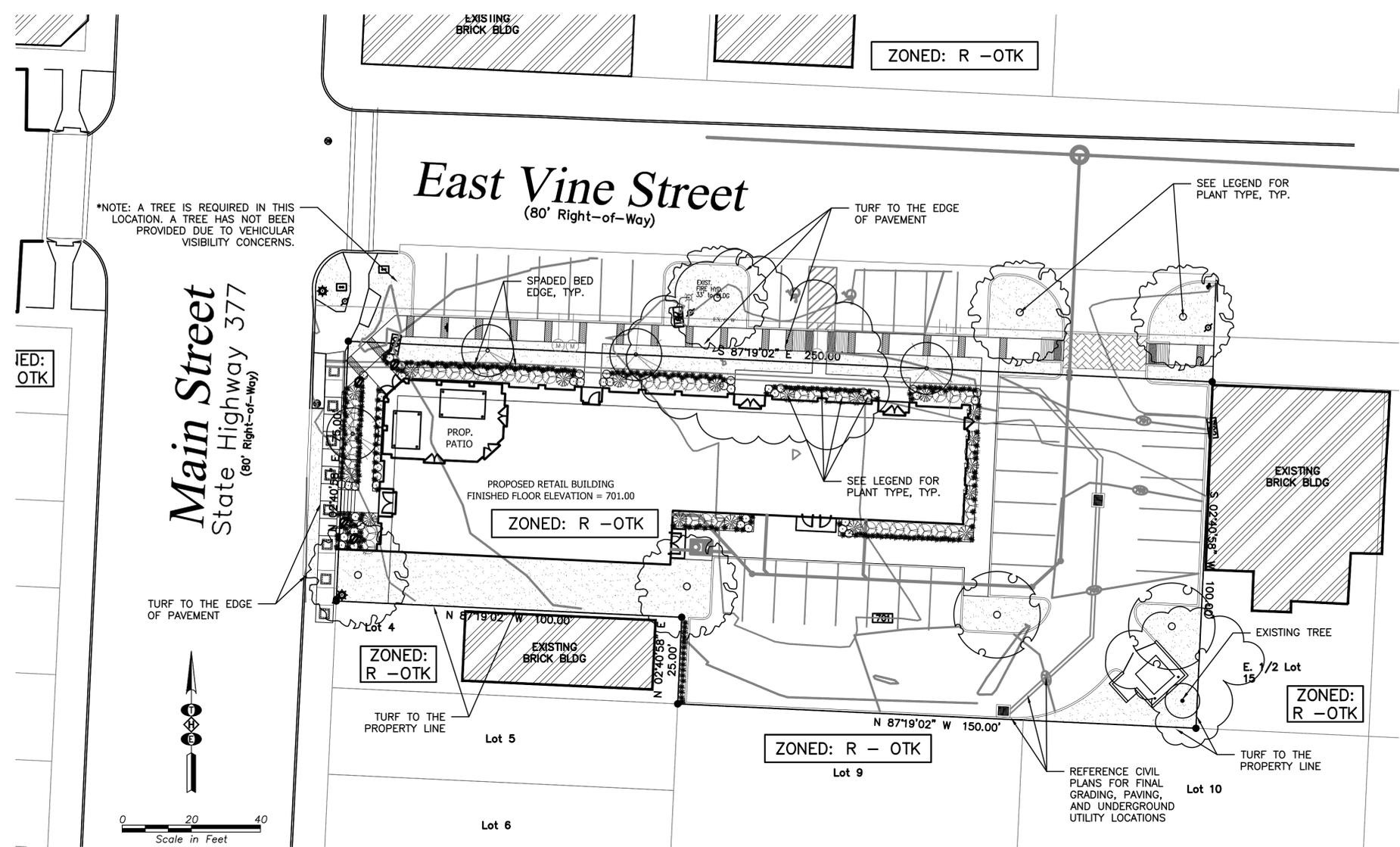
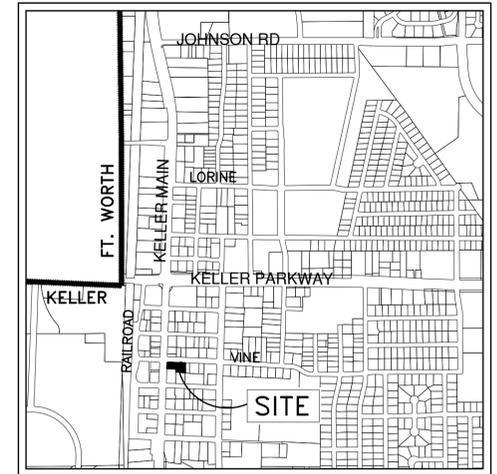


