

LEGEND

- EXISTING CONCRETE PAVEMENT TO REMAIN IN PLACE
- EXISTING PAVERS TO REMAIN IN PLACE
- PROPOSED FIRE LANE
7" 3,600 PSI CONCRETE W/ #4 BARS 18" O.C.E.W. ON 8" LIME OR CEMENT TREATED SUBGRADE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK

SITE DATA SUMMARY

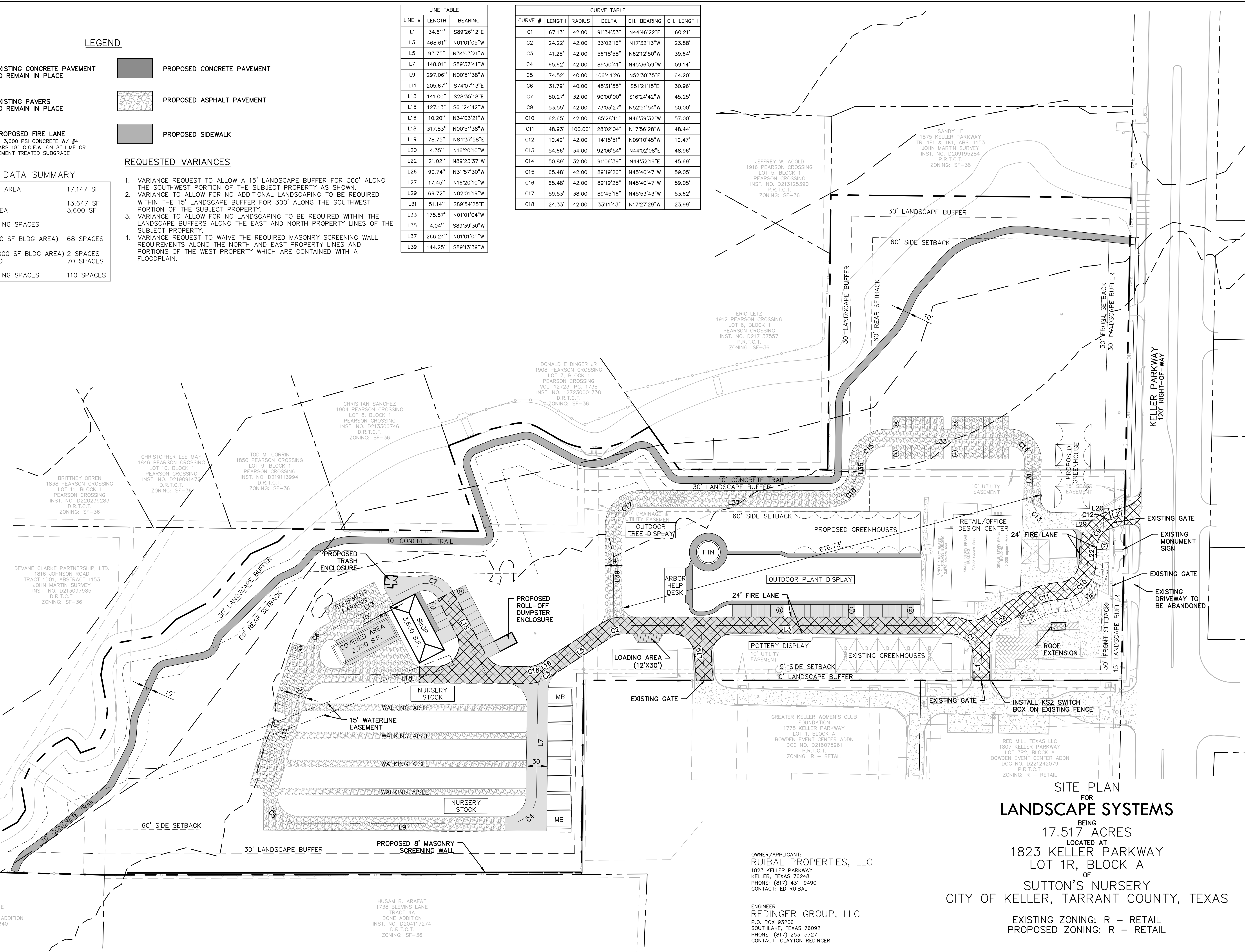
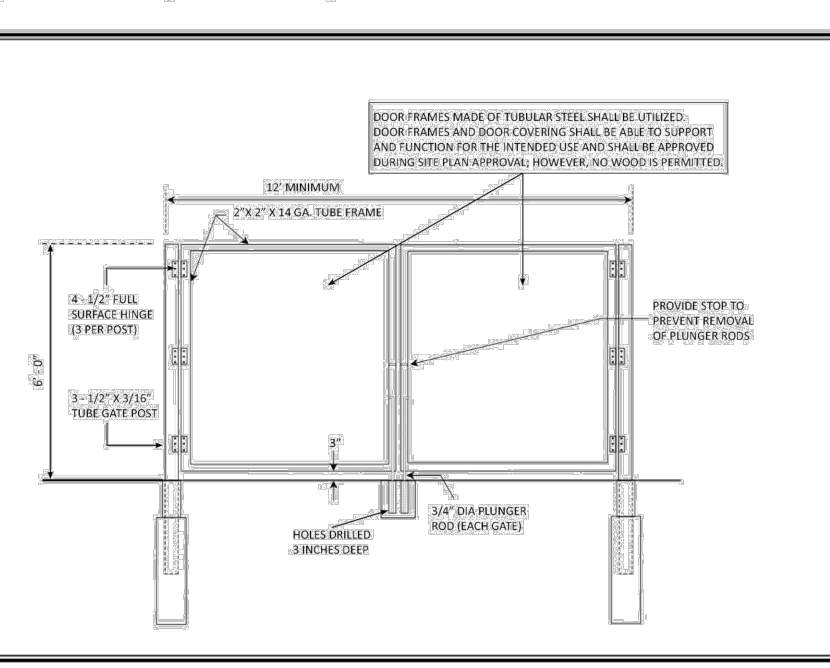
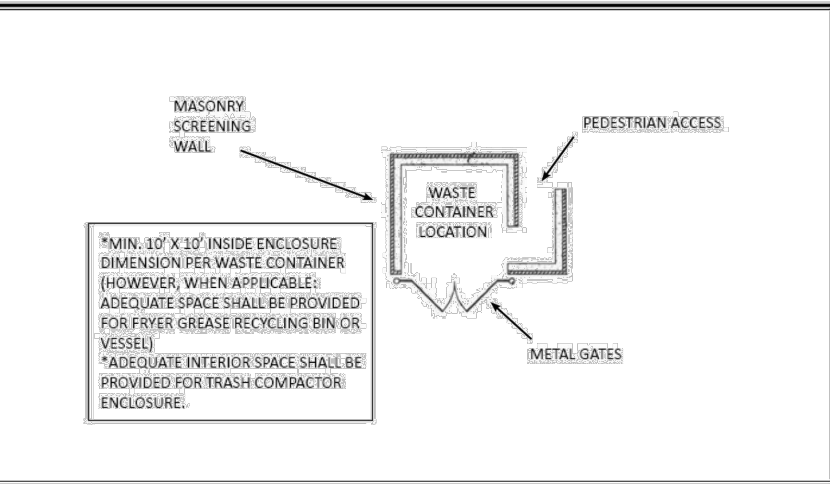
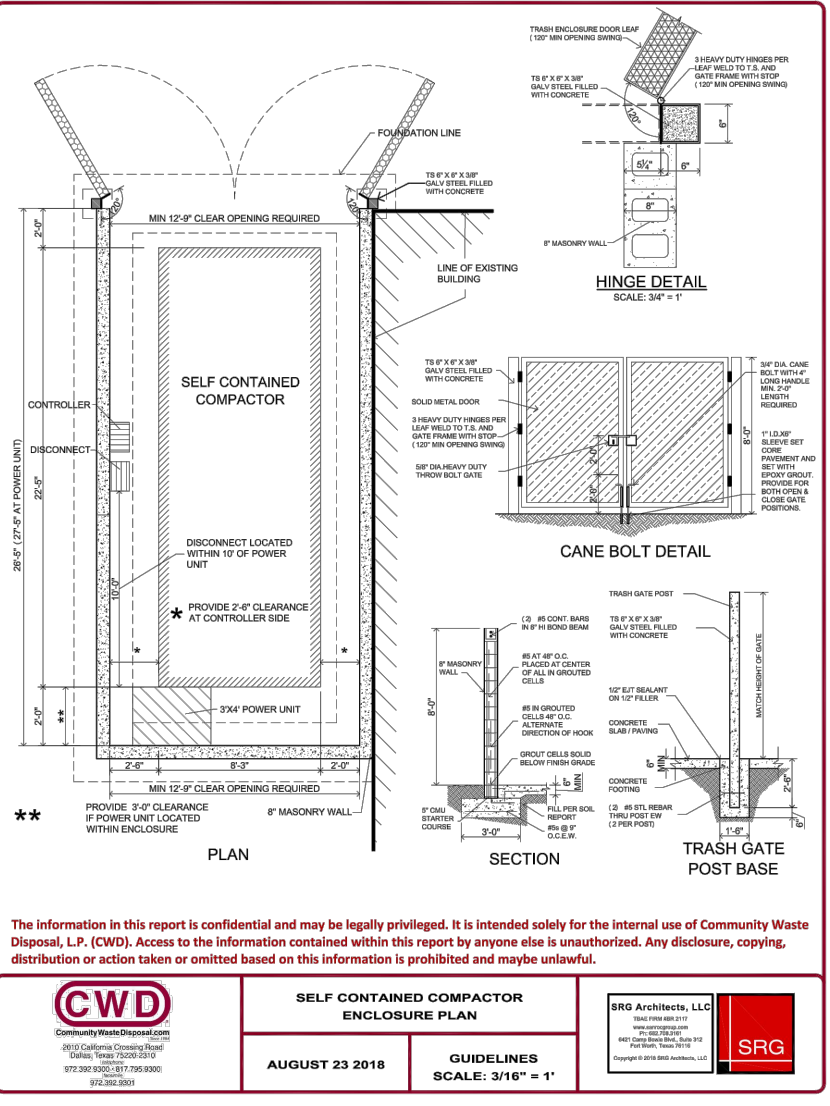
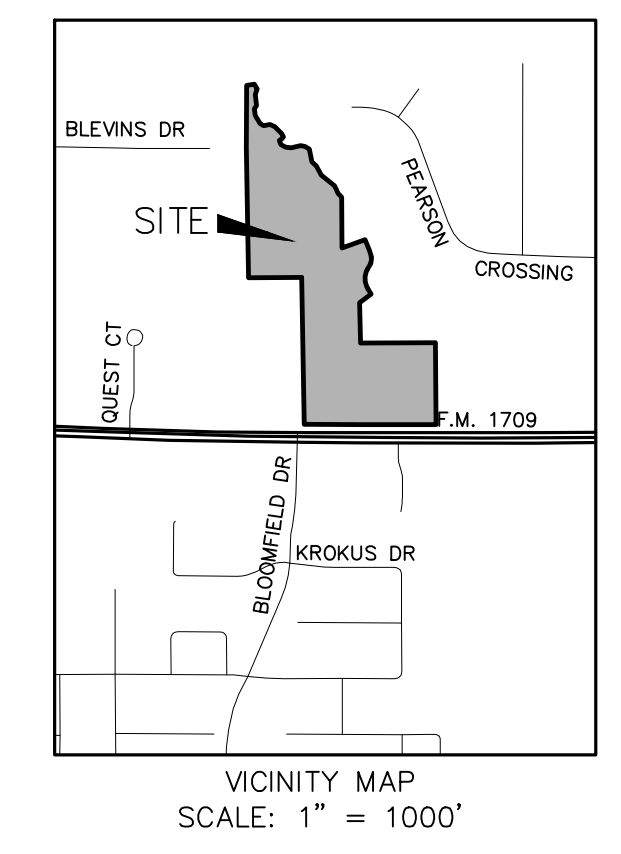
TOTAL BUILDING AREA	17,147 SF
RETAIL AREA	13,647 SF
WAREHOUSE AREA	3,600 SF
REQUIRED PARKING SPACES	
RETAIL (1 SPACE / 200 SF BLDG AREA)	68 SPACES
WAREHOUSE (1 SPACE / 2,000 SF BLDG AREA)	2 SPACES
TOTAL REQUIRED	70 SPACES
PROVIDED PARKING SPACES	110 SPACES

