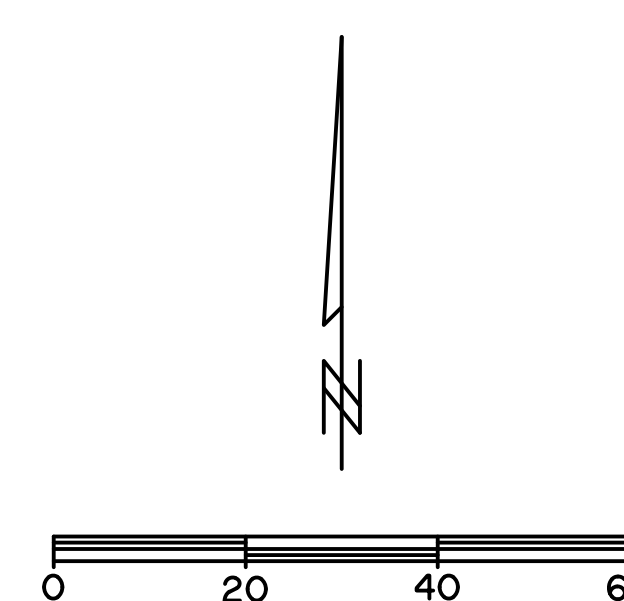




LEGEND	
	PROP. SIDEWALK
	PROP. ELECTRIC VEHICLE CHARGING STALLS
	PROP. LANDSCAPING
	PROP. STACKING SPACE
	EX. FIRE LANE
	FIRE LANE BY OTHERS
	BARRIER FREE RAMP

SITE DATA SUMMARY TABLE	
DEVELOPMENT REGULATION	LOT 1 BLOCK A
ZONING	TOWN CENTER
PROPOSED USE	BANK WITH DRIVE-THRU
LOT AREA	1.24 AC (53,918 S.F.)
TOTAL BUILDING AREA	7,010 S.F.
BUILDING HEIGHT	31 FT
LOT COVERAGE	13.0%
FLOOR AREA RATIO	0.13:1
TOTAL PARKING REQUIRED	1 SPACE/300 S.F. = 24
PROPOSED PARKING	35
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2
TOTAL PARKING	37

- GENERAL NOTES:**
1. ALL COORDINATES ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
 2. DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
 3. ALL PROPOSED CURB RADII ARE 3.0' F/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
 4. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 5. DIMENSIONS TO THE BUILDING ARE FOR REFERENCE TO SITE WORK AND NOT FOR LAYOUT OF THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LOCATION.
 6. ALL SIGNAGE SHALL BE BY SEPARATE PERMIT.
 7. ALL GROUND AND ROOF-MOUNTED EQUIPMENT MUST BE SCREENED.
 8. NO CHANGES ARE PROPOSED TO LOT 2 WITHIN THIS SITE PLAN AMENDMENT.
 9. A VARIANCE TO UDC SECTION 9.02(D)(7)(a)(I) IS BEING REQUESTED FOR LOT 1 WITHIN THIS SITE PLAN AMENDMENT TO ALLOW THE PROPOSED FINANCIAL INSTITUTION WITH A DRIVE-THROUGH FACILITY TO PROVIDE FOUR STACKING SPACES PER TELLER WINDOW OR STATION.

BEING 1.238 ACRES OF LAND LOCATED IN THE
PAMELIA ALLEN SURVEY,
ABSTRACT NO. 22,

ABSTRACT NO. 28
CITY OF KELLER, TARRANT COUNTY, TEXAS
SUBMITTAL DATE: 10/24/2025

WIA PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006
5151 HEADQUARTERS DR., SUITE 115 PLANO, TEXAS 75024
Texas Firm Registration No. F-2776 www.WierAssociates.com (817) 467-7700
Texas Board of Professional Land Surveying Registration No. 10033900

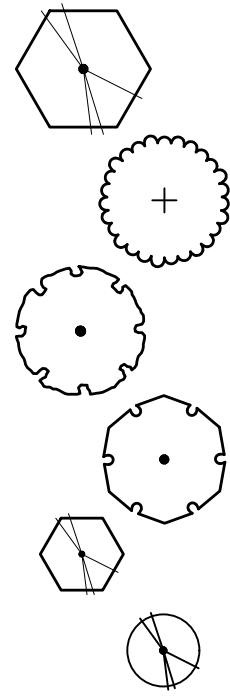
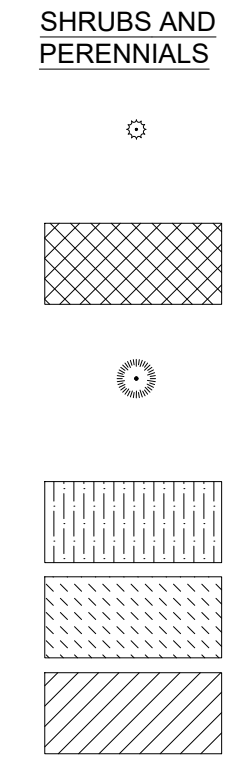
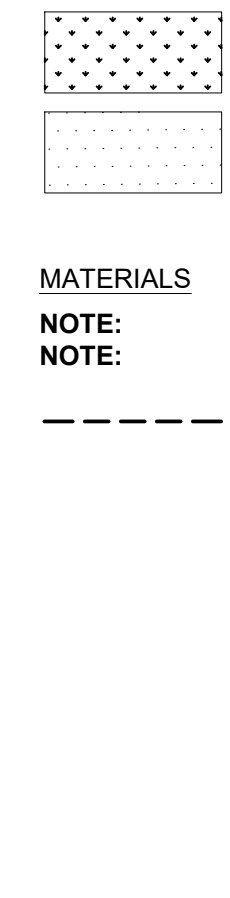
SHEET 1 OF 1 DATE: 11/21/2025

KELLER PARKWAY/ FM 1709
(VARIABLE WIDTH PUBLIC R.O.W.)

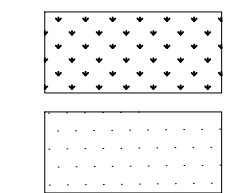
DEVELOPER
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PLANT AND MATERIAL SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	REMARKS	QTY
	*= NATIVE PLANTING						
	BC*	BALD CYPRESS / TAXODIUM DISTICHUM	CONT/B&B	3" CAL. MIN.	12'-15'H X 5'-6"W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES	2
	TO*	TEXAS RED OAK / QUERCUS TEXENSIS	CONT/B&B	4" CAL. MIN.	14'-16'H X 6'-7"W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES	5
	CE*	CEDAR ELM / ULMUS CRASSIFOLIA	CONT/B&B	3" CAL. MIN.	12'-15'H X 5'-6"W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES	3
	LO*	LIVE OAK / QUERCUS VIRGINIANA	CONT/B&B	3" CAL. MIN.	12'-15'H X 5'-6"W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES	4
	PC	POND CYPRESS / TAXODIUM ASCENDENS	CONT/B&B	3" CAL. MIN.	12'-15'H X 4'-5"W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, STRAIGHT CENTRAL LEADER, NO CROSSING BRANCHES	1
	YH*	YAUPON HOLLY / ILEX VOMITORIA	CONT/B&B	2" CAL. MIN.	6'-8'H X 3'-4"W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT, MULTI-TRUNK, 3-5 CANE TREE FORM, NO CROSSING BRANCHES	5
	BL*	BRAKELIGHTS RED YUCCA / HESPERALOE PARVIFLORA 'PERPA'	5 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 24" O.C., 0.28 PLANTS / SF, MIN 18-IN HT AT TIME OF PLANTING		28
	RC	ROSE CREEK ABELIA / ABELIA X GRANDIFLORA 'ROSE CREEK'	5 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 36" O.C., 0.12 PLANTS / SF, MIN 18-IN HT AT TIME OF PLANTING		44
	DY*	DWARF YAUPON HOLLY / ILEX VOMITORIA NANA	10 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 48" O.C., 0.07 PLANTS / SF, MIN 18-IN HT AT TIME OF PLANTING		17
	LM*	LINDHEIMER MUHLY / MUHLENBERGIA LINDHEIMERI	5 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 36" O.C., 0.12 PLANTS / SF, MIN 18-IN HT AT TIME OF PLANTING		42
	BS	BERKELEY SEDGE / CAREX DIVULSA	1 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 15" O.C., 0.70 PLANTS / SF, MIN 10" HT AT TIME OF PLANTING		252
	MG*	MEXICAN FEATHER GRASS / NASSELLA (STIPA) TENUISSIMA	1 GAL	FULL TO BASE, HEAVILY ROOTED	TRIANGULAR SPACING AT 18" O.C., 0.49 PLANTS / SF, MIN 10" HT AT TIME OF PLANTING		259

NOTE: QUANTITIES ARE APPROXIMATE, FIELD VERIFY. ALL DISTURBED AREAS TO BE GRASSED AND SOIL PREPARED PER SPECIFICATIONS. SAMPLES / SUBMITTALS TO BE PROVIDED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT	REMARKS	QTY
	SOD	BERMUDA GRASS / CYNODON DACTYLON 'TIFFWAY 419'	SOD	SOLID SOD ALL ONSITE AREAS DISTURBED BY CONSTRUCTION, REF. SPEC 32 9200	FIELD VERIFY
	SEED	COMMON BERMUDAGRASS / CYNODON DACTYLON	SEED	SEED OFFSITE AREAS DISTURBED BY CONSTRUCTION, REF. SPEC 32 9200	FIELD VERIFY

MATERIALS	ITEM	DEPTH	REMARKS	QTY
	NOTE: QUANTITIES ARE APPROXIMATE, FIELD VERIFY FOR ACCURACY. ALL PLANTING BEDS TO BE PREPARED PER SPECIFICATIONS. SAMPLES / SUBMITTALS TO BE PROVIDED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.			
	LANDSCAPE EDGING		BETWEEN AGG & TURF, PLANTING & TURF, OR AGG & PLANTING; PERMALOC FLO SERIES ALUMINUM EDGING, REF. SPEC 32 9300	FIELD VERIFY
	MULCH - TOPDRESSING	3" DEPTH	RUSTIC CUT HARDWOOD OR APPROVED EQUIVALENT, COMPACTED DEPTH, REF. SPEC SECT 32 9300	FIELD VERIFY
	MANUFACTURED TOPSOIL	2" DEPTH	MANUFACTURED TOPSOIL, SUPPLIED BY SOIL BUILDING SYSTEMS OR APPROVED EQ., REF. SPEC SECT 32 9200 AND 32 9300	FIELD VERIFY
	COMPOST - PLANTING BEDS	3" DEPTH	ORGANIC, WELL-DECOMPOSED, REF. SPEC SECT 32 9300	FIELD VERIFY
	WEED BARRIER - NEWSPRINT	8 LAYERS	1 ITEM: 8 LAYERS OF NEWSPRINT AT PLANTING BEDS, REF. DETAILS AND SPEC SECT 32 9300	FIELD VERIFY
	EXPANDED SHALE	3" DEPTH	PLANTING BEDS, SUPPLIED BY SOIL BUILDING SYSTEMS OR APPROVED EQUAL, REF. SPEC SECT 32 9300	FIELD VERIFY
	ORGANIC BIOLOGICAL FERTILIZER		REF. SPEC SECT 32 9200 FOR MATERIAL AND APPLICATION RATE	FIELD VERIFY
	FILTER FABRIC	2 LAYERS	2 LAYERS BENEATH AGGREGATE, REF. SPEC 32 93 00	FIELD VERIFY

