



MODERNGREEN, INC.
 PO BOX 2807, ARLINGTON, TX 76004
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OFFICE BUILDING
 404 KELLER PARKWAY
 KELLER, TX 76248

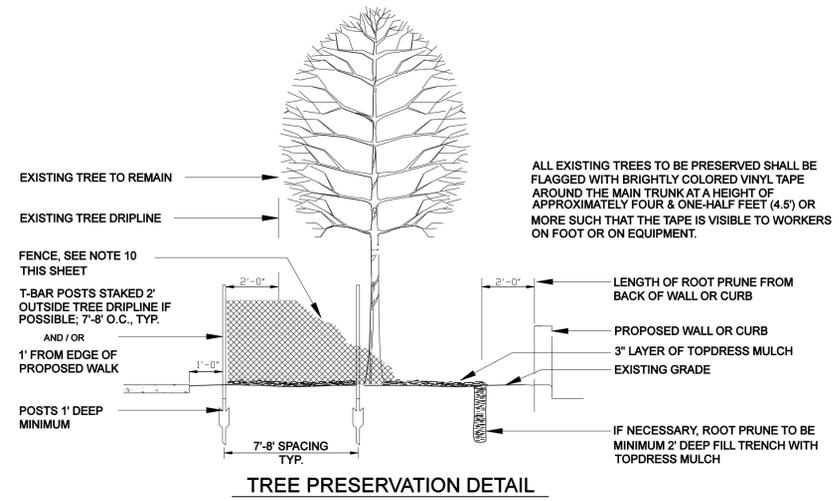
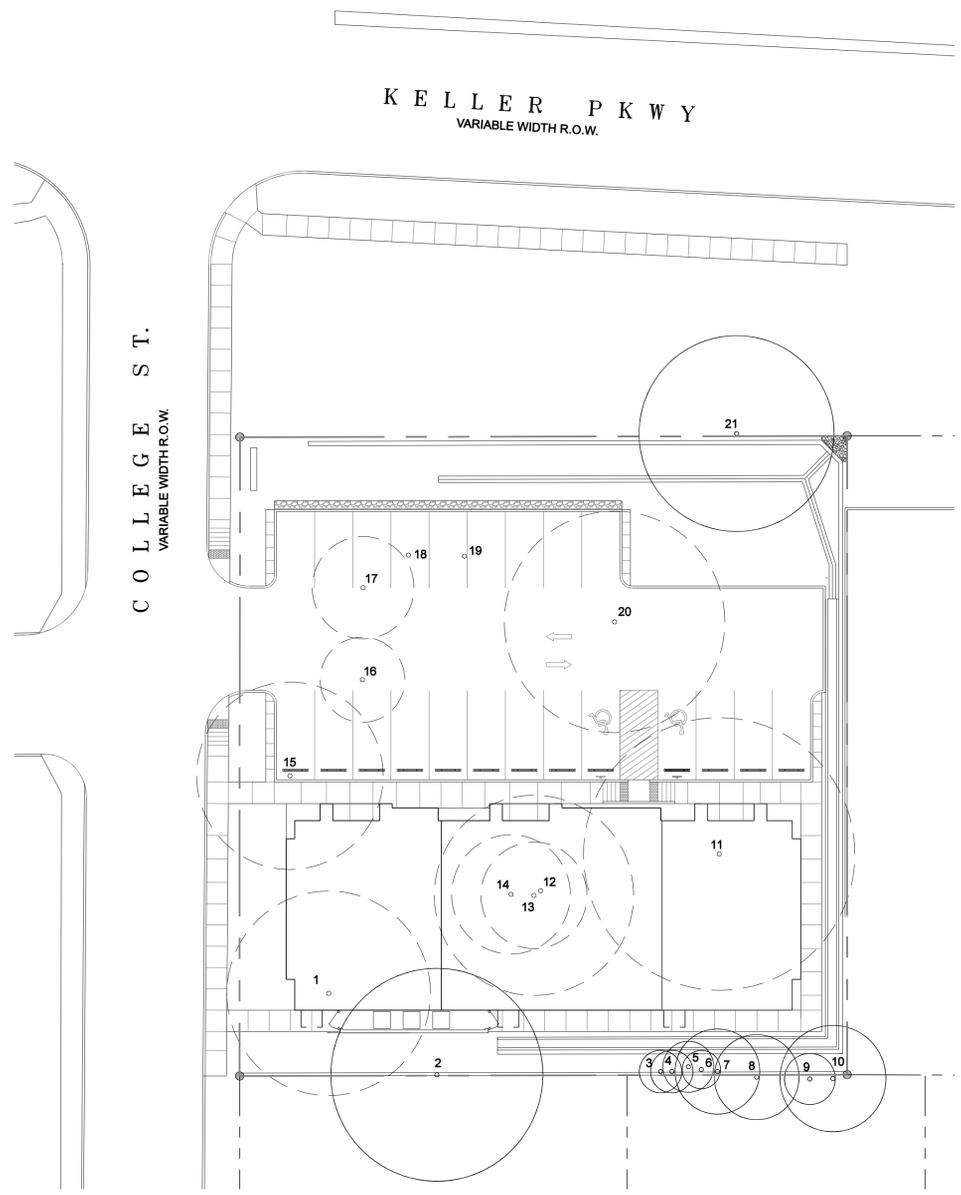
Revisions:

File Name: 2509-MG-LANDSCAPE PLAN
 Project No: 25159
 Date: 10/21/2025
 Drawn By: JCS
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SHEET
L1.01

