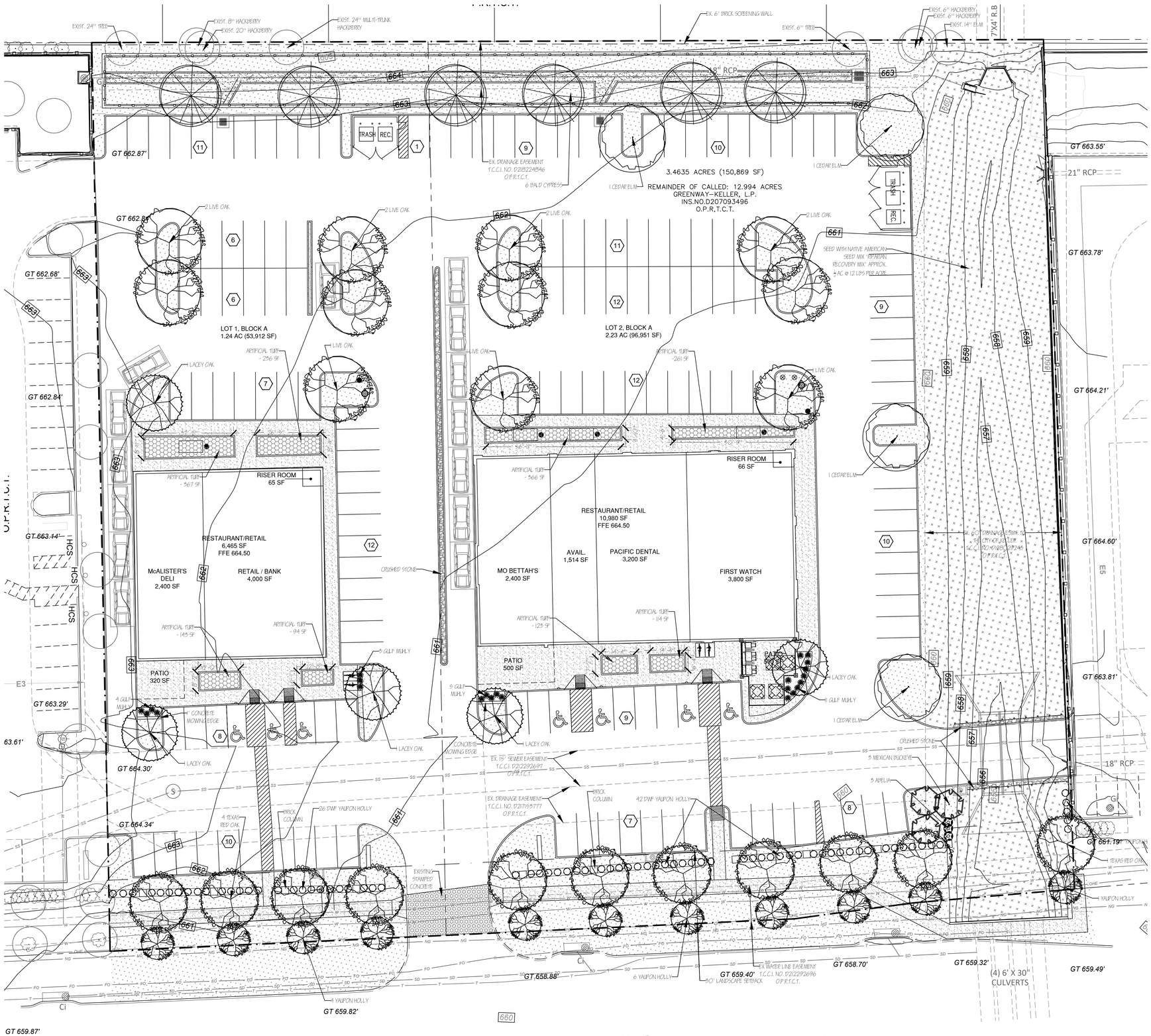
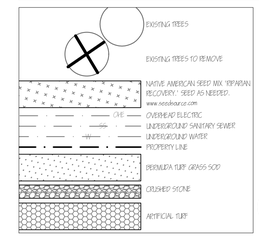


PLANTING PLAN
Scale: 1" = 20'

