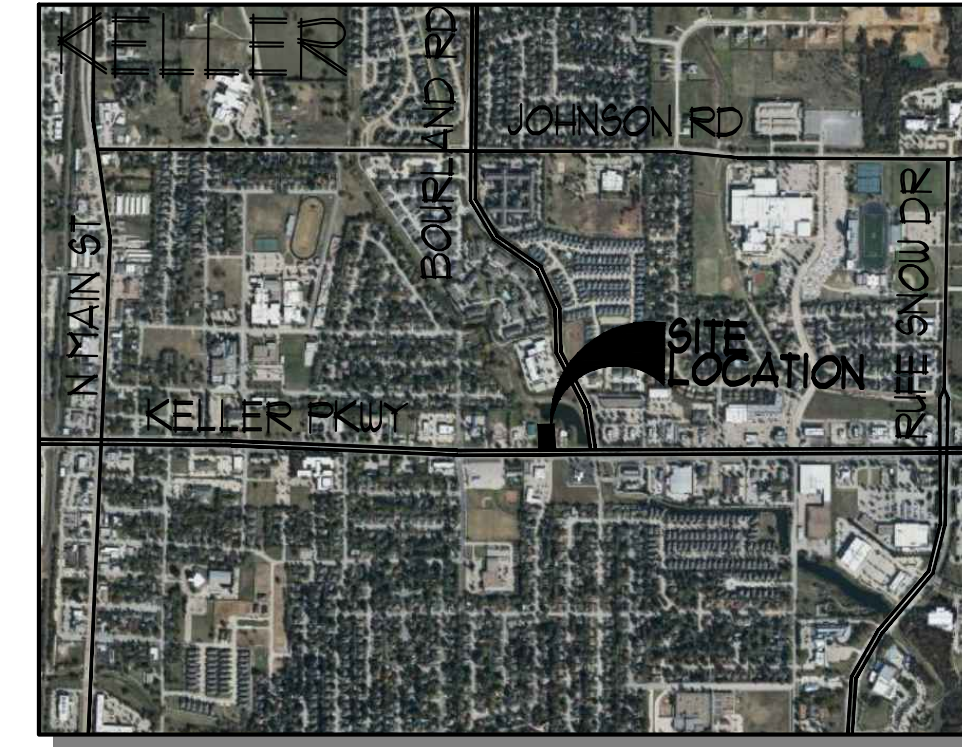


# SITE PLAN SUBMITTAL

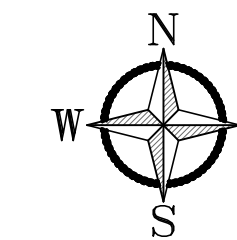
JUNE 1, 2023

## 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
<b>COVER</b>		<b>MEP PLANS</b>	
T1	TITLE SHEET 01	E11	SITE LIGHTING PLAN 12
<b>ARCHITECTURAL PLANS</b>		<b>OTHER</b>	
SP10	SITE PLAN & SITE DATA CHART		
SP11	SITE PLAN w/ SAT PHOTO		PLAT
C10	EXTERIOR ELEVATIONS		SPRY TREE & TOPOGRAPHIC SURVEY 14
C11	EXTERIOR ELEVATIONS 05		
C12	EXTERIOR COLOR SAMPLES		
<b>LANDSCAPE PLANS</b>			
LPI1	TREE PRESERVATION PLAN		
LPI2	LANDSCAPE PLAN		
<b>CIVIL SITE PLANS</b>			
C110	PRE-DEVELOPED DRAINAGE AREA MAP		
C111	PRE-DEVELOPED DRAINAGE AREA MAP 10		
C120	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 PAVING AREA	1,200 SF
NEW WALKWAY PAVING AREA OFF-SITE	94 SF
TOTAL PAVED AREA	34,762 SF 66.1% 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	
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.

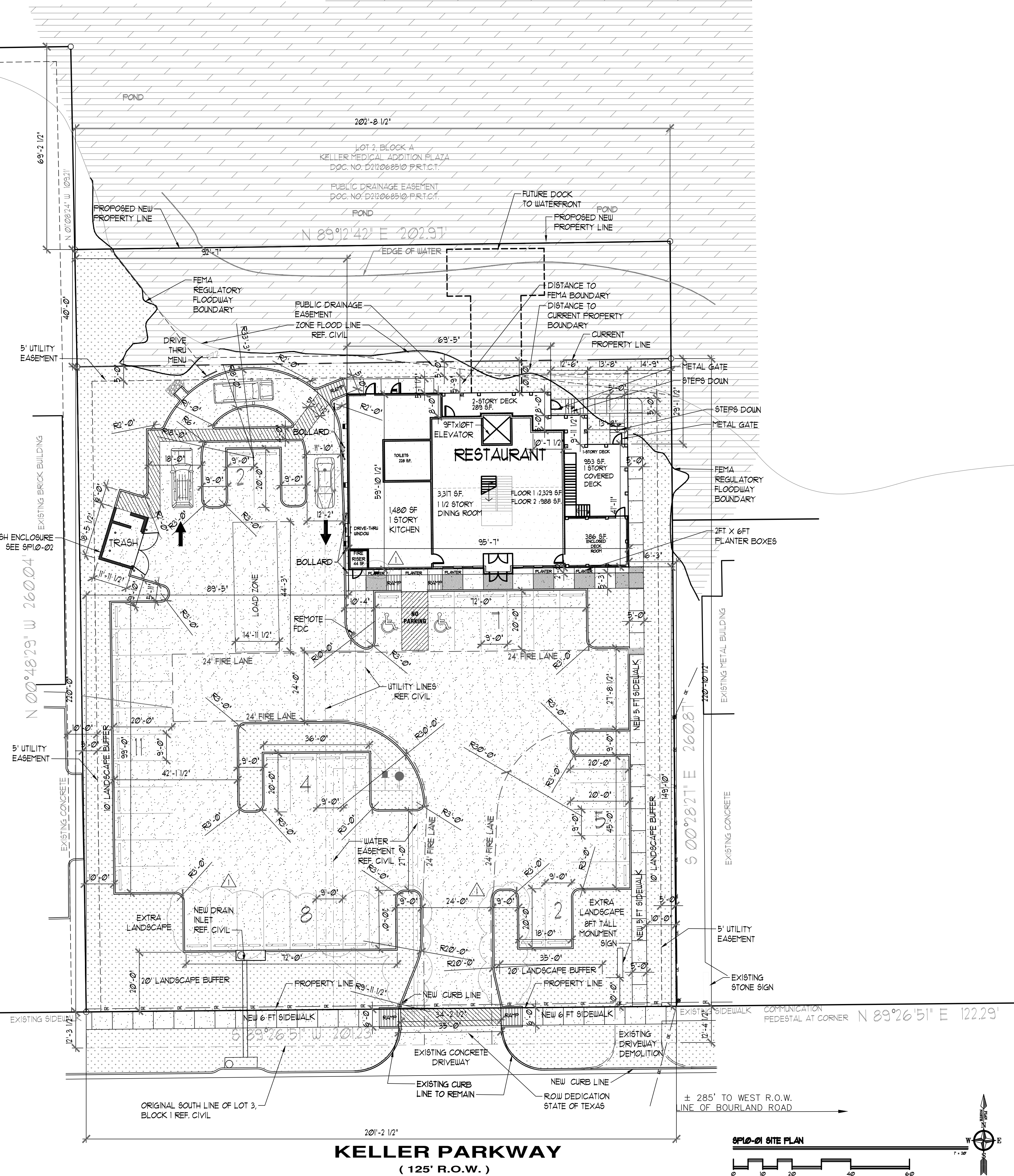
**TOTAL BUILDING AREAS**

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
		+ 5,460 SF
SECOND FLOOR	RESTAURANT DINING	160 SF
	2ND FLOOR GROSS	160 SF
	COVERED DECK	+ 199 SF
		+ 359 SF
TOTAL	BUILDING GROSS	4,627 SF TOTAL
	BUILDING GROSS w/ COVERED DECKS	6,691 SF TOTAL

**SITE PLAN APPLICATION:**

Variances are listed below:

- Landscape Buffer:** On the South side (FH 1193) 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 (1 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.



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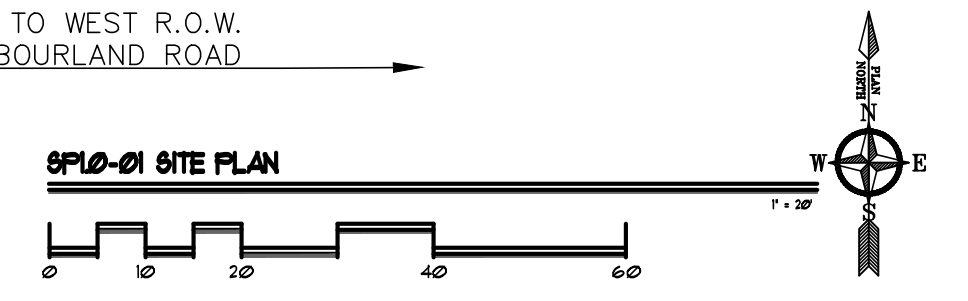
**TE'JUN RESTAURANT  
541 KELLER PARKWAY  
KELLER, TEXAS 76248**

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**

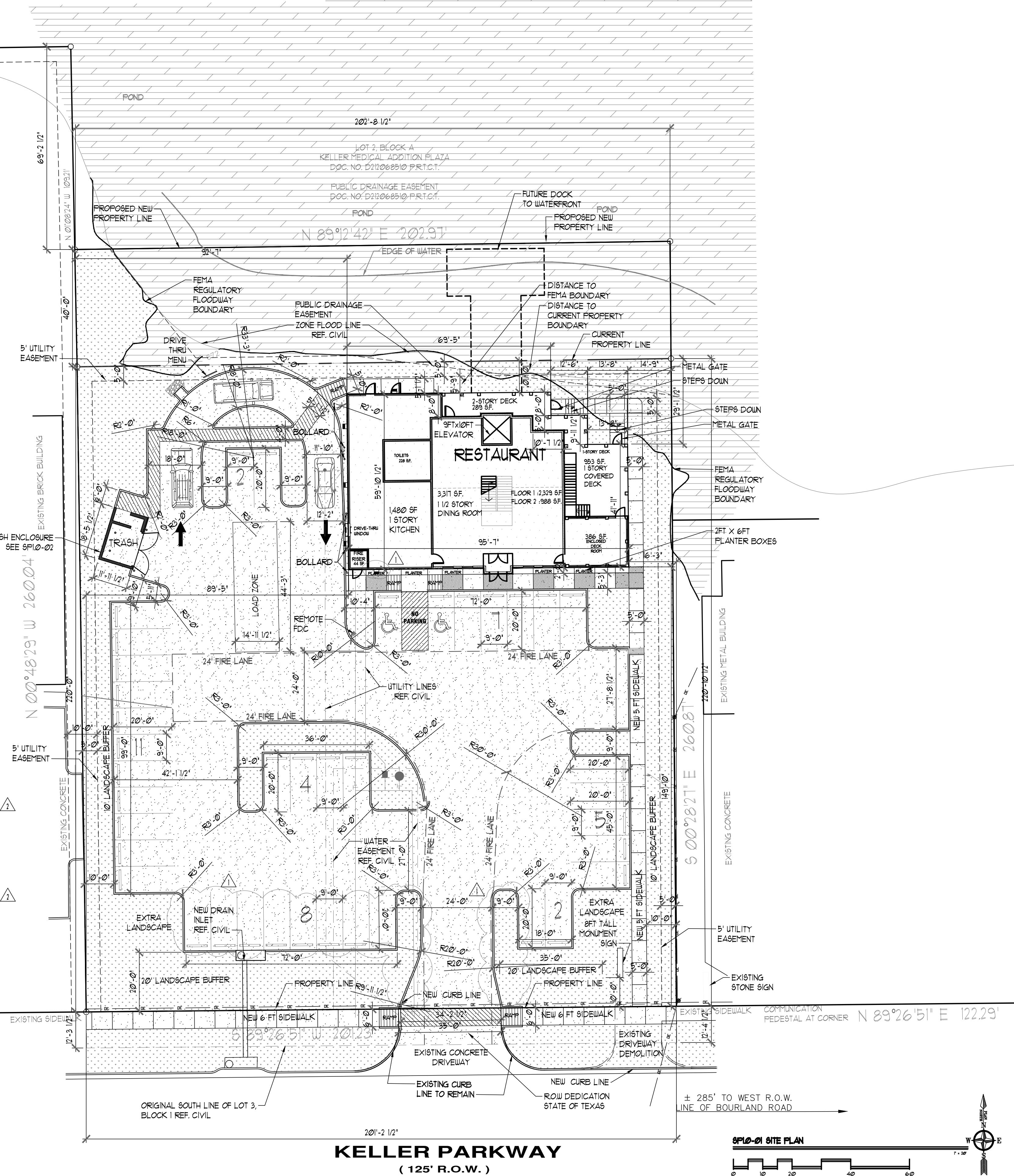
LEGAL DESCRIPTION	TEAM ADDITION LOT 1, BLOCK A
CURRENT LAND USE	UNIMD PREVIOUS DEVELOPMENT
CURRENT ZONING	R-KETAIL, PD - 1323
AREA OF SITE	52,617 SF (1.208 ACRES)
BUILDING GROSS	9,459 SF
COVERED DECKS	1,242 SF
TOTAL BUILDING GROSS w/ COVERED DECKS	10,701 SF
BUILDING TO SITE COVERAGE	20.1% OF SITE
PAVING 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 46.6% OF SITE
TOTAL PAVED AREA	4,459 SF 8.5% OF SITE
TOTAL LANDSCAPE AREA	14,415 SF 27.4% 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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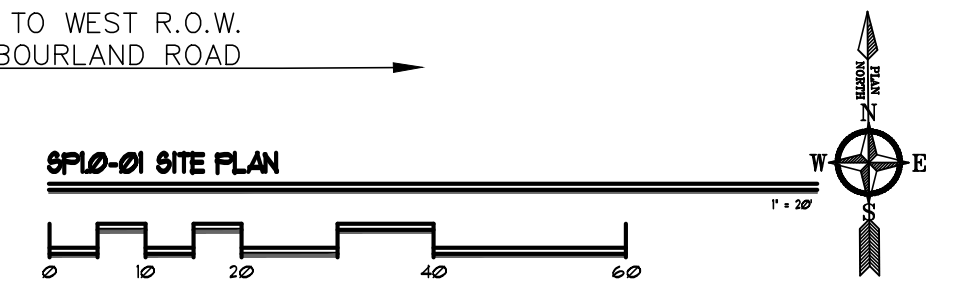
**TE'JUN RESTAURANT  
541 KELLER PARKWAY  
KELLER, TEXAS 76248**

