

RESOLUTION NO. 2630

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING THE SITE PLAN FOR FAMILY VIDEO, A PROPOSED 8,160 SQUARE-FOOT RETAIL BUILDING TO BE CONSTRUCTED, LOCATED ON A 1.38-ACRE LOT ON THE EAST SIDE OF RUFÉ SNOW DRIVE, APPROXIMATELY 250 FEET NORTH OF BURSEY ROAD, AT 2131 RUFÉ SNOW DRIVE, BEING LOT 1, BLOCK A, BURSEY PARK ADDITION, AND ZONED PD-R (PLANNED DEVELOPMENT-RETAIL), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Keller Square, LLC, owner/applicant/developer, and GSWW, Inc., engineer, have submitted a site plan, (SP-07-0030), which has been reviewed and recommended for approval by the City Staff and Planning and Zoning Commission of the City of Keller with conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, the site plan for Family Video, a proposed 8,160 square-foot retail building to be constructed, located on a 1.38-acre lot on the east side of Rufe Snow Drive, approximately 250 feet north of Bursey Road, at 2131 Rufe Snow Drive, being Lot 1, Block A, Bursey Park Addition and zoned PD-R (Planned Development-Retail), is hereby approved, attached hereto, and incorporated herein, as if fully set forth, with the following conditions:

1. The variance request for the architectural tower situated at the front of the building shall be allowed.
2. The parapet wall on the east elevation shall be raised high enough to screen all rooftop mechanical equipment.

1 AND IT IS SO RESOLVED.

2 Passed and approved by a vote of 5 to 0 on this the 18th
3 day of December, 2007.

4 CITY OF KELLER, TEXAS

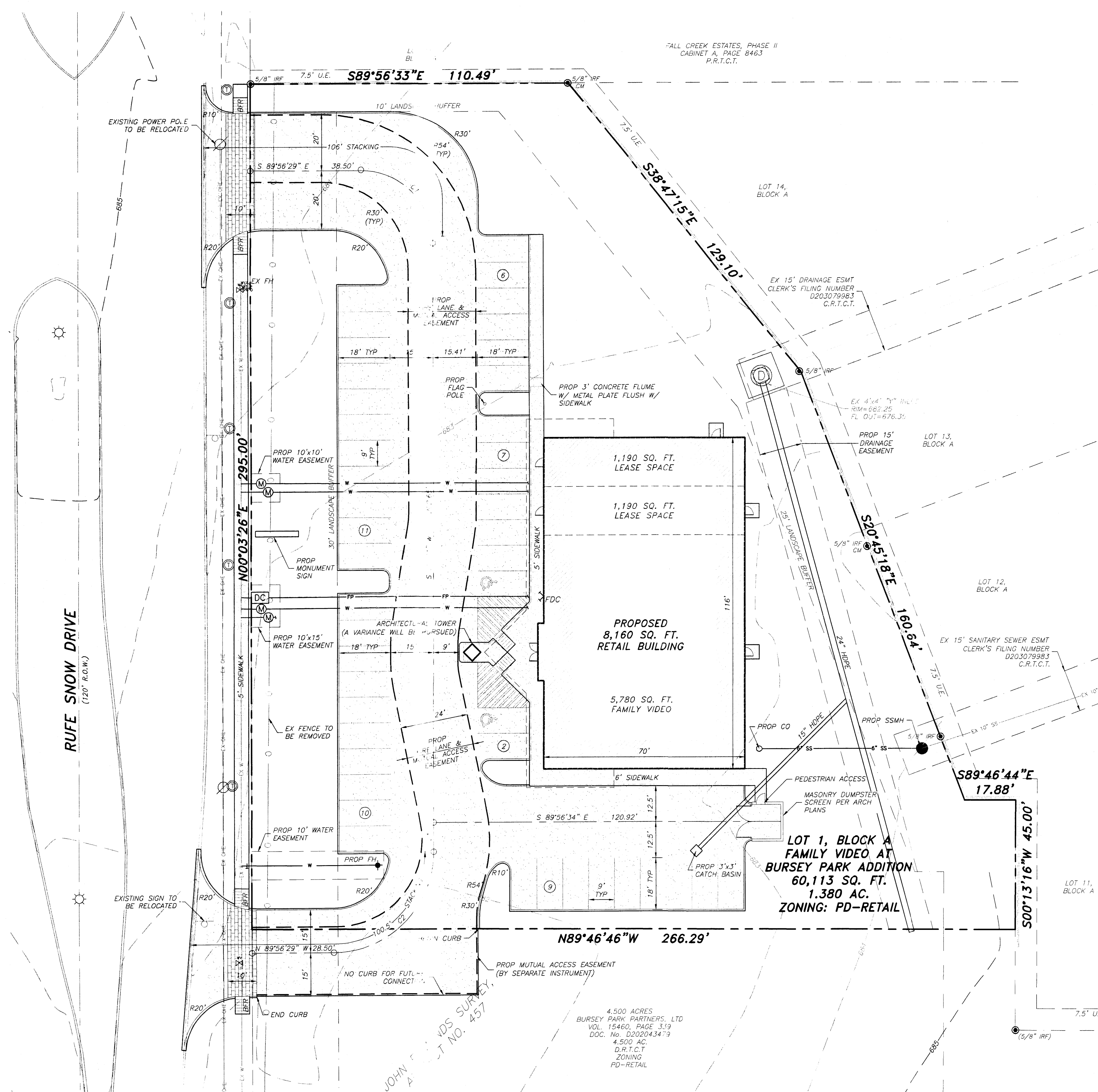
5
6 BY: P. W. McGrail
7 P. H. McGrail, Mayor

8
9 ATTEST:

10 Sheila Stephens
11 Sheila Stephens, City Secretary

12 Approved as to Form and Legality:

13 Stanton Lowry
14 L. Stanton Lowry, City Attorney



SITE DATA TABLE	
ZONING OF PROPERTY	PD - RETAIL
PROPOSED USE	RETAIL
TOTAL LOT AREA	1.38 Ac. (60,113 S.F.)
BUILDING SQUARE FOOTAGE	8,160 S.F.
BUILDING HEIGHT	22'-8" (1 STORY BUILDING)
LOT COVERAGE	27'-8 3/4" (TOWER)
FLOOR AREA RATIO	1:0.136
PARKING REQUIRED	42 SPACES (1 SPACE PER 200 S.F.)
PARKING PROVIDED	43 SPACES
*HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
IMPERVIOUS AREA	0.724 Ac. (31,541 S.F.) (53%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.09	S 0°3'31" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CH
C1	39.27	25.00	90°0'0"	N 44°56'29" W	35.36
C2	54.98	35.00	90°0'0"	N 45°3'31" E	49.50

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK
	EASEMENT
	FIRE LANE STRIPING
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	PROPOSED WATER LINE
	PROPOSED FIRE PROTECTION LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING UNDERGROUND CABLE LINE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED BRICK PAVERS
	PROPOSED SIDEWALK
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	PROPOSED MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING WATER METER
	EXISTING MANHOLE
	EXISTING POWER POLE

- SITE NOTES
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL ISLANDS WITH CONCRETE CURB SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 6" CONCRETE CURB.
 - ALL CURB RADII ARE TO BE 2' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY AND TOPOGRAPHY WERE TAKEN FROM A SURVEY PREPARED BY ISBELL ENGINEERING GROUP, INC. EXISTING UTILITY LINES WERE TAKEN FROM AS-BUILT PLANS PROVIDED BY CITY OF KELLER AND SITE VISIT SURVEYED INFORMATION.
 - REFER TO ARCH. PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
 - ALL LANDSCAPE ISLANDS SHALL BE SODDED.
 - THE SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KELLER DESIGN SPECIFICATIONS.
 - MECHANICAL, HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF KELLER UNIFIED DEVELOPMENT CODE.
 - FIRE LANES AND FIRE HYDRANTS MUST BE IN OPERATION BEFORE VERTICAL CONSTRUCTIONS TAKES PLACE.
 - ALL SIGNAGE SHALL COMPLY WITH THE CITY OF KELLER UNIFIED DEVELOPMENT CODE.
 - SITE PLAN HAS BEEN APPROVED, RESOLUTION #2630 WITH THE FOLLOWING CONDITIONS:
 - THE VARIANCE REQUEST FOR THE ARCHITECTURAL TOWER SITUATED AT THE FRONT OF THE BUILDING SHALL BE APPROVED.
 - THE PARAPET WALL ON THE EAST ELEVATION SHALL BE RAISED HIGH ENOUGH TO SCREEN ALL ROOFTOP MECHANICAL EQUIPMENT.

