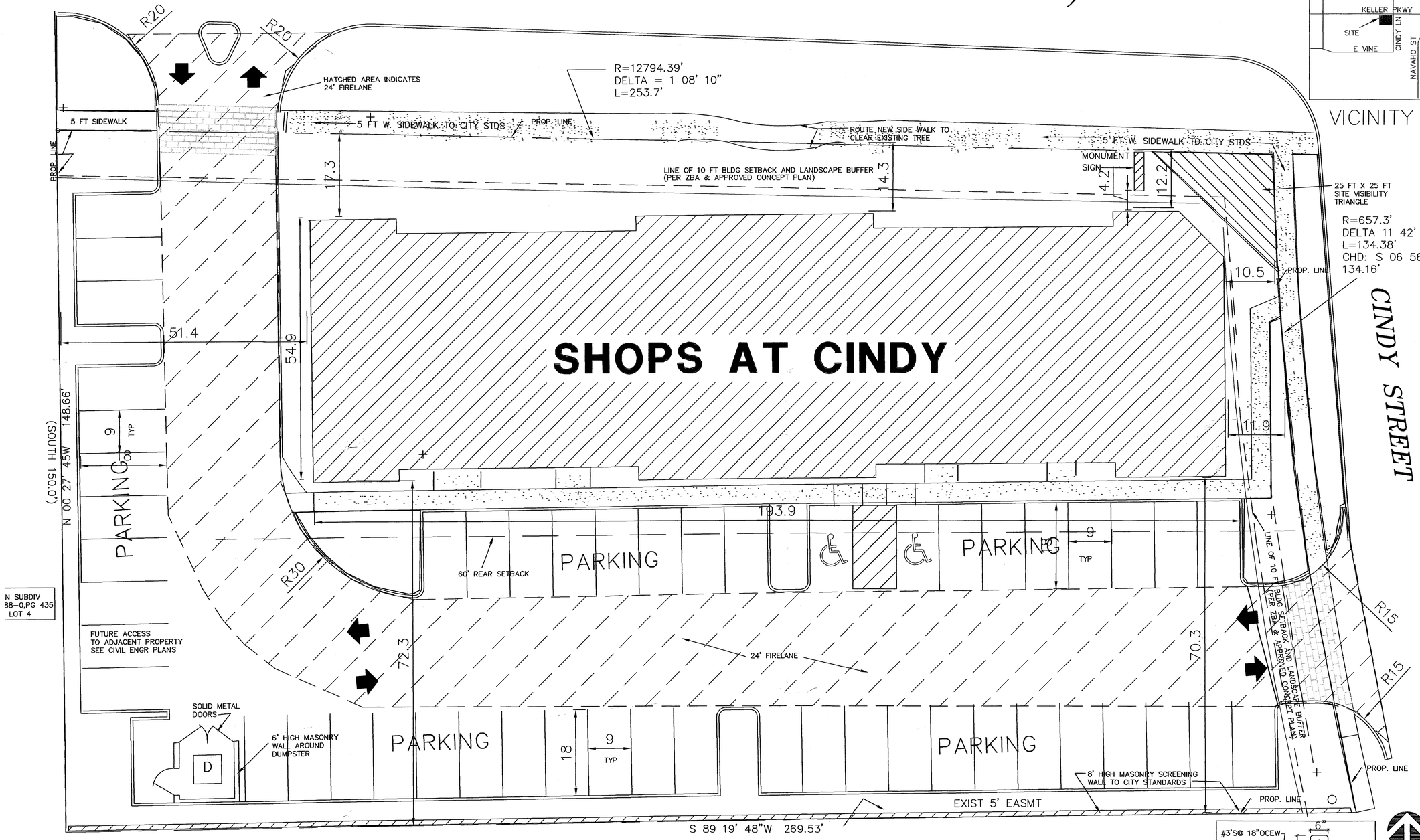
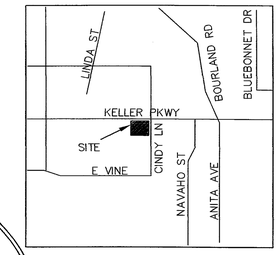
KELLER PARKWAY (FM 1709)





VICINITY MAP

OWNER: RCR PROPERTIES 415 KELLER PARKWAY KELLER TX 76248 817-337-0800

D. E. RITTER ARCHITECTS
4001 TARRANT MAIN EULESS, TEXAS 76040 (817) 510-0444
DRAWING PREPARED BY: DEEN RITTER DATE: 5-15-2008

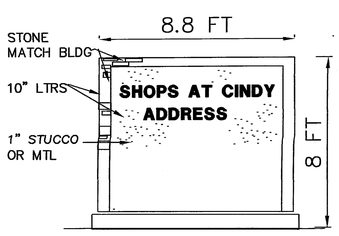
REGISTERED ARCHITECT DEEN RITTER 4809 STATE OF TEXAS

The SITE PLAN shall NOT be modified without the approval of the Community Development Department

LOT 1A, BLK A, THE SHOPS AT CINDY ADDITION
Benson Subdivision
Vol 388-0, Pg 435
.852 ACRES
ZONING: RETAIL
DEVELOPER CONTACT: JEFF RYAN TEL: 817-337-0800

DATE
6-15-08
REVISIONS

A-1



MONUMENT SIGN

DATA

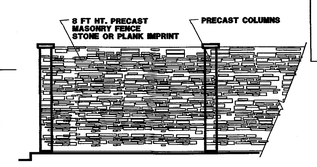
BUILDING AREA: 9,995 SQ. FT.
SITE AREA: 36,730 SQ.FT.

PARKING SPACES REQUIRED: (1) SPACE PER 200 SQ.FT.
PROVIDED: (49) SPACES + (2) HANDICAP

SITE PLAN

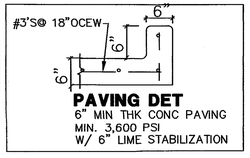
RESOLUTION 2668
1. The variance request to reduce the landscape buffer along Keller Parkway from thirty feet (30') to ten feet (10') shall be allowed.
2. The variance request to reduce the landscape buffer along Cindy Street from fifteen feet (15') to ten feet (10') shall be allowed.
3. The variance request to reduce the landscape buffer along the south property line from twenty-five feet (25') to five feet (5') shall be allowed.
4. The variance request to eliminate the landscape buffer along the west property line shall be allowed.
5. An eight-foot (8') masonry screening wall shall be required along the south property line.

RESOLUTION 2721
1. The variance request to provide alternative landscaping within the five-foot landscape Buffer along the south property line as shown in the attached landscape plan shall be allowed.