NO.	REVISIONS/ SUBMISSIONS	DATE
1	SUBMITTED TO CITY FOR PRELIMINARY REVIEW	12-12-16
2	SUBMITTED TO CITY FOR FINAL REVIEW/SEALED	03-31-17
3	SUBMITTED TO CITY FOR REVISION REVIEW/SEALED	06-16-17



LANDSCAPE LEGEND

- PRINCETON ELM
4" CAL. @ 12" FROM GROUND
10-12' HEIGHT MIN.
4'-6" WIDTH MIN.
- TEXAS ASH
3" CAL. @ 12" FROM GROUND
10-12' HEIGHT MIN.
4'-6" WIDTH MIN.
- CRAPE MYRTLE
30 GAL.
6'-10" HEIGHT MIN.
4'-6" WIDTH MIN.
- EXISTING TREE
SIZE VARIES
PROTECT
- RED AZALEA
5 GAL.
1.5' HEIGHT MIN.
1.5' WIDTH MIN.
- PURPLE FOUNTAIN GRASS
5 GAL.
1.5' HEIGHT MIN.
1.5' WIDTH MIN.
- WHITE LANTANA
3 GAL.
1' HEIGHT MIN.
1' WIDTH MIN.
- LIRIOPE
1 GAL.
6" HEIGHT MIN.
6" WIDTH MIN.
- BERMUDA GRASS
SOLID SOD



LANDSCAPE NOTES

1. THERE ARE EXISTING TREES LOCATED ON SITE.
2. ALL SHADE TREES SHALL BE A MINIMUM 4" (INCHES) CALIPER MEASURED SIX INCHES ABOVE GRADE. ALL OTHER REQUIRED TREES SHALL BE A MINIMUM 3" (INCHES) CALIPER MEASURED SIX INCHES ABOVE GRADE.
3. ALL PLANT MATERIALS TO MEET THE AMERICAN STANDARDS FOR NURSERY STOCK.
4. ALL TURF AREAS SHOWN SHALL BE BERMUDA GRASS SOLID SOD.
5. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL. NOTIFY THE OWNER/OWNER'S REPRESENTATIVE OF ANY CONFLICTS.
6. CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS FOR LANDSCAPE AND IRRIGATION.
7. PLANTING BEDS SHALL BE SEPARATED FROM LAWN AREAS WITH A SPADED EDGE.
8. THE OWNER/OWNER'S REPRESENTATIVE SHALL MAINTAIN ALL PLANT MATERIAL AND PLANTING BEDS FOR A SAFE CLEAN MANICURED APPEARANCE.
9. FOR PHOTOMETRIC AND LIGHTING LAYOUT REFERENCE ARCHITECTURAL PLANS.
10. FOR WALL AND TRASH ENCLOSURE DESIGN SEE ARCH/CIVIL PLANS.
11. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. DETAILED IRRIGATION PLANS ARE TO BE SUBMITTED WITH CONSTRUCTION PLANS.
12. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH CITY OF KELLER REGULATIONS.

