

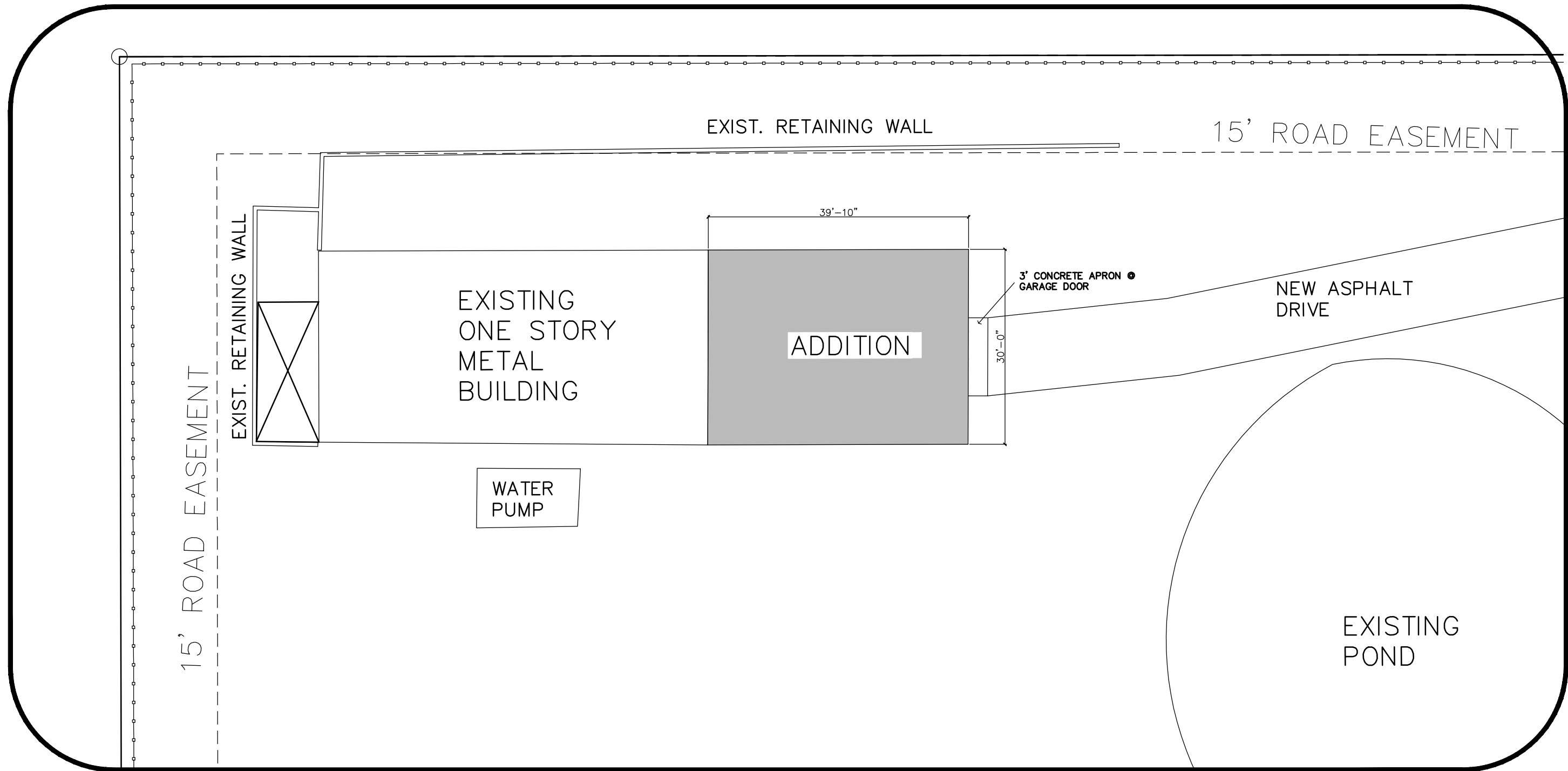
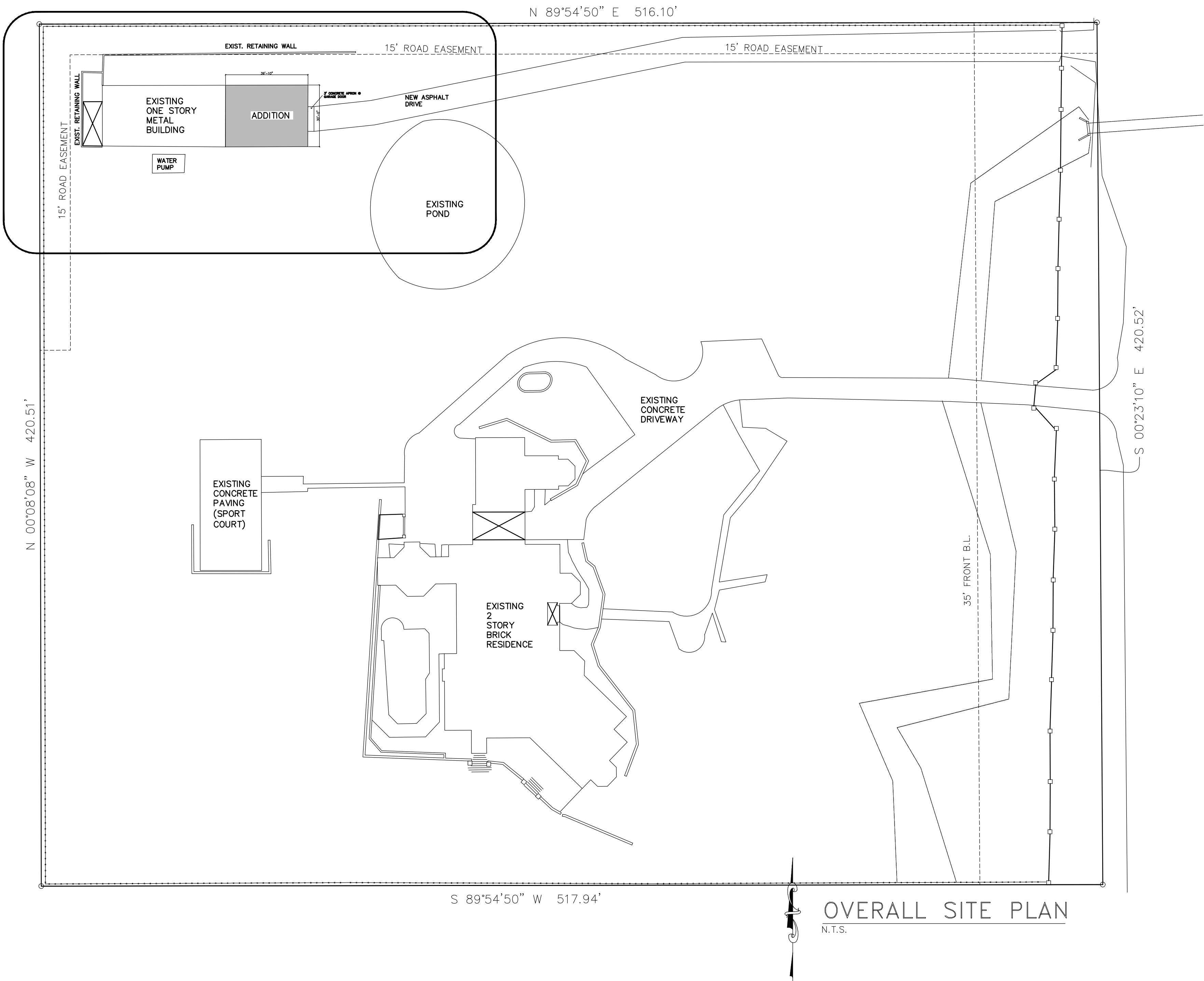
4/29/25