LAWN / TURF GRASS: NOTE - FIELD VERIFY ALL QUANTITIES. ALL DISTURBED AREAS TO BE GRASSED, REFER TO DETAILS AND SPECS

TOPSOIL - LAWN / TURF GRASS	1 1/2" DEPTH AT TURF/LAWN AREAS - REF. DETAILS AND SPEC 32 9200	FIELD VERIFY
COMPOST - LAWN / TURF GRASS	1/2" DEPTH AT TURF/LAWN AREAS - ORGANIC, WELL-DECOMPOSED, REF. DETAILS AND SPECS SUPPLIED BY SOIL SYSTEMS OR APPROVED EQUAL, REF. SPEC 32 9300	FIELD VERIFY
ORGANIC BIOLOGICAL FERTILIZER	REF. SPEC SECT 32 9200 FOR MATERIAL AND APPLICATION RATE	FIELD VERIFY

GENERAL NOTES

- VERIFY SITE INFORMATION INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTER, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON THE CIVIL DRAWINGS. CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS.
- EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SITE UTILITIES PRIOR TO BEGINNING EXCAVATION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- BASE INFORMATION INCLUDING THE LOCATION OF PROPERTY LINE, EASEMENTS, EXISTING BUILDINGS, ROADS, AND CURBS HAVE BEEN TAKEN FROM THE SURVEY AND CIVIL ENGINEER'S DRAWINGS. SURVEY HAS BEEN PROVIDED BY OTHERS. ENGINEERS, ARCHITECTS, AND LANDSCAPE ARCHITECTS ARE NOT RESPONSIBLE FOR INFORMATION PROVIDED BY OTHERS. FOR ADDITIONAL INFORMATION REFER TO CIVIL ENGINEERING DRAWINGS.
- CARE SHALL BE TAKEN TO PRESERVE AND PROTECT FULLY THE EXISTING BUILDINGS, PAVEMENTS, TREES, PLANTING, AND IRRIGATION TO REMAIN. RESTORE DAMAGED ITEMS TO ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITIES AND THE GENERAL CONTRACTOR TO REQUEST LOCATION OF EXISTING AND NEWLY-INSTALLED UNDERGROUND UTILITIES. HAND-EXCAVATE AS NECESSARY TO CONFIRM LOCATIONS PRIOR TO EXCAVATION.
- PROTECT EXISTING TREES TO REMAIN. REFER TO TREE PRESERVATION DRAWINGS AND SPECIFICATION SECTION 015639 FOR TREE PROTECTION MEASURES.

LANDSCAPE GRADING AND DRAINAGE NOTES

- ANY EXISTING AND/OR ON-SITE CONDITIONS WHICH VARY FROM THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES IN ALL AREAS.
- REFER TO THE GENERAL CONDITIONS AND THE TECHNICAL SPECIFICATIONS SECTIONS FOR THE PLACEMENT, COMPACTION, GRADING, AND TESTING OF ALL FILL MATERIAL.
- REFER TO CIVIL DRAWINGS FOR SUBSURFACE DRAIN SYSTEM AND CONNECTION TO STORM LINE.
- THE CONTRACTOR SHALL REQUEST A REVIEW FOR INSPECTION OF FINAL IN-PLACE FINE GRADING A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY SUBSEQUENT WORK UNLESS OTHERWISE NOTED ON THIS SHEET. FINAL GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING AND REMOVING STRUCTURAL FILL OR LIME-STABILIZED SUBGRADE PLACED BY OTHERS DURING CONSTRUCTION THAT IS IN CONFLICT WITH PLANTINGS AND REPLACING IT WITH SPECIFIED PLANT BED SOIL MIX.
- DO NOT BLOCK WEEPS IN MASONRY WORK WITH EARTH, MULCH, OR WITH PAVING.

LANDSCAPING REQUIREMENTS

LOT 1, BLOCK A TRINITY ADDITION

- MINIMUM LANDSCAPING FOR NON-RESIDENTIAL DEVELOPMENT
- A LANDSCAPE BUFFER WIDTH ADJACENT TO 4 LANE THROOUGHFARE (ALONG NORTH PROPERTY LINE)
REQUIRED: 30 FEET MINIMUM DEPTH
PROVIDED: 30 FEET DEPTH
- LANDSCAPE BUFFER WIDTH ADJACENT TO RESIDENTIAL (ALONG NORTH PROPERTY LINE)
REQUIRED: 30 FEET MINIMUM DEPTH
PROVIDED: 30 FEET DEPTH

- TOWN CENTER REQUIREMENTS
- B CANOPY TREES IN BUFFER ZONE (FRONTAGE ~ 142 LF)
REQUIRED: 142/30 = 5 TEXAS RED OAK
PROVIDED: 5 TEXAS RED OAK
- C ORNAMENTAL TREES (FRONTAGE ~ 142 LF)
REQUIRED: 142/30 = 5 YAUPON HOLLY
PROVIDED: 5 YAUPON HOLLY
- D FOUNDATION PLANTINGS
REQUIRED: YES
PROVIDED: NATIVE PLANTINGS IN SIDEWALK PLANTERS

- PARKING REQUIREMENTS
- E PARKING 100% SCREENED ADJACENT TO PUBLIC STREETS
REQUIRED: SCREENING ADJACENT TO KELLER PARKWAY
PROVIDED: SHRUB ROW AND COLUMN SCREENING
- F ONE LARGE TREE IN EACH PARKING ISLAND
REQUIRED: 8 TREES
PROVIDED: 8 TREES
- G CONTINUOUS ISLANDS PERPENDICULAR TO PARKING SPACES (~142 LF ALONG NORTH PROPERTY LINE)
REQUIRED: ONE TREE PER 40 LF = 142/40 = 4 TREES
PROVIDED: 4 EXSTING TREES AND 2 NEW TREES = 6 TREES
- H 25 SF LANDSCAPE PER PARKING SPACE (36 SPACES)
REQUIRED: 36 x 25 = 864 SF
PROVIDED: 1,749 SF
- I ONE TREE PER 12 PARKING SPACES (36 SPACES)
REQUIRED: 36/12 = 3 TREES
PROVIDED: 6 TREES
(TREES PROVIDED IN ALTERNATE LOCATIONS DUE TO CONFLICTS WITH EASEMENTS AND PROXIMITY TO EXISTING OFFSITE TREES.)

LANDSCAPE PLANTING NOTES

- FINAL GRADING SHALL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING OR PLANTING LAYOUT.
- TREES ARE TO BE CENTERED IN EACH TREE OPENING. CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO ADJUST TREES TO EXACT LOCATION IN FIELD.
- UNLESS DIMENSIONED ON THE PLAN, ALL PROPOSED TREE LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREE LOCATIONS IN THE FIELD USING COLORED FLAGS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
- SHRUB BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO BE PREPARATION. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS ALL SHRUBS AS NOTED IN THE DRAWINGS.
- FINISH GRADE OF SHRUB BEDS SHALL BE THREE AND ONE HALF (3 1/2") INCHES BELOW ADJACENT PAVEMENT OR CURB WHERE 8 LAYERS NEWSPRINT ROLL STOCK. MULCH TOPDRESSING IS TO BE APPLIED UNLESS OTHERWISE NOTED. REFER TO SPECIFICATION 329300.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY, CHARACTER, AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- CONTRACTOR SHALL MEET OR EXCEED ALL MINIMUM SIZES LISTED IN PLANT SCHEDULE INCLUDING CONTAINER SIZE.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL PLANTER LEAVE-OUTS.
- PRUNE NEWLY PLANTED TREES TO PROVIDE SEVEN (7) FOOT CLEAR CANOPY ABOVE THE ELEVATION OF THE SIDEWALK. REMOVE ANY DAMAGED BRANCHES TO THE NEAREST FORK. PRUNE AND REMOVE LIMBS PER THE SPECIFICATIONS.
- FINISH MULCH GRADES OF ALL TREE BASES SHALL BE (1/2") BELOW ADJACENT PAVEMENT ELEVATION. IN AREAS WHERE A 4" LAYER OF MULCH IS TO BE APPLIED, FINISH SOIL GRADES SHALL BE (4 1/2") BELOW ADJACENT PAVEMENT OR CURB.
- CONTRACTOR SHALL PATCH ALL AREAS OF DISTURBED LAWN WITH SOLID SOD OR SEEDING - REF. PLANS. NEW SOD SHALL BE FLUSH TO EXISTING TURF.
- REFER TO SHEETS AR-L-403 - AR-L-404 FOR ALL PLANTING DETAILS.
- REFER TO THIS SHEET FOR PLANT SCHEDULE.
- REFER TO SPECIFICATION SECTION 320130 - LANDSCAPE MAINTENANCE FOR MAINTENANCE REQUIREMENTS.
- REPLACE DEAD PLANTS WITHIN 7 DAYS AFTER DETERMINATION OF CONDITION.

EXISTING TREE NOTE: THERE ARE NO EXISTING TREES ON THE SUBJECT SITE WITHIN THE CONSTRUCTION AREA. THERE ARE EXISTING TREES ALONG THE NORTH PROPERTY LINE PROTECTED BY THE DEVELOPER DURING THE CONSTRUCTION OF THE DETENTION BASIN. THESE TREES AND OFFSITE TREES ADJACENT TO CONSTRUCTION SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION.

CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT EXISTING TREES ON ADJACENT PROPERTIES AND SHALL REPLACE, IN KIND, ANY TREES, LANDSCAPE, OR IRRIGATION DAMAGED BY HIS FORCES DURING THE EXECUTION OF THIS CONTRACT. DO NOT PARK, DRIVE, STAGE MATERIALS OR OTHERWISE PLACE ANYTHING UNDER EXISTING TREES TO REMAIN, INCLUDING TREES NOT SHOWN. WHETHER OR NOT TREE PROTECTION FENCING IS SHOWN, ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH THE UTMOST IMPORTANCE AND PROVIDED WITH TREE CARE AS DIRECTED BY AN ISA CERTIFIED, EXPERIENCED ARBORIST. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

NOTE: SOLID SOD OR HYDROSEED BERMUDAGRASS ALL DISTURBED AREAS CAUSED BY CONSTRUCTION, INCLUDING AREAS OF DEMOLITION, STAGING, MATERIAL STORAGE, PARKING, GRADING, AND CONSTRUCTION. LIMITS SHOWN ON DRAWINGS AND QUANTITIES IN PLANT SCHEDULE MAY BE NEED TO BE ADJUSTED AT NO ADDITIONAL COST TO THE OWNER TO FOR ADDITIONAL AREAS DISTURBED BY CONTRACTORS' FORCES DURING CONSTRUCTION.

IRRIGATION REQUIREMENTS: ALL ORDINANCE-REQUIRED PLANTINGS WILL BE IRRIGATED AND DETAILED IRRIGATION PLANS WILL BE SUBMITTED WITH CONSTRUCTION PLANS. SYSTEM WILL BE DESIGNED AND INSTALLED ACCORDING TO ALL TCEQ, STATE, AND LOCAL REGULATIONS. THE SYSTEM SHALL INCLUDE A FREEZE AND RAIN SENSOR.