TREE SURVEY

NO.	CALIPER INCH (DBH)	COMMON NAME	CONDITION	MULTI-TRUNK	LOCATION	REMOVE OR REMAIN	MITIGATION PENALTY (CALIPER INCHES)
1	24"	MESQUITE	HEALTHY		PAD	REMOVE	0
2	25" (18"/14")	MESQUITE	HEALTHY	YES	LOT	REMAIN	0
3	5"	HACKBERRY	HEALTHY		LOT	REMAIN	0
4	5"	HACKBERRY	HEALTHY		LOT	REMAIN	0
5	6"	HACKBERRY	HEALTHY		LOT	REMAIN	0
6	4.5"	HACKBERRY	HEALTHY		LOT	REMAIN	0
7	10" (6"/5"/3")	HACKBERRY	HEALTHY	YES	LOT	REMAIN	0
8	10"	HACKBERRY	HEALTHY		LOT	REMAIN	0
9	6"	HACKBERRY	HEALTHY		LOT	REMAIN	0
10	13" (9"/7.5")	HACKBERRY	HEALTHY	YES	LOT	REMAIN	0
11	32"	MULBERRY	HEALTHY		PAD	REMOVE	0
12	12.5" (10"/5")	HACKBERRY	HEALTHY	YES	PAD	REMOVE	0
13	23.5" (17"/13")	ELM	HEALTHY	YES	PAD	REMOVE	0
14	14"	PECAN	HEALTHY		PAD	REMOVE	0
15	22"	ASH	DEAD		PARKING	REMOVE	0
16	10"	HACKBERRY	DEAD		FIRELANE	REMOVE	0
17	12" (9"/6")	HACKBERRY	HEALTHY	YES	PARKING	REMOVE	0
18		STUMP - FLUSH CUT					
19		STUMP - FLUSH CUT					
20	26" (18"/16")	ASH	DEAD	YES	FIRELANE	REMOVE	0
21	23"	MESQUITE	HEALTHY		LOT	REMOVE	0
TOTALS	283.5"						0



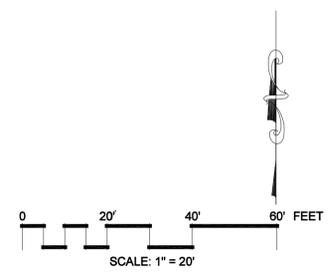
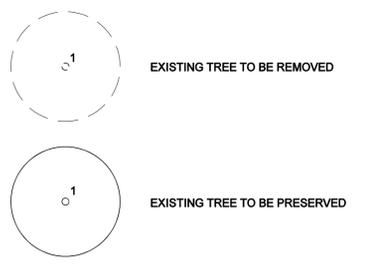
TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PRESERVED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND TREE DRIPLINE (CANOPY).
- IF ANY PART OF THE ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION AND/OR CONSTRUCTION ACTIVITY, NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. IF A MAJOR ROOT OR GROUP OF ROOTS ARE ENCOUNTERED DURING EXCAVATION, A CERTIFIED ARBORIST SHALL BE CONSULTED / SECURED FOR RECOMMENDATIONS CONCERNING PRUNING AND/OR BRIDGING THE ROOTS, ETC.
- GRADE S / ELEVATIONS UNDER EXISTING TREES SHALL REMAIN UNDISTURBED. DO NOT PLACE FILL MATERIAL UNDER THE DRIPLINE FOR ANY LENGTH OF TIME. MAKE SURE THE CHANGES IN ADJACENT GRADES HAVE PROVISIONS TO CARRY MOISTURE AWAY FROM THE TREE.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OF WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE TREE DRIPLINE.
- TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS SHALL NOT BE DEPOSITED NEAR OR WITHIN THE LIMITS F A TREE DRIPLINE. THIS WOULD INCLUDE, BUT BE LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE FOR A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE TREE DRIPLINE. NO VEHICLE AND/OR CONSTRUCTION EQUIPMENT SHOULD BE CLEANED NEAR A TREE.
- BORING OF UTILITIES MAY BE PERMITTED UNDER A PRESERVED TREE IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE AT A MINIMUM DEPTH OF THIRTY-SIX INCHES (36").
- THE UTILITY AND IRRIGATION CONTRACTORS HALL EXERCISE CAUTION WHEN TRENCHING AROUND EXISTING REES. HAND-DIG ALL TRENCHES WITHIN THE TREE DRIPLINE.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR-FOOT (4') APPROXIMATE HEIGHT.

GENERAL NOTES

- GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL OF THE CITY OF KELLER REQUIREMENTS FOR TREE PRESERVATION AND/OR TREE REMOVAL.
- NO EXISTING TREE SHALL BE REMOVED UNTIL A TREE REMOVAL PERMIT HAS BEEN ISSUED TO THE GENERAL CONTRACTOR BY THE CITY OF KELLER.

LEGEND



TREE SURVEY / PRESERVATION PLAN



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 404 KELLER PARKWAY
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Revisions:

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 Project No: 25159
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 Checked By: JCS

SHEET
L2.01

PLANT SCHEDULE

QTY	COMMON NAME	SYMBOL	BOTANIC NAME	SIZE @ INSTALLATION	NOTES
4	CEDAR ELM	CE4	Ulmus crassifolia	100 Gal - 4" Cal. Min.; 12' Ht. Min.; 5' Spread Min.	
4	LIVE OAK	LO4	Quercus virginiana	100 Gal - 4" Cal. Min.; 12' Ht. Min.; 5' Spread Min.	
2	LIVE OAK	LO	Quercus virginiana	65 Gal - 3" Cal. Min.; 10'-11" Ht. Min.; 4' Spread Min.	
10	CRAPE MYRTLE	CM	Lagerstromia indica x fauriei 'Tuscarora'	25-30 Gal.; 6'-8" Ht. Min.; 3-5 Canes	
39	DWF. BURFORD HOLLY		Ilex burfordii 'Nana'	5 Gal.; 24" Ht. Min. at Planting	36" o.c Typ.
10	DWF. YAUPON HOLLY		Ilex vomitoria 'Nana'	3 Gal.	24" o.c Typ.
6	KALEIDOSCOPE ABELIA		Abelia x grandiflora 'Kaleidoscope'	3 Gal.	
39	INDIAN HAWTHORNE (Calisto)		Rhaphiolepis indica 'Sodark'	3 Gal.	
39	GIANT LIRIOPE		Liriope gigantea	1 Gal.	
40	VARIEGATED LIRIOPE		Liriope muscari 'Variegata'	1 Gal.	
18	LANTANA		Lantana x 'New Gold'	4" Pot	
100	SEASONAL COLOR			4" Pot	
4,181 SF	TURF - TIFWAY 419 BERMUDAGRASS		Cynodon dactylon 'Tifway 419'	Solid Sod	
202 LF	STEEL EDGING		1/8" x 4"; Color - Green		
880 SF	BED AREA				
185 SF	COBBLESTONE AREA		3"-6" Diameter; Cobblestone type to be approved by Owner; Cobblestone to be laid over heavy-duty landscape filter fabric		