FENCE ELEV

BERRY ADDITION
VOL 388-73, PAGE 14
PRTCT



PAVING DET
6" MIN THK CONC PAVING
MIN. 3,600 PSI
W/ 6" LIME STABILIZATION

SCALE 1" =10'
0 10 20 40

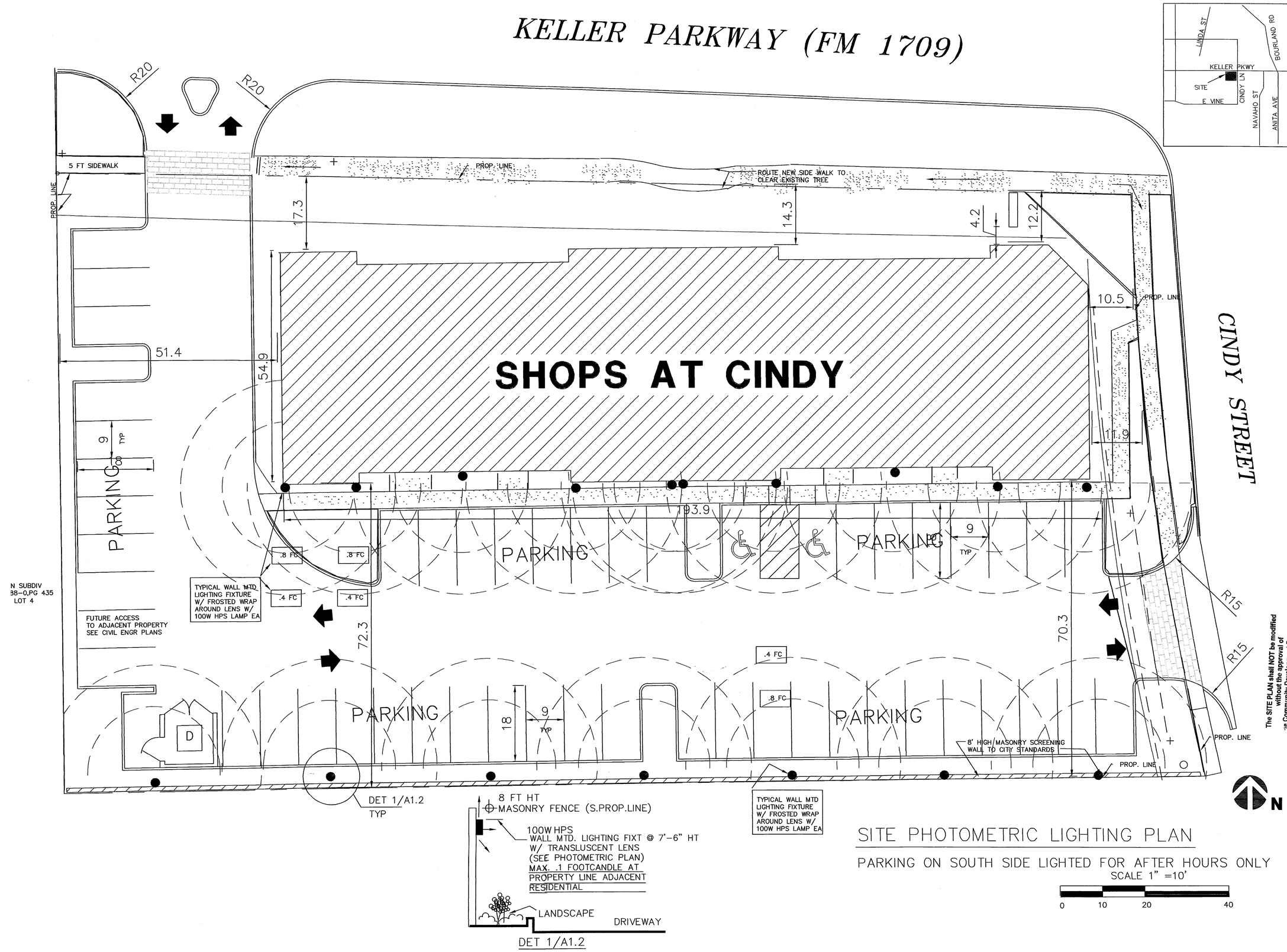
NOTE: SUBMIT LANDSCAPE MAINTENANCE PAPER WORK WITH FINAL CONSTRUCTION

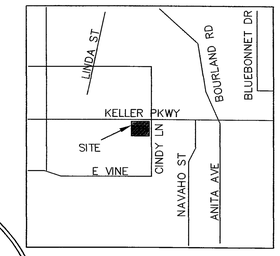
NOTE: SEE CIVIL ENGINEERING PAVING PLAN FOR DIMENSIONAL CONTROL

N

APPROVED BY CITY COUNCIL ACTION
RESOLUTION # 2721
Date: 07/15/08

RECEIVED
JUN 18 2008





OWNER: RCR PROPERTIES 415 KELLER PARKWAY KELLER TX 817-337-0800

D. E. RITTER ARCHITECTS
4001 TARRANT MAIN EULESS, TEXAS 76040 (817) 510-0444
DRAWING PREPARED BY: DEEN RITTER DATE: 5-15-2008

REGISTERED ARCHITECT DEEN RITTER 4809 STATE OF TEXAS

THE SHOPS AT CINDY
LOT 1A, BLK A, THE SHOPS AT CINDY ADDITION
Benson Subdivision
Vol 388-0, Pg 435
.852 ACRES
ZONING: RETAIL
DEVELOPER CONTACT: JEFF RYAN TEL: 817-337-0800

The SITE PLAN shall NOT be modified without the approval of the Community Development Department

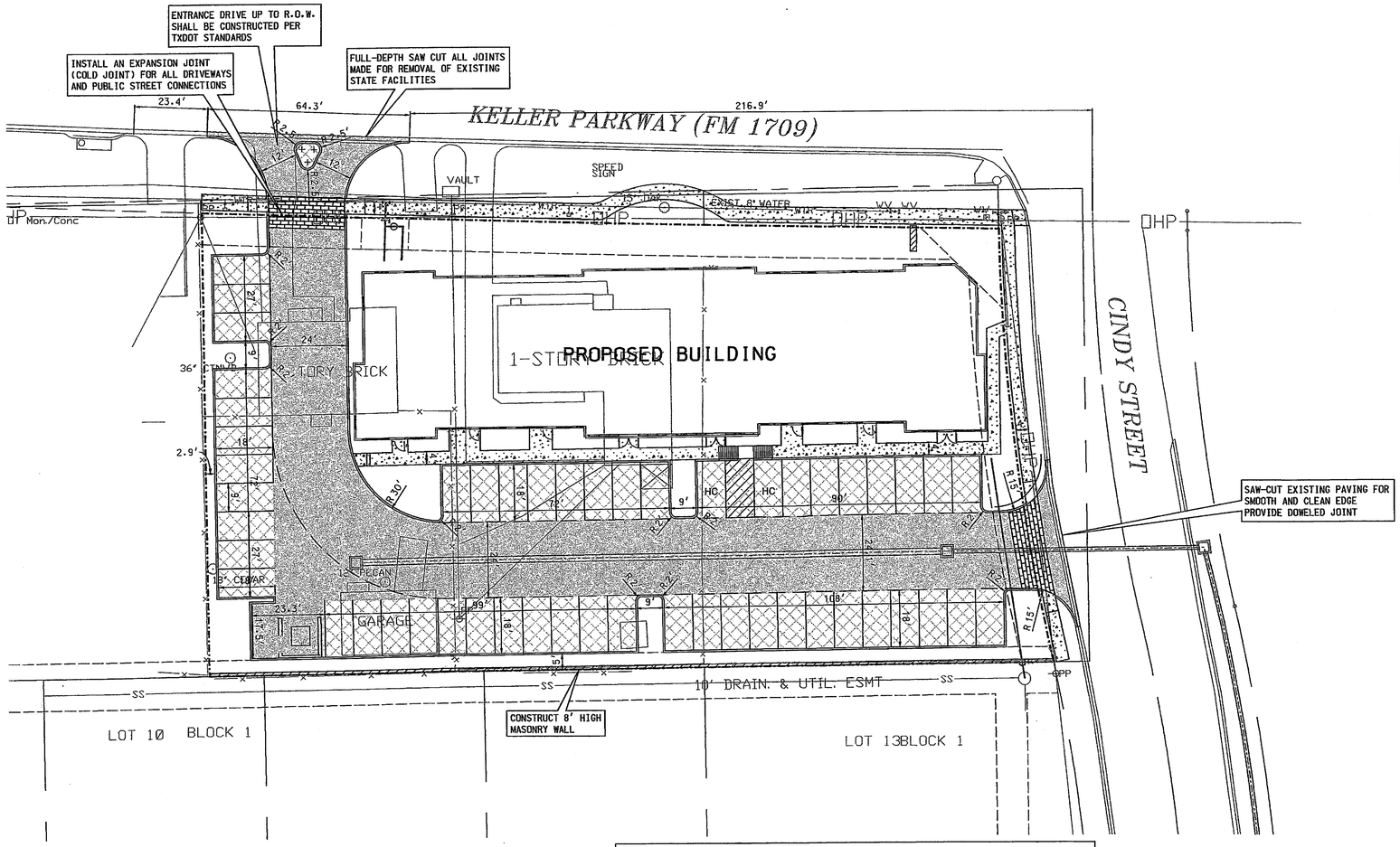
DATE
6-15-08
REVISIONS

SITE PHOTOMETRIC LIGHTING PLAN

PARKING ON SOUTH SIDE LIGHTED FOR AFTER HOURS ONLY

SCALE 1" =10'

A1.2



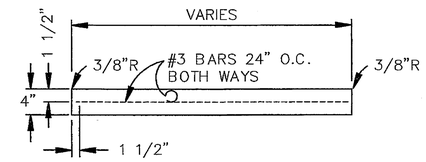
THESE DETAILS ARE NOT FOR USE ON STATE RIGHT OF WAY

LEGEND

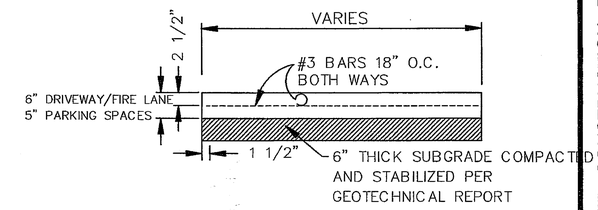
- 6" THICK CONCRETE ON 6" LIME STABILIZED SUBGRADE
- PROPOSED PAVEMENT (5" THICK CONCRETE)
- PROPOSED SIDEWALK (4" THICK CONCRETE)

N

SCALE 1" = 20'



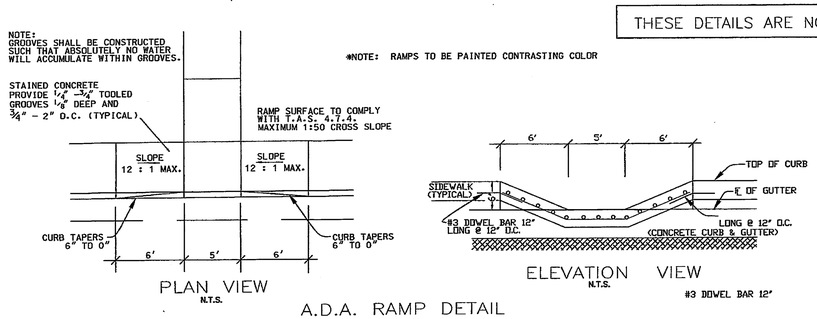
TYPICAL SIDEWALK
N.T.S.



TYPICAL DRIVEWAY AND PARKING LOT PAVING
N.T.S.

NOTE:
GROOVES SHALL BE CONSTRUCTED SUCH THAT ABSOLUTELY NO WATER WILL ACCUMULATE WITHIN GROOVES.

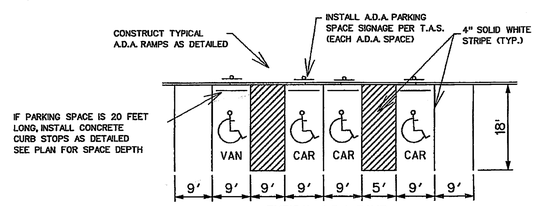
*NOTE: RAMPS TO BE PAINTED CONTRASTING COLOR



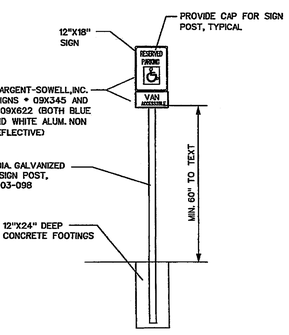
PLAN VIEW
N.T.S.

ELEVATION VIEW
N.T.S.

