

Drawing: C:\Land Projects\2006\KELLER-CHP001\CHP001\SUP.dwg Saved By: Save Time: 2/14/2020 11:34 AM  
 Plotted by: DR. RANKIN Plot Date: 2/14/2020 11:35 AM

**Site Plan Notes**

Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.

1. Firelanes and Site paving shall be concrete, designed and constructed per City standards.
2. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code, ADA and TAS requirements.
3. Mechanical units, dumpsters and trash compactors shall be screened in accordance with City Ordinance.
4. All signage contingent upon approval by Building Inspection Department.
5. Outdoor lighting shall comply with illumination standards within the City Code of Ordinances.

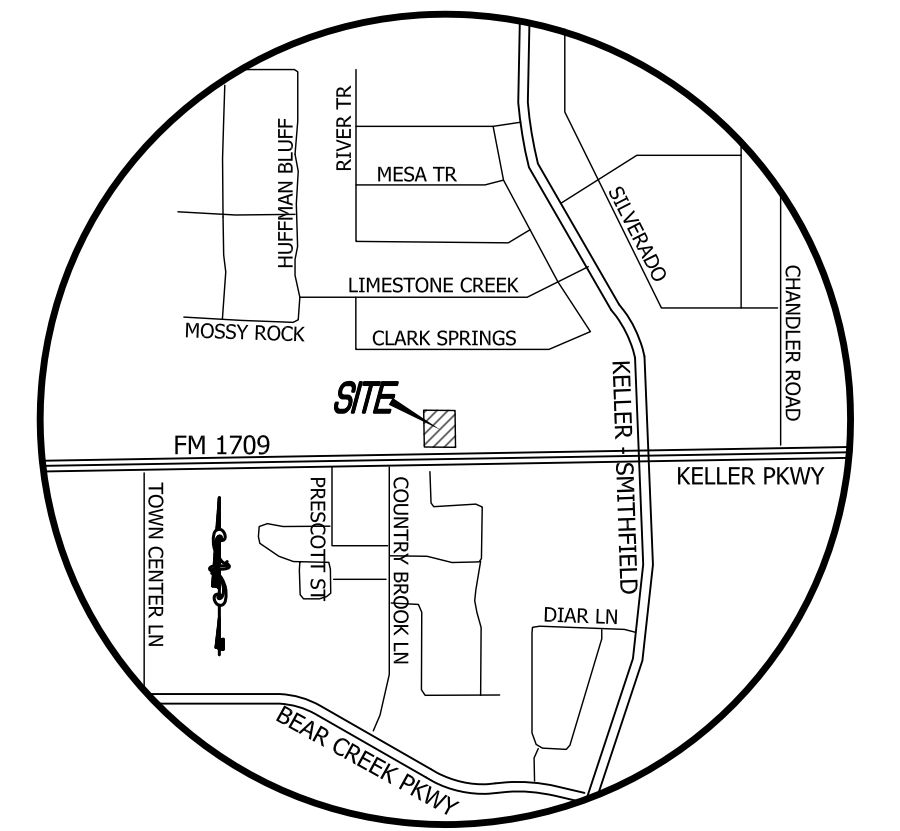
