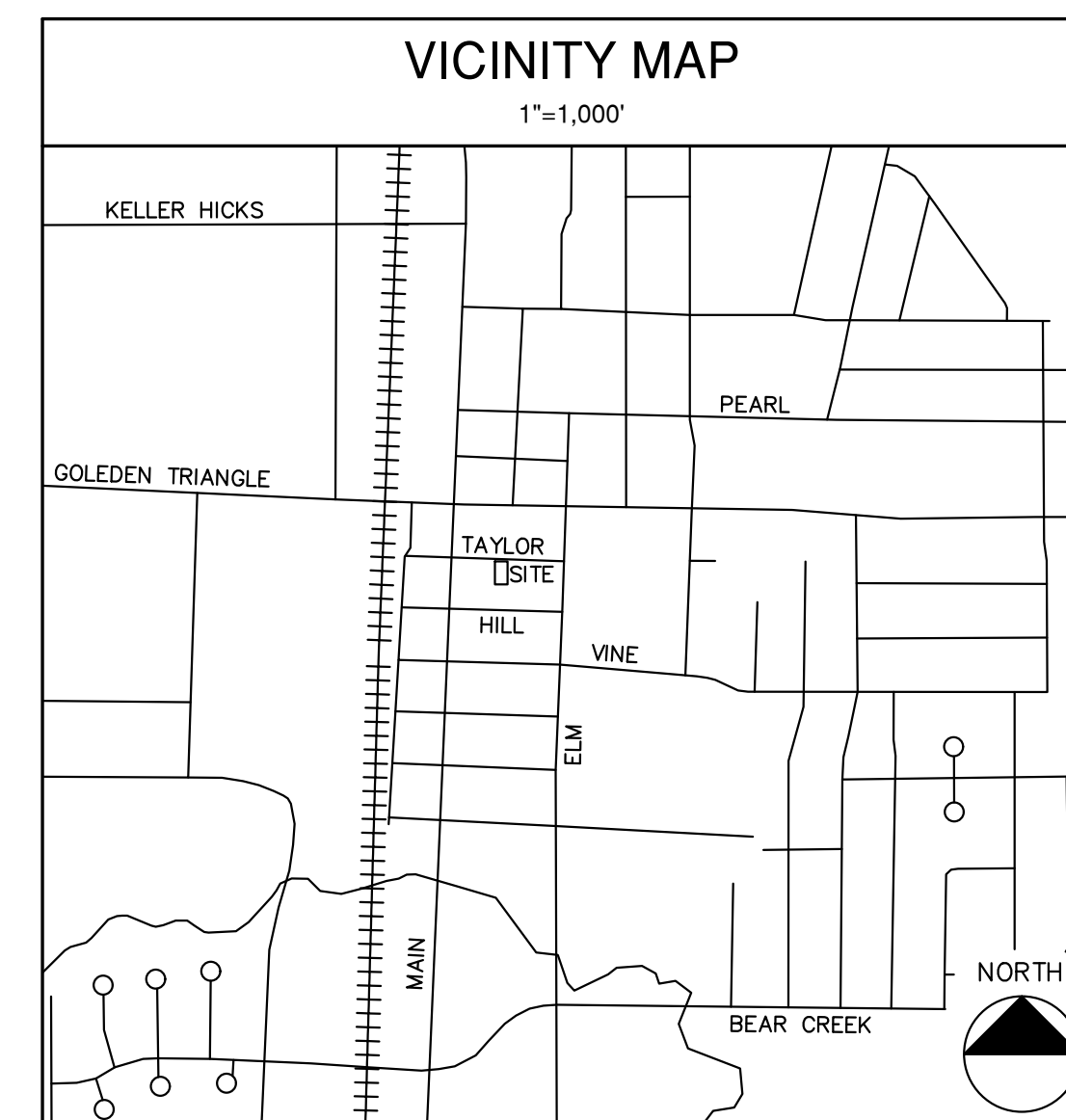
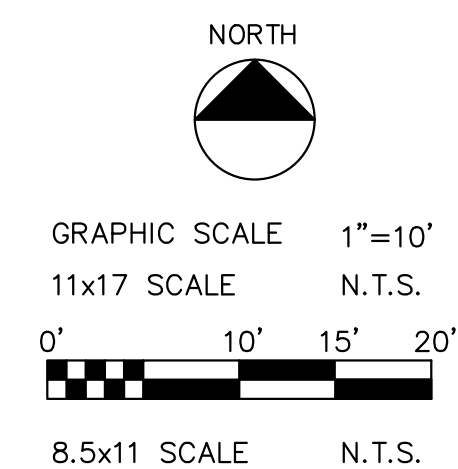