LANDSCAPE NOTES

- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK SHOWN ON THE LANDSCAPE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES REQUIRED BASED ON THE PLAN(S) AND ACTUAL FIELD DIMENSIONS. QUANTITIES SHOWN HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S). IF PLAN IS DIFFERENT THAN ACTUAL SITE CONDITIONS, CONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR PRIOR TO BEGINNING WITH THE WORK.
- REMOVE ALL FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS AND THEIR ROOTS FROM PROPOSED PLANTING AREAS PRIOR TO LANDSCAPE IMPROVEMENTS.
- ALL PROPOSED LANDSCAPE AREAS NOT SHOWN AS SHRUBS OR GROUND COVER TO BE TURF UNLESS OTHERWISE SPECIFIED.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE 'AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1' LATEST EDITION.
- TREES SHALL BE HANDLED BY ROOT BALL OR CONTAINER ONLY. DO NOT DAMAGE BALL, TRUNK OR LOOSEN TRUNK FROM THE ROOT BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND / OR LANDSCAPE ARCHITECT TO BE STAKED.
- ALL TREES REQUIRED TO BE STAKED AND GUYED SHALL CONTINUE TO BE SO THROUGH THE WARRANTY PERIOD AT WHICH TIME THE OWNER OR LANDSCAPE CONTRACTOR SHALL DETERMINE IF REMOVAL IS APPROPRIATE.
- ALL TREE LOCATIONS SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT BALL OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND / OR REPLACED AS NECESSARY AT THE CONTRACTOR'S COST.
- ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX-INCHES (6") MINIMUM, ADDING A THREE-INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREA SHOULD BE LEFT APPROXIMATELY THREE-INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
- ORGANIC COMPOST IS TO BE PROVIDED BY ORGANIC RECYCLER OR OTHER APPROVED SUPPLIER.
- WHERE SPECIFIED ON THE PLANS, BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING THE SPECIFIED EDGING. ALL ENDS OF EDGING RUNS SHALL HAVE A RADIUS OR 45° ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
- TRIM EDGING AT A 45° ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB.
- ALL LANDSCAPE BEDS SHALL RECEIVE A TWO-INCH (2") TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE-INCH (3") TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH. ALL MULCH SHALL BE FREE OF LATENT WEE SEEDS AND OTHER PATHOGENS AND MAY NOT CONTAIN ANY OF THE FOLLOWING: MAN-MADE MATERIALS, TRASH, TREATED LUMBER, PALLETS, GRASS AND / OR LEAVES. DO NOT COVER ROOT FLARES OF TREES.
- SHREDDED HARDWOOD MULCH IS TO BE PROVIDED BY ORGANIC RECYCLER OR OTHER APPROVED SUPPLIER.
- TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION.
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON THE CIVIL PLANS, ROUNDING AT THE TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY POND.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- ALL TURF AREAS SHALL BE FINED GRADED AND IRRIGATION TRENCHES COMPLETELY SETTLED PRIOR TO TURF INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, BRICK, CONCRETE SPOILS, ETC SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY GRASS INSTALLATION.
- COBBLESTONE TO BE LAID ON TOP OF A HEAVY-DUTY LANDSCAPE FILTER FABRIC.

SOD INSTALLATION

- REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS AND THEIR ROOTS.
- FINE GRADE AREA(S) TO ELIMINATE ROUGH, LOW OR SOFT AREAS AND TO ENSURE POSITIVE DRAINAGE. IF POSITIVE DRAINAGE IS NOT POSSIBLE, LANDSCAPE CONTRACTOR TO MAKE OWNER / GENERAL CONTRACTOR AWARE PRIOR TO INSTALLING SOD.
- SOD SELECTION: REFERENCE THE PLANT SCHEDULE AND / OR THE PLANS FOR SELECTION TYPE.
- THE FRESHLY INSTALLED SOD SHALL BE WATERED IMMEDIATELY FOLLOWING INSTALLATION TO ENSURE PROPER SOIL AND SOD MOISTURE.
- AFTER LIGHT WATERING, ROLL THE SOD WITH A ROLLER TO ENSURE GOOD SOD TO SOIL CONTACT. THE ROLLING DEVICE SHALL NOT BE OF SUCH EXCESSIVE WEIGHT AS TO OVERLY COMPACT OR CRUSH THE SOD.
- ROLLING DEVICE SHALL NOT BE USED TO LEVEL GRADE ONCE SOD HAS BEEN INSTALLED.
- NO SOD SHALL BE INSTALLED WHEN AIR OR SOIL TEMPERATURES ARE BELOW 32° FAHRENHEIT.