LANDSCAPE MAINTENANCE REQUIREMENTS: ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS.

IRRIGATION REQUIREMENTS: UNDERGROUND AUTOMATIC IRRIGATION WILL BE PROVIDED TO ALL ORDINANCE-REQUIRED PLANTINGS. SYSTEM WILL BE DESIGNED AND INSTALLED ACCORDING TO ALL TCEQ, STATE, AND LOCAL REQUIREMENTS, PROVIDING FOR 100% COVERAGE OF ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE AND RAIN SENSOR.

LANDSCAPE SUBDRAIN NOTE: SUBDRAINS IN PLANT BEDS AND AGGREGATE BEDS: SLOTTED ADS N-12 PIPE IN BEDS AT 0.5% SLOPE WITH SOLID PVC CONNECTION TO STORM DRAIN LINES SHOWN BY CIVIL. PROVIDE CLEANOUTS 20'-25' ON CENTER AS SHOWN. REF. DETAILS & SPEC. SECT. 33 41 14 FOR MATERIALS.

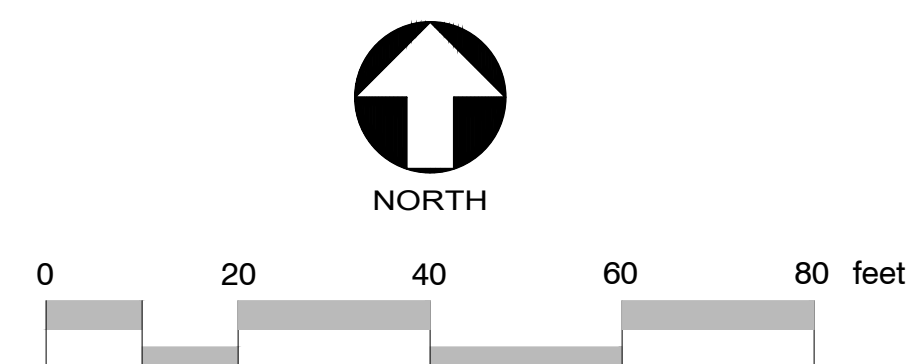


OWNER / APPLICANT:
FROST BANK
3838 ROGER ROAD
SAN ANTONIO, TX 78251
CONTACT: ROSS WOOD
ross.wood@frostbank.com
210-220-5842

FROST BANK FINANCIAL CENTER
LOT 1, BLOCK A, TRINITY ADDITION
INST. NO. D225129840
O.P.R.T.C.T.
1241 KELLER PARKWAY, KELLER, TX

Date: 11-21-2025	Revisions:				
Scale: NOT TO SCALE					
Project No: 22532					

LANDSCAPE SCHEDULES AND NOTES



FROST BANK FINANCIAL CENTER

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1241 KELLER PARKWAY, KELLER, TX
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INST. NO. D225129840
LOT 1, BLOCK A, TRINITY ADDITION

Revisions:

Date: 11-21-2025

Scale: 1"=20'-0"

Project No:

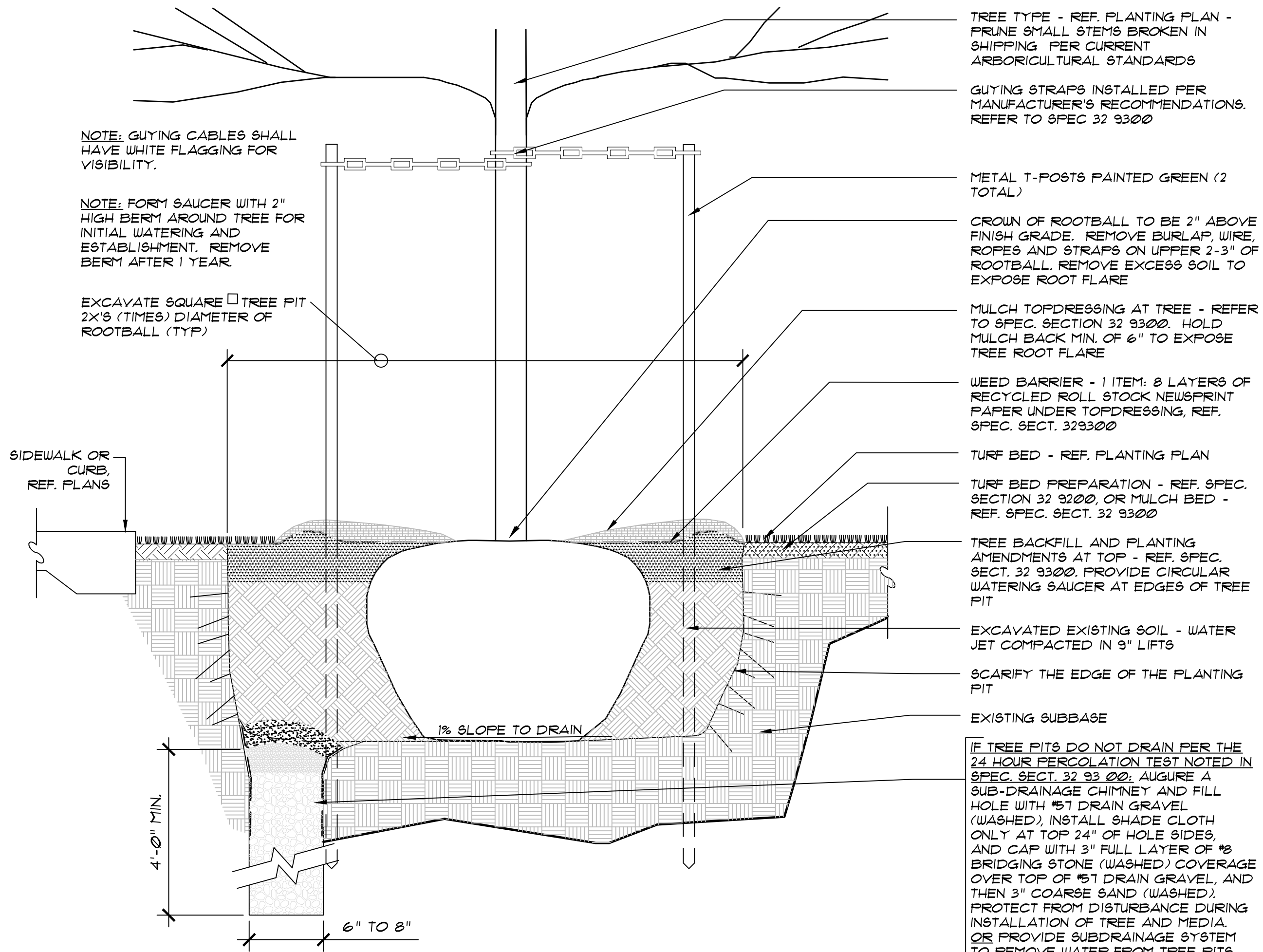
LANDSCAPE
PLANTING
PLAN

L3-1
SHEET

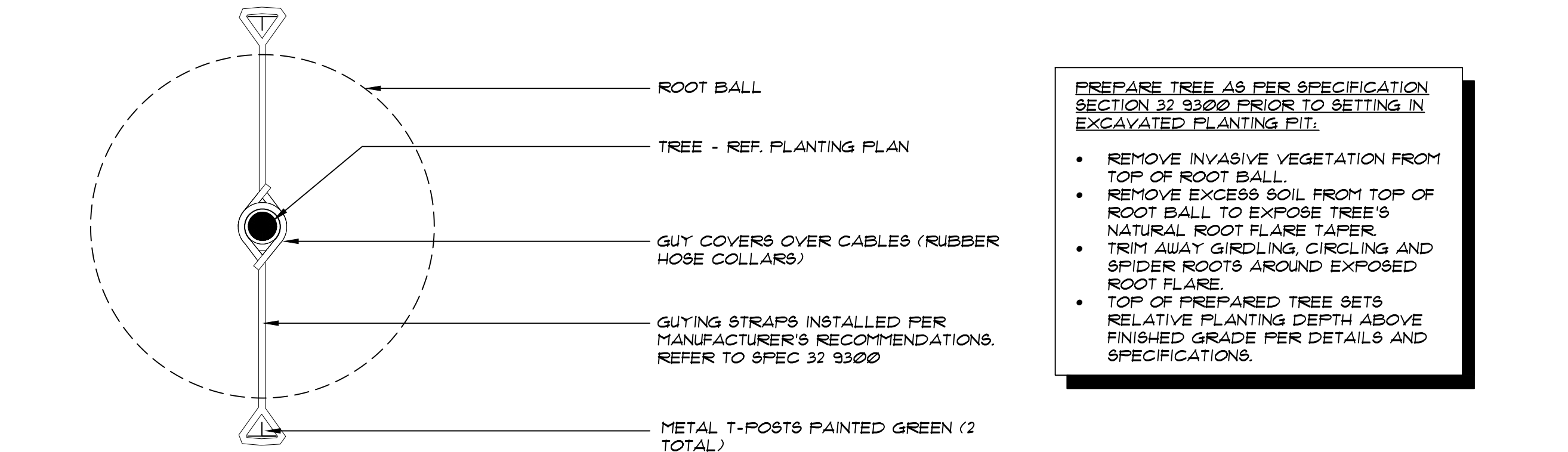
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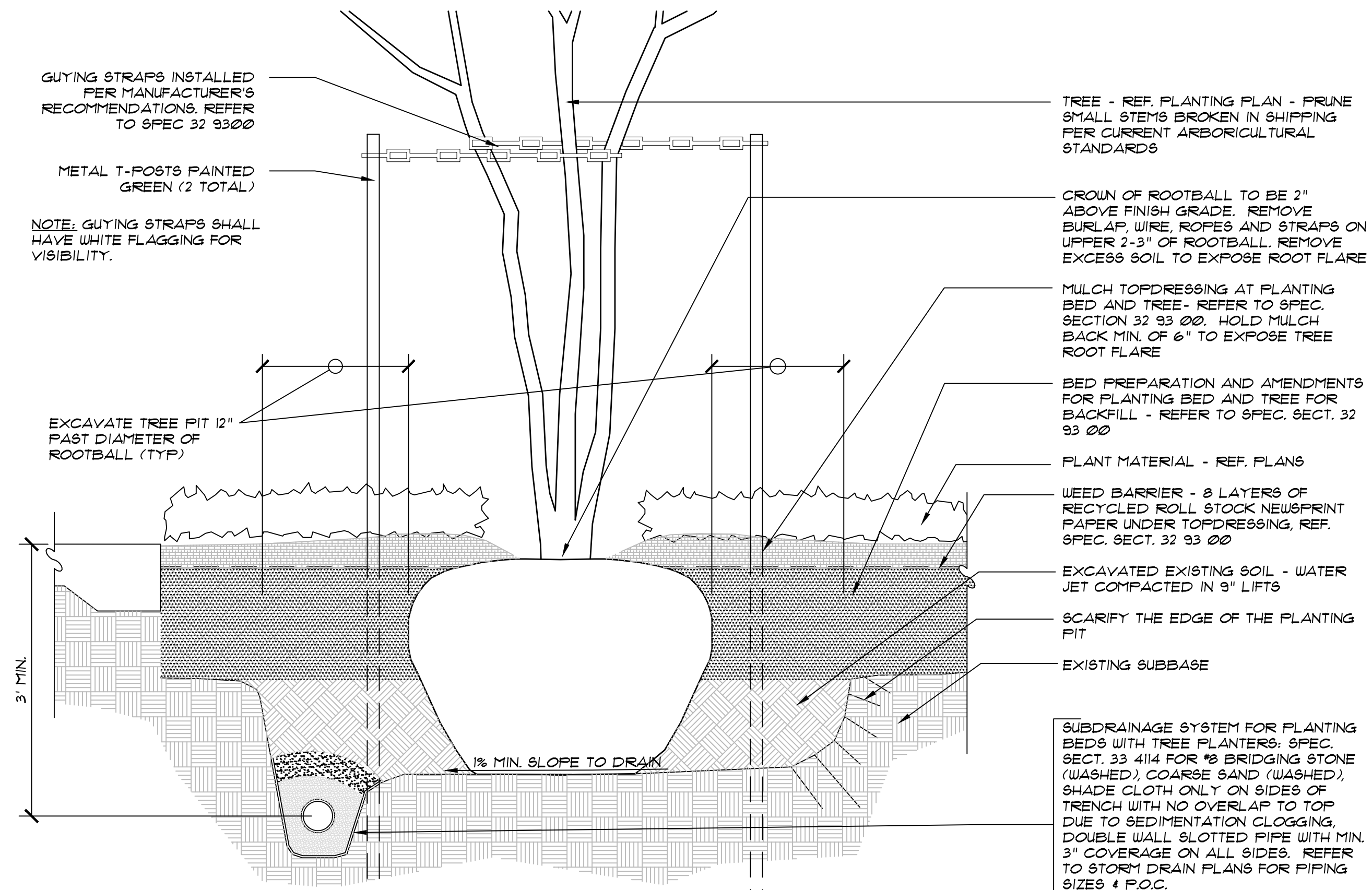
CCA Landscape Architects Inc.
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greg@ccalandscapearch.com