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 #	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 #	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°21'18"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'

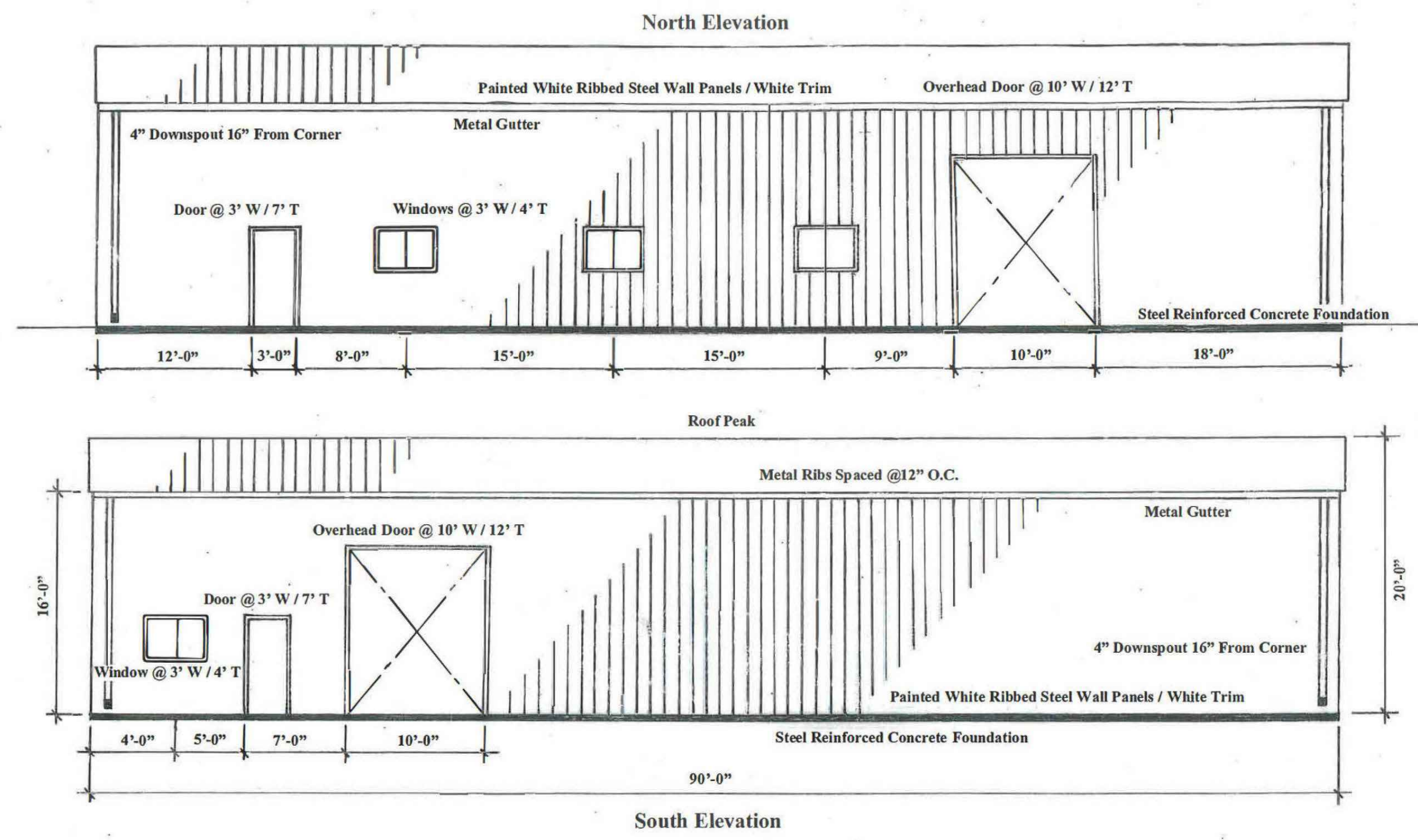


OWNER/APPLICANT:
RUBAL PROPERTIES, LLC
 1823 KELLER PARKWAY
 KELLER, TEXAS 76248
 PHONE: (817) 431-9490
 CONTACT: ED RUBAL

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

SITE PLAN FOR LANDSCAPE SYSTEMS
 BEING 17.517 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



Scale 1/8" = 1'-0"