LANDSCAPE MAINTENANCE NOTE

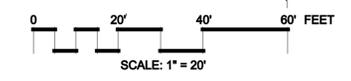
LANDSCAPE MAINTENANCE: THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING AND KEEPING THE LANDSCAPE IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF THE LANDSCAPE. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPE. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

LANDSCAPE TABLE

REQUIRED STREET LANDSCAPE BUFFER	
KELLER PARKWAY	30'
COLLEGE STREET	15'
PROVIDED STREET LANDSCAPE BUFFER	
KELLER PARKWAY	20' REF: ARCH. SITE PLAN FOR VARIANCE REQUEST
COLLEGE STREET	10' REF: ARCH. SITE PLAN FOR VARIANCE REQUEST
REQUIRED LOT LINE LANDSCAPE BUFFER	
EAST SIDE LOT LINE	10'
SOUTH REAR LOT LINE	30'
PROVIDED LOT LINE LANDSCAPE BUFFER	
EAST SIDE LOT LINE	10' REF: ARCH. SITE PLAN FOR VARIANCE REQUEST
SOUTH REAR LOT LINE	10' REF: ARCH. SITE PLAN FOR VARIANCE REQUEST
REQUIRED PARKING LOT SCREENING SHRUBS	YES
MUST BE A MINIMUM OF 2 FEET TALL AT TIME OF PLANTING	
PROVIDED PARKING LOT SCREENING SHRUBS	YES
REQUIRED STREET LANDSCAPE BUFFER TREE	7.4 (8) TREES
1 TREE / 40 LF OF STREET FRONTAGE	
	KELLER PKWY -- 143.26' / 40' = 3.6 (4) TREES
	COLLEGE ST. -- 150.00' / 40' = 3.8 (4) TREES
PROVIDED STREET LANDSCAPE BUFFER TREE	8 TREES
REQUIRED LOT LINE BUFFER TREES	8 TREES
1 TREE / 40 LF OF BUFFER	
	EAST SIDE LOT LINE -- 150.00' / 40' = 3.8 (4) TREES
	SOUTH REAR LOT LINE -- 143.30' / 40' = 3.6 (4) TREES
PROVIDED LOT LINE BUFFER TREES	8 TREES
3" CALIPER MIN.	
REF: ARCH. SITE PLAN FOR VARIANCE REQUESTS IN THESE AREAS	
	EAST SIDE LOT LINE - 0 TREES
	SOUTH REAR LOT LINE -- 2 PROPOSED TREES
	-- 6 EXISTING TREES
REQUIRED ORNAMENTAL BUFFER TREES	9.8 (10) TREES
2 TREES / 50 LF OF STREET FRONTAGE	
	KELLER PKWY -- (143.26' / 50') x 2 = 5.7 (6) TREES
PROVIDED ORNAMENTAL BUFFER TREES	10 TREES
REQUIRED PARKING LOT LANDSCAPING	1,076 SF
15% OF PARKING LOT AREA	
	7,173 x 15% = 1,076 SF
PROVIDED PARKING LOT LANDSCAPING	1,135 SF

LEGEND

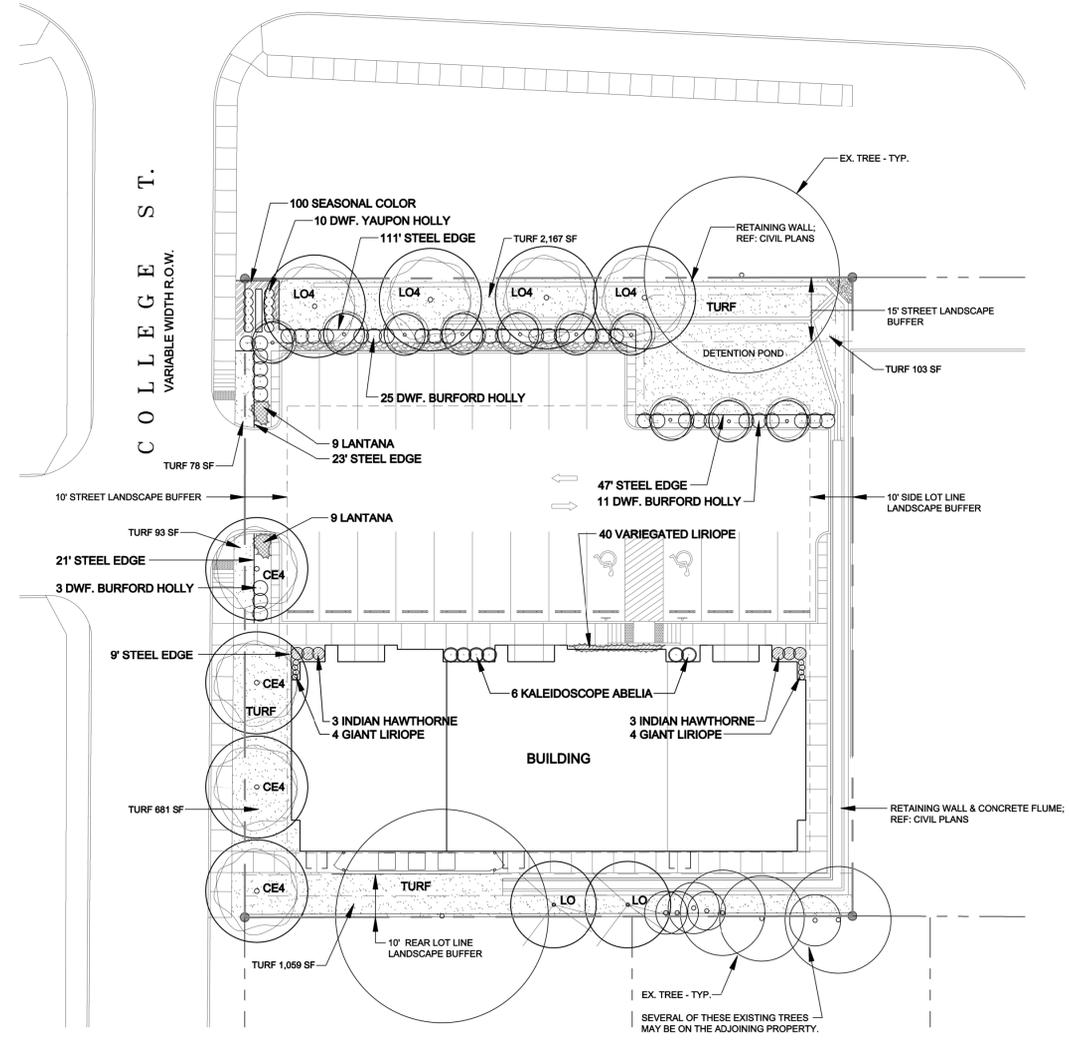
- REQUIRED STREET BUFFER TREE
- REQUIRED SIDE LOT LINE BUFFER TREE
- REQUIRED ORNAMENTAL BUFFER TREE
- PROPOSED TURF
- PROPOSED COBBLESTONE



811
 KNOW WHAT'S BELOW
 CALL BEFORE YOU DIG
LANDSCAPE PLAN

KELLER PKWY
 VARIABLE WIDTH R.O.W.