3 TREE PLANTING/STAKING IN TURF - SECTION
NTS



1 TREE STAKING - PLAN
NTS



2 TREE PLANTING/STAKING IN PLANTING BED - SECTION
NTS

PREPARE TREE AS PER SPECIFICATION SECTION 32 9300 PRIOR TO SETTING IN EXCAVATED PLANTING FIT.

- REMOVE INVASIVE VEGETATION FROM TOP OF ROOT BALL.
- REMOVE EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE TREE'S NATURAL ROOT FLARE TAPER.
- TRIM AWAY GIRDLING, GIRCLING AND SPIDER ROOTS AROUND EXPOSED ROOT FLARE.
- TOP OF PREPARED TREE SETS RELATIVE PLANTING DEPTH ABOVE FINISHED GRADE PER DETAILS AND SPECIFICATIONS.

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CCA LANDSCAPE ARCHITECTS

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
3165
GEOFFREY CHAMBERLAIN
11/21/2025

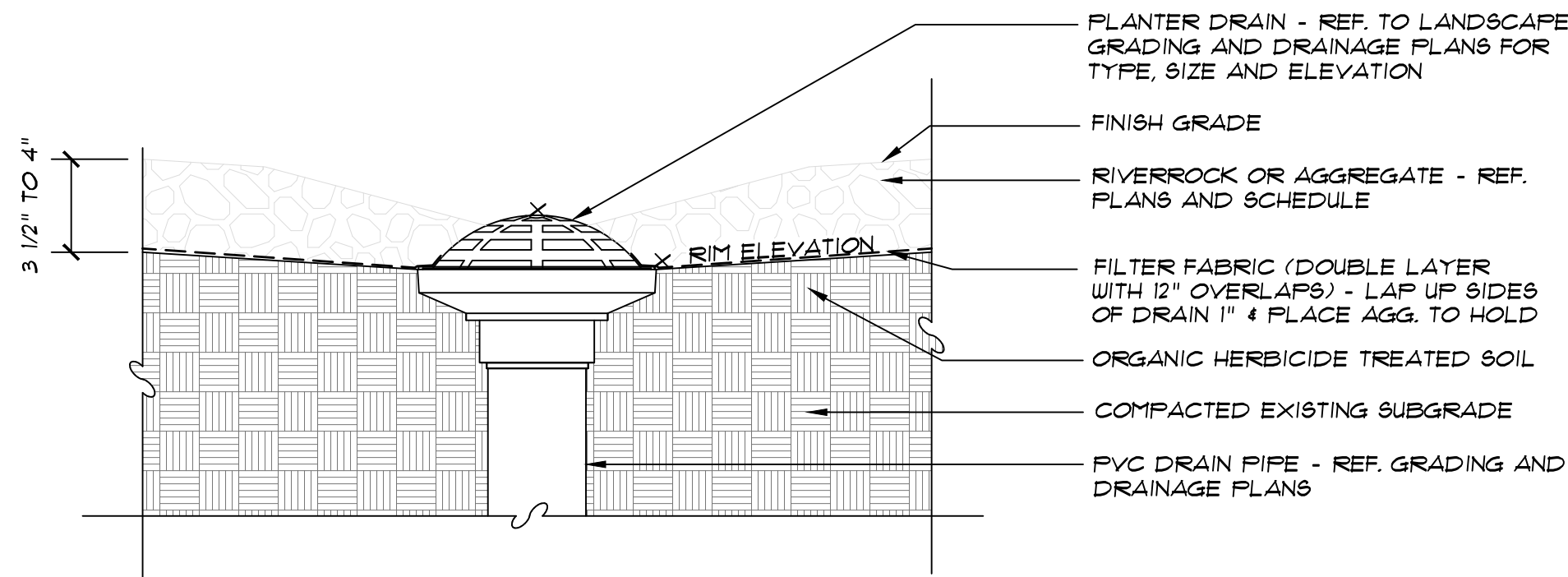
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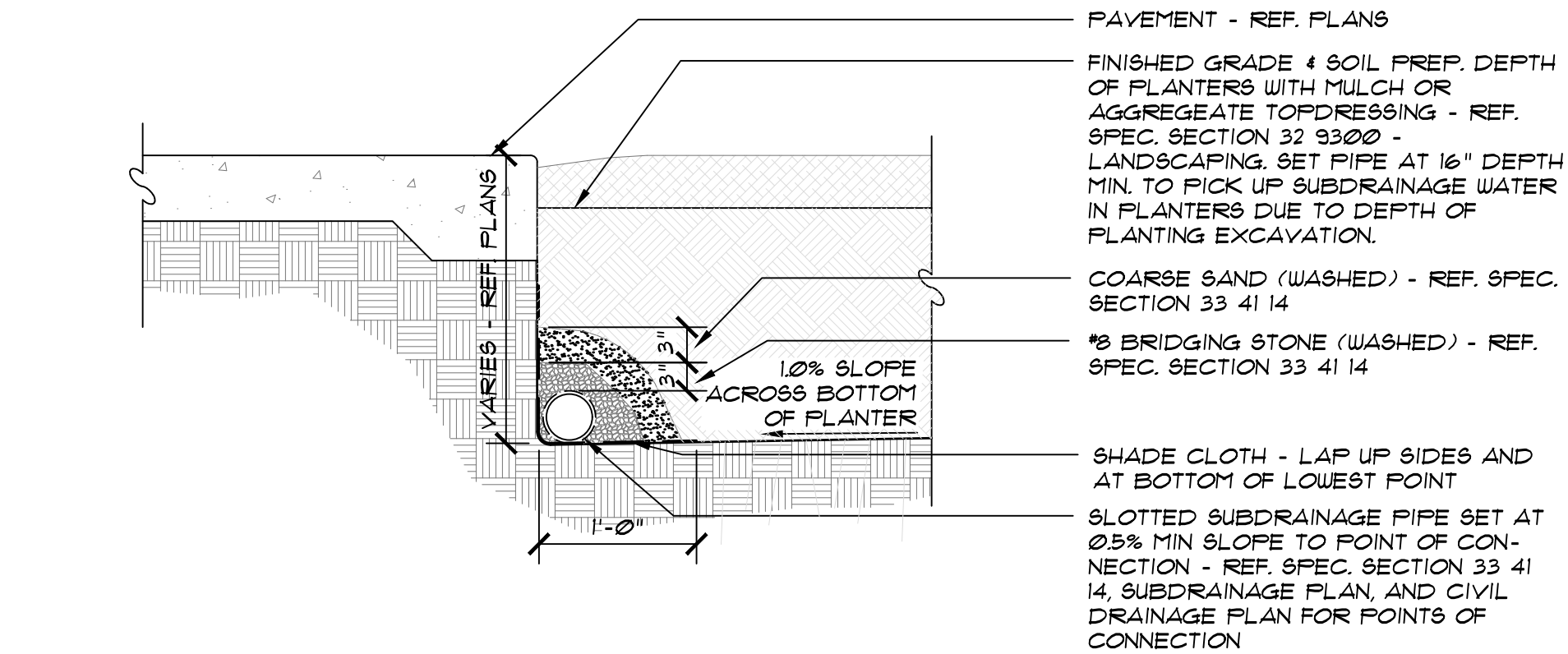
Date: 11-21-2025	Revisions:	Project No: 22532
Scale: AS NOTED		

