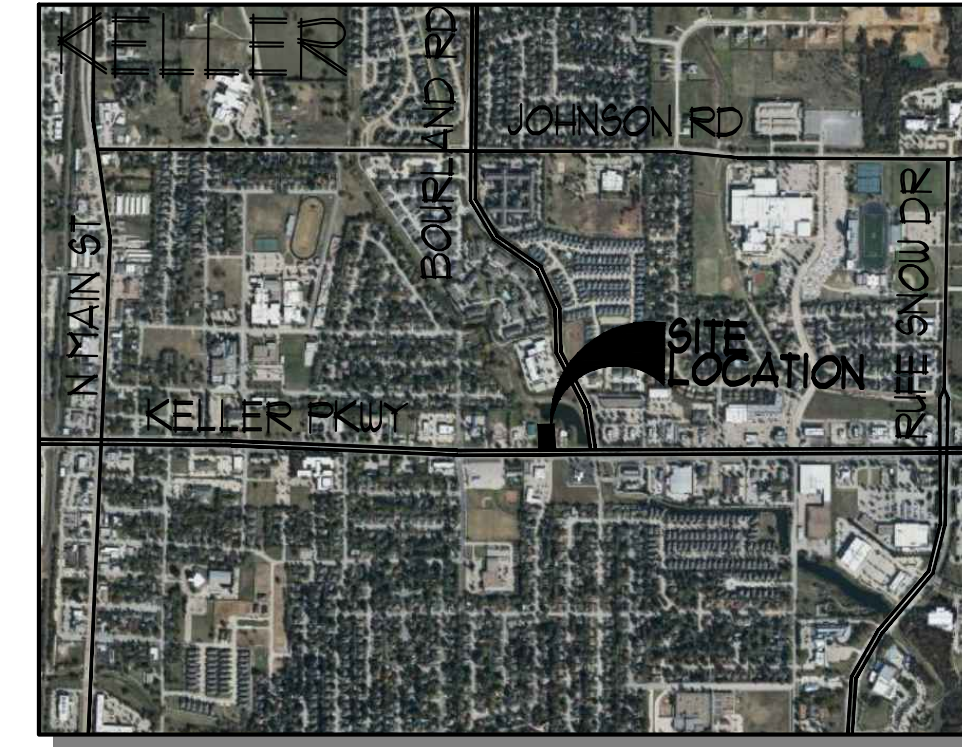


SITE PLAN SUBMITTAL

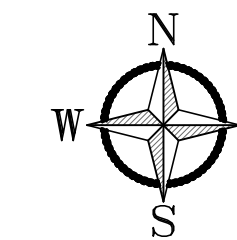
JUNE 1, 2023

LOT 1, BLOCK A - TEJUN ADDITION TE'JUN RESTAURANT 541 KELLER PARKWAY KELLER, TEXAS 76248

REVISION
07-17-23



LOCATION MAP



| SHEET INDEX | | SHEET INDEX | |
|----------------------------|------------------------------------|------------------|-----------------------|
| NUMBER | DESCRIPTION | NUMBER | DESCRIPTION |
| COVER | | MEP PLANS | |
| TI | TITLE SHEET 01 | ELI | SITE LIGHTING PLAN 12 |
| ARCHITECTURAL PLANS | | OTHER | |
| SP10 | SITE PLAN & SITE DATA CHART | | |
| SP11 | SITE PLAN w/ SAT PHOTO | | |
| CI0 | EXTERIOR ELEVATIONS | | |
| CI1 | EXTERIOR ELEVATIONS 05 | | |
| CI2 | EXTERIOR COLOR SAMPLES | | |
| LANDSCAPE PLANS | | | |
| LPI1 | TREE PRESERVATION PLAN | | |
| LPI2 | LANDSCAPE PLAN | | |
| CIVIL SITE PLANS | | | |
| CI10 | PRE-DEVELOPED DRAINAGE AREA MAP | | |
| CI11 | PRE-DEVELOPED DRAINAGE AREA MAP 10 | | |
| CI20 | WATER & SANITARY SEWER PLAN | | |

OWNER:

JRTR INVESTMENTS
1210 W. HWY 84
FAIRFIELD, TEXAS 75840
CONTACT: LYDIA BALDWIN 254-625-2277

ARCHITECT:

TERRY R. CUNNINGHAM, ARCHITECTS
3604 S. COOPER ST. SUITE 100
ARLINGTON, TEXAS 76015
CONTACT: TERRY CUNNINGHAM 682-667-0044

CIVIL ENGINEER:

HAMILTON- DUFFY, P.C.
8241 MID CITIES BLVD. SUITE 100
N. RICHLAND HILLS, TEXAS 76182
CONTACT: KEITH HAMILTON 817-268-0408

MEP ENGINEERS:

AME ENGINEERING INC.
3825 W. GREEN OAKS BLVD. #200
ARLINGTON, TEXAS 76016
CONTACT: JESSICA KILGORE 817-653-4122

LANDSCAPE ARCHITECT:

MODERNGREEN INC.
P.O. BOX 2607
ARLINGTON, TEXAS 76004
CONTACT: JOE C. SARABIA, RLA 817-451-4200

SURVEYOR:

SPRY SURVEYORS
8241 MID CITIES BLVD. SUITE 102
NORTH RICHLAND HILLS, TEXAS 76182
CONTACT: DAVID LEWIS 817-776-4049



SITE DATA SUMMARY CHART - LOT 1 BLOCK A

| | |
|--|------------------------------|
| LEGAL DESCRIPTION | TEAM ADDITION LOT 1, BLOCK A |
| CURRENT LAND USE | UNIMD PREVIOUS DEVELOPMENT |
| CURRENT ZONING | R-KETAIL, PD - 1323 |
| AREA OF SITE | 52,617 SF (1.208 ACRES) |
| BUILDING GROSS | 9,455 SF |
| COVERED DECKS | 1,243 SF |
| TOTAL BUILDING GROSS w/ COVERED DECKS | 10,698 SF |
| BUILDING TO SITE COVERAGE | 20.1% OF SITE |
| PAVING & LANDSCAPE | 50 SF |
| NEW RAMP PAVING OFF-SITE | 60 SF |
| NEW VEHICULAR PARKING AREA | 25,451 SF |
| NEW WALKWAY PARKING AREA | 1,200 SF |
| NEW WALKWAY PAVING AREA OFF-SITE | 94 SF |
| TOTAL PAVED AREA | 24,702 SF 46.6% OF SITE |
| TOTAL IMPERVIOUS AREA | 41,455 SF 78.8% OF SITE |
| TOTAL LANDSCAPE AREA | 10,475 SF 19.9% OF SITE |
| LANDSCAPE AREA OFF-SITE | 3,360 SF |
| APPROACH ACCESS PAVING | 0 SF |
| OFF-SITE SF NOT INCLUDED IN TOTALS | |
| AREA 1 | |
| REQUIRED PARKING SPACES | |
| RESTAURANT (6,691 SF) | 1 SPACE/150 SF = 45 |
| HANDICAP ACCESSIBLE PROVIDED | 2 |
| TOTAL REQUIRED | 47 |
| PARKING SPACES PROVIDED | 31 + 12 = 43 |
| OFF-SITE PARKING SPACES | 8 SPACES |
| OTHER COMMENTS: | |
| NOTE 1: ALL SF NOTATIONS ARE APPROXIMATE | |
| NOTE 2: CONTRACTORS SHALL VERIFY ALL PAVING QUANTITIES FOR BIDDING PURPOSES. | |

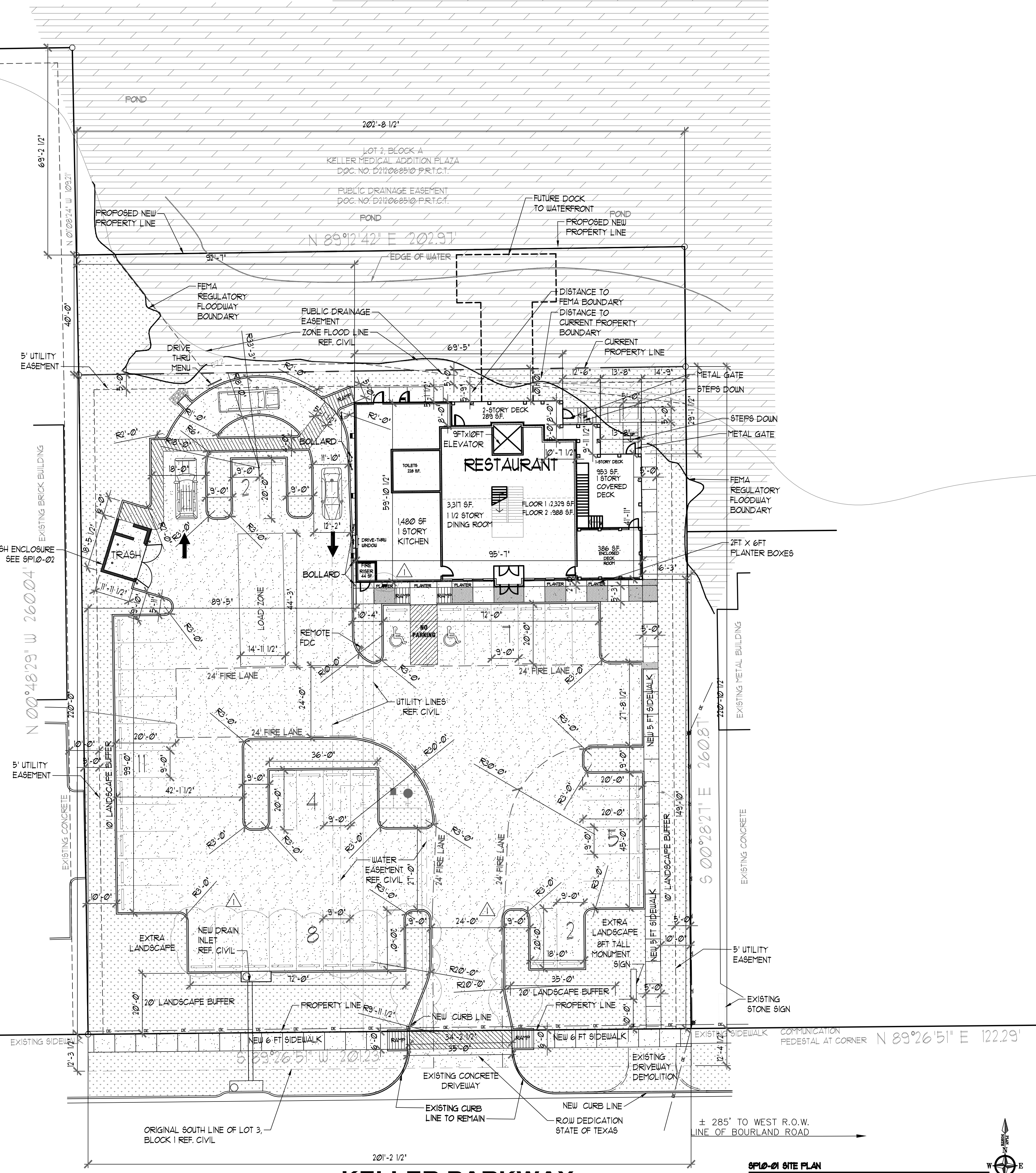
TOTAL BUILDING AREAS

| LEVEL | ROOM NAME | AREA |
|---------------------------------|-------------------|----------|
| FIRST FLOOR | RESTAURANT DINING | 2,379 SF |
| | ENCLOSED DECK | 386 SF |
| | KITCHEN | 1,480 SF |
| | TOILETS | 238 SF |
| | FIRE RISER | 44 SF |
| | 1ST FLOOR GROSS | 4,467 SF |
| | COVERED DECK | + 993 SF |
| SECOND FLOOR | | |
| RESTAURANT DINING | 160 SF | |
| 2ND FLOOR GROSS | 160 SF | |
| COVERED DECK | + 199 SF | |
| TOTAL | | |
| BUILDING GROSS | 4,627 SF TOTAL | |
| BUILDING GROSS w/ COVERED DECKS | 6,621 SF TOTAL | |

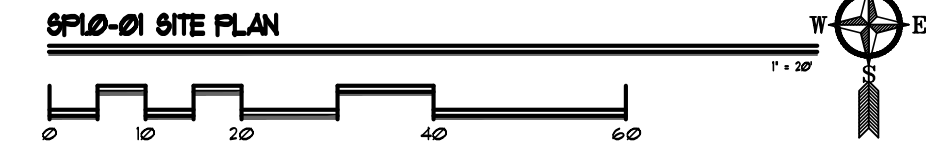
SITE PLAN APPLICATION

Variances are listed below:

- Landscape Buffer:** On the South side (R111093) we are requesting a variance for a 20 ft landscape buffer instead of the required 30 ft buffer.
- Parking:** We are requesting a variance for the 8 handicap spots (2 handicap included). We have verbal agreement for shared parking with Keller Glass & Mirror.
- Cross Access:** Due to our limited parking, we are requesting parking spots in place of cross access.
- Load Zone:** Instead of a screen, we are requesting additional shrubs in the center island.
- Plotted Plants:** Due to space constraints, we are requesting a variance to have 2' by 6' planter boxes instead of foundational plants.
- Future Dock:** Allow the future dock at the waterfront to extend into the 20 ft setback on the North property line, a minimum of 15 ft. The area North of the property line is all lake and public drainage easement at the present time.



KELLER PARKWAY
(125' R.O.W.)



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TE'JUN RESTAURANT
541 KELLER PARKWAY
KELLER, TEXAS 76248

ISSUE DATE:
05/31/2023
07/17/2023

ISSUE FOR:
SITE PERMIT

SHEET TITLE:
SITE PLAN

SHEET:
SP1.0

SITE DATA SUMMARY CHART - LOT 1 BLOCK A

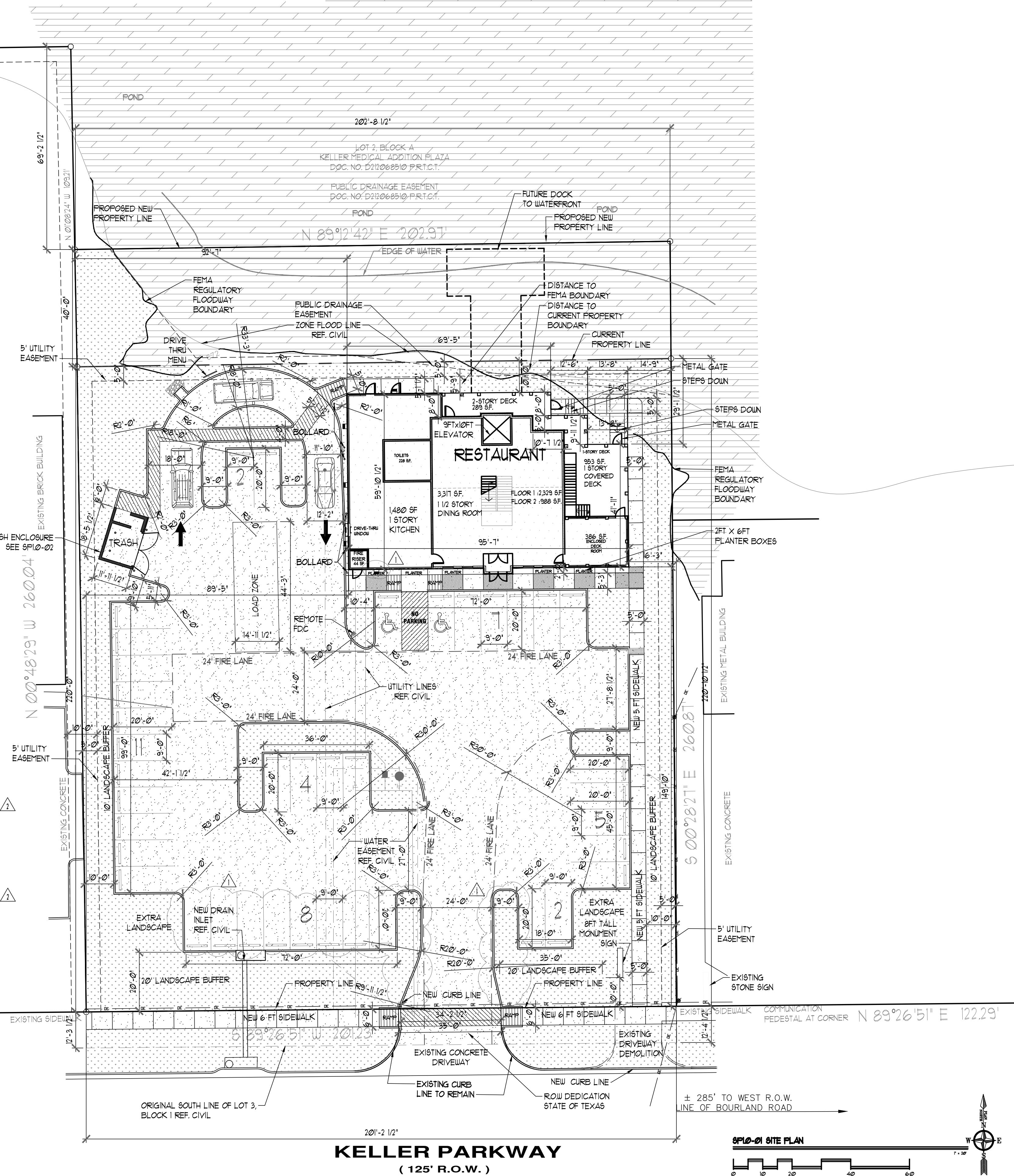
| | |
|---------------------------------------|------------------------------|
| LEGAL DESCRIPTION | TEAM ADDITION LOT 1, BLOCK A |
| CURRENT LAND USE | UNIMD PREVIOUS DEVELOPMENT |
| CURRENT ZONING | R-KETAIL, PD - 1323 |
| AREA OF SITE | 52,617 SF (1.208 ACRES) |
| BUILDING GROSS | 9,459 SF |
| COVERED DECKS | 1,242 SF |
| TOTAL BUILDING GROSS w/ COVERED DECKS | 10,701 SF |
| BUILDING TO SITE COVERAGE | 20.1% OF SITE |
| PAVING ISLAND SCAPE | 50 SF |
| NEW RAMP PAVING OFF-SITE | 66 SF |
| NEW VEHICULAR PARKING AREA | 25,451 SF |
| NEW WALKWAY PARKING AREA | 1,200 SF |
| NEW WALKWAY PAVING AREA OFF-SITE | 94 SF |
| TOTAL PAVED AREA | 24,702 SF 46.7% OF SITE |
| TOTAL PAVED AREA | 4,459 SF 8.5% OF SITE |
| TOTAL LANDSCAPE AREA | 10,475 SF 20% OF SITE |
| LANDSCAPE AREA OFF-SITE | 3,360 SF |
| APPROACH ACCESS PAVING | 0 SF |
| OFF-SITE SF NOT INCLUDED IN TOTALS | |
| REQUIRED PARKING SPACES | |
| RESTAURANT (6,691 SF) | 1 SPACE/150 SF = 45 |
| HANDICAP ACCESSIBLE PROVIDED | 2 |
| TOTAL REQUIRED | 47 |
| PARKING SPACES PROVIDED | 31 + 2 WC = 33 TOTAL |
| OFF-SITE PARKING SPACES | 8 SPACES |

OTHER NOTES:
NOTE 1: ALL SF NOTATIONS ARE APPROXIMATE
NOTE 2: CONTRACTORS SHALL VERIFY ALL PAVING QUANTITIES FOR BIDDING PURPOSES.