COLLEGE ST.
 VARIABLE WIDTH R.O.W.



GENERAL UTILITY NOTE

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE LANDSCAPE ARCHITECT NEITHER ASSUMES, NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
 CALL 811 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITY. MODERNGREEN, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF THE UTILITIES ON DRAWINGS.

GENERAL NOTES

- NO PLANT MATERIAL SHALL BE PLANTED UNTIL A LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF THE PROPOSED LANDSCAPE AREAS.
- THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR AND RAIN GAUGE THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED. THE FREEZE SENSOR SHALL BE SET AT 38". THE IRRIGATION SYSTEM SHALL MEET ALL APPLICABLE REQUIREMENTS AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND THOSE OF THE CITY OF KELLER.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY OF KELLER.
- DEVELOPER / PROPERTY OWNER IS RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE AND INDIVIDUAL BREAKER FOR THE IRRIGATION SYSTEM CONTROLLER, WHICH INCLUDES A STANDARD RECEPTACLE OR HARDWARE OF 110 VOLTS.



E. TAYLOR STREET

1 SITE PLAN
SCALE: 1" = 20'-0"

0 4' 8' 16'

- VARIANCE NOTES:**
- VARIANCE REQUEST #1: LANDSCAPE BUFFER ALONG KELLER PARKWAY IS CURRENTLY SHOWN AS 30'. WE'RE REQUESTING TO REDUCE THE LANDSCAPE BUFFER REQUIREMENT TO BE 15'.
 - VARIANCE REQUEST #2: LANDSCAPE BUFFER ALONG COLLEGE STREET S. IS 15'. WE'RE REQUESTING TO REDUCE THE LANDSCAPE BUFFER REQUIREMENT TO BE 10'.
 - VARIANCE REQUEST #3: REAR LANDSCAPE BUFFER IS CURRENTLY 30'. WE WOULD LIKE TO REDUCE THE REQUIRED LANDSCAPE BUFFER TO 10' TO LEAVE ENOUGH ROOM FOR A 5' SIDEWALK W/ PUBLIC WALK ACCESS.
 - VARIANCE REQUEST #4: LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE IS 10'. WE'RE REQUESTING NOT TO HAVE A LANDSCAPE BUFFER ON THE SIDE DUE TO THE REQUIRED DRAINAGE NEEDED FOR THE DETENTION POND.
 - VARIANCE REQUEST #5: REMOVED.
 - VARIANCE REQUEST #6: THERE IS A FOUNDATION PLANTING REQUIREMENT OF A MINIMUM OF 5'. WE ARE REQUESTING A VARIANCE TO MINIMIZE THE AMOUNT OF PLANTINGS PROVIDED, IN ORDER TO AVOID REDUCING THE BUILDING'S TOTAL SQUARE FOOTAGE. SEE LANDSCAPE PLAN FOR FOUNDATION PLANTINGS THAT WILL BE PROVIDED IN FRONT OF THE BUILDING.
 - VARIANCE REQUEST #7: THE ENDS OF ALL PARKING AISLES MUST BE TERMINATED WITH A LANDSCAPED ISLAND. WE ARE REQUESTING A VARIANCE TO NOT BE REQUIRED TO PROVIDE THIS IN ORDER TO AVOID REDUCING THE BUILDING'S TOTAL SQUARE FOOTAGE OR LOSING A PARKING SPACE(S). WE ARE PROVIDING LANDSCAPE ISLANDS WHERE PARKING TERMINATES ON THE WEST SIDE. SEE LANDSCAPE PLANS.

- ABBREVIATION KEY:**
- L.B. - LANDSCAPING BUFFER
 - B.L. - BUILDING LINE
 - RE: - REFER
 - ESMT. - EASEMENT
 - [Symbol] FOUNDATION PLANTINGS

- GENERAL NOTES:**
- ALL GROUND AND ROOF MOUNTED REQUIREMENT, EVEN IF NOT SHOWN ON THIS PLAN SET, SHALL BE SCREENED ACCORDING TO UDC SECTION 9.01(D)(4).

- PARKING CALCULATIONS:**
- CITY REQUIRED PARKING FOR A PROFESSIONAL OFFICE BUILDING:
LESS THAN 10,000 SF: 1 PER 330 SF
BUILDING SQUARE FOOTAGE=5,528 SF
 - TOTAL PARKING REQUIRED=17
 - TOTAL PARKING PROVIDED=
20 REGULAR STALLS / 2 ACCESSIBLE STALLS

PROJECT CONTACTS:

OWNER:
GREEN CURTIS DALEY CPAs PLLC
6500 COLLEYVILLE BLVD. STE. 200
COLLEYVILLE, TX 76034
PHONE: (817) 251-6688
CONTACT: HANNAH CURTIS, CPA
EMAIL: HANNAH@GCD.CPA

ARCHITECT/APPLICANT:
FRANZ ARCHITECTS
7608 BENBROOK PARKWAY
BENBROOK, TX, 76126
PHONE: (817) 737-9922
CONTACT: ELIZABETH PEREZ
EMAIL: EPEREZ@FRANZARCHITECTS.COM

- SITE DATA:**
- ZONING: R - RETAIL
 - LEGAL DESCRIPTION: LOT 8, BENSON SUBDIVISION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-0, PAGE 435, PLAT RECORDS, TARRANT COUNTY, TEXAS
 - TOTAL LAND SIZE: 21,492 SQ.FT./0.493 ACRES
 - BUILDING SQ.FT.: 5,528 SQ.FT.