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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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 %
	<b>TOTAL</b>	<b>1,922 SF.</b>	<b>100 %</b>
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 %
	<b>TOTAL</b>	<b>1,419 SF.</b>	<b>100 %</b>
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 %
	<b>TOTAL</b>	<b>2,074 SF.</b>	<b>100 %</b>
WEST ELEVATION	NATURAL STONE	484 SF.	33.2 %
	CEMENT FIBER BOARD	888 SF.	60.8 %
	TIMBER	-	0.0 %
	GLAZING/DOOR	88 SF.	6.0 %
	<b>TOTAL</b>	<b>1,460 SF.</b>	<b>100 %</b>



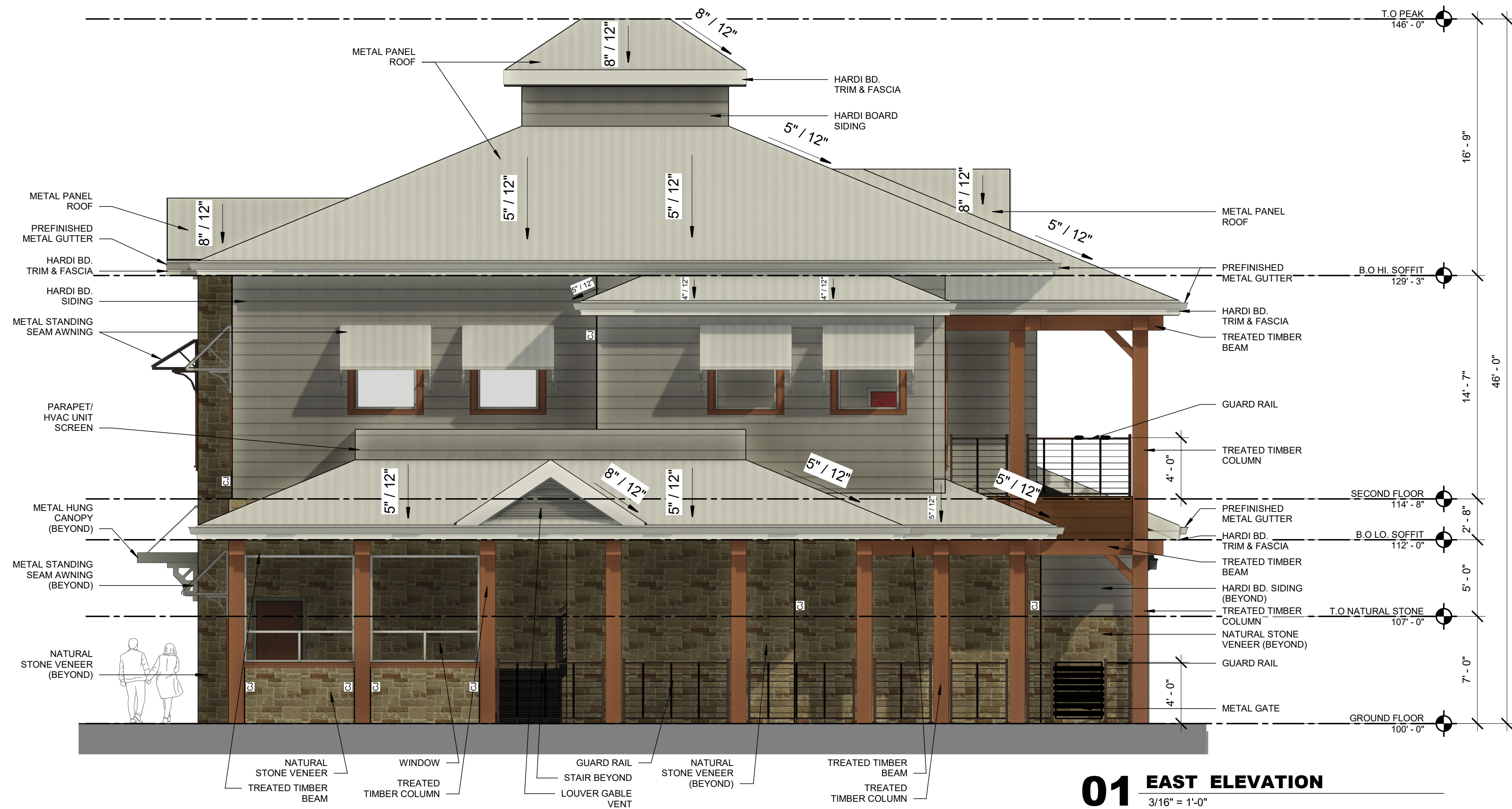
**EXTERIOR MATERIALS SPECIFICATIONS**  
ALL MATERIALS AND COLORS TO BE APPROVED BY ARCHITECT AND OWNER PRIOR TO INSTALLATION

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

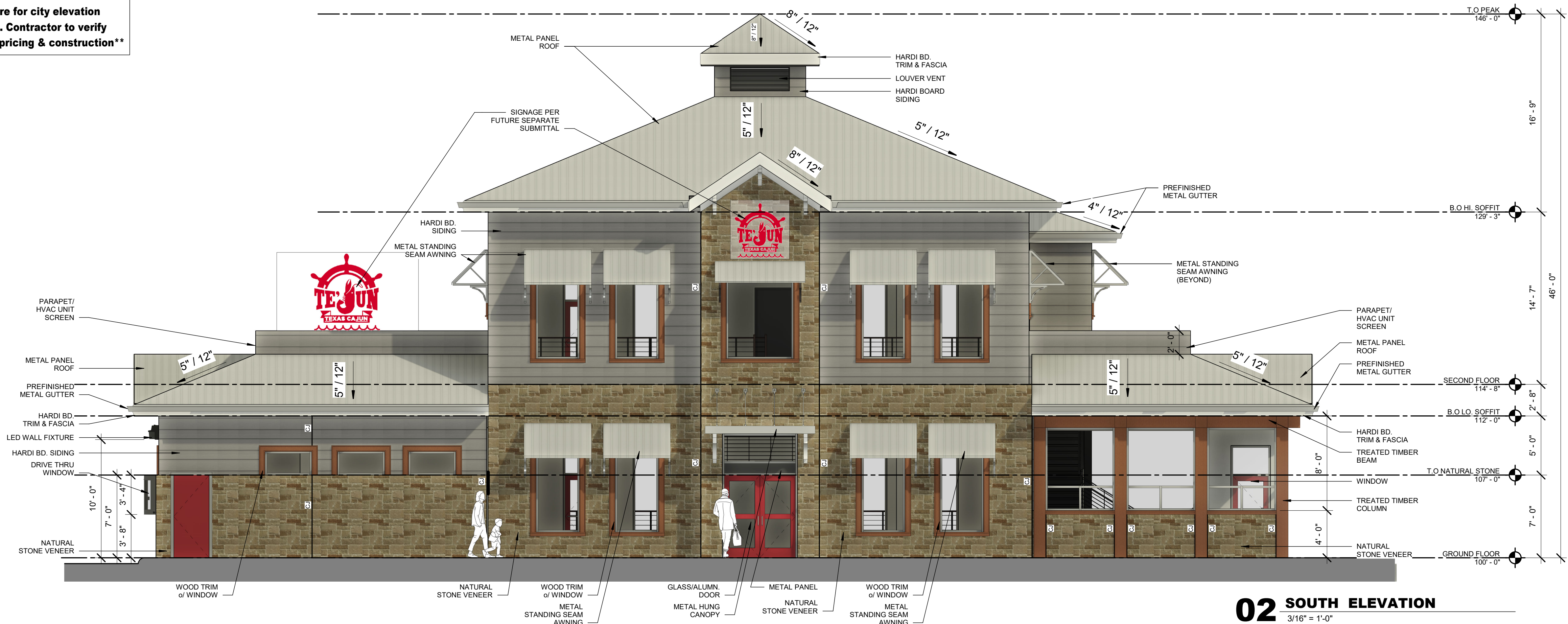
**\*\*Material numbers are for city elevation review only. Contractor to verify material quantity for pricing & construction\*\***

**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 %
	<b>TOTAL</b>	<b>6,875 SF.</b>	<b>100 %</b>



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



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

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ARCHITECTS  
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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**

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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 %
	<b>TOTAL</b>	<b>1,922 SF.</b>	<b>100 %</b>

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 %
	<b>TOTAL</b>	<b>1,419 SF.</b>	<b>100 %</b>

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 %
	<b>TOTAL</b>	<b>2,074 SF.</b>	<b>100 %</b>

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

**BUILDING SUMMARY OF ALL ELEVATIONS (OUT FACING ELEVATIONS ONLY)**

	FINISH	AREA	PERCENTAGE
ALL ELEVATION	NATURAL STONE	2,660 SF.	38.7 %
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	GLAZING/DOOR	1,093 SF.	15.9 %
	<b>TOTAL</b>	<b>6,875 SF.</b>	<b>100 %</b>

