



J. S. Ground Engineering, LLC

April 21, 2021

Ms. Julie Smith
Community Development Director
City of Keller
P.O. Box 770,
Keller, TX 76244-0770

RE: SUP Proposal for an in-law suite to be located at 921 Bourland Road
Lot 3, Block 1, Village Mill, City of Keller, Tarrant County, Texas

Dear Ms. Smith:

Jeff and Angie Aldredge (Owners and presently residing at the subject property) have contracted with J. S. Ground Engineering, LLC (JSGE) as the site civil engineer to assist with their SUP application for a barn to be constructed on their lot by Providential Custom Homes. This letter with attachments serves as our written proposal to solicit approval of a Specific Use Permit.

Site Background:

This tract was annexed into the City of Keller on 1-20-1969 by Ordinance 61 and has a Final Plat recording date of 3-13-81. Lot 3, Block 1 of Village Mill is known as 921 Bourland Road Keller, TX 76248 (Exhibit 1 – Final Plat).

There is an existing two-story single-family residence of approximately 4,314 SF per TAD with an enclosed area footprint of 3,881 SF. There is one accessory building (106 SF). These are shown on Exhibit 2, Topographic & Tree Survey prepared by Barton Chapa Surveying dated 12-29-2020.

Under construction is an in-law suite behind the existing main house. This 1 story structure will have an enclosed area of 1,408 SF (SUP-21-084).

The current zoning is SF-36.

Proposed Project Requiring SUP:

The Aldredge's desire to construct a barn to be used primarily as a workshop space for the property owner and as storage for recreational vehicles. The barn would be offset to the north behind the existing main house and in-law suite. The proposed structure will have an enclosed area of 2,003 SF with an additional 700 SF of canopy cover for a total roof area of 2,733 SF requiring an SUP (Article Eight, Section 8.03, Paragraph C g 2 and Paragraph C g 4).

The proposed structure will be similar in exterior design to the existing primary residence with a white finish and black trim. The existing structures have a HardiePlank® Lap Siding exterior and the proposed barn will be articulated sheet metal. Exhibit 3, Similar Barn & Existing Main House is photos of a similar barn and the existing main house to show how the proposed barn will look and complement the main house. The barn will be colored to match. This may be compared with Exhibit 4, Elevations from the construction drawings plan set. The barn exterior is 100% metal siding.

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Page 2 of 3

Exhibit 5, Floor Plan shows the layout for the barn with an open floor, overhead storage, two 16'x16' overhead doors and three 3'x7' personnel doors.

There will be a new gravel driveway added to extend the existing driveway from the residence and from the existing concrete drive approach off Bourland Road to access the proposed barn. Exhibit 6, Site Map shows the layout for the improvements in relation to other structures and the property lines. The improvements comply with Zoning Area Regulations (Minimum Lot Area 36,000 SF (115,702 SF); Minimum Lot Width 140' (208'); Minimum Lot Depth 200' (554'); Minimum Front Yard 60' for residential with thoroughfare access (108'); Minimum Side Yard 10% NTE 15' (20'); Minimum Rear Yard 15' (193'); and Maximum Lot Coverage 50% incl. all impervious surfaces (14% with proposed improvements).

There will be a single RV roll up garage door facing Bourland Road. The overhead door area is 256 SF and is setback 312' from the front property line. The property was platted prior to December 15, 1992 and is exempt from maximum garage door exposure (144 SF) facing a street.

The maximum average height of accessory buildings is fifteen feet (15'). The highest point (roof peak) of the proposed barn is 19.67' (19'-8"). The lowest point of the roof (top of eve trim/lowest point of roof deck) on the canopy is 9.11' (9'-1-3/8"). The average of these heights is 14.39' (15'-4-5/8").

The property is developed and has existing utilities. Drainage around the proposed barn will be surface drainage to follow existing drainage patterns on this portion of the lot. Earthwork will be minimized to transition to match existing grades with minimum overland slopes of 1.5% and maximum overland flows of 4:1.

The existing roadway is on the city's Thoroughfare Map as a proposed four-lane collector street. No new access points are required for this project. Access will be off the existing primary driveway for the main residence and an existing concrete drive approach north of the main residence fronting Bourland Rd.

