them from construction activity. All protective fencing shall be in place prior to commencement of any site work and remain in place until all exterior work has been completed.

**TYPICAL TREE PROTECTION FENCING**

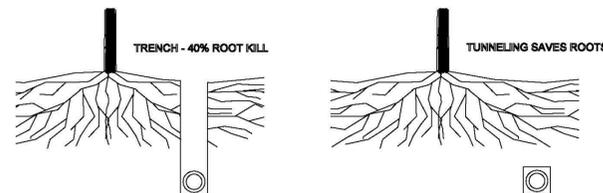
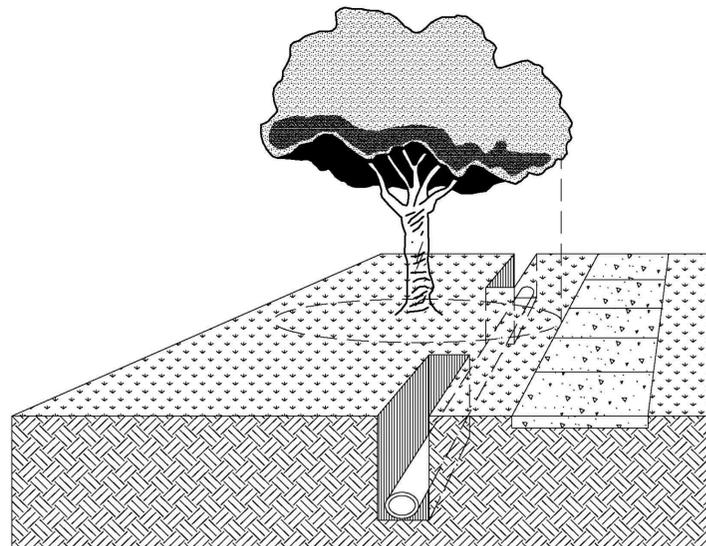
NO SCALE



In situations where a protected tree remains in the immediate area of intended construction and the tree may be in danger of being damaged by construction equipment or other activity, the contractor or subcontractor shall protect the tree with 2"x4" lumber encircled with wire or other means that do not damage the tree. The intent is to protect the trunk of the tree against incidental contact by large construction equipment.

**TYPICAL BARK PROTECTION**

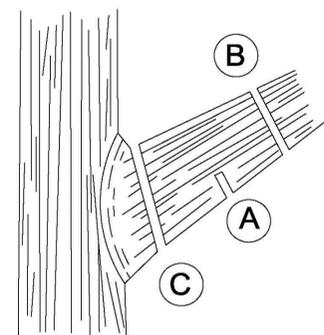
NO SCALE



**BORING:**  
Boring of utilities under protected trees shall be required in those circumstances where it is not possible to trench around the critical root zone of protected trees. When required, the length of the bore shall be the width of the critical root zone at a minimum and shall be a minimum depth of 48 inches.

**TYPICAL TREE BORING AND TUNNELING**

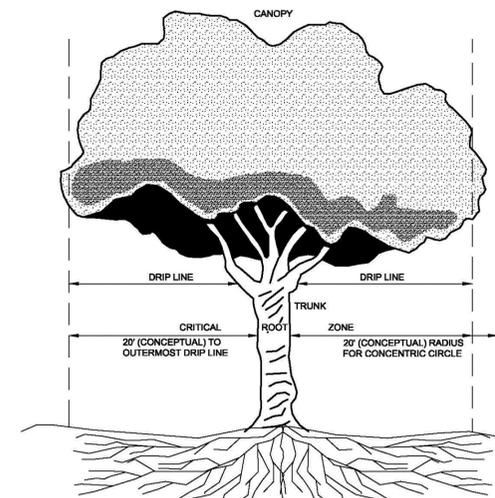
NO SCALE



- A. Make partial cut from beneath, at a point several inches away from the trunk.
- B. Make a second cut from above several inches out from the first cut, to allow the limb to fall safely.
- C. Complete the job with a final cut just outside the branch collar, the raised area that surrounds the branch where it joins the trunk.

**TYPICAL TREE PRUNING**

NO SCALE



**CRITICAL ROOT ZONE:**  
The area of undisturbed natural soil around a tree defined by a concentric circle with a radius to the distance from the tree trunk to the outermost portion of the drip line.