**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

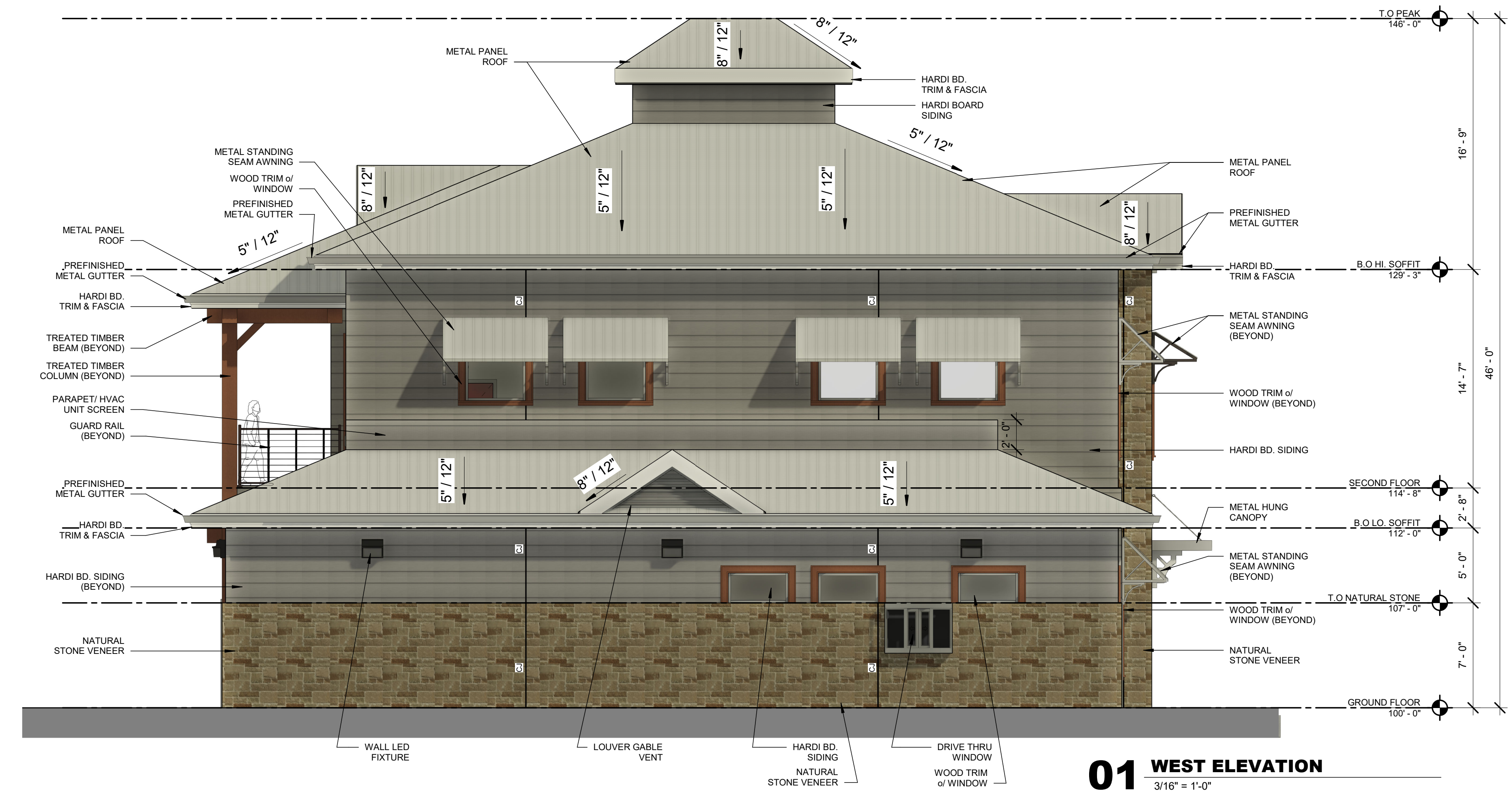
**ALUMINUM WINDOWS**  
KAWNEER SERIES 451 UT COLOR: CLEAR ANODIZED ALUMINUM LOW E TINT- ANNEALED  
SOLARBAN 90 (2) SOLARBronze + CLEAR INSULATING GLASS COLOR: LOW E TINT - BRONZE

**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

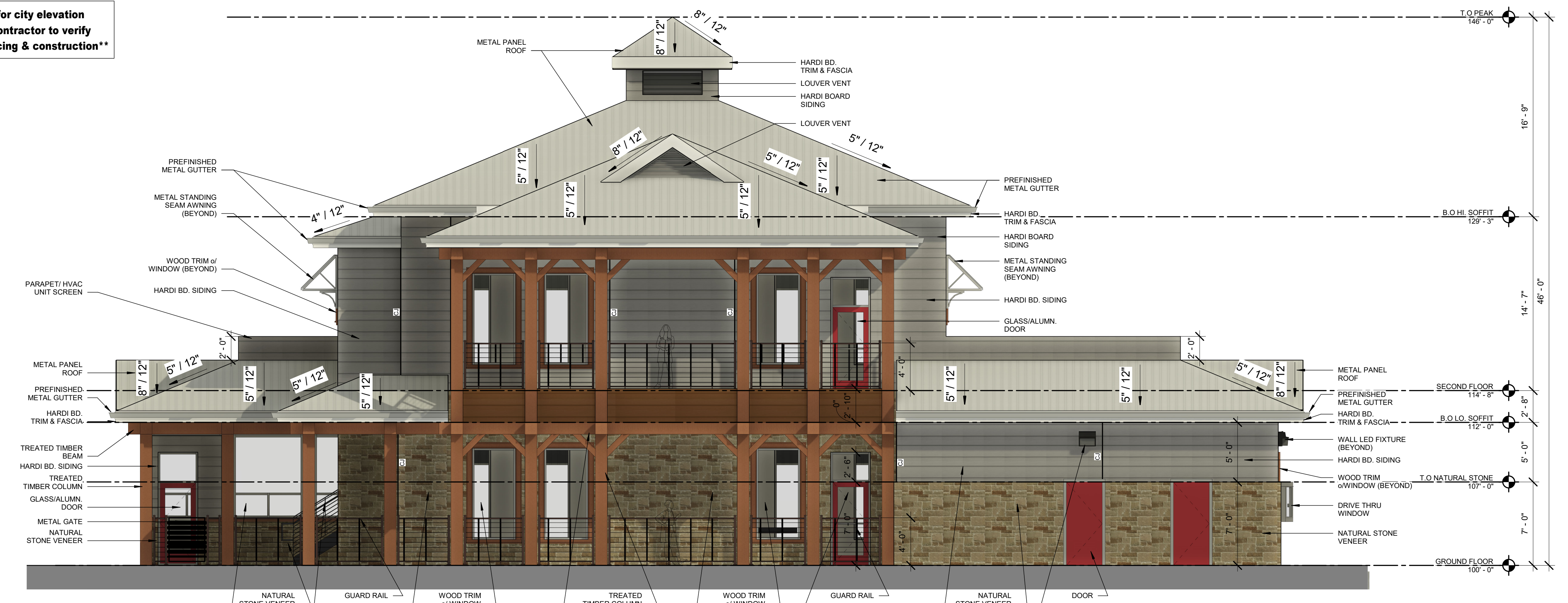
**METAL DOORS PAINT**  
SHERWIN WILLIAMS- EXT. ACRYLIC COLOR: POSITIVE RED - SW 6871