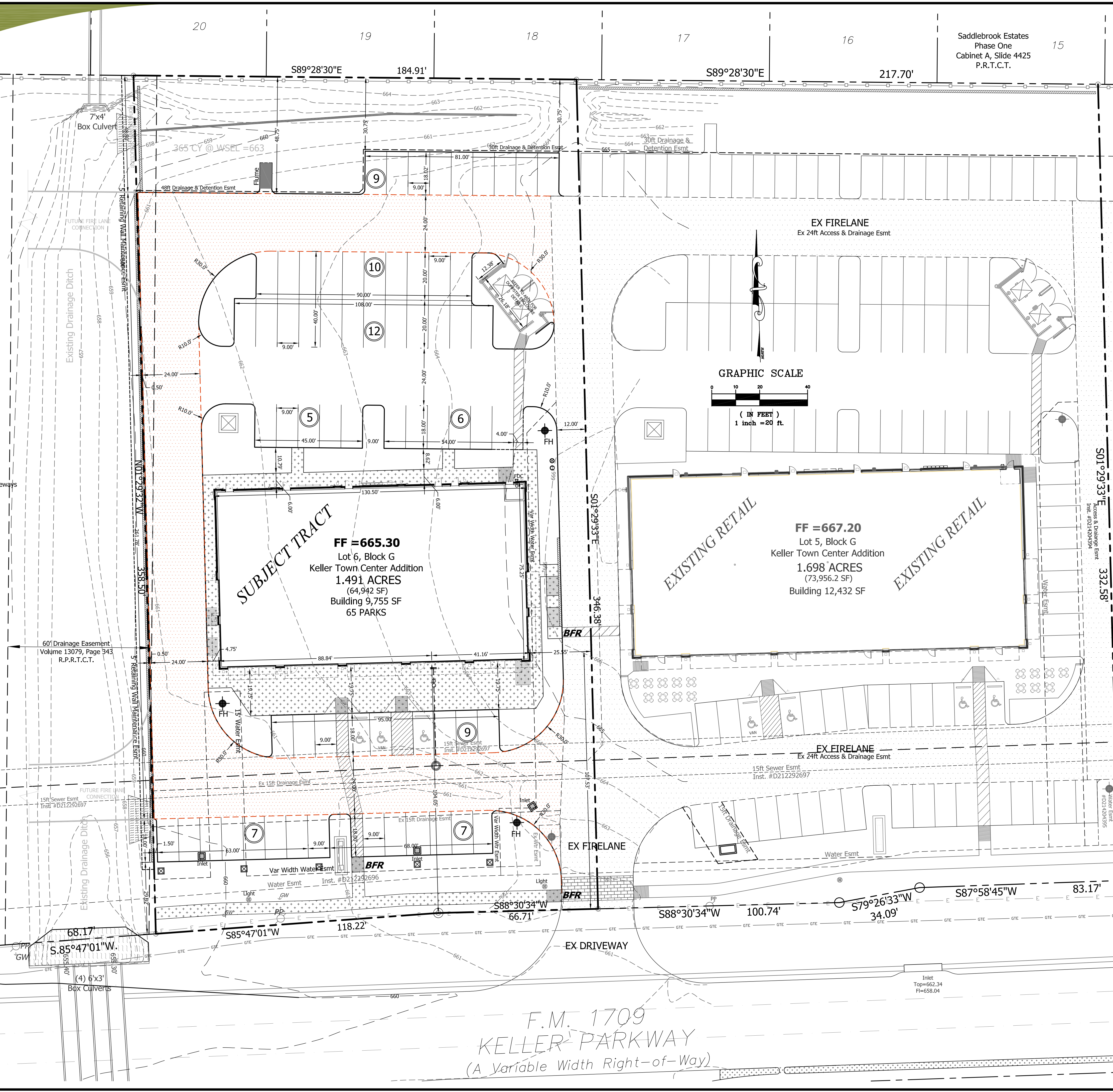
**GREENWAY-KELLER, LP**  
**TRACT I (Remainder)**  
**Instr. #D207093496**  
**3.4624 Acres**  
 (150,823 SF)

**ADDITIONAL SITE NOTES:**

- No Trees exist on site.
- No 100 year flood plain exists on property.
- All mechanical equipment shall be screened.
- 24 ft wide firelanes to have a minimum 30' inside radius.
- All dimensions to face of curb unless noted.
- All stripes to be painted white within development.
- Parking dimensions are 9' x 18' with 2' overhang.
- Parking dimensions are 9' x 20' with NO overhang.
- Concrete pavement construction of all walks, parking & driveways
- Landscape areas not to exceed 3:1 max slope.
- Firelanes not to exceed 6% max slope.