The surrounding zoning and land uses are SF-36 to the north, south and east. Across Bourland Road (west of the property) there are single-family homes in Harmonson Farms which is zoned PD-SF-MD.

There are two (2) variances being requested with this SUP:

1. To allow the accessory building (barn) to exceed 1,200 square feet. Sec. 8.03, C.2.g.2
2. To allow all the accessory buildings combined to exceed 50% of the main house. Sec. 8.10, A.1

The Aldredge's have visited with the adjacent property owners on numerous occasions about the pending improvements (barn and in-law suite); most recently on January 27, 2021.

*"Jeff called again this morning, January 27, 2021, and spoke with Paul Breaux (our neighbor at 905 Bourland Road) about our guest house and their response is "great and we knew this already and good luck with everything"
Angie and Jeff Aldredge*

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Community Development Director
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Page 3 of 3

In summary:

Is the use harmonious and compatible with surrounding existing and proposed uses? - YES

The area around the property, especially to the north, south and east contain many larger lot residences with larger or multiple accessory structures. For example, the property to the immediate south contains three (3) accessory structures, one of which is approximately 1,200 SF. The two (2) properties to the immediate east each have two (2) accessory structures.

Are the activities requested normally associated with the permitted uses in the base district? - YES

The SF-36 zoning is intended to promote and encourage a suitable environment for family life on large parcels of land used for agricultural purposes and single-family homes. This district is intended to encourage more open space, permeable surfaces, and greater setbacks with characteristics of semi-rural areas. Accessory structures are common in the SF-36 Zoning District. The proposed structure is keeping in character of the area.

Is the nature of the use reasonable and appropriate in the immediate area? - YES

The use is appropriate in the area. The homes immediately adjacent to the property to the north will be most impacted. However, heavy tree cover in their yards and the property will reduce visibility of the structure.

Have any negative impacts on the surrounding area been mitigated? – Negative impacts are not anticipated.

The structure will meet all lot coverage, building material and accessory use standards.

