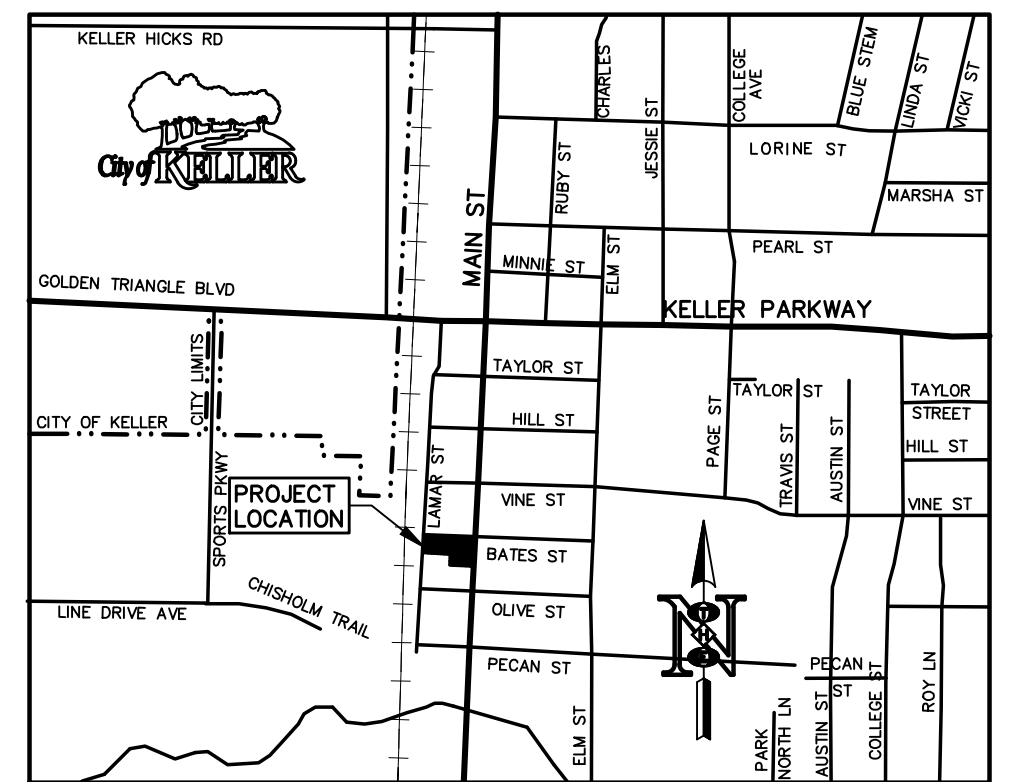
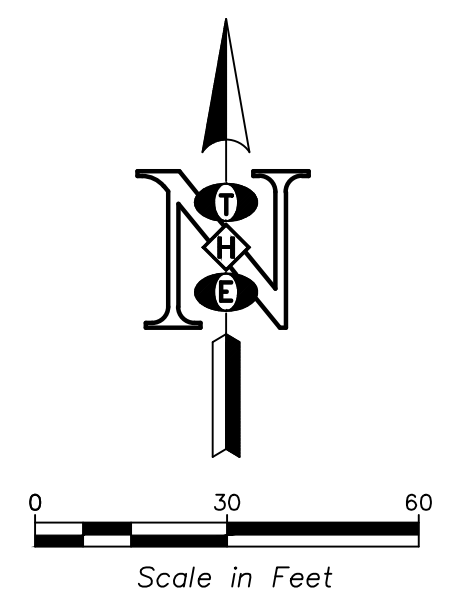