LANDSCAPE REQUIREMENT TABLE

BUFFERYARD	REQUIRED	PROVIDED
EAST VINE STREET (NORTH BOUNDARY)	15'	15'
MAIN STREET (WEST BOUNDARY)	15'	15'
SOUTH BOUNDARY ('OTK' ZONING)	0'	0'
EAST BOUNDARY ('OTK' ZONING)	0'	0'
BUFFERYARD LANDSCAPE	REQUIRED	PROVIDED
EAST VINE STREET (NORTH BOUNDARY)	0 TREES	3 TREES
MAIN STREET (WEST BOUNDARY)	2 TREES	2 TREES
SOUTH BOUNDARY ('OTK' ZONING)	0 TREES	0 TREES
EAST BOUNDARY ('OTK' ZONING)	0 TREES	1 TREES
PARKING LOT LANDSCAPE	REQUIRED	PROVIDED
PARKING LOT TREES NO PARKING LOT TREES REQUIRED	0 TREES	2 TREES
PARKING LOT SCREENING NO SCREENING REQUIRED	NO	NO
PARKING LOT LANDSCAPE AREA NO PARKING LOT LANDSCAPE AREA REQUIRED	0 SF	0 SF

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
FORT WORTH, TX 76244
817/846-5997
CONTACT: DARYL METTS

PREPARER/LANDSCAPE ARCHITECT

BRYAN L. LYNNESS, RLA
2810 HOLLYWOOD DRIVE
ARLINGTON, TX 76013
214/649-8467



THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 431-0790 PHONE
T.B.P.E. FIRM REGISTRATION NO. 006009

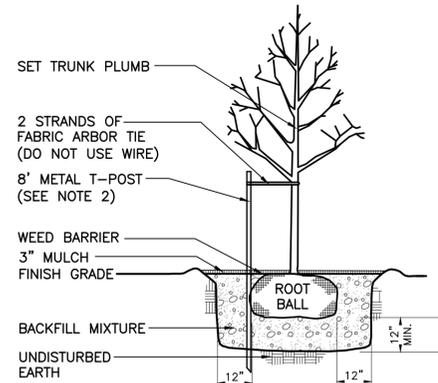
0.517 ACRES OF LAND
LOT 1R, BLOCK 9, ORIGINAL TOWN OF KELLER
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
ZONED: R-OTK RETAIL OLD TOWN KELLER OVERLAY

