

VICINITY MAP
NOT TO SCALE

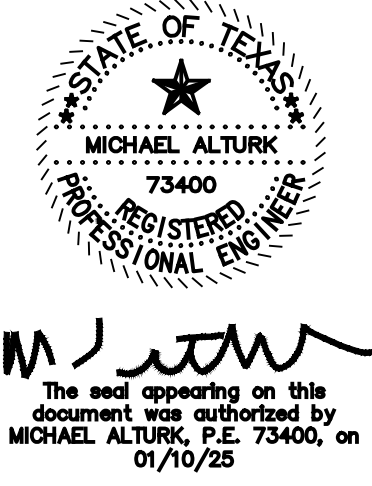
LEGEND	
EXISTING	
	= IRON ROD FOUND
	= IRON ROD SET
	= CONTROLLING MONUMENT
	= EXISTING CHAIN LINK FENCE
	= EXISTING WOOD FENCE
	= OVERHEAD ELECTRIC
	= EXISTING WATER
	= EXISTING SANITARY SEWER
	= EXISTING GAS LINE
	= EXISTING TELEPHONE LINE
	= EXISTING STORM SEWER
	= EXISTING CURB & GUTTER
	= EXISTING EASEMENT
	= EXISTING FIRE HYDRANT
	= EXISTING WATER VALVE
	= EXISTING WATER METER
	= EXISTING SANITARY SEWER CLEANOUT
	= EXISTING SANITARY SEWER MANHOLE
	= EXISTING LIGHT POLE
	= EXISTING TELEPHONE RISER
PROPOSED	
	= EXISTING FINISH FLOOR
	= PROPOSED WATER
	= PROPOSED FIRE HYDRANT
	= PROPOSED WATER VALVE
	= PROPOSED SANITARY SEWER
	= PROPOSED SANITARY SEWER MANHOLE
	= PROPOSED STORM SEWER
	= PROPOSED CURB INLET
	= PROPOSED LIGHT POLE
	= PROPOSED STOP SIGN

- GENERAL NOTES
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF CELINA SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF KELLER, SPECIFICATIONS, STANDARDS AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND CONTRACTOR SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF KELLER ENGINEERING DEPARTMENT FOR REVIEW.
 - STRIPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF KELLER REQUIREMENTS, TYP.
 - THE SANITATION CONTAINER SCREENING WALLS WILL BE THE SAME COLOR, MATERIAL AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING, INCLUDING A METAL GATE, PRIMED AND PAINTED, SUBJECT TO REVIEW AND APPROVAL BY THE CITY PLANNER.
 - THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KELLER DESIGN SPECIFICATIONS, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF KELLER.
 - THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE CITY OF KELLER CODE OF ORDINANCES.
 - THE SITE SHALL CONFORM TO THE CITY OF KELLER STORM WATER MANAGEMENT ORDINANCE.
 - ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
 - ALL OTHER RADIIUS UNLESS OTHERWISE NOTED ARE 2 FOOT.
 - THE FIRE LANE SHALL BE CONSTRUCTED OF A CONCRETE SURFACE TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES AND SHALL SUPPORT AN 80,000 POUND VEHICLE
 - PROPOSED BUILDING TYPE IS IIB AND SPRINKLED.
 - ALL ON-SITE PLUMBING WORK MUST BE PERFORMED BY A TEXAS STATE LICENSED PLUMBING
 - ALL ROOF AND GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED.

- VARIANCE NOTES
- ALLOW PARKING IN FRONT OF THE BUILDING
 - PARKING VARIANCE TO BE UNDERPARKED BY 19 SPACES (48 REQUIRED, 29 PROVIDED ONSITE)
 - REDUCED OR VARIABLE WIDTH (YOU TELL ME) LANDSCAPE BUFFER OF APPROXIMATELY 15 FEET IN LIEU OF THE REQUIRED 30' LANDSCAPE BUFFER FOR LOTS ADJACENT TO THOROUGHFARES WITH 4 LANES OR MORE.
 - NO BUFFER PROVIDED ALONG SOUTH ELM STREET. UDC REQUIRES 15' LANDSCAPE BUFFER TO ALL PUBLIC STREETS.

SITE AND DESIGN DATA	
SITE SQ. FT.	30,272 S.F. OR 0.694 ACRES
EXISTING ZONING	OTK (OLD TOWN KELLER)
PROPOSED USE	OTK (OLD TOWN KELLER)
PROPOSED BUILDING I SQ. FT.	7,160 S.F. (RESTAURANT) 1 SPACE PER 150 SQ. FT.
BUILDING HEIGHT	30'-0"
BUILDING COVERAGE	23.65%
TOTAL PAVING AREA	57.02%
FLOOR AREA RATIO	0.24
TOTAL LANDSCAPE AREA	19.33%
TOTAL IMPERVIOUS AREA	80.67%
REGULAR PARKING REQUIRED 1 SPACE PER 150 SQ. FT.	48 SPACES
REGULAR PARKING SPACES PROVIDED	29 SPACES WITH 17 OFFSITE PARKING SPACES
HANDICAP PARKING SPACES REQUIRED	2 (1 VAN ACCESSIBLE)
HANDICAP PARKING SPACES PROVIDED	4 (2 VAN ACCESSIBLE)

ADTM ENGINEERING & CONSTRUCTION CORP.
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ELM KELLER PARKWAY
LOT 2R-1, BLOCK A
RESTAURANT
0.694 ACRES
CITY OF KELLER
TARRANT COUNTY, TEXAS

SITE PLAN

Design: R.M.
Drawn: R.M.
Checked By: M.A.
Date: 03-05-2024

Revisions	
No.	Date:
1	05-07-25
2	05-07-25
3	05-07-25
4	05-07-25
5	05-07-25
6	05-07-25