No.	REVISIONS/ SUBMISSIONS	Date

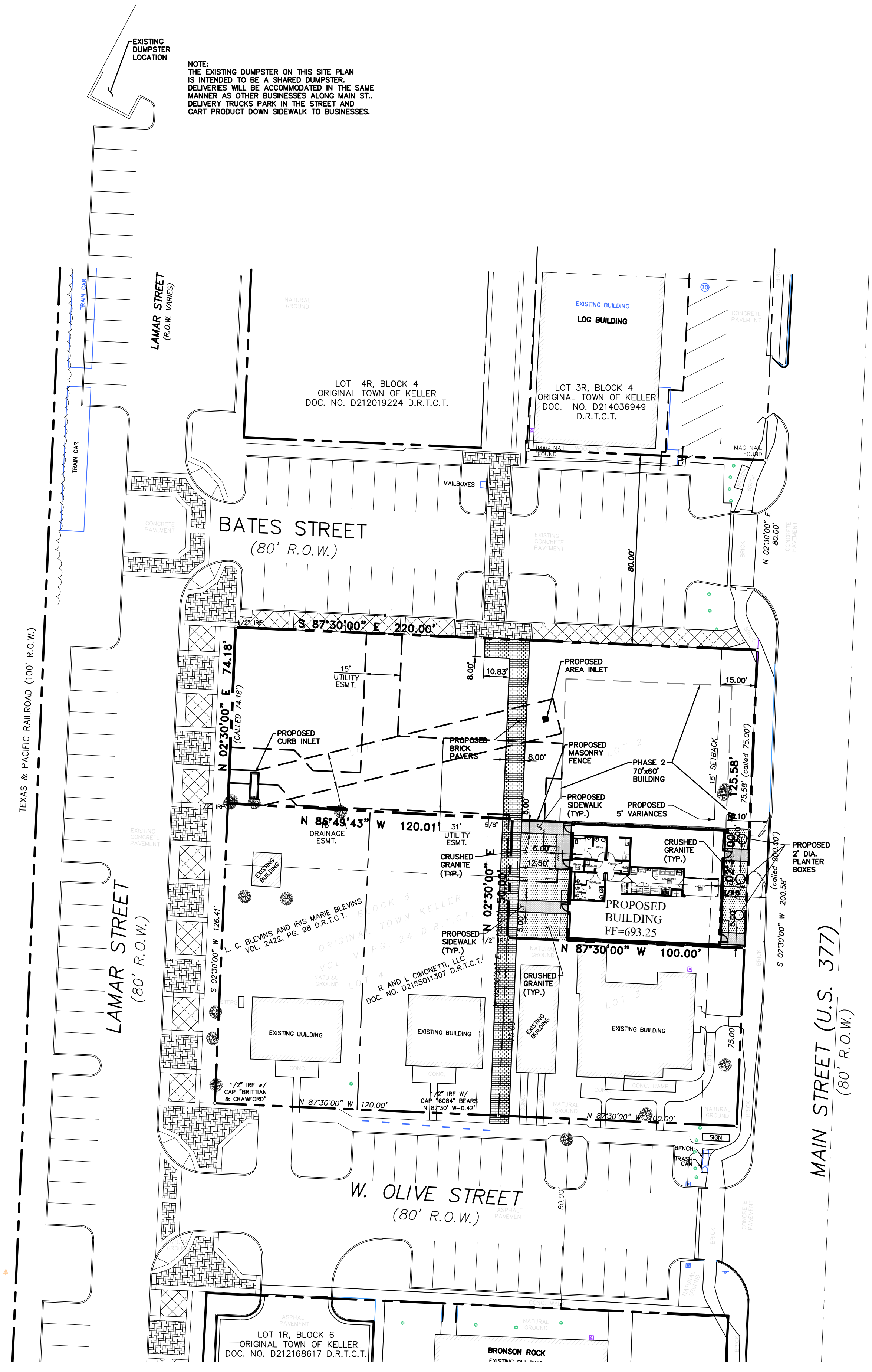


VICINITY MAP

PRELIMINARY
FOR INTERIM REVIEW ONLY
 By THOMAS L. HOOVER P.E.# 62493
 Date 11-15-23
 THOMAS HOOVER ENGINEERING, LLC
 NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES



NOTE:
 THE EXISTING DUMPSTER ON THIS SITE PLAN IS INTENDED TO BE A SHARED DUMPSTER. DELIVERIES WILL BE ACCOMMODATED IN THE SAME MANNER AS OTHER BUSINESSES ALONG MAIN ST. DELIVERY TRUCKS PARK IN THE STREET AND CART PRODUCT DOWN SIDEWALK TO BUSINESSES.