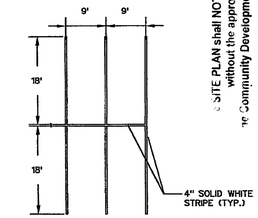
A.D.A. RAMP DETAIL



TYPICAL A.D.A. RAMP, SIDEWALK AND PARKING STRIPING DETAIL DIMENSIONS AS APPLICABLE TO SITE PLAN
N.T.S.

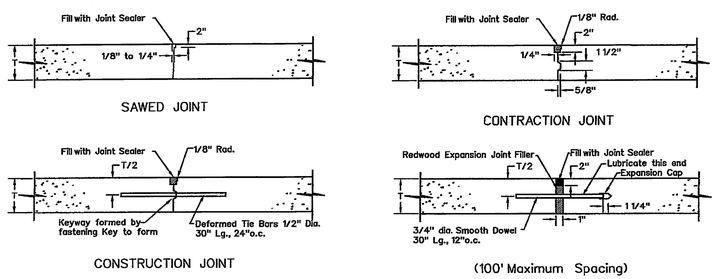


TYPICAL A.D.A. PARKING SPACE SIGNAGE DETAIL
N.T.S.



TYPICAL PARKING STRIPING DETAIL
N.T.S.

SITE PLAN shall NOT be modified without the approval of the Community Development Department



PAVING NOTES

1. ALL CONCRETE SHALL BE 3,600 PSI AT 28 DAYS. TWO TEST CYLINDERS SHALL BE TAKEN BY AN APPROVED TESTING LABORATORY EACH DAY CONCRETE IS POURED. SEVEN DAY AND TWENTY-EIGHT DAY TEST RESULTS SHALL BE FURNISHED TO THE OWNER AND ENGINEER. ALL COSTS FOR TESTING SHALL BE BORNE BY THE CONTRACTOR.
2. SAW JOINTS SHALL BE CUT ON MAXUMUM FIFTEEN (15') FOOT CENTERS WITHIN 24 HOURS FOLLOWING EACH POUR. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF INTENDED JOINT LAYOUT TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
3. SIX (6") INCH CURB SHALL BE INSTALLED INTEGRAL WITH CONCRETE PAVEMENT. SAW JOINTS SHALL EXTEND THROUGH THE CURB.
4. CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING.
5. FIRE LANE PAVING SHALL BE 6" THICK REINFORCED CONCRETE W/ # 3 BARS AT 18" CTRS. ON 6" THICK LIME STABILIZED SUBGRADE COMPACTED PER GEOTECHNICAL REPORT. PARKING SPACES SHALL BE 5" THICK.
6. SUBGRADE FOR PARKING LOT AND DRIVE PAVING SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES AND COMPACTED PER GEOTECHNICAL REPORT.
7. SEE GRADING PLAN FOR FINISHED PAVEMENT ELEVATIONS.
8. CONTRACTOR SHALL PAINT & STRIPE ALL PARKING AS SHOWN. CONTRACTOR SHALL ALSO PROVIDE CONCRETE RAMPS, SIGNS, AND CURB STOPS AS SHOWN.
9. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
10. ALL SIDEWALKS SHALL BE CONSTRUCTED PER CITY OF KELLER STANDARDS.
11. ONE LANE OF TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFIC CONTROL DEVICES.

HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
5847 PRESTON PLACE, FORT WORTH, TEXAS 76132 76109-4712
PHONE (817) 293-3800 FAX (817) 294-0480

SITE CONSTRUCTION PLANS

THE SHOPS AT CINDY
FM 1709 (KELLER PARKWAY) AND CINDY STREET
CITY OF KELLER, TEXAS

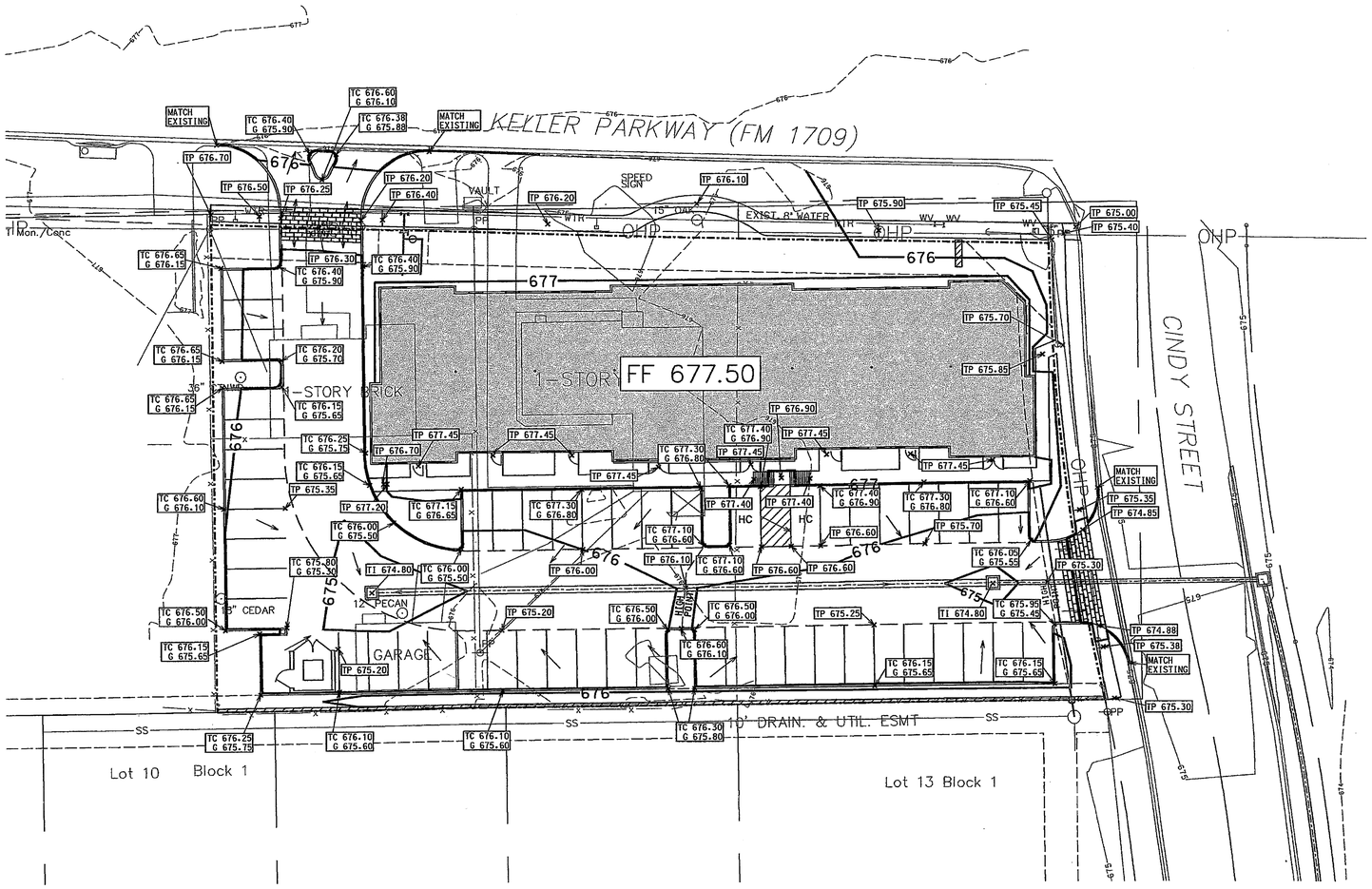
SITE LAYOUT AND PAVING PLAN

STATE OF TEXAS
KEITH M. HAMILTON
87354
LICENSED
PROFESSIONAL ENGINEER
8-28-08

JOB	999-046
DATE	8/28/2008
DESIGNED	K.M.H.
DRAWN	M.J.C.
CHECKED	K.M.H.

NO.	REVISION	BY	DATE

SHEET
C1.01



LEGEND

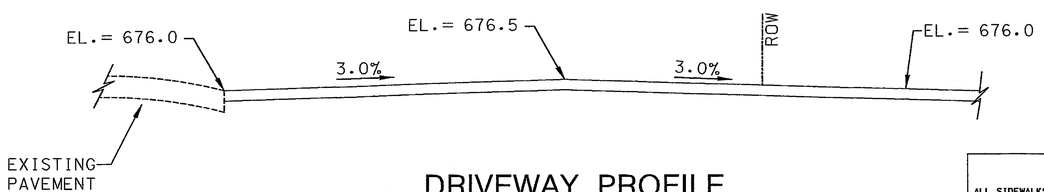
617	PROPOSED CONTOUR
617	EXIST. CONTOUR

SITE GRADING LEGEND

- FF = FINISHED FLOOR
- TP = TOP PAVEMENT
- TI = TOP INLET
- TG = TOP GRATE INLET
- TC = TOP CURB
- GT = GUTTER
- FG = FINISHED GRADE
- TW = TOP WALL
- BW = BOTTOM WALL
- FL = FLOW LINE
- FLOW DIRECTION

REVIEWED
CITY OF KELLER
Released for Construction
Date_____

Public Works Director/City Engineer



DRIVEWAY PROFILE

N.T.S.

I CONTRACTOR NOTICE I

ALL SIDEWALKS, AND PAVED AREAS, REQUIRING ADA ACCESS SHALL BE CONSTRUCTED WITH 5% (MAX.) SLOPE AND 2.0% (MAX.) CROSS SLOPE IN ORDER TO ENSURE A.D.A. ACCESS TO ALL ENTRANCES. IF ANY GRADES AND/OR CONTOURS SHOWN ON THIS PLAN CONFLICT WITH THESE PARAMETERS, THE CONTRACTOR SHALL REPORT SUCH DISCREPANCIES (IN WRITING) FOR RECONCILIATION BEFORE CONSTRUCTION COMMENCES.

