

- MINIMUM LOT SIZE 10,499 S.F.
- MINIMUM LOT WIDTH 87'
- MINIMUM FRONT YARD 3'
- MINIMUM SIDE YARD 5'
- MINIMUM REAR YARD 4'
- MAXIMUM HEIGHT TWO (2) STORIES, THIRTY-FIVE (35') IN HEIGHT
- LANDSCAPE BUFFERS SHALL BE 30' ALONG FRONT YARD (FM 1709); 10' ALONG SIDE YARDS, AND 15' ALONG REAR YARD.
- BUFFER TREES WITHIN THE 6-FOOT SCREENING BUFFER ALONG FM 1709 SHALL BE 4-INCH CALIBER TREES SPACED EVERY 10 FEET.
- (2) ORNAMENTAL TREES PLANTED IN CLUSTERS SPACED EVERY 50 FEET AND EVERGREEN SHRUBS PLANTED BETWEEN BUILDINGS 5 & 10 TO SCREEN PARKING FROM FM 1709. BUFFER TREES WITHIN THE 10' SIDE BUFFER YARDS SHALL BE 3-INCH CALIBER TREES SPACED EVERY 30 FEET.
- ALL BUFFER TREES SPACES EVERY 30 FEET.
- ALL BUILDINGS SHALL HAVE THE SAME ARCHITECTURAL STYLE AND MATERIALS.
- DUMPSTERS WILL BE SCREENED BY A 6" MASONRY SCREENING WALL WITH SOLID METAL GATES AS REQUIRED BY THE CITY OF KELLER. THE SCREENING WALL SHALL MATCH THE COLORS AND MATERIALS OF THE PROPOSED OFFICE BUILDING AND MULTISTORY GATEWAY BUILDING. THE GATES SHALL MATCH THE COLORS OF THE PROPOSED BUILDINGS. PEDESTRIAN ACCESS SHALL BE PROVIDED INTO DUMPSTER ENCLOSURE.
- THE 6-FOOT MASONRY SCREENING WALL ALONG THE SOUTH PROPERTY LINE OF LOT 1, BLOCK C SHALL BE BUILT DURING CONSTRUCTION OF THE RESIDENTIAL LOTS OF BLOCK C.
- ALL USES PERMITTED IN THE OFFICE ZONING DISTRICT WILL BE ALLOWED IN THIS DEVELOPMENT.
- ALL SITE SIGNAGE AND SITE LIGHTING SHALL CONFORM TO THE CITY OF KELLER UNIFIED DEVELOPMENT CODE.
- ALL LIGHTING SHALL BE AS REQUIRED AND NOTED ON THIS ZONING EXHIBIT SHALL CONFORM TO THE LANDSCAPING REQUIREMENTS SET FORTH IN THE CITY OF KELLER UNIFIED DEVELOPMENT CODE.
- A BUILDING OWNERS ASSOCIATION WILL BE ESTABLISHED FOR THIS OFFICE DEVELOPMENT. THE BUILDING OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, IRRIGATION, SCREENING WALLS, AND PRIVATE DRIVEWAY FACILITIES WITHIN A 100' BUFFER OF BLOCK C AND BLOCK D.
- CROSS ACCESS CONNECTION WILL BE CONSTRUCTED WHEN THE PROPERTY TO THE WEST AND EAST DEVELOP IN THE FUTURE.
- A TROTTOIR DRIVEWAY PERMIT SHALL BE APPROVED PRIOR TO BUILDING THE DRIVEWAY APPROACH AT FM 1709.
- THIS PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD HAZARD AREAS AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY, TEXAS, PREVIOUS 190 OF 595, OF NUMBER 48450010190 1-1, AUGUST 2, 1995.
- THIS PROPOSED OFFICE PARK SHALL CONFORM TO ALL LANDSCAPING AND LIGHTING REQUIREMENTS PREVIOUSLY ESTABLISHED FOR THIS PROPERTY. ANY FUTURE PARKING LIGHT POLES WILL REQUIRE A PHOTOGRAPHIC PLAN AND MEET THE REQUIREMENTS OF THE CITY OF KELLER UNIFIED DEVELOPMENT CODE.
- ALL LANDSCAPING WILL BE INSTALLED WITH EACH PHASE, AS SHOWN ON THE LANDSCAPE PLAN.