TOTAL BUILDING AREAS

| LEVEL | ROOM NAME | AREA |
|--------------|---------------------------------|-----------------------|
| FIRST FLOOR | RESTAURANT DINING | 2,379 SF |
| | ENCLOSED DECK | 386 SF |
| | KITCHEN | 1,480 SF |
| | TOILETS | 238 SF |
| | FIRE RISER | 44 SF |
| | 1ST FLOOR GROSS | 4,467 SF |
| | COVERED DECK | + 1,933 SF = 6,400 SF |
| SECOND FLOOR | RESTAURANT DINING | 168 SF |
| | 2ND FLOOR GROSS | 168 SF |
| COVERED DECK | + 199 SF = 367 SF | |
| TOTAL | BUILDING GROSS | 6,805 SF TOTAL |
| | BUILDING GROSS w/ COVERED DECKS | 10,701 SF TOTAL |

- SITE PLAN APPLICATION**
- Variances are listed below:
- Landscape Buffer: On the south side (R11 1109) we are requesting a variance for a 20 ft. landscape buffer instead of the required 30 ft. buffer.
 - Parking: We are requesting a variance for the 8 missing spots (1 handicap included).
 - Cross Access: Due to our limited parking, we are requesting parking spots in place of cross access.
 - Load Zone: Instead of a screen, we are requesting additional shrubs in the center island.
 - Potted Plants: Due to space constraints, we are requesting a variance to have 2' by 6' planter boxes instead of foundational plants.
 - Allow the future dock at the waterfront to extend into the 20 ft setback on the North property line a minimum of 10 ft. The area North of the property line is all lake and public drainage easement at the present time.
 - Parking Lot Island: Due to large water lines underneath we are requesting a variance to not have any trees in the center island.



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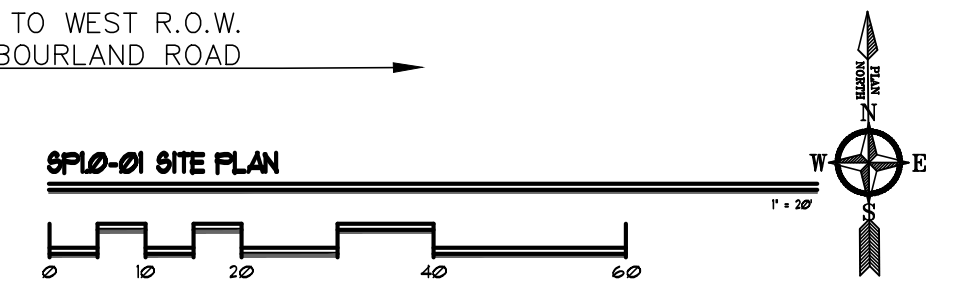
**TE'JUN RESTAURANT
541 KELLER PARKWAY
KELLER, TEXAS 76248**

ISSUE DATE:
05/31/2023
07/17/2023 ⚠️
07/31/2023 ⚠️

ISSUE FOR:
SITE PERMIT

SHEET TITLE:
SITE PLAN

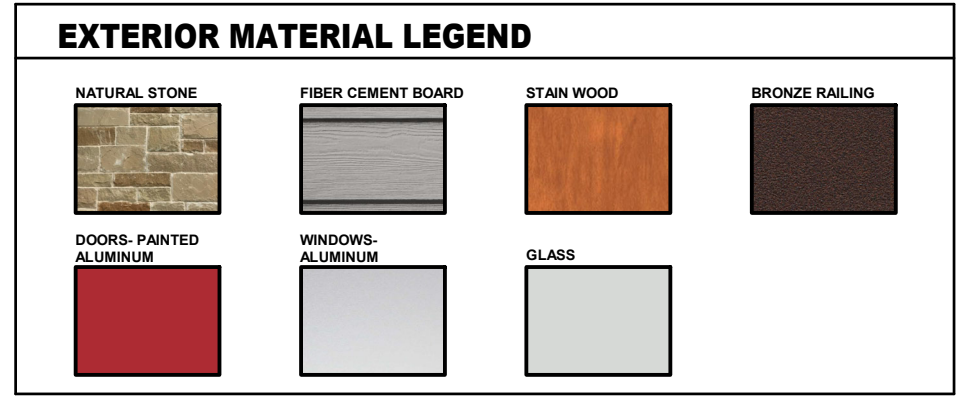
SHEET:
SP1.0



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EXTERIOR WALLS FINISHES & MATERIALS TABULATION

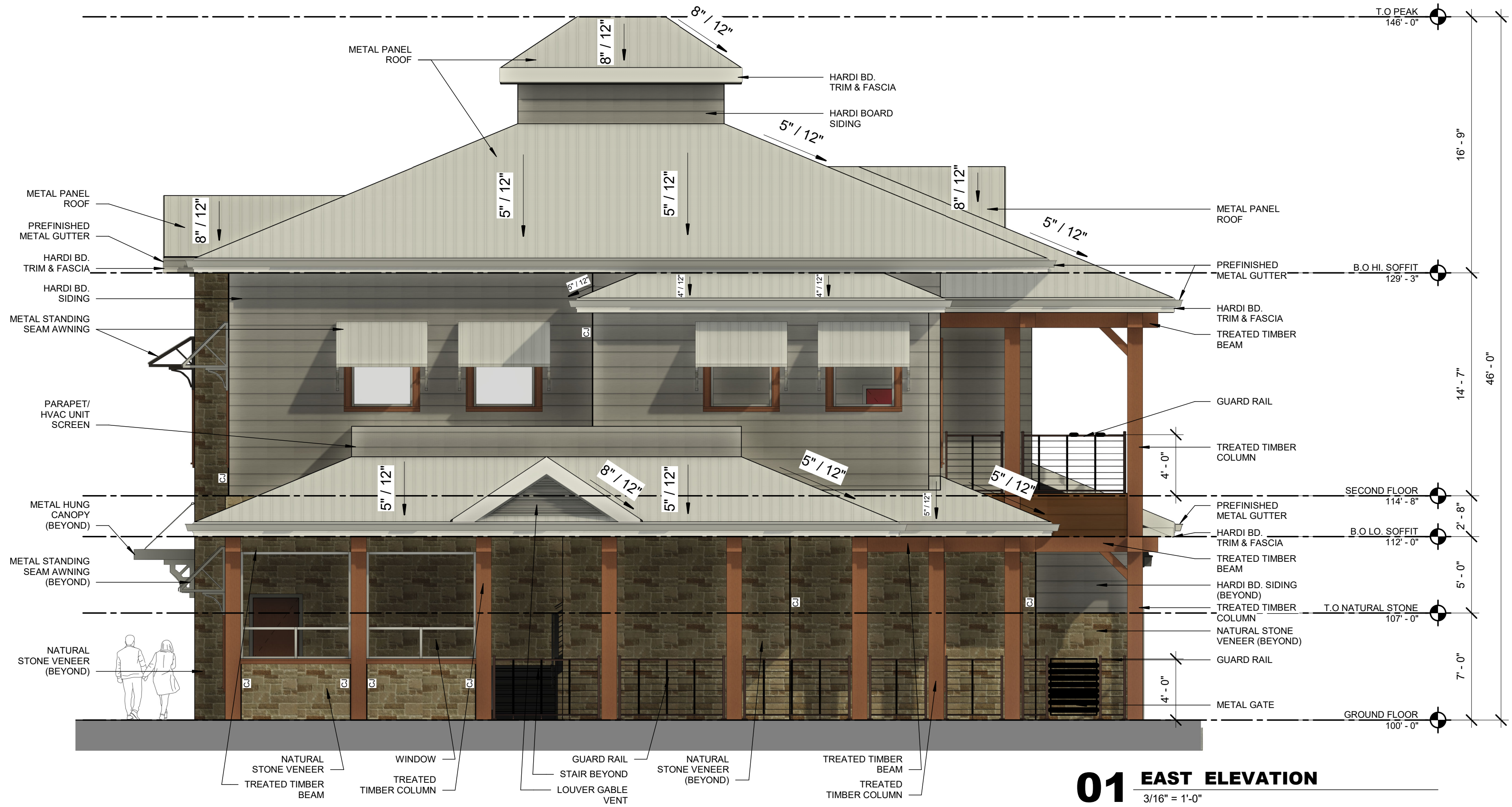
| | FINISH | AREA | PERCENTAGE |
|-----------------|--------------------|------------------|--------------|
| NORTH ELEVATION | NATURAL STONE | 690 SF. | 35.9 % |
| | CEMENT FIBER BOARD | 805 SF. | 41.9 % |
| | TIMBER | 68 SF. | 3.5 % |
| | GLAZING/DOOR | 359 SF. | 18.7 % |
| | TOTAL | 1,922 SF. | 100 % |
| EAST ELEVATION | NATURAL STONE | 600 SF. | 42.3 % |
| | CEMENT FIBER BOARD | 600 SF. | 42.3 % |
| | TIMBER | 54 SF. | 3.8 % |
| | GLAZING/DOOR | 165 SF. | 11.6 % |
| | TOTAL | 1,419 SF. | 100 % |
| SOUTH ELEVATION | NATURAL STONE | 886 SF. | 42.7 % |
| | CEMENT FIBER BOARD | 641 SF. | 30.9 % |
| | TIMBER | 66 SF. | 3.2 % |
| | GLAZING/DOOR | 481 SF. | 23.2 % |
| | TOTAL | 2,074 SF. | 100 % |
| WEST ELEVATION | NATURAL STONE | 484 SF. | 33.2 % |
| | CEMENT FIBER BOARD | 888 SF. | 60.8 % |
| | TIMBER | - | 0.0 % |
| | GLAZING/DOOR | 88 SF. | 6.0 % |
| | TOTAL | 1,460 SF. | 100 % |



EXTERIOR MATERIALS SPECIFICATIONS
ALL MATERIALS AND COLORS TO BE APPROVED BY ARCHITECT AND OWNER PRIOR TO INSTALLATION

| | | |
|--|--|---|
| NATURAL CUT STONE VENEER | | PROFILE: MILLSAPSAW CUT COLOR: TEXAS SANDSTONE STYLE: CHOPPED 4", 6", 8" EVEN PCS |
| STONE VENEER BY: ALLIANCE MATERIALS | | COLOR: MAGNOLIA TYPE "S" |
| CEMENT FIBER BOARD | | |
| HARDIE SIDING BY: JAMES HARDIE PRODUCTS | | COLOR: PEARL GRAY |
| WOOD STAIN | | |
| SHERWIN WILLIAMS- EXTERIOR SEMI-TRANSPARENT STAIN | | COLOR: CIDER MILL - SW 3512 |
| ALUMINUM WINDOWS | | |
| KAWNEER SERIES 451 UT | | COLOR: CLEAR ANODIZED ALUMINUM LOW E TINT- ANNEALED |
| SOLARBAN 90 (2) SOLARBRONZE + CLEAR INSULATING GLASS | | COLOR: LOW E TINT - BRONZE |
| ALUMINUM DOORS | | |
| KAWNEER 500 OR EQUAL WIDE STYLE ENTRANCE | | COLOR: CLEAR ANODIZED ALUMINUM LOW E TINT- ANNEALED |
| SOLARBAN 90 (2) SOLARBRONZE + CLEAR INSULATING GLASS | | COLOR: LOW E TINT - BRONZE |
| METAL DOORS PAINT | | |
| SHERWIN WILLIAMS- EXT. ACRYLIC | | COLOR: POSITIVE RED - SW 6871 |
| GUARD RAILS | | |
| TREX SIGNATURE OR EQUAL ALUMINUM HORIZONTAL ROD RAIL | | COLOR: BRONZE RAIL COLOR: CHARCOAL BLACK ROD |

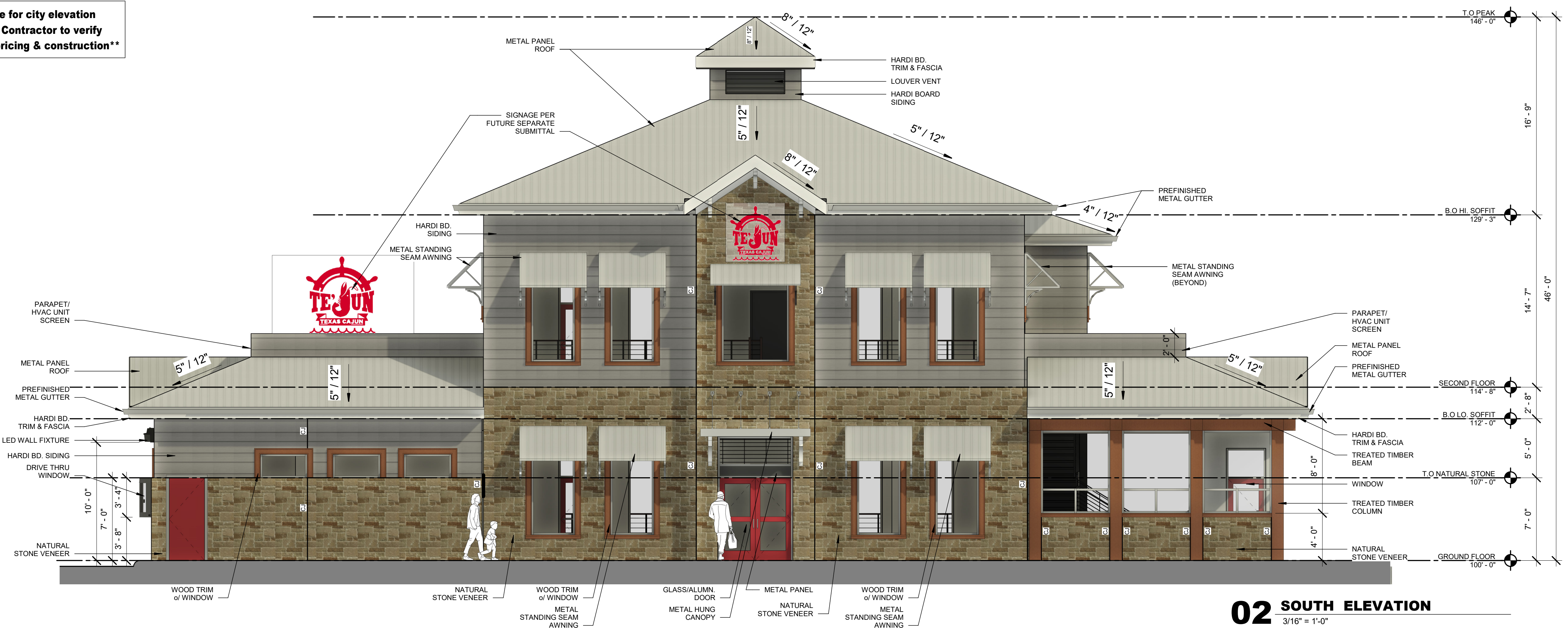
****Material numbers are for city elevation review only. Contractor to verify material quantity for pricing & construction****



01 EAST ELEVATION
3/16" = 1'-0"

BUILDING SUMMARY OF ALL ELEVATIONS (OUT FACING ELEVATIONS ONLY)

| | FINISH | AREA | PERCENTAGE |
|---------------|--------------------|------------------|--------------|
| ALL ELEVATION | NATURAL STONE | 2,660 SF. | 38.7 % |
| | CEMENT FIBER BOARD | 2,934 SF. | 42.7 % |
| | TIMBER | 188 SF. | 2.7 % |
| | GLAZING/DOOR | 1,093 SF. | 15.9 % |
| | TOTAL | 6,875 SF. | 100 % |