!!! 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.

!!!IMPORTANT!!!

CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS (SEE DETAILS).

CONSTRUCTION NOTES:

AREAS DISTURBED BY CONSTRUCTION WILL BE FULLY SODDED WITH NATIVE BERMUDA GRASS OR HYDROMULCHED W/ VEGETATION REESTABLISHED PRIOR TO DRAINAGE FINAL.

ALL CONCRETE INTERFACES AND CHANGES IN CONCRETE THICKNESS WILL HAVE AN EXPANSION JOINT FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.

ALL SIDEWALKS SHALL CONFORM TO A.D.A. REQUIREMENTS.

ALL SIDEWALKS SHALL BE BACKFILLED TO FINISHED GRADE SO AS NOT TO IMPEDE DRAINAGE.

ALL EXISTING/NEW CONCRETE INTERFACES SHALL BE PROVIDED WITH DOWELED EXPANSION JOINT CONSISTING OF PREMOLDED EXPANSION JOINT MATERIAL AND SEALANT.

MATCH ALL WATER METERS, SANITARY SEWER CLEANOUTS, ETC. WITH FINISHED GRADE

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES THAT MAY CONFLICT WITH PROPOSED LAYOUT.
2. THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND STOCKPILED FOR LANDSCAPE USE. ALL CUT OR FILL SLOPES TO BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO, TRENCH BACKFILL, SIDE SLOPES, FENCES, IRRIGATION SYSEMS, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS, ROADWAYS, ETC.
4. ALL FILL AND STABILIZATION PROCEDURES SHALL BE PER GEOTECHNICAL REPORT. AT MINIMUM, SELECT FILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95" STANDARD PROCTOR DENSITY. FIELD DENSITY TESTS SHALL BE PERFORMED BY GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE. ALL COSTS FOR TESTING SHALL BE BORNE BY THE CONTRACTOR.
5. DRAINAGE SHALL NOT BE DIRECTED TOWARD ANY BUILDING PAD. PROVIDE A MINIMUM OF 1% SLOPE AROUND BUILDING PAD.
6. SEE PAVING PLAN FOR CONCRETE SPECIFICATIONS AND JOINT LAYOUT.
7. CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING.
8. ALL PARKING LOT PAVING SHALL BE REINFORCED PER PAVING PLAN.
9. ANY SIDEWALKS SHALL BE CONSTRUCTED PER CITY OF KELLER STANDARDS.
10. CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

The SITE PLAN shall NOT be modified without the approval of The Community Development Department

HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8341 MID-CITIES BLVD. - NORTH RICHLAND HILLS, TEXAS 76180-6712
PHONE (817) 284-0445 FAX (817) 284-0446

SITE CONSTRUCTION PLANS
THE SHOPS AT CINDY
FM 1709 (KELLER PARKWAY) AND CINDY STREET
CITY OF KELLER, TEXAS

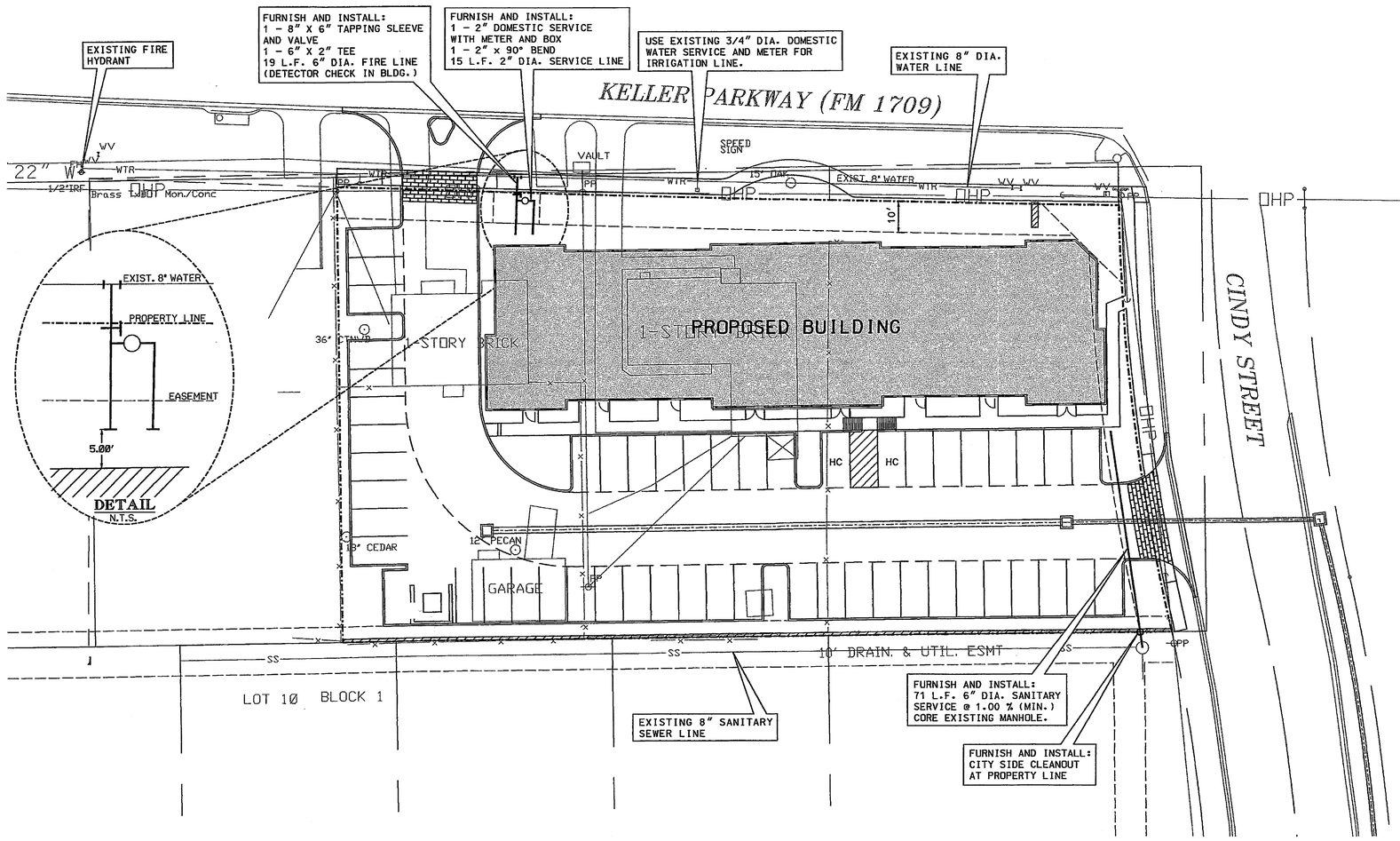
GRADING PLAN

STATE OF TEXAS KEITH M. HAMILTON 87364 LICENSED PROFESSIONAL ENGINEER
10-28-08

JOB	999-046
DATE	8/28/2008
DESIGNED	K.W.H.
DRAWN	M.J.C.
CHECKED	K.W.H.

NO.	REVISION	BY	DATE

SHEET
C1.02



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

The SITE PLAN shall NOT be modified without the approval of The Community Development Department

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.

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. PUBLIC RECORDS WERE NOT AVAILABLE. 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 UTILITES, 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).

GENERAL NOTES FOR SANITARY SEWER

1. ALL PROPOSED SANITARY SEWER PIPE SHALL BE PVC SDR-35.
2. 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.
3. 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.
4. ALL SEWER LINES SHALL BE INSTALLED PER CITY OF KELLER STANDARDS.
5. ALL WATER MAIN CLEARANCE FOR PARALLEL SANITARY SEWER MAIN SHALL BE A MINIMUM SEPARATION OF 3 FEET VERTICAL AND 9 FEET HORIZONTAL.
6. CONTRACTOR SHALL PROVIDE A TRENCH SAFETY PLAN.

GENERAL NOTES FOR WATER IMPROVEMENTS

1. 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.
2. ALL WATER METERS SHALL BE SIZED AND INSTALLED BY CITY PERSONNEL.
3. ALL WATER LINES TO BE ENCASED IN SAND, UNLESS SPECIFIED OTHERWISE AND DETAILED, BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. ALL SERVICES TO METER TO BE 2" DIAMETER, TYPE K COPPER AS SPECIFIED IN ASTM B88 UNLESS NOTED OTHERWISE.
5. UTILITY CONTRACTOR TO FURNISH AND INSTALL WATER METER BOXES AFTER THE PAVING CONTRACT HAS BEEN COMPLETED.
6. ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX. ALL VALVES AND FIRE HYDRANTS TO BE PER CITY SPECIFICATIONS.
7. ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR.
8. 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.
9. 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.
10. 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.
11. ALL PVC PIPE AND APPURTENANCES (FITTINGS, VALVES, NIPPLES, ETC.) 3" DIA. AND SMALLER SHALL BE CONSTRUCTED AS SHOWN.