- ⑪ PROPOSED PARKING
- PROPOSED FIRE HYDRANT
- ⊗ PROPOSED SANITARY MANHOLE
- ⊗ PROPOSED WATER METER
- ⊗ PROPOSED SITE LIGHTING
- ▨ PROPOSED FIRELANE
- 725 --- EXISTING CONTOUR INTERVAL
- ⊙ EXISTING LIGHTPOLE
- ⊗ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊗ EXISTING POWER POLE W/ GUY WIRE

**REVIEWED**  
**CITY OF KELLER**  
 Released for Construction  
 Date \_\_\_\_\_  
 City Engineer \_\_\_\_\_



LOCATION MAP  
1" = 1000'

**LEGAL DESCRIPTION**

**FIELD NOTE DESCRIPTION**  
 BEING a 1.491 acre tract of land situated in the PAMELIA ALLEN SURVEY, ABSTRACT NO. 28 in the City of Keller, Tarrant County, Texas and being part of a 8.110 acre tract "Tract 1" to GREENWAY-KELLER, L.P. recorded in clerk file #D207093496 of the Official Public Records of Tarrant County, Texas and being more particularly described as follows:  
**BEGINNING** at an "X" in concrete set for the southwest corner of LOT 5, BLOCK G of KELLER TOWN CENTER recorded in document D216120748 of the Official Public Records of Tarrant County, Texas and being located in the north line of F.M. Road 1709 (Keller Parkway);  
**THENCE** along the north line of said Keller Parkway, SOUTH 88°30'34" WEST a distance of 66.71 feet to a concrete monument found for corner;  
**THENCE** continuing with the north line of said Keller Parkway, SOUTH 85°47'01" WEST a distance of 118.22 feet to a 5/8 inch iron rod set for corner;  
**THENCE** departing the north line of said Keller Parkway, NORTH 01°29'33" WEST a distance of 358.50 feet to a 5/8 inch iron rod set for corner in the south line of SADDLE BROOK ESTATES, PHASE ONE recorded in Cabinet A, Slide 4425;  
**THENCE** along the south line of said SADDLE BROOK ESTATES, PHASE ONE, SOUTH 88°28'30" EAST a distance of 184.91 feet to a 5/8 inch iron rod set for corner;  
**THENCE** departing the south line of said SADDLE BROOK ESTATES, PHASE ONE, SOUTH 01°29'33" EAST a distance of 346.38 feet to the POINT OF BEGINNING;  
**CONTAINING** within these metes and bounds 1.491 acres or 64,942 square feet of land more or less.

**SPECIFIC USE PERMIT REQUEST to ALLOW**  
**SINGLE STORY (1) BUILDING CONSTRUCTION**  
**within TC ZONING (TOWN CENTER) DISTRICT**

**BLOCK G, LOT 6 SITE INFORMATION**  
 LAND AREA: 64,942 SF or 1.491 ACRES  
 ZONING: TC - TOWN CENTER  
 PROPOSED USE: RETAIL / RESTAURANT  
 BUILDING AREA: 9,755 SF  
 BUILDING HEIGHTS: 26' (1 STORY - Average Height 24.5')  
 FLOOR TO AREA: 0.15:1 (9,750/64,942)  
 LOT COVERAGE: 15.0%  
 PARKING REQUIRED: RETAIL (1,130/200 sf) = 6 SPACES  
 PARKING REQUIRED: RESTAURANT (8,625/150 sf) = 58 SPACES  
 PARKING PROVIDED: 64 SPACES  
 TOTAL IMPERVIOUS SURFACE: 49,581 SF (76.3%)  
 TOTAL LANDSCAPE AREA: 15,361 SF (23.7%)

