



**PROJECT HIGHLIGHTS:**

1. THIS PROJECT IS TO IMPROVE THE FRONT AND BACK PORCH.
2. THE EXISTING PRIMARY STRUCTURE IS 1,319 SF. THE EXISTING OUTBUILDING/GARAGE IS 766 SF.
3. THE EXISTING DRIVEWAY IS ASPHALT.
4. NO NEW STRUCTURES.
5. NO NEW WATER SERVICES.
6. NO NEW SANITARY SEWER LATERALS.
7. NO OUTSIDE LIGHTING IMPROVEMENTS.
8. TRASH SERVICE WILL BE RESIDENTIAL CURB SIDE. - NO DUMPSTER.

SITE SUMMARY TABLE	
LOT SIZE	7,503 SF (0.172 AC)
EX. ZONING	OTK
PROP. ZONING	OTK
PROP. BLDG. USE	OFFICE/ PROF.
EX. PRIMARY STRUCTURE	1,319 SF 17.6%
EX. OUTBUILDING/GARAGE	466 SF 6.2%
PROP. BUILDINGS	0 SF 0.0%

IMPERVIOUS AREA TABLE			
LOT SIZE	7,503 SF	SF	
<b>EXISTING</b>			
EX. HOUSE	1,319 SF	17.6%	
EX. GARAGE	766 SF	10.2%	
EX. PATIO	15 SF	0.2%	
EX. LEADWALK	88 SF	1.2%	
EX. REAR WALKWAY	195 SF	2.6%	
EX. DRIVEWAY	1,006 SF	13.4%	
EX. PORCH	196 SF	2.6%	
TOTAL IMPERVIOUS	3,585 SF	47.8%	
<b>PROPOSED</b>			
EX. HOUSE	1,319 SF	17.6%	
EX. GARAGE	766 SF	10.2%	
EX. REAR WALKWAY	76 SF	1.0%	
EX. DRIVEWAY	1,006 SF	13.4%	
NEW LEADWALK	34 SF	0.5%	
NEW PATIO	120 SF	1.6%	
NEW REAR WALKWAY	11 SF	0.1%	
NEW PORCH	206 SF	2.7%	
TOTAL IMPERVIOUS	3,538 SF	47.2%	
CHANGE (DECREASE)	(47) SF	-0.6%	

LOT DRAINAGE AREA SUMMARY	
RATIONAL METHOD Q-CIA	
LOT SIZE (A)	7,503 SF (0.172 AC)
TIME CON. (Tc)	10 MINUTES
I <sub>100</sub> (i)	11.6 IN/HR
C	0.5
Q (CFS)	1.00

**!!CAUTION!!**  
Contractor to Verify  
Exact Location &  
Depth of Exist  
Facilities Prior to any  
Construction Activities

**CAUTION!!!**  
CONTACT: www.texas811.org for  
UTILITY LOCATES PRIOR TO CONSTRUCTION  
1-800-344-8377

NO.	DATE	REVISIONS	APP.

110 TAYLOR ST.  
LOT 2-A, BLOCK 11; ORIGINAL TOWNSITE  
OF KELLER  
CITY OF KELLER, TARRANT CO., TX

**SITE LAYOUT PLAN**

J. S. Ground Engineering, LLC  
4108 Dundee Court (817) 320-5330 ph.  
Colleyville, Texas 76034  
FIRM REGISTRATION NO. F-1276

SCALE: \_\_\_\_\_ DGN. BY: JSG  
DATE: JULY 28, 2023 DWN. BY: WJW  
JSGE NO. \_\_\_\_\_ DWG. NO. \_\_\_\_\_

J. S. Ground Engineering, LLC

SHEET NO. **C2**

7-28-23