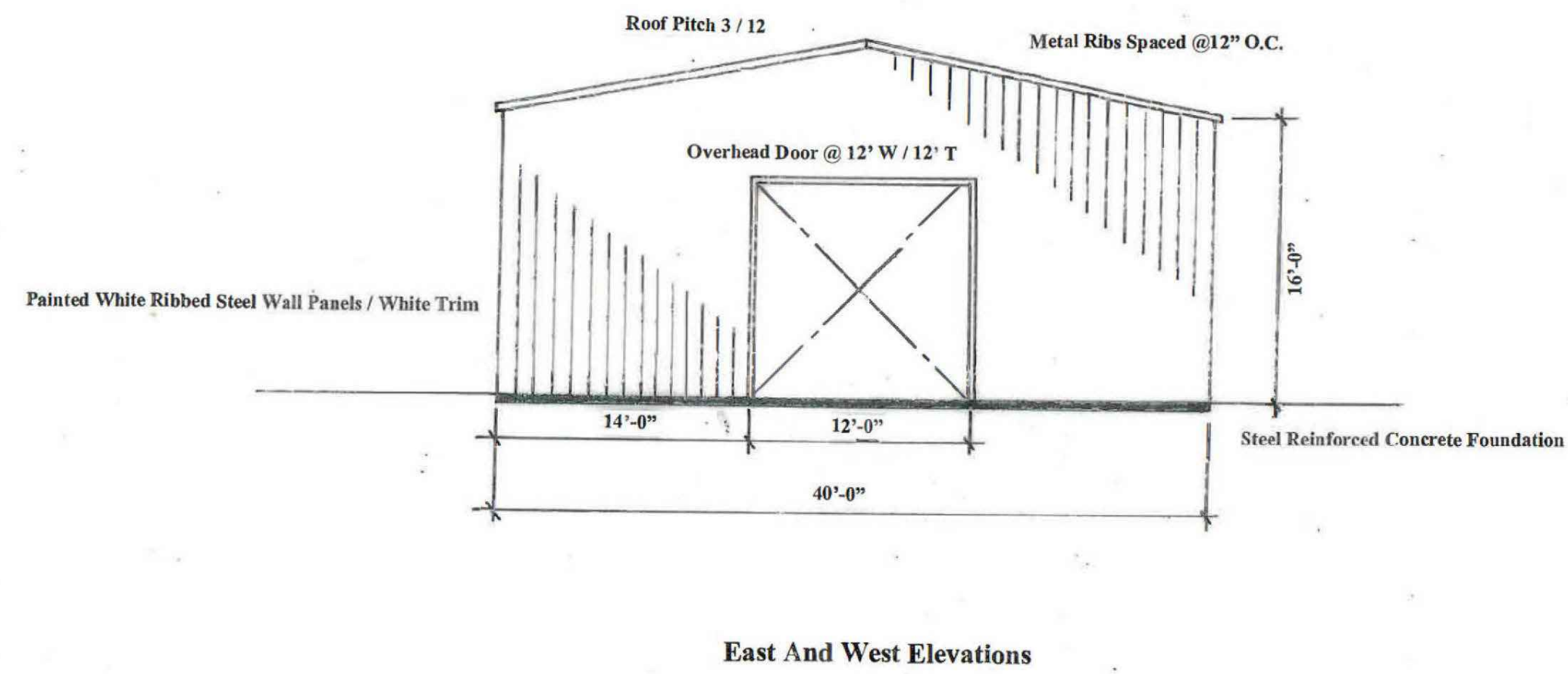
Date: March 24, 2022

WORKSHOP ELEVATIONS
 The design of this building is the property of the architect. The contractor shall be responsible for the construction of the building. The architect shall not be responsible for the construction of the building.
 CAPTIONED ADDRESSES

Workshop Building
 Landscape Systems Garden Center
 1823 Keller Parkway
 Keller, Texas 76248 (817) 341-9490

DATE: _____

SHEET
 55