PRELIMINARY
NOT TO BE USED
FOR
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APPROVAL,
PERMITTING OR
CONSTRUCTION



OFFICE BUILDING
404 KELLER PARKWAY
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SHEET
A0.1
SITE PLAN

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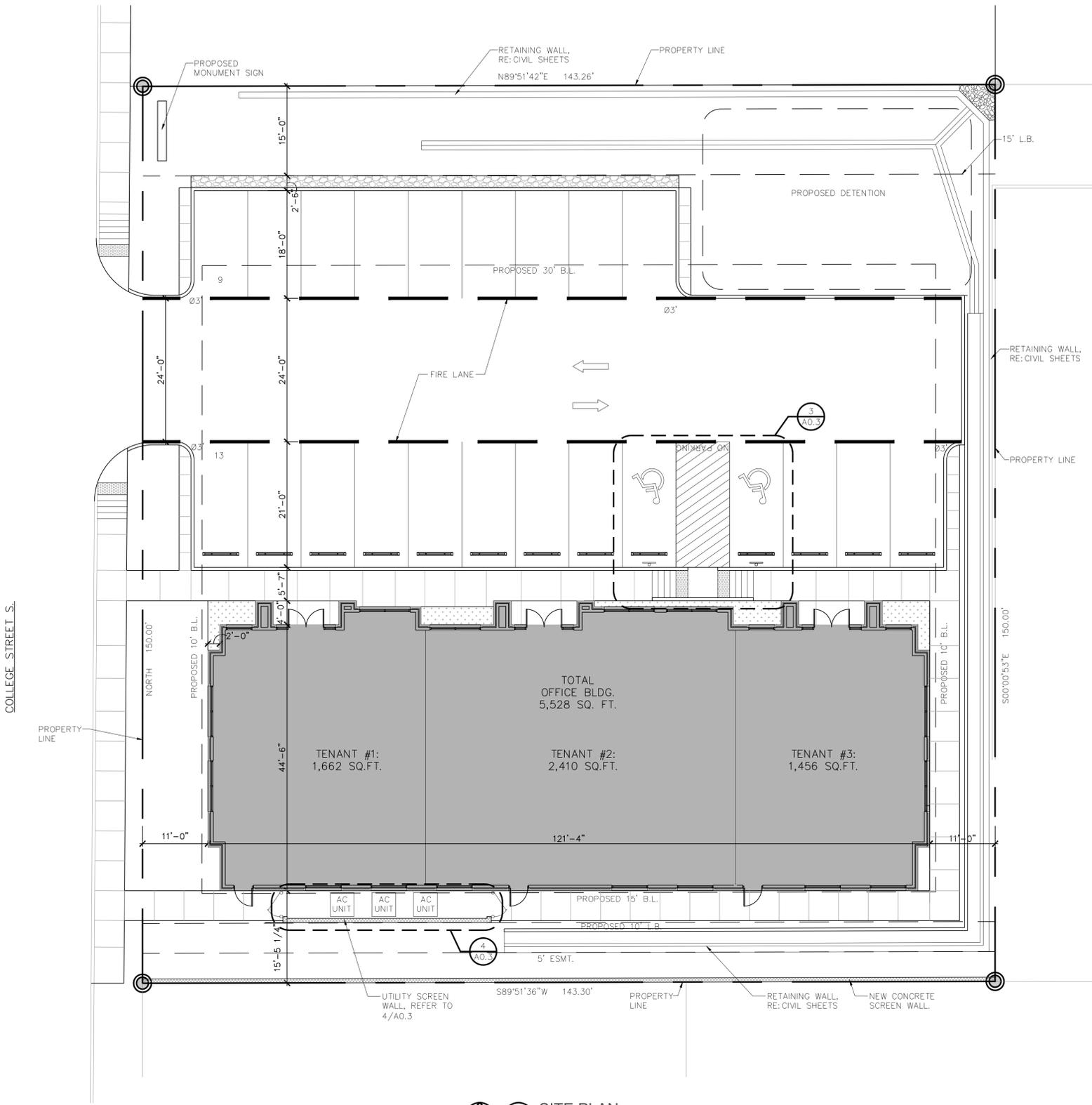
7608 Benbrook Parkway
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SHEET
A0.2
SITE PLAN



1 SITE PLAN
SCALE: 1" = 10'-0"



GENERAL NOTES

1. ALL DIMENSIONS ARE SHOWN TO FACE OF FINISH UNLESS NOTED OTHERWISE.
2. ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES AND REGULATIONS.
3. ALL EXTERIOR EXPOSED WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO ENSURE A WEATHER TIGHT CONDITION. THE CONTRACTOR SHALL PROVIDE ALL CAULKING AND WEATHER BARRIER MATERIALS REQUIRED FOR WEATHER TIGHT/WEATHERPROOF CONDITIONS. ALL OCCUPIED SPACES SHALL RECEIVE AN INSULATION BARRIER THAT IS CONTINUOUS AT ALL EXTERIOR WALL, CEILING, AND FLOOR SURFACES.
4. WHEN REQUIRED, CONTRACTOR NEEDS TO PROVIDE NECESSARY INFRASTRUCTURE FOR OWNER FURNISHED OWNER INSTALLED ITEMS. THESE ITEMS TO BE COORDINATED BEFORE COMMENCING CONSTRUCTION.
5. GENERAL CONTRACTOR TO INSTALL ALL FINISHES SPECIFIED BY OWNER.