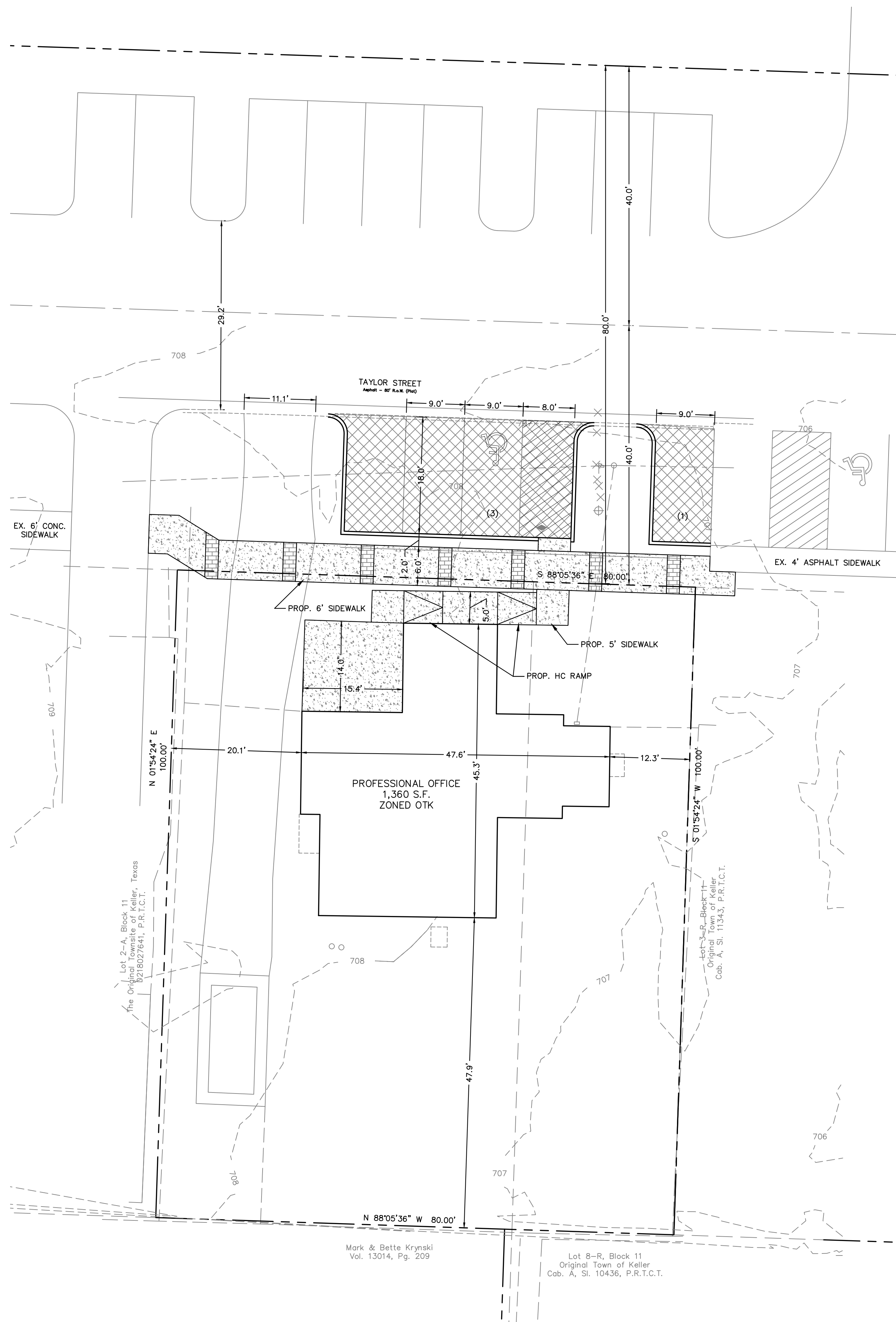