The SITE PLAN shall NOT be modified without the approval of the Community Development Department.

SITE PLAN
FOR
FAMILY VIDEO
1.380 ACRES (60,113 S.F.)
OUT OF THE
JOHN EDMONDS SURVEY,
ABSTRACT No. 457,
CITY OF KELLER,
TARRANT COUNTY, TEXAS

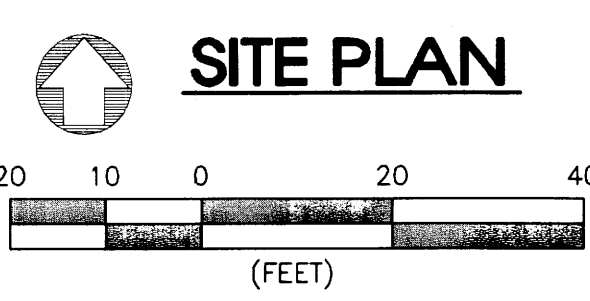
OWNER
BURSEY TWO PARTNERS, LTD.
14900 GLENWOOD HILLS PARKWAY
DALLAS, TEXAS 75254
(972) 980-8806
(972) 980-8789 FAX
CONTACT: DONALD SILVERMAN

APPLICANT
ROCKFORD CONSTRUCTION
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GRAND RAPIDS, MICHIGAN 49512
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(616) 285-8003 FAX
CONTACT: MIKE MATTICE

ENGINEER
CHA
4084 SANDSHELL DRIVE
FORT WORTH, TEXAS 76137
(817) 244-9006
(817) 244-9483 FAX
CONTACT: SCOTT MAYNOR, P.E.

!!!CAUTION!!!
48 HOURS BEFORE YOU DIG
CALL 1-800-DIG-TESS

CAUTION EXISTING UTILITIES !!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



APPROVED BY CITY COUNCIL ACTION
DATE: 12-18-07
RESOLUTION NO. 2630

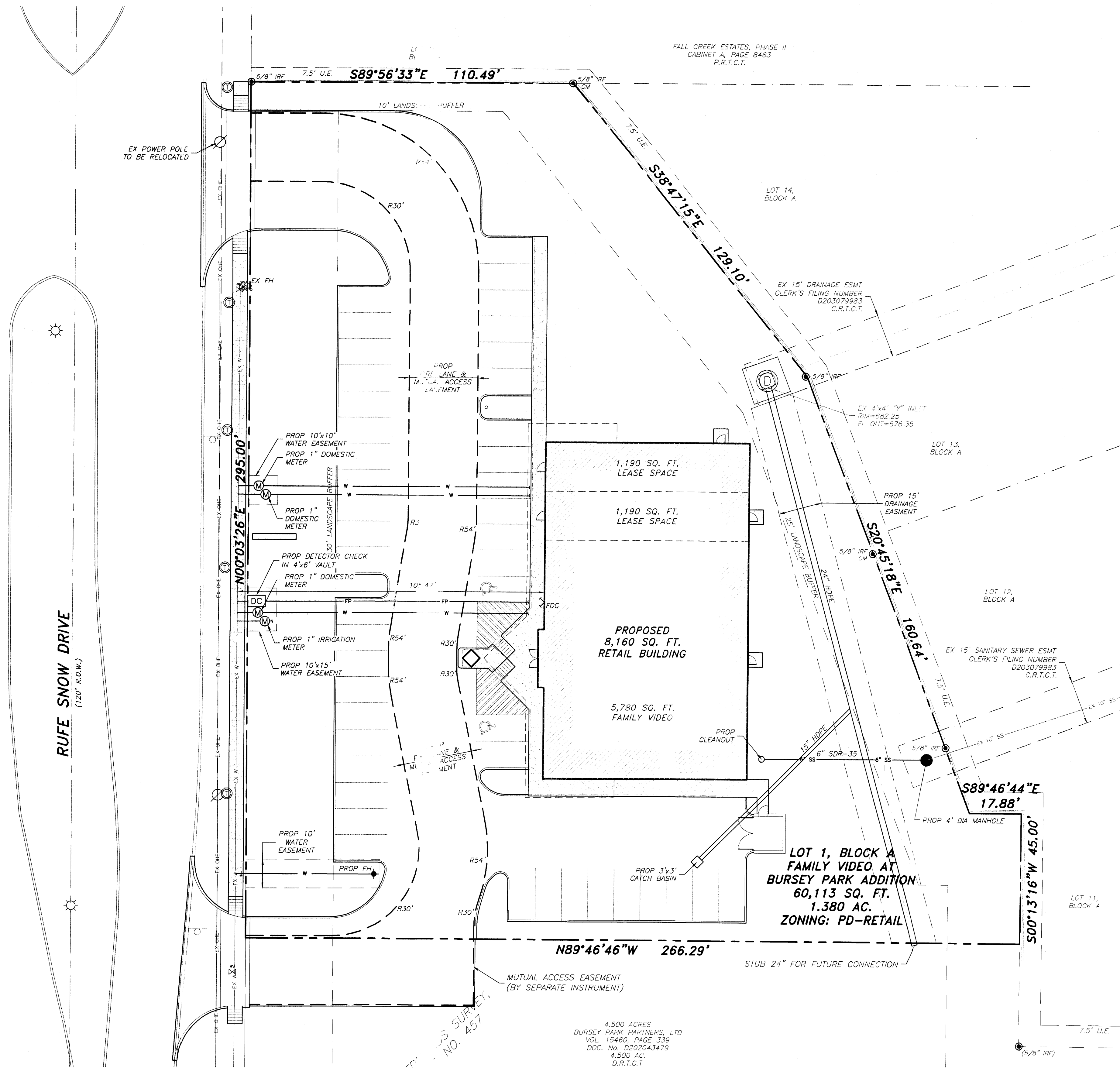
CLOUGH HARBOUR & ASSOCIATES LLP
FORMERLY

ISABELL ENGINEERING GROUP

SITE PLAN
FAMILY VIDEO
NORTHEAST CORNER OF RUFÉ SNOW DRIVE & BURSEY ROAD
KELLER, TEXAS

ENGR	DRAWN	DATE
SLM	SMC	10/19/07

C1



LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACK
---	EASEMENT
---	FIRE LANE
W	PROPOSED WATER LINE
FP	PROPOSED FIRE PROTECTION LINE
SS	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM SEWER LINE
EX W	EXISTING WATER LINE
EX SS	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE
EX G	EXISTING GAS LINE
EX OHE	EXISTING OVERHEAD ELECTRIC LINE
EX UOE	EXISTING UNDERGROUND ELECTRIC LINE
EX UGT	EXISTING UNDERGROUND TELEPHONE LINE
EX UGC	EXISTING UNDERGROUND CABLE LINE
+	PROPOSED FIRE HYDRANT
o	PROPOSED GATE VALVE
o	PROPOSED WATER METER
o	PROPOSED MANHOLE
o	EXISTING FIRE HYDRANT
o	EXISTING GATE VALVE
o	EXISTING WATER METER
o	EXISTING MANHOLE
o	EXISTING POWER POLE

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UTILITY PLAN FOR FAMILY VIDEO

1.380 ACRES (60,113 S.F.)
OUT OF THE
JOHN EDMONDS SURVEY,
ABSTRACT No. 457,
CITY OF KELLER,
TARRANT COUNTY, TEXAS

OWNER
BURSEY TWO PARTNERS, LTD.
14900 LANDMARK BLVD, SUITE 610
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(972) 980-8789 FAX
CONTACT: DONALD SILVERMAN

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(616) 285-8003 FAX
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ENGINEER
CHA
4084 SANDSHELL DRIVE
FORT WORTH, TEXAS 76137
(817) 244-9006
(817) 244-9483 FAX
CONTACT: SCOTT MAYNOR, P.E.