NOTE:

1. DETAILED CONSTRUCTION PLANS FOR THIS PROJECT WILL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION. ANY CHANGES TO THE APPROVED SITE PLAN RESULTING FROM THE CONSTRUCTION PLAN REVIEW SHALL BE REFLECTED ON THE SITE PLAN AND IS THE SOLE RESPONSIBILITY AND COST OF THE DEVELOPER.
2. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE OLD TOWN KELLER OVERLAY DISTRICT WITHIN THE U.D.C. ALL SIGNAGE IS UNDER SEPARATE PERMIT.
3. TRASH WILL BE HANDLED BY SHARING THE SAME DUMPSTER WITH MAIN STREET DEPOT/ROUNDHOUSE -SAME OWNER.
4. LIST OF VARIANCES:
 SET BACK AT 10'
 PARKING RATIO 1:150

 WAIVE CITY REQUIREMENT TO PROVIDE LANDSCAPE AND IRRIGATION PLANS. THE 500 SF OF LS AREA WILL INCLUDE CRUSHED GRANITE AND CONCRETE. POTTED FLOWERS/PLANTS AND ROCK WILL BE USED TO DECORATE THE LS AREA, SIMILAR TO CITY LS IMPROVEMENTS ALONG MAIN ST. IN OTK.

 ACCEPT PAINTED CINDER BLOCK OF NORTH AND SOUTH WALLS TO ALLOW FOR FUTURE DEVELOPMENT.
5. "EXTERIOR LIGHTS ON NEW BUILDING (228 S. MAIN STREET), THERE ARE NO ADJACENT RESIDENTIAL PROPERTIES TO THIS ADDRESS. NO EXTERIOR LIGHTING AT 224 S, MAIN STREET.
6. TOTAL SF OF COMBINED BUILDINGS AND PATIO IS 4500 SF., SITE IS 5000 SF,

OWNER/APPLICANT
 228 S. MAIN
 4040 VERNON WAY
 KELLER, TX 76248
 817/296-2895
 817/741-7322 FAX
 CONTACT: CARY MOON

PREPARER/ENGINEER
 THOMAS HOOVER ENGINEERING, LLC
 P.O. BOX 1808
 KELLER, TX 76244
 817/431-0790
 CONTACT: THOMAS HOOVER

THOMAS HOOVER ENGINEERING, LLC
 P.O. BOX 1808
 KELLER, TEXAS 76244
 (817) 913-1350 PH.
 T.B.P.E. FIRM REGISTRATION NO. 006009

0.495 ACRES OF LAND
BEING A PORTION OF LOTS 1, 2, AND 3
BLOCK 5, ORIGINAL TOWN KELLER ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.

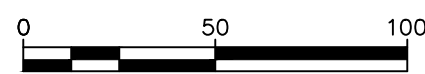
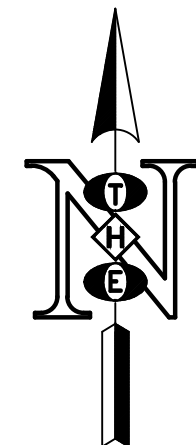
222 S. MAIN STREET