02 SOUTH ELEVATION
3/16" = 1'-0"

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TE'JUN RESTAURANT
541 KELLER PARKWAY
KELLER, TEXAS 76248

ISSUE DATE:
05/31/2023

ISSUE FOR:
SITE PERMIT

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET:
C1.0

ISSUED FOR CITY REVIEW ONLY
NOT FOR CONSTRUCTION

EXTERIOR WALLS FINISHES & MATERIALS TABULATION

| | FINISH | AREA | PERCENTAGE |
|-----------------|--------------------|------------------|--------------|
| NORTH ELEVATION | NATURAL STONE | 690 SF. | 35.9 % |
| | CEMENT FIBER BOARD | 805 SF. | 41.9 % |
| | TIMBER | 68 SF. | 3.5 % |
| | GLAZING/DOOR | 359 SF. | 18.7 % |
| | TOTAL | 1,922 SF. | 100 % |

| | | | |
|----------------|--------------------|------------------|--------------|
| EAST ELEVATION | NATURAL STONE | 600 SF. | 42.3 % |
| | CEMENT FIBER BOARD | 600 SF. | 42.3 % |
| | TIMBER | 54 SF. | 3.8 % |
| | GLAZING/DOOR | 165 SF. | 11.6 % |
| | TOTAL | 1,419 SF. | 100 % |

| | | | |
|-----------------|--------------------|------------------|--------------|
| SOUTH ELEVATION | NATURAL STONE | 886 SF. | 42.7 % |
| | CEMENT FIBER BOARD | 641 SF. | 30.9 % |
| | TIMBER | 66 SF. | 3.2 % |
| | GLAZING/DOOR | 481 SF. | 23.2 % |
| | TOTAL | 2,074 SF. | 100 % |

| | | | |
|----------------|--------------------|------------------|--------------|
| WEST ELEVATION | NATURAL STONE | 484 SF. | 33.2 % |
| | CEMENT FIBER BOARD | 888 SF. | 60.8 % |
| | TIMBER | - | 0.0 % |
| | GLAZING/DOOR | 88 SF. | 6.0 % |
| | TOTAL | 1,460 SF. | 100 % |

BUILDING SUMMARY OF ALL ELEVATIONS (OUT FACING ELEVATIONS ONLY)

| | FINISH | AREA | PERCENTAGE |
|---------------|--------------------|------------------|--------------|
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| | TIMBER | 188 SF. | 2.7 % |
| | GLAZING/DOOR | 1,093 SF. | 15.9 % |
| | TOTAL | 6,875 SF. | 100 % |

EXTERIOR MATERIAL LEGEND

EXTERIOR MATERIALS SPECIFICATIONS
ALL MATERIALS AND COLORS TO BE APPROVED BY ARCHITECT AND OWNER PRIOR TO INSTALLATION

NATURAL CUT STONE VENEER
STONE VENEER PROFILE: MILLSAPSAW CUT
COLOR: TEXAS SANDSTONE
STYLE: CHOPPED 4", 6", 8" EVEN PCS
COLOR: MAGNOLIA TYPE "S"
BY: ALLIANCE MATERIALS
JOINT MORTAR BY: ARGOS CEMENT

CEMENT FIBER BOARD
HARDIE SIDING COLOR: PEARL GRAY
BY: JAMES HARDIE PRODUCTS

WOOD STAIN
SHERWIN WILLIAMS- EXTERIOR SEMI-TRANSPARENT STAIN COLOR: CIDER MILL - SW 3512

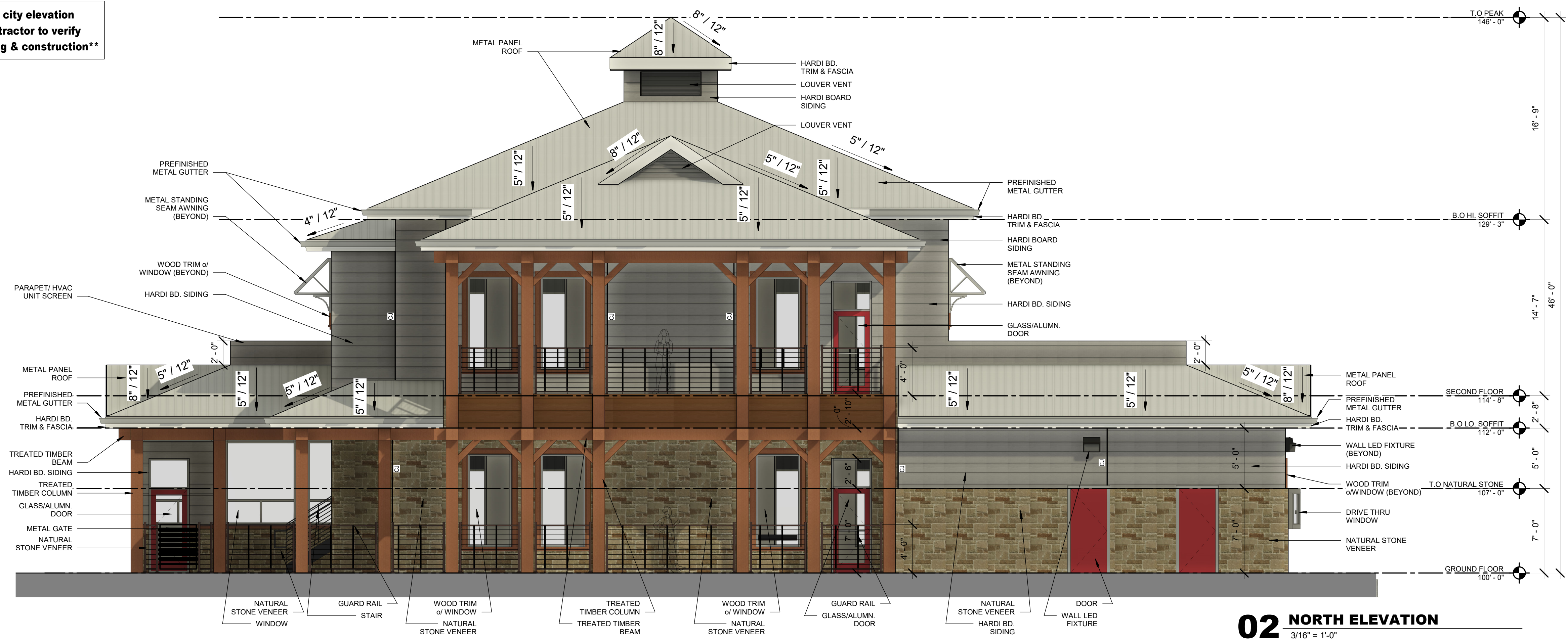
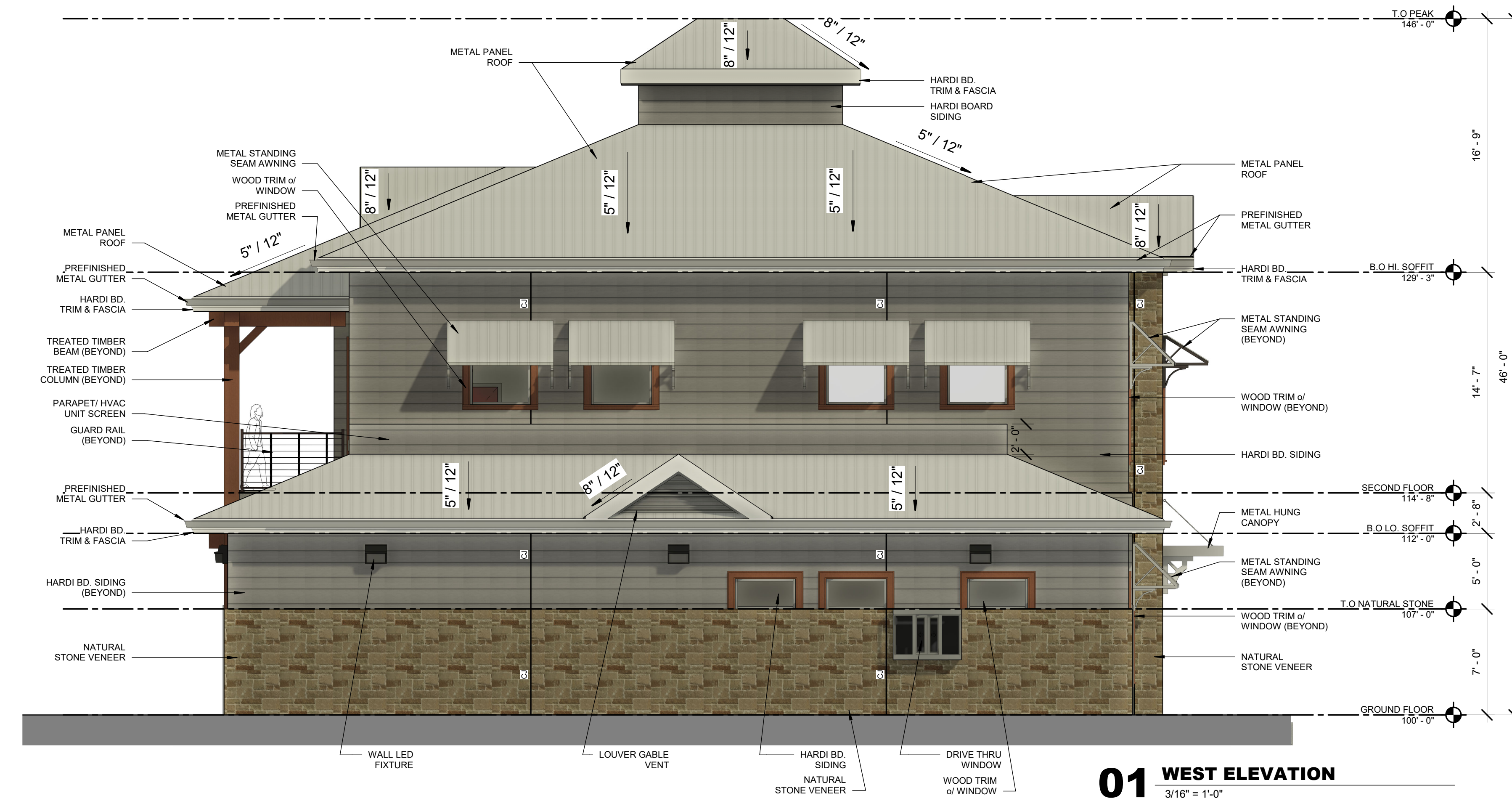
ALUMINUM WINDOWS
KAWNEER SERIES 451 UT COLOR: CLEAR ANODIZED ALUMINUM LOW E TINT- ANNEALED
SOLARBAN 90 (2) SOLARBRONZE + CLEAR INSULATING GLASS COLOR: LOW E TINT - BRONZE

ALUMINUM DOORS
KAWNEER 500 OR EQUAL WIDE STYLE ENTRANCE COLOR: CLEAR ANODIZED ALUMINUM LOW E TINT- ANNEALED
SOLARBAN 90 (2) SOLARBRONZE + CLEAR INSULATING GLASS COLOR: LOW E TINT - BRONZE

METAL DOORS PAINT
SHERWIN WILLIAMS- EXT. ACRYLIC COLOR: POSITIVE RED - SW 6871

GUARD RAILS
TREX SIGNATURE OR EQUAL ALUMINUM HORIZONTAL ROD RAIL COLOR: BRONZE RAIL COLOR: CHARCOAL BLACK ROD

****Material numbers are for city elevation elevation review only. Contractor to verify material quantity for pricing & construction****



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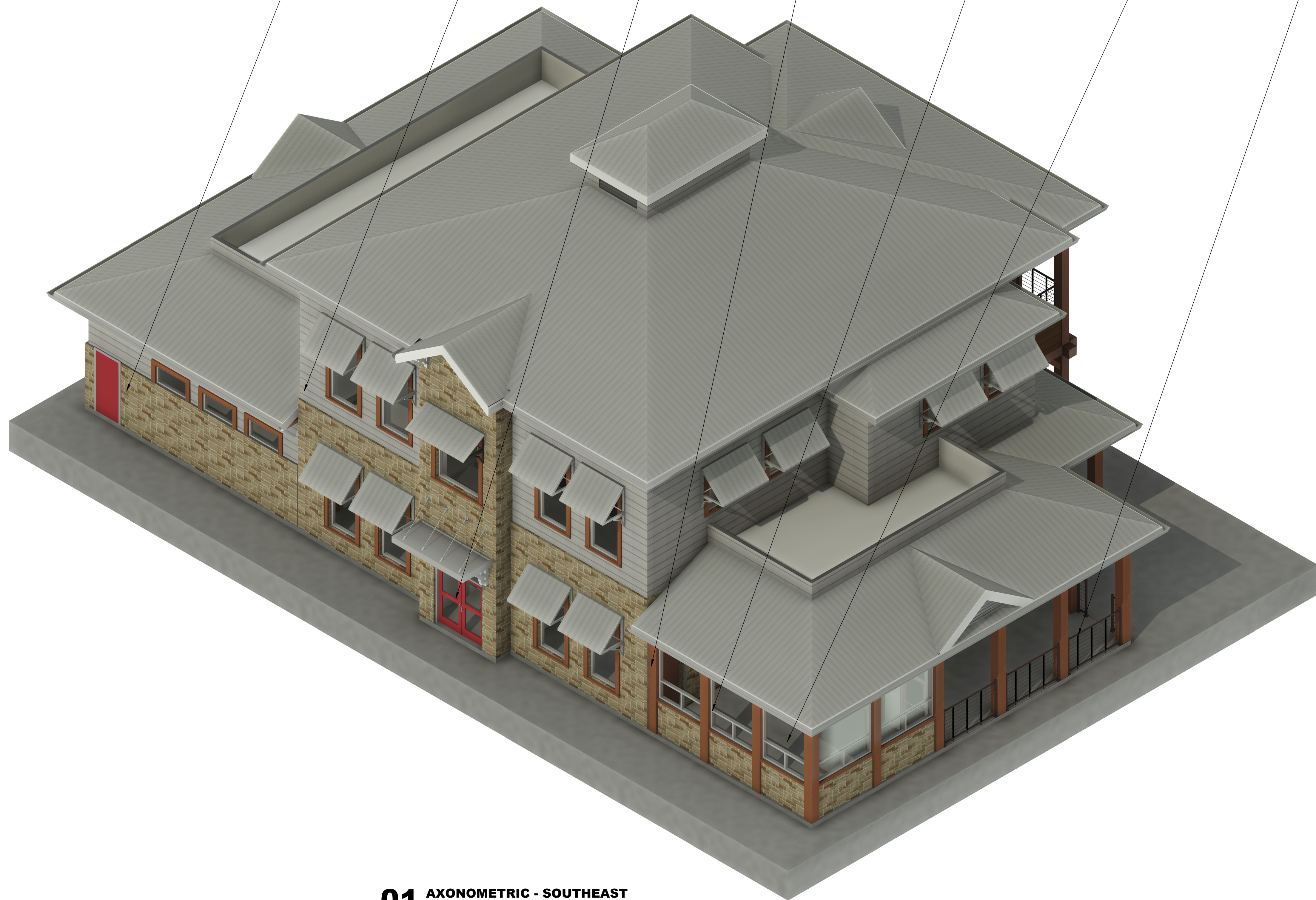
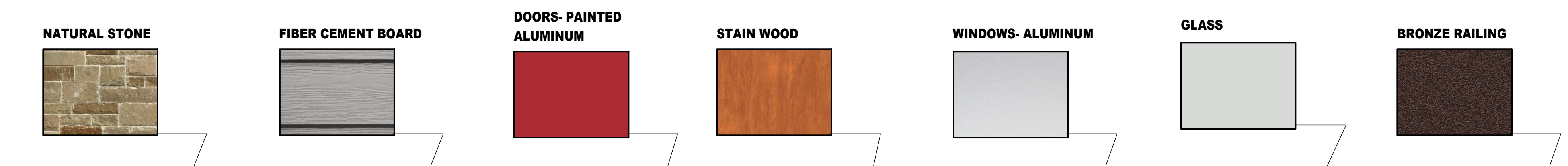
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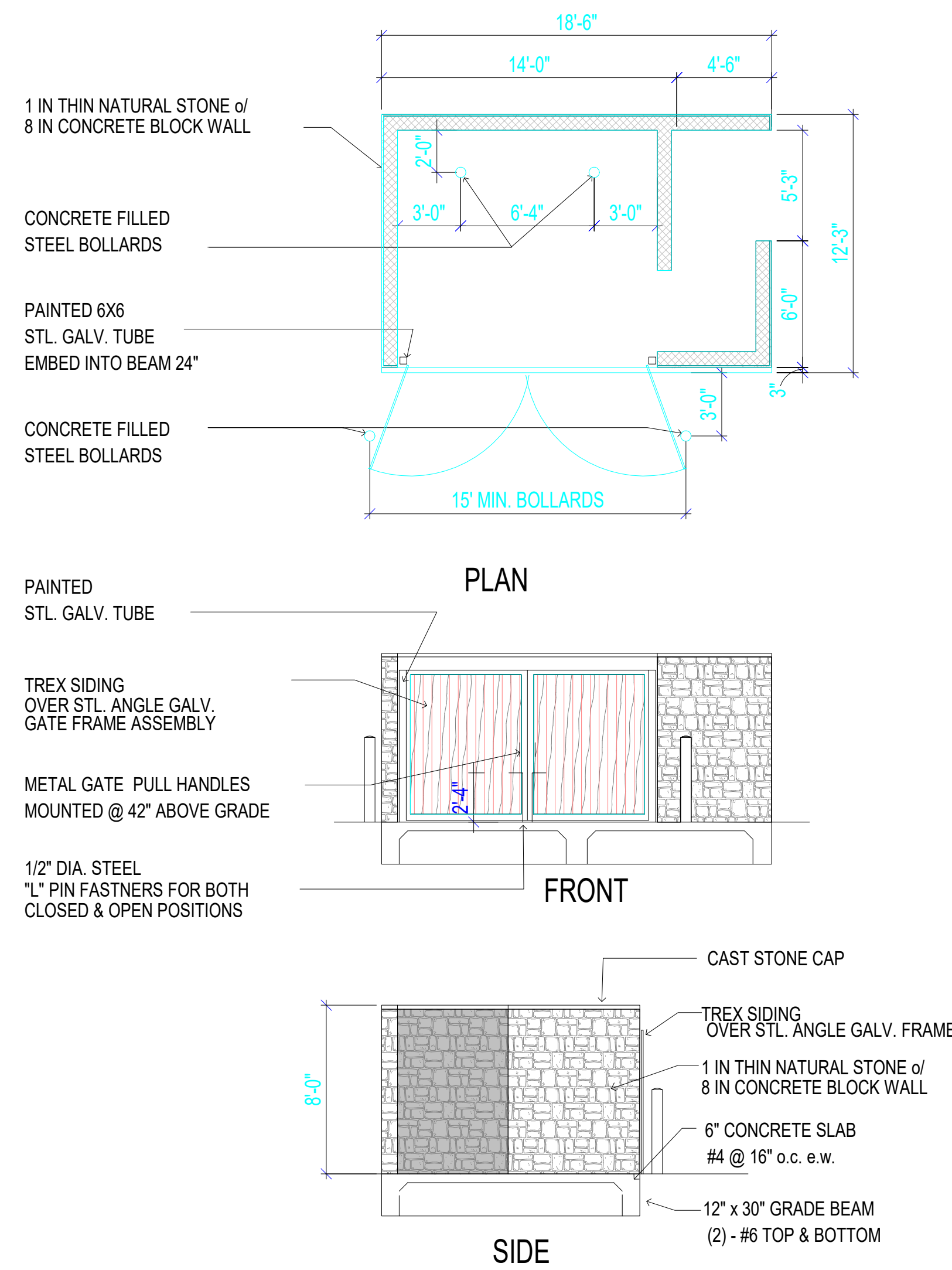
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET:
C1.1