**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\*\***



**01 WEST ELEVATION**  
3/16" = 1'-0"



**02 NORTH ELEVATION**  
3/16" = 1'-0"

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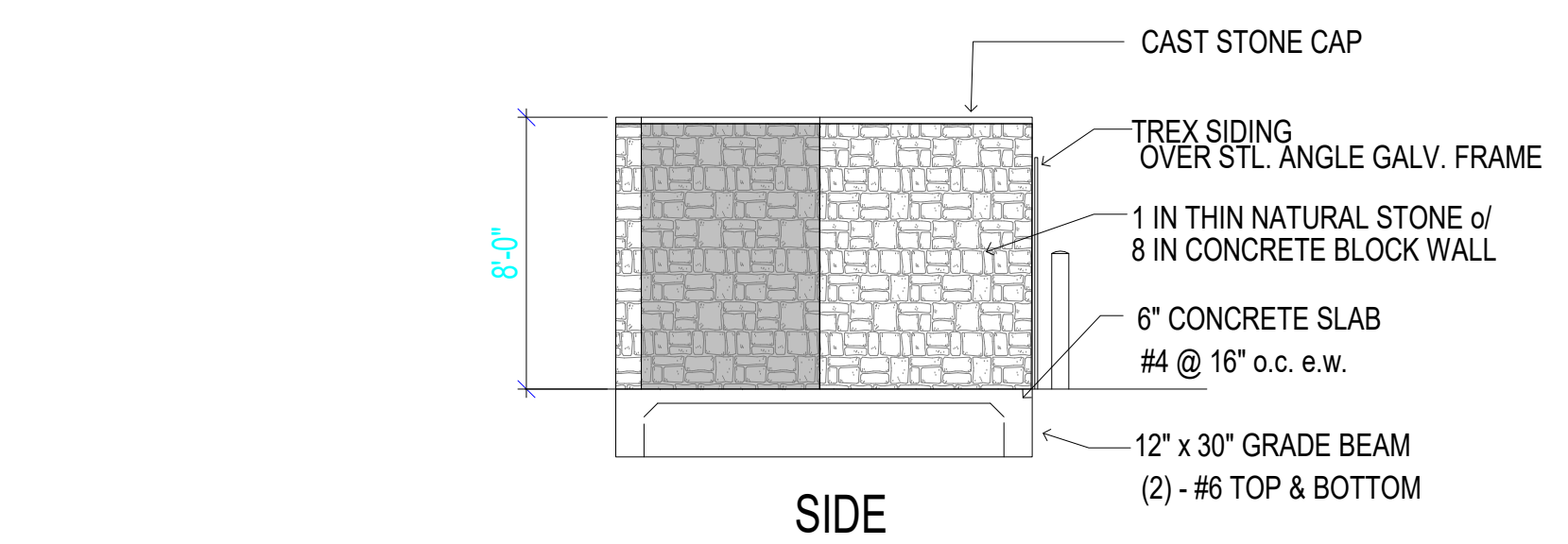
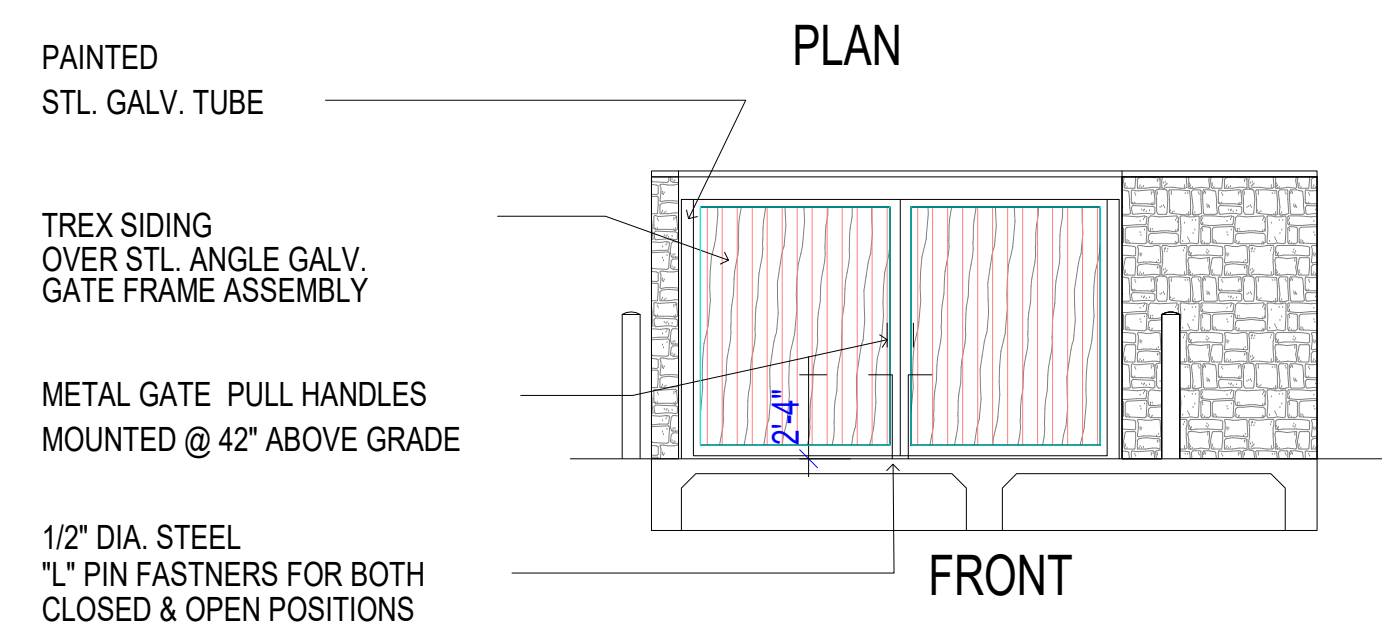
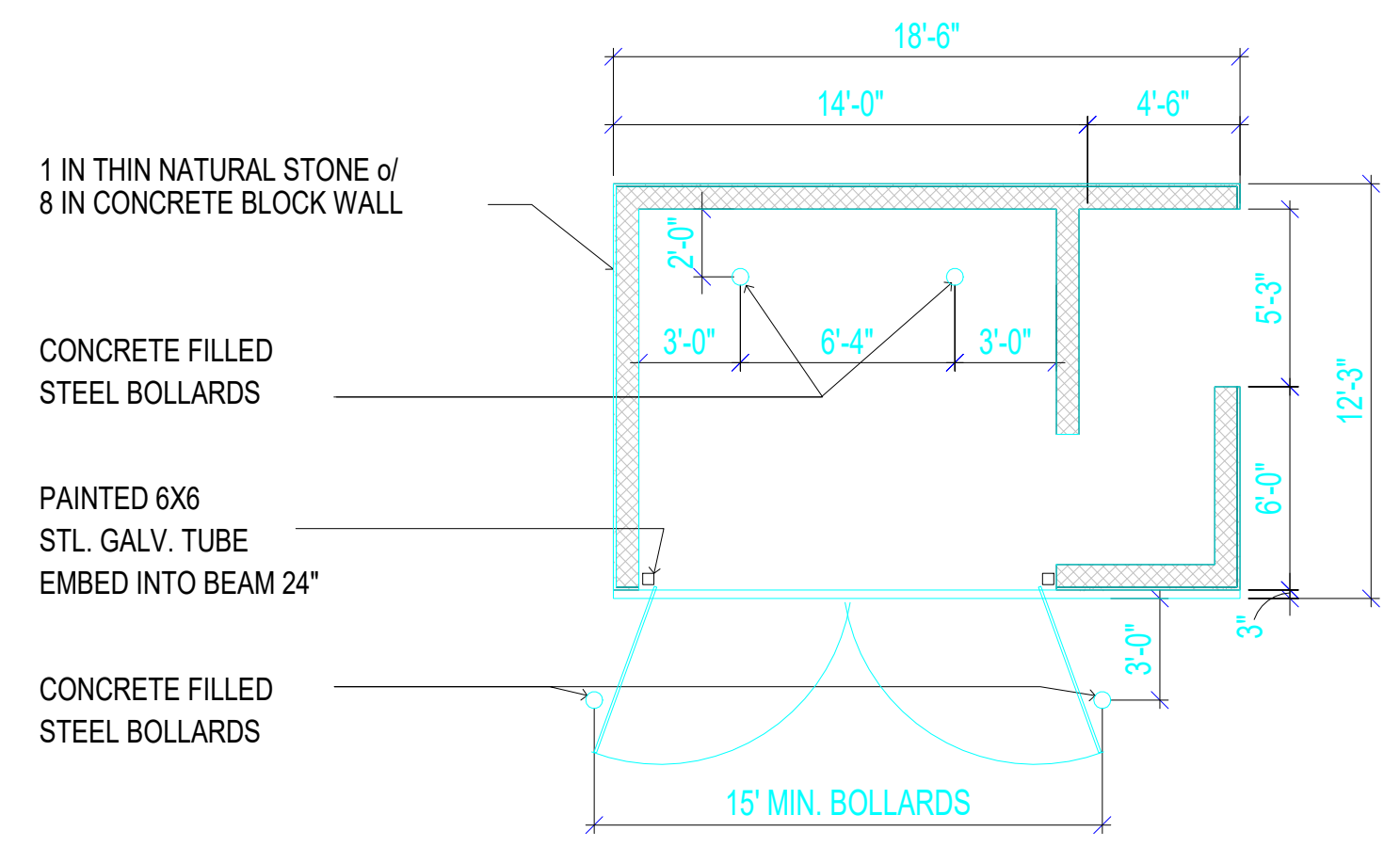
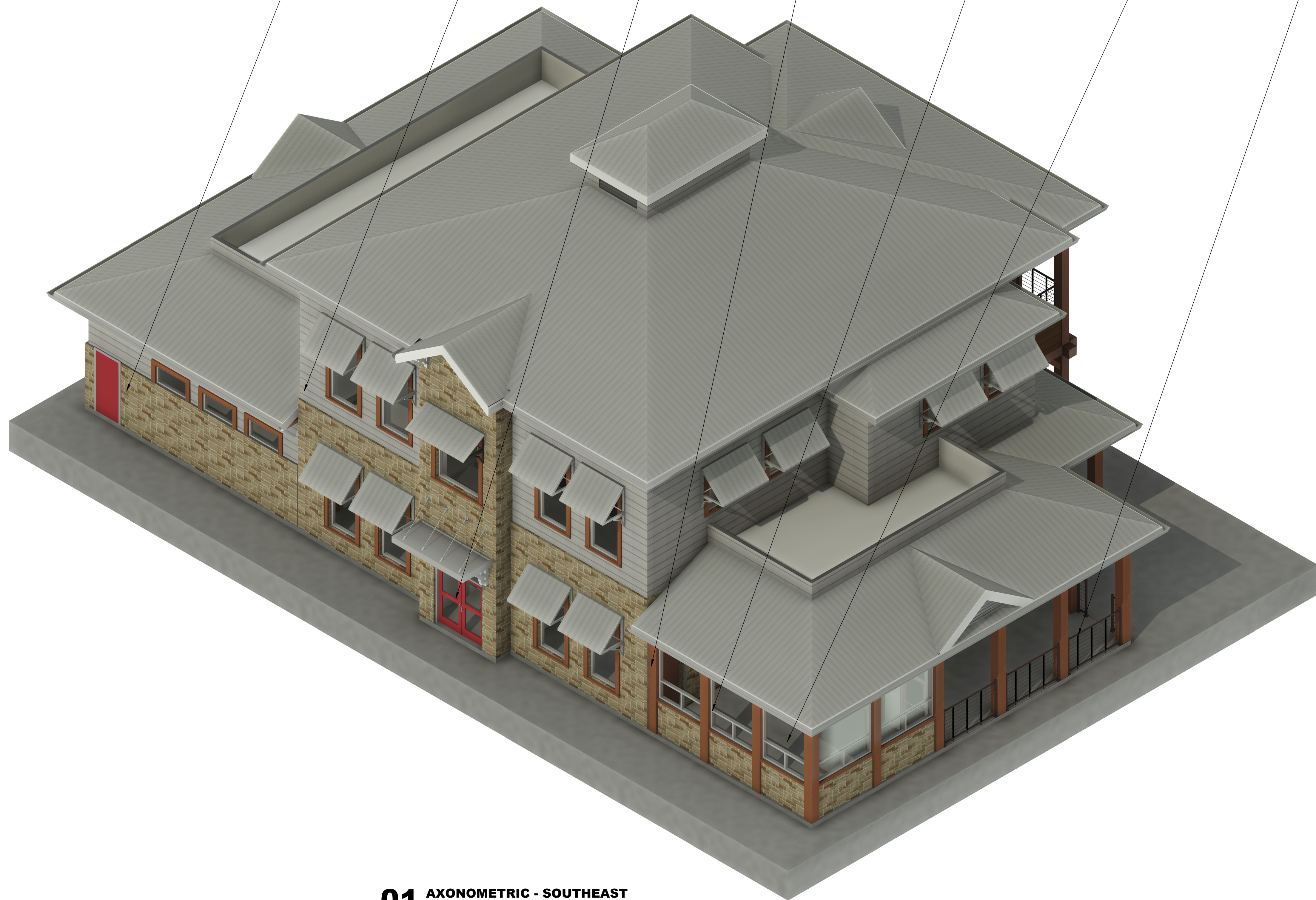
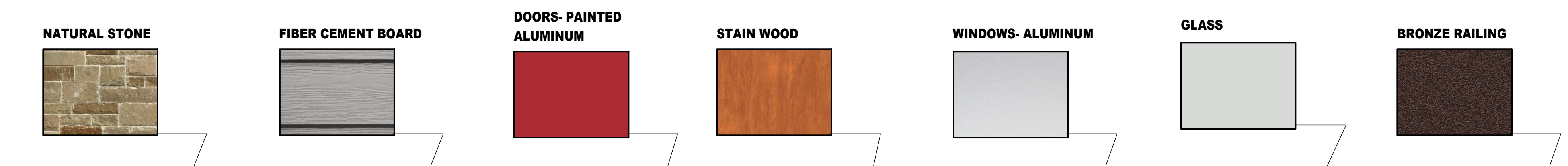
ISSUE DATE:  
**05/31/2023**

ISSUE FOR:  
**SITE PERMIT**

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SHEET:  
**C1.1**

**EXTERIOR COLOR SAMPLES**



**TRASH ENCLOSURE PLAN**

3/16" = 1'-0"

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3004 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (817) 667-0014  
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541 KELLER PARKWAY  
KELLER, TEXAS 76248**

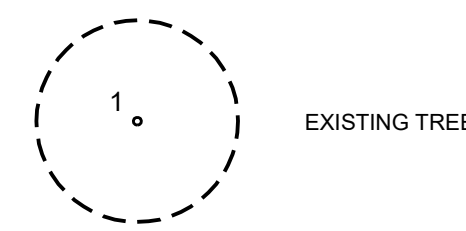
ISSUE DATE:  
**05/31/2023**

ISSUE FOR:  
**SITE PERMIT**

SHEET TITLE:  
**EXTERIOR  
COLOR SAMPLES**

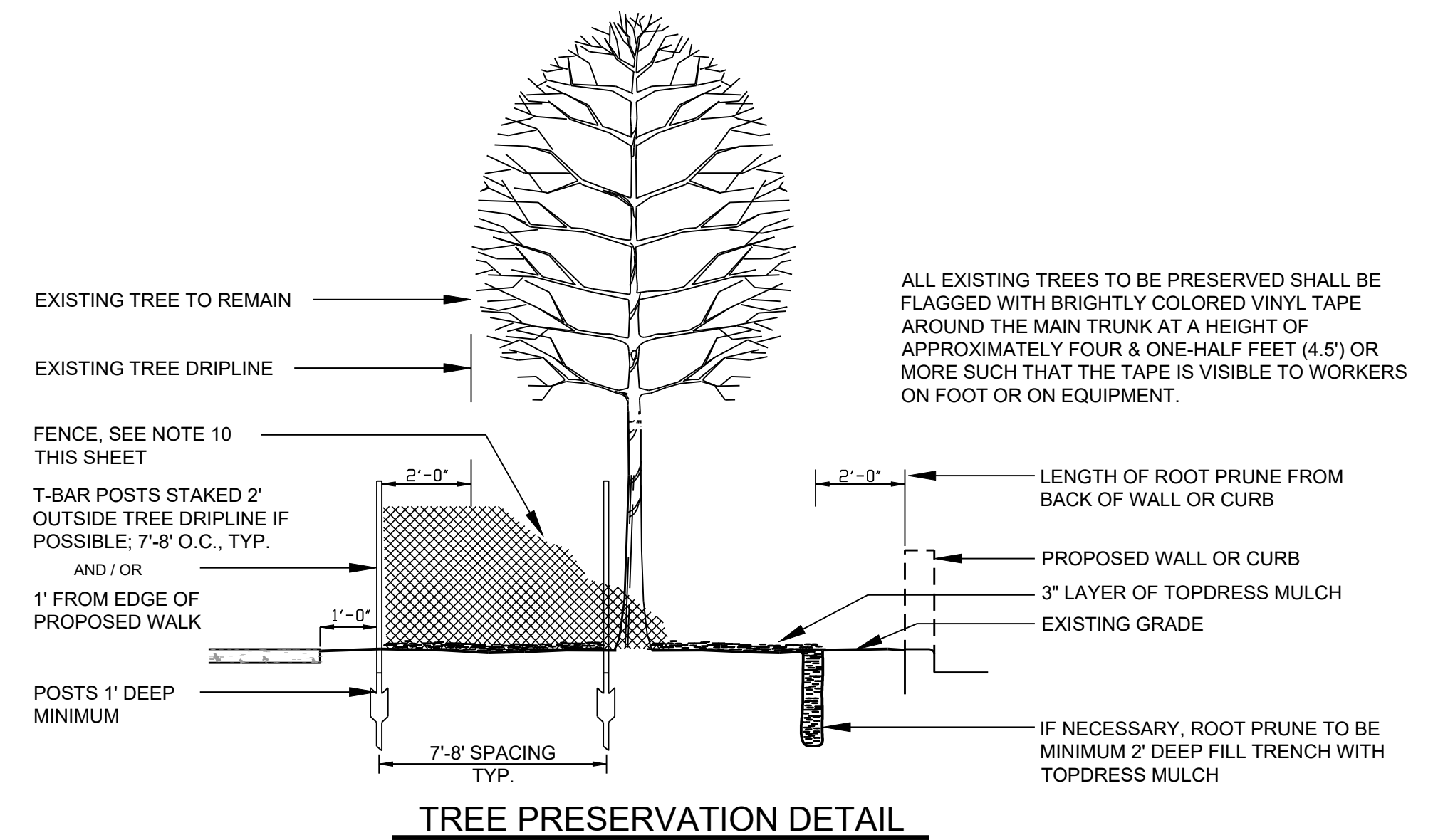
SHEET:  
**C1.2**

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.