EX. ZONING	- PD-0
TOTAL SITE AREA	- 3.31 ACRES/144,267.41 SF
TOTAL NUMBER OF PROPOSED BUILDINGS	- 4
TOTAL PROPOSED BUILDING AREA	- 117,100 SF
TOTAL NUMBER OF REQUIRED PARKING SPACES	- 67
TOTAL NUMBER OF PARKING SPACES PROVIDED	- 69
TOTAL NUMBER OF REQUIRED ACCESSIBLE SPACES	- 4
TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED	- 5
TOTAL OPEN SPACE	- 26,092 S.F. (18.1% OF TOTAL AREA)
(INCLUDES DETENTION AREA, EASEMENTS, AND ALL OPEN AREAS)	

EX. ZONING	-PD-0
TOTAL SITE AREA	-3.31 ACRES/144,267.41 SF
TOTAL NUMBER OF PROPOSED BUILDINGS	-2
TOTAL PROPOSED BUILDING AREA	-17,900 SF
TOTAL NUMBER OF REQUIRED PARKING SPACES	-35
TOTAL NUMBER OF PARKING SPACES PROVIDED	-35
TOTAL NUMBER OF REQUIRED ACCESSIBLE SPACES	-2
TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED	-4
TOTAL OPEN SPACE	-26,092 S.F. (18.1% OF TOTAL AREA)
(INCLUDES DETENTION AREA, FASSEMBENTS, AND ALL OPEN AREAS)	

APPLICANT/DEVELOPER:
CASTLE DEVELOPMENT
251 E. SOUTHLAKE BLVD., SUITE 100
SOUTHLAKE, TEXAS 76092
PH: 817.347.6466
CONTACT: JESSE GOBER

ENGINEER:
CLAYMORE ENGINEERING, INC
CONTACT: MATT MOORE
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

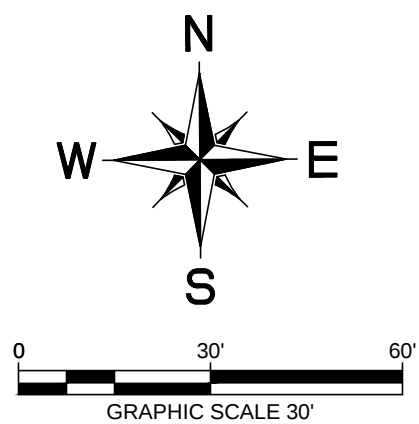
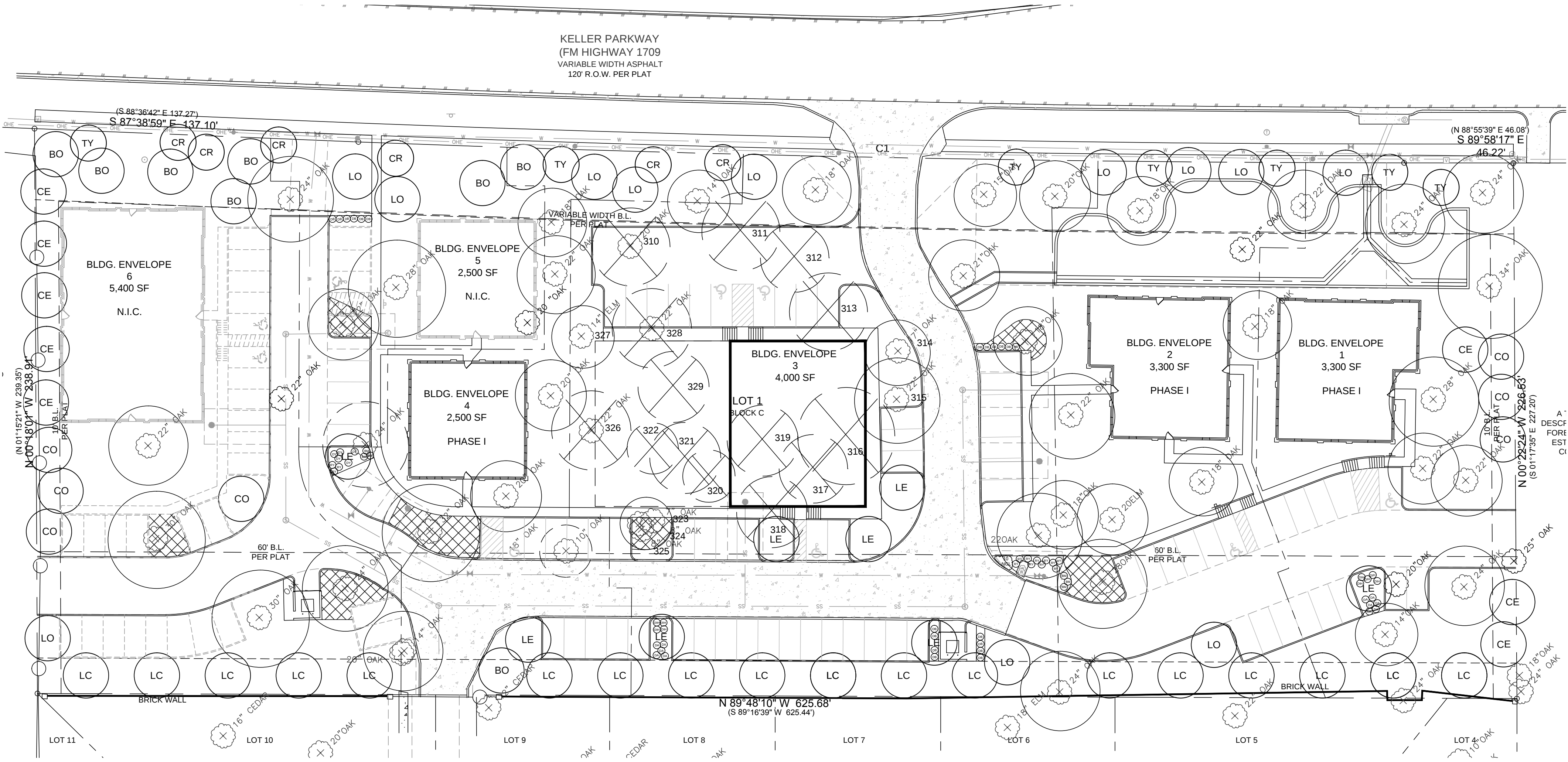
DESIGN:	HCV
DRAWN:	HCV
CHECKED:	CLC
DATE:	11/07/2017