DATE	REVISION	1 - PER CITY COMMENTS	2 - PER CITY COMMENTS
11/17/07	1		
11/20/07	2		



UTILITY PLAN FAMILY VIDEO NORTHEAST CORNER OF RUFÉ SNOW DRIVE & BURSEY ROAD KELLER, TEXAS			
ENGR	DRAWN	DATE	C2
SLM	SMC	10/19/07	

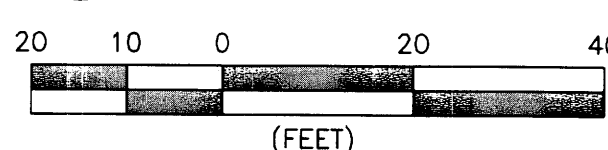
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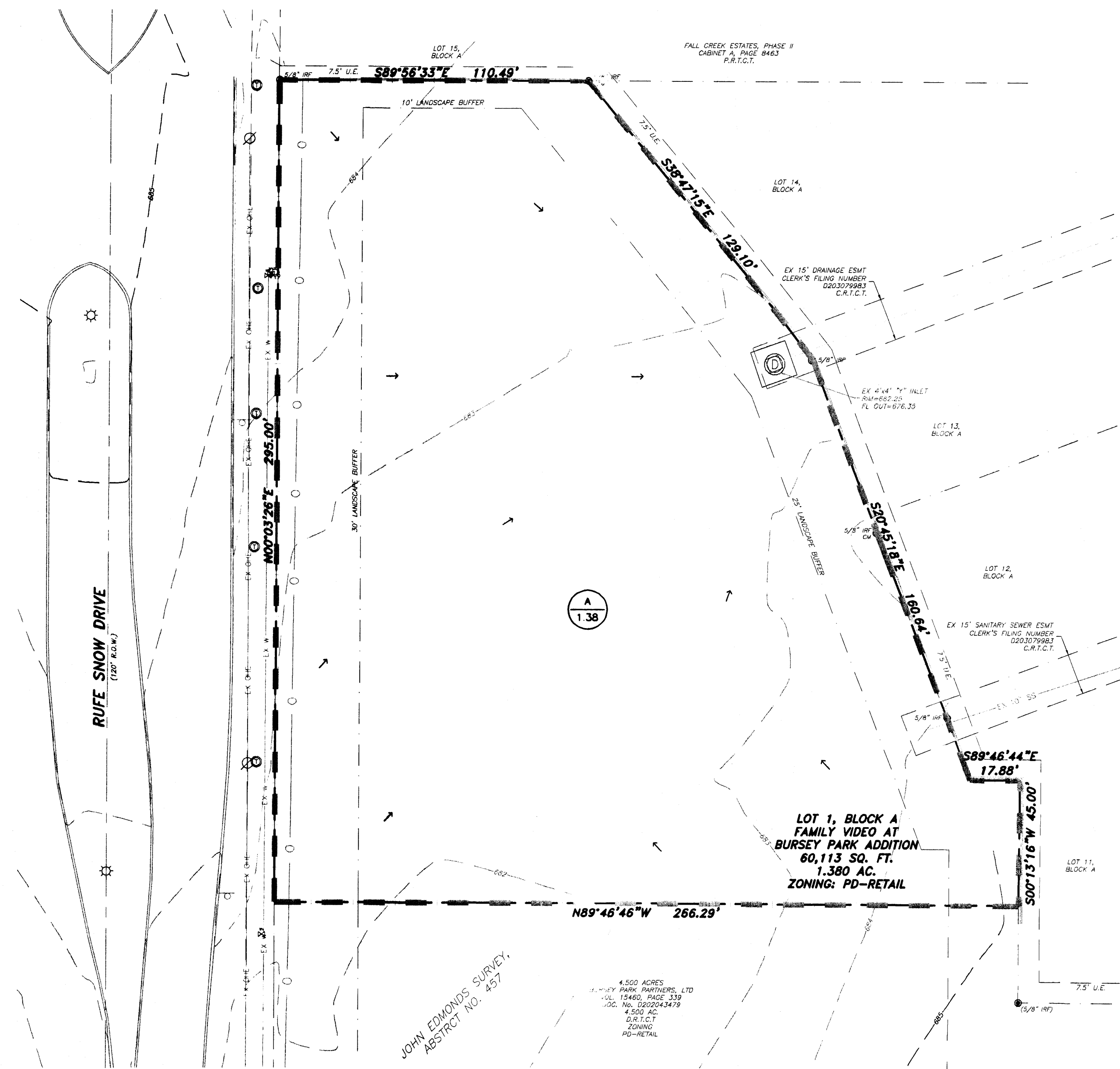