EXTERIOR COLOR SAMPLES



01 AXONOMETRIC - SOUTHEAST



TRASH ENCLOSURE PLAN

3/16 " = 1'-0"

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KELLER, TEXAS 76248**

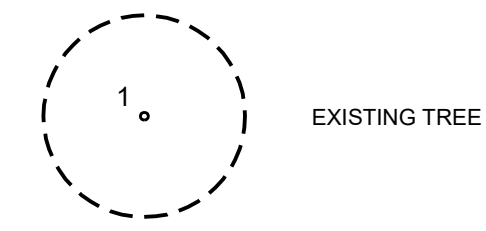
ISSUE DATE:
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ISSUE FOR:
SITE PERMIT

SHEET TITLE:
**EXTERIOR
COLOR SAMPLES**

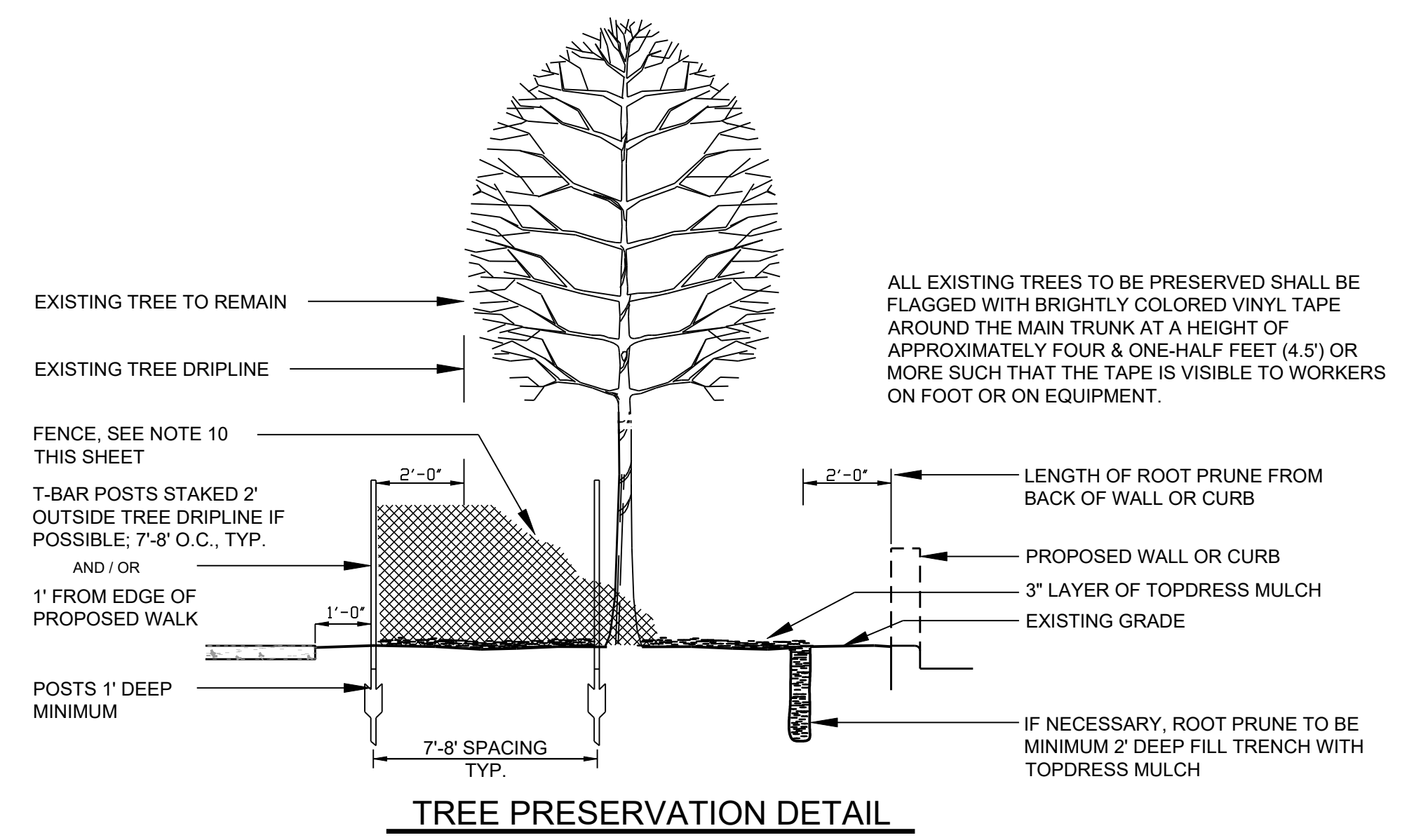
SHEET:
C1.2

LEGEND



TREE SURVEY

| NO. | COMMON NAME | CALIPER INCH | CONDITION | PROTECTED | STATUS |
|-----|--------------|----------------------|-----------|-----------|--------|
| 1 | CRAPE MYRTLE | 3" | GOOD | YES | TBS |
| 2 | CRAPE MYRTLE | 3" | GOOD | YES | TBS |
| 3 | HACKBERRY | 14" | GOOD | NO | TBS |
| 4 | HACKBERRY | 11" | GOOD | NO | TBS |
| 5 | HACKBERRY | 11" | GOOD | NO | TBS |
| 6 | HACKBERRY | 16" (MT - 11"/10") | GOOD | NO | TBS |
| 7 | ELM | 24" | GOOD | YES | TBS |
| 8 | ELM | 19.5" (MT - 13"/13") | GOOD | YES | TBS |
| 9 | ELM | 8" | GOOD | YES | TBS |
| 10 | ELM | 12" | GOOD | YES | TBS |
| 11 | ELM | 24" | GOOD | YES | TBS |
| 12 | ELM | 24" | GOOD | YES | TBS |



TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PRESERVED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND TREE DRIPLINE (CANOPY).
- IF ANY PART OF THE ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION AND/OR CONSTRUCTION ACTIVITY, NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. IF A MAJOR ROOT OR GROUP OF ROOTS ARE ENCOUNTERED DURING EXCAVATION, A CERTIFIED ARBORIST SHALL BE CONSULTED / SECURED FOR RECOMMENDATIONS CONCERNING PRUNING AND/OR BRIDGING THE ROOTS, ETC.
- GRADE S / ELEVATIONS UNDER EXISTING TREES SHALL REMAIN UNDISTURBED. DO NOT PLACE FILL MATERIAL UNDER THE DRIPLINE FOR ANY LENGTH OF TIME. MAKE SURE THE CHANGES IN ADJACENT GRADES HAVE PROVISIONS TO CARRY MOISTURE AWAY FROM THE TREE.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OF WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE TREE DRIPLINE.
- TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS SHALL NOT BE DEPOSITED NEAR OR WITHIN THE LIMITS F A TREE DRIPLINE. THIS WOULD INCLUDE, BUT BE LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE FOR A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE TREE DRIPLINE. NO VEHICLE AND/OR CONSTRUCTION EQUIPMENT SHOULD BE CLEANED NEAR A TREE.
- BORING OF UTILITIES MAY BE PERMITTED UNDER A PRESERVED TREE IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE AT A MINIMUM DEPTH OF THIRTY-SIX INCHES (36").
- THE UTILITY AND IRRIGATION CONTRACTORS SHALL EXERCISE CAUTION WHEN TRENCHING AROUND EXISTING REES. HAND-DIG ALL TRENCHES WITHIN THE TREE DRIPLINE.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR-FOOT (4') APPROXIMATE HEIGHT.

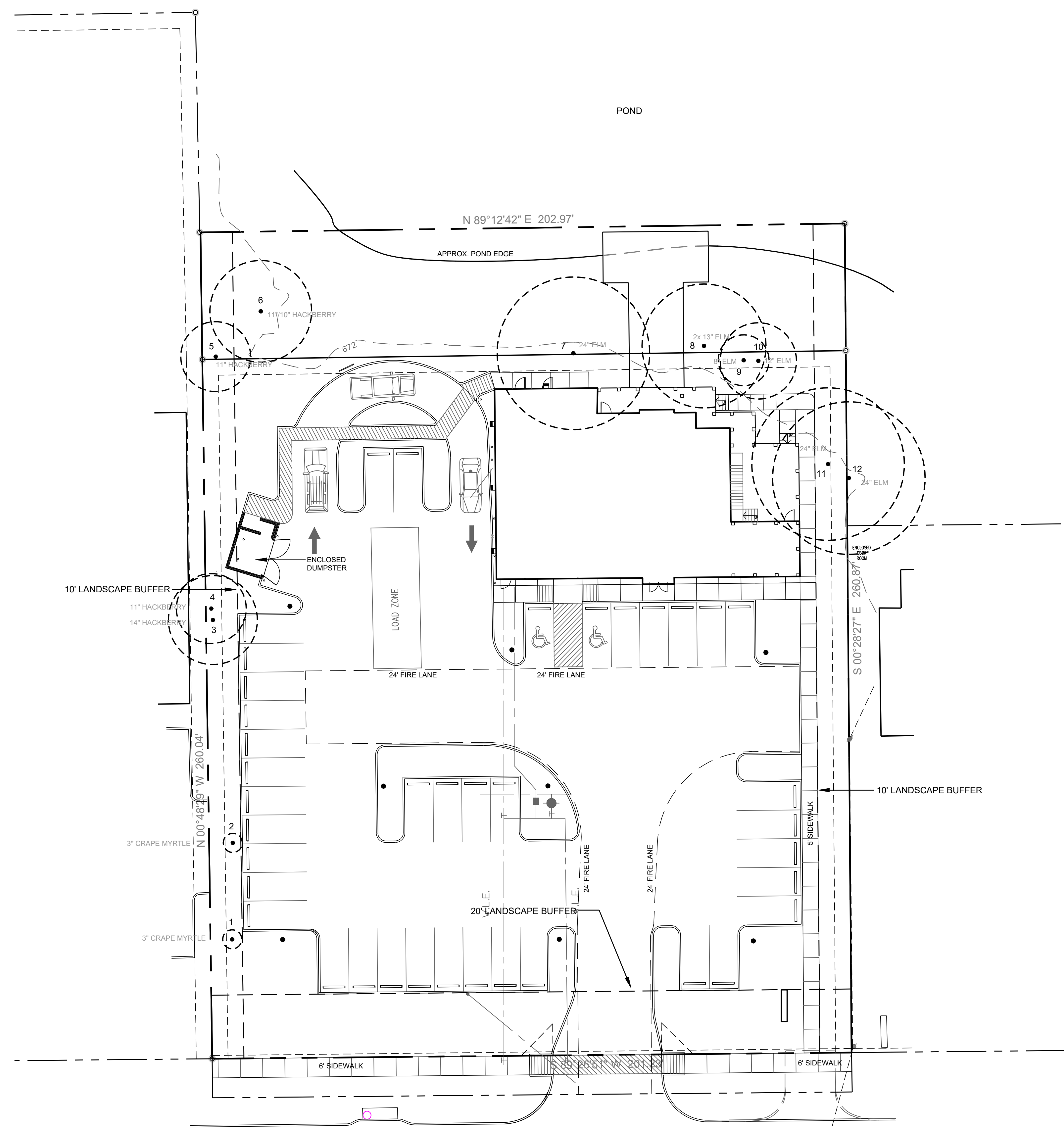
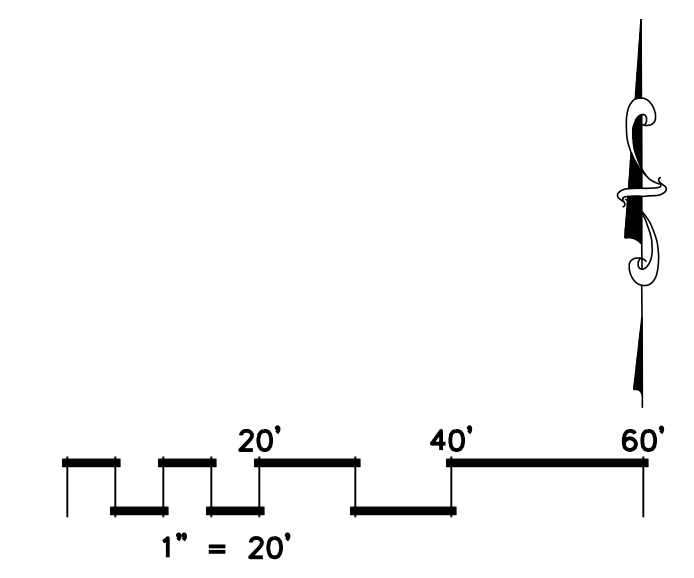
GENERAL NOTES

- GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL OF THE CITY OF KELLER REQUIREMENTS FOR TREE PRESERVATION AND/OR TREE REMOVAL.
- NO EXISTING TREE SHALL BE REMOVED UNTIL A TREE REMOVAL PERMIT HAS BEEN ISSUED TO THE GENERAL CONTRACTOR BY THE CITY OF KELLER.

GENERAL UTILITY NOTE

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CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MODERNGREEN, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.



541 KELLER PKWY.
50' ROW

PREPARED BY:
moderngreen inc
LANDSCAPE ARCHITECTURE • CONSTRUCTION • MANAGEMENT

P.O. Box 2607 | Arlington, TX 76004 | 817.451.4200
www.moderngreen.net | Firm Reg. No. BR2496

Contact: Joe@moderngreen.net

ISSUED FOR OWNER REVIEW ONLY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF JOE C. SARABIA, RLA NO. 1820 ON 07.13.2023 AND IS NOT FOR REGULATORY APPROVAL, PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

TERRY R. CUNNINGHAM ARCHITECTS
3604 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (862) 667-0044
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TE'JUN RESTAURANT
541 KELLER PARKWAY
KELLER, TEXAS 76248

ISSUE DATE:
05/31/2023

ISSUE FOR:
CITY REVIEW

SHEET TITLE:
LANDSCAPE PLAN

SHEET:
L1.2

TREE TYPES (SYMBOLS)

- CEDAR ELM (CE)
- CHINQUAPIN OAK (CO)
- TEXAS ASH (TA)
- CHINESE PISTACHE (CP)

LEGEND

- REQUIRED STREET BUFFER TREE
4" CALIPER MINIMUM AT TIME OF INSTALLATION
- REQUIRED SIDE LOT BUFFER TREE
3" CALIPER MINIMUM AT TIME OF INSTALLATION
- REQUIRED PARKING LOT TREE
3" CALIPER MINIMUM AT TIME OF INSTALLATION
- REQUIRED ORNAMENTAL BUFFER TREE
3" CALIPER MINIMUM AT TIME OF INSTALLATION
- TYPICAL SHRUB
- TURF - SOLID SOD
- EXISTING TREE

GENERAL NOTES

1. NO PLANT MATERIAL SHALL BE PLANTED UNTIL A LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF THE PROPOSED LANDSCAPE AREAS.
2. THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR AND RAIN GAUGE THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED. THE FREEZE SENSOR SHALL BE SET AT 38". THE IRRIGATION SYSTEM SHALL MEET ALL APPLICABLE REQUIREMENTS AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND THOSE OF THE CITY OF KELLER.
3. DETAILED IRRIGATION PLANS WILL BE SUBMITTED WITH CONSTRUCTION PLANS.
4. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY OF KELLER.
5. DEVELOPER / PROPERTY OWNER IS RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR IRRIGATION SYSTEM, WHICH INCLUDES A HARDWARE OF 110 VOLTS AT MINIMUM FOR THE IRRIGATION CONTROLLER.
6. THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING (OF GRASS OF SIX INCHES (6") OR HIGHER), EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN NINETY (90) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES (6") MEASURED TWENTY-FOUR INCHES (24") ABOVE THE GROUND MAY BE REPLACED WITH ONES OF SIMILAR VARIETY HAVING A TRUNK DIAMETER OF NO LESS THAN THREE INCHES (3") MEASURED TWENTY-FOUR INCHES (24") ABOVE THE GROUND. A TIME EXTENSION MAY BE GRANTED BY THE PLANNING MANAGER IF SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER OR HIS AGENT. FAILURE TO MAINTAIN ANY LANDSCAPE AREA IN COMPLIANCE WITH THIS SECTION SHALL RESULT IN THE DISAPPROVED AND REVOCATION OF ANY ISSUED CERTIFICATE OF OCCUPANCY ASSOCIATED WITH THE OCCUPANCY OF SAID AREA.