Written Proposal -

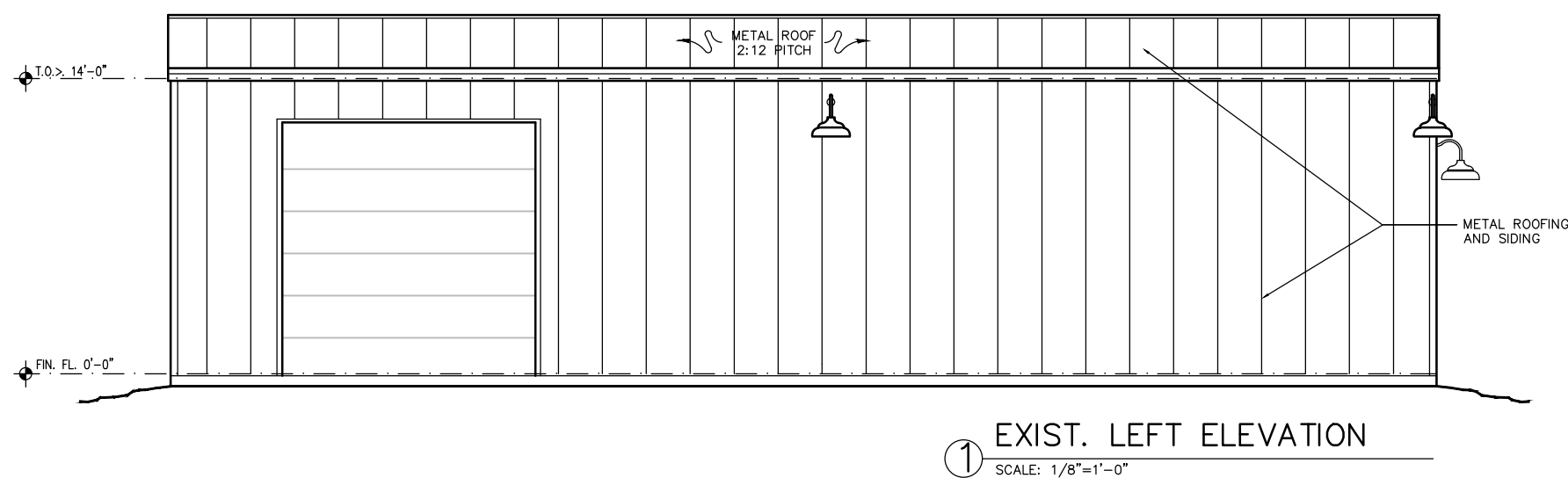
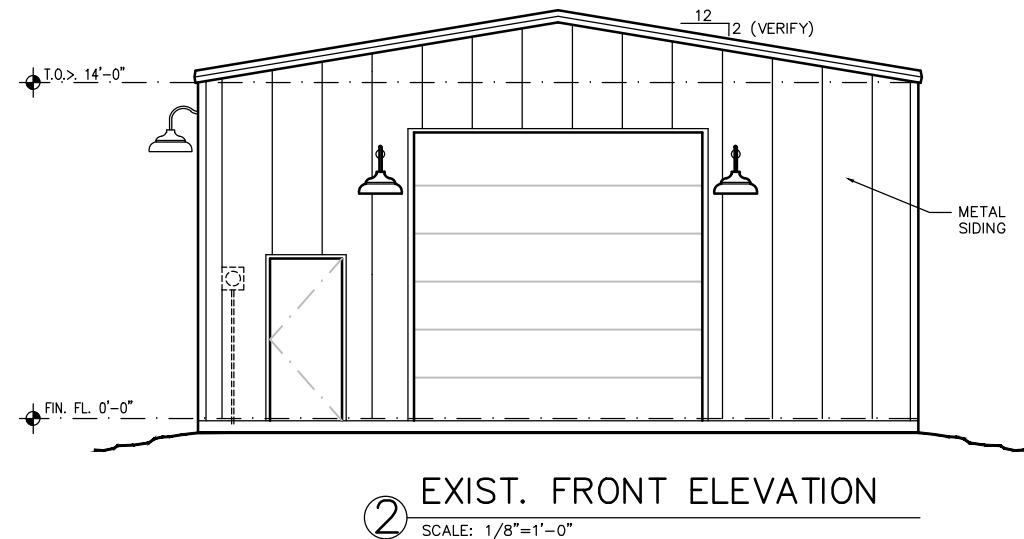
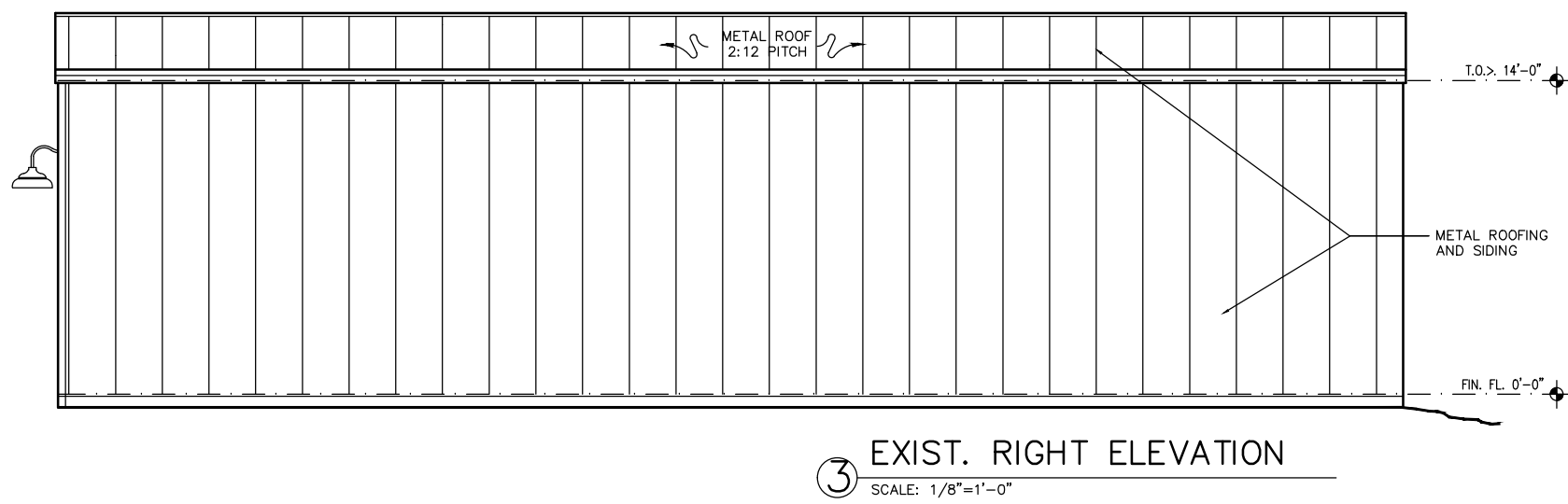
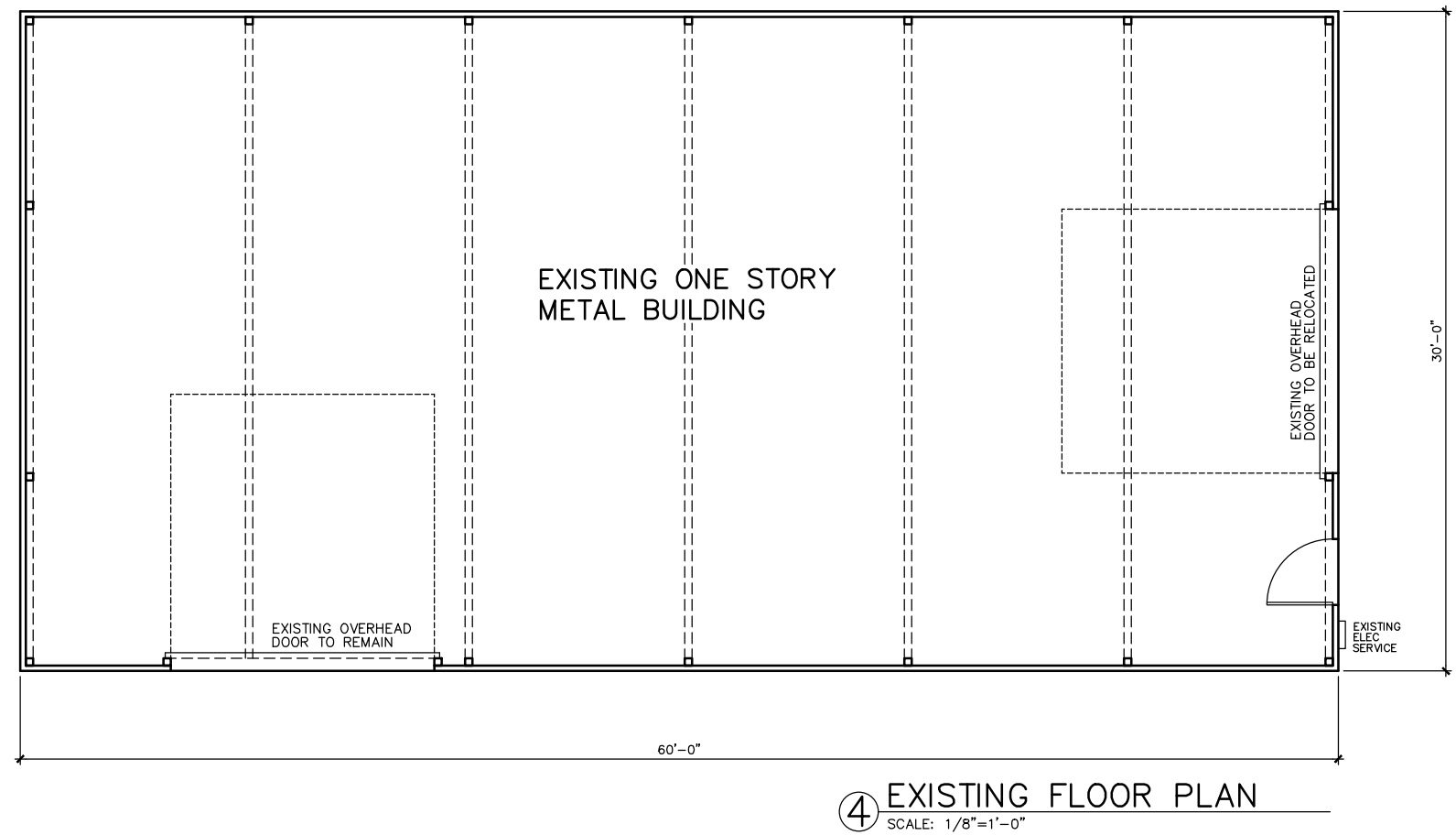
406 Keller Smithfield Rd. Keller, Texas 76248 – Josh Hamilton

Adding on 1195 sq ft. to an existing barn on the property.

This addition will be used to put in a batting cage to teach his daughters how to hit softballs.



PARTIAL SITE PLAN
SCALE: 1/16"=1'-0"
460 KELLER SMITHFIELD ROAD
LOT 1, BLOCK 1
KIDD ADDITION
CITY OF KELLER
TARRANT COUNTY, TEXAS



AREA TABULATION:	
EXISTING BUILDING:	1800 sq.ft.
ADDITION:	1195 sq.ft.
TOTAL AREA UNDER ROOF:	2995 sq.ft.

