

SITE PLAN NOTES:

1. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.

2. ALL SIGNAGE WILL MEET THE REQUIREMENTS OF THE OLD TOWN KELLER DISTRICT OVERLAY DISTRICT WITHIN THE UDC.

3. PROP. BRICK PAVERS SHALL MATCH MAIN STREET SIDEWALK DESIGN. EXTERIOR PAVER BAND SHALL BE RIVER RED IN COLOR. 2' SQUARE INTERIOR CORE SHALL BE TERRA COTTA IN COLOR, AS PROVIDED BY PAVESTONE CO. OR AN APPROVED EQUAL.

SITE SUMMARY TABLE:	
Zoning	PD #1643 to be Amended
Total Building Footprint	1,360 SF
Parking Required (1/330 SF for office)	4 Stalls
Provided Parking	4 stalls

<u>PRELIMINARY</u> THIS DOCUMENT IS FOR REVIEW ONLY AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. JUSTIN S. BRAMMER, P.E. LICENSE NO. 103431 DATE: 4/10/2025



<u>OWNER:</u> DBN PROPERTIES, INC MICHAEL ABLEMAN 4837 CAROLINA TRACE TRAIL FORT WORTH, TX (817) 401-9071

SITE PLAN EXHIBIT FOR: 116 TAYLOR 116 TAYLOR ST. 0.184 ACRES LOTS 2 & 3, BLOCK 11 APPLICANT:

JADE BEAUTY COLLECTIVE, LLC

JESSICA GRAJEDA

116 TAYLOR ST.

KELLER, TX 76244

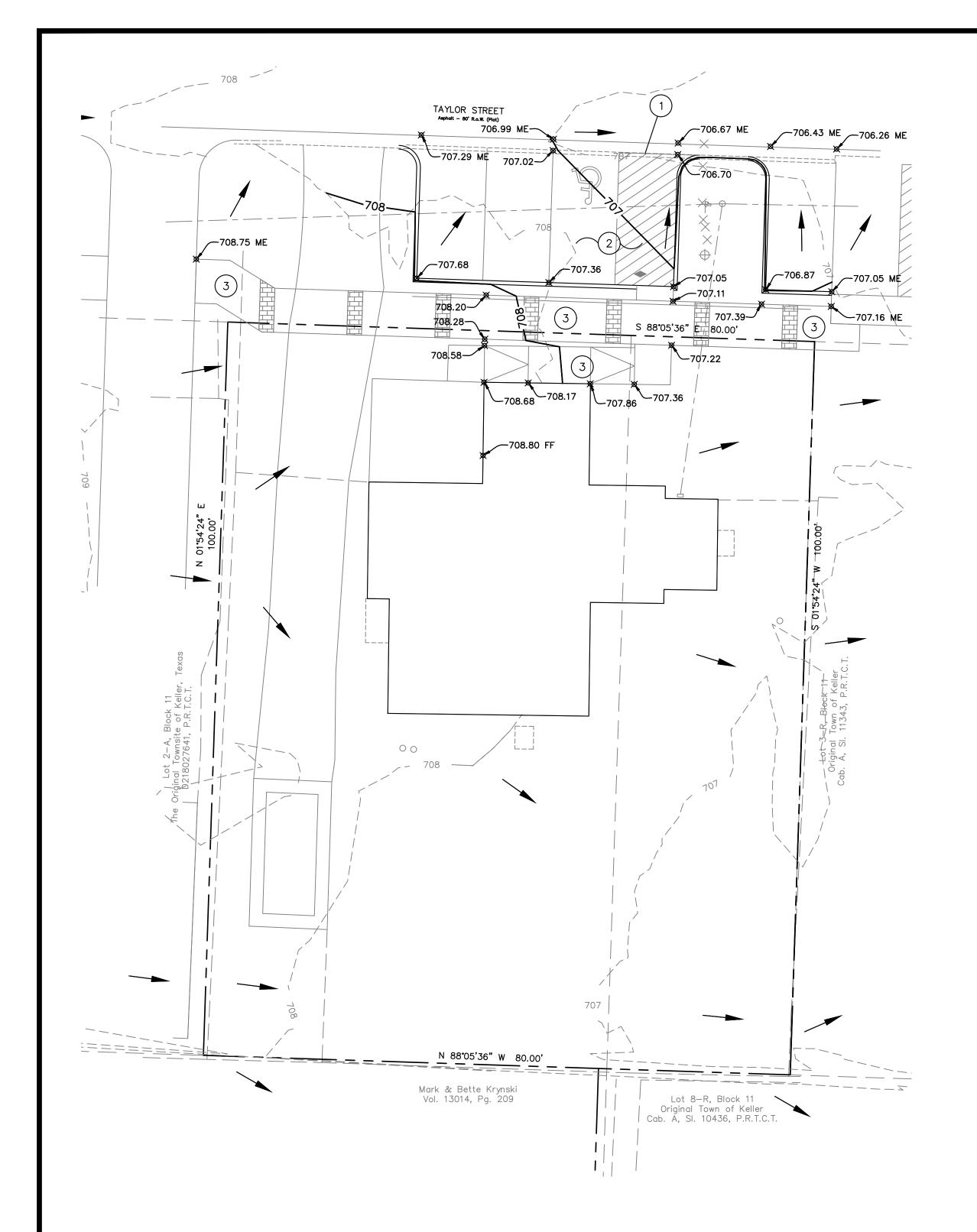
(817) 458–2634

TOWN OF ATHOL ADDITION

THE CITY OF KELLER

TARRANT COUNTY, TEXAS

4/10/2025 4/10/2025



REFERENCE NUMBER NOTES

- (1) MATCH EXIST. GRADE.
- (2) HC PARKING AREA. MAX. SLOPE OF 2% IN ANY DIRECTION.
- (3) HC ROUTE. MAX. SLOPES PER PLAN NOTES THIS SHEET.

DRAWING	LEGEND

— — — 100 — — — — EXIST. CONTOUR LINE PROP. CONTOUR LINE 952.00 SPOT ELEVATION DIRECTIONAL FLOW ARROW EXIST. **EXISTING** PROP. PROPOSED MATCH EXISTING HANDICAP T.A.S. TEXAS ACCESSIBILITY

1. WHERE FLAT PAVING OR FLATWORK ABUTS A STRUCTURE, CARE SHOULD BE TAKEN THAT THE JOINT IS PROPERLY SEALED AND MAINTAINED TO PREVENT THE INFILTRATION OF SURFACE WATER.

2. ALL FILL SHALL BE COMPACTED AS RECOMMENDED IN THE GEOTECHNICAL REPORT. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL FIELD DENSITY TESTS ON LIME STABILIZED SUBGRADE EQUAL TO THE RATIO OF 1

STANDARDS

- PER 200 SQUARE YARDS OF PAVEMENT IN ADDITION TO ALL FAILING DENSITY TESTS. 4. ADD 6" TO SPOT GRADES FOR TC (TOP OF CURB) ELEVATION AT CURB LOCATIONS UNLESS LABELED OTHERWISE. ALL SPOT GRADES ARE TOP
- OF PAVING UNLESS NOTED OTHERWISE. 5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING ACTIVITIES.
- 6. OPEN GROUND SHOULD BE SLOPED AT A MINIMUM OF 5% GRADE FOR AT LEAST 10 FEET BEYOND THE PERIMETER OF THE FOUNDATION. 7. ROOF AND CANOPY DRAINS, ALONG WITH ANY OTHER SERVICE CONNECTIONS, MUST BE
- INSTALLED ON FLAT WORK OR AT A POINT 5' FROM THE BUILDING UNLESS NOTED OTHERWISE 8. ALL HANDICAP PARKING/LANDING AREAS SHALL CONFORM WITH A.D.A./T.A.S. REQUIREMENTS AND HAVE A MAXIMUM SLOPE OF 2% IN ALL
- DIRECTIONS. 9. ALL HANDICAP ROUTES SHALL CONFORM WITH A.D.A./T.A.S. REQUIREMENTS AND HAVE A MAXIMUM CROSS SLOPE OF 2% AND LONGITUDINAL SLOPE OF 5%.
- 10. CONTRACTOR SHALL FIELD VERIFY ALL EXIST. SPOT GRADES PRIOR TO COMMENCING CONSTRUCTION AND CONTACT THE ENGINEER IF ANY DISCREPANCY ARE FOUND AND/OR IF THE OVERALL DRAINAGE CONCEPT CANNOT BE ACHIEVED.
- 11. RE: GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION.

REVISION REVISION

NUMBER DATE

DESCRIPTION

DRAWN BY ISSUED FOR 4/10/2025

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LICENSE NO. 103431 DATE: 4/10/2025

11x17 SCALE N.T.S.