SHEET

SP-1

File No. 2015-064

PLOTTED BY: SCOTTFULWILER
 PLOT DATE: 11/9/2017 11:48 AM
 LOCATION: C:\USERS\SCOTTFULWILER\DOCUMENTS\AUTOCAD_LRD\KELLER_ADELEINA\ADALINAKELLER_L1.DWG
 LAST SAVED: 11/9/2017 11:47 AM



TREE LEGEND

- Canopy Trees
- LO Live Oak
 - CE Cedar Elm
 - PE Pecan
 - CR Crapemyrtle
 - CO Chinquapin Oak
 - LE Lacebark Elm
 - BO Bur Oak
 - TY Tree Yaupon
- Ornamental Trees
- CR Crapemyrtle
 - TY Tree Yaupon

SHRUB LEGEND

- DY Dwarf Yaupon
- DA Dwarf Abelia
- RY Red Yucca
- BM Big Muhly
- NGL New Gold Lantana
- DIH Dwarf Indian Hawthorne
- DB Dwarf Burford Holly

HATCH LEGEND



LANDSCAPE NOTES

- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" steel edging between all shrub beds and grass areas.
- Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand)
- Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
- Hydromulch all areas disturbed by construction activities.

REVIEWED
 CITY OF KELLER
 Released for Construction
 Date _____

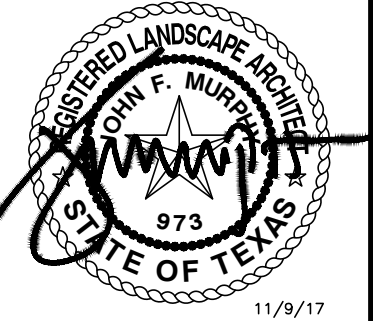
Public Works Director / City Engineer

site integration studio
 Landscape Architecture - Sustainable Site Planning - Natural Resource Design
John F. Murphy, ASLA
 6647 Oak Hill Blvd.
 Tyler, TX 75703
 John@siteint.com
 scott@siteint.com

512.632.3822 - Mobile
 903.533.8898 - Tyler
 512.589.9584 - Austin
 www.siteint.com