LANDSCAPE TABLE

| | |
|---------------------------------------|---|
| REQUIRED STREET BUFFER SETBACK | 30' |
| PROVIDED STREET BUFFER SETBACK | 20' REFERENCE SUP XXX |
| REQUIRED SIDE LOT BUFFER SETBACK | 10' |
| PROVIDED SIDE LOT BUFFER SETBACK | 10' |
| REQUIRED PARKING LOT SCREENING SHRUBS | YES |
| PROVIDED PARKING LOT SCREENING SHRUBS | YES |
| REQUIRED STREET BUFFER TREES | 8 TREES 1 TREE / 25 LF OF STREET FRONTAGE |
| PROVIDED STREET BUFFER TREES | 8 TREES 4" CALIPER MIN. |
| REQUIRED SIDE LOT BUFFER TREES | 18 TREES 260.04' / 30" = 8.66 (9) TREES WEST BUFFER - 1 TREE / 30 LF OF BUFFER EAST BUFFER - 1 TREE / 30 LF OF BUFFER |
| PROVIDED SIDE LOT BUFFER TREES | 18 TREES 3" CALIPER MIN. WEST BUFFER - 6 PROPOSED CANOPY TREES 3 EXISTING CANOPY TREES EAST BUFFER - 5 PROPOSED CANOPY TREES 4 EXISTING CANOPY TREES |
| REQUIRED ORNAMENTAL BUFFER TREES | 8 TREES 2 TREES / 50 LF OF STREET FRONTAGE |
| PROVIDED ORNAMENTAL BUFFER TREES | 8 TREES |
| REQUIRED PARKING LOT LANDSCAPING | XXX SF 15% OF PARKING LOT |
| PROVIDED PARKING LOT LANDSCAPING | XXX SF XX % |

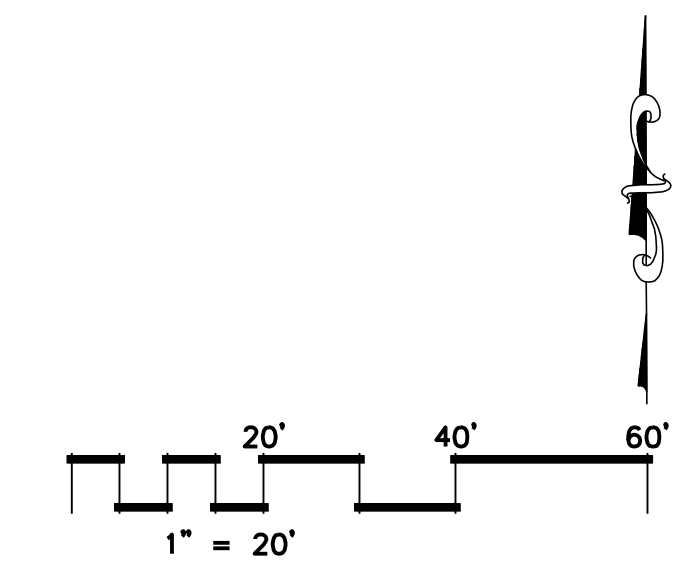
PLANT SCHEDULE

| QTY | COMMON NAME | SYMBOL | BOTANIC NAME | SIZE @ INSTALLATION | SPACING / NOTES |
|-----|-------------------------|--------|---|---------------------------------------|-------------------|
| 8 | CEDAR ELM | CE | Ulmis crassifolia | 4" Cal.; 13' Ht. Min.; 5' Spread Min. | AS SHOWN / STREET |
| 3 | CEDAR ELM | CE | Ulmis crassifolia | 3" Cal.; 11' Ht. Min.; 4' Spread Min. | AS SHOWN |
| 4 | TEXAS ASH | TA | Fraxinus texensis | 3" Cal.; 11' Ht. Min.; 4' Spread Min. | AS SHOWN |
| 8 | CHINQUAPIN OAK | CO | Quercus muehlenbergii | 3" Cal.; 11' Ht. Min.; 4' Spread Min. | AS SHOWN |
| 3 | CHINESE PISTACHE | CP | Pistacia chinensis | 3" Cal.; 11' Ht. Min.; 4' Spread Min. | AS SHOWN |
| 11 | GRAPE MYRTLE, RED | | Lagerstromia indica 'Centennial Spirit' | 8'-10" Ht. | AS SHOWN |
| 9 | NELLIE R. STEVENS HOLLY | | Ilex x Nellie R. Stevens | 5'-6" Ht. | 48" o.c. |
| 66 | DWF. BURFORD HOLLY | | Ilex cornuta 'Dwarf Burford' | 24" Height at time of Planting | 30" o.c. |
| 54 | FIREPOWER NANDINA | | Nandina domestica 'Firepower' | 3 Gal. | 24" o.c. |
| 20 | FLIRT NANDINA | | Nandina domestica 'Murasaki' | 3 Gal. | 24" o.c. |
| 6 | DWF. YAUPON HOLLY | | Ilex vomitoria 'Nana' | 3 Gal. | 30" o.c. |
| 14 | DWF. LOROPETALUM | | Loropetalum chinese 'Purple Daydream' | 3 Gal. | 30" o.c. |
| 5 | HAMELN GRASS | | Pennisetum alopecuroides 'Hameln' | 3 Gal. | 30" o.c. |
| 6 | MAIDEN GRASS | | Miscanthus sinensis 'Gracillimus' | 1 Gal. | As Shown |
| 38 | LANTANA, YELLOW | | Lantana x 'New Gold' | 1 Gal. | |
| 108 | SEASONAL COLOR | | | 4" Pot | |
| | TURF | | Cynodon spp. 'Tifway 419' | Solid Sod | |

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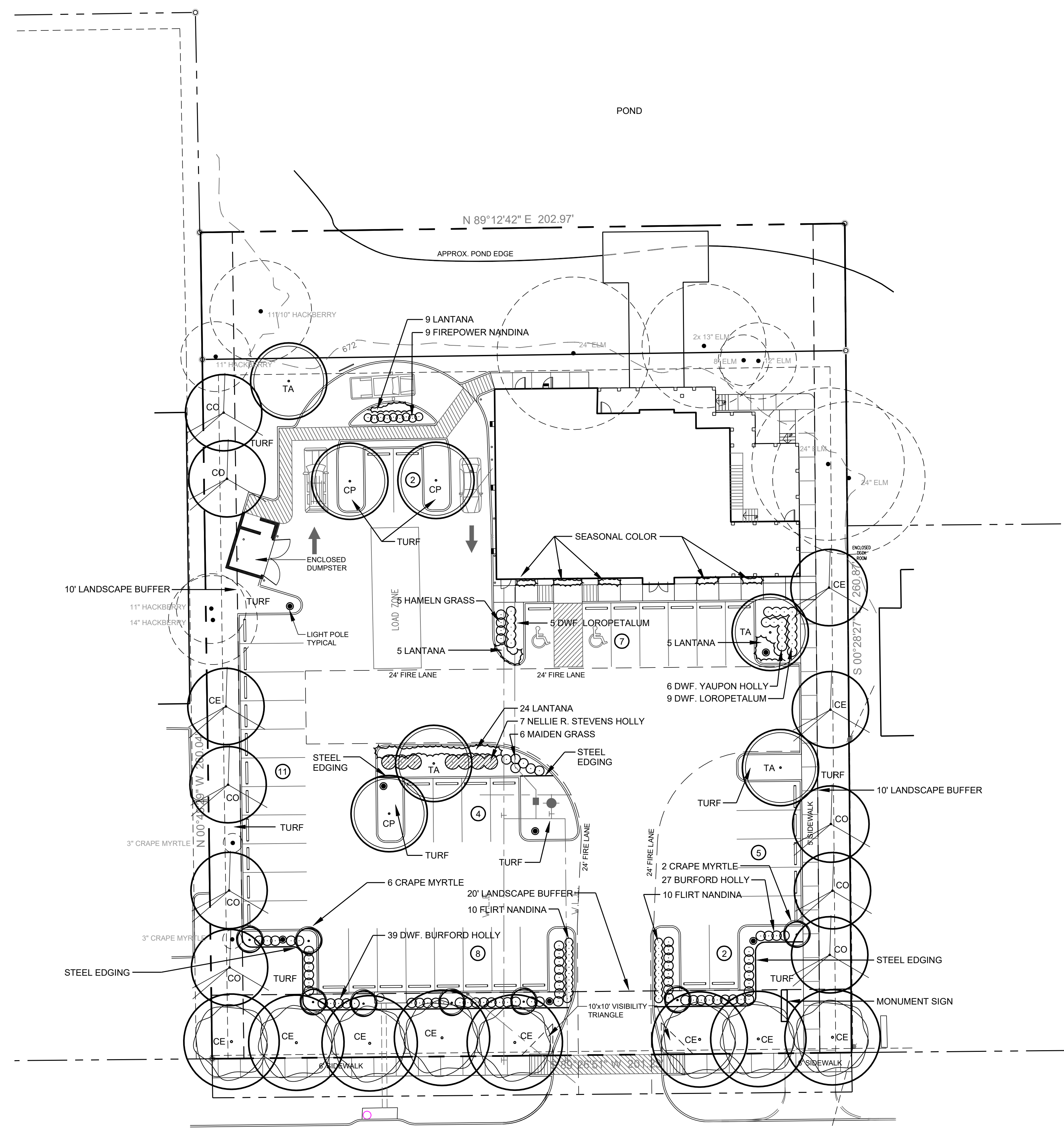
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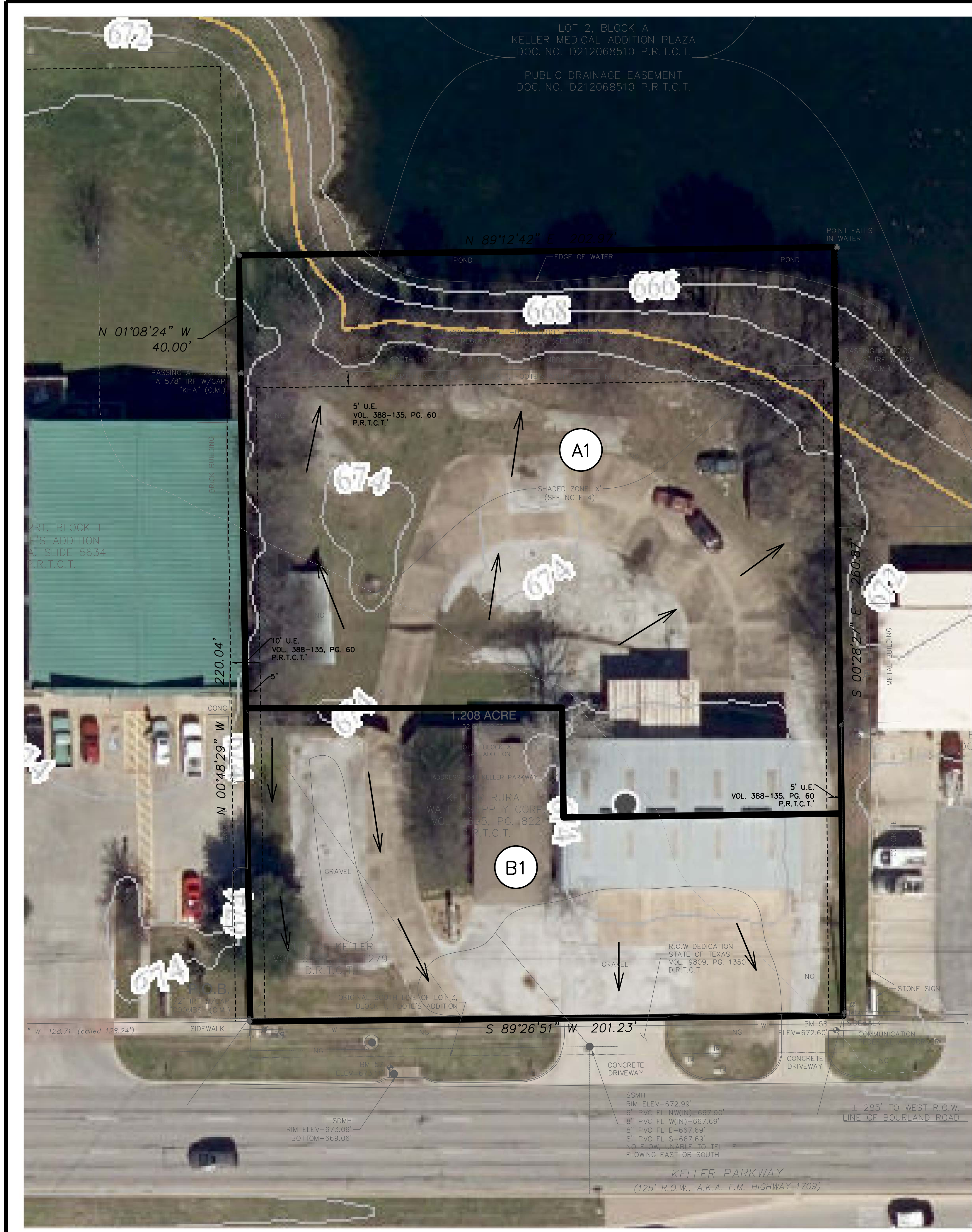
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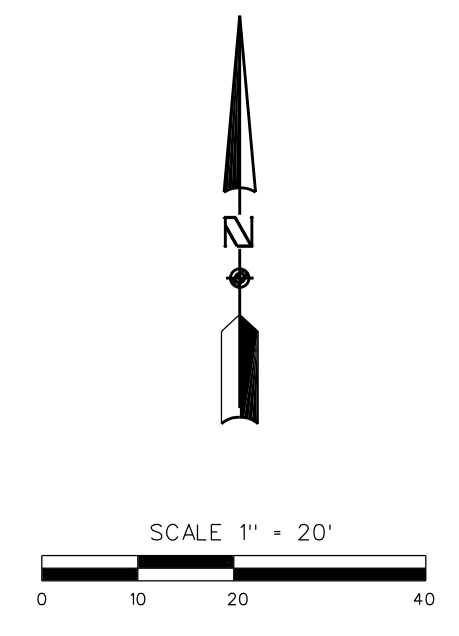


541 KELLER PKWY.
125' ROW, A.K.A. F.M. HIGHWAY 1709



LEGEND

- A1 DRAINAGE AREA
- DRAINAGE DIVIDE
- FLOW DIRECTION ARROW



DRAINAGE NOTES:

RATIONAL METHOD CIA = 0

C FACTOR OF 0.90 AND 0.30 OBTAINED FROM CITY OF KELLER UNIFIED DEVELOPMENT CODE.

C = 0.90 BUSINESS
C = 0.30 PARKS/OPEN AREAS

I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study, drainage calculations and detailed drainage construction plans (the "Drainage Plans") based on verified topographic requirements and in compliance with the laws of the State of Texas, the Texas Water Code, the ordinances, requirements and criteria of the City of Keller, Texas (the "City"), and generally accepted engineering practices, and further certify that the Drainage Plans are acceptable to be released for construction. I further certify that the Drainage Plans were not prepared by the City.

Signed this _____ day of _____, 2023. _____ P.E.

PRELIMINARY FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384 #DATE#
PE NO. DATE

0.463 ACRE
EONSFOREONS, INC
DOC. NO. D21601948E
D.R.T.C.T.

REVIEWED
CITY OF KELLER
Released for Construction
Date _____
Public Works Director/City Engineer

| PRE-DEVELOPED SITE DRAINAGE DATA | | | | | | | | | | |
|----------------------------------|------|-----------|------------|-------------|--------------|----------|-----------|------------|----------|-------------------------|
| AREA (AC) | C | Tc (MIN.) | I1 (IN/HR) | I10 (IN/HR) | I100 (IN/HR) | Q1 (CFS) | Q10 (CFS) | Q100 (CFS) | COMMENTS | |
| A1 | 0.80 | 0.90 | 10 | 4.06 | 6.51 | 9.24 | 2.9 | 4.7 | 6.7 | TO NORTH (POND) |
| B1 | 0.40 | 0.90 | 10 | 4.06 | 6.51 | 9.24 | 1.5 | 2.3 | 3.3 | SOUTH TO KELLER PARKWAY |
| | | | | | | | | | | |
| | | | | | | | | | | |

HAMILTON DUFFY, PC
CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 266-9488 www.hamiltonduffy.com

TE'JUN RESTAURANT
541 KELLER PARKWAY
LOT 1, BLOCK A - TEJAN ADDITION
CITY OF KELLER, TEXAS

PRE-DEVELOPED DRAINAGE AREA MAP

PRELIMINARY FOR REVIEW ONLY

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KEITH M. HAMILTON 87384 #DATE#
PE NO. DATE

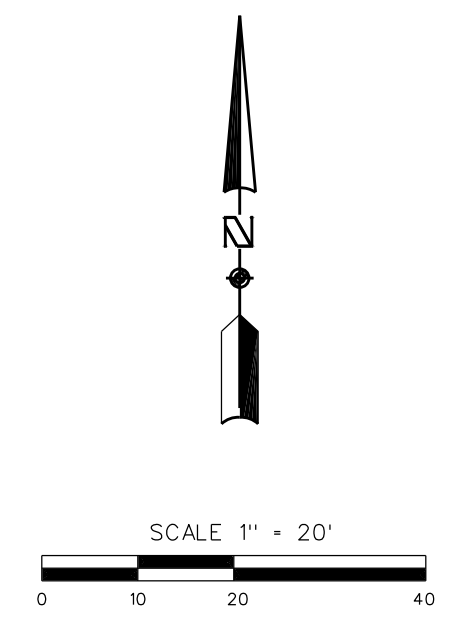
| JOB NO. | DATE | DESIGNED | DRAWN | CHECKED | TEXAS FIRM REG. NO. |
|---------|------|----------|-------|---------|---------------------|
| | | | | | |
| 028-116 | | | | | |

SHEET
C1.10

| JOB NO. | DATE | DESIGNED | DRAWN | CHECKED | TEXAS FIRM REG. NO. |
|---------|------|----------|----------|----------|---------------------|
| 028-116 | | K. M. H. | K. M. H. | K. M. H. | F-5260 |

LEGEND

- (A1) DRAINAGE AREA
- DRAINAGE DIVIDE
- ↗ FLOW DIRECTION ARROW



DRAINAGE NOTES:

RATIONAL METHOD CIA = 0

C FACTOR OF 0.90 AND 0.30 OBTAINED FROM CITY OF KELLER UNIFIED DEVELOPMENT CODE.

