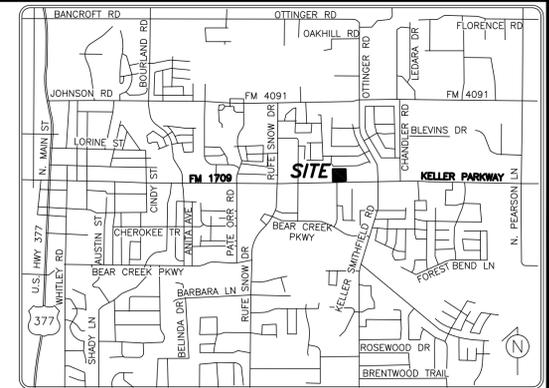


- NOTES BY SYMBOL:**
- PROPOSED STRUCTURE.
 - DUMPSTER WITH MASONRY ENCLOSURE TO MATCH BUILDING COLORS WITH 7" THICK CONC. APRON. REFER TO ARCHITECTURAL PLANS FOR DETAILS
 - ACCESSIBLE PARKING SPACE (TYP.)
 - ACCESSIBLE PARKING POLE SIGNAGE (TYP.) - 4 PLACES (2 REGULAR AND 2 VAN ACCESSIBLE SIGNAGE)
 - PROPOSED 6" PUBLIC SIDEWALK
 - ADA COMPLIANT WALKWAY (TO CONNECT TO PUBLIC SIDEWALK)
 - PROPOSED MONUMENT SIGN. SIGNAGE BY SEPARATE PERMIT
 - BARRIER FREE RAMP
 - BRICK COLUMN (TYP.)
 - PROPOSED SUBTERRANEAN GREASE INTERCEPTOR & SAMPLE WELL
 - PROPOSED FIRE HYDRANT IN WATER EASEMENT)
 - PROPOSED FIRE DEPT. CONNECTION (FDC)
 - PROPOSED 2" DOMESTIC & 1" IRRIGATION WATER METERS IN WATER EASEMENT
 - PROPOSED DETENTION POND WITH 42" TALL WROUGHT IRON FENCE, WITH BLOCK RETAINING WALL (MAX. DEPTH 4.5')
 - PROPOSED DRAINAGE STRUCTURE
 - EXISTING DRAINAGE STRUCTURE
 - EXISTING DRIVEWAY
 - PROPOSED 15" WATER EASEMENT
 - PROPOSED 15" PEDESTRIAN ACCESS & WATER EASEMENT
 - PROPOSED 30" DRAINAGE AND DETENTION EASEMENT
 - FIRE LANE MARKING PER KELLER FIRE DEPARTMENT REQUIREMENTS
 - TRAFFIC GUARDRAILS PER TXDOT SPECIFICATIONS
 - DOUBLE 7X4" RCB CULVERT WITH HEADWALLS
 - BICYCLE PARKING
 - 2' WIDE DIVIDER CURB
 - PROPOSED BANK ATM

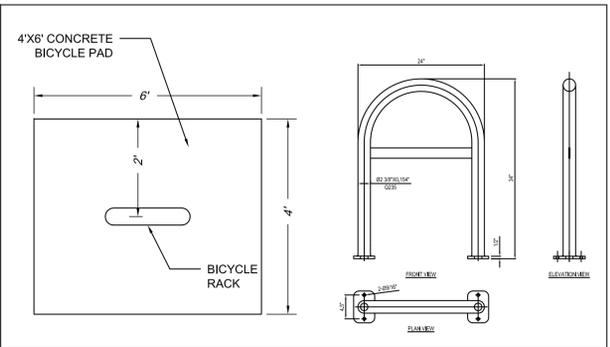
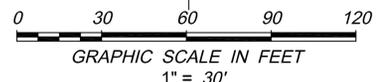


- LEGEND:**
- PROPERTY LINE
 - ADJOINED PROPERTY
 - BUILDING SETBACK LINE
 - EASEMENTS
 - EXISTING CURB
 - PROPOSED CURB AND GUTTER
 - PAINTED STRIPE (TRAFFIC WHITE)
 - PAINTED WALKWAY (TRAFFIC WHITE)
 - CONCRETE PAVING (3,600 PSI MIN., 4,200 PSI MIN. FOR FIRELANE)
 - 4" THICK CONCRETE SIDEWALK (3000 psi MIN. COMPRESSIVE STRENGTH)
 - INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
 - PROPOSED ACCESS, UTILITY AND DRAINAGE EASEMENT
 - PARKING STALL COUNT
 - SITE LIGHTING (SEE ELECTRICAL PLANS)

- GENERAL NOTES:**
- ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
 - SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
 - ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
 - SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.