East And West Elevations

WORKSHOP ELEVATIONS
 The design of this building is the property of the architect. The contractor shall be responsible for the construction of the building. The architect shall not be responsible for the construction of the building.
 CAPTIONED ADDRESSES

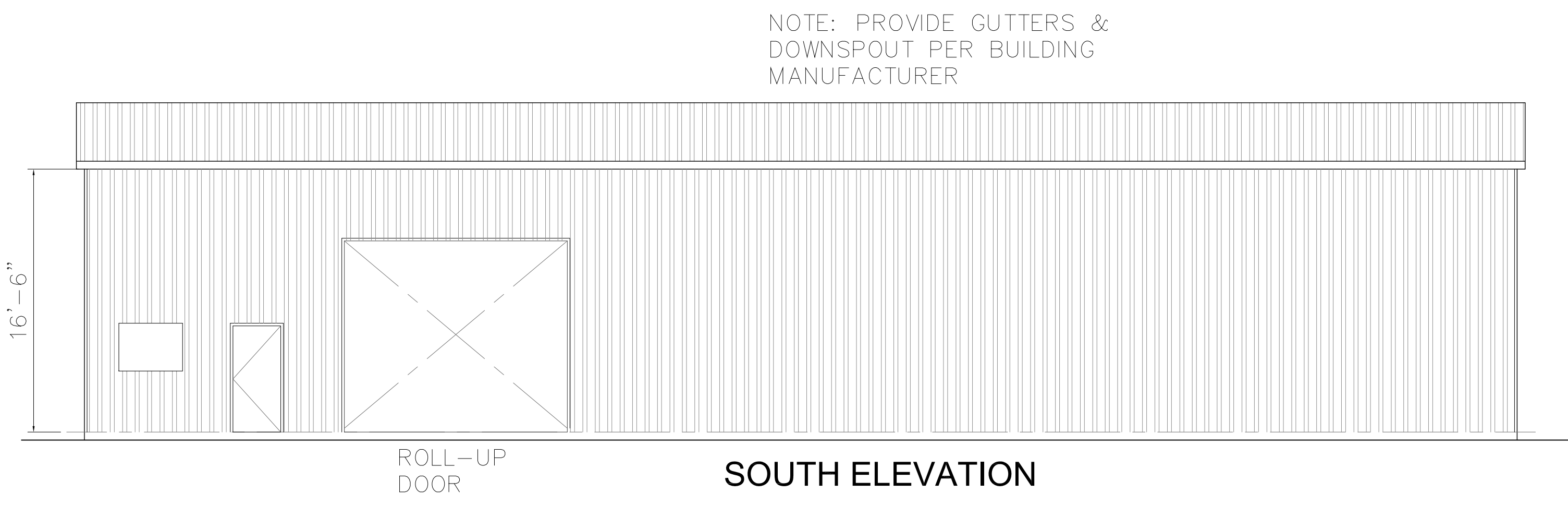
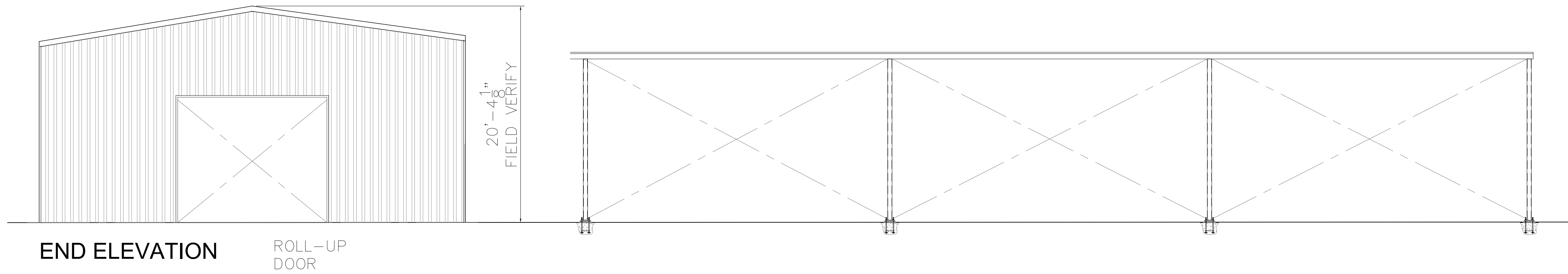
Workshop Building
 Landscape Systems Garden Center
 1823 Keller Parkway
 Keller, Texas 76248 (817) 341-9490