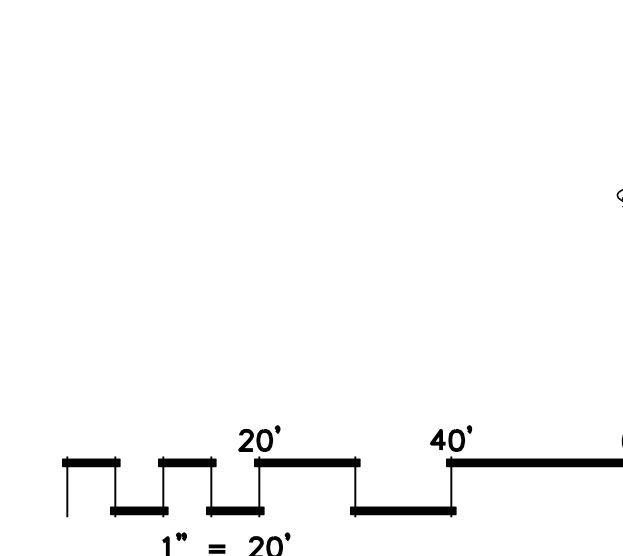
GENERAL NOTES

- 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

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE LANDSCAPE ARCHITECT NEITHER ASSUMES, NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

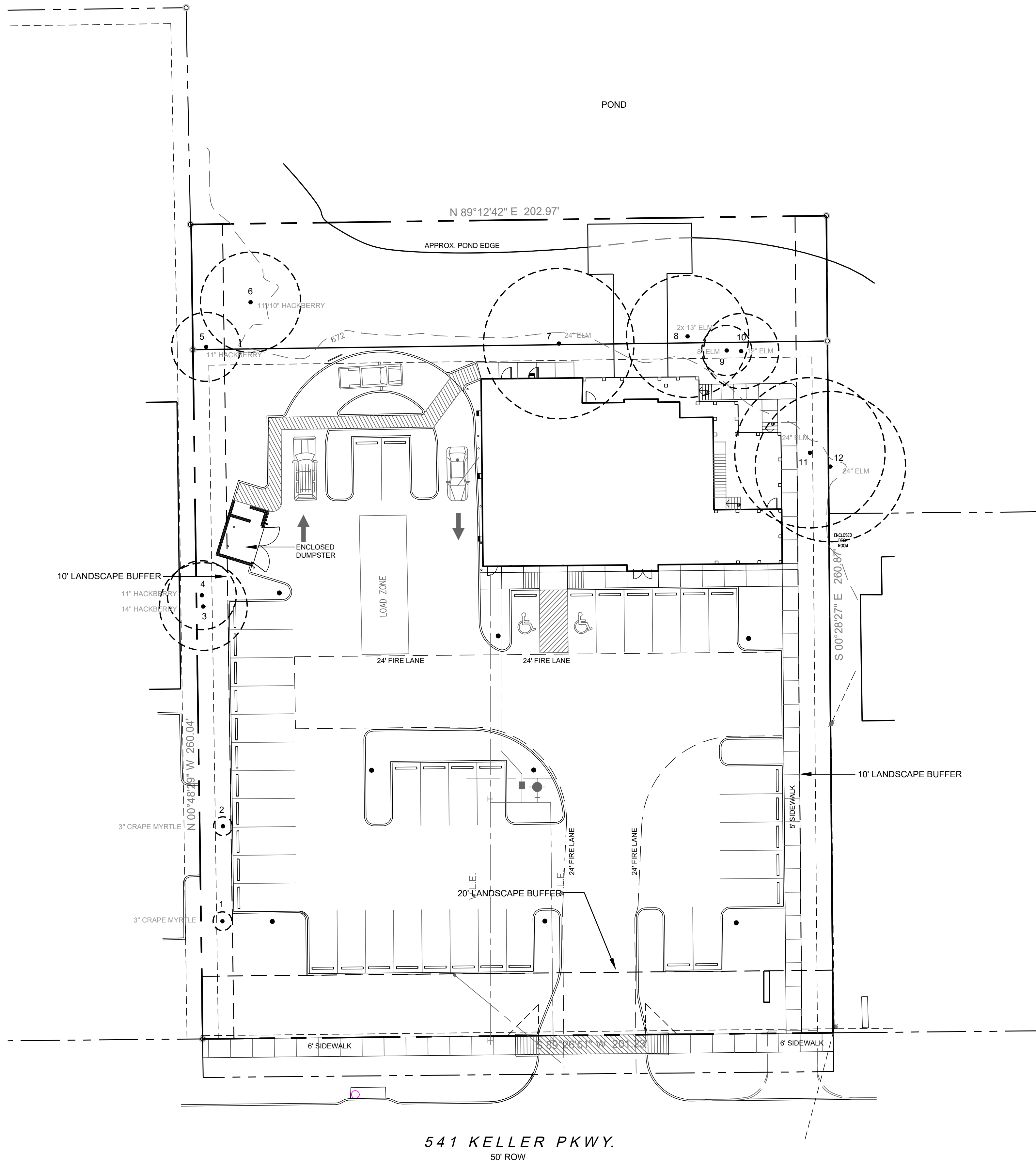
CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MODERNGREEN, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.



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

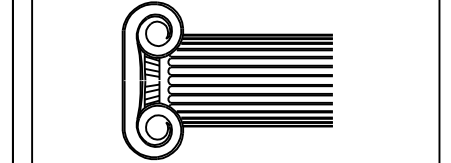


541 KELLER PKWY.  
50' ROW

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  
© COPYRIGHT 2023 TERRY R. CUNNINGHAM



**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**

- 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.
- 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.
- DETAILED IRRIGATION PLANS WILL BE SUBMITTED WITH CONSTRUCTION PLANS.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY OF KELLER.
- 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.
- 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	201.23 / 50' x 2 = 8.04 (8) TREES
PROVIDED STREET BUFFER TREES	8 TREES
4" CALIPER MIN.	
REQUIRED SIDE LOT BUFFER TREES	18 TREES
WEST BUFFER - 1 TREE / 30 LF OF BUFFER	260.87 / 30' = 8.69 (9) TREES
EAST BUFFER - 1 TREE / 30 LF OF BUFFER	260.87 / 30' = 8.69 (9) TREES
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	201.23 / 50' x 2 = 8.05 (8) TREES
PROVIDED ORNAMENTAL BUFFER TREES	8 TREES
REQUIRED PARKING LOT LANDSCAPING	XXX SF
15% OF PARKING LOT	XXX x 15% = X SF
PROVIDED PARKING LOT LANDSCAPING	XXX SF
	XX %