R. LYN
FLYNN
DESIGN

817.300.3078



GARAGE ADDITION @
460 KELLER SMITHFIELD ROAD
LOT 1, BLOCK 1
KIDD ADDITION
CITY OF KELLER
TARRANT COUNTY, TEXAS

PLAN NUMBER

DATE
4/24/25

SHEET NUMBER
A1

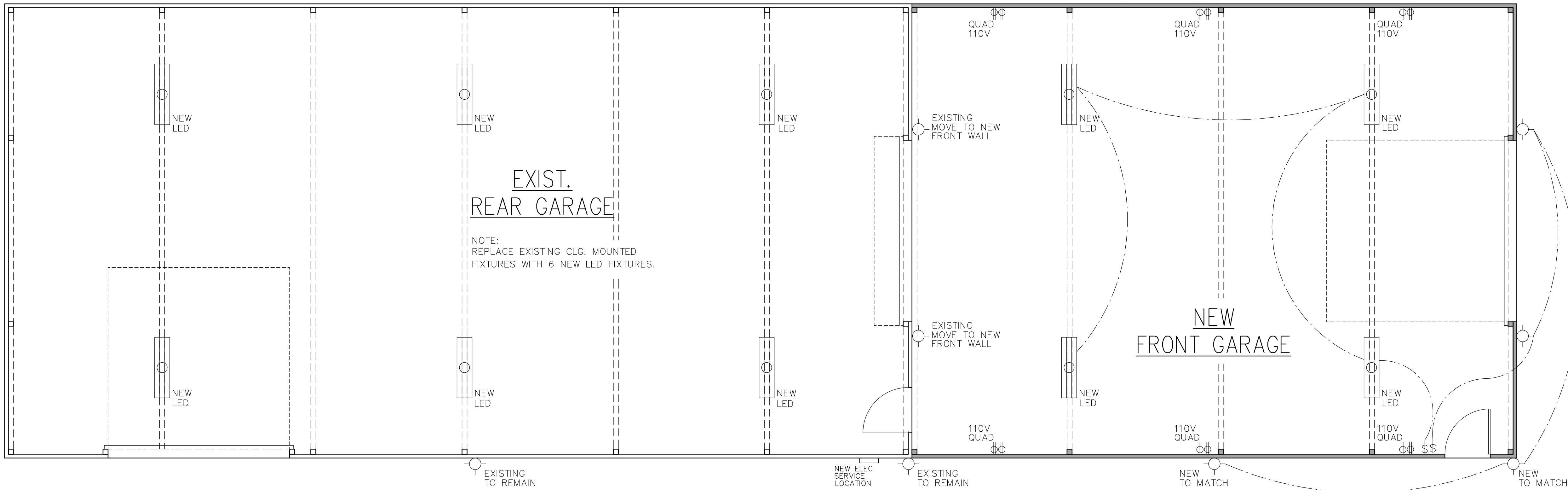


GARAGE ADDITION @
460 KELLER SMITHFIELD ROAD
LOT 1, BLOCK 1
KIDD ADDITION
CITY OF KELLER
TARRANT COUNTY, TEXAS

PLAN NUMBER

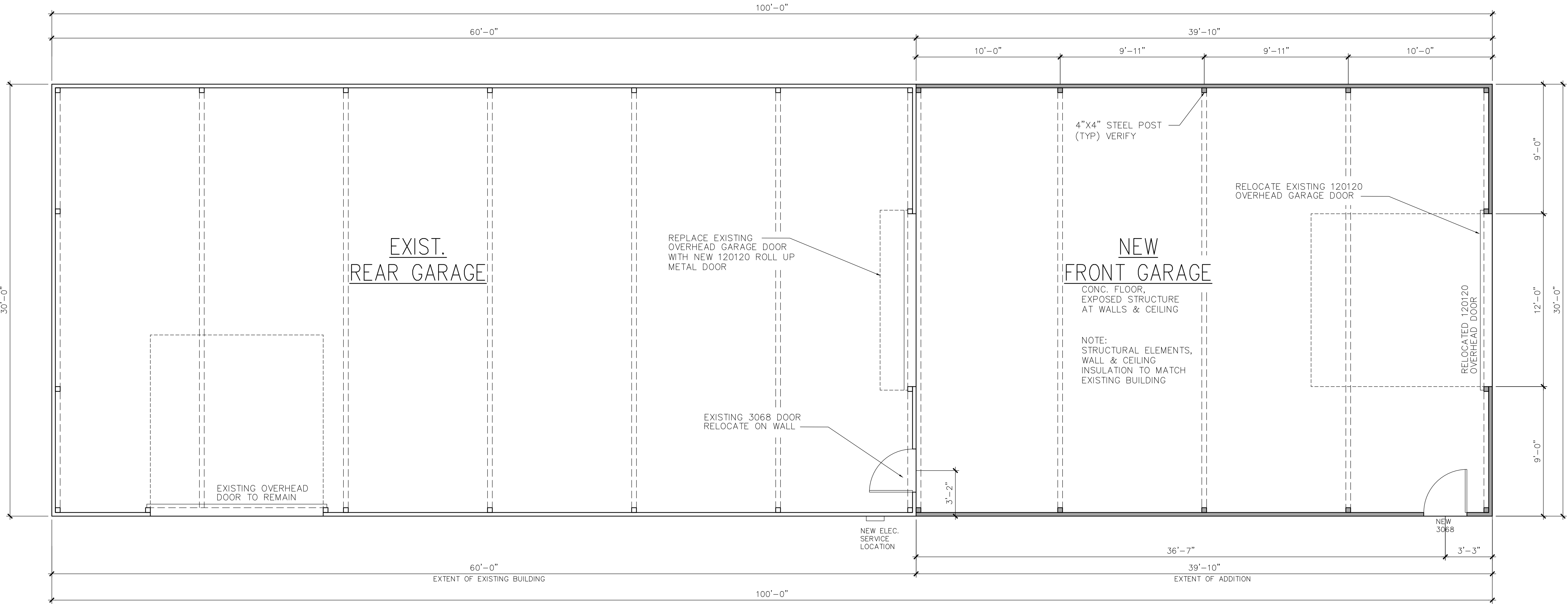
DATE
4/24/25

SHEET NUMBER
A2



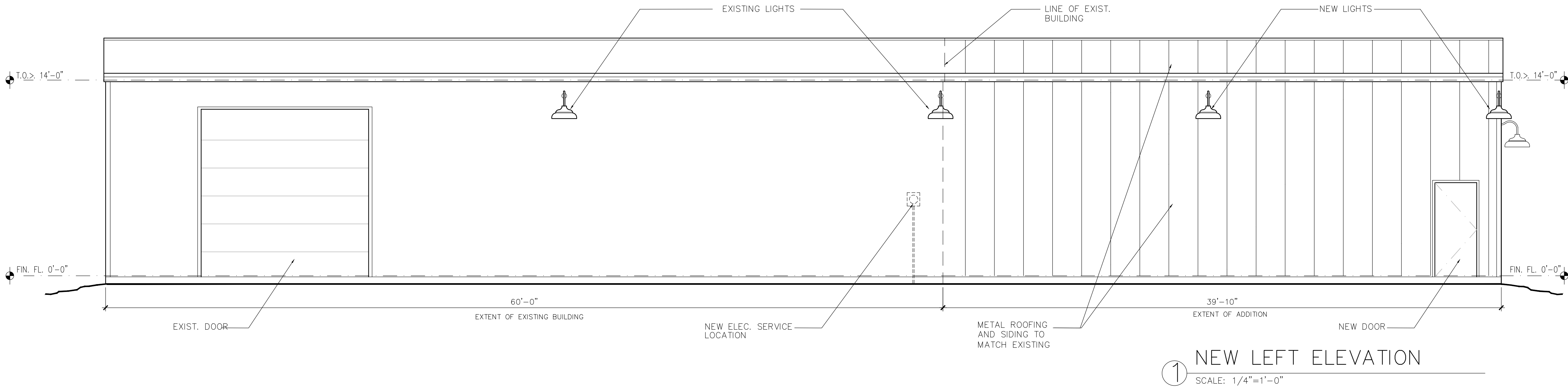
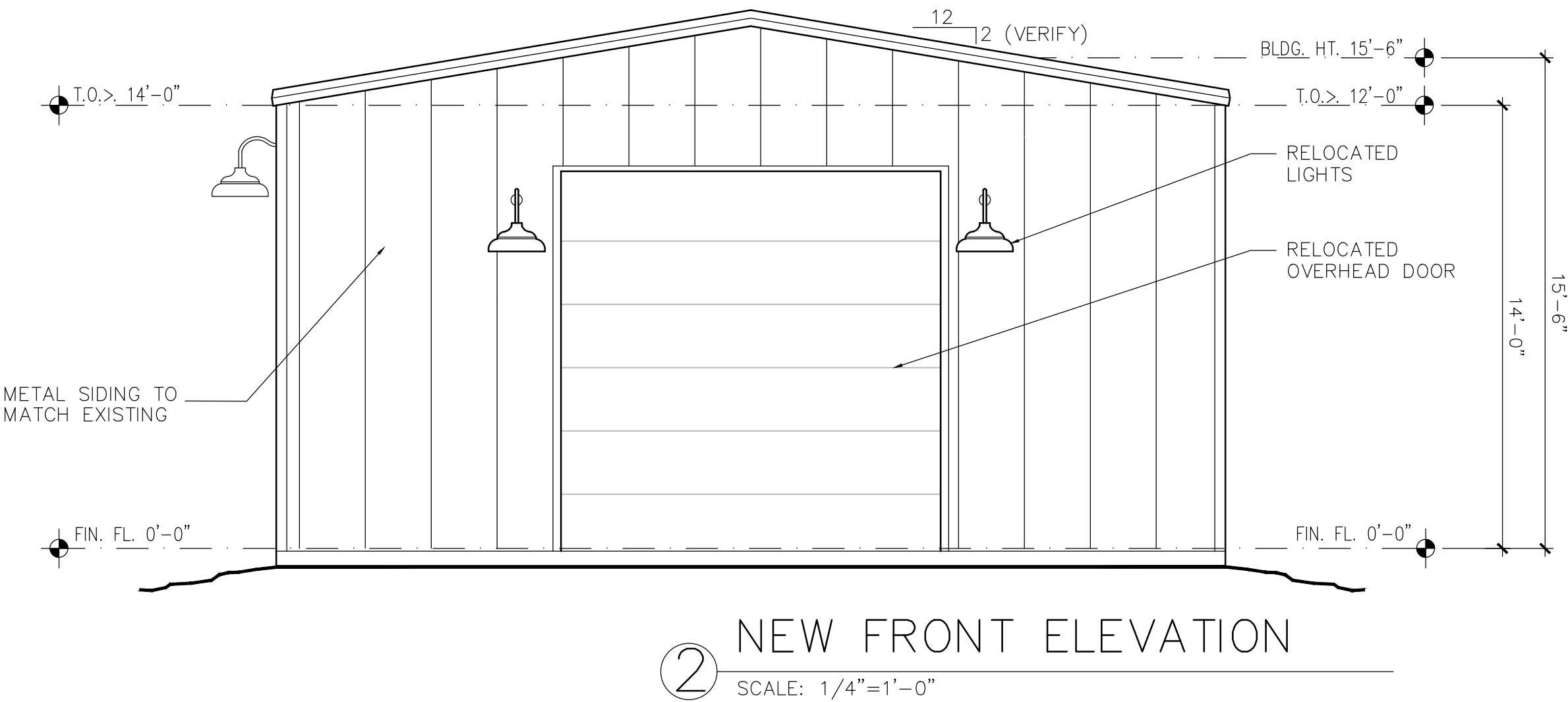
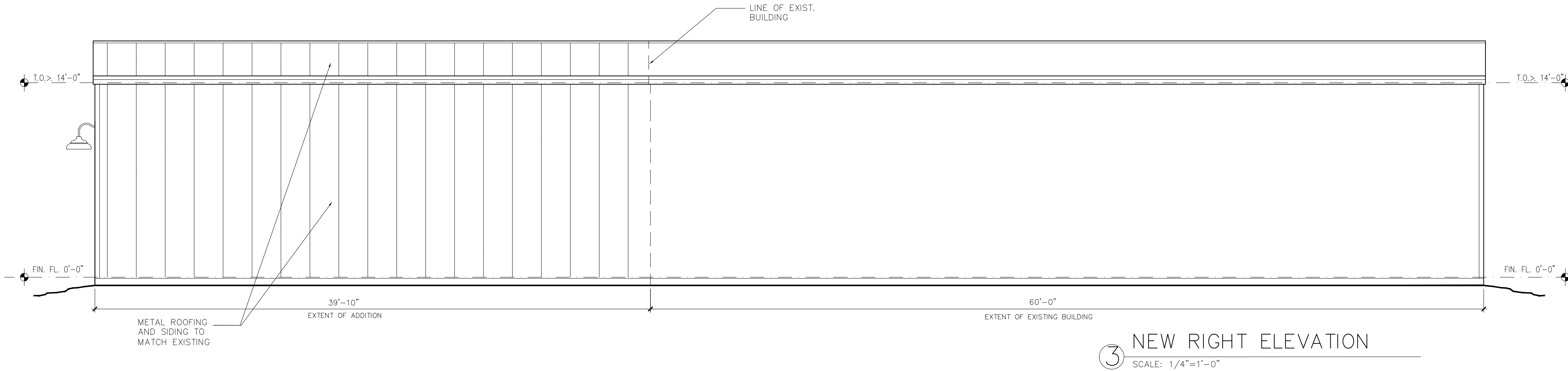
2 ELECTRICAL PLAN