Common Name	Botanical Name		Texas Native	Size	Qty	Remarks
Abelia 'Edward Goucher'	*Abelia x 'Edward Goucher'*	Shrub	No	5 gal	3	full pots
American Agave	*Agave a.ercocama*	Shrub-like	Yes	5 gal	11	specimen
Bald Cypress	*Taxodium distichum*	Tree	Yes	65 gal	6	3' cal (non-frontage)
Cedar Elm	*Ulmus crassifolia*	Tree	Yes	65 gal	4	3' cal (non-frontage)
Dwf Yaupon Holly	*Ilex vomitoria 'nana'*	Shrub	Yes	5 gal	73	full pots
Gulf Coast Muhly grass	*Muhlenbergia capillaris*	Grass	Yes	3 gal	23	full pots
Lacey Oak	*Quercus glaucoides*	Tree	Yes	65 gal	5	3' cal (non-frontage)
Live Oak	*Quercus virginiana*	Tree	Yes	65 gal	11	3' cal (non-frontage)
Mexican Buckeye	*Ungnadia speciosa*	Small tree	Yes	30 gal	3	6' height at planting
Texas Red Oak	*Quercus texana*	Tree	Yes	100 gal	11	4" cal (street frontage)
Yaupon Holly	*Ilex vomitoria*	Small tree	Yes	45 gal	11	2" cal, single trunk
Artificial turf	*On permeable subbase per manufacture recommendation*				1,704	sq ft
Bermuda grass sod	*Tiff 419*				30,618	sq ft
Metal Edging	*14 ga. green metal 4" size edging with stakes*				570	lin ft
Riparian Recovery Mix	*Native American Seed Co.- www.seedsource.com*				18,288	sq ft
Crushed stone	*Local aggregate/crushed 1-2" pieces, 5" depth*				135	sq ft

PLANT LIST



DRAWING KEY

Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF KELLER PLANING AND ZONING
P.O. BOX 770, KELLER, TX 76244
KELLER TOWN HALL, 1100 BEAR CREEK PKWAY
817-743-4195

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Landscaping Requirements

KELLER, TX CODE OF ORDINANCES
SECTION 9.03 - LANDSCAPE REQUIREMENTS
TOWN CENTER REQUIREMENTS

MINIMUM LANDSCAPING FOR NON-RESIDENTIAL
A. BUFFERS
LANDSCAPE BUFFER WIDTH ADJACENT TO 4 LANE THOROUGHFARE
REQUIRED: 30 FT PROVIDED: 30 FT
LANDSCAPE BUFFER WIDTH ADJACENT TO RESIDENTIAL
REQUIRED: 30 FT PROVIDED: 30 FT

TOWN CENTER REQUIREMENTS
B. CANOPY TREES IN BUFFER ZONE (FRONTAGE 395.2 LIN FT)
REQUIRED: 11 OF TEXAS RED OAK, 30' O.C.
PROVIDED: 11 TREES OF 35' SPREAD (TEXAS RED OAK)
C. ORNAMENTAL TREES - FRONTAGE (395.2 LIN FT)
1 YAUPON HOLLY PER FRONTAGE RED OAK TREES PROVIDED
REQUIRED: 11 YAUPON HOLLY TREES
PROVIDED: 11 YAUPON HOLLY TREES
D. FOUNDATION PLANTINGS
PROVIDED: ARTIFICIAL TURF + SOME ORNAMENTAL GRASSES
PARKING REQUIREMENTS
E. PARKING 100% SCREENED ADJACENT TO PUBLIC STREETS
REQUIRED: SCREENING ADJACENT TO KELLER PARKWAY
PROVIDED: SHRUB ROW & COLUMN SCREENING
F. ONE LARGE TREE IN EACH PARKING ISLAND
REQUIRED: 20 CANOPY TREES
PROVIDED: 20 CANOPY TREES
G. CONTINUOUS ISLANDS PERPENDICULAR TO PARKING SPACES
ONE TREE PER 40 LIN FT
REQUIRED: 8 CANOPY TREES (NORTH BOUNDARY)
PROVIDED: 6 PROPOSED TREES + 3 EXISTING TREES
H. 25 SF LANDSCAPE PER PARKING SPACE (151 SPACES)
REQUIRED: 3,775 SF LANDSCAPE
PROVIDED: 5,741 SF LANDSCAPE
I. ONE TREE FOR EVERY 12 PARKING SPACES
REQUIRED: 10 PARKING TREES
PROVIDED: 20 PARKING TREES

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED.
SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF.
THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR.

Site Location

Owner & Professionals Information

DEVELOPER
TRINITY PARTNERS COMMERCIAL REAL ESTATE
P.O. BOX 96011, SOUTHLAKE, TEXAS 76092
ATTN: KEVIN McINTOSH, 214-986-6351
EMAIL: KEVIN@TRINITYPARTNERSTEXAS.COM

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
P.O. BOX 1261
COLLEYVILLE, TX. 76034
ATTN: MATHEW THOMAS, PE., 214-680-2728

LANDSCAPE ARCHITECT
FELDMAN DESIGN STUDIOS
P.O. BOX 832346, RICHARDSON, TEXAS 75083
ATTN: CAROL FELDMAN, 972-523-4944
CAROL@FELDMANDESIGN.COM

LANDSCAPE PLANTING PLAN

FELDMAN DESIGN STUDIOS
P.O. Box 832346, Richardson, Texas 75083
Mobile: 972 523-4944
carol@feldmandesign.com

NO.	ITEM DESCRIPTION	DATE:
1.	SITE PLAN SUBMITTAL	1/16/25
2.	ADDED TOWN CENTER REQUIREMENTS	2/27/25
3.	ADDED FOUNDATION PLANTINGS & ITEMS TO TABLE	3/10/25
4.	FOUNDATION PLANTING CHANGES, ITEMS TO TABLE	3/20/25
5.	FOUNDATION PLANTING TO ARTIFICIAL TURF	3/24/25
6.		
7.		