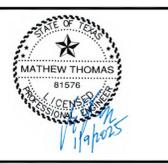
SITE DATA SUMMARY

DEVELOPMENT	LOT 1 BLOCK A	LOT 2 BLOCK A
EXISTING ZONING	TOWN CENTER	TOWN CENTER
PROPOSED USE	RESTAURANT & RETAIL	RESTAURANT & RETAIL
SITE AREA	1.24 AC.	2.23 AC.
BUILDING AREA SF	6465	10980
BUILDING HEIGHT (35' MAX)	24'	24'
FLOOR AREA RATIO	0.120:1	0.113:1
LOT COVERAGE	12.0%	11.3%
TC ZONING REQUIRED PARKING (RESTAURANT USE 1:100 SF FOR MOST INTENSIVE USE)	65	110
PARKING REQUIRED (RETAIL 1:200, RESTAURANT 1:100)	45	86
PARKING PROVIDED	58	93
ADA SPACES REQUIRED	3	4
ADA SPACES PROVIDED	3	4



- NOTES:**
- ALL SIGNAGE SHALL BE BY SEPARATE PERMIT.
 - ALL GROUND AND ROOF-MOUNTED EQUIPMENT MUST BE SCREENED.

THOMAS
SITE DEVELOPMENT
ENGINEERING INC.
REGISTRATION NO. F. 10289
P.O. BOX 1261, COLLEYSVILLE, TX 76034
WWW.THOMAS-ENG.COM
EMAIL: MATHEW@THOMAS-ENG.COM



RESTAURANT & RETAIL DEVELOPMENT
3.4635 ACRES (150,869 SQ.FT.)
1241 & 1301 KELLER PARKWAY
CITY OF KELLER, TARRANT COUNTY, TEXAS

REVISION	DESCRIPTION	DATE

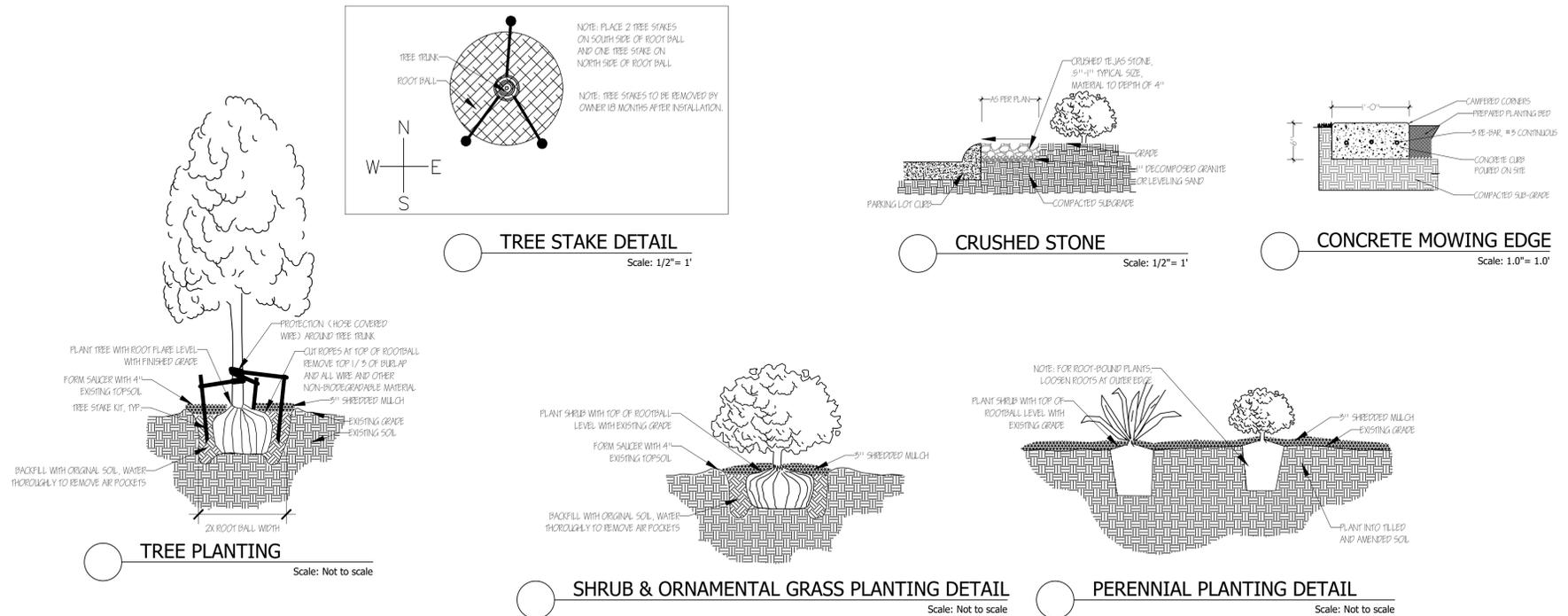
SITE PLAN
3.4635 ACRES (150,869 SQ.FT.)
PROPOSED LOT 1 & LOT 2, BLOCK A, TRINITY ADDITION
INS. NO. D207093496, O.P.R.T.C.T.
PAMELIA ALLEN SURVEY, ABS. NO. 28
CITY OF KELLER, TARRANT COUNTY, TEXAS