<u>10' 15' 2</u>0'

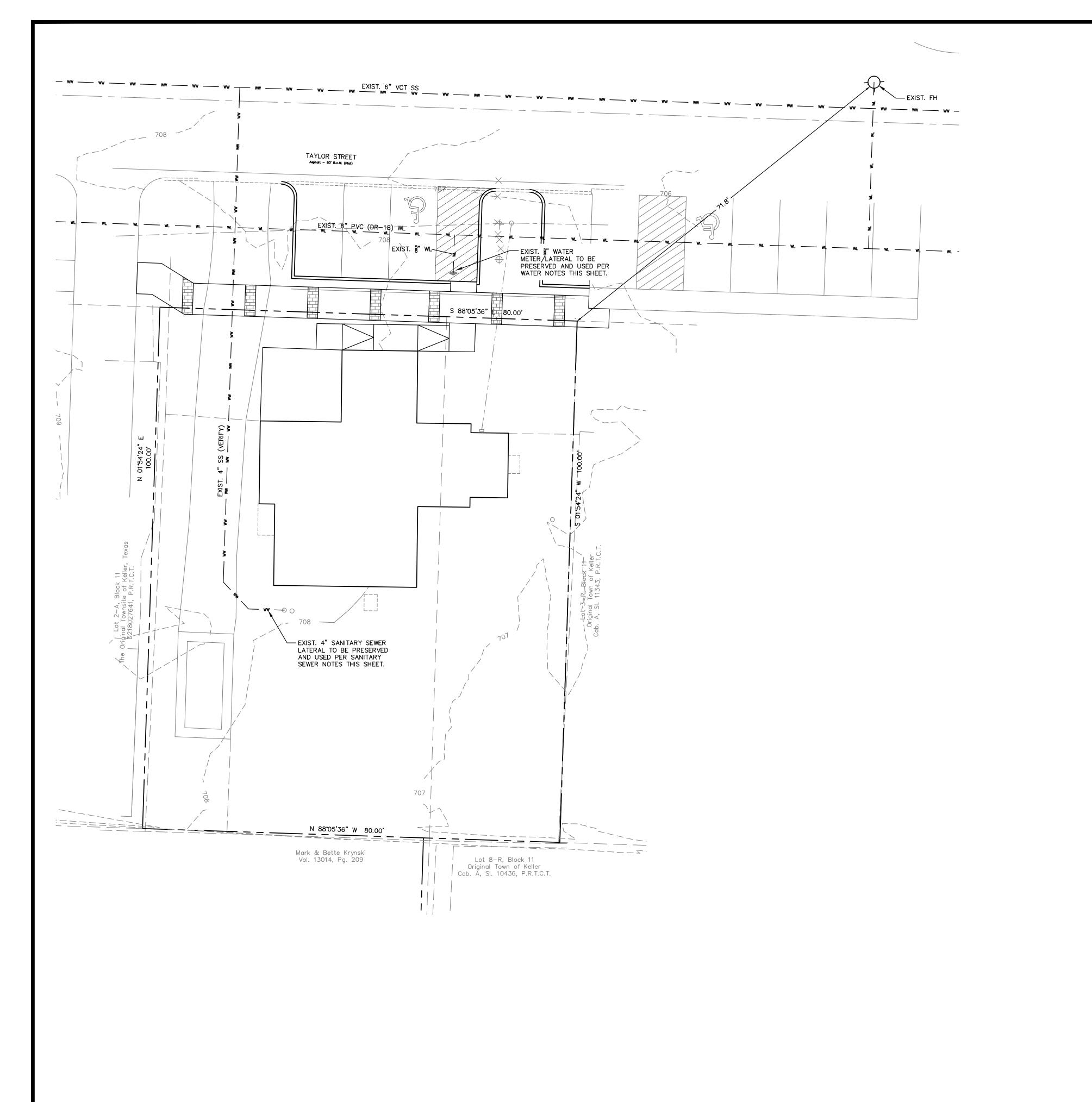
8.5x11 SCALE N.T.S.

GRAPHIC SCALE 1"=10'

BENCHMARK: SET MAGNAIL LOCATED ON TAYLOR ST. NEAR THE NORTHWEST CORNER OF THE SUBJECT PROJECT AREA. EL.=707.8'

NOTE TO CONTRACTOR CALL 811 AND ANY OTHER APPLICABLE UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. LOBSINGER & POTTS STRUCTURAL ENGINEERING, INC IS NOT RESPONSIBLE FOR KNOWING THE LOCATION OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS. THE LOCATION OF EXIST. UTILITIES ARE SHOWN AS APPROXIMATE ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AS A RESULT OF FAILURE TO LOCATE AND PRESERVE EXIST. UTILITIES.