DATE: _____

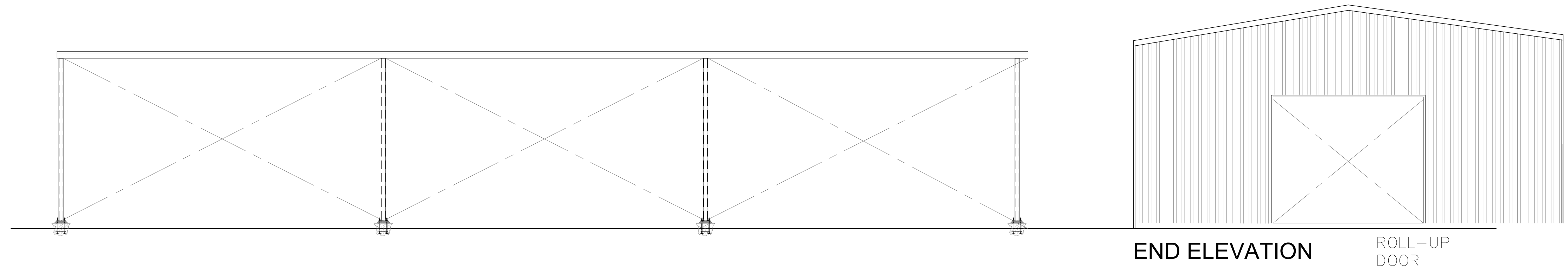
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GREENHOUSE ELEVATIONS



NOTE: PROVIDE GUTTERS & DOWNSPOUT PER BUILDING MANUFACTURER

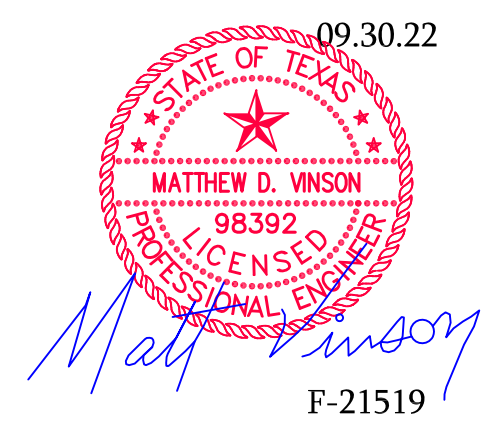


IMPORTANT NOTE:
 These drawings are and contain intellectual property of the designer. Written authorization is required to use totally or partially the concepts, ideas, drawings and electronic data contained in document. These drawings are exclusively for:
 CAPTIONED ADDRESS
 Applicant / Contractor 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

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



F-21519