MASON BUILDING
LANDSCAPE PLAN

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

LANDSCAPE INSTALLATION NOTES

- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO ADVISE THE OWNER/OWNER'S REPRESENTATIVE (REP.) OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES AND DRAINAGE EXIST ON THE SITE AND IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO LOCATE THESE UTILITIES BEFORE EXCAVATING. CALL 811 FOR ASSISTANCE.
- AN AUTOMATED IRRIGATION SYSTEM IS REQUIRED. REFER TO IRRIGATION PLANS.
- IF AN AUTOMATIC IRRIGATION SYSTEM IS PROVIDED TO IRRIGATE LANDSCAPE AREAS, OVERSPRAY ONTO ANY BUILDING AND/OR PAVED AREA (STREETS, DRIVES, SIDEWALKS, ETC.) IS PROHIBITED.
- OUTDOOR LIGHTING IS BEING PROVIDED. COORDINATE ANY PROPOSED UNDERGROUND ELECTRICAL WIRING LOCATIONS WITH OWNER/OWNER'S REP. ALL LIGHTING IS TO CONFORM WITH THE CITY OF KELLER ZONING ORDINANCE.
- ALL PLANT MATERIAL SHALL MEET MINIMUM SPECIFICATIONS LISTED IN THE 'PLANT LIST' AT THE TIME OF PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS LISTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK MANUAL. THE OWNER/OWNER'S REP. RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL NOT IN ACCORDANCE WITH THESE STANDARDS. THE LANDSCAPE CONTRACTOR SHALL REPLACE ANY REFUSED MATERIAL AT OWN COST.
- PLANT SPACING IS AS INDICATED IN THE 'PLANT LIST', UNLESS OTHERWISE NOTED. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE 'PLANT LIST' REMARKS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PLANT QUANTITIES BEFORE INSTALLATION, AND SHALL NOTIFY THE OWNER/OWNER'S REP. TO ANY PLANT QUANTITY CHANGES AND/OR DISCREPANCIES.
- ALL PLANT MATERIAL LOCATIONS SHALL BE/ARE CONSIDERED DIAGRAMMATIC. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT ALL INFORMAL LOCATIONS IN THE FIELD FOR REVIEW AND APPROVAL BY THE OWNER/OWNER'S REP. PRIOR TO EXCAVATION. THE OWNER/OWNER'S REP. RESERVES THE RIGHT TO ADJUST ANY PLANTS EXACT LOCATION IN THE FIELD.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER/OWNER'S REP. OF ANY CHANGE TO PLANT MATERIAL OR PLANT LOCATION PRIOR TO INSTALLATION. (SEE NOTE 5)
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS, AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH FINAL GRADE CONDITION PRIOR TO PLANTING IN ALL AREAS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE WATER FLOW AWAY FROM THE BUILDING.
- TOPSOIL SHALL BE A MINIMUM OF 6" IN DEPTH. TOPSOIL SHALL BE FREE OF STONES, ROOTS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
- TREES SHALL BE PLANTED AS LEAST FOUR (5') FEET FROM ANY UTILITY LINE, CURB, SIDEWALK, FIRE CONNECTION, AND OUTSIDE ALL UTILITY EASEMENTS. (UNLESS NOTED OTHERWISE)
- TREES OVERHANGING VEHICULAR OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET (AT FULL GROWTH). TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET (AT FULL GROWTH).
- ALL TREES SHALL HAVE MULCHED TREE WELLS INSTALLED, ENCOMPASSING THE DRIP LINE OF THE TREE, AT THE TIME OF PLANTING.
- ALL SHRUB, GROUND COVER, AND SEASONAL COLOR BED LAYOUTS SHALL BE STAKED/MARKED FOR REVIEW AND APPROVAL BY OWNER/OWNER'S REP., PRIOR TO INSTALLATION.
- ALL SHRUB, GROUND COVER, AND SEASONAL COLOR BEDS SHALL HAVE A THREE (3") INCH MINIMUM MULCH LAYER.
- PROVIDE EDGING AS INDICATED ON THESE PLANS. WHERE NO EDGING IS INDICATED, PROVIDE A SPADED/SHOVEL CUT EDGE BETWEEN TURF AND BED AREAS THAT ARE ADJACENT TO TURF.
- DO NOT INSTALL ANY PLANT MATERIAL IN FRONT OF MECHANICAL UNITS INTAKES OR VENTS. (AC LOCATED BENEATH WINDOWS)
- WHEN INSTALLING SOLID SOD SPREAD 3 TO 6 INCHES OF TOPSOIL. FERTILIZE ACCORDING TO SOIL TEST (OR APPLY 10 LB./1000 SF OF 20-10-10 OR 10-10-10 FERTILIZER). LIGHTLY WATER SOIL, LAY SOD, TAMP OR ROLL LIGHTLY. ON SLOPES, LAY SOD STARTING AT THE BOTTOM AND WORK TOWARD THE TOP. STAKE EACH PIECE DOWN IN SEVERAL PLACES. INITIAL WATERING SHOULD WET SOIL 6 INCHES DEEP (OR UNTIL WATER STANDS 1 INCH DEEP IN A STRAIGHT-SIDED CONTAINER). THEN WATER LIGHTLY EVERY DAY OR FOR 2 WEEKS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL ACCEPTANCE BY THE OWNER/OWNER'S REP.
- THE CONTRACTOR SHALL WARRANTY ALL LANDSCAPE MATERIALS AND INSTALLATION WORKMANSHIP FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.



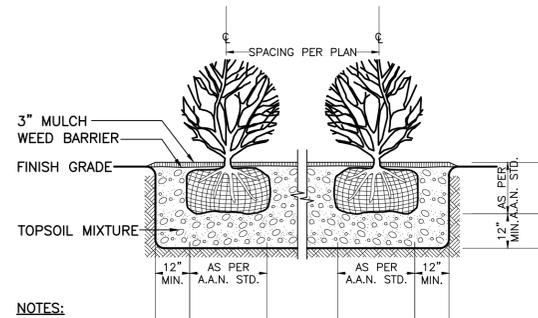
NOTES:

- STAKING SHALL BE USED FOR ALL TREES 3" CAL. (OR GREATER) AND THAT ARE AT LEAST 5'-12' IN HEIGHT. ALL STAKING SHALL BE REMOVED WHEN IT IS SHOWN THAT THE TREE CAN RESIST BENDING ON ITS OWN.
- USE 8' STAKES. DRIVE STAKES 48" (4') BELOW GROUND.
- GUYING SHALL BE USED FOR ALL TREES GREATER THAN 12' TALL.
- TREES SHALL HAVE SAME RELATIONSHIP TO FINISH GRADE, AND SHALL BE ROTATED TO FACE NORTH, AS EXISTED AT THE NURSERY.