UTILITY PLAN

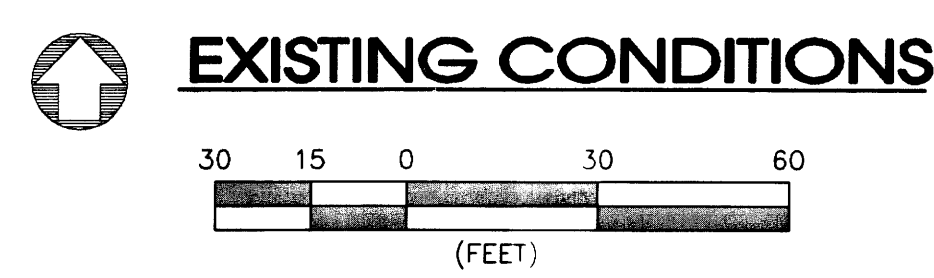


4.500 ACRES
BURSEY PARK PARTNERS, LTD
VOL. 15460, PAGE 339
DOC. NO. 0202043479
4.500 AC.
D.R.T.C.T.

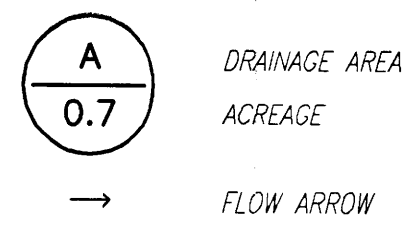
THIS IS SURVEY,
NO. 457



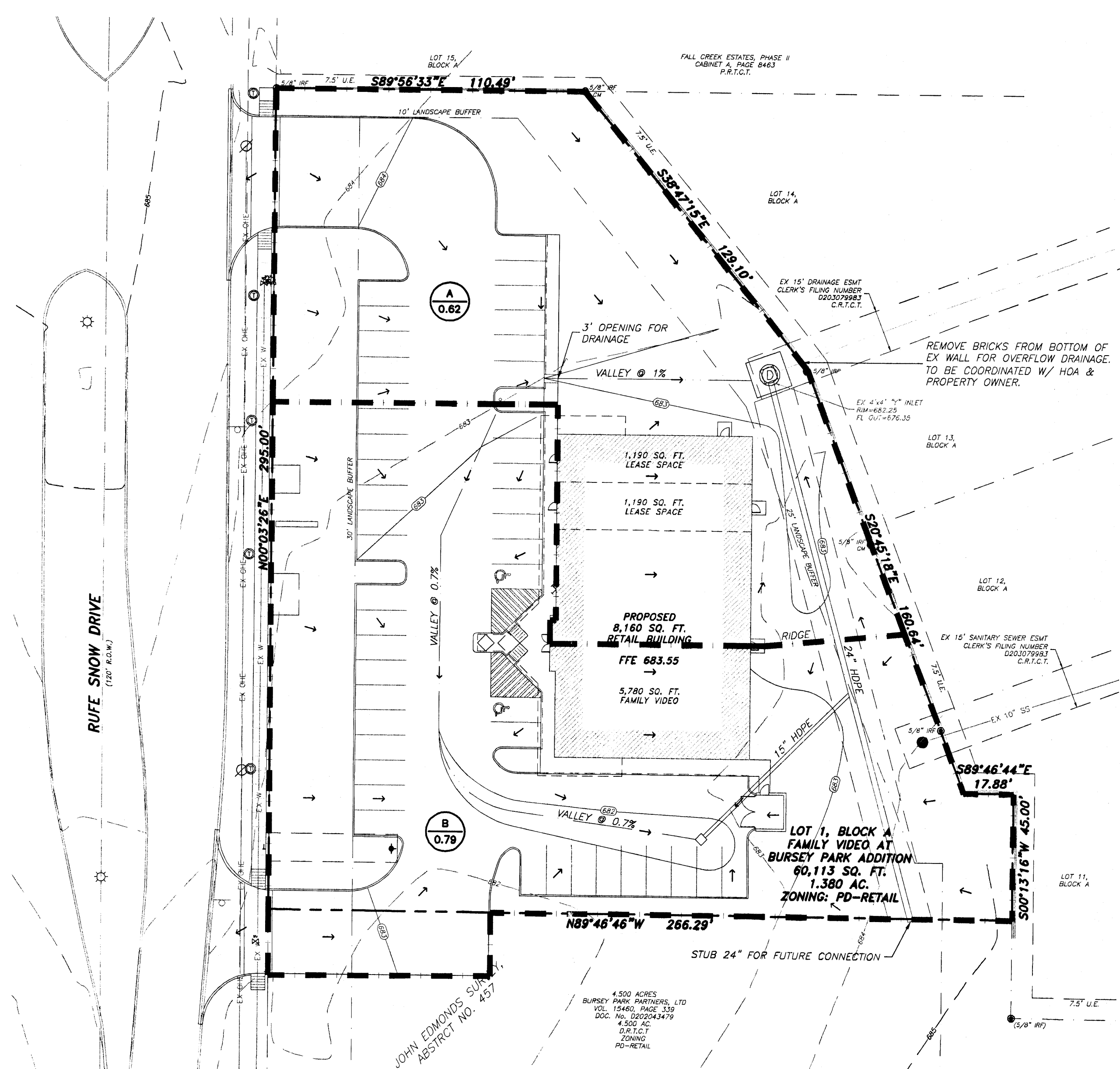
RUNOFF CALCULATIONS - RATIONAL METHC						
AREA	ACRES	C	Tc (MIN.)	FREQ.	I (IN/HR)	Q (CFS)
A	1.38	0.5	10	10	11.55	7.97
				10	7.98	5.51



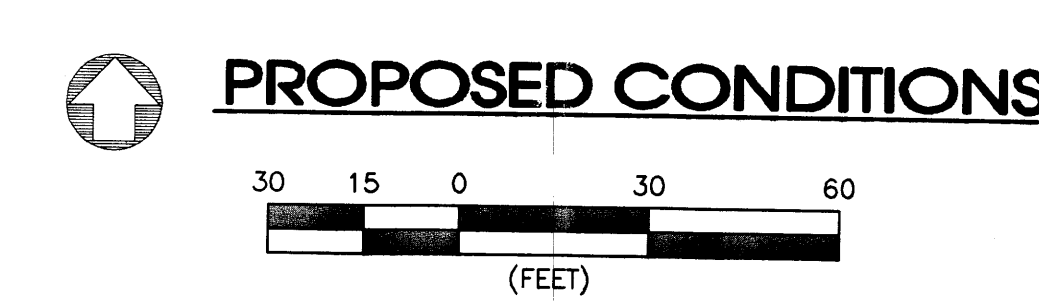
- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - BUILDING SETBACK
 - EASEMENT
 - EXISTING INDEX CONTOUR
 - EXISTING CONTOUR
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 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
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 - EXISTING GAS LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING UNDERGROUND TELEPHONE LINE
 - EXISTING UNDERGROUND CABLE LINE
 - PROPOSED CONTOUR
 - FLOWLINE
 - PROPOSED DRAINAGE AREA BOUNDARY
 - EXISTING DRAINAGE AREA BOUNDARY



NOTES:
1. THE SUBJECT SITE IS PART OF DRAINAGE AREA A1 FROM THE RECORD DRAWINGS FOR FALL CREEK ESTATES. THE DEVELOPED RUNOFF COEFFICIENT PER SHEET 9 IS 0.90. THE STORM SEWER SYSTEM IS DESIGNED TO ACCOMMODATE THE FULLY DEVELOPED RUNOFF.



RUNOFF CALCULATIONS - RATIONAL METHC						
AREA	ACRES	C	Tc (MIN.)	FREQ.	I (IN/HR)	Q (CFS)
A	0.61	0.9	10	100	11.55	6.34
				10	7.98	4.38
B	0.79	0.9	10	100	11.55	8.21
				10	7.98	5.67



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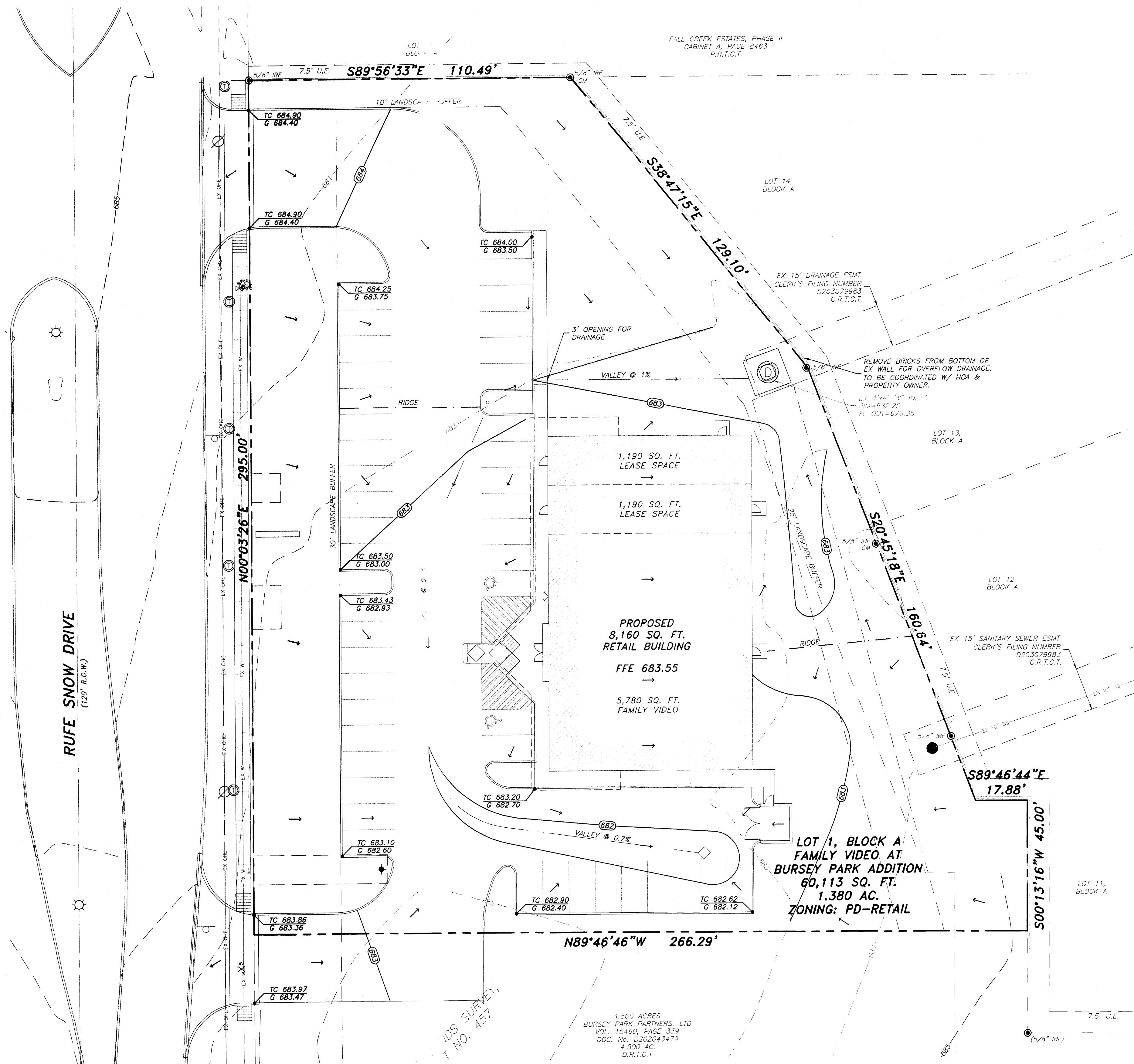
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DRAINAGE PLAN
FOR
FAMILY VIDEO
1.380 ACRES (60,113 S.F.)
OUT OF THE
JOHN EDMONDS SURVEY,
ABSTRACT No. 457,
CITY OF KELLER,
TARRANT COUNTY, TEXAS