SITE PLAN NOTES:

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. CURB/CHURK PERSERS SHALL MATCH MAIN STREET SIDEWALK DESIGN.
4. EXTERIOR PAVER BAND SHALL BE RIVER RED IN COLOR, 2' SQUARE.
5. INTERIOR COOR 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

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

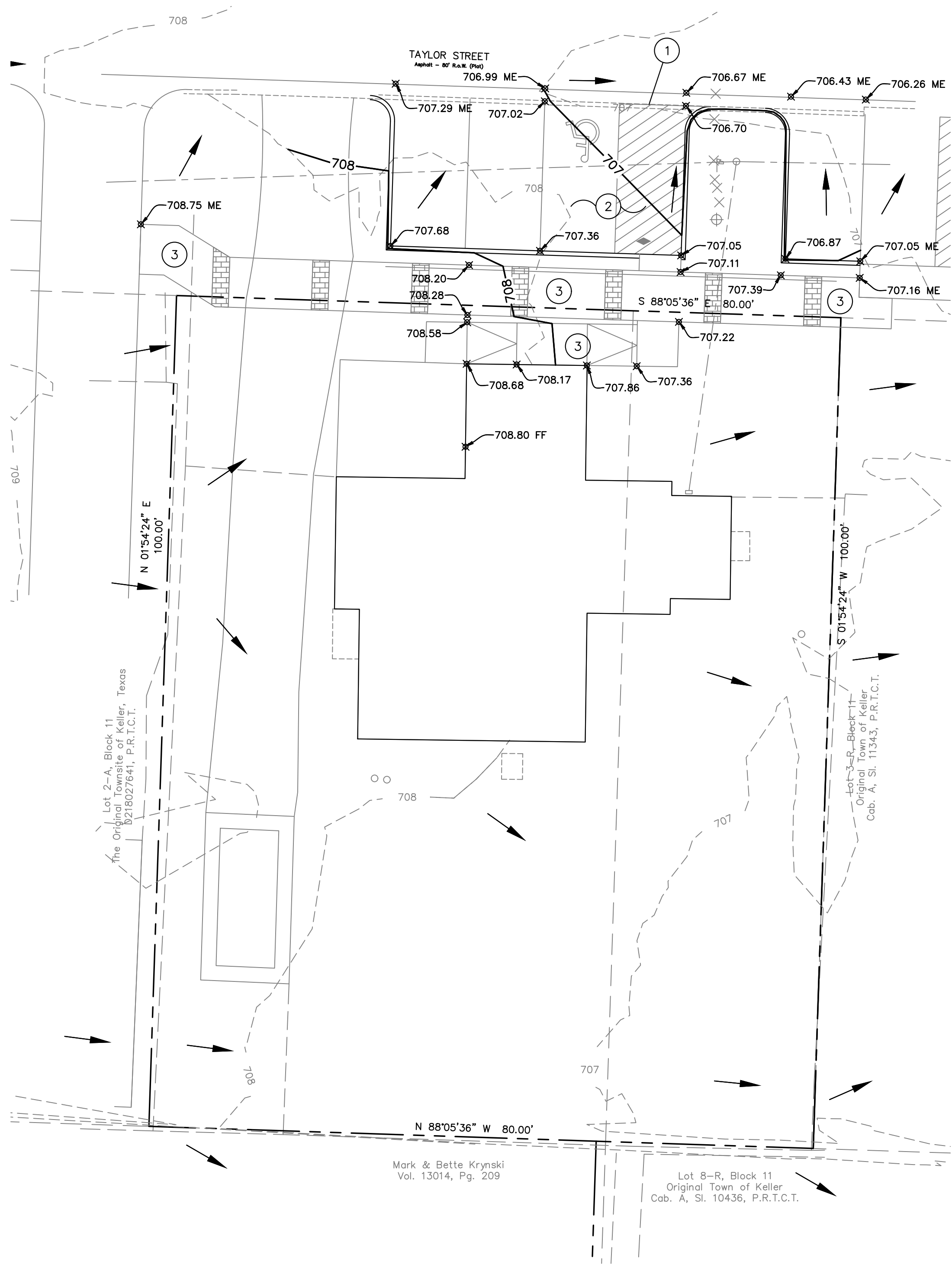
APPLICANT:
JADE BEAUTY COLLECTIVE, LLC
JESSICA GRAJEDA
116 TAYLOR ST.
KELLER, TX 76244
(817) 458-2634

