

- 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 PAVEMENT 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

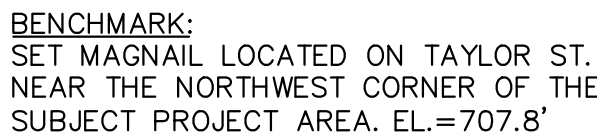
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JUSTIN S. BRAMMER, P.E.
LICENSE NO. 103431
DATE: 4/10/2025

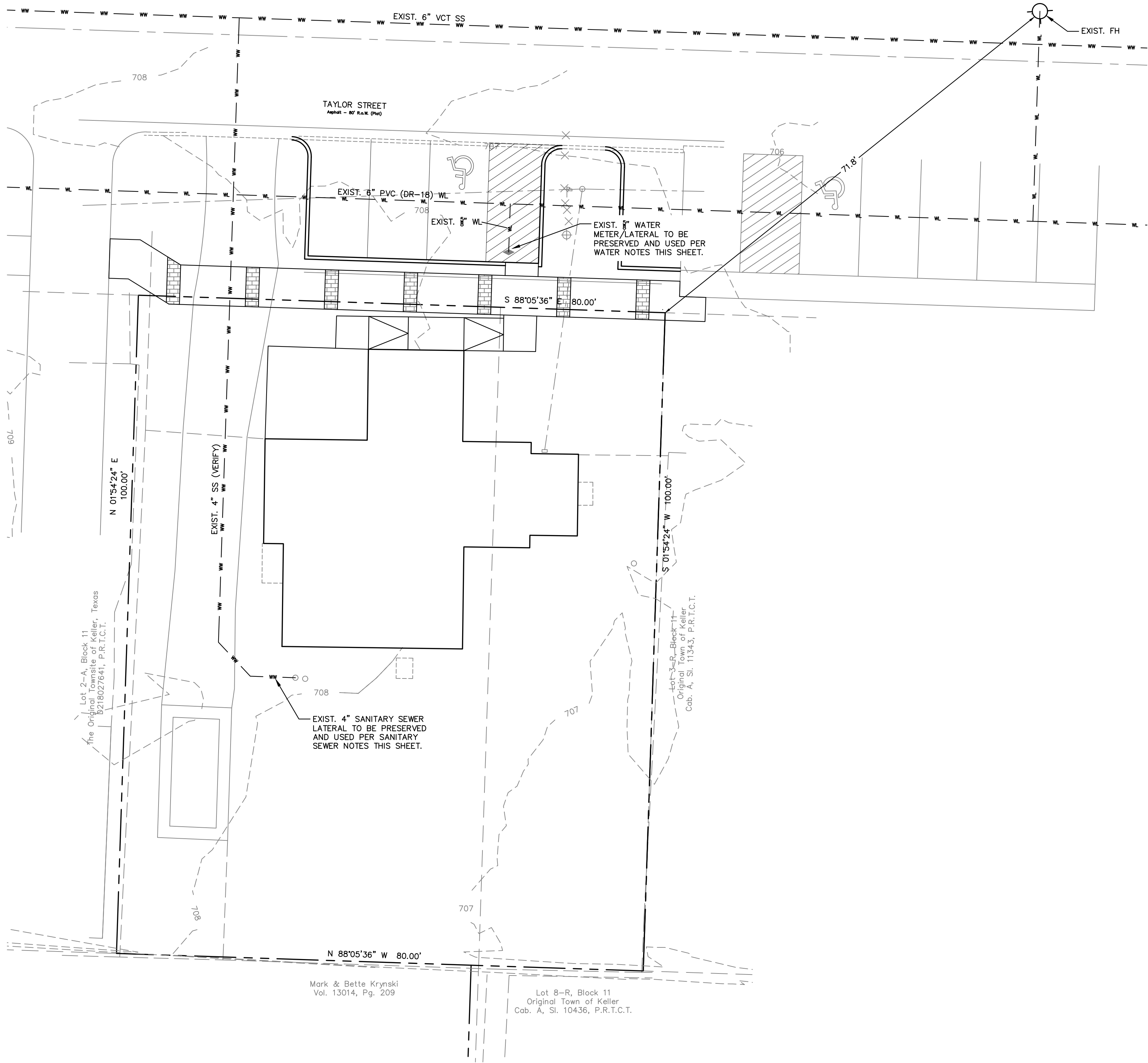
PREPARED BY:
LPSE
Lobsinger & Potts Structural Engineering, Inc
PO Box 560215 The Colony, Texas 75056
817.488.9933 Fax 817.488.9937 Firm Reg. # 7290