DATE	REVISION	PER CITY COMMENTS		
		1	2	3
11/12/07	1	PER CITY COMMENTS		
11/20/07	2	PER CITY COMMENTS		
CHA CLOUGH HARBOUR & ASSOCIATES LLP FORMERLY IEG 1848 ENGINEERING GROUP 4084 SANDSHELL DR. Ft. Worth, Texas 76137 PHONE (817) 244-9006 FAX (817) 244-9483 PROJECT # 17233				
DRAINAGE PLAN FAMILY VIDEO NORTHEAST CORNER OF RUFÉ SNOW DRIVE & BURSEY ROAD KELLER, TEXAS				
ENGR	DRAWN	DATE	C3	
SLM	SMC	10/19/07		



LEGEND	
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACK
---	EASEMENT
---	EXISTING INDEX CONTOUR
---	EXISTING CONTOUR
---	PROPOSED STORM SEWER LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING UNDERGROUND CABLE LINE
---	PROPOSED CONTOUR
---	FLOWLINE
---	FLOW ARROW
---	TOP OF CURB ELEVATION
---	GUTTER ELEVATION

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GRADING PLAN
FOR
FAMILY VIDEO
1.380 ACRES (60,113 S.F.)
OUT OF THE
JOHN EDMONDS SURVEY,
ABSTRACT NO. 457,
CITY OF KELLER,
TARRANT COUNTY, TEXAS

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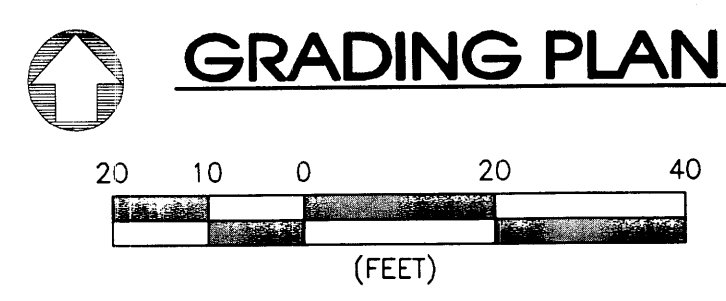
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CAUTION EXISTING UTILITIES !!!

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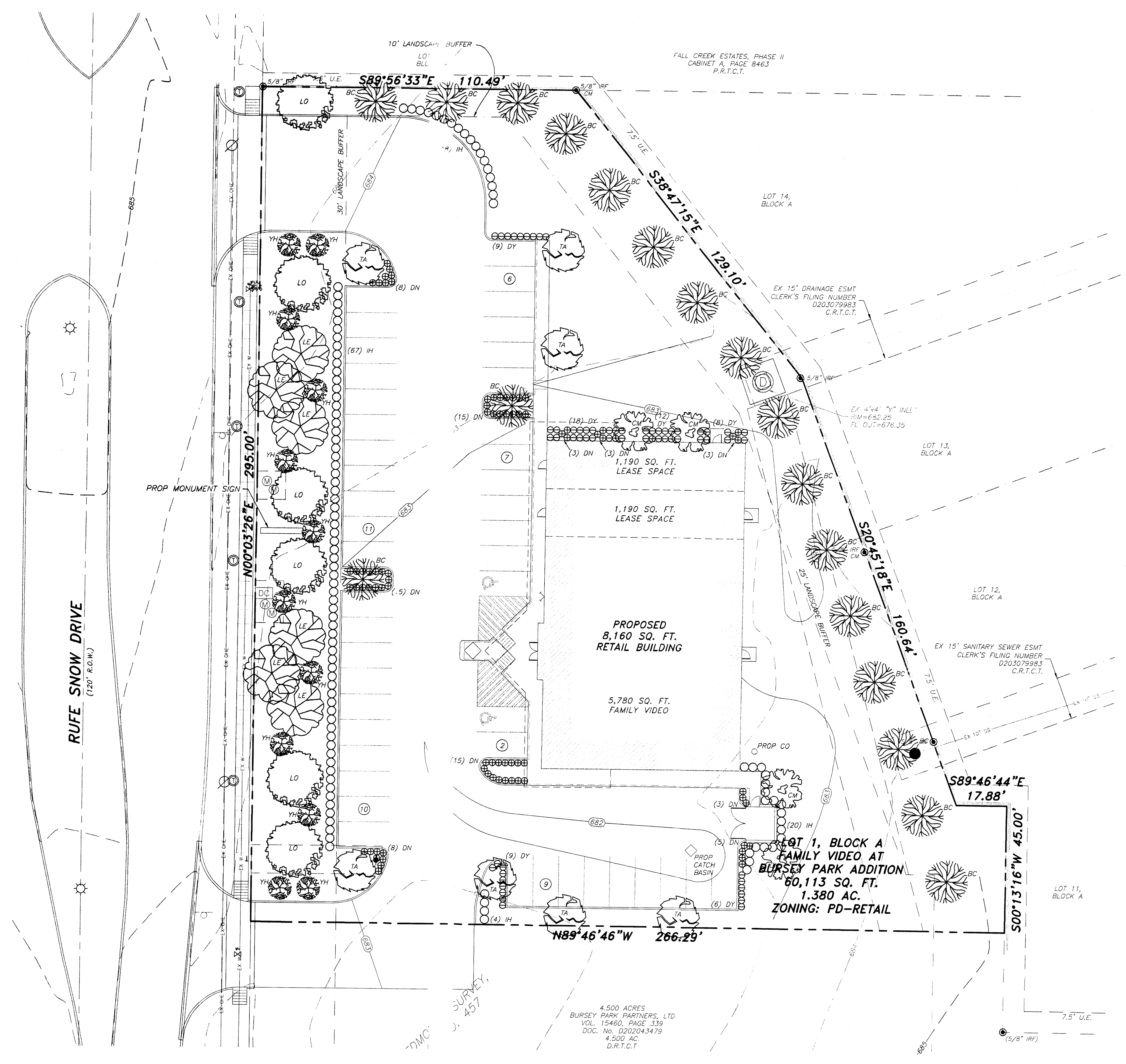
REVISION		DATE	
1	PER CITY COMMENTS	11/17/07	1
2	PER CITY COMMENTS	11/30/07	2