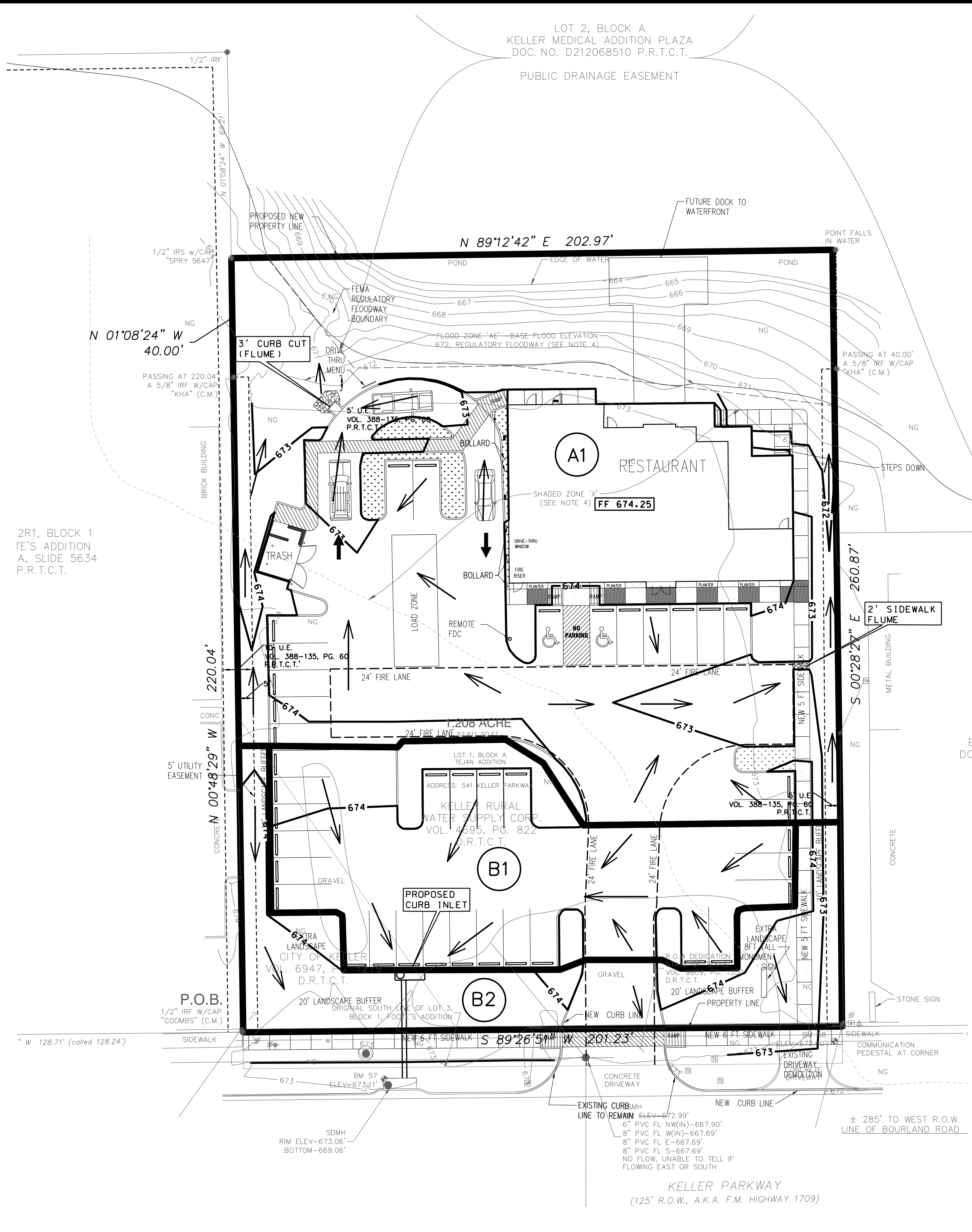
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KEITH M. HAMILTON 87384 #DATE#
PE NO. DATE



0.463 ACRE
EONSFOREONS, INC
DOC. NO. D21601948E
D.R.T.C.T.

REVIEWED
CITY OF KELLER
Released for Construction
Date _____
Public Works Director/City Engineer

PRE-DEVELOPED SITE DRAINAGE DATA

| AREA (AC) | C | Tc (MIN.) | I ₁ (IN/HR) | I ₁₀ (IN/HR) | I ₁₀₀ (IN/HR) | Q ₁ (CFS) | Q ₁₀ (CFS) | Q ₁₀₀ (CFS) | COMMENTS | |
|-----------|------|-----------|------------------------|-------------------------|--------------------------|----------------------|-----------------------|------------------------|----------|--------------------------------|
| A1 | 0.82 | 0.90 | 10 | 4.06 | 6.51 | 9.24 | 3.0 | 4.8 | 6.8 | TO NORTH (POND) |
| B1 | 0.23 | 0.90 | 10 | 4.06 | 6.51 | 9.24 | 0.8 | 1.3 | 1.9 | TO CURB INLET (TO KELLER PKWY) |
| B2 | 0.15 | 0.90 | 10 | 4.06 | 6.51 | 9.24 | 0.5 | 0.9 | 1.2 | SOUTH TO KELLER PARKWAY |

KELLER PARKWAY
(125' R.O.W., A.K.A. F.M. HIGHWAY 1709)

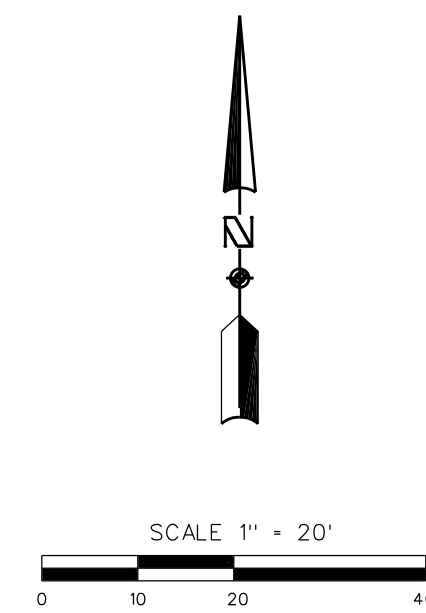
| JOB | DATE | DESIGNED | DRAWN | CHECKED | TEXAS FIRM REG. NO. |
|---------|------|----------|--------|---------|---------------------|
| 028-116 | | K.M.H. | K.M.H. | K.M.H. | F-5260 |

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |

ALL EXCAVATION, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUB PART P, PG. 128-137, AND ANY AMENDMENTS THERETO.

!!! CRITICAL !!!
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

UTILITY RELOCATION NOTE:
IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITIES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY AND/OR ALL SUCH UTILITIES (NO SPECIAL PAY).



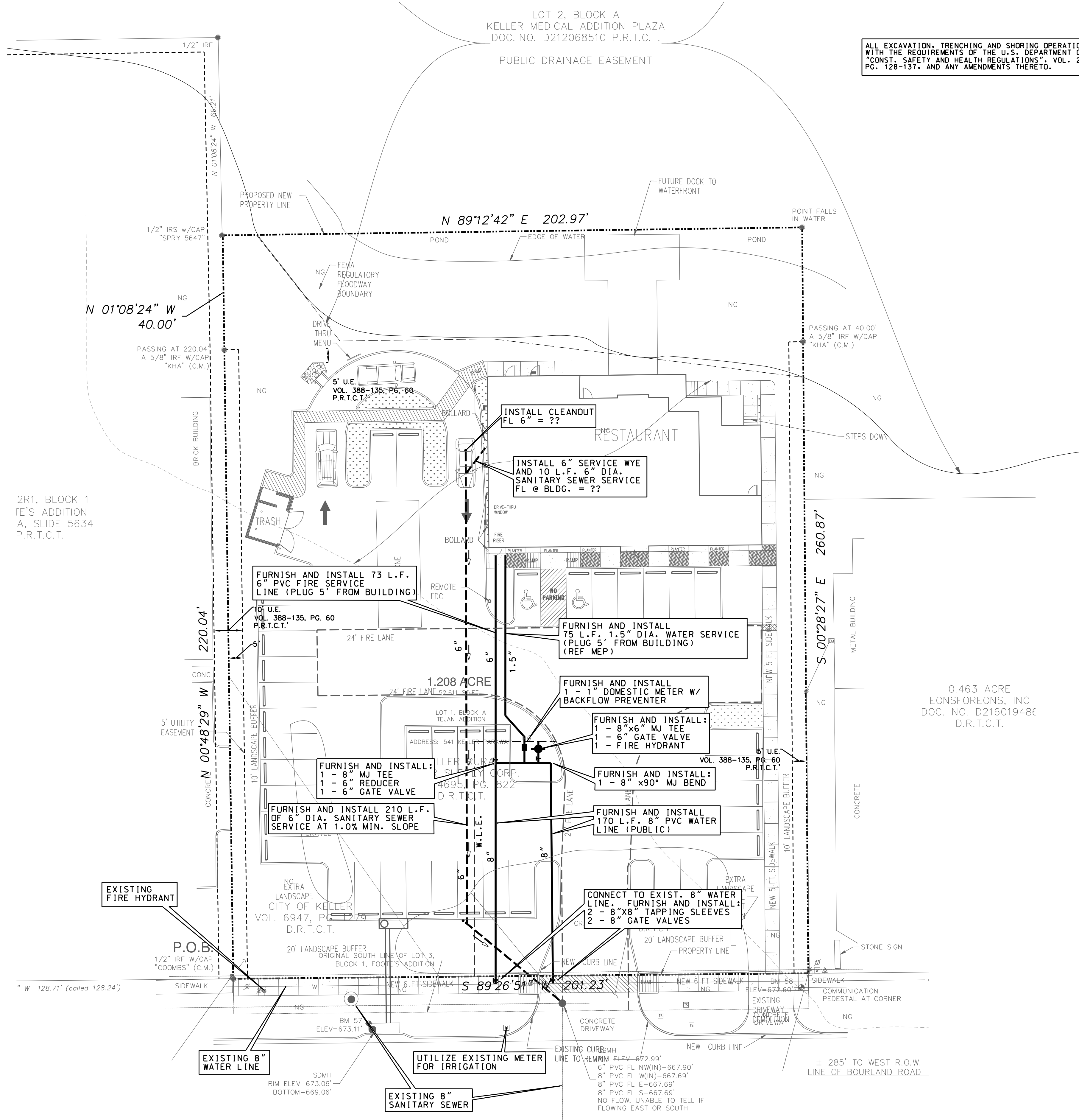
REVIEWED
CITY OF KELLER
Released for Construction
Date _____
Public Works Director/City Engineer

GENERAL NOTES FOR WATER IMPROVEMENTS

- ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO AWWA STANDARD C900 DR-18 OR POLYETHYLENE (PE) PRESSURE PIPE AWWA C-906 DR 9 (200 PSI) PIPE COLOR CODED BLUE OUTSIDE FOR WATER LINE. WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE NCTCOG STD. SPECS. WATER MAINS TO HAVE A MINIMUM OF 48" COVER TO TOP OF PIPE AS MEASURED FROM THE TOP OF PIPE TO THE EXISTING GROUND OR PROPOSED FINISHED GRADE, WHICHEVER IS GREATER. SERVICE LINE CONNECTORS SHALL BE COMPRESSION-TYPE WITH STAINLESS STEEL TUBE LINERS.
- ALL WATER METERS SHALL BE INSTALLED BY CITY PERSONNEL.
- ALL WATER LINES TO BE ENCASED IN SAND, UNLESS SPECIFIED OTHERWISE AND DETAILED, BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95 STANDARD PROCTOR DENSITY.
- ALL SERVICES TO METER TO BE 2" DIAMETER, TYPE K COPPER AS SPECIFIED IN ASTM B88 UNLESS NOTED OTHERWISE.
- UTILITY CONTRACTOR TO FURNISH AND INSTALL WATER METER BOXES AFTER THE PAVING CONTRACT HAS BEEN COMPLETED.
- ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX. ALL VALVES AND FIRE HYDRANTS TO BE PER CITY SPECIFICATIONS.
- ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR.
- ALL PROPOSED WATER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS. ALL LINES LOCATED WITHIN AREAS OF PAVEMENT SHALL HAVE THE TOP 8" OF BACKFILL REPLACED WITH CRUSHED STONE INCLUDING SERVICES.
- WATER LINES WILL BE INSTALLED AS SHOWN ON THE PLANS. HOWEVER, FIELD ADJUSTMENTS APPROVED BY THE INSPECTOR OR ENGINEER MAY BE MADE TO LESSEN DAMAGE TO THE ROAD PAVEMENT OR WHEN OTHER UTILITY LOCATIONS, TREES, OR STRUCTURES WARRANT SUCH AN ADJUSTMENT.
- ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THESE PLANS, THE RULES, REGULATIONS, POLICIES AND PROCEDURES OF THE CITY OF KELLER.
- ALL PVC PIPE AND APPURTENANCES (FITTINGS, VALVES, NIPPLES, ETC.) 3" DIA. AND SMALLER SHALL BE CONSTRUCTED AS SHOWN.