LANDSCAPE PLANTING DETAILS

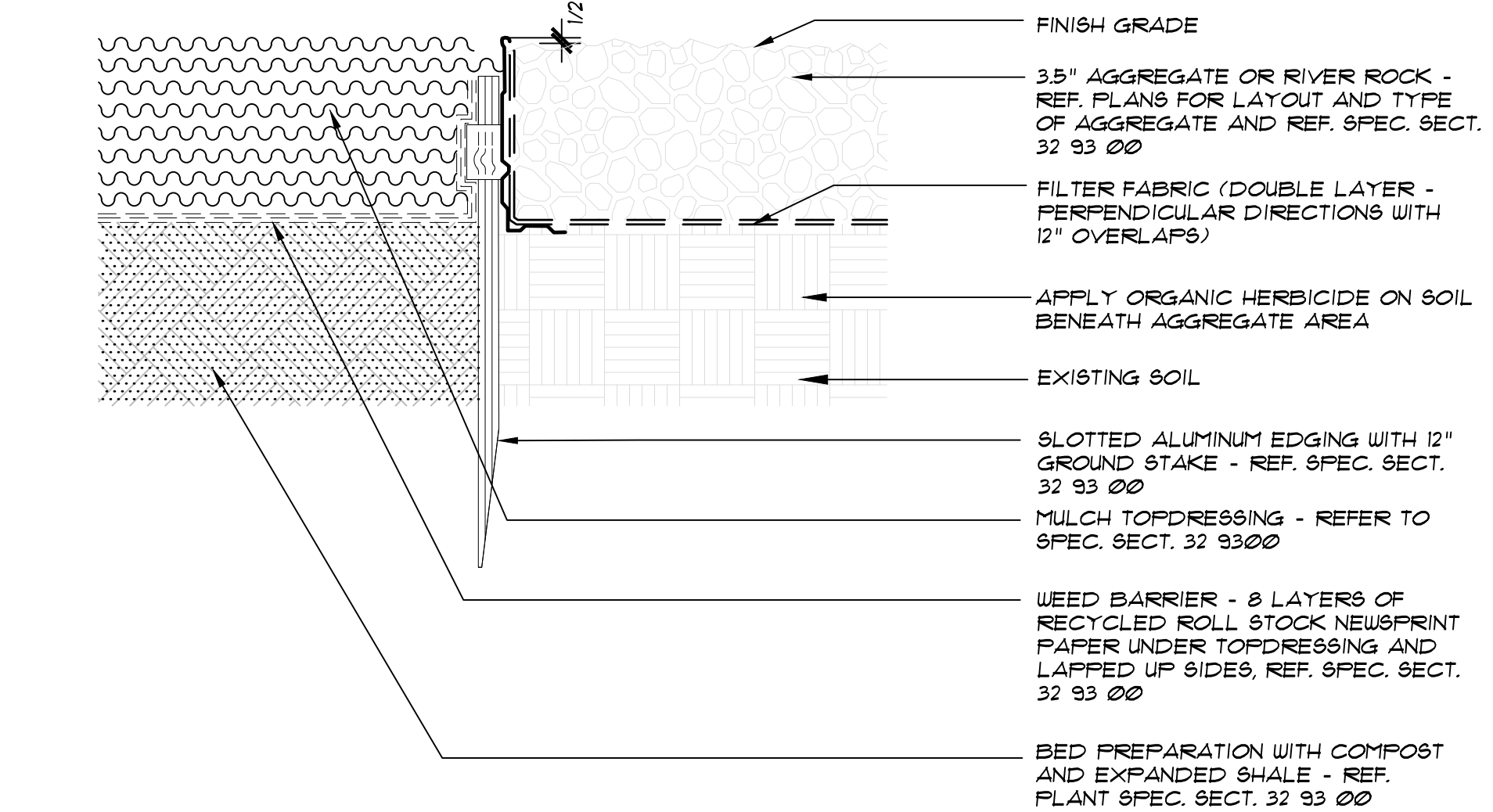
L3-2
SHEET
3 OF 4



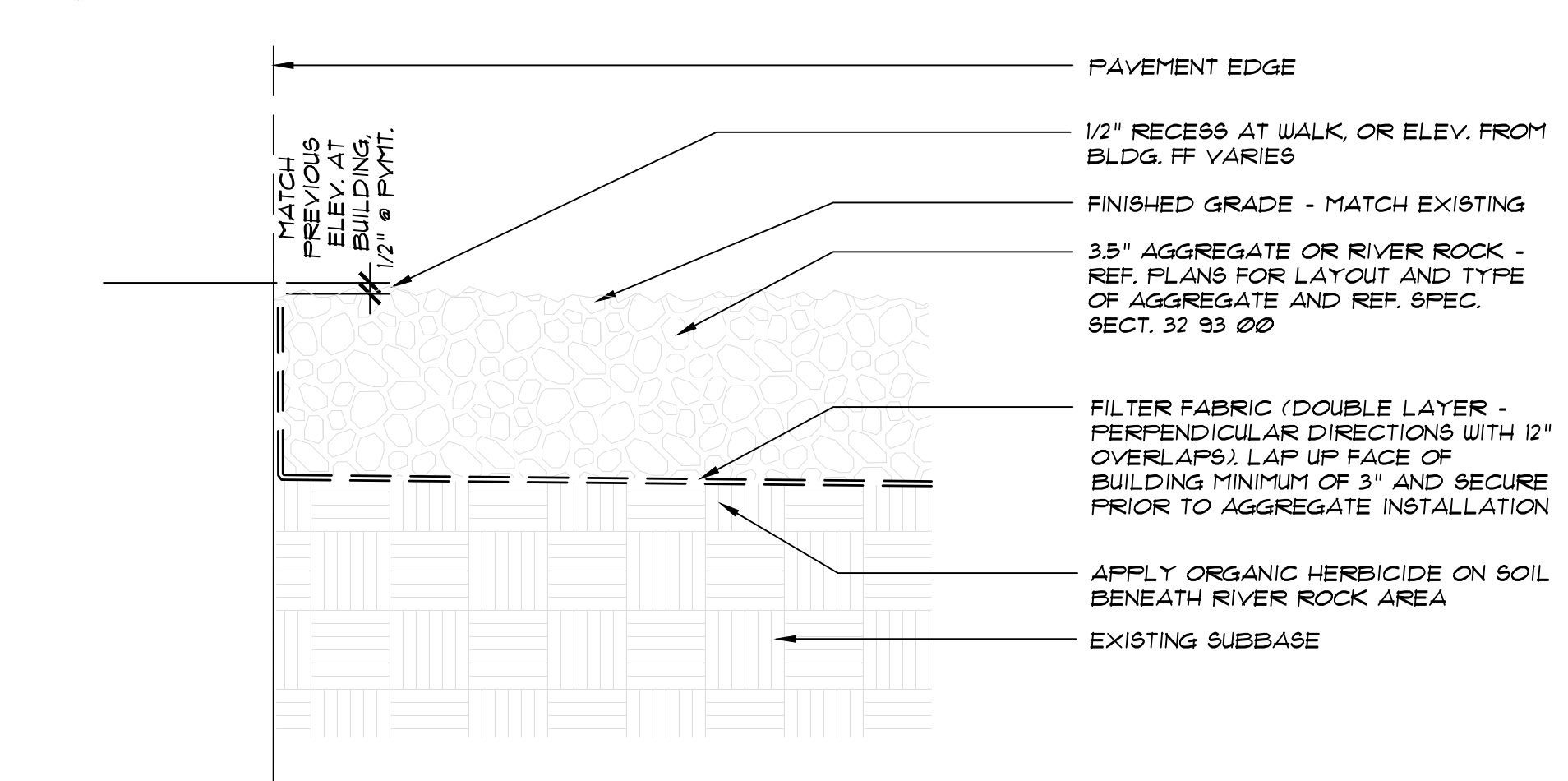
9 AGGREGATE AT ATRIUM DRAIN - SECTION
NTS



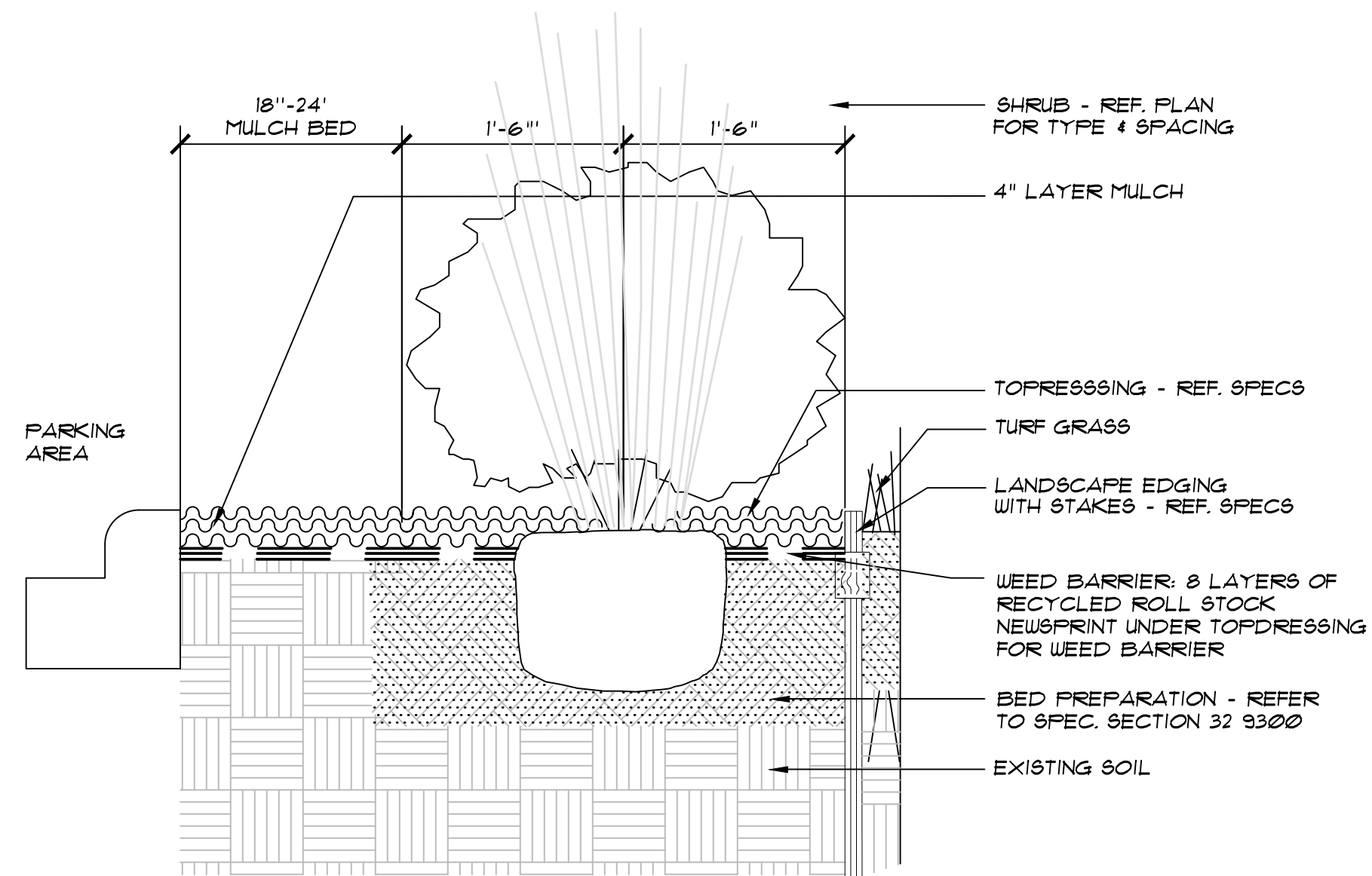
10 SUBDRAINAGE AT EDGES OF PLANTERS - SECTION
1" = 1'-0"