**SPECIFIC USE PERMIT**  
**~KELLER PLACE~**

**KELLER TOWN CENTER ADDITION**  
**BLOCK G, LOT 6**  
**1.491 ACRES ~ PAMELIA ALLEN SURVEY**  
**ABSTRACT #028**  
**KELLER, TARRANT COUNTY, TEXAS**  
**ZONING: TC**  
**(TOWN CENTER)**

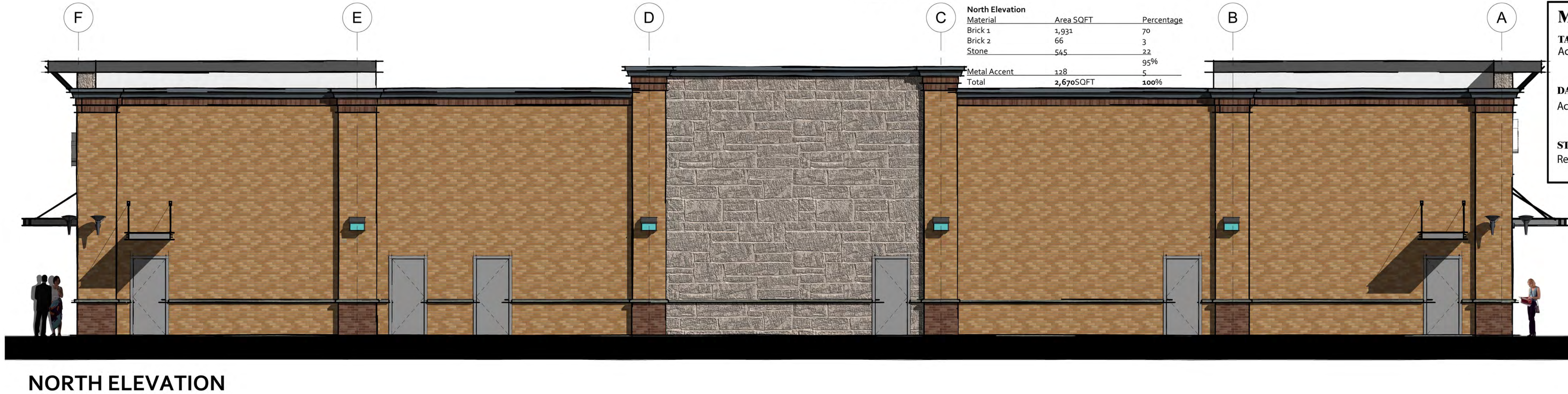
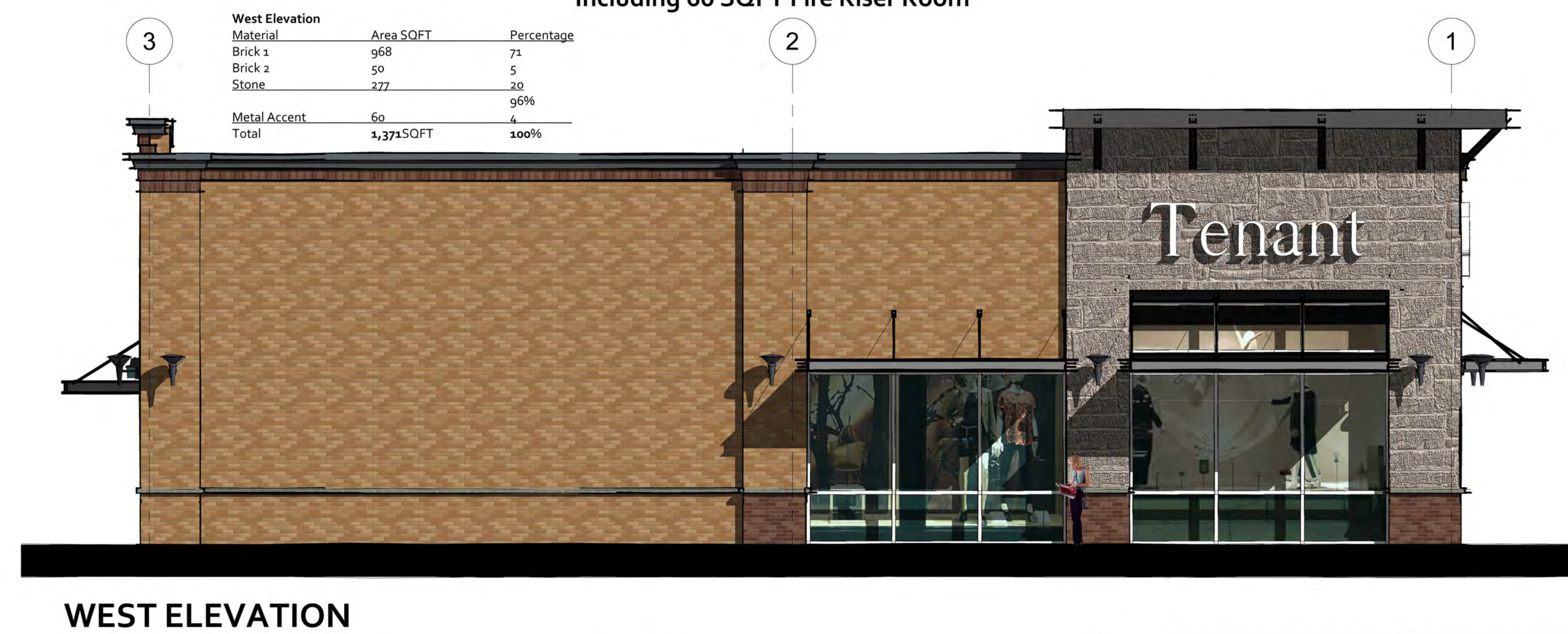
**OWNER / DEVELOPER:**  
 CHAPPS INVESTMENTS KELLER  
 6 JERIMIAH LANE  
 LADERA RANCH, CA 92694  
 (305) 610-4392