CHA
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FORMERLY **IEG**
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PHONE: (817) 244-9004
FAX: (817) 244-9483
PROJECT # 17033

GRADING PLAN
FAMILY VIDEO
NORTHEAST CORNER OF RUFÉ SNOW DRIVE & BURSEY ROAD
KELLER, TEXAS

ENGR	DRAWN	DATE
SLM	SMC	10/19/07

C4



PLANT LIST & KEY					
I.D.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
LO	6	LIVE OAK	Quercus virginiana	4"	25'
LE	6	LACEBARK ELM	Ulmus parvifolia	4"	As Shown (25' max)
BC	18	BALD CYPRESS	Taxodium distichum var. distichum	3"	25'
TA	7	TEXAS ASH	Fraxinus texensis	3"	As Shown
CM	4	CREPE MYRTLE	Lagerstroemia indica	8"	As Shown
YH	12	YAUPOH HOLLY	Ilex vomitoria	8"	50'
IH	109	INDIAN HAWTHORNE	Rhapicarpis indica	5 Gallon	36"
DN	17	DWARF NANDINA	Nandina domestica 'Harbor Dwarf'	5 Gallon	36"
DY	62	DWARF YAUPOH HOLLY	Ilex vomitoria 'Nana'	5 Gallon	36"
		BERMUDA GRASS	Cynodon dactylon	Sold Sod	

LEGEND	
---	PROPERTY LINE
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---	EXISTING CONTOUR
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---	EXISTING STORM SEWER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING UNDERGROUND CABLE LINE
---	PROPOSED CONTOUR

- LO - LIVE OAK (4" CALIPER)
- LE - LACEBARK ELM (4" CALIPER)
- BC - BALD CYPRESS (3" CALIPER)
- TA - TEXAS ASH (3" CALIPER)
- CM - CREPE MYRTLE
- YH - YAUPOH HOLLY
- IH - INDIAN HAWTHORNE
- DN - DWARF NANDINA
- DY - DWARF YAUPOH

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LANDSCAPE PLAN FOR FAMILY VIDEO

1.380 ACRES (60,113 S.F.)
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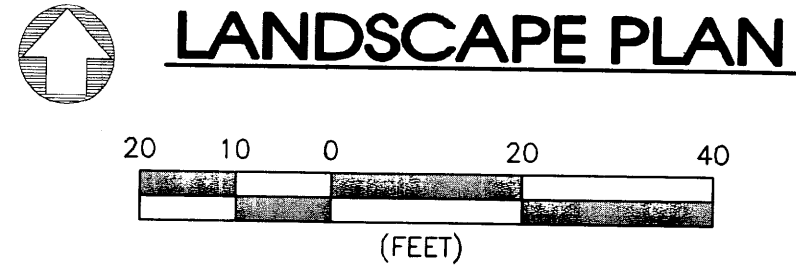
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LANDSCAPE PLAN

FAMILY VIDEO

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ENGR	DRAWN	DATE
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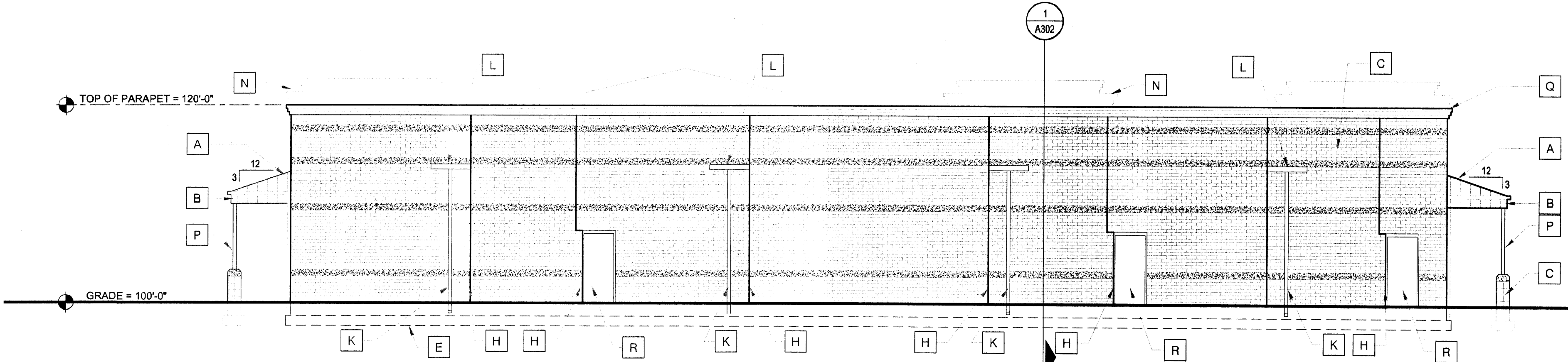
L1

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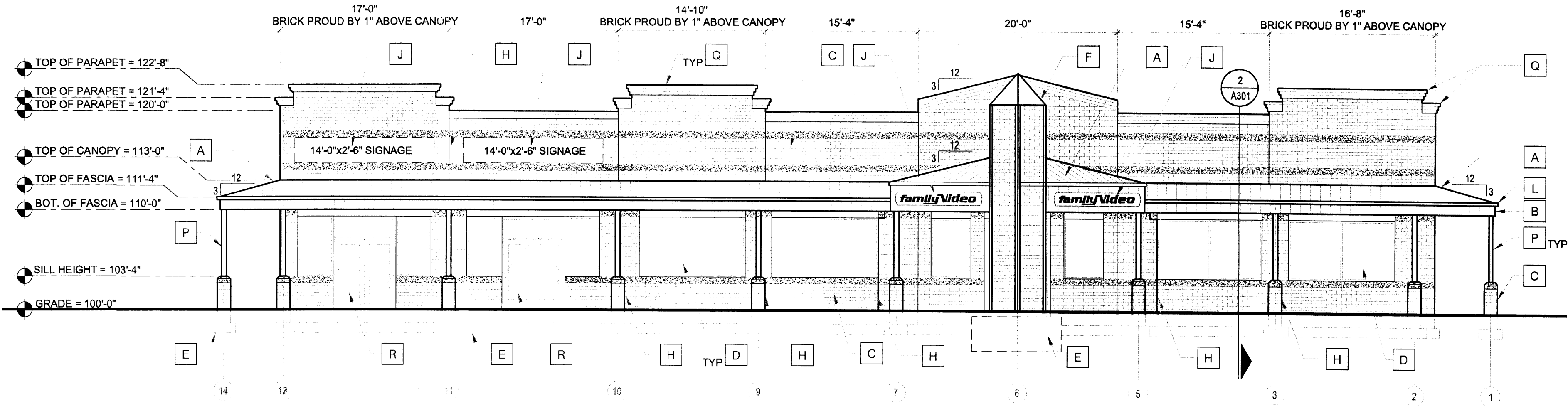
KEY NOTES			
A	"MCELROY" METAL INC. STANDING SEAM METAL ROOF OVER 1/2" OSB. ON WOOD TRUSSES	G	NOT USED
B	"MCELROY" METAL INC. STANDING SEAM METAL ROOF OVER 1/2" OSB. AS FASCIA ON WOOD TRUSSES	H	MOVEMENT JOINT
C	4" JUMBO BRICK TO BE COLOR "DESERT SUN" ***ACCENT BLOCK TO BE COLOR "WHEAT" W/ WESTERN W12 MORTAR OR EQUAL IN SGS COLORS	J	SIGNAGE
D	1" INSUL. CLEAR LOW "E" GLASS IN ANODIZED ALUM. FRAME W/ CMU HEADER ABOVE. SEE WALL SECTIONS FOR DETAILS. - PROVIDE REQUIRED SEALANT AT WINDOW FRAMES. (TYPICAL)	K	DOWNSPOUT - SEE CIVIL DRAWINGS FOR CONNECTION DETAILS
E	FOUNDATION - SEE STRUCTURAL DRAWINGS FOR DETAILS AND CONSTRUCTION	L	SCUPPER
F	TOWER (PROVIDED BY OWNER)	M	16"x8" PAINTED ALUMINUM ATTIC VENT
		N	WALL BEYOND
		P	STEEL COLUMN - COLOR TO MATCH ROOF
		Q	CORNICE
		R	DOOR