HAMILTON DUFFY, PC
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PHONE (817) 284-9488 FAX (817) 284-9489

SITE CONSTRUCTION PLANS

THE SHOPS AT CINDY
FM 1709 (KELLER PARKWAY) AND CINDY STREET
CITY OF KELLER, TEXAS

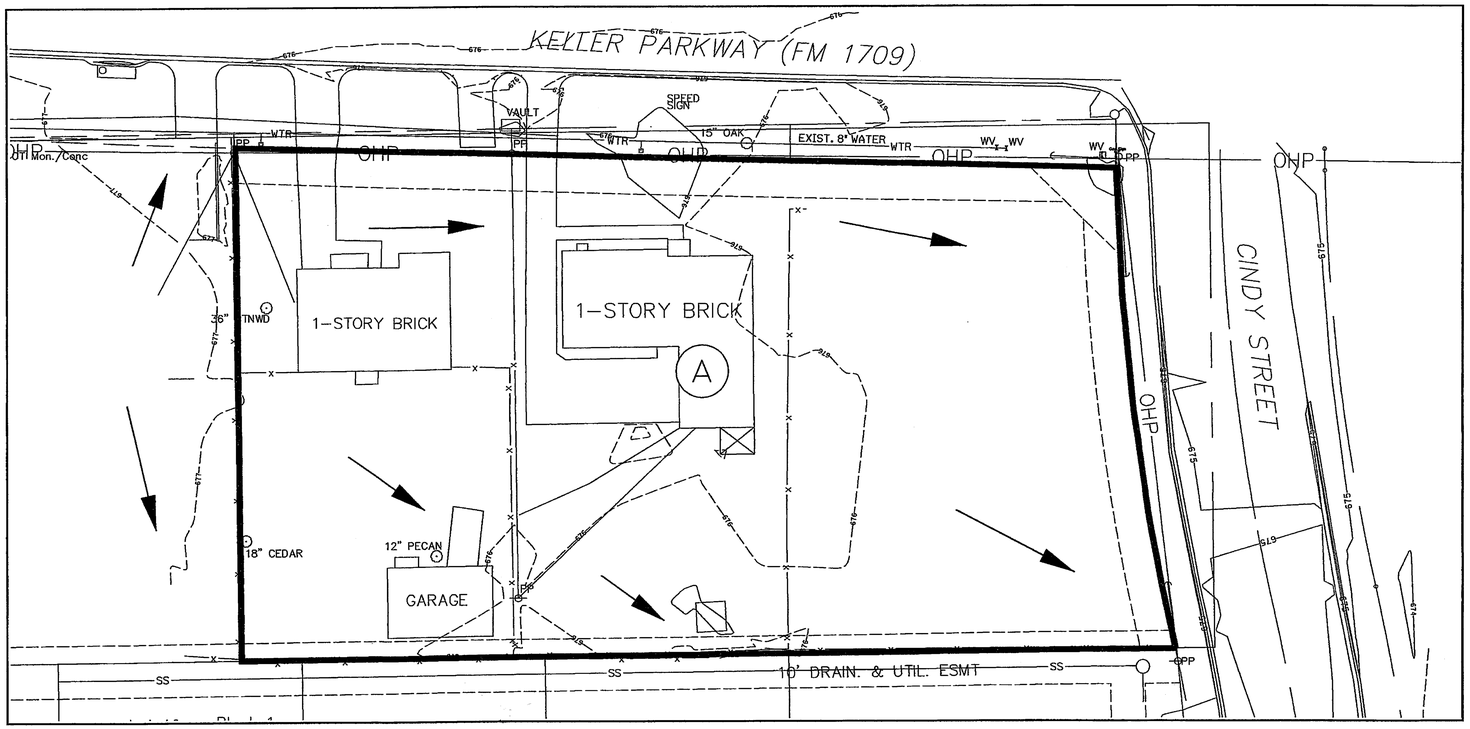
WATER AND SANITARY SEWER PLAN

STATE OF TEXAS
KEITH W. HAMILTON
87354
LICENSED PROFESSIONAL ENGINEER
8-18-08

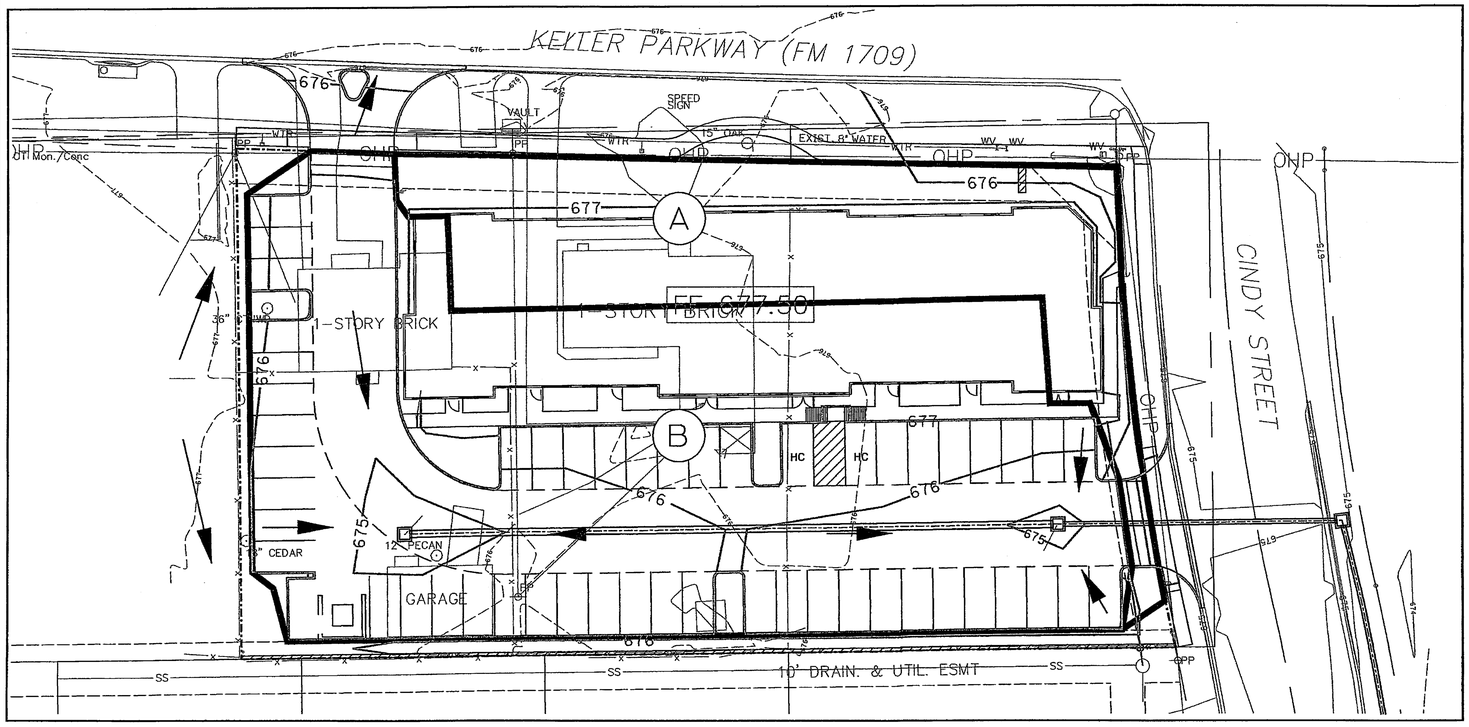
NO.	REVISION	BY	DATE

JOB	999-046
DATE	8/28/2008
DESIGNED	K.M.H.
DRAWN	M.J.C.
CHECKED	K.M.H.

SHEET
C1.03



PRE-DEVELOPED DRAINAGE MAP



POST-DEVELOPED DRAINAGE MAP

REVIEWED
CITY OF KELLER
Released for Construction
Date_____
Public Works Director/City Engineer

N
SCALE 1" = 20'
0 10 20 40

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 28 day of August, 2008

_____, P.E.

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED
PROFESSIONAL ENGINEER

DETENTION CALCULATIONS

PREDEVELOPED FLOW LEAVING SITE = 4.1 CFS = QPRE

POST DEVELOPED FLOW LEAVING SITE (BYPASSING DETENTION) = 2.3 CFS = QBYPASS

ALLOWABLE POST DEVELOPED FLOW LEAVING SITE = QPRE-QBYPASS = 4.1-2.3 = 1.8 CFS

POST DEVELOPED FLOW TO DETENTION = 6.1 CFS

TOTAL AREA TO POND

AREA B = 0.58 ACRES, C = 0.9, I100 = 11.6; Q100 = 6.1 CFS

NO ADDITIONAL STORM WATER DRAINAGE WILL BE DIRECTED INTO THE EXISTING STORM DRAIN SYSTEM OR TOWARD STATE ROADWAY

NOTE:
DETENTION WILL BE PROVIDED BY A COMBINATION OF OVERSIZED PIPE AND PARKING LOT STORAGE.

The SITE PLAN shall NOT be modified without the approval of The Community Development Department

PRE-DEVELOPED SITE DRAINAGE DATA

MARK	AREA (AC)	C	Tc (MIN.)	I_{100} (IN/HR)	Q_{100} (CFS)	COMMENTS
A	0.84	0.50	15	9.6	4.1	SHEET FLOW TO CINDY ST.

POST-DEVELOPED SITE DRAINAGE DATA

MARK	AREA (AC)	C	Tc (MIN.)	I_{100} (IN/HR)	Q_{100} (CFS)	COMMENTS
A	0.22	0.90	10	11.6	2.3	BYPASSES DETENTION
B	0.58	0.90	10	11.6	6.1	TO DETENTION

RATIONAL METHOD CIA = Q

C FACTOR OF 0.9 AND 0.50 OBTAINED FROM CITY OF KELLER UNIFED DEVELOPMENT CODE. SITE WILL DETAIN INCREASED RUNOFF TO PRE-DEVELOPED CONDITIONS.