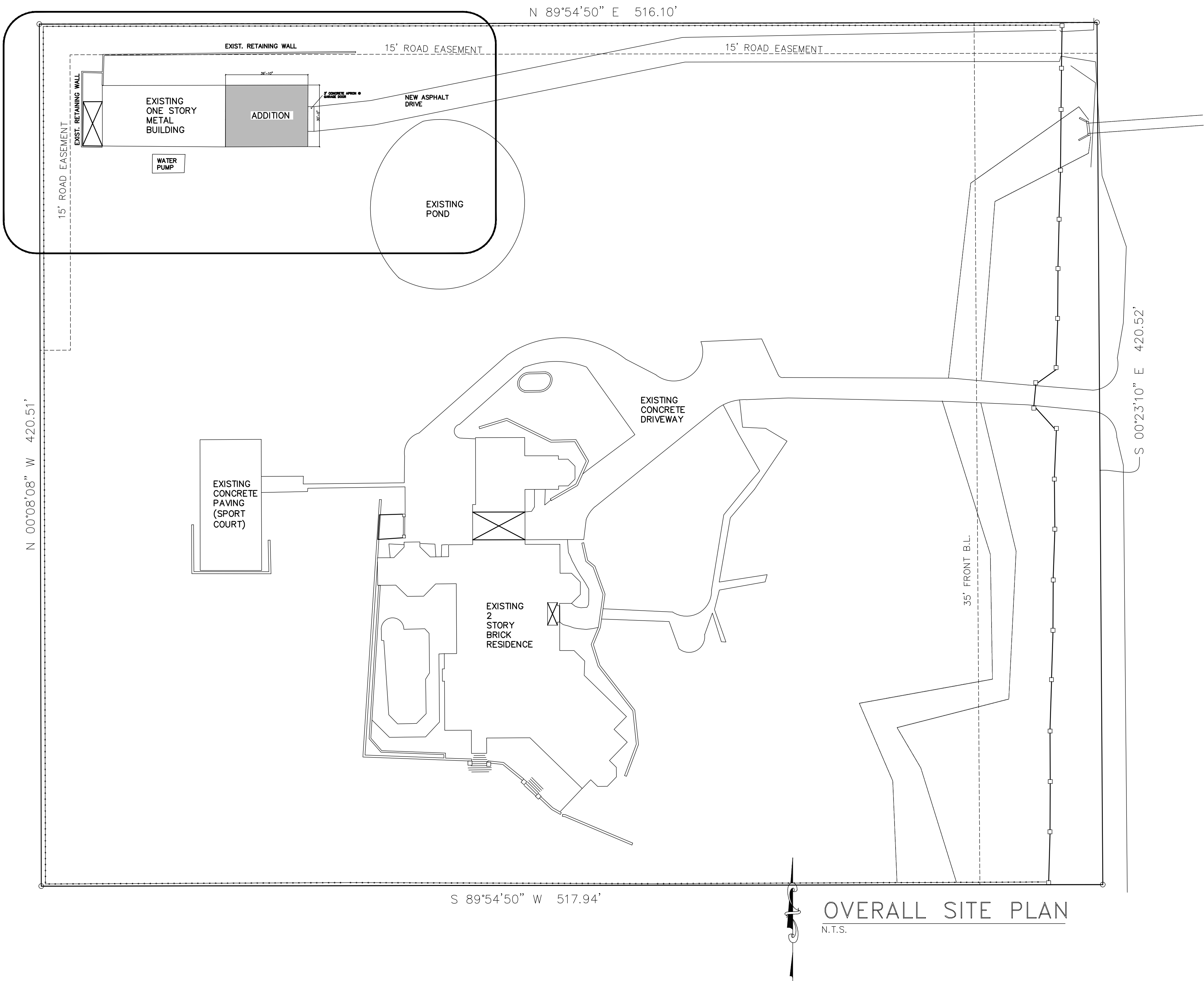
SCALE: 1/4"=1'-0" NOTE:
PROVIDE POWER AND GAS
FOR HVAC IN NEW GARAGE



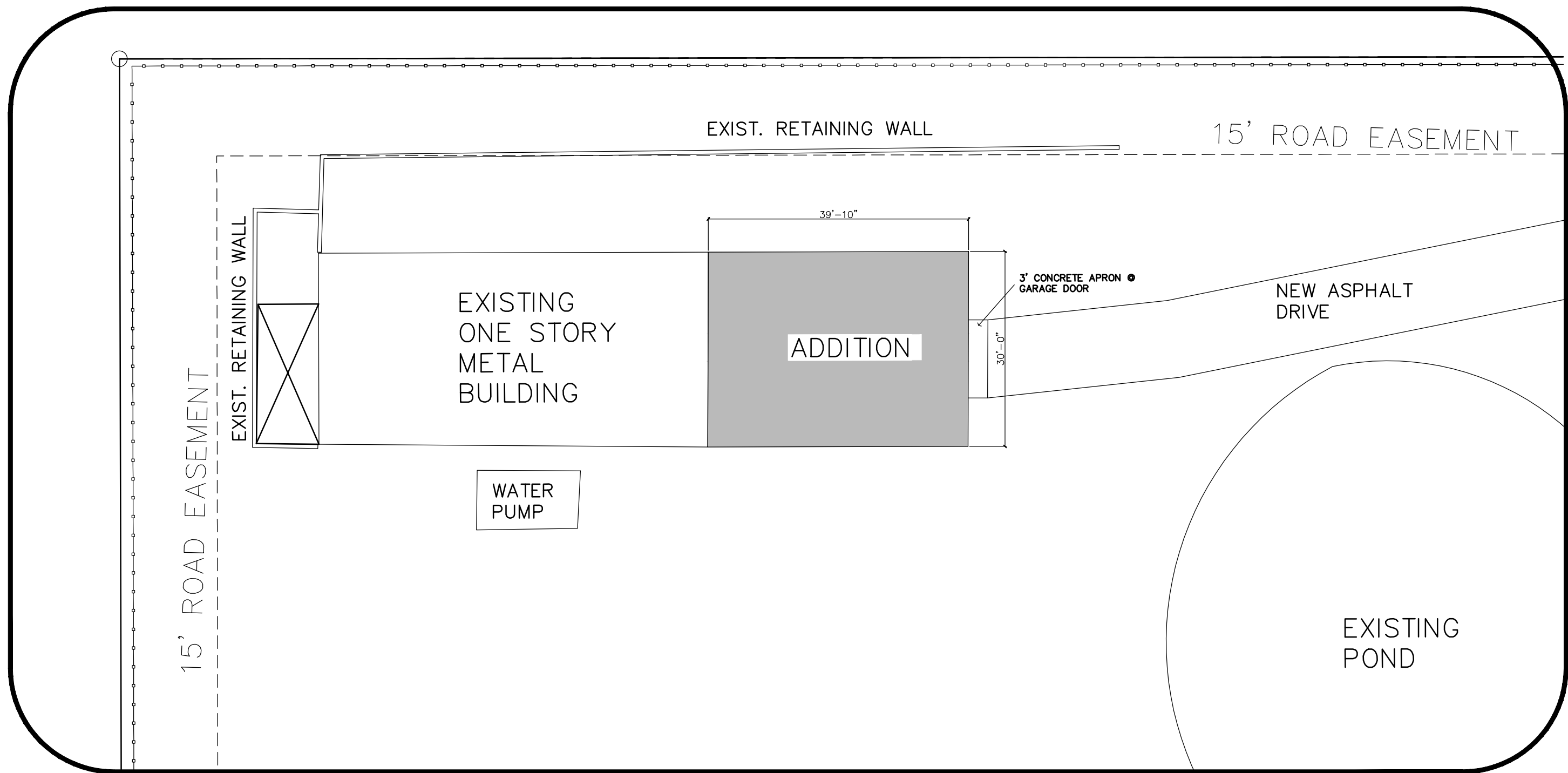
1 NEW FLOOR PLAN

SCALE: 1/4"=1'-0"