**DRIP LINE:**  
A vertical line run through the outermost portion of the canopy of a tree and extending to the ground.

**CRITICAL ROOT ZONE AREA**

NO SCALE

The following activities are prohibited within the limits of the critical root zone of any protected tree subject to the provisions of the Tree Preservation Ordinance. The following procedures shall be followed on all types of construction projects (including residential, commercial, and municipal / public domain projects).

1. **Material Storage:** No storage or placement of materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the critical root zone of any protected tree.
2. **Equipment Cleaning/Liquid Disposal:** No equipment shall be cleaned or other liquids, including, without limitation, paint, oil, solvents, asphalt, concrete, mortar or similar materials deposited or allowed to flow into the critical root zone of a protected tree.
3. **Tree Attachments:** No signs, wires or other attachments, other than those of a protective nature, shall be attached to any protected tree.
4. **Vehicular Traffic:** No vehicular and/or construction equipment traffic or parking shall take place within the critical root zone of any protected tree other than on existing street pavement. This restriction does not apply to single incident access within the critical root zone for purposes of establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance, emergency restoration of utility service, or routine mowing operations.
5. **Grade Changes:** No grade changes shall be allowed within the limits of the critical root zone of any protected tree unless adequate protective construction methods are approved in advance in writing by the Administrative Official.
6. **Impervious Paving:** No paving with asphalt, concrete or other impervious materials shall be placed within the limits of the critical root zone of a protected tree except as otherwise allowed in this Ordinance.
7. **No heavy equipment,** including but not limited to trucks, tractors, trailers, bulldozers, bobcat tractors, trenchers, compressors, and hoists, shall be allowed inside the drip-line of any protected tree on any construction site without prior written approval of the Administrative Official.
8. **Root Pruning:** All roots two inches or larger in diameter which are exposed as a result of trenching or other excavation shall be cut off square with a sharp medium tooth saw and covered with pruning compound within two hours of initial exposure.

The following procedures shall be followed on all types of construction projects (including residential, commercial, and municipal / public domain projects).

1. **Protective Fencing:** Prior to the issuance of any building or earth disturbance permit, or commencing construction, the owner, contractor or subcontractor shall construct and maintain, for each protected tree on a construction site, a protective fencing which encircles the outer limits of the critical root zone of the tree to protect it from construction activity or in cases of heavily wooded sites, as approved by the Administrative Official.
2. All protective fencing shall be in place prior to commencement of any site work and remain in place until all exterior construction activity at the site has been completed.
3. Protective fencing shall be at least four (4) feet high, clearly visible, and shall have a tree protection sign affixed to the fence every twenty (20) feet in such a manner to be clearly visible to workers on the site.
4. The use of orange vinyl construction fencing or other similar fencing is generally permitted only if there is no construction or vehicular activity within ten (10) feet of the fence. If construction activity or vehicular traffic is expected within ten (10) feet of the fence, the fence shall be constructed of chain link or other similar metal, wooden material or semi-rigid vinyl tape fencing supported with a top support wire or equivalent support material affixed to metal or wooden posts, all of which shall be six (6) feet in height.
5. All protective fencing shall be supported at a maximum of ten (10) foot intervals by approved methods sufficient enough to keep the fence upright and in place for the duration of the construction.
6. The owner shall cause the required fencing to be installed and maintained for the duration of the construction.
7. For permits involving trenching such as sewer services, irrigation systems or underground electrical work, the applicant shall provide sufficient plans to provide protection of the trees in the vicinity of the work.
8. The "tree protection sign" tree preservation instruction detail sheet and approved tree conservation plan shall be posted at each entrance to the subject property upon which one or more trees subject to the permit is situated, and at any other location designated by the Administrative Official.
9. All of the above conditions must be adhered to and inspected by a city inspector prior to the issuance of any permits.

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MASON BUILDING

**TREE PRESERVATION DETAILS**

DESIGNED	BLL	SCALE	PROJECT NO.	SHEET
DRAWN	BLL	NO SCALE	02-00001.71	TP-02
CHECKED	BLL	06-16-17		of .