SITE LIES OUTSIDE ANY 100 YEAR FLOODPLAIN PER FEMA MAP FOR THIS AREA

HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
5241 NO.-CENTER BLVD. - NORTH RICHLAND HILLS, TEXAS 76180-6712
PHONE (817) 284-0033 FAX (817) 284-0083

SITE CONSTRUCTION PLANS

THE SHOPS AT CINDY
FM 1709 (KELLER PARKWAY) AND CINDY STREET
CITY OF KELLER, TEXAS

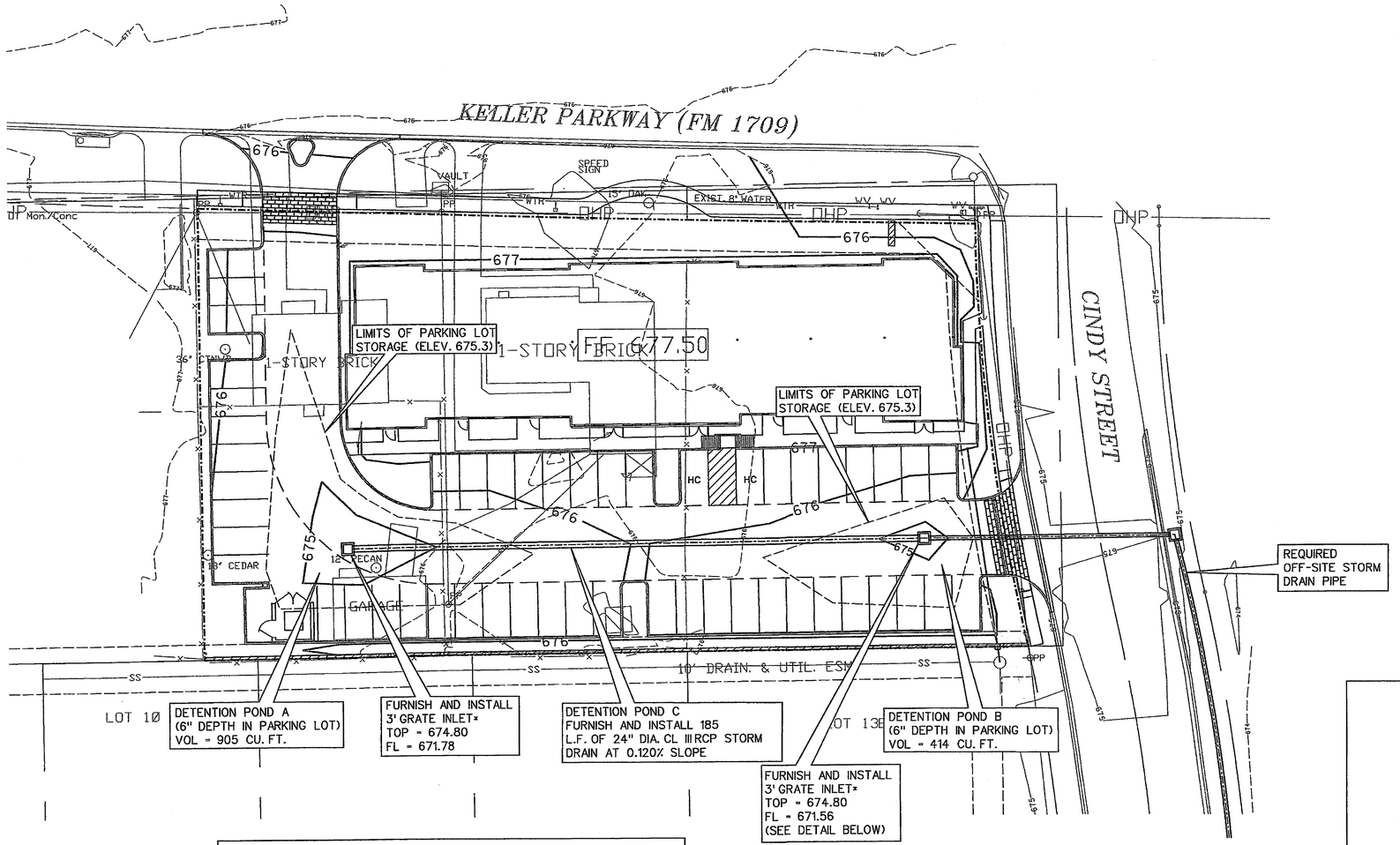
DRAINAGE AREA MAP

STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED
PROFESSIONAL ENGINEER

JOB	999-016
DATE	8/28/2008
DESIGNED	K.M.H.
DRAWN	M.J.C.
CHECKED	K.M.H.

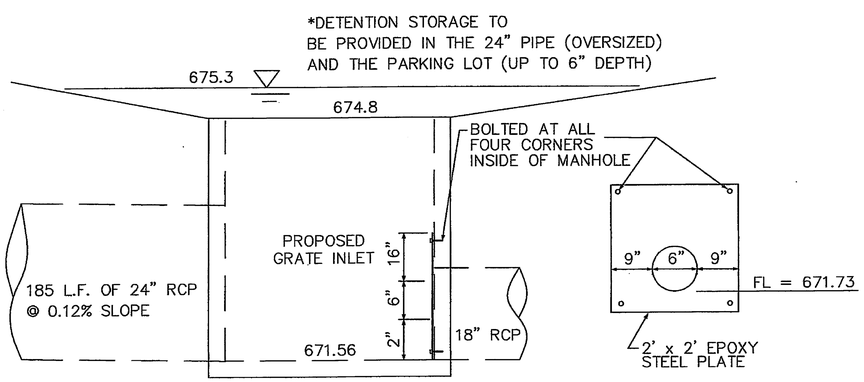
NO.	REVISION	BY	DATE

SHEET
C1.04



*NOTE:

INLETS SHALL HAVE GRATES THAT ARE EASILY DETACHABLE FOR MAINTENANCE OF STORM SEWER PIPE AND ORIFICE PLATE



ORIFICE DETAILS
N.T.S.

REVIEWED
CITY OF KELLER
Released for Construction
Date_____
Public Works Director/City Engineer

SCALE 1" = 20'
0 10 20 40

The SITE PLAN shall NOT be modified without the approval of The Community Development Department

DETENTION POND CALCULATIONS

PREDEVELOPED SITE

Q100(ALLOWABLE) = 1.8 CFS

POST-DEVELOPED SITE

AREA = 0.58 ACRES
C = 0.50
TC = 10 MINUTES
I100 = 11.6 CFS

Q100 = CIA = 6.1 CFS

POND SIZING

USING THE ABT AND GRIGG METHOD FOR CALCULATING STORM WATER HYDROGRAPHS WE HAVE DETERMINED THE REQUIRED STORAGE VOLUME TO BE AS FOLLOWS:

$Vst = 60((1+M)/2)*Qpa*Tca(1-Qpb/Qpa)^2$

Where:
Vst = storage volume required (cu. ft.)
M = ratio of hydrograph recession to time of peak (usually 1)
Tca = after-development time of concentration (min.)
Qpa = after-development peak discharge (cft/s)
Qpb = outflow peak discharge (cft/s)

$Vst = 60((1+1)/2)*6.1*10(1-1.8/6.1)^2$

Vst = 1,819 cu. ft.

USING A COMBINATION OF UNDERGROUND DETENTION AND PARKING LOT DETENTION, AVAILABLE STORAGE IS AS FOLLOWS:

DETENTION POND A = 905 CU. FT.
DETENTION POND B = 414 CU. FT.
DETENTION POND C = PIPE STORAGE (185 L.F. 24" DIA. RCP) = ?
VOL = $\pi/4(D)^2$ = $\pi/4(2.0)$ /FT = 3.14 FT²/FT X 185 FEET = 581 CU. FT.

TOTAL STORAGE AVAILABLE = 905 + 414 + 581 = 1,900 CU. FT. >1,819 CU. FT. O.K.

DETENTION POND VOLUME

FULLY DEVELOPED DETENTION POND ELEVATION (100 YEAR STORAGE) = 675.3'

FLOWLINE OF ORIFICE = 671.7'

OUTFALL STRUCTURE IS A 6" DIA. ORIFICE (SEE CALCS):
$Q = CA\sqrt{2GH}$ (ORIFICE FLOW EQUATION)
C = 0.60
A = 0.20 SQ. FT.
G = 32.2
H = (675.3 – 671.7) – 0.5/2= 3.35'

USE 6" ORIFICE FOR OUTFALL STRUCTURE

Q = 1.8 CFS = 1.8 CFS (ok)

HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
1841 MID-CITIES BLVD., NORTH RICHLAND HILLS, TEXAS 76180-4712
PHONE (817) 285-0488 FAX (817) 285-0489

SITE CONSTRUCTION PLANS
THE SHOPS AT CINDY
FM 1709 (KELLER PARKWAY) AND CINDY STREET
CITY OF KELLER, TEXAS
DETENTION POND CALCULATIONS AND DETAILS

STATE OF TEXAS
KEITH M. HAMILTON
87354
LICENSED
PROFESSIONAL ENGINEER
COPY

JOB	999-046		
DATE	8/28/2008	DESIGNED	K.M.H.
		DRAWN	M.J.C.
		CHECKED	K.M.H.

NO.	REVISION	BY	DATE

SHEET
C1.05

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.

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.