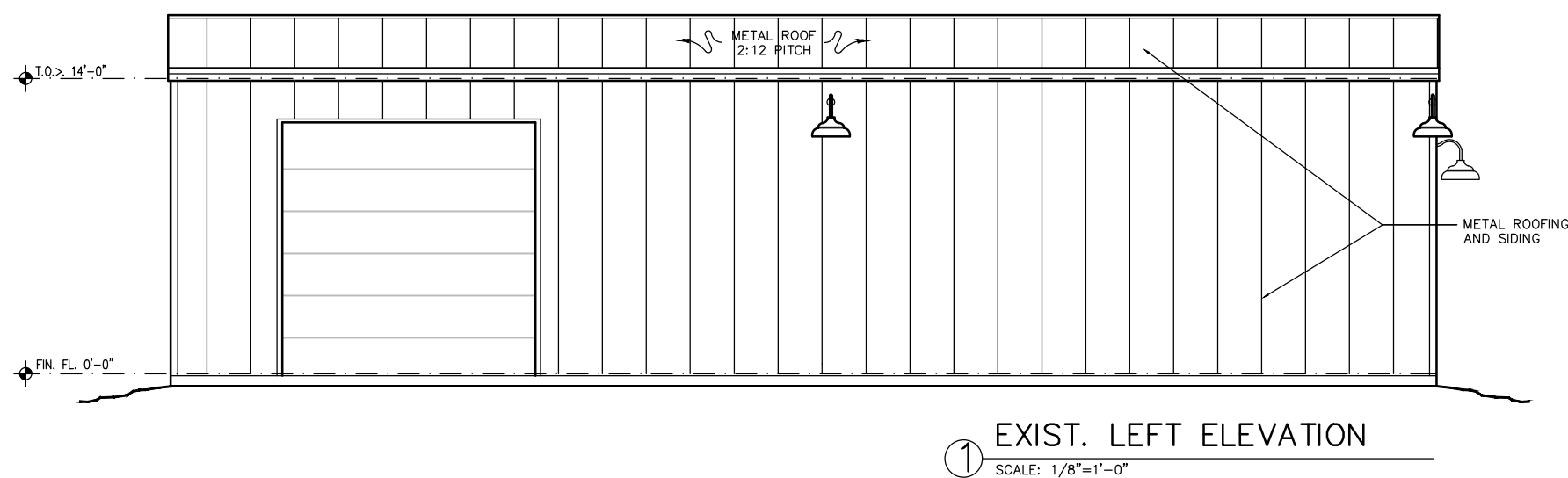
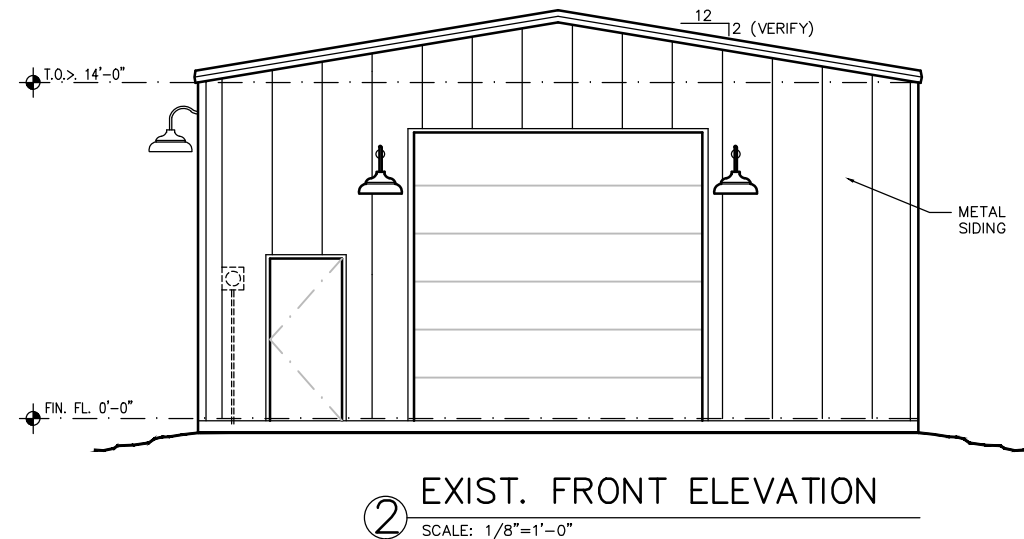
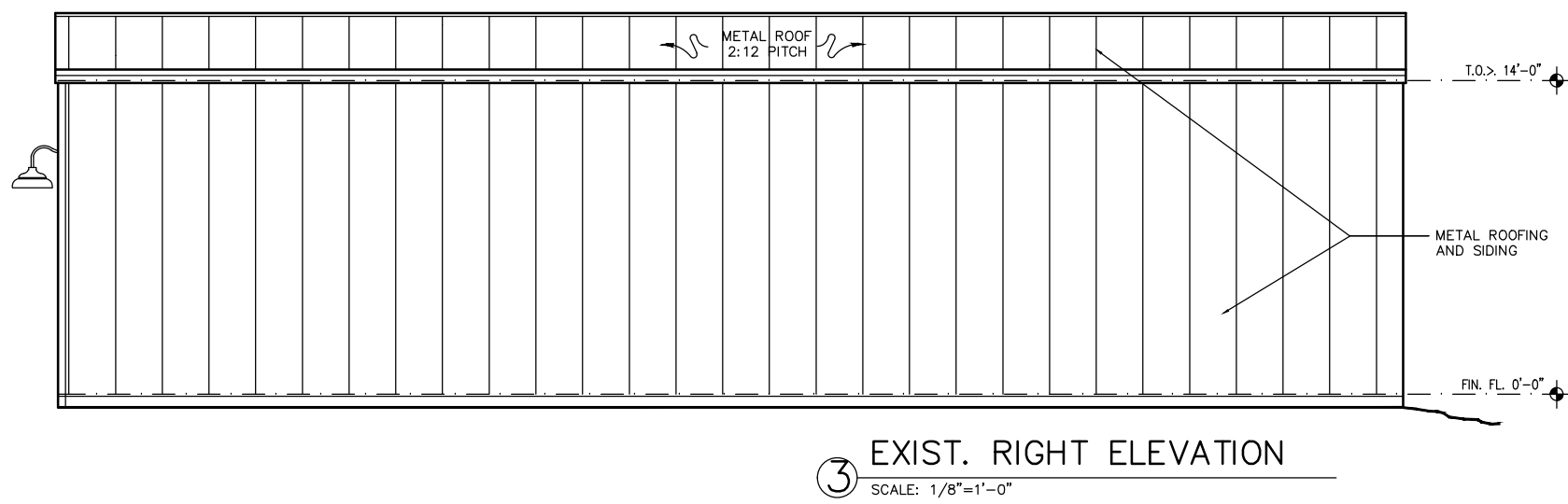
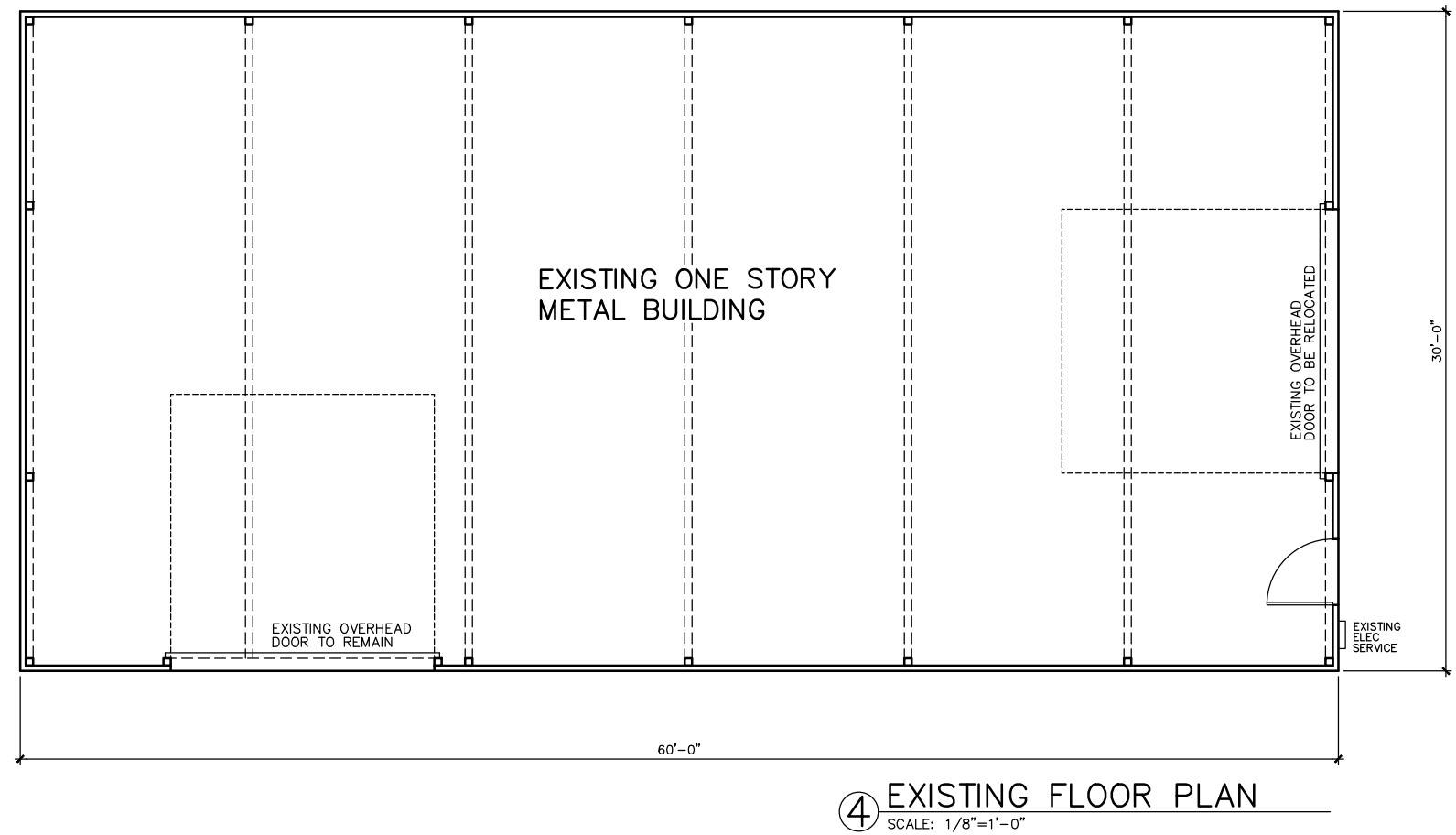




OVERALL SITE PLAN
N.T.S.