ROCKFORD CONSTRUCTION

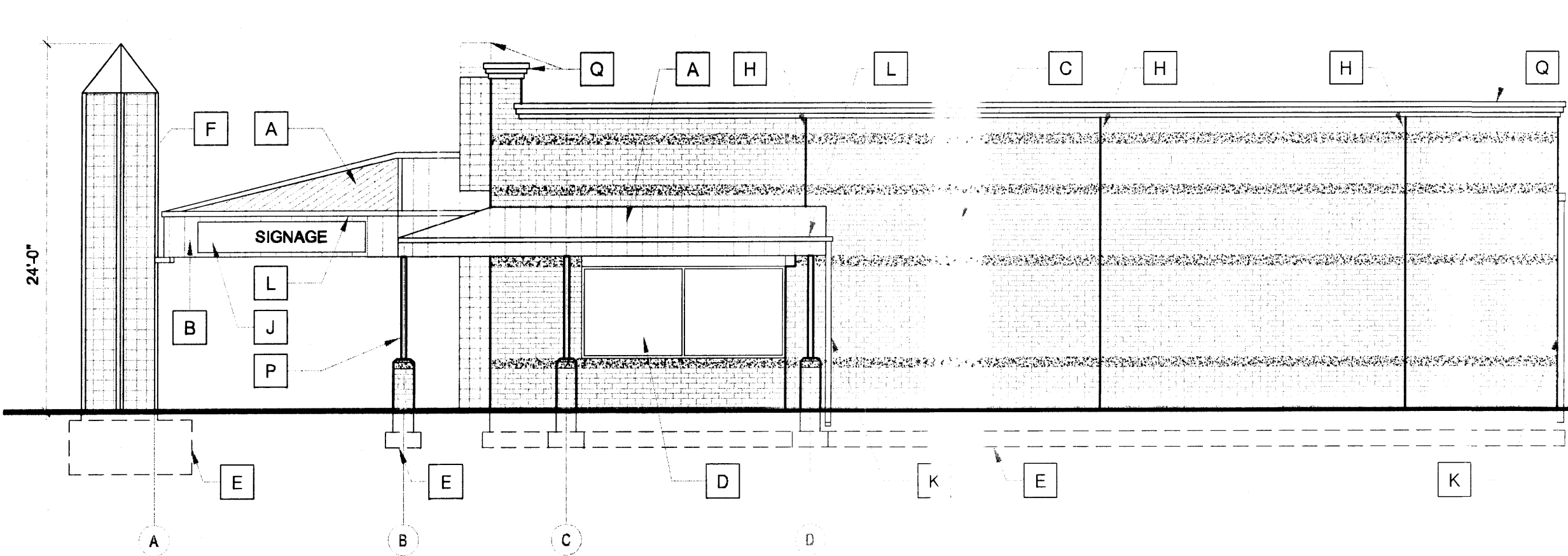
familyVideo
Block A Lot 1 of the Bursey Park Addition
Rufe Snow Dr. North of Bursey Rd
Keller, Texas



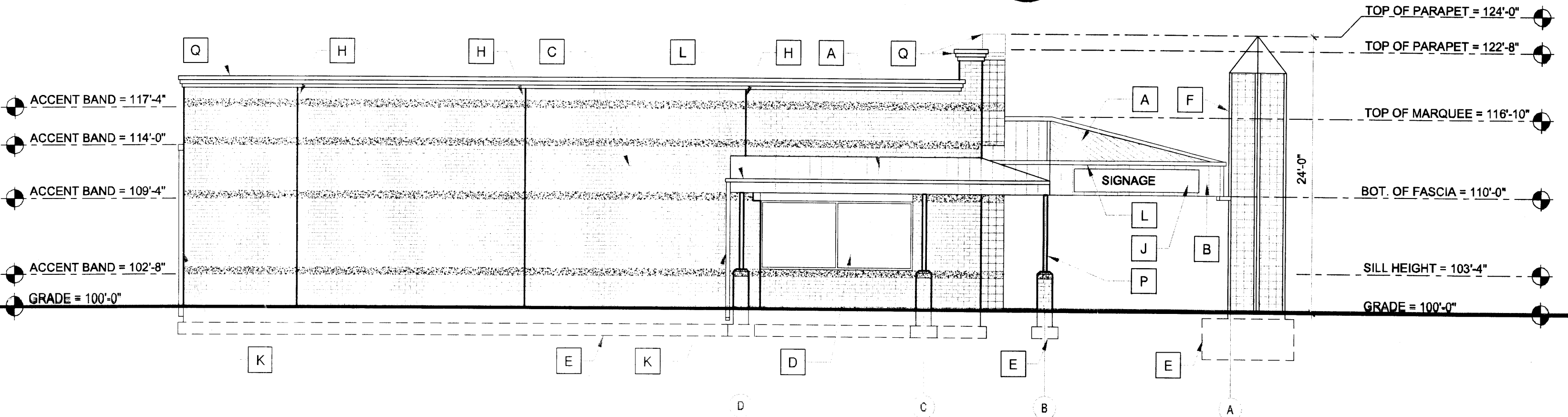
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



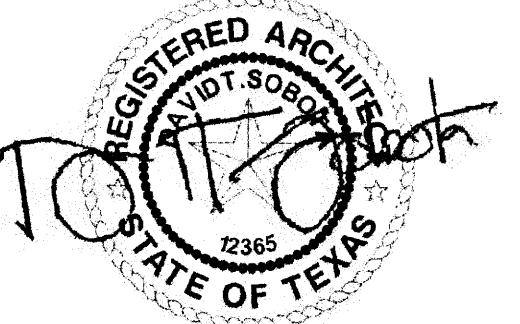
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