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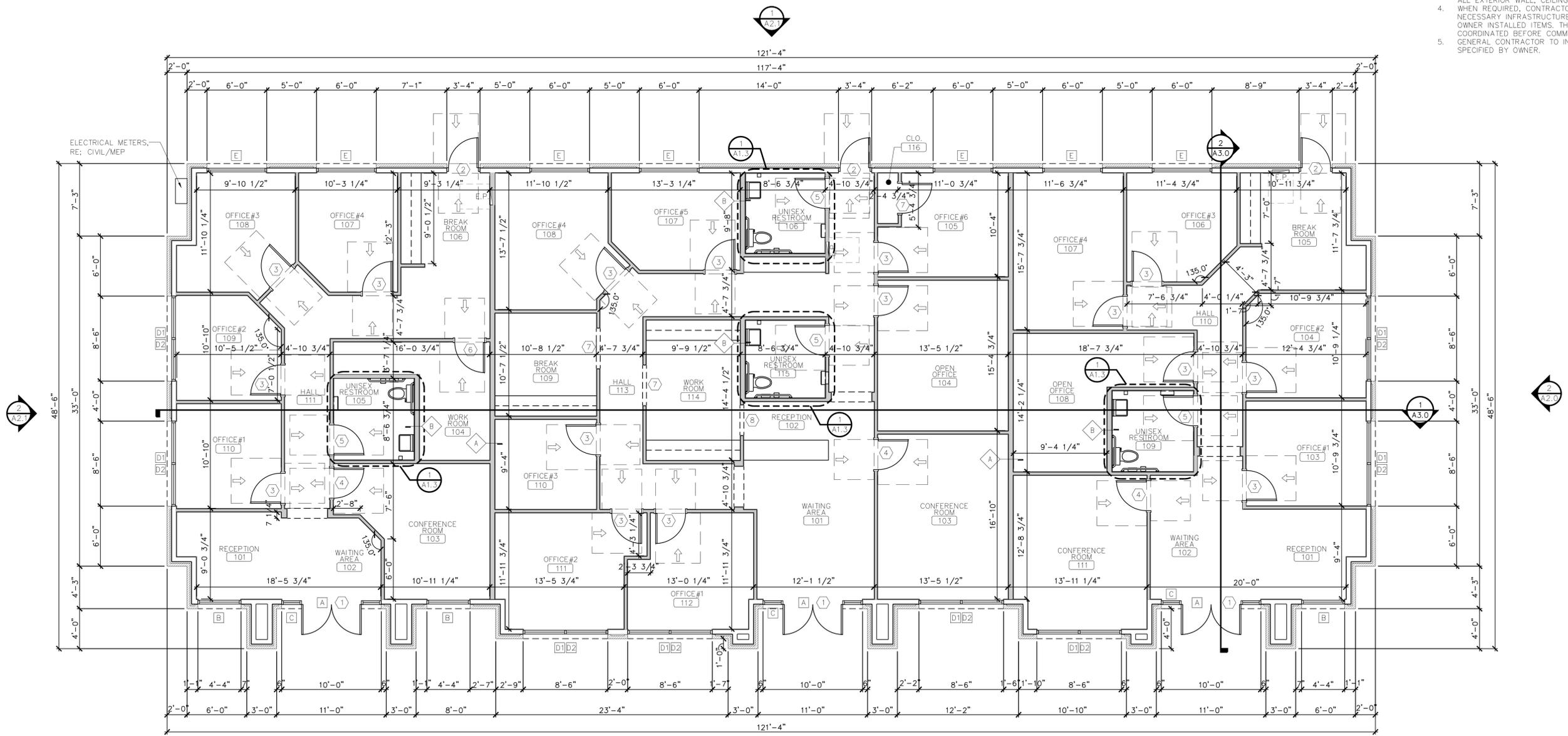


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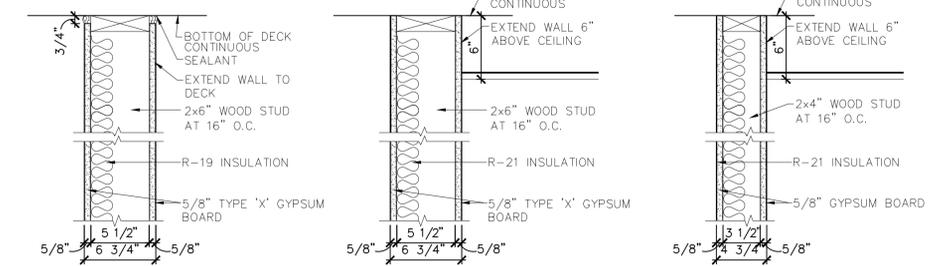
File Name:	25159 - A1.0
Project No:	25159
Date:	12/04/2025
Drawn By:	ANS
Checked By:	TI

SHEET
A1.0
FLOOR PLAN



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROVIDE FIRE CAULKING WHEN A 1 HR. FIRE-RATED WALL CONSTRUCTION IS REQUIRED