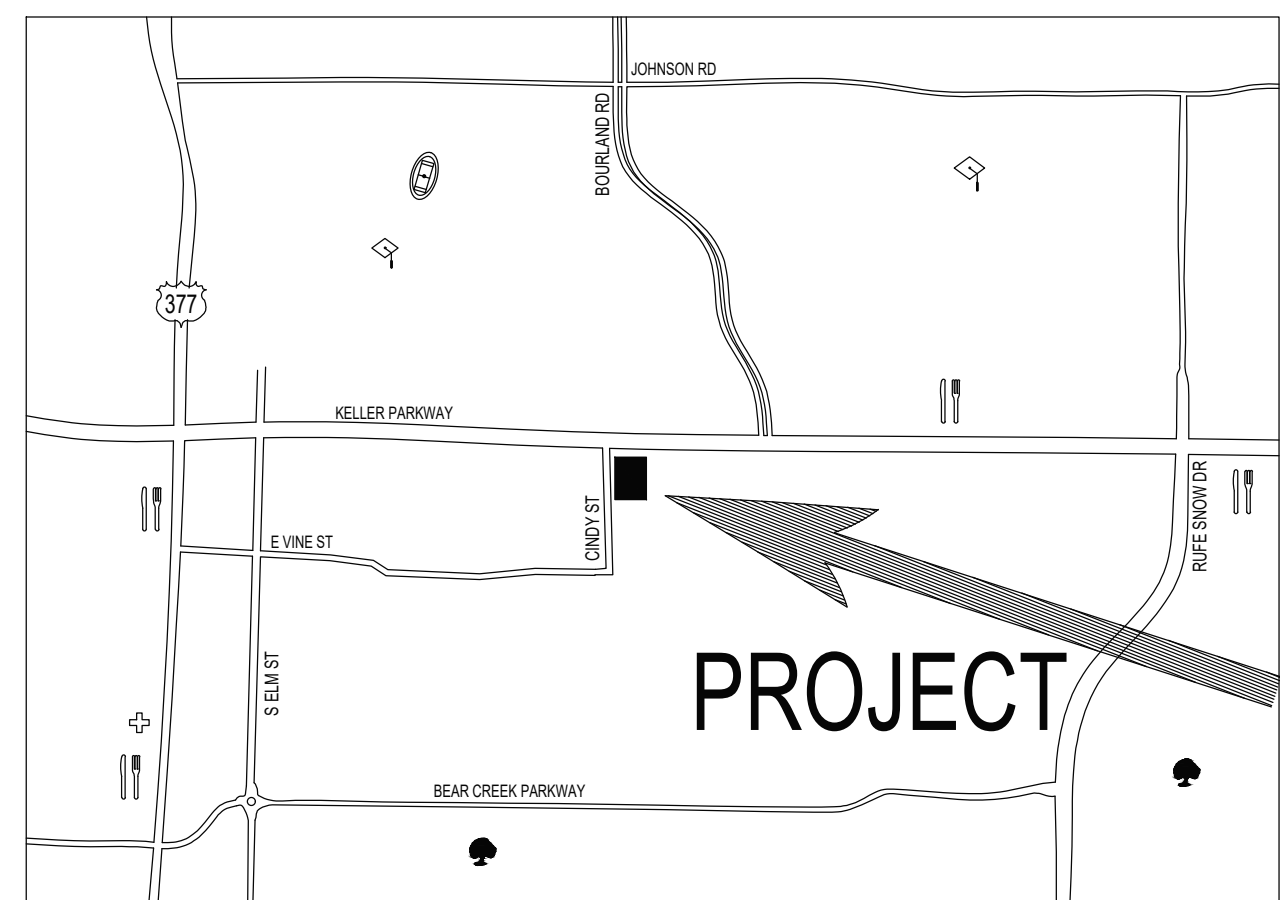
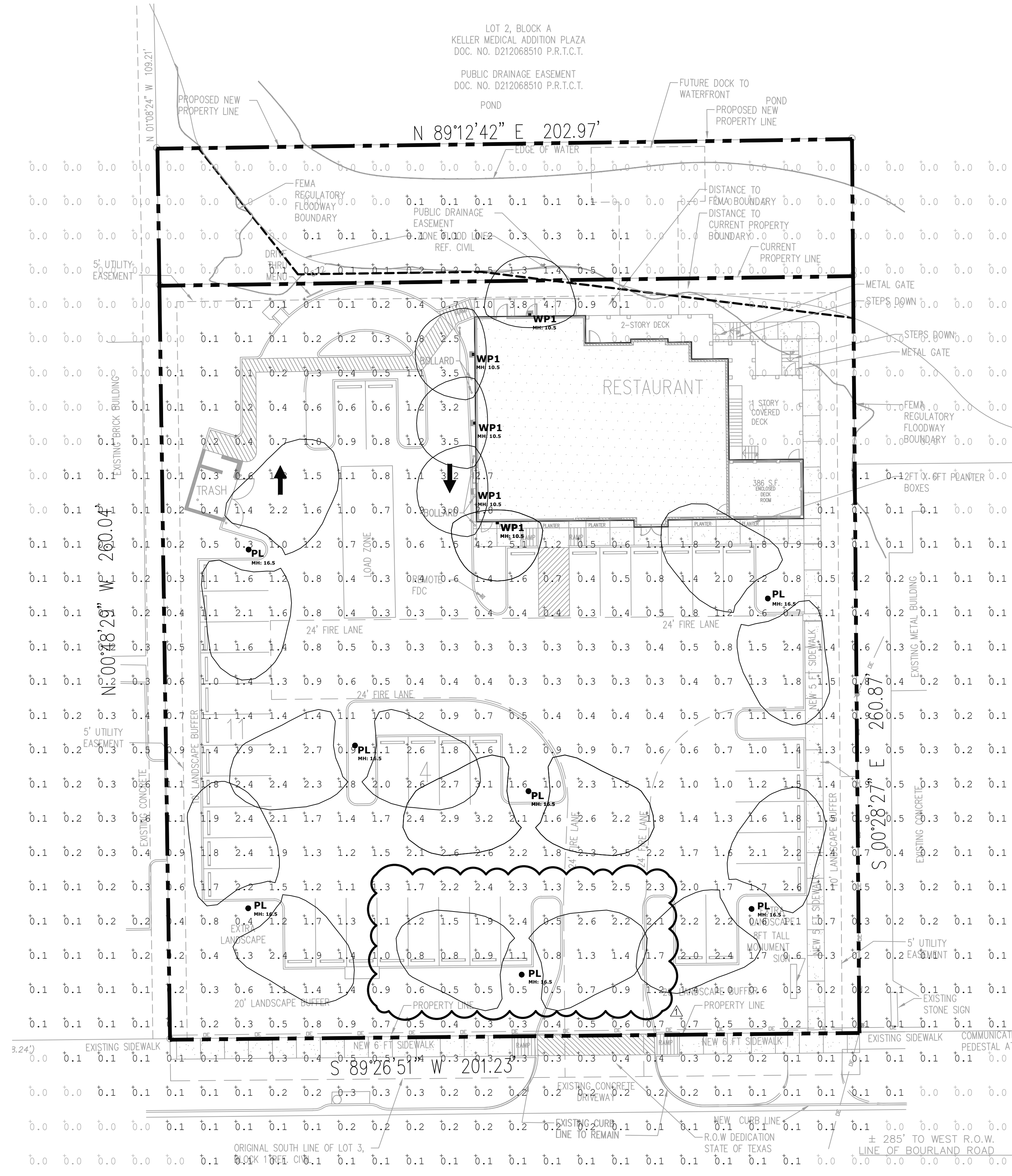
GENERAL NOTES FOR SANITARY SEWER

- ALL PROPOSED SANITARY SEWER PIPE SHALL BE PVC SDR-35.
- WHEN A PROPOSED SEWER LINE CROSSES AN EXISTING WATER LINE, THE CONTRACTOR SHALL INSTALL ONE 20 FOOT JOINT OF DR-18 (C-900) ON THE SEWER LINE, CENTERED ON THE WATER LINE, USING SDR-26 TO C-900 ADAPTORS. NO SPECIAL PAY WILL BE PERMITTED FOR THIS ITEM.
- ALL PROPOSED SEWER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS. ALL LINES LOCATED WITHIN AREAS OF PAVEMENT SHALL HAVE THE TOP 8" OF BACKFILL REPLACED WITH CRUSHED STONE INCLUDING SERVICES.
- ALL SEWER LINES SHALL BE INSTALLED PER CITY OF KELLER STANDARDS.
- ALL WATER MAIN CLEARANCE FOR PARALLEL SANITARY SEWER MAIN SHALL BE IN ACCORDANCE WITH CITY OF KELLER AND TCOE REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE A TRENCH SAFETY PLAN.

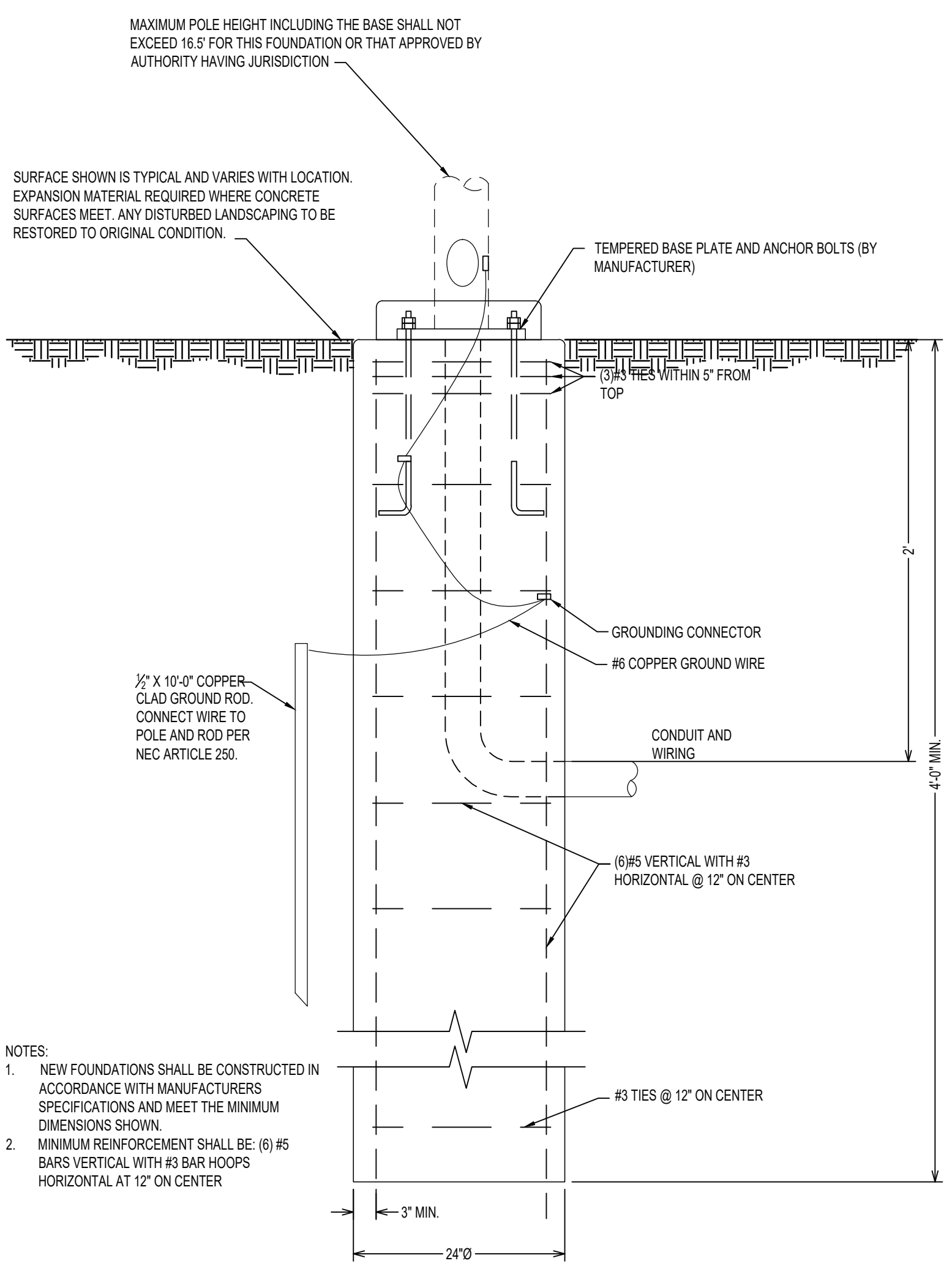


CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF KELLER'S STANDARD DETAILS.

KELLER PARKWAY
(125' R.O.W., A.K.A. F.M. HIGHWAY 1709)



3 VICINITY MAP



- NOTES:
- NEW FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND MEET THE MINIMUM DIMENSIONS SHOWN.
 - MINIMUM REINFORCEMENT SHALL BE: (6) #5 BARS VERTICAL WITH #3 BAR HOOPS HORIZONTAL AT 12" ON CENTER

2 TYPICAL 16.5' METAL LIGHT POLE AND BASE
NOT TO SCALE

SITE PHOTOMETRIC NOTES

- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND IS ALSO RESPONSIBLE FOR REPORTING ANY CONFLICTS TO THE ENGINEER PRIOR TO THE START OF WORK.
- THE PHOTOMETRIC ZONE IS CALCULATED AT 3 FEET ABOVE FINISH GRADE LEVEL AND SPACED EVERY 10FTx10FT
- THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL LIGHTING SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR CONTRIBUTION FROM OTHER (NEW/EXISTING) LIGHT SOURCES IN ADJACENT PROPERTIES.

CONTRACTOR RESPONSIBILITIES

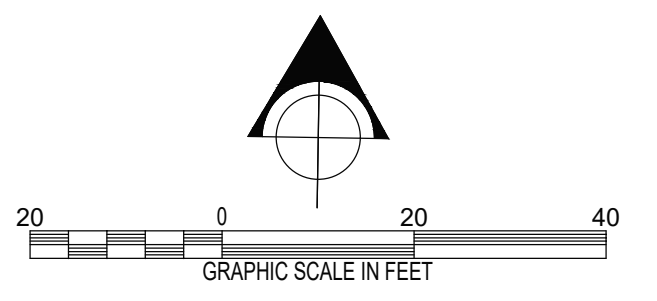
CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO ENGINEER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER.

NOTE TO BIDDERS

THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.

| EXTERIOR LIGHT FIXTURE SCHEDULE | | | | | | | |
|---|--------|------------------------|---|-----------------|--------|------|-------------|
| MARK | SYMBOL | EXTERIOR FIXTURE | DESCRIPTION | MH ¹ | LUMENS | QTY. | TOTAL WATTS |
| PL | ● | POLE LIGHT - DUAL HEAD | SPRING CITY ALBMMN-LE080-L18-30-P-FM4-/POLE=APSNRT-17-16.50-S4-TN | 16.5 | 10665 | 7 | 616 |
| WP1 | □ | LED WALL PACK | LITHONIA WDG2 LED P2 30K 80CRI VF MVOLT MOUNT FINISH | 10.5 | 1948 | 5 | 75 |
| TOTAL EXTERIOR WATTAGE | | | | | | | 691 |
| TOTAL ALLOWABLE EXTERIOR WATTAGE PER CURRENTLY ADOPTED IECC | | | | | | | PASSES |

* ALL FIXTURES SPECIFIED AT 120V-1PH.
 * OWNER, TENANT OR ARCHITECT MAY CHANGE EQUIPMENT MANUFACTURER OR USE EXISTING EQUIPMENT AS APPLICABLE, BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
 * CONTRACTOR TO VERIFY ALL FIXTURES WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
 * CONTACT MARK SCHMULEN WITH ALA FOR MORE INFORMATION ABOUT UNITS SPECIFIED: 214-458-9000.



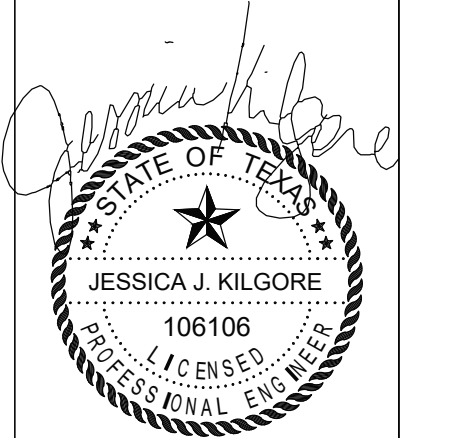
PARKING LOT

ILLUMINANCE (Fc)
 Average = 1.32
 Maximum = 3.2
 Minimum = 0.3
 Avg/Min Ratio = 4.40
 Max/Min Ratio = 10.67

(BACKGROUND UPDATED)

- ELECTRICAL LIGHTING NOTES**
- ALL WORK SHALL MEET CURRENTLY ADOPTED IBC, IECC AND NEC CODE REQUIREMENTS AS WELL AS ANY CITY ADOPTED AMENDMENTS.
 - ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX FOR BUILDING SIGNAGE AND PHOTOCELL WITH TIME CLOCK NEXT TO BREAKER PANEL.
 - OWNER MAY CHANGE EQUIPMENT MANUFACTURER BUT SHALL KEEP MINIMUM SPECIFICATIONS, UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO CONTACT UNDERSIGNED ENGINEER WITH ANY DESIGN PLAN CHANGES.

- MEP GENERAL NOTES**
- ALL CONSTRUCTION TO CONFORM TO INTERNATIONAL, STATE AND LOCAL CODES AND ORDINANCES CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
 - CONTRACTORS TO CONFIRM ALL SPECIFICATIONS HEREIN WITH ACTUAL EQUIPMENT IN FIELD PRIOR TO INSTALLATION.
 - REVIEW PLAN SHEET "MEPO - MEP NOTES" PRIOR TO PERMITTING, BIDDING AND CONSTRUCTION.
 - SEE CIVIL AND ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL FIXTURES AND STRUCTURES.
 - SEE ARCHITECTURAL FINISH OUT SCHEDULES FOR SPECIFIC MODELS, COLORS AND DESIGN NOT DEFINED HEREIN.
 - WITH OWNER APPROVAL CONTRACTOR MAY CHANGE SPECIFIED EQUIPMENT BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
 - CONTRACTOR TO CONTACT AME ENGINEERING, INC. AT 817-853-4122 PRIOR TO ANY SIGNIFICANT DESIGN REVISIONS.



The seal appearing on this document was authorized by Jessica J. Kilgore, P.E. 106106 on MAY 30, 2023.