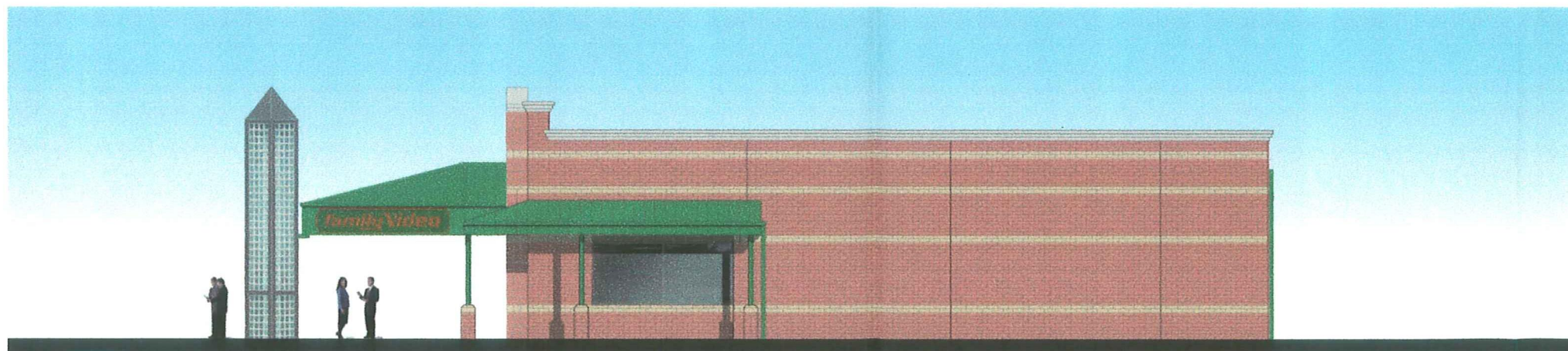
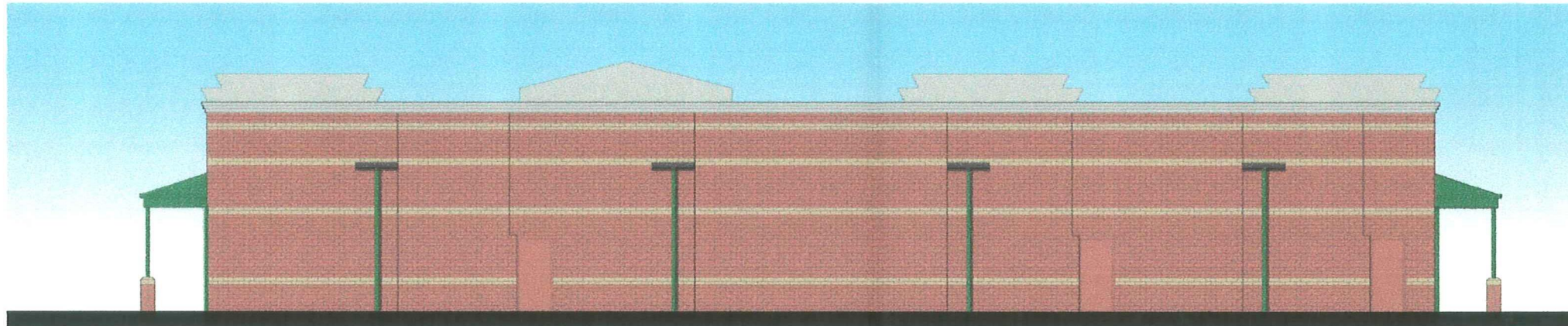
REVISED PER RCCI	12/11/2007
REVISED PER RCCI	11/28/2007
REVISIONS	11/27/2007
REVIEW	10/08/2007
ISSUED FOR:	DATE:

Winkelmann
62 Commerce sw Suite 200
Grand Rapids, Michigan 49503
Tel: (616) 451-4707
Fax: (616) 451-4702
contact@dwink.com



SEAL
PROJECT NUMBER 03-180-R
ELEVATIONS & DETAILS

A201



familyVideo
 Block A Lot 1 of the Bursley Park Addition
 Rufe Snow Dr. North of Bursley Rd
 Keller, Texas

REVISED PER RCCI 12/11/2007
 REVISED PER RCCI 11/28/2007
 REVISIONS 11/27/2007
 REVIEW 10/08/2007
 ISSUED FOR: DATE:

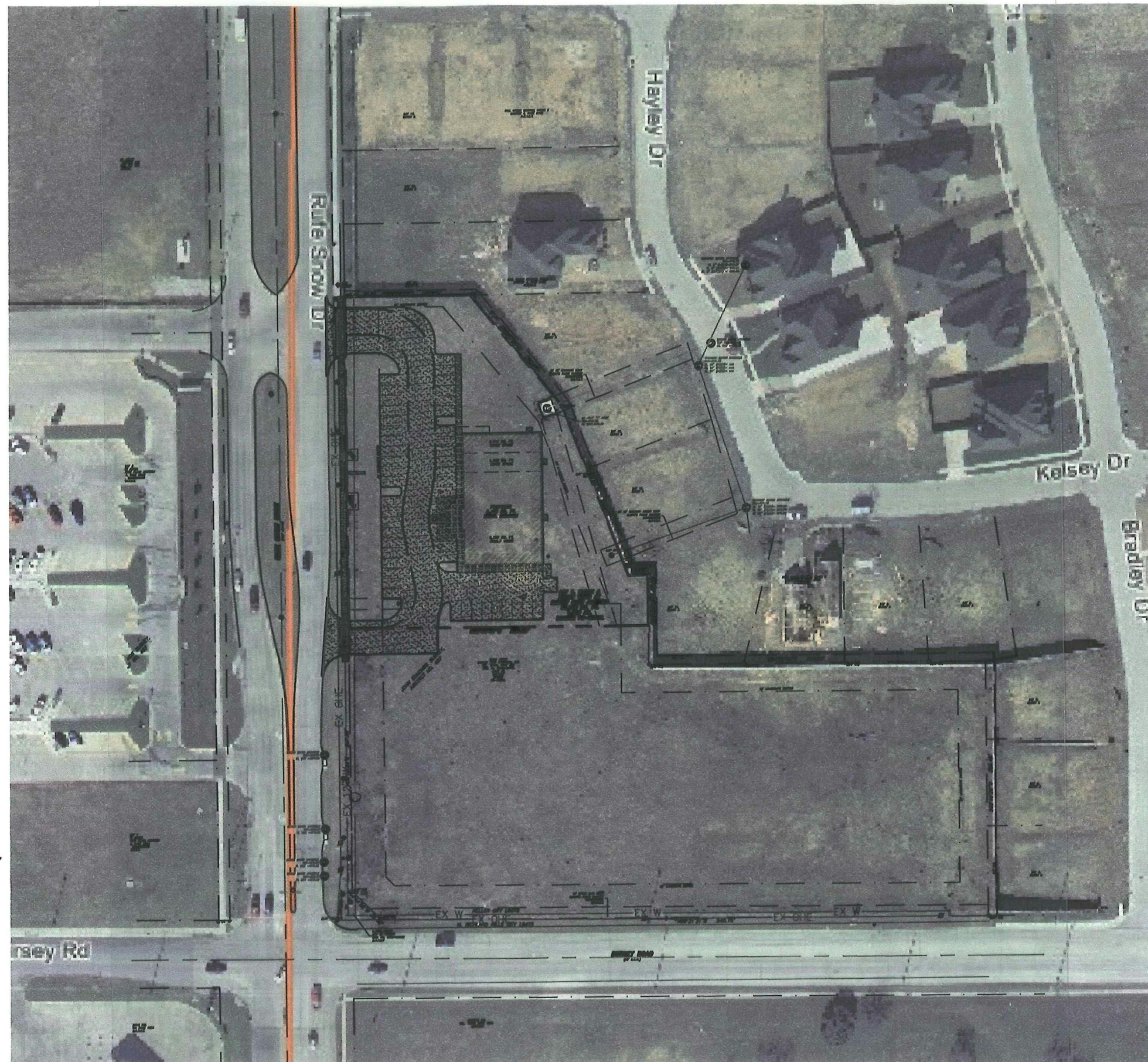
Winkelmann
 62 Commerce Ave. Suite 200
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SEAL
 PROJECT NUMBER 03-180-R
 COLOR ELEVATIONS

A201



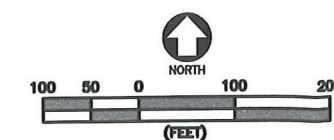
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FIRE LANE STRIPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BRICK PAVERS
- PROPOSED SIDEWALK
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE

The SITE PLAN shall NOT be modified
without the approval of
The Community Development Department

AERIAL OVERLAY
OF
LOT 1, BLOCK A
MARGAUX KELLER
DEVELOPMENT
BEING 1.38 ACRES

OUT OF THE
JOHN EDMONDS SURVEY, ABSTRACT No. 457
CITY OF KELLER,
TARRANT COUNTY, TEXAS
OCTOBER 2007



 IEG INTEGRITY IN ENGINEERING					4084 Sandshell Drive Fort Worth, Texas 76137 Phone (817) 244-9006 Fax (817) 244-9483 www.iegonline.com	
AERIAL OVERLAY						
FAMILY VIDEO						
NORTHEAST CORNER OF RUFÉ SNOW DRIVE & BURSEY ROAD						
KELLER, TEXAS						
ENGR	DRAWN	DATE	JOB NO.	SCALE	CX.X	
SLM	SMC	10/19/07	IEG07604			