SHEET



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EXIST. CONTOUR LINE PROP. CONTOUR LINE
PROP. WATER LINE
PROP. SS LINE
PROP. CLEANOUT
EXISTING PROPOSED SAN. SEWER WATER LINE CLEAN OUT TRAFFIC RATED C.O. HANDICAP DOMESTIC WATER IRRIGATION UNLESS OTHERWISE NOTED

NOTES:

1. IF THERE ARE ANY DISCREPANCIES FOUND

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- BETWEEN THE PLANS AND WHAT IS FOUND IN THE FIELD, CONTACT THE ENGINEER IMMEDIATELY. 2. CONSTRUCT ALL UTILITIES STARTING AT THE
- DOWNSTREAM END AND PROCEED UPSTREAM. 3. ALL PROPOSED UTILITY CONNECTIONS SHALL BE STUBBED 5' FROM THE PROPOSED BUILDING.
- 4. THE SIZES & LOCATIONS OF THE PROP. WATER AND SANITARY SEWER LINES/METERS ARE ASSUMED AND SHALL BE VERIFIED WITH MEP, IRRIGATION & FIRE PROTECTION PRIOR TO COMMENCING CONSTRUCTION. IF WHAT IS SHOWN ON THEIR PLANS CONTRADICTS INFORMATION SHOWN ON THESE PLANS, CONTACT THE ENGINEER IMMEDIATELY.
- 5. UTILITIES SHALL BE CONSTRUCTED PER ALL JURISDICTIONAL REQUIREMENTS AND CODES.
- 6. WATER LINES SHALL BE PVC AND CONFORM TO
- AWWA STANDARD C-900, DR-14 MIN. 7. SANITARY SEWER LINES SHALL BE SDR-35 (OR SDR-26 IF NOTED AS SO ON THE PLAN).
- 8. CONTRACTOR SHALL CROSS CHECK ALL SURFACE GRADES WITH THE PROJECT GRADING PLAN, THIS SET, AND NOTIFY ENGINEER OF ANY
- 9. RE: GENERAL NOTES SHEET FOR ADDITIONAL NOTES.

SANITARY SEWER NOTES:

DISCREPANCIES.

- 1. CONTRACTOR SHALL FIELD VERIFY (PRIOR TO CONSTRUCTION) THE SIZE, FLOW LINE, LOCATION AND CONDITION OF THE EXISTING 4" PVC SS LINE TO BE CONNECTED TO FOR THE PROP. USE. A RE-DESIGIN MAY BE NEEDED BASED ON THESE FINDINGS.
- 2. CONFIRM WITH AN MEP ENGINEER THAT THE EXIST. SS LATERAL IS SUFFICIENT FOR THE PROPOSED USE.
- 3. PROTECT AND PRESERVE EXIST. TAP FOR USE WITH THE PROP. DEVELOPMENT.
- 4. IF THE SIZE , DEPTH OR LOCATION OF THE EXISTING TAP CONTRADICTS WHAT IS SHOWN IN THE PLANS, CONTACT THE ENGINEER/ARCHITECT IMMEDIATELY. RE-DESIGN MAY BE RÉQUIRED.

WATER NOTES:

- 1. CONTRACTOR SHALL FIELD VERIFY (PRIOR TO CONSTRUCTION) THE LOCATION AND CONDITION OF THE EXISTING §" WATER METER/LATERAL TO BE CONNECTED TO FOR THE PROP. USE. A RE-DESIGN MAY BE NEEDED BASED ON THESE FINDINGS.
- 2. CONFIRM WITH AN MEP ENGINEER THAT THE EXIST. WATER LINE LATERAL IS SUFFICIENT FOR THE PROPOSED USE.
- 3. PROTECT AND PRESERVE EXIST. TAP FOR USE WITH THE PROP. DEVELOPMENT.
- 4. IF THE SIZE OR LOCATION OF THE EXISTING TAP CONTRADICTS WHAT IS SHOWN IN THE PLANS, CONTACT THE ENGINEER/ARCHITECT IMMEDIATELY. RE-DESIGN MAY BE REQUIRED.

REVISION REVISION

DESCRIPTION

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ROJECT #	
ANAGER	LPSE
RAWN BY	LPSE
SUED FOR	
ATE	4/10/2025

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