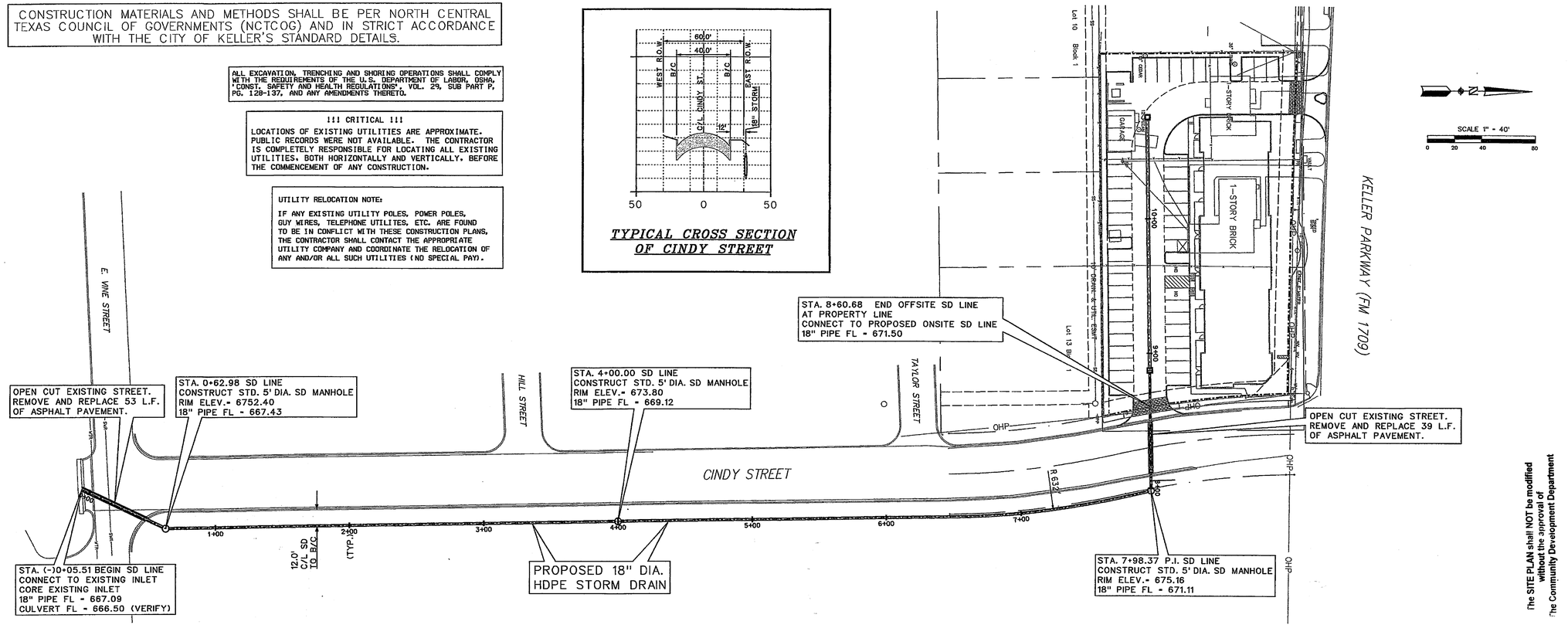
!!! CRITICAL !!!

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. PUBLIC RECORDS WERE NOT AVAILABLE. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

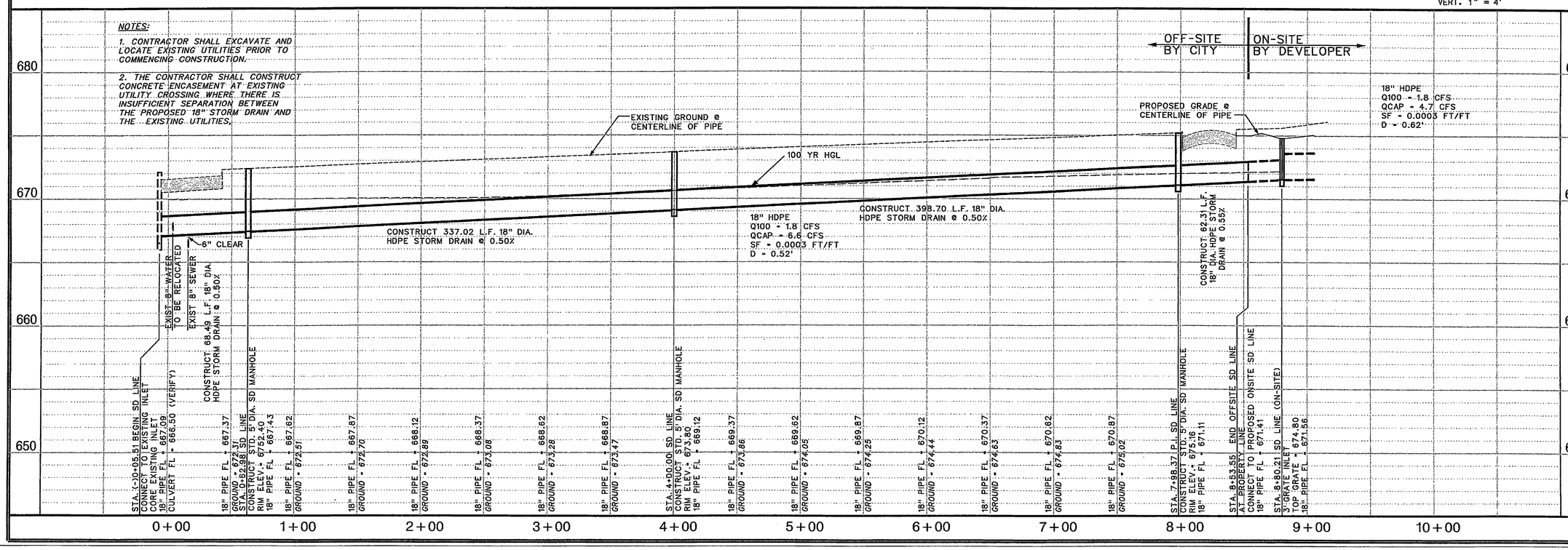
UTILITY RELOCATION NOTE:

IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITES, 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).

TYPICAL CROSS SECTION OF CINDY STREET



The SITE PLAN shall NOT be modified without the approval of The Community Development Department



HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
6204 HIX-STEER BLVD. - NORTH RICHLAND HILLS, TEXAS 76180-4712
PHONE (817) 284-0488 FAX (817) 284-0583

SITE CONSTRUCTION PLANS

THE SHOPS AT CINDY
FM 1709 (KELLER PARKWAY) AND CINDY STREET
CITY OF KELLER, TEXAS

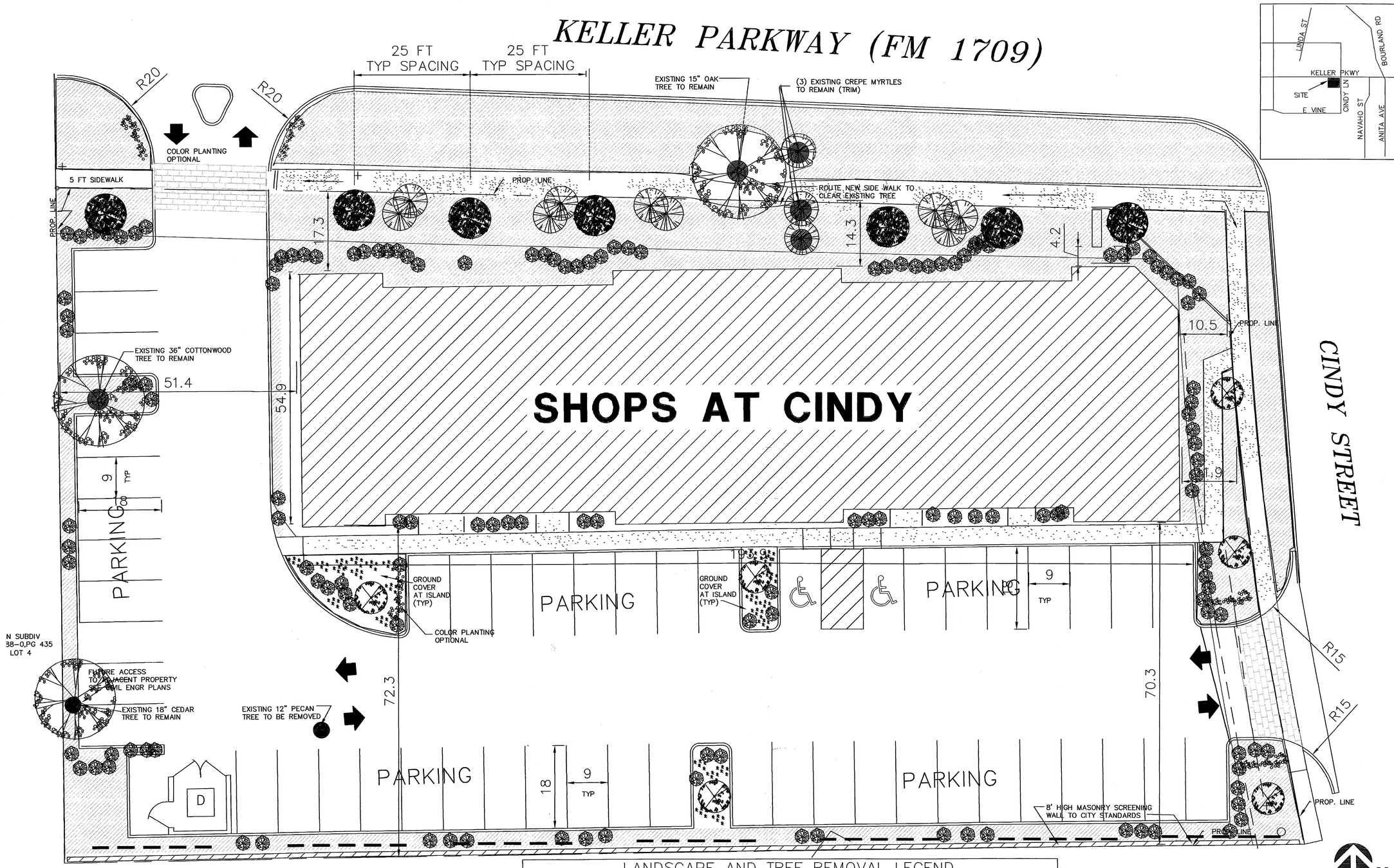
OFF-SITE STORM DRAIN
PLAN AND PROFILE

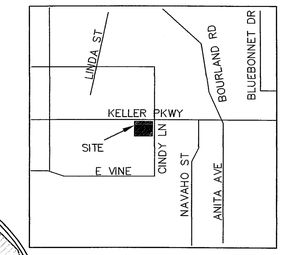
STATE OF TEXAS
KEITH M. HAMILTON
87364
LICENSED
PROFESSIONAL ENGINEER
9-25-08

JOB	998-046
DATE	9/22/2008
DESIGNED	K.M.H.
DRAWN	M.J.C.
CHECKED	K.M.H.