**ARCHITECT:**  
 HODGES & ASSOCIATES  
 13642 OMEGA DRIVE  
 DALLAS, TEXAS 75244  
 (972) 387-1000

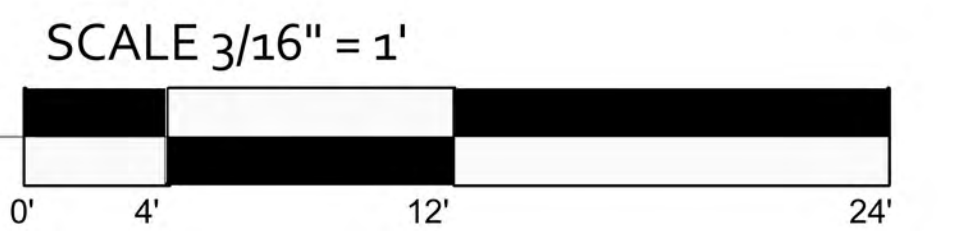
**CIVIL ENGINEER:**  
 DR RANKIN, PLLC  
 TBPE FIRM #8838  
 2321 DAYBREAK TRAIL  
 PLANO, TEXAS 75093  
 (972) 378-0683

**SURVEYOR:**  
 AJ BEDFORD GROUP, INC.  
 301 NORTH ALAMO ROAD  
 ROCKWALL, TEXAS 75087  
 (972) 722-0225  
 FAX 0361

Submittal: 01-08-20  
 Revised: 02-14-20



MASONRY INFORMATION	
<b>TAN BRICK - BRICK 1</b>	Acme Brick, Contact: Brad Burks (817)-685-9541 Steele Gray; Smooth; King
<b>DARK BRICK - BRICK 2</b>	Acme Brick, Contact: Brad Burks (817)-685-9541 Ebony; Smooth; King
<b>STONE</b>	Reading Rock-Rock Cast, Contact: Brad Burks (817)-685-9541 Commonwealth Gray; Chisel



# Keller Marketplace Elevations