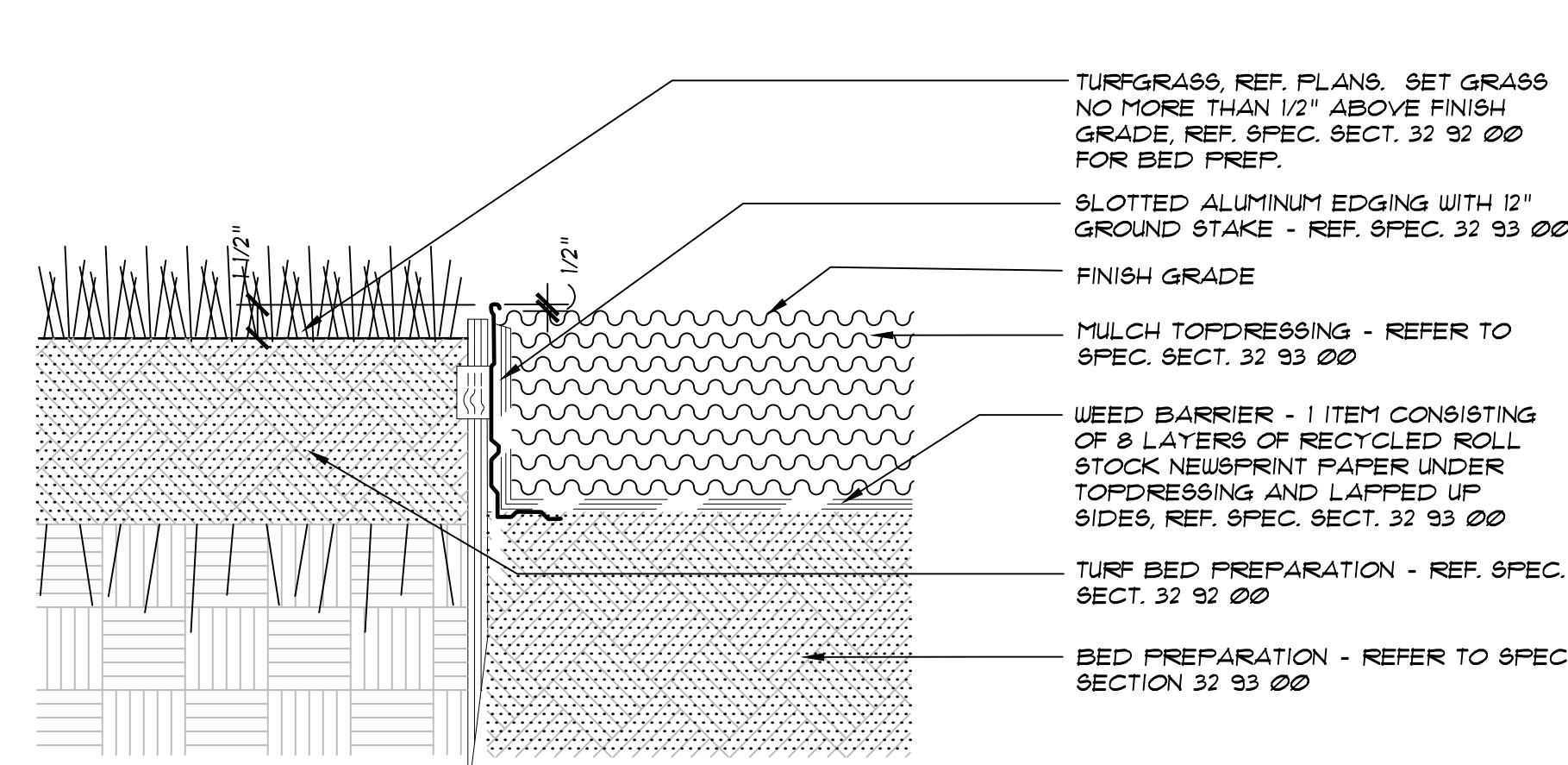
11 PLANTING BED AT EDGING AT AGGREGATE - SECTION
NTS



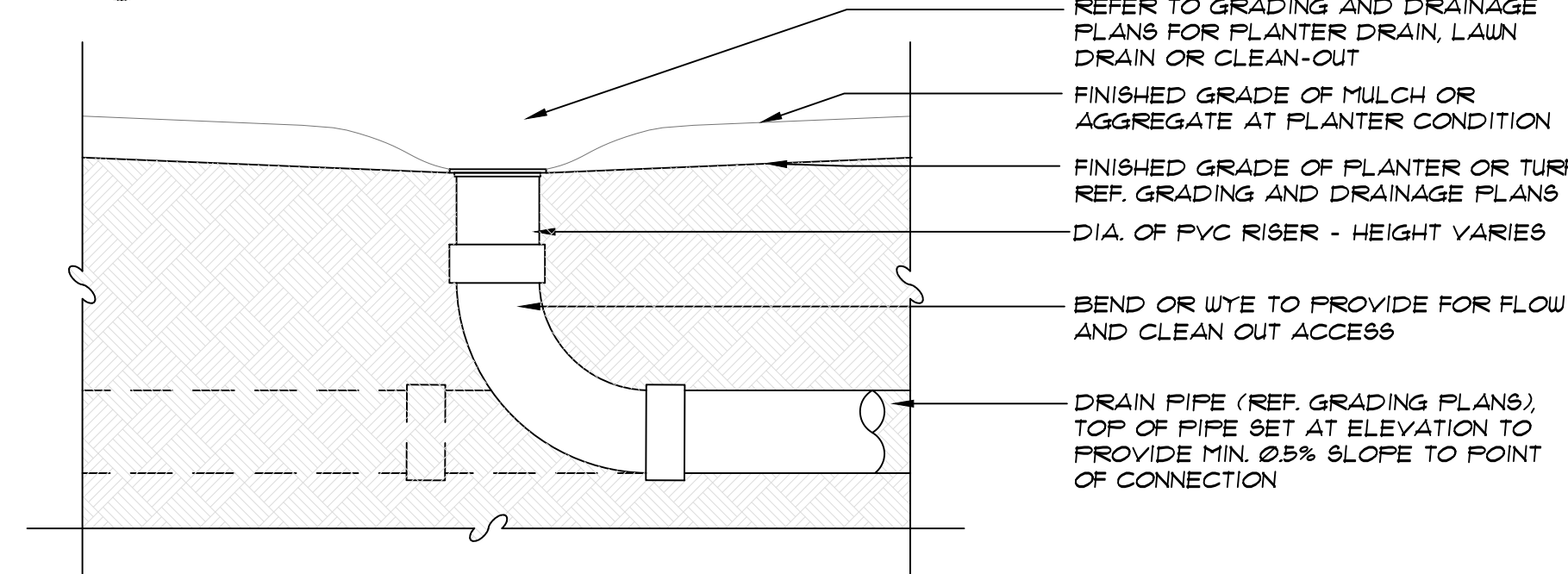
12 AGGREGATE AT BUILDING OR PAVING- SECTION
NTS



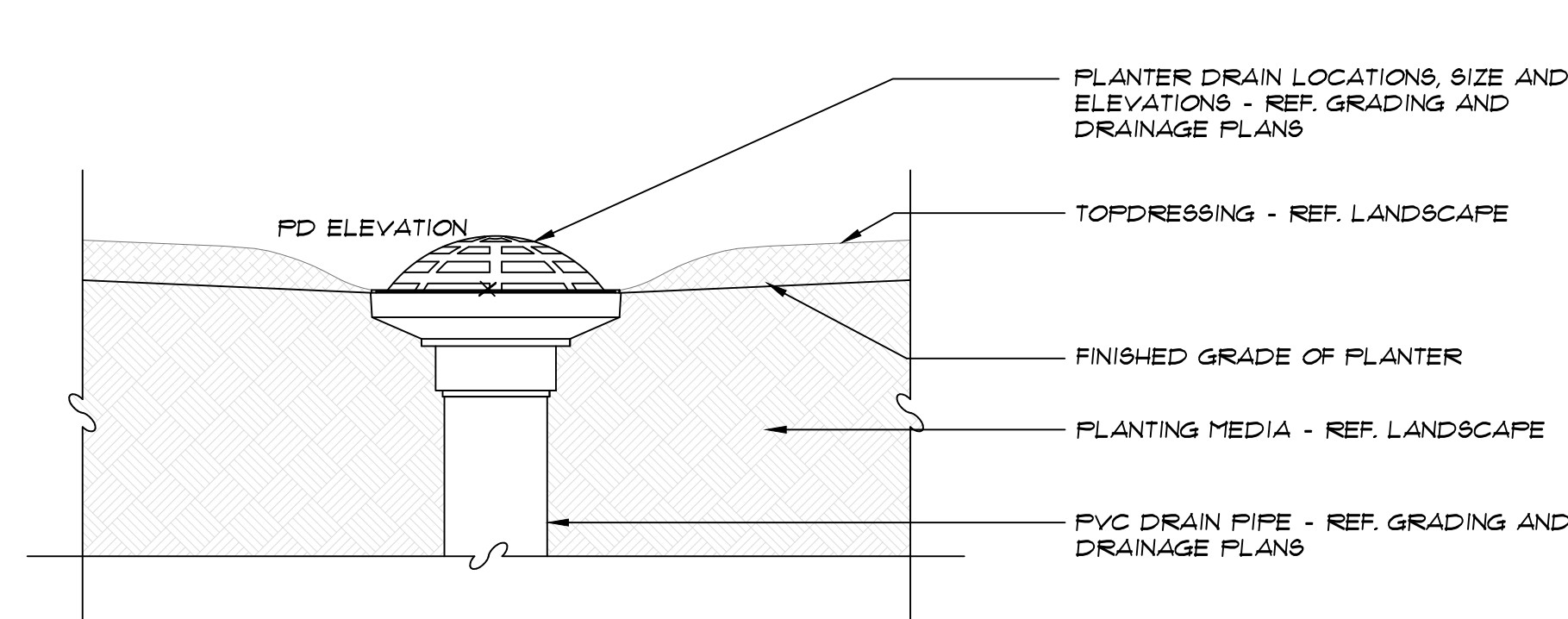
5 SHRUB PLANTING AT PARKING - SECTION
NTS



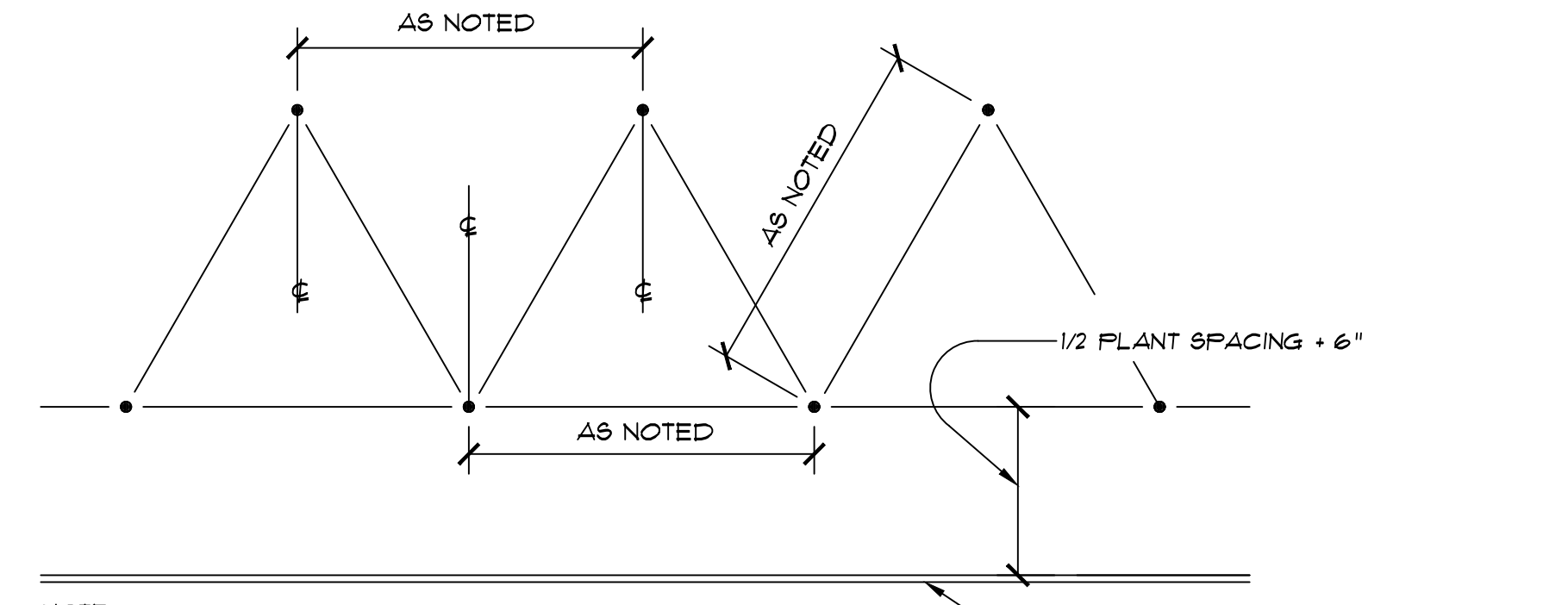
6 TURF AT EDGING AT PLANTER BED - SECTION
NTS