SITE PLAN

DESIGNED	TLH	SCALE	1" = 30'	PROJECT NO.	SHEET
DRAWN	SDS	DATE	1-25-22		C-1
CHECKED	TLH				of



No.	REVISIONS/ SUBMISSIONS	Date



Scale in Feet

**PRELIMINARY
FOR INTERIM REVIEW ONLY**

By THOMAS L. HOOVER P.E.# 62493
Date 10-9-23

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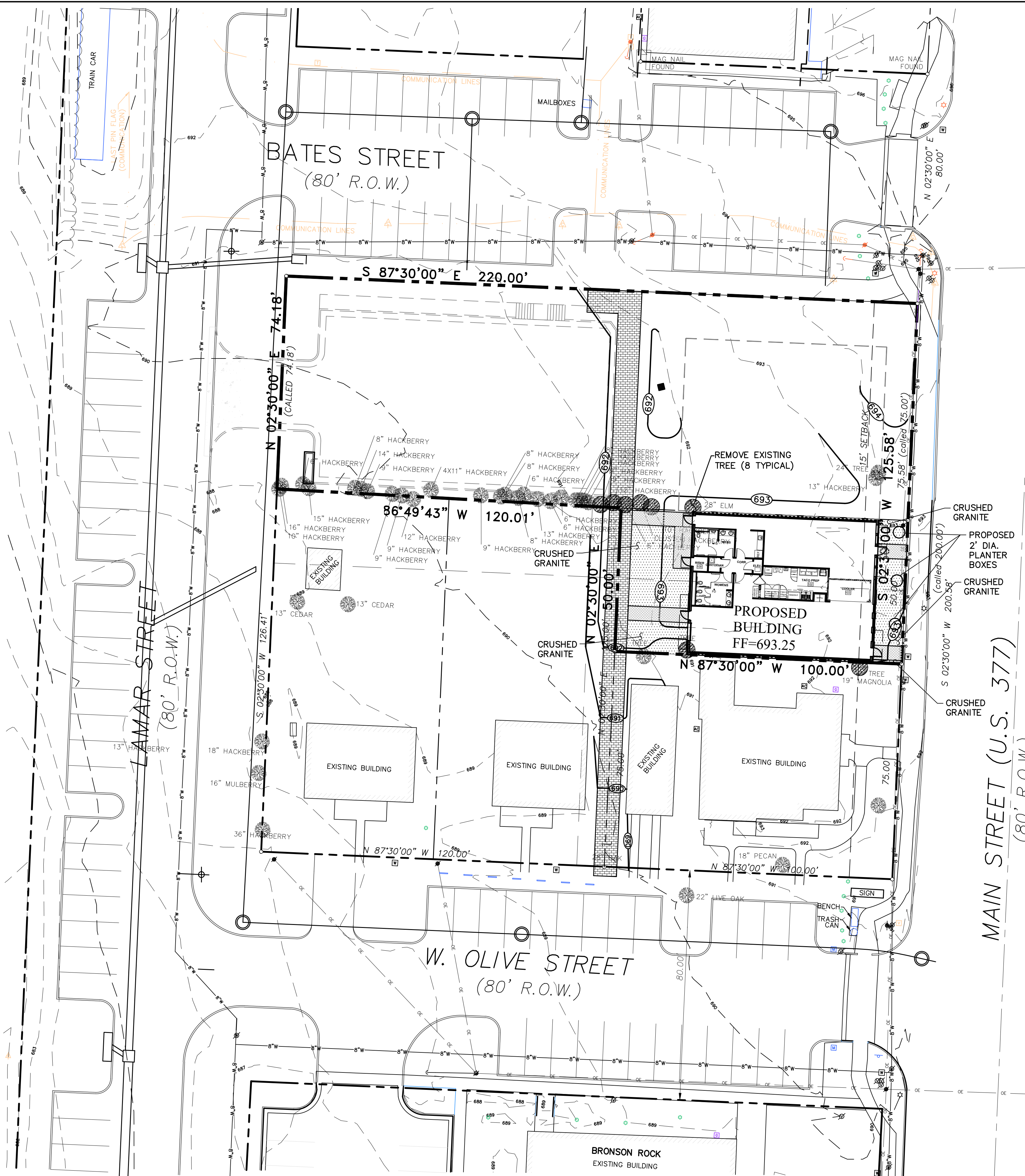
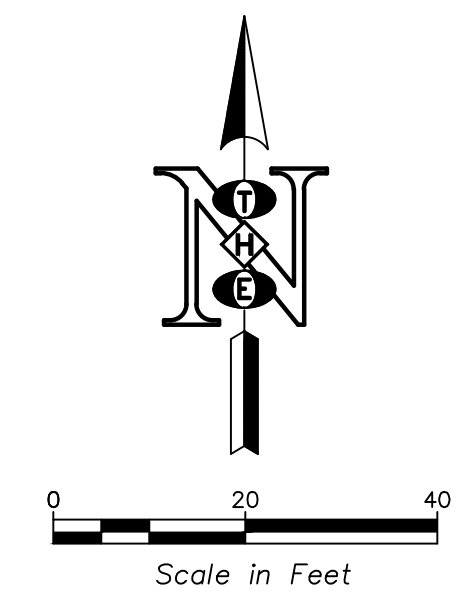
**0.495 ACRES OF LAND
BEING A PORTION OF LOTS 1, 2, AND 3
BLOCK 5, ORIGINAL TOWN KELLER ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.**

222 S. MAIN STREET

AERIAL OVERLAY

DESIGNED	TLH	SCALE	1" = 50'	PROJECT NO.	SHEET SP-7 of
DRAWN	SDS	DATE	7-17-23		
CHECKED	TLH				

No.	REVISIONS/ SUBMISSIONS	Date



**PRELIMINARY
FOR INTERIM REVIEW ONLY**

By THOMAS L. HOOVER P.E.# 62493
Date 10-9-23

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BEING A PORTION OF LOTS 1, 2, AND 3
BLOCK 5, ORIGINAL TOWN KELLER ADDITION
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TARRANT COUNTY, TEXAS.**

**222 S. MAIN STREET
LANDSCAPE PLAN**

DESIGNED	TLH	SCALE	1" = 20'	PROJECT NO.	SHEET SP-4 of
DRAWN	SDS	DATE	7-17-23		
CHECKED	TLH				