TREE PLANTING DETAIL

N.T.S.

*- WHERE APPLICABLE, THE CITY OF KELLER, TX ORDINANCE WILL TAKE PRECEDENT OVER ANY SUGGESTED PLANTING METHODS.



NOTES:

- SPRAY ALL PLANTS WITH ANTI-DESSICANT.
- SHRUB SHALL HAVE SAME RELATIONSHIP TO FINISHED GRADE AS EXISTED AT NURSERY.
- IF BALLED & BURLAPPED, REMOVE TOP 1/3 OF BURLAP.
- PRUNE BROKEN BRANCHES TO RETAIN LEADERS AND NATURAL FORM OF SHRUB.

SHRUB PLANTING DETAIL

N.T.S.

*- WHERE APPLICABLE, THE CITY OF KELLER, TX ORDINANCE WILL TAKE PRECEDENT OVER ANY SUGGESTED PLANTING METHODS.

NO.	REVISIONS/ SUBMISSIONS	DATE
1	SUBMITTED TO CITY FOR PRELEMINARY 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

PLANT LIST

QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE/SPACING/DESCRIPTION
CANOPY TREES			
5	Ulmus americana 'Princeton'	Princeton Elm	4" CAL./AS SHOWN/10'-12' HT., 4'-6' SPRD., UPRIGHT PYRAMIDAL GROWTH
2	Fraxinus texensis	Texas Ash	3" CAL./AS SHOWN/10'-12' HT., 4'-6' SPRD., FULL ROUND GROWTH
UNDERSTORY TREES			
4	Cercis canadensis 'texensis'	Crape Myrtle	6-8' HT., 3'-5' SPRD./FULL GROWTH
SHRUBS			
44	Rhododendron 'Roblez' PPAF	Autumn Fire Azalea	5 GAL./3'-4' MAX. O.C./2' MIN. HT./2' MIN. SPRD./EVERGREEN
18	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	5 GAL./3'-4' MAX. O.C./2' MIN. HT./2' MIN. SPRD.
50	Lantana camara	Bandana White Lantana	1 GAL./3'-4' MAX. O.C./2' MIN. HT./2' MIN. SPRD.
GROUND COVER			
257	Liriope muscari	Liriope	1 GAL./12" O.C.
SEASONAL COLOR			
0	Seasonal color		4" POTS/12" O.C.
GRASS			
5,490 SF	Cynodon dactylon	Bermuda Grass	SOLID SOD/HYDROMULCH/AS SHOWN
MISCELLANEOUS			
34 CY	Organic Mulch	Local Source	3"-4" DEPTH/ORGANIC/LOCAL SOURCE PREFERABLE
2	Boulders	Local Source	2'-3' LOCAL SOURCE PREFERABLE

NOTES:

- ALTERNATES ARE ONLY TO BE CONSIDERED IF THE CORRESPONDING SPECIFIED PLANT QUANTITY IS UNAVAILABLE AT LOCAL NURSERIES. CONTACT THE OWNER/OWNER'S REPRESENTATIVE IF SUBSTITUTION IS REQUIRED.
- ALTERNATES MAY/WILL REQUIRE RECALCULATED QUANTITIES BASED ON DIFFERENT SPACING REQUIREMENTS.

APPLICANT

STRUCTURED BUILDING GROUP
9500 RAY WHITE ROAD
SUITE 200
FORT WORTH, TX 76244
817/846-5997
CONTACT: DARYL METTS

PREPARER/LANDSCAPE ARCHITECT

BRYAN L. LYNNESS, RLA
2810 HOLLYWOOD DRIVE
ARLINGTON, TX 76013
214/649-8467



THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 431-0790 PHONE
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

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