PARTIAL SITE PLAN
SCALE: 1/16"=1'-0"
460 KELLER SMITHFIELD ROAD
LOT 1, BLOCK 1
KIDD ADDITION
CITY OF KELLER
TARRANT COUNTY, TEXAS



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R. LYN
FLYNN
DESIGN

817.300.3078

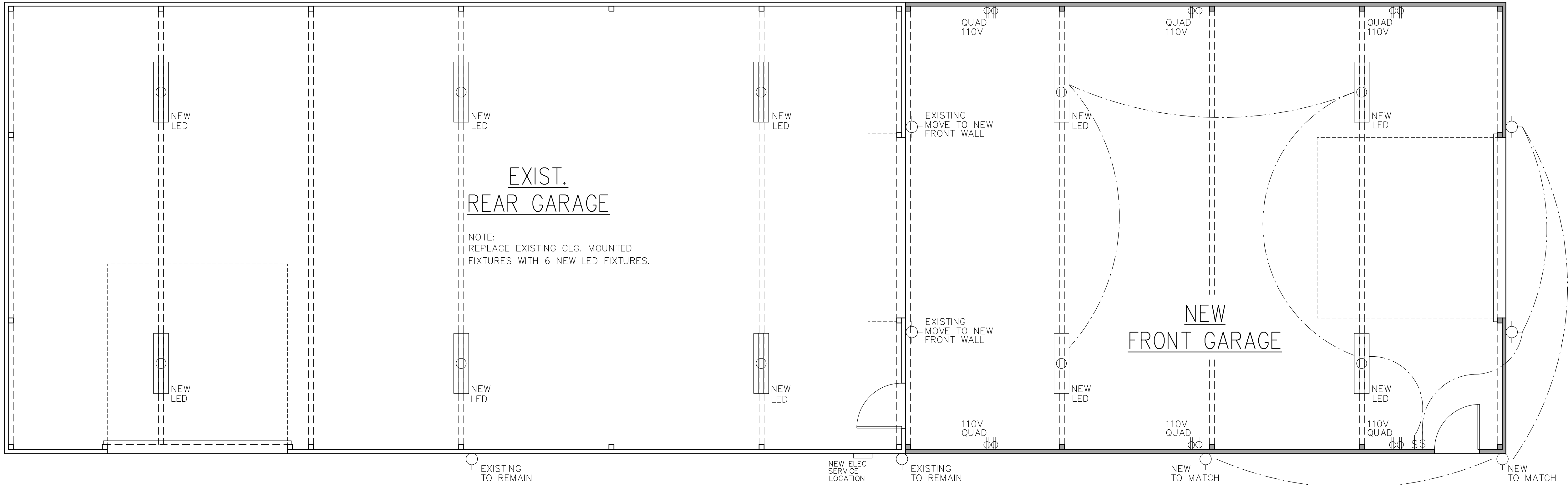


GARAGE ADDITION @
460 KELLER SMITHFIELD ROAD
LOT 1, BLOCK 1
KIDD ADDITION
CITY OF KELLER
TARRANT COUNTY, TEXAS

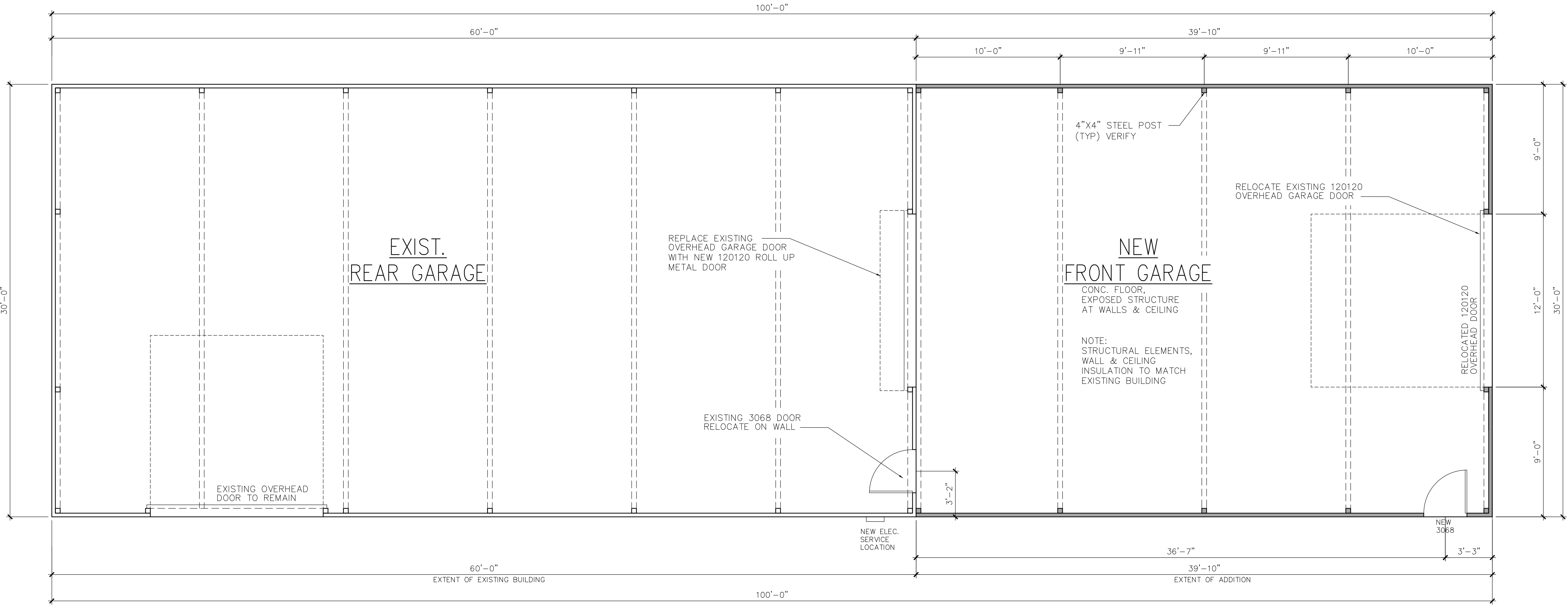
PLAN NUMBER

DATE
4/24/25

SHEET NUMBER
A1



② ELECTRICAL PLAN
SCALE: 1/4"=1'-0" NOTE: PROVIDE POWER AND GAS FOR HVAC IN NEW GARAGE



① NEW FLOOR PLAN
SCALE: 1/4"=1'-0"



GARAGE ADDITION @
460 KELLER SMITHFIELD ROAD
LOT 1, BLOCK 1
KIDD ADDITION
CITY OF KELLER
TARRANT COUNTY, TEXAS

PLAN NUMBER

DATE
4/24/25

SHEET NUMBER
A2

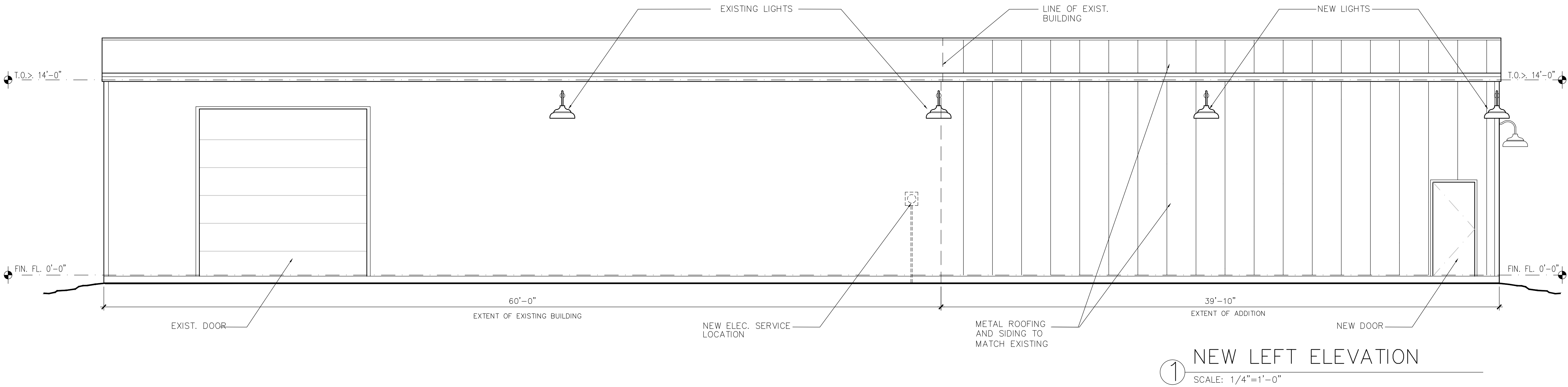
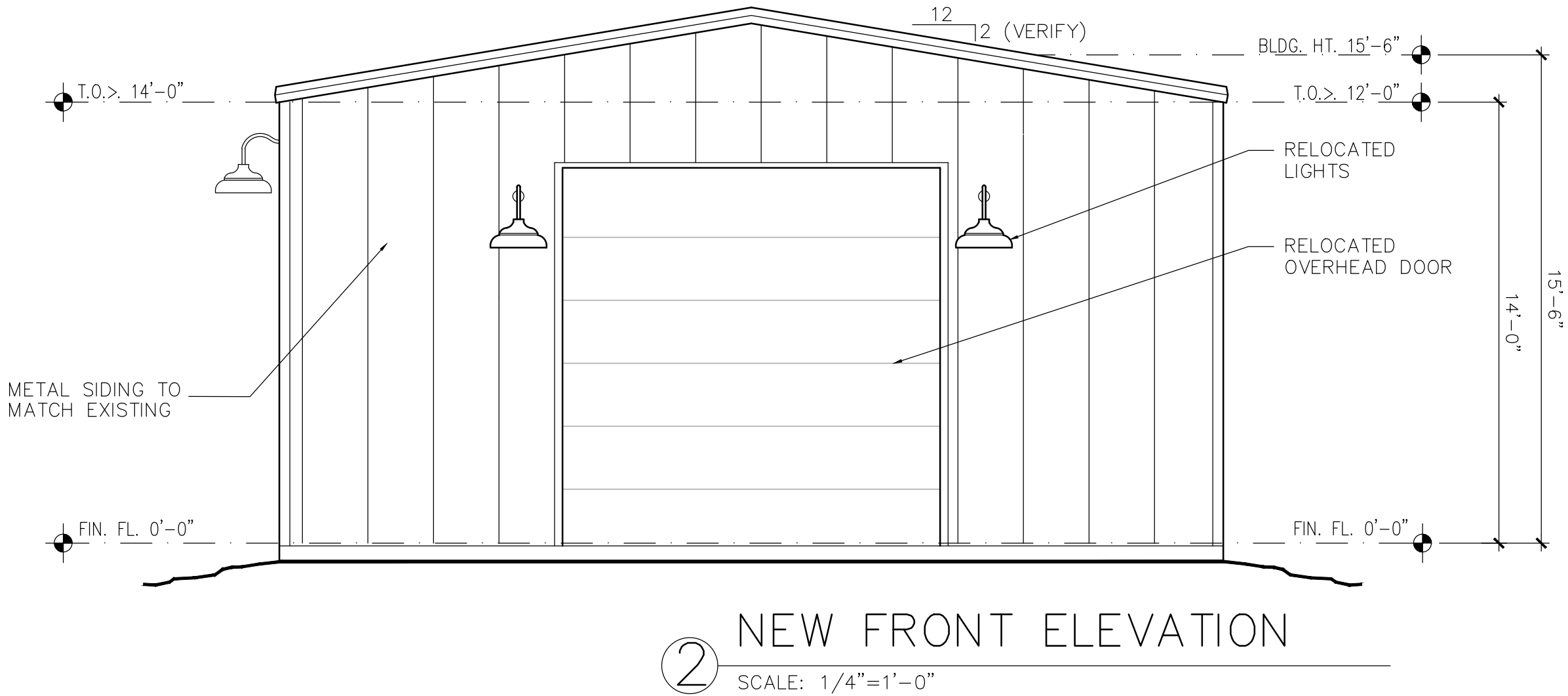
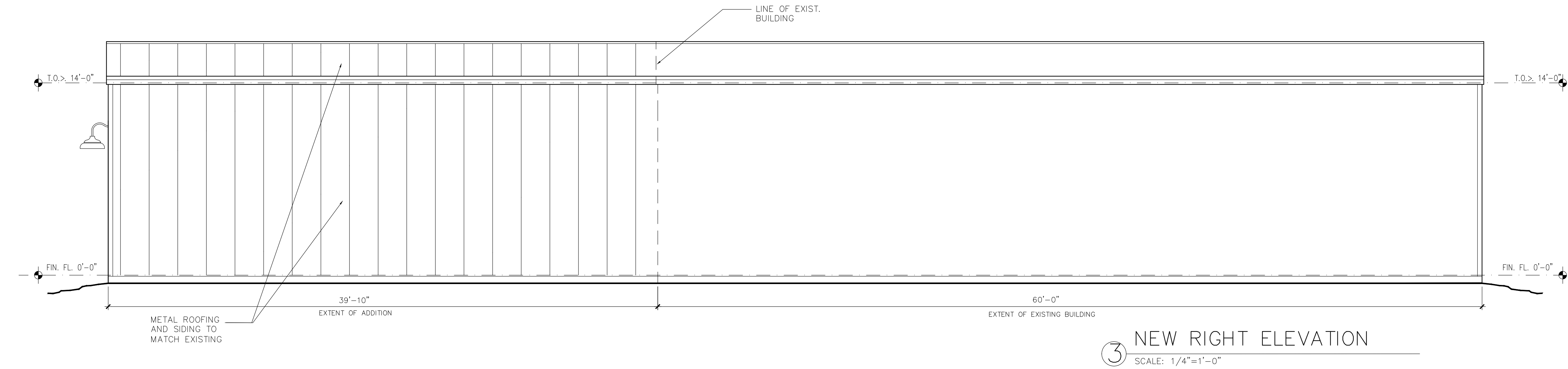