TEXAS REGISTRATION #14199

Clay Moore Engineering
 1903 CENTRAL DRIVE, SUITE 4408
 BEAUFORT, TX 77705
 PHONE: 817.263.0072
 WWW.CLAYMOOREENG.COM



ADALINA AT
BLOOMFIELD
KELLER, TX

LANDSCAPE PLAN

DESIGN: HCV
 DRAWN: HCV
 CHECKED: CLC
 DATE: 11/09/2017
 SHEET
L-1
 File No. 2015-064

CANOPY TREES				
18	LC	Leyland Cypress	<i>Cupressus leylandii</i>	4" cal. B&B 13' ht. 6' spread
12	LO	Live Oak	<i>Quercus virginiana</i>	4" cal. B&B 13' ht. 6' spread
8	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal. B&B 14' ht. 6' spread
8	LE	Lacebark Elm	<i>Ulmus parviflora</i>	3" cal. B&B 12' ht. 6' spread
7	CO	Chinquapin Oak	<i>Quercus muhlenbergia</i>	4" cal. B&B 14' ht. 6' spread
8	BO	Bur Oak	<i>Quercus macrocarpa</i>	4" cal. B&B 13' ht. 6' spread
ORNAMENTAL TREES				
7	TY	Tree Yaupon	<i>Ilex vomitoria</i>	30 gal. 8' ht. multi-trunk female
6	CR	Crapeymrtle	<i>Lagerstroemia indica</i> 'Tuscarora'	30 gal. 8' ht. 3 trunk 2 1/2" cal. min.
SHRUBS & GROUNDCOVERS				
5	DY	Dwarf Yaupon	<i>Ilex vomitoria</i> 'Nana'	5 gal. 36" oc
11	DA	Dwarf Abelia	<i>Abelia x grandiflora</i> 'Ed. Goucher'	5 gal. 36" oc
13	RY	Red Yucca	<i>Hesperaloe parviflora</i>	5 gal. 36" oc
6	BM	Big Muhly	<i>Muhlenbergia lindheimeri</i>	5 gal. 36" oc
10	NGL	New Gold Lantana	<i>Lantana</i> 'New Gold'	1 gal. 24" oc
9	DIH	Dwarf Indian Hawthorne	<i>Raphiolepis indica</i> 'Clara'	5 gal. 36" oc
20	DB	Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burfordii Nana'	5 gal. 36" oc

Landscaping Required	Landscaping Provided
Keller Parkway Buffer: 625.68 ft 30' buffer with 4" caliper trees every 25' on center and 2 ornamental trees per 50 feet of frontage	30' buffer with 4" caliper trees every 25' on center (25 trees) and 2 ornamental trees per 50 feet of frontage (13 trees)
West Buffer: 238.91 ft 10' buffer with 3" caliper trees every 30' on center	10' buffer with 3" caliper trees every 30' on center (8 trees)
East Property Line Buffer: 226.53 ft 10' buffer with 3" caliper trees every 30' on center	10' buffer with 3" caliper trees every 30' on center (8 trees)
South Property Buffer: 625.68 ft 10' buffer with 3" caliper trees every 30' on center	10' buffer with 3" caliper trees every 30' on center (21 trees)
Parking Lot Landscaping: 100% screened with shrubs or berms adjacent to ROW 9' by 18' landscape islands every 12 spaces with large canopy trees 1 tree per 40' on continuous islands perpendicular to parking spaces 15% of parking lot shall be landscaped	Shrub screening provided for any parking facing Keller Parkway 13 landscape islands 10 proposed parking trees provided 10 existing parking trees parking lot land area provided
4,720 sf	6,724 sf

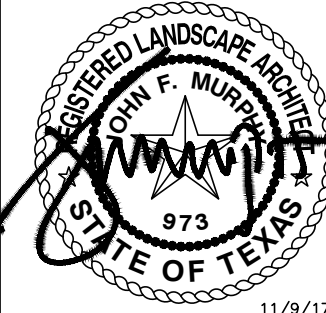
310	20" Oak	removed
311	20" Oak	removed
312	16" Oak	removed
313	20" Oak	removed
316	28" Oak	removed
317	18" Oak	removed
318	20" Oak	removed
319	18" Pine	removed
320	14" Cedar	removed
321	21" Oak	removed
322	9" Cedar	removed
326	22" Oak	removed
328	22" Oak	removed