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

PRELIMINARY
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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

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



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.

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
- 100 PROP. CONTOUR LINE
- 952.00 SPOT ELEVATION
- DIRECTIONAL FLOW ARROW
- EXIST. PROP. ME HC T.A.S.
- EXISTING PROPOSED MATCH EXISTING HANDICAP TEXAS ACCESSIBILITY STANDARDS

- NOTES:
- 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.
 - ALL FILL SHALL BE COMPACTED AS RECOMMENDED IN THE GEOTECHNICAL REPORT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL FIELD DENSITY TESTS ON LIME STABILIZED SUBGRADE EQUAL TO THE RATIO OF 1 PER 200 SQUARE YARDS OF PAVEMENT IN ADDITION TO ALL FAILING DENSITY TESTS.
 - 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.
 - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING ACTIVITIES.
 - OPEN GROUND SHOULD BE SLOPED AT A MINIMUM OF 5% GRADE FOR AT LEAST 10 FEET BEYOND THE PERIMETER OF THE FOUNDATION.
 - 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
 - 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
 - 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%
 - 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.
 - RE: GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION.

n6 TAYLOR STREET
KELLER, TX

GRADING PLAN

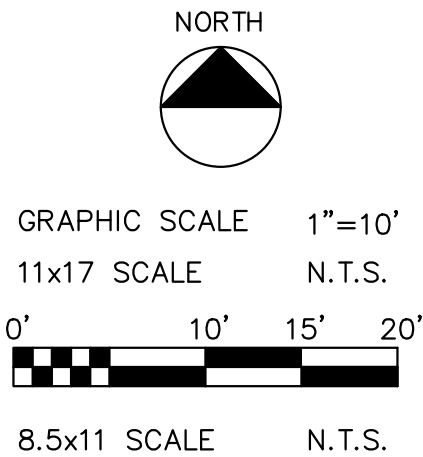
PROJECT #	
MANAGER	LPS
DRAWN BY	LPS
ISSUED FOR	
DATE	4/10/2025

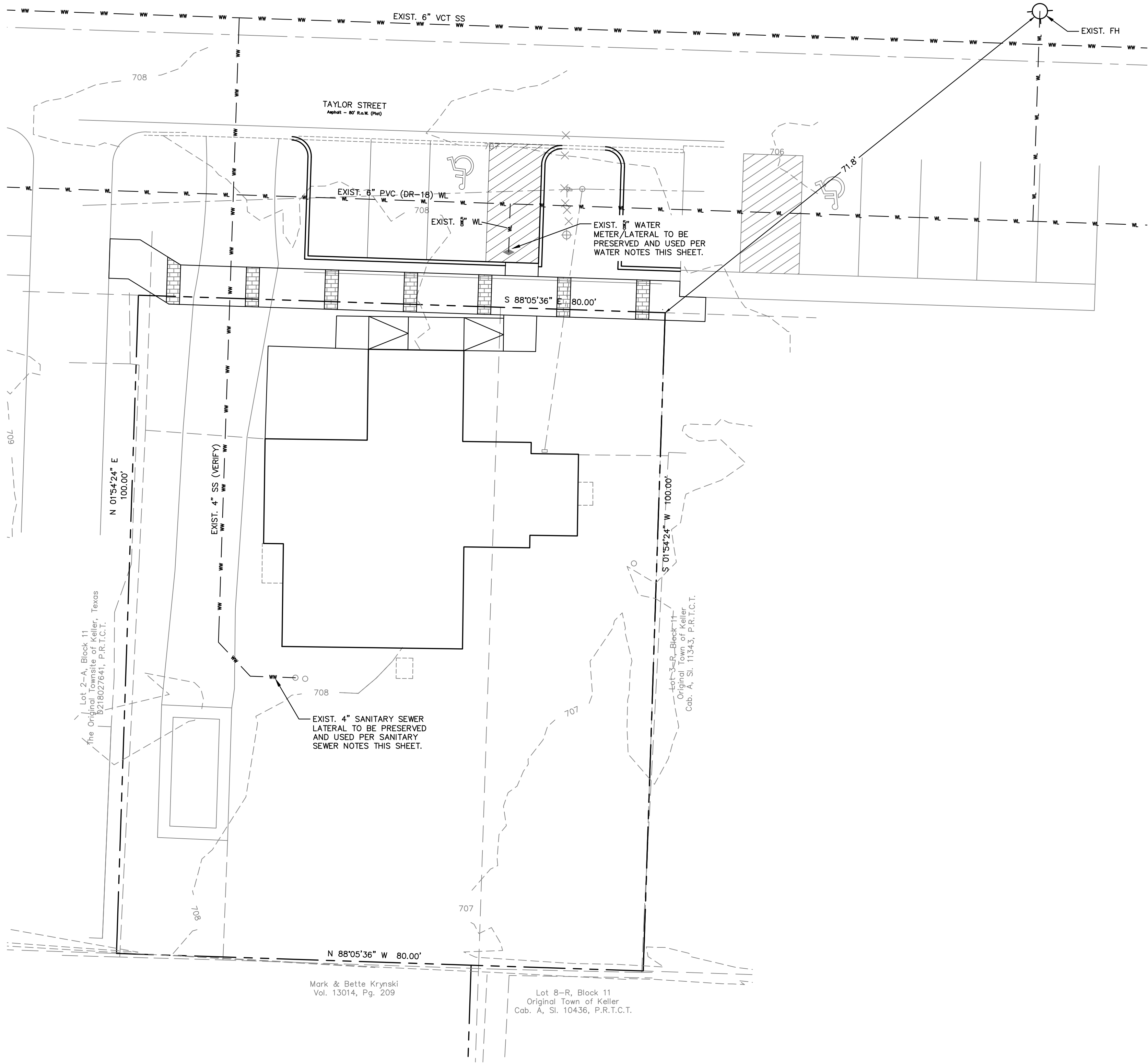
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JUSTIN S. BRAMMER, P.E.
LICENSE NO. 103431
DATE: 4/10/2025

SHEET

C-3.1

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





NOTE TO CONTRACTOR

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

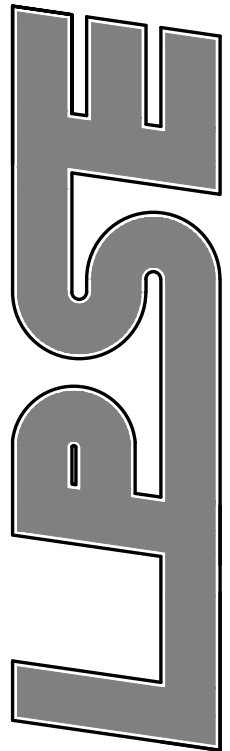
- WATER NOTES:
- CONTRACTOR SHALL FIELD VERIFY (PRIOR TO CONSTRUCTION) THE LOCATION AND CONDITION OF THE EXISTING 8" WATER METER/LATERAL TO BE CONNECTED TO FOR THE PROP. USE. A RE-DESIGN MAY BE NEEDED BASED ON THESE FINDINGS.
 - CONFIRM WITH AN MEP ENGINEER THAT THE EXIST. WATER LINE LATERAL IS SUFFICIENT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