Respectfully,

J. S. Ground Engineering, LLC

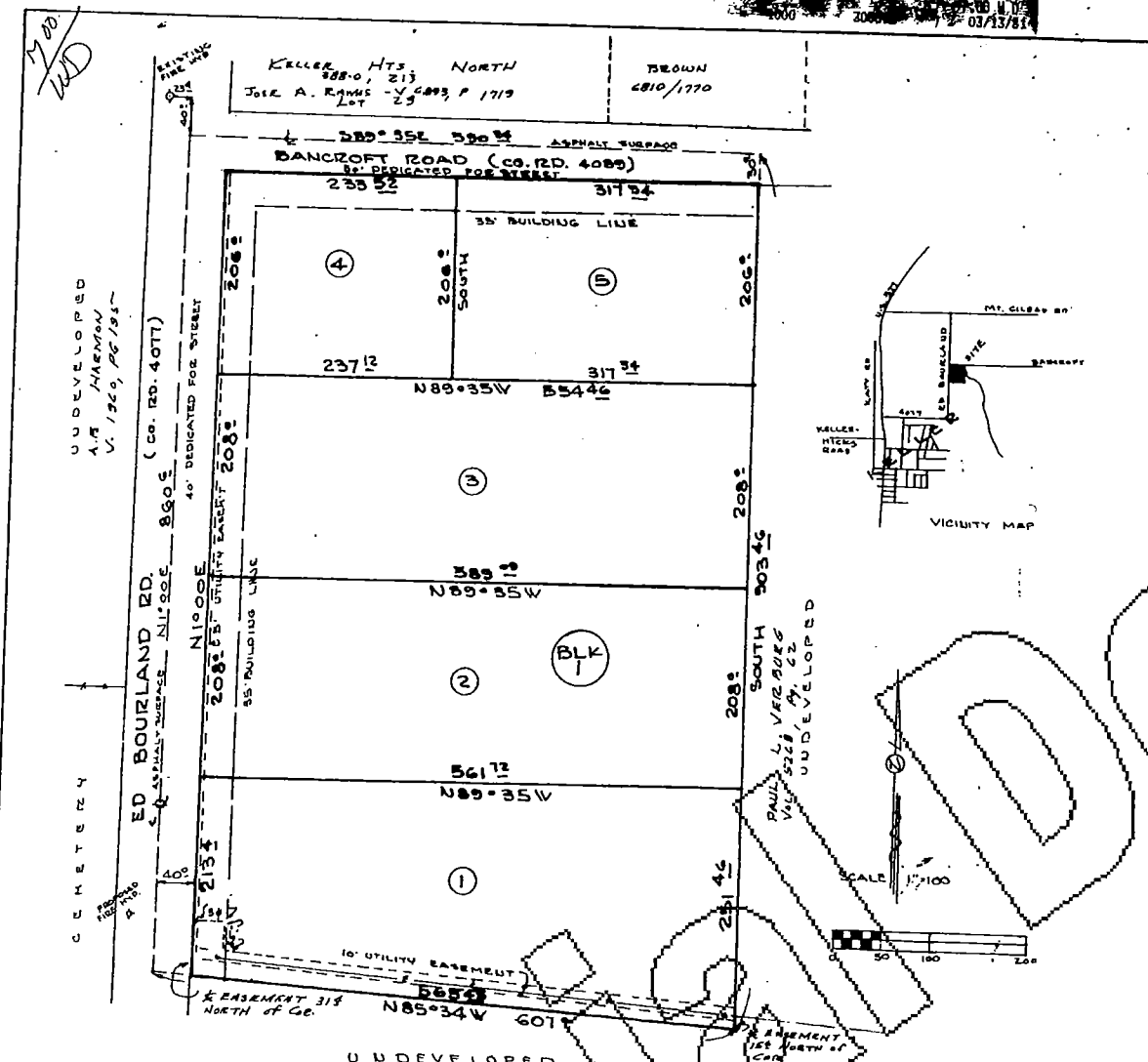


Jeffrey S. Ground, PE, CFM, LEED AP

Attachments:

- Specific Use Permit Application (signed 1-26-21)
- Completeness Review Checklist (Applicant Jeff Ground)
- Exhibit 1 – Final Plat (11x17)
- Exhibit 2, Topographic & Tree Survey (24x36 color)
- Exhibit 3, Existing Main House (letter size color)
- Exhibit 4, Elevations A-4 (22x34)
- Exhibit 5, Floor Plan A-2 (22X34)
- Exhibit 6, Site Map (24X36)

cc: Isaac Wright, Providential Custom Homes
cc: Jeff & Angie Aldredge, Owners

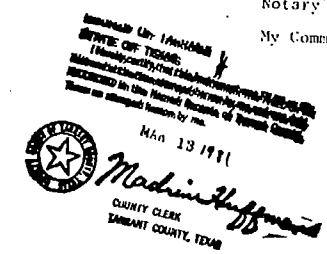


THE STATE OF *Maryland*
 COUNTY OF *Frederick* I KNOW ALL MEN BY THESE PRESENTS
 THAT WE, HAROLD G. RENEGAR AND LYNETTE E. RENEGAR, being the owners of the following described property to wit;
 A tract of land out of the RICHARD F. ALLEN SURVEY, ABSTRACT NUMBER 29, Tarrant County, TEXAS, and being described by metes and bounds as follows;
 BEGINNING at a point North 89 degrees 46 minutes West 1581.0 feet and North 1 degree 00 minutes East 2682.6 feet from the Southeast corner of said Allen Survey, said point being in the center of Ed Bourland Road (County Road 4077) and Bancroft Road (County Road 4089);
 THENCE South 89 degrees 35 minutes East 390.74 feet along the center of Bancroft Road to a point for corner, being the Northwest corner of a 10.0 acre tract as surveyed July 20, 1971;
 THENCE South along the West line of said 10.0 acre tract 903.46 feet to its Southwest corner;
 THENCE North 85 degrees 34 minutes West 607.0 feet to a point in the center of Ed Bourland Road for corner;
 THENCE North 1 degree 00 minutes East 860.6 feet along the center of said road to the Point of Beginning, and containing 12.1 acres of land more or less.
 do hereby adopt the attached map or plat as our plan of subdividing the same to be known as:
 LOTS 1 thru 5, BLOCK 1, VILLAGE MILL, an Addition to the City of Keller, Tarrant County, Texas, out of the Richard F. Allen Survey, Abstract number 29, Tarrant County, Texas.
 and do hereby dedicate to the public use forever, the streets, roads, public ways and all utility easements as shown thereon.
 WITNESS our hand this 14th day of February 1981 AD