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

APPLICANT:
JADE BEAUTY COLLECTIVE, LLC
JESSICA GRAJEDA
116 TAYLOR ST.
KELLER, TX 76244
(817) 458-2634

SITE PLAN EXHIBIT FOR:
116 TAYLOR
116 TAYLOR ST.
0.184 ACRES
LOTS 2 & 3, BLOCK 11
TOWN OF ATHOL ADDITION
THE CITY OF KELLER
TARRANT COUNTY, TEXAS
4/10/2025





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.

DRAWING LEGEND	
---	EXIST. CONTOUR LINE
---	PROP. CONTOUR LINE
---	PROP. WATER LINE
---	PROP. SS LINE
---	PROP. CLEANOUT
---	EXIST. PROPOSED
---	SS SAN. SEWER
---	WL WATER LINE
---	C.O. CLEAN OUT
---	T.C.O. TRAFFIC RATED C.O.
---	HC HANDICAP
---	DOM. DOMESTIC WATER
---	IRR. IRRIGATION
---	U.Q.N. UNLESS OTHERWISE NOTED

- NOTES:
- IF THERE ARE ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND WHAT IS FOUND IN THE FIELD, CONTACT THE ENGINEER IMMEDIATELY.
 - CONSTRUCT ALL UTILITIES STARTING AT THE DOWNSTREAM END AND PROCEED UPSTREAM.
 - ALL PROPOSED UTILITY CONNECTIONS SHALL BE STUBBED 5' FROM THE PROPOSED BUILDING.
 - 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.
 - UTILITIES SHALL BE CONSTRUCTED PER ALL JURISDICTIONAL REQUIREMENTS AND CODES.
 - WATER LINES SHALL BE PVC AND CONFORM TO AWWA STANDARD C-900, DR-14 MIN.
 - SANITARY SEWER LINES SHALL BE SDR-35 (OR SDR-26 IF NOTED AS SO ON THE PLAN).
 - CONTRACTOR SHALL CROSS CHECK ALL SURFACE GRADES WITH THE PROJECT GRADING PLAN, THIS SET, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - RE: GENERAL NOTES SHEET FOR ADDITIONAL NOTES.

- SANITARY SEWER NOTES:
- 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-DESIGN MAY BE NEEDED BASED ON THESE FINDINGS.
 - CONFIRM WITH AN MEP ENGINEER THAT THE EXIST. SS LATERAL IS SUFFICIENT FOR THE PROPOSED USE.
 - PROTECT AND PRESERVE EXIST. TAP FOR USE WITH THE PROP. DEVELOPMENT.
 - 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 REQUIRED.

- WATER NOTES:
- CONTRACTOR SHALL FIELD VERIFY (PRIOR TO CONSTRUCTION) THE LOCATION AND CONDITION OF THE EXISTING 8" WATER METER/LATERAL TO BE CONNECTED TO FOR THE PROP. USE. A RE-DESIGN MAY BE NEEDED BASED ON THESE FINDINGS.
 - CONFIRM WITH AN MEP ENGINEER THAT THE EXIST. WATER LINE LATERAL IS SUFFICIENT FOR THE PROPOSED USE.
 - PROTECT AND PRESERVE EXIST. TAP FOR USE WITH THE PROP. DEVELOPMENT.
 - 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.



GRAPHIC SCALE 1"=10'
11x17 SCALE N.T.S.
0' 10' 15' 20'
8.5x11 SCALE N.T.S.

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

REVISION NUMBER	REVISION DATE	DESCRIPTION

Lobsinger & Potts Structural Engineering, Inc

PO Box 560215

The Colony, Texas 75056

817.448.9933

Firm Reg. #7290

n6 TAYLOR STREET
KELLER, TX

WATER AND WASTEWATER PLAN

PROJECT #	
MANAGER	LPSE
DRAWN BY	LPSE
ISSUED FOR	
DATE	4/10/2025

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SHEET

C-4.1