GARAGE ADDITION @
460 KELLER SMITHFIELD ROAD
LOT 1, BLOCK 1
KIDD ADDITION
CITY OF KELLER
TARRANT COUNTY, TEXAS

PLAN NUMBER

DATE
4/24/25

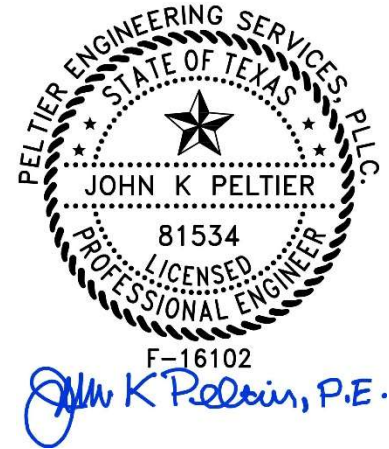
SHEET NUMBER
A3



PELTIER ENGINEERING SERVICES

JOHN PELTIER, P.E. LIC #81534

Date: April 28, 2025
To: City of Keller Permit and Inspections Office
Contractor: Rob Wilson Construction
Subject: Foundation Engineering
Re: 460 Keller Smithfield Road
Keller, Texas



The site specific conventionally reinforced shop foundation design concerning the above referenced project location has been designed to meet the requirements set forth in the 2021 IRC.

If you have any questions, please do not hesitate to call.

John Peltier, P.E.
Peltier Engineering Services, PLLC

PELTIER ENGINEERING SERVICES

JOHN PELTIER, P.E. LIC #81534

April 28, 2025

City of Keller
Code Enforcement Department

Subject: Shop Addition Drainage Evaluation

Re: 460 Keller Smithfield Road
Keller, Texas

Code Enforcement Department,

I have enclosed a drainage analysis diagram for proposed shop addition to be constructed by Rob Wilson Construction concerning the above referenced location.

The finished floor elevation of the existing shop building is given an assumed elevation of 100.0. The garage addition highlighted in orange will match that elevation for a finished floor elevation of 100..

A valley will be required on the south side of the addition to direct the water east to the east side of the improvements.

In general, drainage will continue to travel north behind the existing shop and exit the north side of the property at the northeast corner and along the north side of the existing and proposed shop building. The drainage gradually transitions to an easterly direction as the distance increases from the proposed shop down the north property line to Keller Smithfield Road.

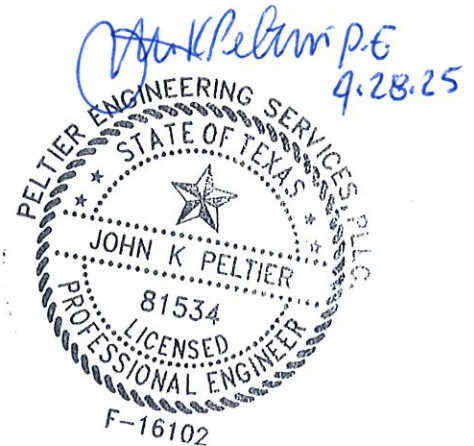
Based on my evaluation, the proposed shop improvement does not alter the overall drainage off of the property or create any hazards for the existing residence or neighboring properties.

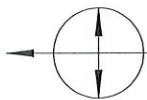
Engineer shall be notified if the proposed shop addition placement deviates from the enclosed drainage plan.

If you have any questions please do not hesitate to call.

Sincerely,


John K Peltier, P. E





PELTIER ENGINEERING SERVICES, PLLC.

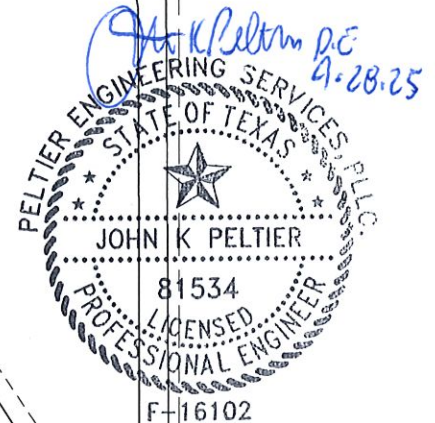
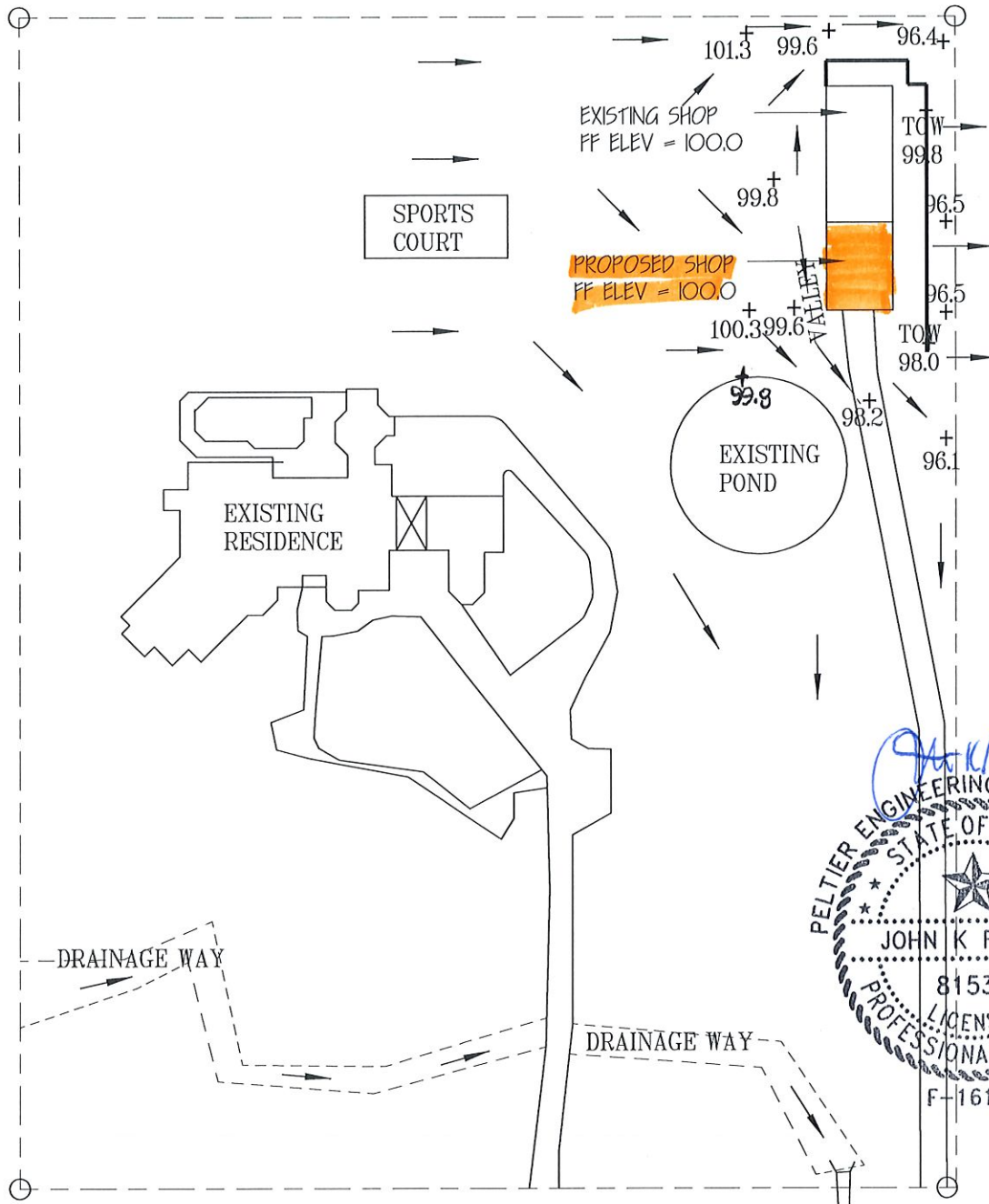
1015 PIPING ROCK STREET, DENTON, TEXAS 76205 (817) 223-6841 FIRM #F-16102