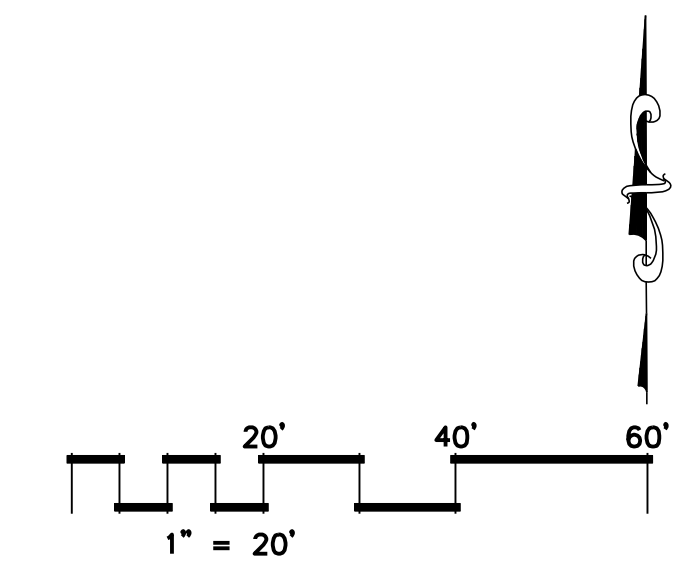
**PLANT SCHEDULE**

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	

**GENERAL UTILITY NOTE**

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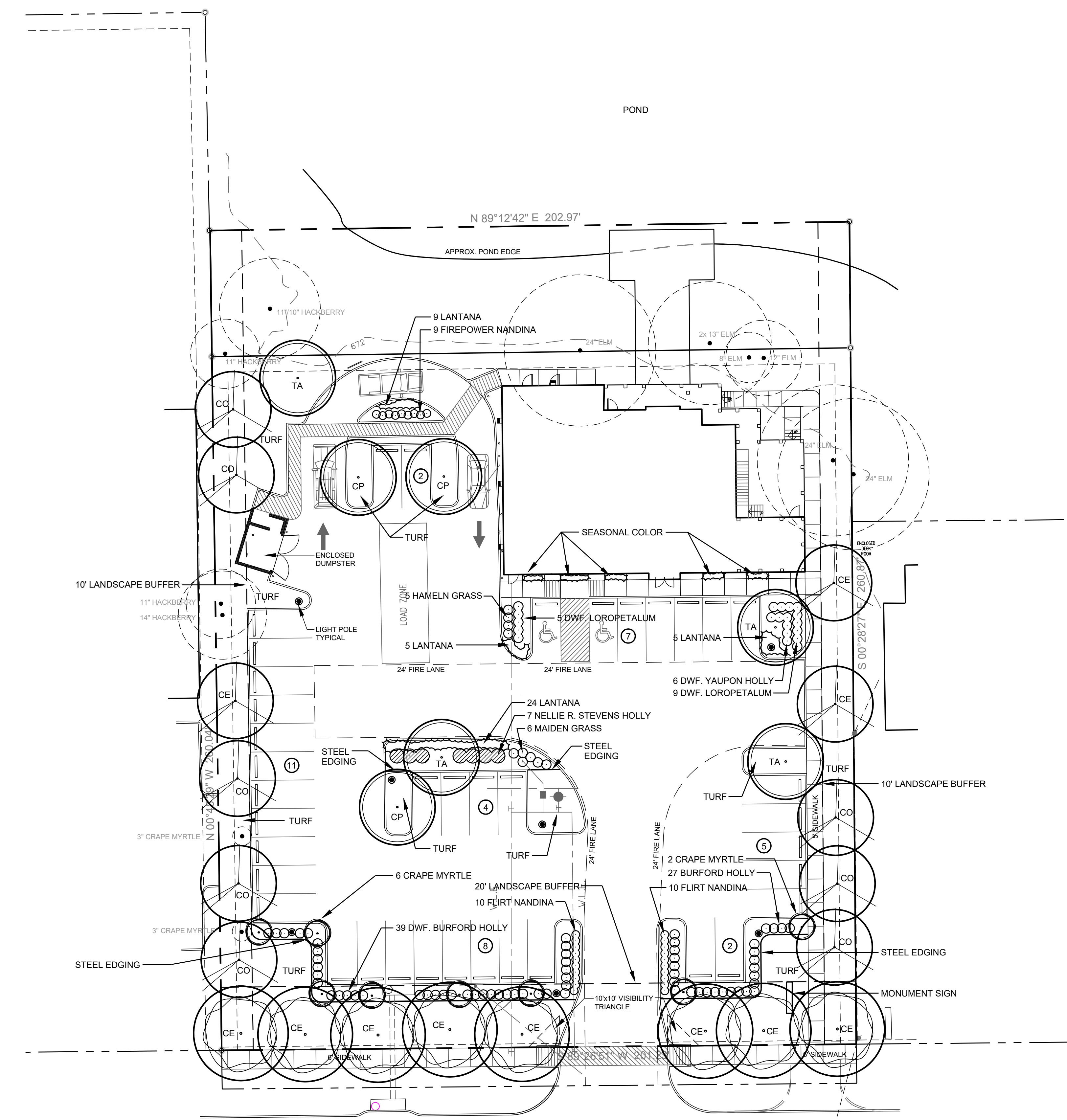
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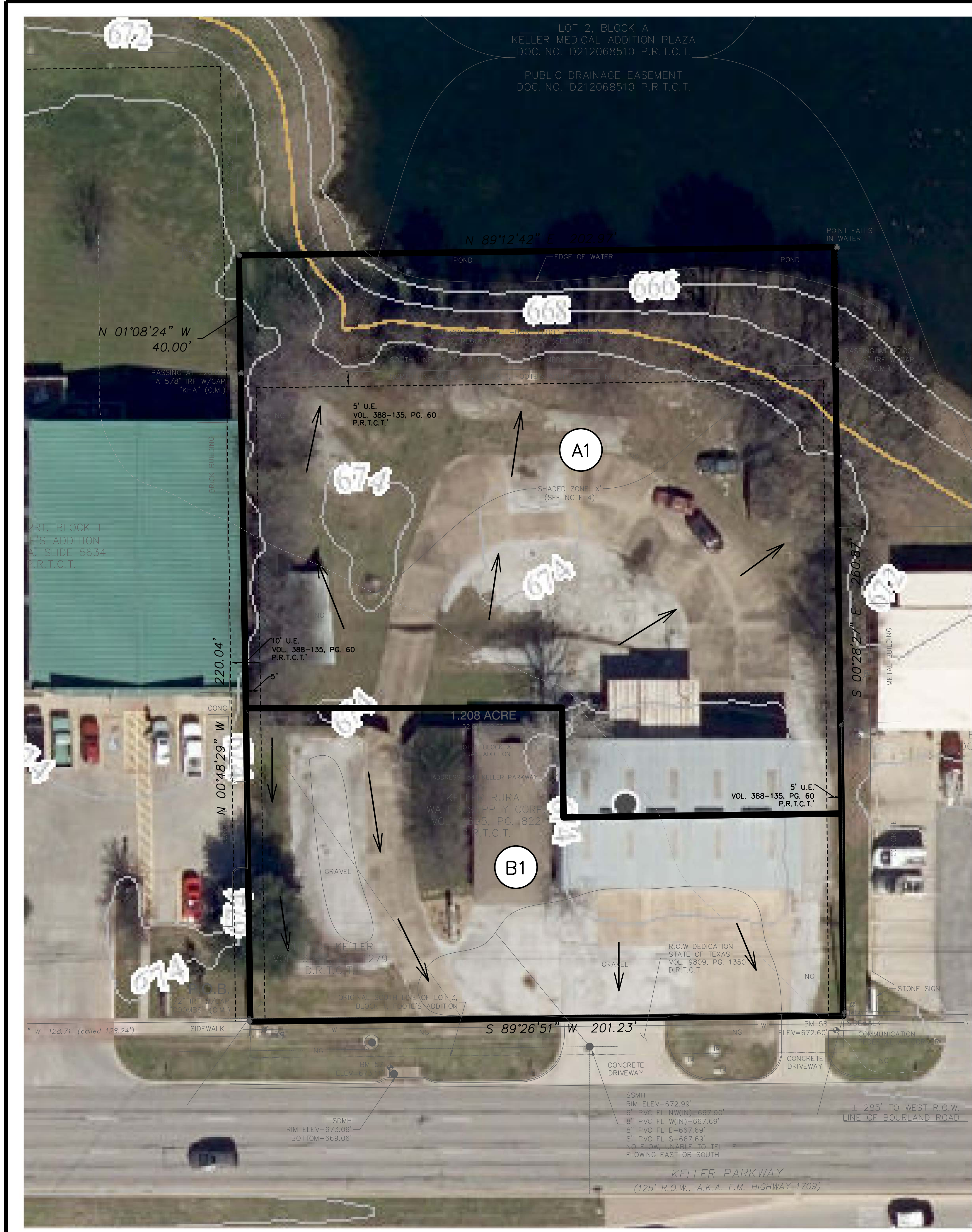
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www.moderngreen.net | Firm Reg. No. BR2496

Contact: Joe@moderngreen.net



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





**LEGEND**

- A1 DRAINAGE AREA
- DRAINAGE DIVIDE
- FLOW DIRECTION ARROW

N

SCALE 1" = 20'

**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.)	I <sub>1</sub> (IN/HR)	I <sub>10</sub> (IN/HR)	I <sub>100</sub> (IN/HR)	Q <sub>1</sub> (CFS)	Q <sub>10</sub> (CFS)	Q <sub>100</sub> (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) 265-9488    www.hamiltonduffy.com

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

PRE-DEVELOPED DRAINAGE AREA MAP

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KEITH M. HAMILTON 87384    \$DATE\$  
PE NO.                      DATE

JOB NO.	DATE	DESIGNED	DRAWN	CHECKED	TEXAS FIRM REG. NO.

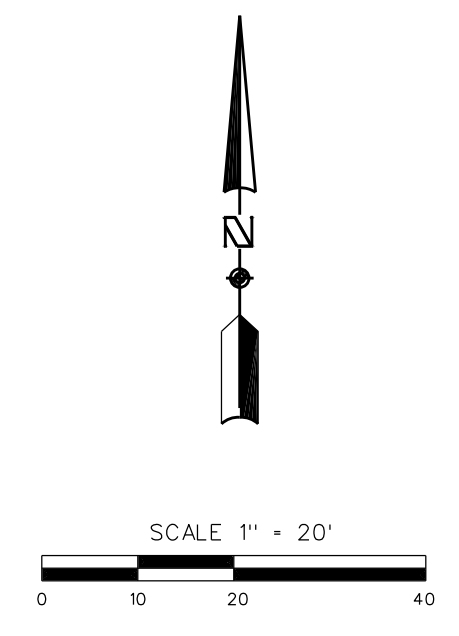
SHEET  
C1.10

**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.

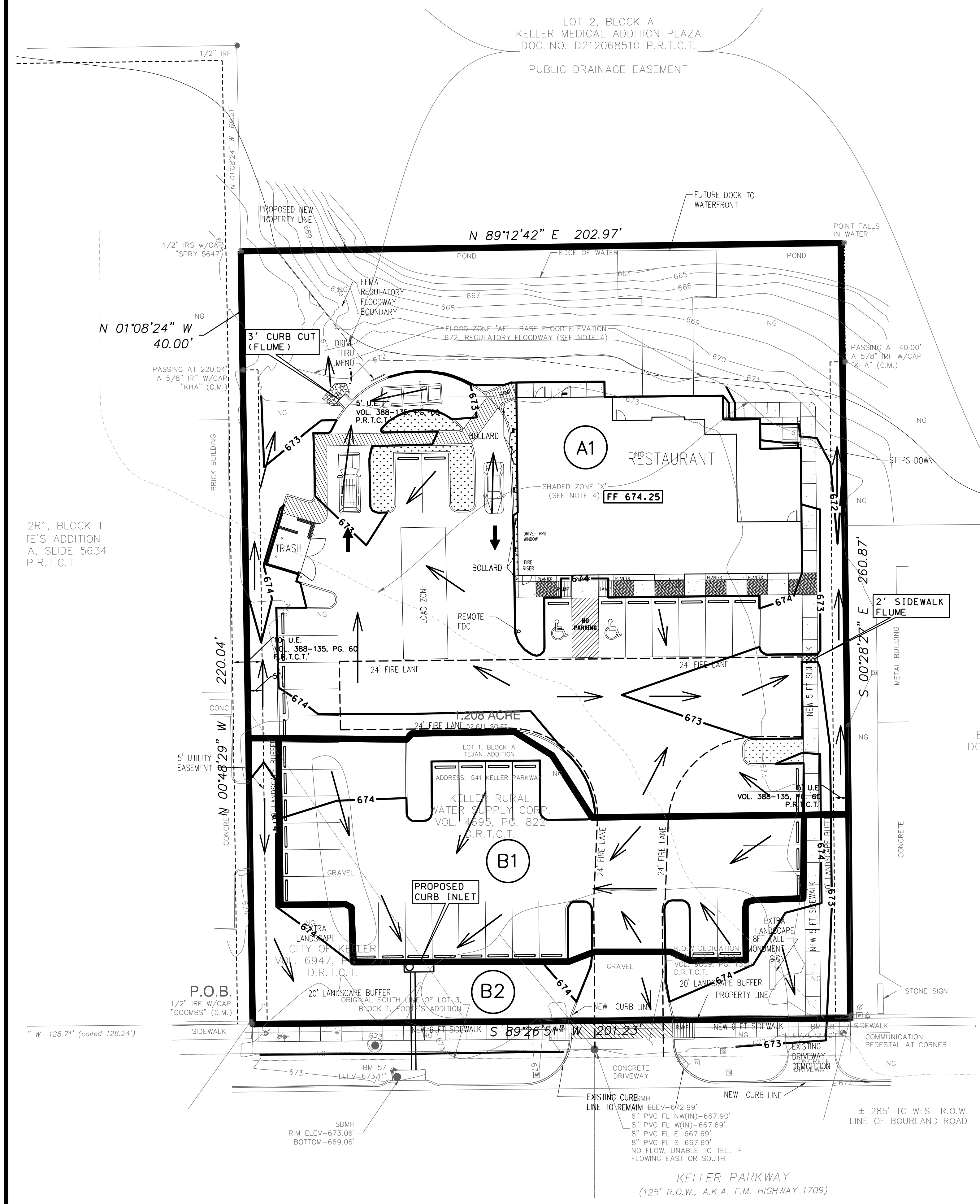
C = 0.90 BUSINESS  
C = 0.30 PARKS/OPEN AREAS

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.

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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.

**PRE-DEVELOPED SITE DRAINAGE DATA**

AREA (AC)	C	Tc (MIN.)	I <sub>1</sub> (IN/HR)	I <sub>10</sub> (IN/HR)	I <sub>100</sub> (IN/HR)	Q <sub>1</sub> (CFS)	Q <sub>10</sub> (CFS)	Q <sub>100</sub> (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)

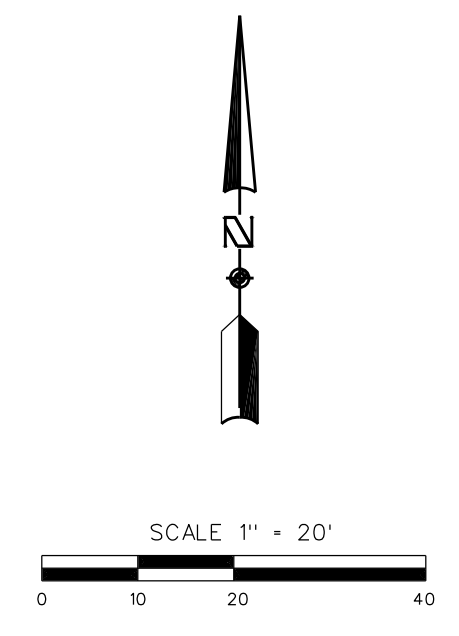
JOB	DATE	DESIGNED	DRAWN	CHECKED	TEXAS FIRM REG. NO.
028-116		K. M. H.	K. M. H.	K. M. H.	F-5260

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).