Total inches removed	248'
Pay into Tree Fund	248'



6647 Oak Hill Blvd.
Tyler, TX 75703
john@siteint.com
scott@siteint.com

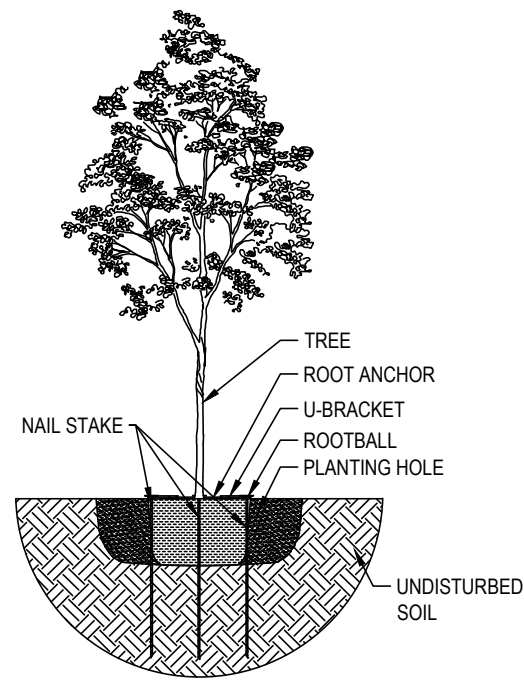
512.632.3822 - Mobile
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**ADALINA AT
BLOOMFIELD
KELLER, TX**



TREE STAKE SOLUTIONS LLC
 9973 FM 521 ROAD
 ROSHARON, TX 77583
 PHONE: (281) 778-1400
 FAX: (281) 778-1425
www.treestakesolutions.com



1. WITH TREE IN A STRAIGHT & PLUMB POSITION, CENTER THE APPROPRIATE ROOT ANCHOR SAFETY STAKE AROUND THE TRUNK, WITH RINGS LAYING FLAT AGAINST ROOTBALL, U-BRACKETS FACING UP.
2. INSERT 1 OF 3 NAIL STAKES THROUGH EACH OF THE U-BRACKETS. NAILS SHOULD REST IN THE UNDISTURBED SOIL AT THE BOTTOM OF THE TREE PIT. ALL NAILS SHOULD FIT SNUG AGAINST THE SIDE OF THE ROOTBALL.
(FOR HAND OR MACHINE CUT TREES, IT MAY BE NECESSARY TO PENETRATE 1" - 4" OF OUTER AREA OF THE ROOTBALL WITH THE NAIL.)
3. NAIL STAKES SHOULD BE DRIVEN STRAIGHT DOWN INTO THE UNDISTURBED SOIL BELOW THE ROOTBALL. THE NAILS ARE NOW CAGING THE ROOTBALL IN PLACE. WHILE THE TOP BRACKET PINS THE ROOTBALL DOWN.
AFTER THE TREE STAKE IS INSTALLED, A LAYER OF MULCH CAN BE ADDED OVER THE STAKE. REMOVE ROOT ANCHOR AFTER TREE IS ESTABLISHED.

ROOT ANCHORMT BELOW GRADE SAFETY STAKE SIZING CHART					
ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)	ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)
5 BG	5 GALLON OR 10" ROOTBALL	#4 X 24"	100 BG	95/100 GALLON OR 36" ROOTBALL	#5 X 48"
15 BG	10/15 GALLON OR 17" ROOTBALL	#4 X 26"	150 BG	150 GALLON OR 42" ROOTBALL	#5 X 60"
30 BG	20/30 GALLON OR 22" ROOTBALL	#4 X 36"	200 BG	200 GALLON OR 48" ROOTBALL	#5 X 72"
45/65 BG	45/65 GALLON OR 27-30" ROOTBALL	#4 X 48"	300 BG	300 GALLON OR 58" ROOTBALL	#5 X 72"

SCALE: NONE



SCALE: NONE

REVIEWED
CITY OF KELLER
Released for Construction
Date

Public Works Director / City Engineer

LANDSCAPE DETAILS

DESIGN: HCV

DRAWN: HCV

CHECKED:	CLO
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DATE:	11/09/2017
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SHEET

L-2

File No. 2015-064