DRAINAGE SURVEY (NO SCALE)

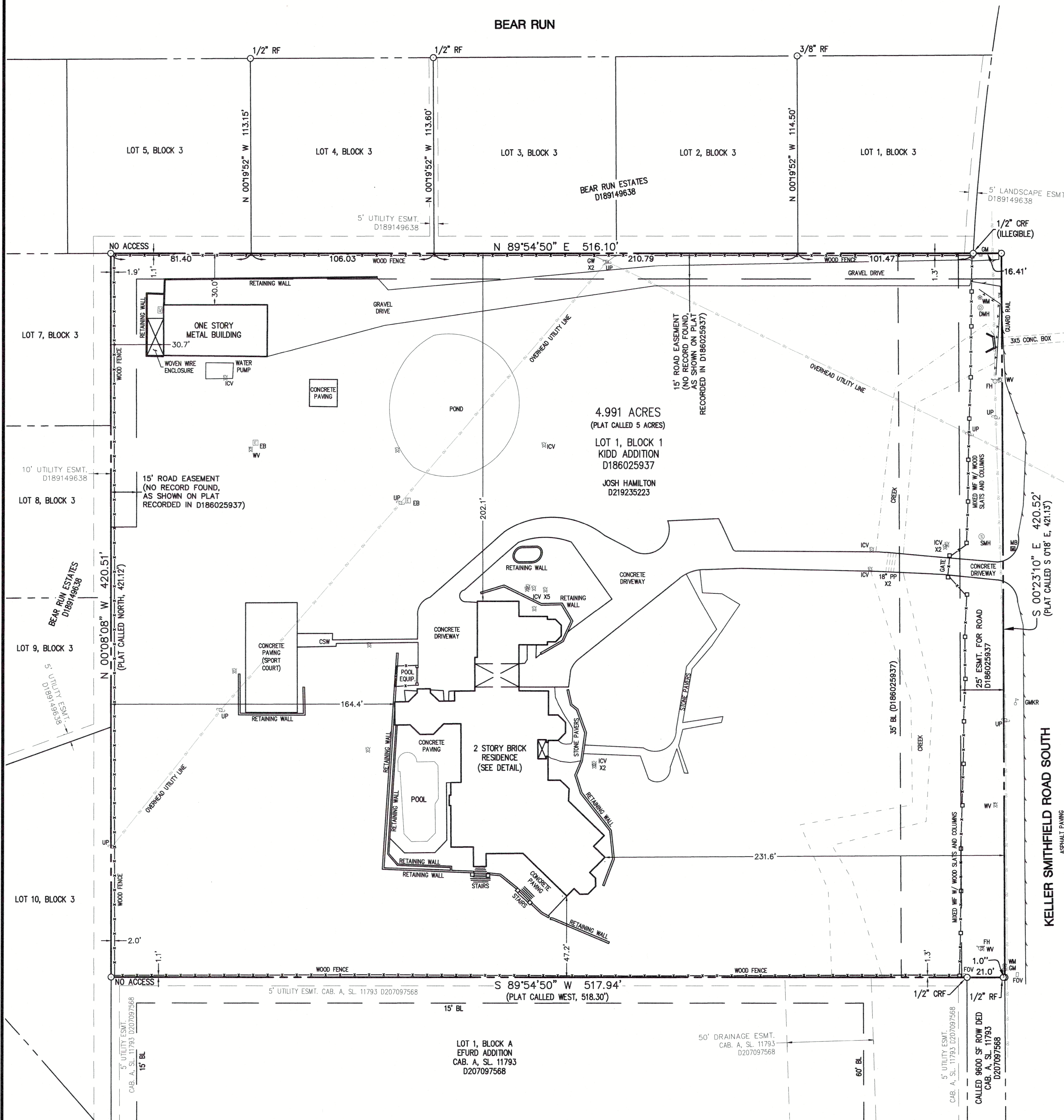
DD=DECK DRAIN
SD=SURFACE DRAIN
DS=DOWN SPOUT

NORTH



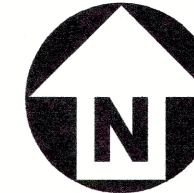
460 KELLER SMITHFIELD ROAD
KELLER, TEXAS

BEAR RUN



LEGEND

CRS	=	CAPPED REBAR SET
RF	=	REBAR FOUND
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
GM	=	GAS METER
WM	=	WATER METER
DMH	=	DRAIN MAN HOLE
FH	=	FIRE HYDRANT
UP	=	UTILITY POLE
GW	=	GUY WIRE
WV	=	WATER VALVE
ICV	=	IRRIGATION CONTROL VALVE
MB	=	MAIL BOX
PP	=	PLASTIC PIPE
SMH	=	SANITARY MAN HOLE
GMKR	=	UNDERGROUND GAS LINE MARKER
FOV	=	FIBER OPTIC VAULT
CSW	=	CONCRETE SIDEWALK
EB	=	ELECTRIC BOX
AC	=	AIR CONDITIONING UNIT



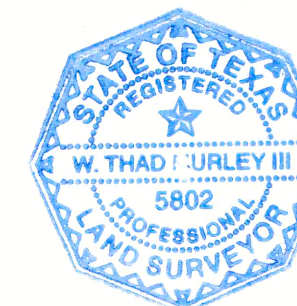
LEGAL DESCRIPTION

Being all of Lot 1, Block 1, Kidd Addition, an addition to the City of Keller, according to the plat thereof, recorded in Instrument Number D186025937, Plat Records, Tarrant County, Texas.

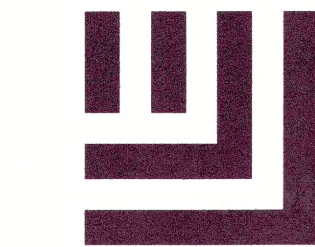
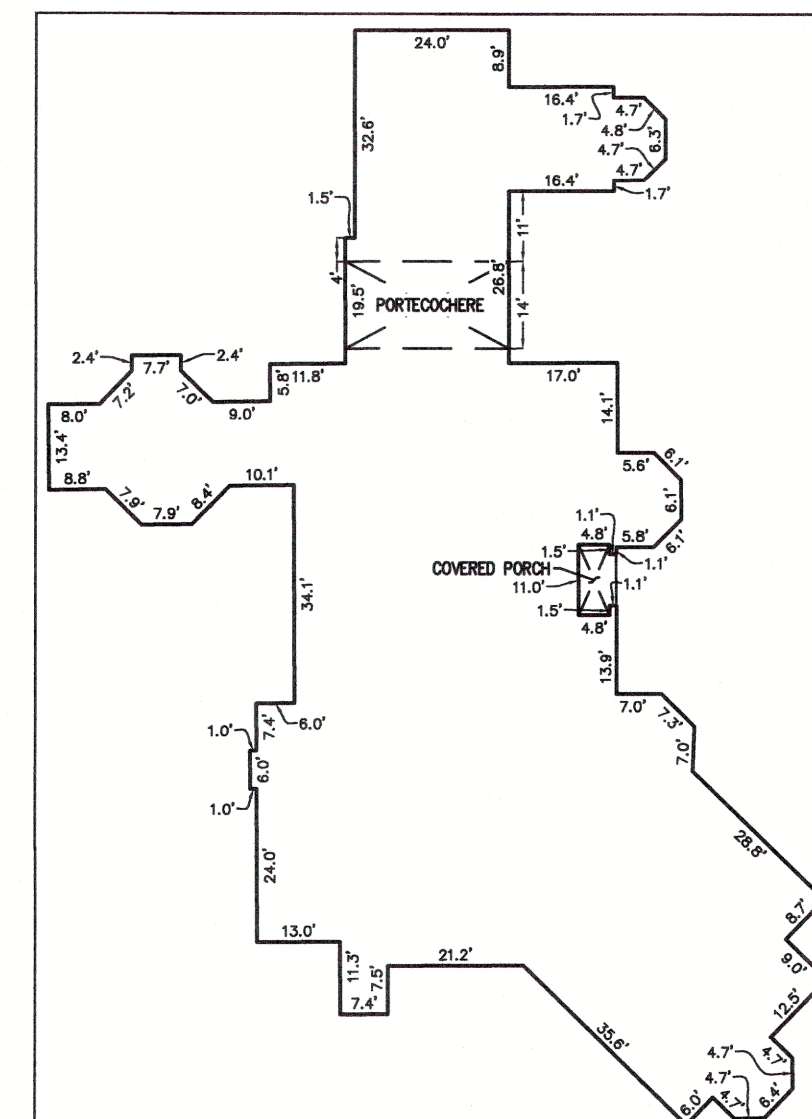
More commonly known as 460 Keller Smithfield Road South.

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. MCADAMS, and the Surveyor shall not be liable for any unauthorized use hereof.
- According to Community/Panel No. 48439C0090 L, effective March 21, 2019, of the FLOOD INSURANCE RATE MAP for Tarrant County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
- This flood statement shall not create liability on the part of the surveyor.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- This survey was prepared without the benefit of a Title Opinion.
- Fieldwork completed on April 15, 2025.



DETAIL SCALE 1"=30'



McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPLS FIRM #
PE:19762 RPLS: 10194440
www.mcadamsco.com

CLIENT

ROB WILSON CONSTRUCTION
1307 FOREST GREEN CT
KELLER, TX 76248

SURVEY PLAT
LOT 1, BLOCK 1, KIDD ADDITION
4.991 ACRES
WILLIAM H. SLAUGHTER SURVEY, ABSTRACT NO. 1431
CITY OF KELLER, TARRANT COUNTY, TEXAS

PLAN INFORMATION

PROJECT NO. ROB25001
CHECKED BY TM
DRAWN BY BC
SCALE 1"=40'
DATE 4.15.2025