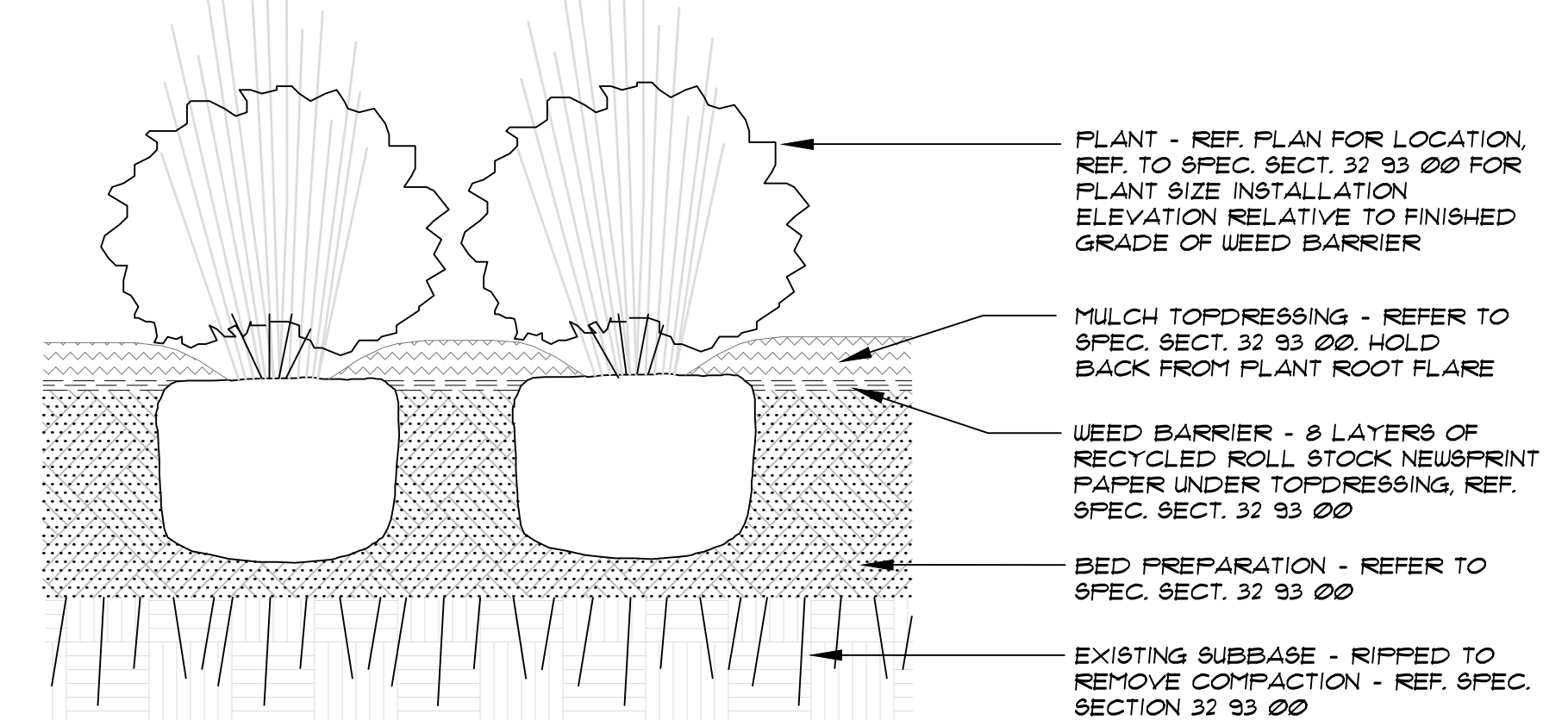
7 TRUNK LINE - SECTION
1" = 1'-0"



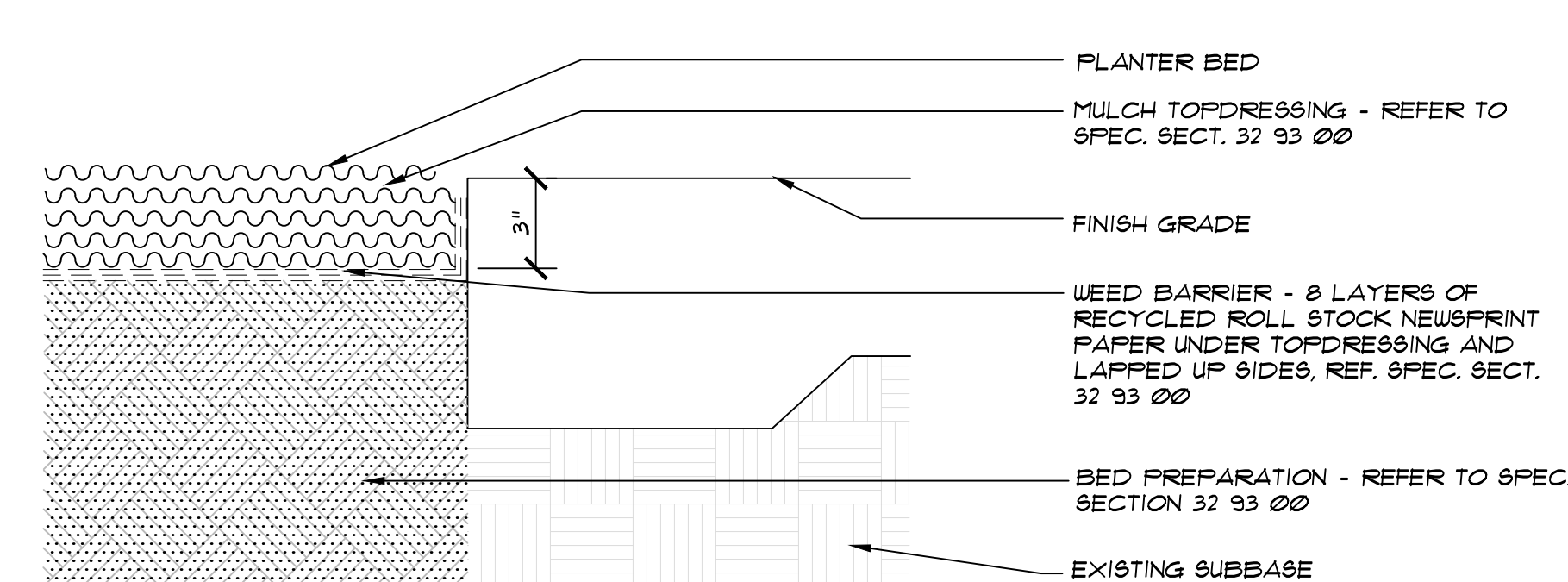
8 PLANTER DRAIN IN PLANTER - SECTION
N.T.S.



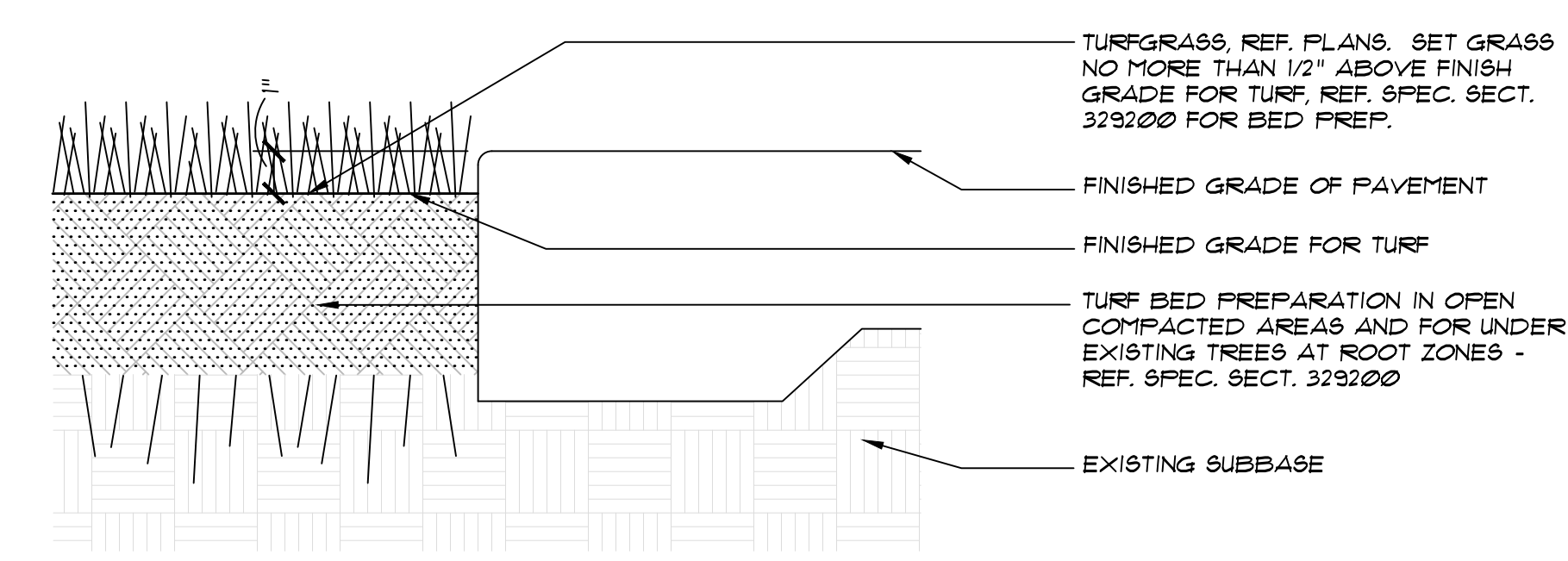
1 TRIANGULAR SPACING - PLAN
NTS



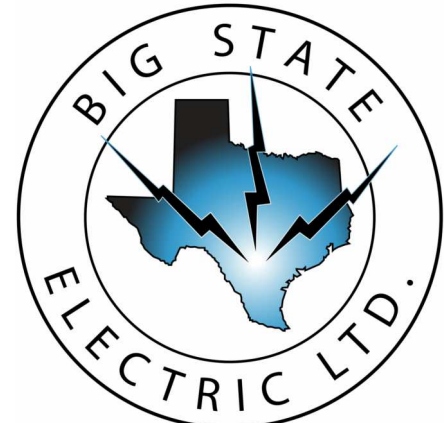
2 PLANTING BED - SECTION
NTS



3 PLANTER BED AT PAVEMENT - SECTION
NTS

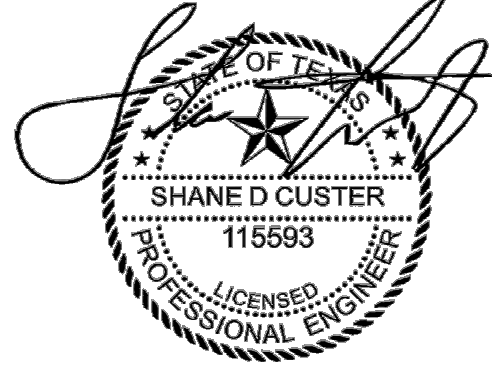


4 LAWN AT PAVEMENT - SECTION
NTS



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Firm Reg. #F-16549



DATE: 10/23/25

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FROST KELLER FINANCIAL CENTER
KELLER PARKWAY
KELLER, TX

Drawn By: TC

Checked By: BSE

Revisions:

SDP

SITE PHOTOMETRICS

Date: 10/23/2025

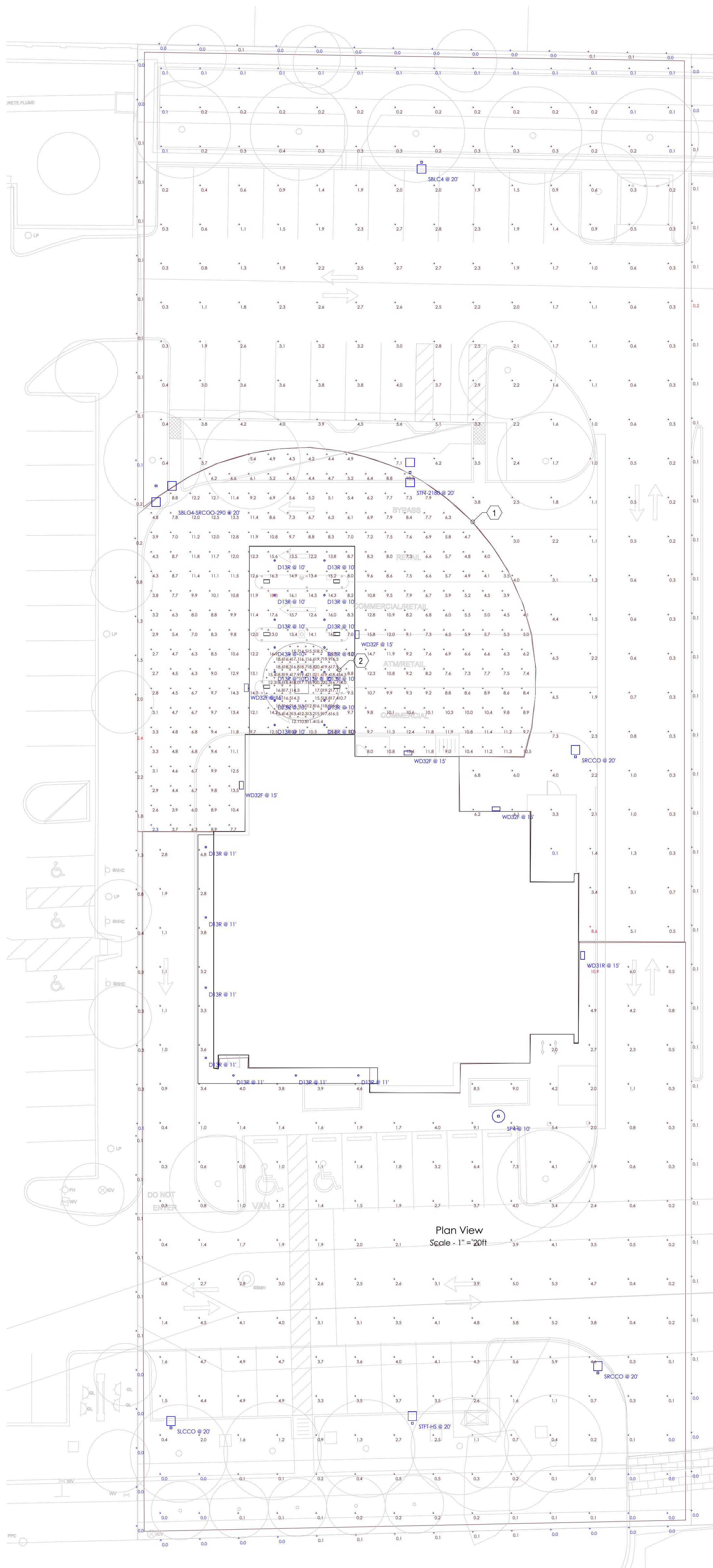
Project No.: FB-2513

EPM1

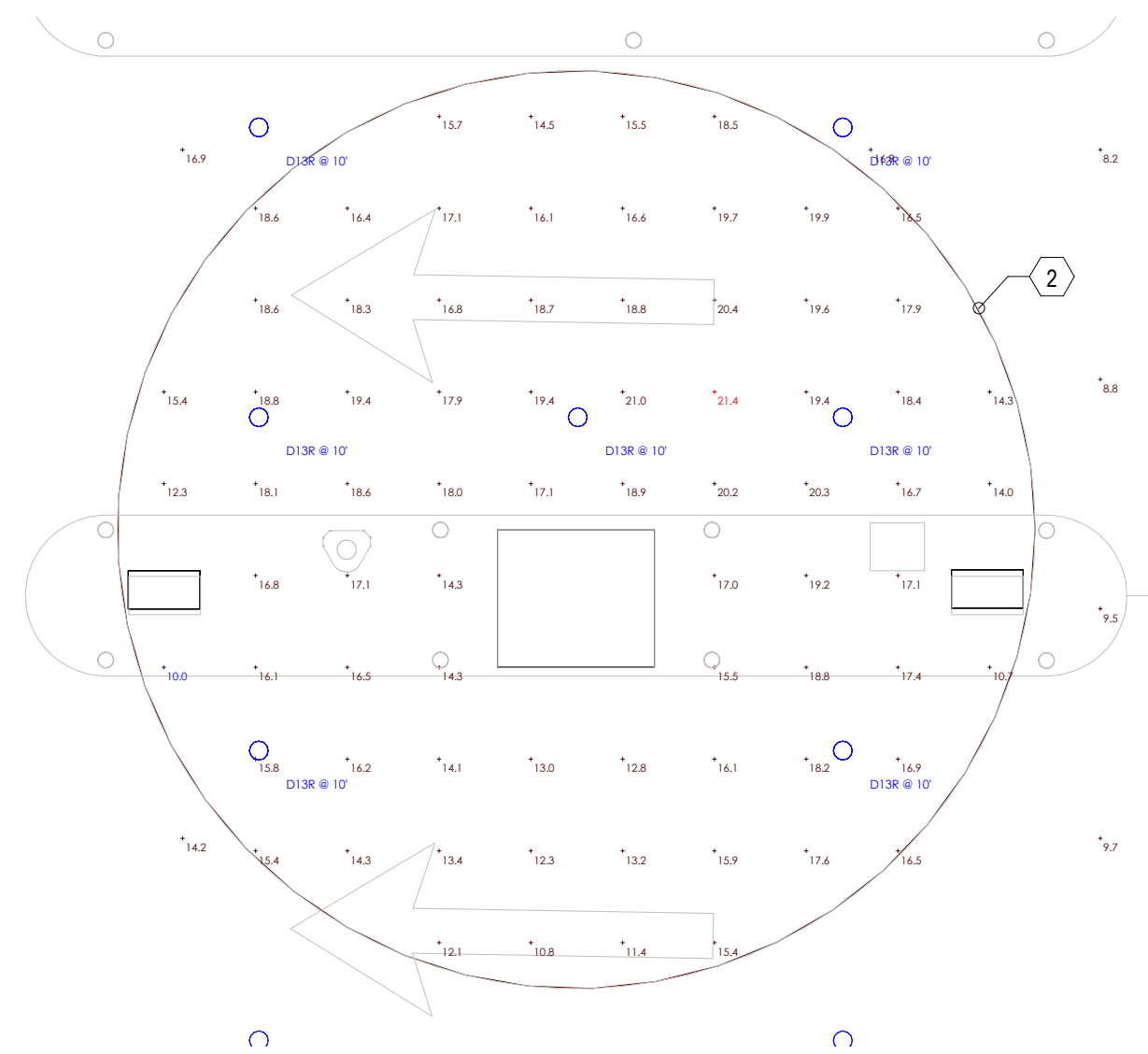
Sheet:

KEYED NOTES

- 60' ATM ZONE. MINIMUM OF 2 FOOT-CANDLES REQUIRED THROUGHT RADIUS PER TEXAS FINANCE CODE SEC. 59.307(2)(3).
- 10' ATM ZONE. MINIMUM OF 10 FOOT-CANDLES REQUIRED THROUGHT RADIUS PER TEXAS FINANCE CODE SEC. 59.307(1).



1 SITE PLAN - PHOTOMETRICS
EPM1 1/16" = 1'-0"



2 ATM 10' ZONE - PHOTOMETRICS
EPM1 1/4" = 1'-0"

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	D13R	22	Juno Lighting	WF6 ALO20 SWW5 90CRI MVOLT 30K	6" Ultra Thin Flat Wafer Downlight, Selectable Lumens and Selectable CCT, MVOLT - 90CRI,30K ,High Lumen,Matte White	1	1290	0.9	15
	SBLC4	1	Lithonia Lighting	DSX1 LED P2 30K 80CRI BLC4	D-Series Size 1 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 4 Extreme Backlight Control	1	6389	0.9	67.79
	SLCCO	1	Lithonia Lighting	DSX1 LED P3 30K 80CRI LCCO	D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control	1	8799	0.9	102.17
	WD32F	5	Lithonia Lighting	WDGE3 LED P2 70CRI RFT 30K	WDGE3 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 70CRI, FORWARD THROW OPTIC	1	7922	0.9	59.2761
	STFT-HS	1	Lithonia Lighting	DSX1 LED P4 30K 80CRI TFIM HS	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Forward Throw Houseside Shield	1	11968	0.9	123.9373
	SP4	1	Lithonia Lighting	RADPT P4 30K SYM	RADEAN Post-Top with P4 3000K Symmetric distribution	1	11071	0.9	85.6782
	STFT-2180	1	Lithonia Lighting	DSX1 LED P4 30K 80CRI TFIM	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Forward Throw	1	14272	0.9	247.88
	WD31R	1	Lithonia Lighting	WDGE3 LED P1 70CRI R2 30K	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 2 OPTIC	1	7049	0.9	51.1717
	SBLC4-SRCCO-290	1	Lithonia Lighting	[...]	[...]	1	[...]	0.9	289.19
			Lithonia Lighting	DSX1 LED P6 30K 80CRI BLC4	D-Series Size 1 Area Luminaire P6 Performance Package 3000K CCT 80 CRI Type 4 Extreme Backlight Control	1	13440	0.9	165.25
			Lithonia Lighting	DSX1 LED P4 30K 80CRI RCCO	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control	1	10250	0.9	123.94

Statistics						
Description	Symbol	Max	Min	Max/Min	Avg/Min	Avg
ATM 10' ZONE	+	21.4 fc	10.0 fc	2.1:1	1.7:1	16.6 fc
ATM 60' ZONE	+	18.3 fc	2.3 fc	8.0:1	3.8:1	8.7 fc
FRONT PARKING/SITE	+	10.9 fc	0.0 fc	N/A	N/A	2.3 fc
PROPERTY LINE	+	0.2 fc	0.0 fc	N/A	N/A	0.1 fc
PROPERTY LINE @ ATM ZONE	+	2.4 fc	0.1 fc	24.0:1	9.0:1	0.9 fc
REAR PARKING/SITE	+	8.6 fc	0.1 fc	86.0:1	17.0:1	1.7 fc