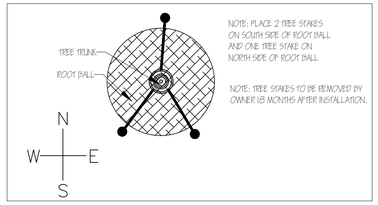
STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED
LANDSCAPE ARCHITECT

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

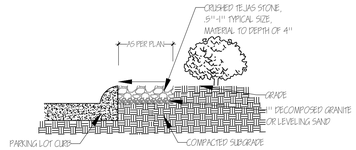
RETAIL DEVELOPMENT
1241 & 1301 KELLER PARKWAY, KELLER, TX
REMAINDER OF CALLED: GREENWAY-KELLER, L.P.

SHEET NO.

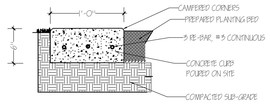
L1.01



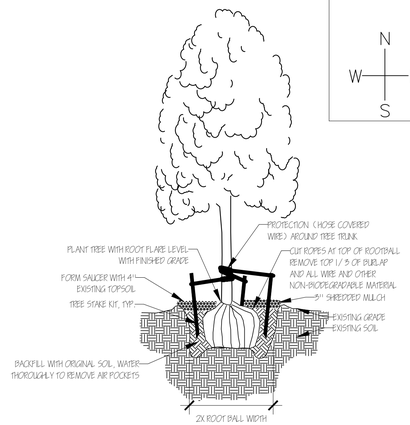
TREE STAKE DETAIL
Scale: 1/2"= 1'



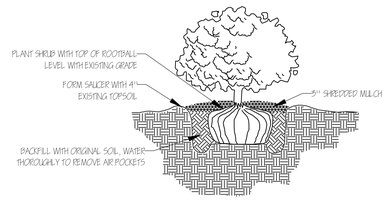
CRUSHED STONE
Scale: 1/2"= 1'



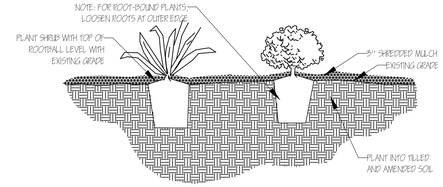
CONCRETE MOWING EDGE
Scale: 1.0"= 1.0'



TREE PLANTING
Scale: Not to scale



SHRUB & ORNAMENTAL GRASS PLANTING DETAIL
Scale: Not to scale



PERENNIAL PLANTING DETAIL
Scale: Not to scale

SECTION 02910 – SOIL PREPARATION

PART 1 – GENERAL
A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK.
C. APPROVALS
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

PART 2 – PRODUCTS
A. MATERIALS
1. COMPOST:
1.1. COTTON BUR COMPOST
1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX. OR, CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
2. FERTILIZERS AND SUPPLEMENTS:
2.1. A 6–2–4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE. OR APPROVED EQUAL.
3. MULCH
3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

PART 3 – EXECUTION
A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS:
2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES,
2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS,
2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
2.5. TOP–DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEED AREAS
3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
3.2. ADD ½ INCH COMPOST TO ALL AREAS.
3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

NOTES
GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.

2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.

3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.

4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)

5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 – LANDSCAPE PLANTING

PART 1 – GENERAL
A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON–AVAILABILITY TO OWNER'S REPRESENTATIVE.
4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
6. COORDINATION WITH IRRIGATION SYSTEM:
6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY–GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN "STEPPED–UP" AS NECESSARY TO PREVENT ROOT GIRDLING.
2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
F. WARRANTEE
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

PART 3 – EXECUTION
A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB–GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING.
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE "POT–BOUND" PRIOR TO INSTALLATION.
3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.
E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.
F. SEED PLANTING
1. AREAS SHALL BE RAKED TO A DEPTH OF ½", SMOOTH AND FREE OF STONES AND DEBRIS.
2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. ½" IN HEIGHT.
5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
6. RE–SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915

LANDSCAPE DETAILS

FELDMAN DESIGN STUDIOS
P.O. Box 892346, Richardson, Texas 75089
Office: 972 980-1750 Mobile: 972 525-4944
carol@feldmandesign.com

NO.	ITEM DESCRIPTION	DATE:
1.	SITE PLAN SUBMITTAL	1/16/25
2.	ADDED TOWN CENTER REQUIREMENTS	2/27/25
3.	ADDED FOUNDATION PLANTINGS & ITEMS TO TABLE	3/10/25
4.	FOUNDATION PLANTING CHANGES, ITEMS TO TABLE	3/20/25
5.	FOUNDATION PLANTING TO ARTIFICIAL TURF	3/24/25
6.		
7.		

STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED ARCHITECT

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

RETAIL DEVELOPMENT
1241 & 1301 KELLER PARKWAY, KELLER, TX
REMAINDER OF CALLED: GREENWAY-KELLER, L.P.

SHEET NO.

L1.02