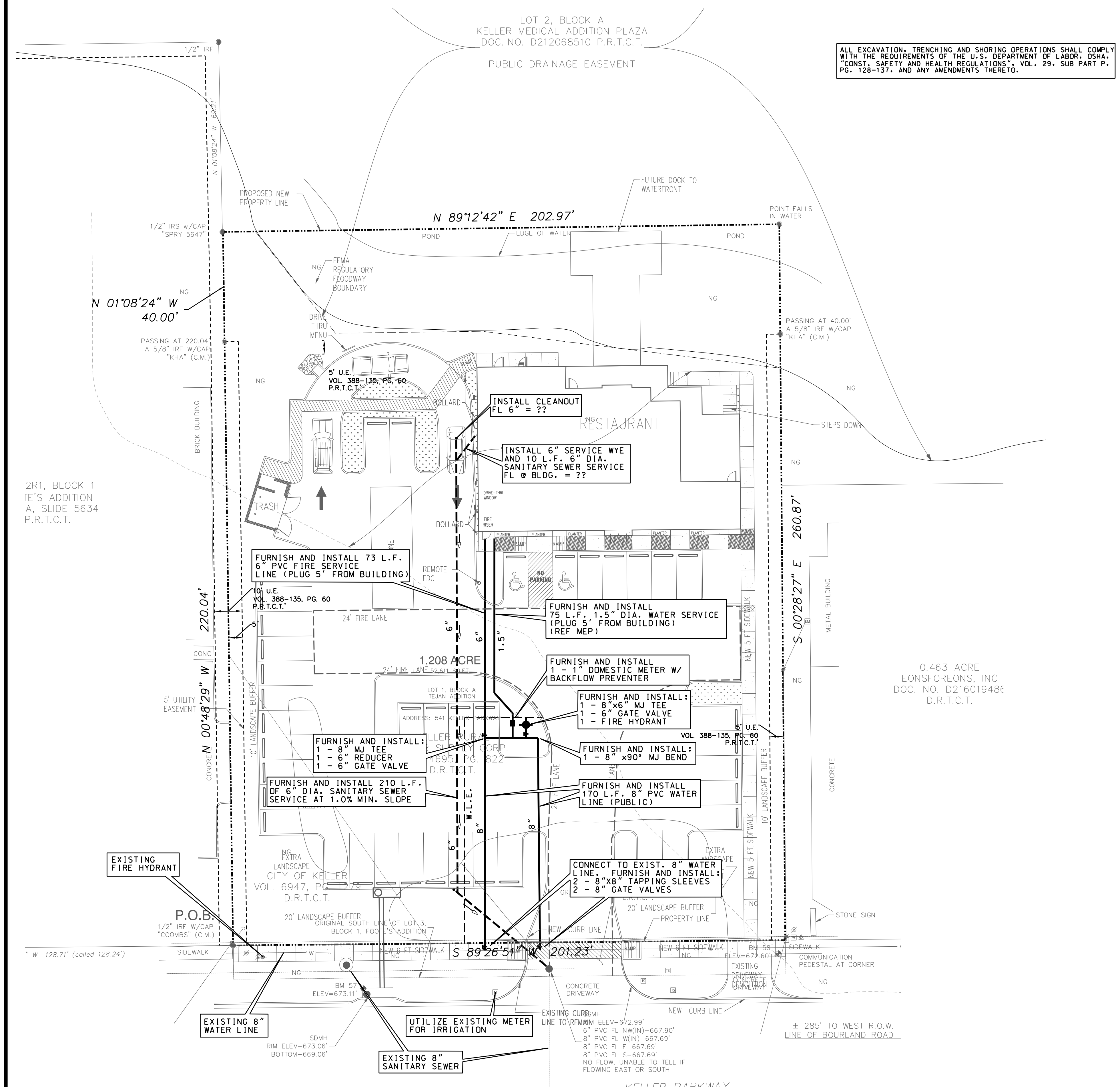
REVIEWED  
CITY OF KELLER  
Released for Construction  
Date \_\_\_\_\_  
Public Works Director/City Engineer

**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.

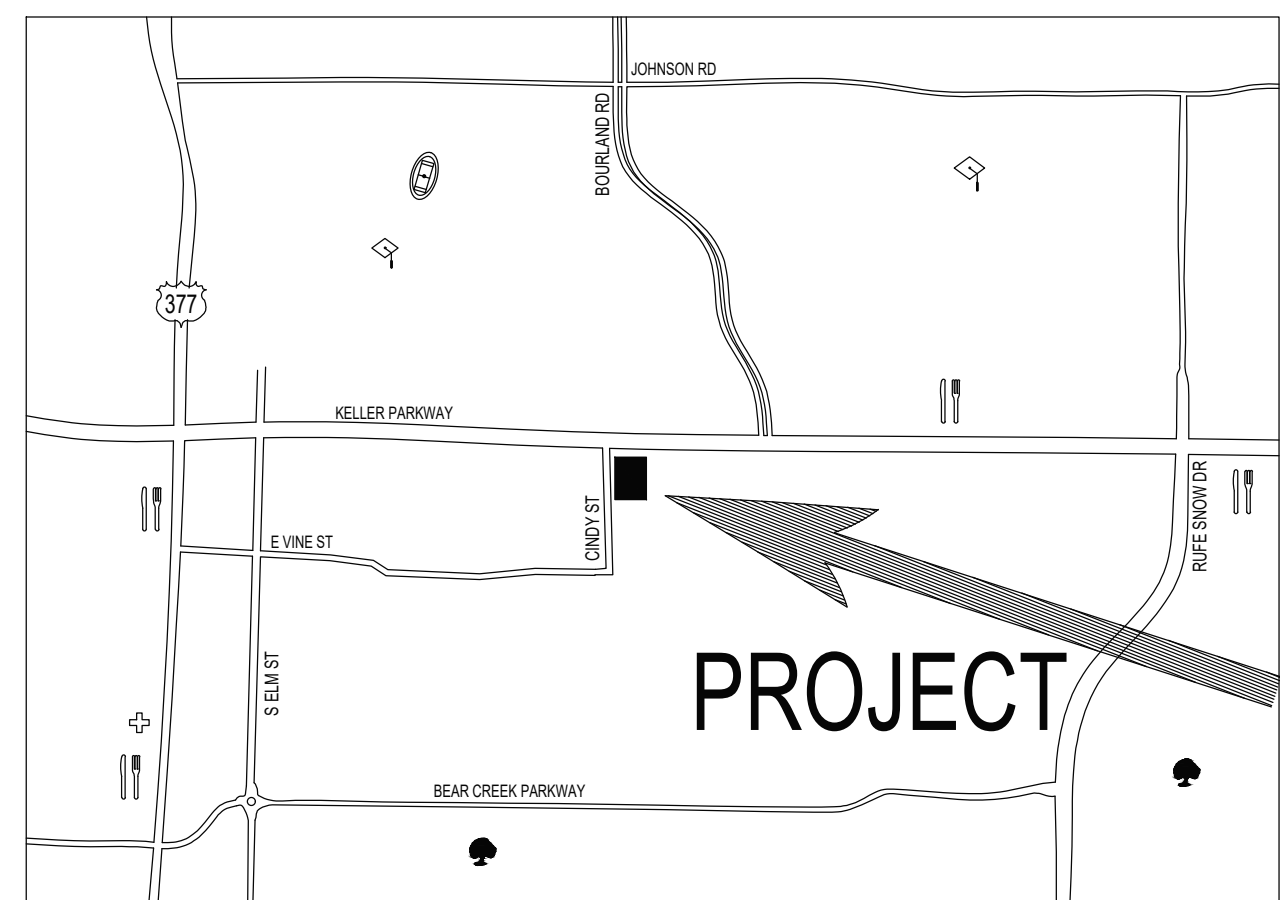
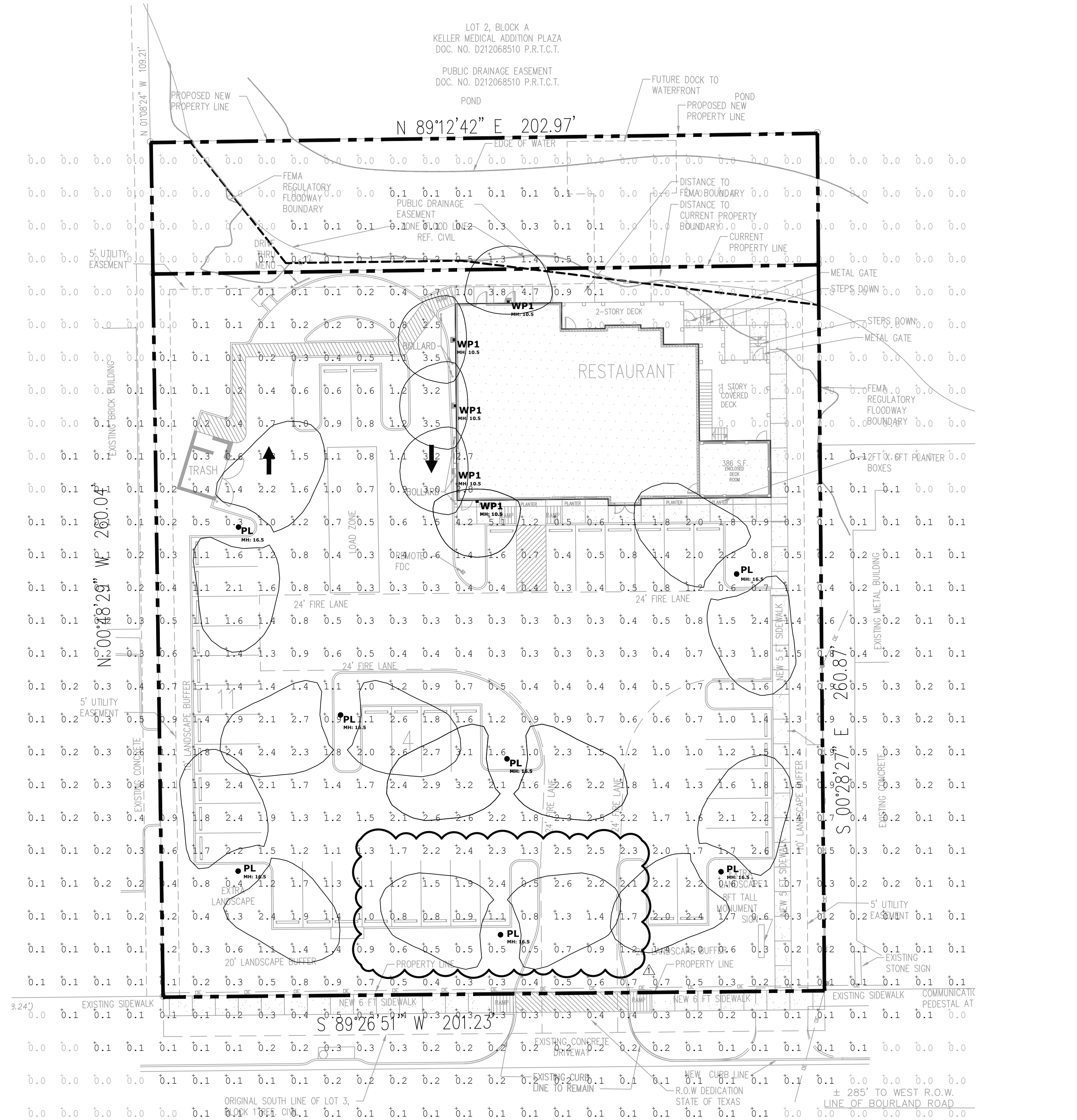
**GENERAL NOTES FOR SANITARY SEWER**

- 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.