DEVELOPER: TRINITY PARTNERS COMMERCIAL REAL ESTATE
ENGINEER: THOMAS SITE DEVELOPMENT ENGINEERING INC.
P.O. BOX 96011, SOUTH LAKE, TX 76092
ATTN: KEVIN MCINTOSH, PH: (214) 986-6351

P.O. BOX 1261, COLLEYSVILLE, TX 76034
ATTN: MATHEW THOMAS, PE, PH: (214) 680-2728
EMAIL: MATHEW@THOMAS-ENG.COM

C-2.0

C:\DESIGN\WORK\CONCRETE\CAD WORK FOLDER\2024\18 KELLER PH & RETAIL TRINITY DESIGN SHEETS\C-2.0 SITE PLAN - 1241 AND 1301 KELLER PARKWAY DEVELOPMENT
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SECTION 02910 - SOIL PREPARATION

- PART 1 - GENERAL**
- A. DESCRIPTION**
- PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
 - EXAMINATION**
 - EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
 - EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED PREPARATION WORK.
 - APPROVALS**
 - ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
- PART 2 - PRODUCTS**
- A. MATERIALS**
- COMPOST:**
 - COTTON BUR COMPOST
 - SHALL BE SUPPLIED BY: GREENSENSE COMPOST, CARLAND, TX, OR CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
 - FERTILIZERS AND SUPPLEMENTS:**
 - A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
 - MULCH**
 - 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**
- INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
 - INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
 - ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
- 2. SHRUB BEDS:**
- BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.
 - ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
 - TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
 - 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**
- LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
 - ADD 1/2 INCH COMPOST TO ALL AREAS.
 - FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

- NOTES**
- GENERAL LANDSCAPE**
- 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.
 - NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.
 - 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.
 - ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)
 - ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 - LANDSCAPE PLANTING

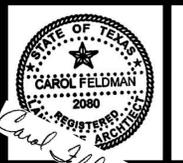
- PART 1 - GENERAL**
- A. SPECIAL CONDITIONS**
- COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
 - EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS' EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
 - 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.
 - 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**
- AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 - SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
 - HORTUS THIRD, CORNELL UNIVERSITY, 1967.
- C. PREPARATION**
- COORDINATE WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
 - COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
 - COORDINATION WITH IRRIGATION SYSTEM:
 - THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
 - THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
 - 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.**
- CONTAINER GROWN PLANTS SHALL HAVE BEEN 'STEPPED-UP' AS NECESSARY TO PREVENT ROOT GIRDLING.
 - 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.
 - THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
- E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:**
- DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
 - DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
 - DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
 - 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.
 - DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
- F. WARRANTY**
- 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.
 - WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL OR 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**
- 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.
 - TIME OF PLANTING**
 - 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).
 - TREE PLANTING**
 - STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
 - 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.
 - 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.
 - 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.
 - BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
 - FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
 - 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.
 - ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING.
 - REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
 - GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE 'POT-BOUND' PRIOR TO INSTALLATION.
 - COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH. SOD PLANTING
 - LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
 - WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
 - ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
 - FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
 - KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.
 - SEED PLANTING**
 - AREAS SHALL BE RAKED TO A DEPTH OF 1/2", SMOOTH AND FREE OF STONES AND DEBRIS.
 - APPLY SEED EVENLY AT THE RATE RECOMMENDED.
 - RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
 - KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. 1/2" IN HEIGHT.
 - KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
 - RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915

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.	FOUNDATION PLANTING BACK TO PLANTS	4/4/25
7.		



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