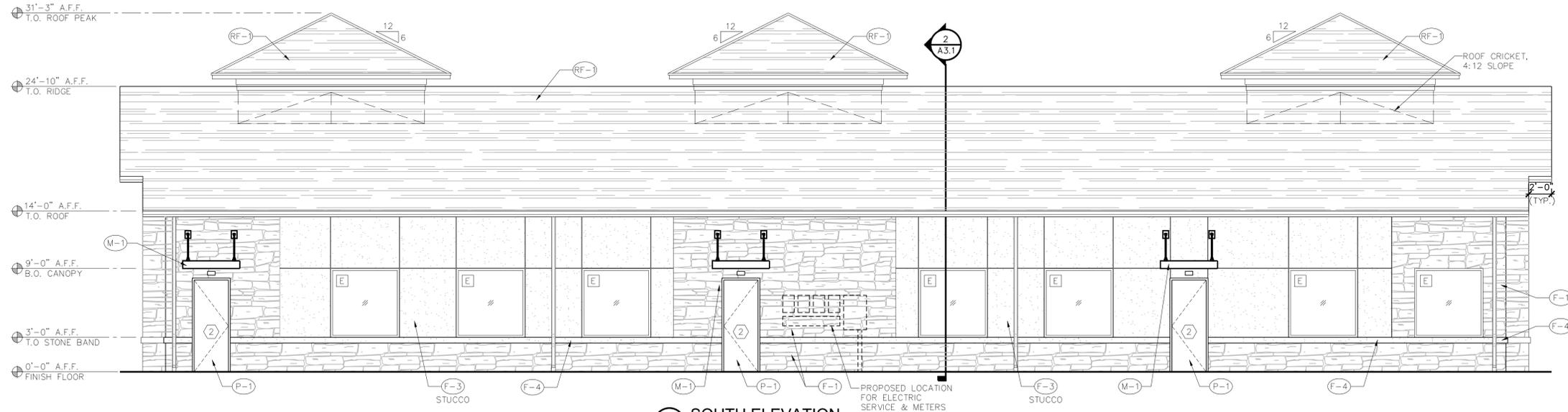


UL U305, 1 HR. RATED ASSEMBLY **A**

B

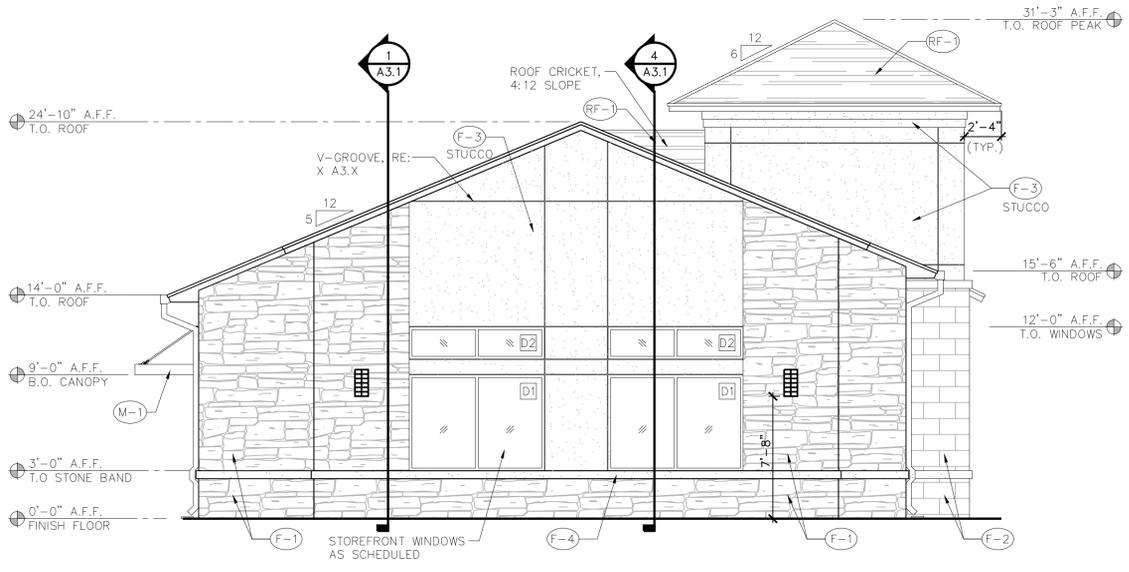
C

2 WALL PARTITION TYPES
SCALE: 1 1/2" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH ELEVATION MATERIAL CALCULATIONS		
MATERIAL	PERCENTAGE PROVIDED	AREA
NATURAL CUT STONE VENEER	42.82%	671 SQ.FT.
CAST STONE BLOCK	37.53%	588 SQ.FT.
CEMENT STUCCO	3.57%	56 SQ.FT.
GLAZING	16.08%	252 SQ.FT.
GROSS WALL AREA	100%	1,567 SQ.FT.



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST ELEVATION MATERIAL CALCULATIONS		
MATERIAL	PERCENTAGE PROVIDED	AREA
NATURAL CUT STONE VENEER	42.75%	451 SQ.FT.
CAST STONE BLOCK	7.58%	80 SQ.FT.
CEMENT STUCCO	36.78%	388 SQ.FT.
GLAZING	12.89%	136 SQ.FT.
GROSS WALL AREA	100%	1,055 SQ.FT.

FINISH LEGEND		
CAST STONE BLOCK	NATURAL CUT STONE VENEER	STUCCO

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
(F-1) NATURAL CUT STONE VENEER	TEXAS CREAM	CORONADO STONE PRODUCTS	PROFILE: TEXAS RUBBLE STYLE: CHOPPED 4", 6", 8" EVEN PCS JOINT MORTAR: BY ARGOS CEMENT, COLOR MAGNOLIA BEIGE
(F-2) CAST STONE BLOCK	WHITE (VERIFY)	ARCHITECTURAL CAST STONE PRODUCT	SIZE: 16x24 JOINT MORTAR: BY ARGOS CEMENT, COLOR MAGNOLIA BEIGE
(F-3) CEMENT STUCCO	MOONDANCE - 3027L	PAREX USA	ALL STUCCO SHALL COMPLY W/ 2018 IBC SEC.2512
(F-4) CAST STONE TRIM	WHITE (VERIFY)	CAST STONE TRIM PRODUCT	-
(P-1) PAINT FINISH	INKWELL - SW 6992	SHERWIN WILLIAMS-EXT. ACRYLIC	FIBERGLASS DOORS/WOOD FRAMES PAINT
(M-1) PRE-ENGINEERED METAL CANOPY	BLACK	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
(RF-3) FIBERGLASS SHINGLE ROOF	WILLIAMSBURG GRAY	TRUDEFINITION DURATION BY OWENS CORNING ROOFING	
STUCCO TRIM	GRAY WHITE - 3013L (VERIFY)	PAREX OR STO FINISH SYSTEM	SAND FINISH
VINYL WINDOWS :FRAMES	BLACK EXTERIOR/WHITE INTERIOR	JELD-WEN TRANSOM BUILDERS	VINYL FIXED LAMINATED
ALUMINUM DOORS :FRAMES	BLACK	CUSTOM KAWNEER OR EQUAL	500 WIDE STILE ENTRANCE
METAL DOWN SPOUTS & GUTTERS	BLACK FACTORY POWDER COATED	BEST SOURCE	PAINTED ALUMN. K STYLE

**COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



OFFICE BUILDING
404 KELLER PARKWAY
KELLER, TEXAS 76248

Revisions:

File Name:	25159-A2.2
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SHEET
A2.2
COLOR EXTERIOR
ELEVATIONS