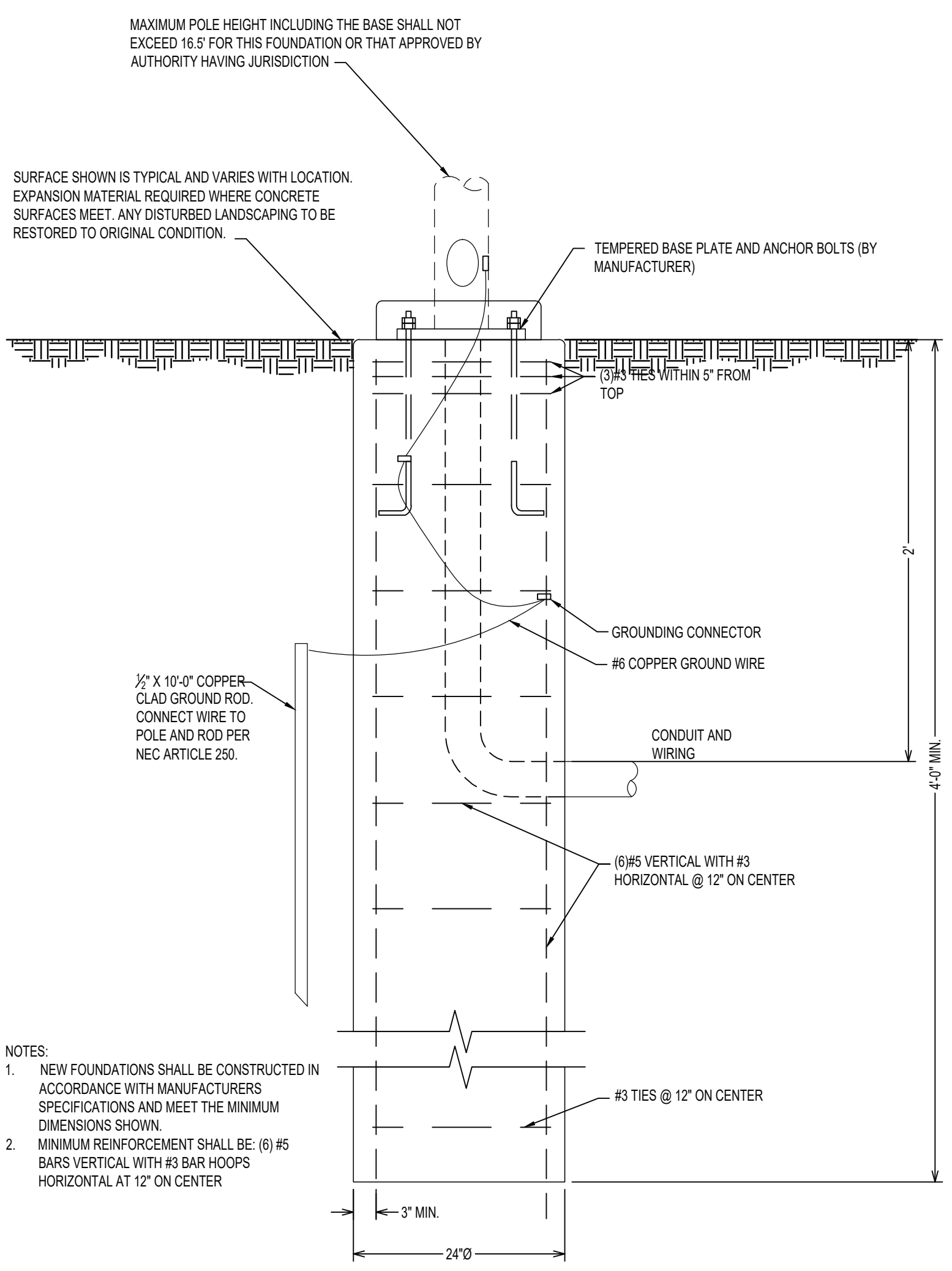


CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF KELLER'S STANDARD DETAILS.

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**

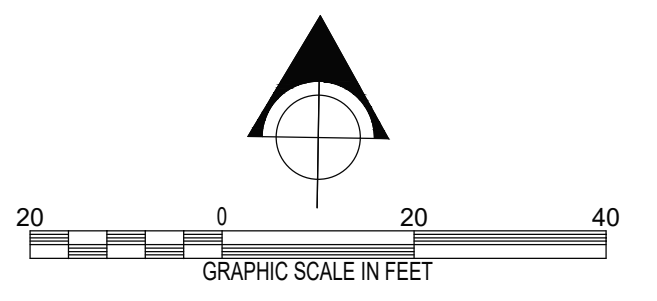
THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.

- 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 "MEP - 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.

EXTERIOR LIGHT FIXTURE SCHEDULE							
MARK	SYMBOL	EXTERIOR FIXTURE	DESCRIPTION	MH <sup>1</sup>	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

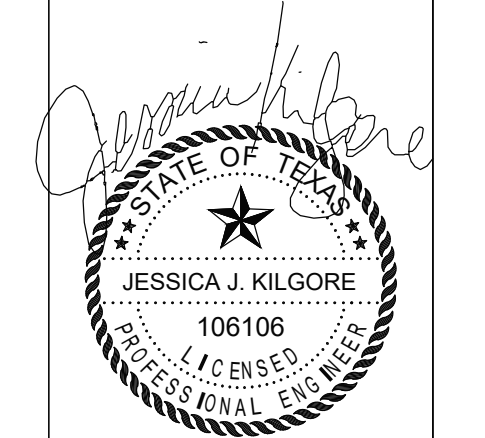
\* ALL FIXTURES SPECIFIED AT 120V-1PH.  
 \* OWNER, TENANT OR ARCHITECT MAY CHANGE EQUIPMENT MANUFACTURER OR USE EXISTING EQUIPMENT AS APPLICABLE, BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.  
 \* CONTRACTOR TO VERIFY ALL FIXTURES WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.  
 \* CONTACT MARK SCHMIDEN WITH ALA FOR MORE INFORMATION ABOUT UNITS SPECIFIED: 214-658-9000.



**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)



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

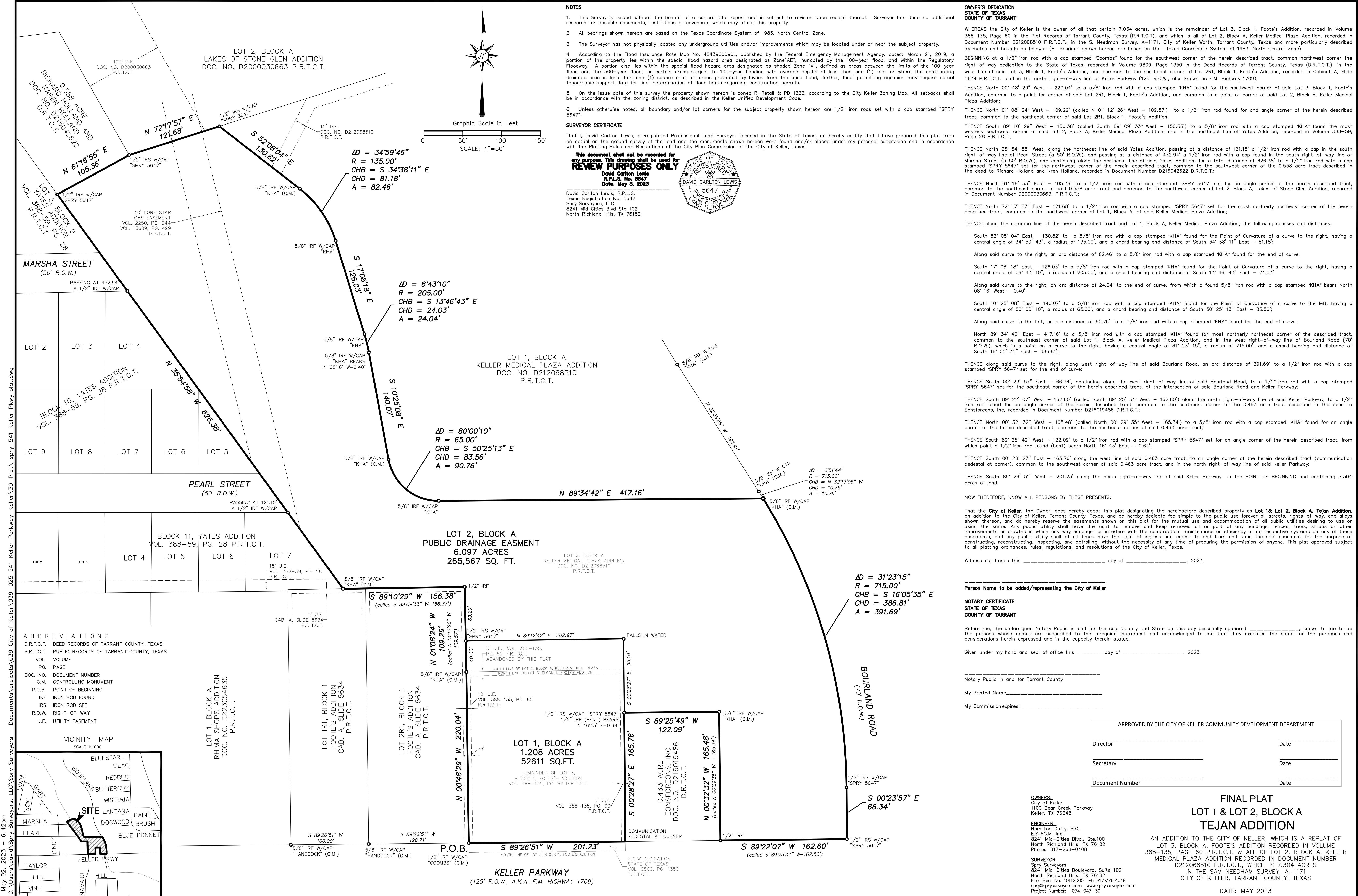
**TEJUN RESTAURANT**  
 541 KELLER PARKWAY KELLER, TEXAS 76248

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**

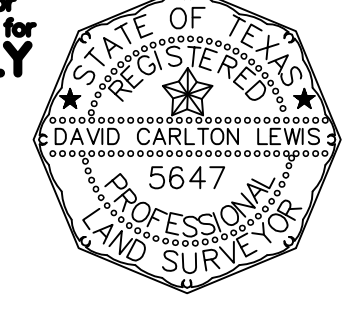
- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Texas Coordinate 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 purpose. 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 _____

**OWNERS:**  
City of Keller  
1100 Bear Creek Parkway  
Keller, TX 76248

**ENGINEER:**  
Hamilton Duffy, P.C.  
E.S.&C.M., Inc  
8241 Mid-Cities Blvd., Ste.100  
North Richland Hills, TX 76182  
Phone: 817-268-0408

**SURVEYOR:**  
Spry Surveyors  
8241 Mid-Cities Boulevard, Suite 102  
North Richland Hills, TX 76182  
Firm Reg. No. 10112000 Ph. 817-776-4049  
sprysurveyors.com www.sprysurveyors.com  
Project Number: 074-047-30

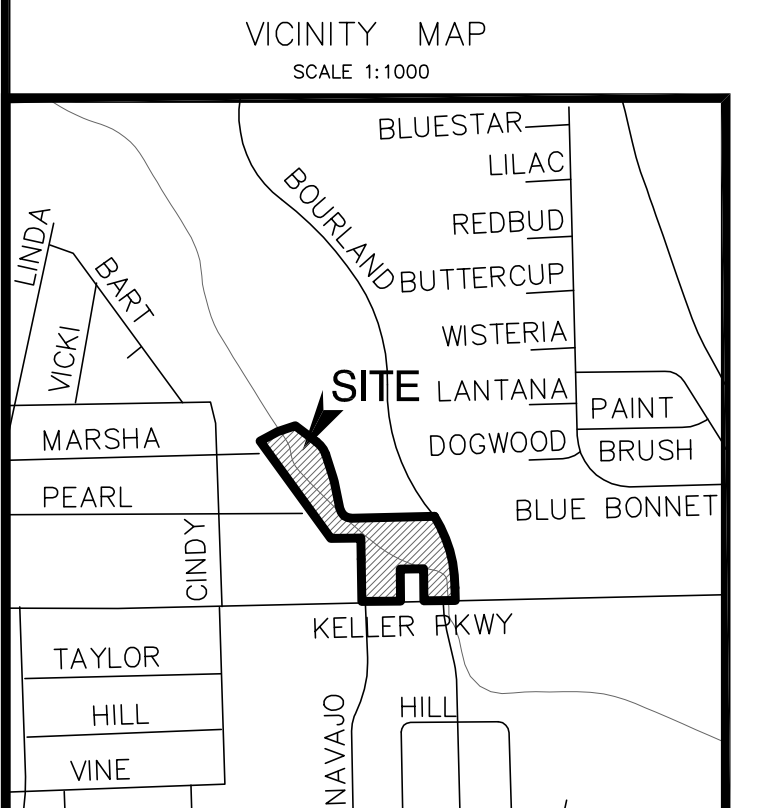
**FINAL PLAT  
LOT 1 & LOT 2, BLOCK A  
TEJAN ADDITION**

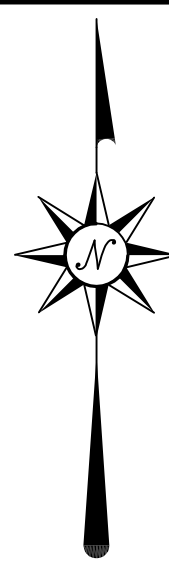
AN ADDITION TO THE CITY OF KELLER, WHICH IS A REPLAT OF LOT 3, BLOCK A, FOOTE'S ADDITION RECORDED IN VOLUME 388-135, PAGE 60 P.R.T.C.T. & ALL OF LOT 2, BLOCK A, KELLER MEDICAL PLAZA ADDITION RECORDED IN DOCUMENT NUMBER D212068510 P.R.T.C.T., WHICH IS 7.304 ACRES IN THE SAM NEEDHAM SURVEY, A-1171 CITY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

DATE: MAY 2023

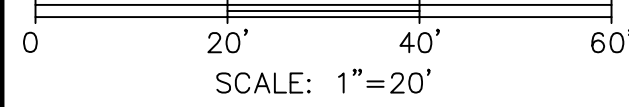
**ABBREVIATIONS**

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**

- 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, 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.
- 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