TEJUN RESTAURANT

541 KELLER PARKWAY KELLER, TEXAS 76248

| | |
|--------------------|----------------------------|
| CONTACT NAME | TERRY CUNNINGHAM |
| CONTACT COMPANY | TRC ARCHITECTS |
| CONTACT PHONE | 682-667-0044 |
| ISSUES | |
| CLIENT REVIEW SET | 05-19-2023 |
| PERMIT REVIEW SET | 05-30-2023 |
| OWNER REVISION SET | 07-14-2023 |
| SHEET REVISIONS | |
| | OWNER REVISIONS 07-14-2023 |

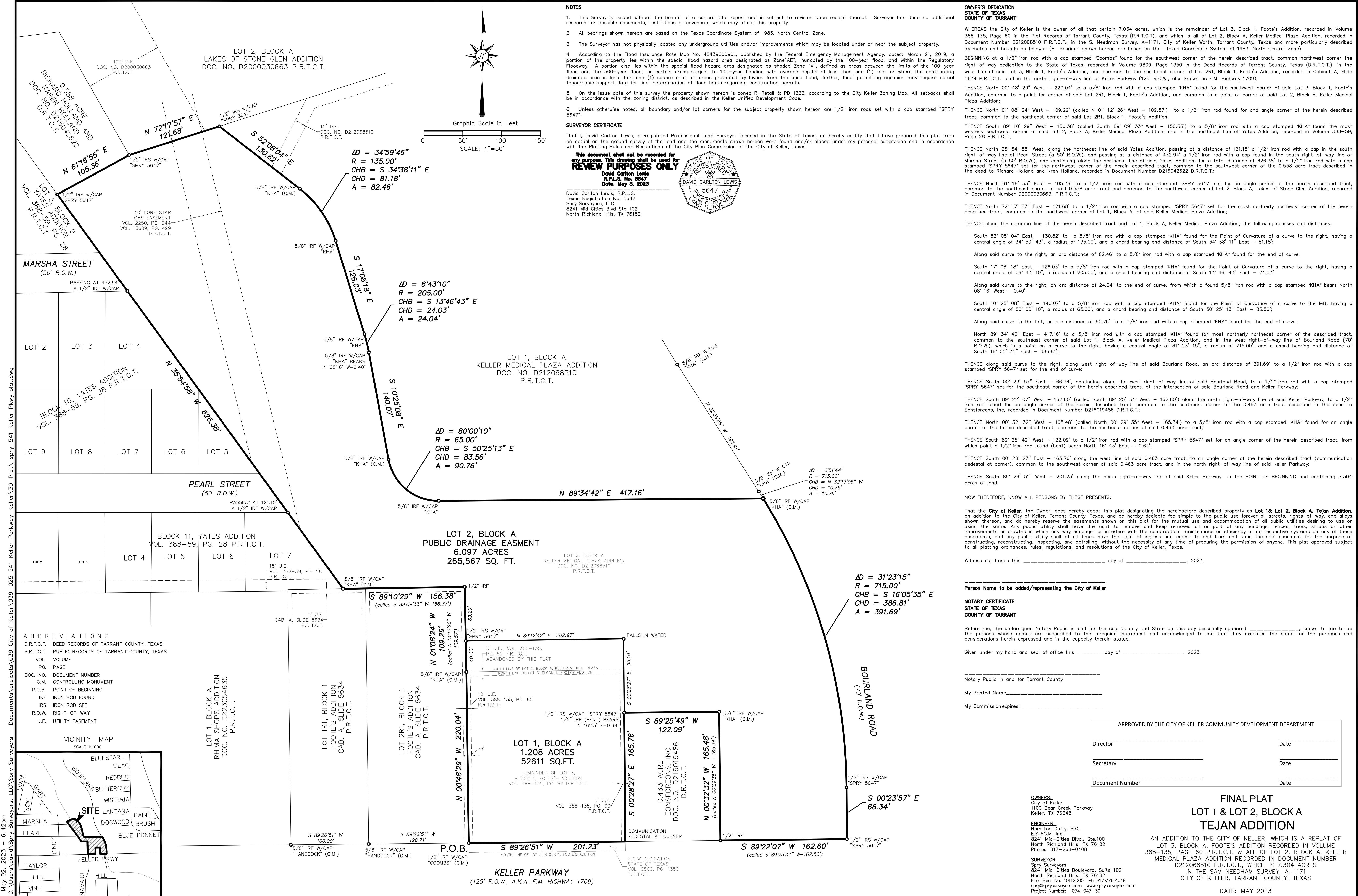
| | |
|----------|-----------|
| DESIGNED | BMT |
| CHECKED | JKK |
| IBC | 2021 |
| IECC | 2018 |
| NEC | 2020 |
| SCALE | 1"=20'-0" |

SITE PHOTOMETRIC LIGHTING PLAN

E1.1

PROJECT 1764

May 02, 2023 - 6:42pm
C:\Users\David Spry\Documents\Projects\039 - City of Keller\Keller\039-025 541 Keller Parkway-Keller\30-Plat.spry-541 Keller Pkwy plat.dwg



NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- According to the Flood Insurance Rate Map No. 48439C0090L, published by the Federal Emergency Management Agency, dated: March 21, 2019, a portion of the property lies within the special flood hazard area designated as Zone "AE", inundated by the 100-year flood, and within the Regulatory Floodway. A portion also lies within the special flood hazard area designated as Zone "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood; further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.
- On the issue date of this survey the property shown hereon is zoned R-Retail & PD 1323, according to the City Keller Zoning Map. All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".

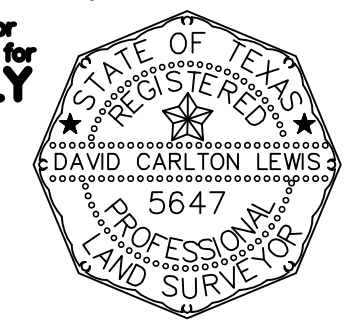
SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Planning Commission of the City of Keller, Texas.

This document shall not be recorded for any purposes. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647
Date: May 3, 2023

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid-Cities Blvd Ste 102
North Richland Hills, TX 76182



OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS the City of Keller is the owner of all that certain 7.034 acres, which is the remainder of Lot 3, Block 1, Foote's Addition, recorded in Volume 388-135, Page 60 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and which is all of Lot 2, Block A, Keller Medical Plaza Addition, recorded in Document Number D212068510 P.R.T.C.T., in the S. Needman Survey, A-1171, City of Keller Worth, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod with a cap stamped "Combs" found for the southwest corner of the herein described tract, common northwest corner the right-of-way dedication to the State of Texas, recorded in Volume 9809, Page 1350 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the west line of said Lot 3, Block 1, Foote's Addition, and common to the southeast corner of Lot 2R1, Block 1, Foote's Addition, recorded in Cabinet A, Slide 5634 P.R.T.C.T., and in the north right-of-way line of Keller Parkway (125' R.O.W., also known as F.M. Highway 1709);

THENCE North 00° 48' 29" West - 220.04' to a 5/8" iron rod with a cap stamped "KHA" found for the northwest corner of said Lot 3, Block 1, Foote's Addition, common to a point for corner of said Lot 2R1, Block 1, Foote's Addition, and common to a point of corner of said Lot 2, Block A, Keller Medical Plaza Addition;

THENCE North 01° 08' 24" West - 109.29' (called N 01° 12' 26" West - 109.57') to a 1/2" iron rod found for and angle corner of the herein described tract, common to the northeast corner of said Lot 2R1, Block 1, Foote's Addition;

THENCE South 89° 10' 29" West - 156.38' (called South 89° 09' 33" West - 156.33') to a 5/8" iron rod with a cap stamped "KHA" found the most westerly southwest corner of said Lot 2, Block A, Keller Medical Plaza Addition, and in the northeast line of Yates Addition, recorded in Volume 388-59, Page 28 P.R.T.C.T.;

THENCE North 35° 54' 58" West, along the northeast line of said Yates Addition, passing at a distance of 121.15' a 1/2" iron rod with a cap in the south right-of-way line of Pearl Street (a 50' R.O.W.), and passing at a distance of 472.94' a 1/2" iron rod with a cap found in the south right-of-way line of Marsha Street (a 50' R.O.W.), and continuing along the northeast line of said Yates Addition, for a total distance of 626.38' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, common to the southwest corner of the 0.558 acre tract described in the deed to Richard Holland and Kren Holland, recorded in Document Number D216042622 D.R.T.C.T.;

THENCE North 61° 16' 55" East - 105.36' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract, common to the southeast corner of said 0.558 acre tract and common to the southwest corner of Lot 2, Block A, Lakes of Stone Glen Addition, recorded in Document Number D200030663. P.R.T.C.T.;

THENCE North 72° 17' 57" East - 121.68' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most northerly northeast corner of the herein described tract, common to the northwest corner of Lot 1, Block A, of said Keller Medical Plaza Addition;

THENCE along the common line of the herein described tract and Lot 1, Block A, Keller Medical Plaza Addition, the following courses and distances:

South 52° 08' 04" East - 130.82' to a 5/8" iron rod with a cap stamped "KHA" found for the Point of Curvature of a curve to the right, having a central angle of 34° 59' 43", a radius of 135.00', and a chord bearing and distance of South 34° 38' 11" East - 81.18';

Along said curve to the right, an arc distance of 82.46' to a 5/8" iron rod with a cap stamped "KHA" found for the end of curve;

South 17° 08' 18" East - 126.03' to a 5/8" iron rod with a cap stamped "KHA" found for the Point of Curvature of a curve to the right, having a central angle of 06° 43' 10", a radius of 205.00', and a chord bearing and distance of South 13° 46' 43" East - 24.03';

Along said curve to the right, an arc distance of 24.04' to the end of curve, from which a found 5/8" iron rod with a cap stamped "KHA" bears North 08° 16' West - 0.40';

South 10° 25' 08" East - 140.07' to a 5/8" iron rod with a cap stamped "KHA" found for the Point of Curvature of a curve to the left, having a central angle of 80° 00' 10", a radius of 65.00', and a chord bearing and distance of South 50° 25' 13" East - 83.56';

Along said curve to the left, an arc distance of 90.76' to a 5/8" iron rod with a cap stamped "KHA" found for the end of curve;

North 89° 34' 42" East - 417.16' to a 5/8" iron rod with a cap stamped "KHA" found for most northerly northeast corner of the described tract, common to the southeast corner of said Lot 1, Block A, Keller Medical Plaza Addition, and in the west right-of-way line of Bourland Road (70' R.O.W.), which is a point on a curve to the right, having a central angle of 31° 23' 15", a radius of 715.00', and a chord bearing and distance of South 16° 05' 35" East - 386.81';

THENCE along said curve to the right, along west right-of-way line of said Bourland Road, an arc distance of 391.69' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the end of curve;

THENCE South 00° 23' 57" East - 66.34', continuing along the west right-of-way line of said Bourland Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, at the intersection of said Bourland Road and Keller Parkway;

THENCE South 89° 22' 07" West - 162.60' (called South 89° 25' 34" West - 162.80') along the north right-of-way line of said Keller Parkway, to a 1/2" iron rod found for an angle corner of the herein described tract, common to the southeast corner of the 0.463 acre tract described in the deed to Eonsforens, Inc, recorded in Document Number D216019486 D.R.T.C.T.;

THENCE North 00° 32' 32" West - 165.48' (called North 00° 29' 35" West - 165.34') to a 5/8" iron rod with a cap stamped "KHA" found for an angle corner of the herein described tract, common to the northeast corner of said 0.463 acre tract;

THENCE South 89° 25' 49" West - 122.09' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract, from which point a 1/2" iron rod found (bent) bears North 16° 43' East - 0.64';

THENCE South 00° 28' 27" East - 165.76' along the west line of said 0.463 acre tract, to an angle corner of the herein described tract (communication pedestal at corner), common to the southwest corner of said 0.463 acre tract, and in the north right-of-way line of said Keller Parkway;

THENCE South 89° 26' 51" West - 201.23' along the north right-of-way line of said Keller Parkway, to the POINT OF BEGINNING and containing 7.304 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That the City of Keller, the Owner, does hereby adopt this plat designating the hereinbefore described property as **Lot 1 & Lot 2, Block A, Tejan Addition**, an addition to the City of Keller, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness our hands this _____ day of _____, 2023.

Person Name to be added/representing the City of Keller

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2023.

Notary Public in and for Tarrant County

My Printed Name _____

My Commission expires: _____

| APPROVED BY THE CITY OF KELLER COMMUNITY DEVELOPMENT DEPARTMENT | |
|---|------------|
| Director _____ | Date _____ |
| Secretary _____ | Date _____ |
| Document Number _____ | Date _____ |

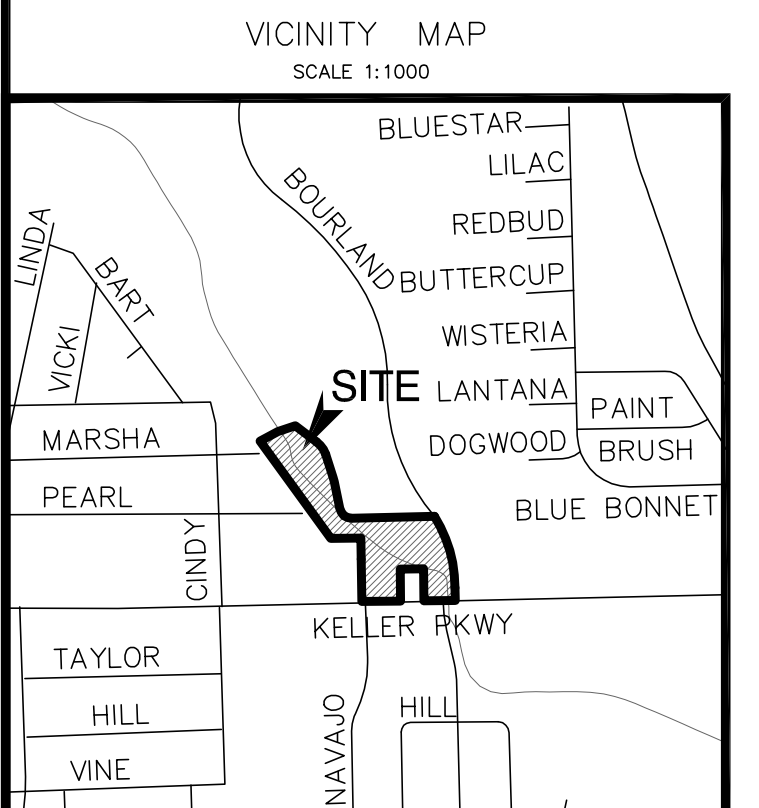
FINAL PLAT
LOT 1 & LOT 2, BLOCK A
TEJAN ADDITION

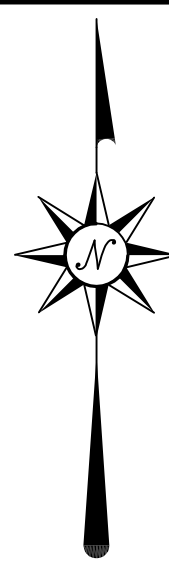
AN ADDITION TO THE CITY OF KELLER, WHICH IS A REPLAT OF LOT 3, BLOCK A, FOOTE'S ADDITION RECORDED IN VOLUME 388-135, PAGE 60 P.R.T.C.T. & ALL OF LOT 2, BLOCK A, KELLER MEDICAL PLAZA ADDITION RECORDED IN DOCUMENT NUMBER D212068510 P.R.T.C.T., WHICH IS 7.304 ACRES IN THE SAM NEEDHAM SURVEY, A-1171 CITY OF KELLER, TARRANT COUNTY, TEXAS

DATE: MAY 2023

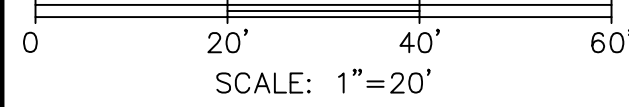
ABBREVIATIONS

| | |
|------------|---|
| D.R.T.C.T. | DEED RECORDS OF TARRANT COUNTY, TEXAS |
| P.R.T.C.T. | PUBLIC RECORDS OF TARRANT COUNTY, TEXAS |
| VOL. | VOLUME |
| PG. | PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| C.M. | CONTROLLING MONUMENT |
| P.O.B. | POINT OF BEGINNING |
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET |
| R.O.W. | RIGHT-OF-WAY |
| U.E. | UTILITY EASEMENT |





Graphic Scale in Feet



- LEGEND**
- BOUNDARY CORNER
 - ⊙ STORM DRAIN MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊞ WATER METER
 - ⊠ POWER POLE
 - GUY WIRE
 - ⊞ ELECTRICAL METER
 - ⊞ TRAFFIC SIGNAL BOX
 - ⊞ COMMUNICATION MANHOLE
 - ⊞ COMMUNICATION PEDESTAL
 - ⊞ UNDERGROUND COMMUNICATION MARKER
 - ⊞ SANITARY SEWER MANHOLE

- ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - CAB. CABINET
 - DOC. NO. DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - R.O.W. RIGHT-OF-WAY
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - CONC. CONCRETE
 - NG NATURAL GROUND

BENCHMARKS

PRIMARY BENCHMARK: CITY OF KELLER BENCHMARK 7-BERNTSEN TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED 16' EAST OF THE EAST BACK OF CURB OF WHITLEY ROAD AND 100' SOUTH OF THE SOUTH BACK OF CURB OF RAPP ROAD. ELEVATION = 734.91

PROJECT BENCHMARK #57: 'X' CUT SET ON THE NORTHWEST CORNER OF A CURB INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF KELLER PARKWAY, ±70' WEST OF A CONCRETE DRIVE, AS SHOWN ON THIS SURVEY. ELEVATION = 673.11'

PROJECT BENCHMARK #58: 'X' CUT SET ON CONCRETE WALK ALONG THE NORTH RIGHT-OF-WAY LINE OF KELLER PARKWAY, ±60' EAST OF A CONCRETE DRIVE, AS SHOWN ON THIS SURVEY. ELEVATION = 672.60'

NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
4. According to the Flood Insurance Rate Map No. 48439C0090L, published by the Federal Emergency Management Agency, dated: March 21, 2019, the northern portion of the property (below Base Flood Elevation 672') lies within the special flood hazard area designated as Zone "AE", inundated by the 100-year flood, and within the Regulatory Floodway. A portion also lies within the special flood hazard area designated as shaded Zone "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood; further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.
5. Purchaser and seller are in the process of submitting a replat to realign this platted lot line.



| DATE | REVISION NOTES |
|------|----------------|
| | |
| | |
| | |

SPRY SURVEYORS

8241 Mid-Cities Blvd., Suite 102 - North Richland Hills, TX 76182
Firm Reg. No. 10112000 - PH: 817.776.4049 - spry@sprysurveyors.com - www.sprysurveyors.com

TREE & TOPOGRAPHIC SURVEY

1.208 ACRES
541 KELLER PARKWAY

REMAINDER OF LOT 3, BLOCK 1, FOOTE'S ADDITION &
A PORTION OF LOT 2, BLOCK A, KELLER MEDICAL ADDITION PLAZA
IN THE S. NEEDMAN SURVEY, A-1171
CITY OF KELLER, TARRANT COUNTY, TEXAS

ORIGINAL ISSUE DATE: 04/19/2023 SCALE: 1"=20' PROJECT NO.: 039-025-20

Apr 27, 2023 - 4:32pm C:\Users\David.Spry\Documents\Projects\039-City of Keller\039-025-541 Keller Parkway-Keller\20-Topo\spry-541 Keller Parkway topo.dwg