NO.	REVISION	BY	DATE

SHEET
C1.06





OWNER: RCR PROPERTIES
415 KELLER PARKWAY
KELLER TX 76248
817-337-0800

The SITE PLAN shall NOT be modified without the approval of The Community Development Department

D. E. RITTER ARCHITECTS
4001 TARRANT MAIN EULESS, TEXAS 76040 (817) 510-0444
DRAWING PREPARED BY: DEEN RITTER DATE: 5-15-2008

REGISTERED ARCHITECT DEEN RITTER 4809 STATE OF TEXAS

THE SHOPS AT CINDY
LOT 1A, BLK A, THE SHOPS AT CINDY ADDITION
Benson Subdivision
Vol. 388-0, Pg. 435
.852 ACRES
ZONING: RETAIL
DEVELOPER CONTACT: JEFF RYAN TEL: 817-337-0800

DATE
6-15-08
REVISIONS

L-1

GENERAL NOTES

NOTE: A DETAILED IRRIGATION PLAN WILLBE SUBMITTED WITH CONSTRUCTION PLANS (ALL LANSCAPED AREAS WILL BE IRRIGATED)

LANDSCAPE AND TREE REMOVAL LEGEND

ONE TREE TO BE REMOVED (SEE PLAN FOR LOC.)

THREE EXIST. TREES & (3) EXIST CREPE MYRTLES TO REMAIN (SEE LANDSCAPE PLAN FOR LOC.)

TREE REMOVAL LEGEND

3" CAL LIVE OAK @ 30 FT. O.C. @ CINDY ST. AND 3" LIVE OAKS IN PARKING ISLANDS PER CITY LANDSCAPE REQM'TS

CREPE MYRTLE (ORNAMENTAL TREE)
REQUIRED: 2 PER 50 FT FRONTAGE @ KELLER PKWY
254 FT FRONTAGE=12 TREES
PROVIDED: 10 ORNAMENTAL TREES

4" CALIPER LIVE OAK (STREET TREE)
REQUIRED: SPACING AT 25 FT. O.C. (LESS DRIVEWAY) ALONG KELLER PARKWAY
SEE PLAN FOR LOCATIONS INCLUDING EXISTING 15" LIVE OAK TO REMAIN

INDICATES BURMUDA GRASS (SOLID SOD EDGES)

INDICATES CLIMBING VINE (IVY OR SIMILAR VINE)

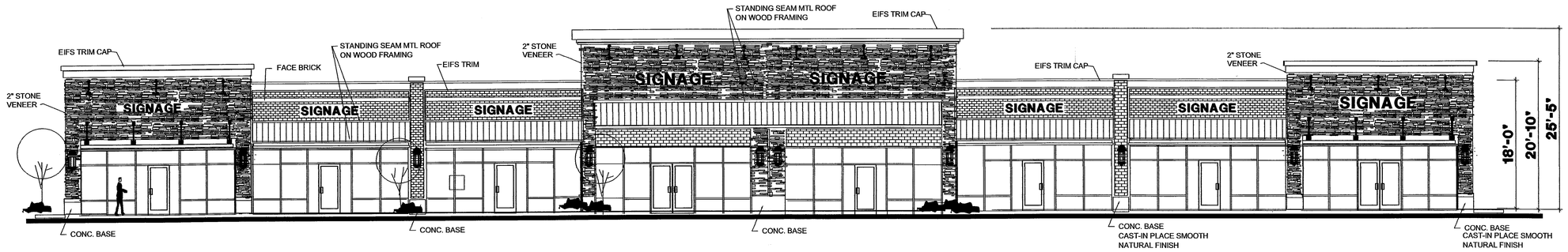
SHRUBS: 36" B & B SHRUBS FROM CITY LANDSCAPE LIST FOR PARKING LOT SCREENING (MINIMUM 2 FT HIGH WHEN PLANTED)
FOUNDATION SCREENING: SHRUBS AS SHOWN AND GROUND COVER FROM CITY APPROVED LIST

GROUNDCOVER AS SHOWN ON PLAN

LANDSCAPE PLAN

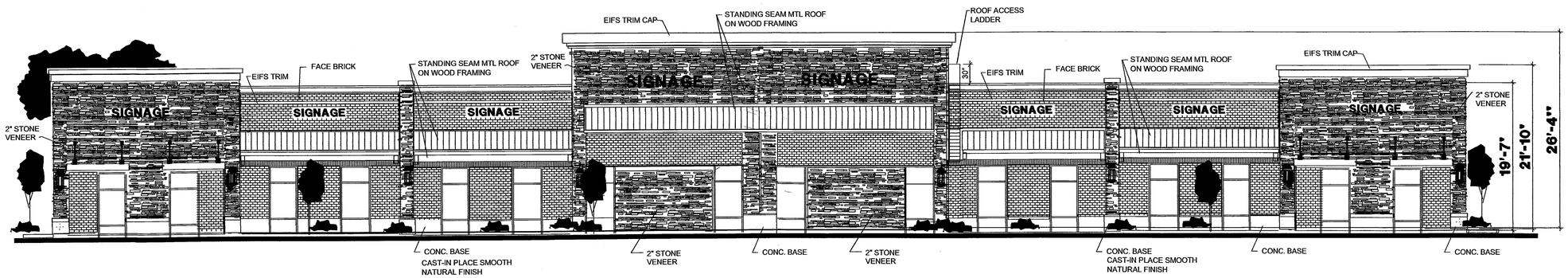
SCALE 1" =10'

0 10 20 40



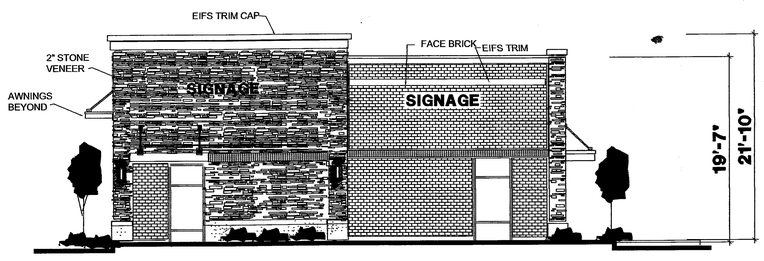
SOUTH ELEVATION

1/8" = 1'-0"



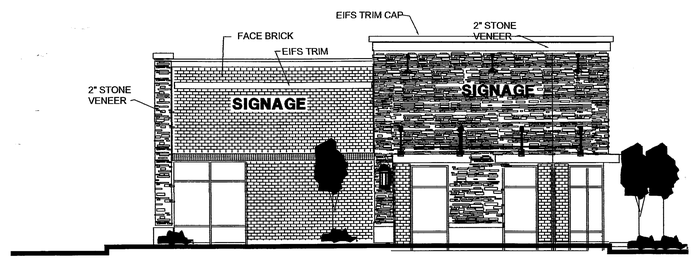
NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

The SITE PLAN shall NOT be modified without the approval of The Community Development Department

D. E. RITTER, ARCHITECT
4001 TARRANT MAIN
FORT WORTH, TEXAS 76040
(817) 545-5236
FAX (817) 684-8360

SHOPS AT CINDY
KELLER PKWY @ CINDY ST.
KELLER TEXAS

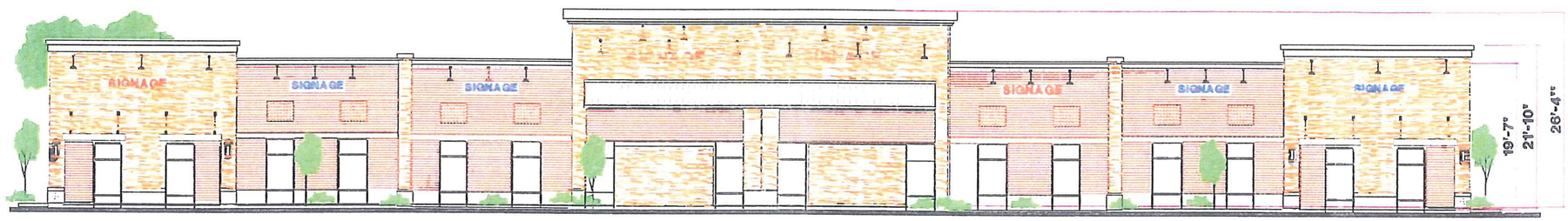
ISSUE DATE	CK BY
6-15-08	
REVISIONS	

REGISTERED ARCHITECT DEEN RITTER 4809 STATE OF TEXAS

SHEET

A-3

SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8" = 1'-0"

EAST ELEVATION
1/8" = 1'-0"

The SITE ... ll NOT be modified ... approval of The Comm... elopment Department

NOTE: SEE BLACK AND WHITE ELEVATIONS FOR MINOR MODIFICATIONS NOT SHOWN ON THIS COLOR RENDERING

THIS RENDERING IS FOR COLOR AND TYPES MATERIALS TO BE UTILIZED

D. E. RITTER, ARCHITECT
4001 TARRANT MAIN
FORT WORTH, TEXAS 76040
(817) 535-5235
FAX (817) 534-5360

KELLER RETAIL CENTER
KELLER, TEXAS

DATE
5-29-08

SHEET
A-3