Harold G. Renegar
 Harold G. Renegar
Lynette E. Renegar
 Lynette E. Renegar

THE STATE OF *MARYLAND*
 COUNTY OF *FREDERICK* I
 BEFORE ME, a notary public in and for said County and State on this day personally appeared Harold G. Renegar and Lynette E. Renegar, 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 purpose and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of February 1981 AD

Kevin Keenan Becker
 Kevin Keenan Becker
 Notary Public,
 My Commission expires July 1, 1982



UNDEVELOPED
 EILEEN BAGBY EDLEMAN
 Vol. 140, p. 68
 PLAT SHOWING
 LOTS 1 THRU 5, BLOCK 1
 VILLAGE MILL
 AN ADDITION TO THE CITY OF KELLER
 TARRANT COUNTY, TEXAS, OUT OF
 THE RICHARD F. ALLEN SUR. AB. 29.
 (R.L.D. ZONING) (Vol. 537, p. 47)

NOTE: This is to certify that this property is not included in the 100 year flood area as designated by the Department of Housing and Urban Development

W. R. Harvey
 W. R. Harvey
 Registered Public Surveyor #356

This is to certify that this plat is a true and correct representation compiled from an actual survey made on the ground under my supervision. An iron pin was placed at each property corner and there are no encroachments or protrusions except as shown.
W. R. Harvey
 W. R. Harvey R.S. 356
 Registered Public Surveyor #356
 Date: 2-4-81



This plat has been submitted to and considered by the PLANNING COMMISSION of the City of Keller, Texas, and is hereby approved by such Commission.
 Dated this 14th day of February 1981
 By: *[Signature]*
 Chairman
 ATTEST: *[Signature]*
 Secretary
 THE CITY COUNCIL OF KELLER ON March 3
 1981, VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.
 BY: *[Signature]*
 ATTEST: *[Signature]*
 City Secretary

HAROLD G. RENEGAR
 EILEEN BAGBY- EDLEMAN REAL ESTATE 431-2555

FILED
 TARRANT COUNTY, TEXAS
 MAR 13 11:51 AM '81
 MADRID HUFFMAN
 COUNTY CLERK

W. R. "BOB" HARVEY, INC.
 REGISTERED PUBLIC SURVEYOR
 3804 E. LANCASTER 531-2883
 FORT WORTH, TEXAS 76103





JOB NO. 2020.009.031
 DRAWN: BCS
 CHECKED: JHB

TABLE OF REVISIONS	
DATE	SUMMARY

921 BOURLAND ROAD
KELLER, TEXAS

VO1

SHEET:
VO1
 TOPOGRAPHIC & TREE SURVEY

TAG#	DIAMETER (INCHES)	GEN. SPECIES	TAG#	DIAMETER (INCHES)	GEN. SPECIES
1	22	OAK	119	9	OAK
2	22	OAK	120	11 (MULTI-TRUNK)	OAK
3	18	OAK	121	10	OAK
4	22	OAK	122	10 (MULTI-TRUNK)	OAK
5	14	CEDAR	123	12	OAK
6	8	CEDAR	124	8	OAK
7	8 (MULTI-TRUNK)	CHRISTMAS BERRY	125	9 (MULTI-TRUNK)	OAK
8	6	HACKBERRY	126	11	OAK
9	19	OAK	127	7	OAK
10	10	OAK	128	12	OAK
11	24 (MULTI-TRUNK)	OAK	129	10	OAK
12	13	OAK	130	6	OAK
13	15	OAK	131	7	OAK
14	11	OAK	132	6	OAK
15	6	OAK	133	5	OAK
16	15	OAK	134	5	OAK
17	14	OAK	135	8	OAK
18	12 (MULTI-TRUNK)	BOIS D'ARC	136	5	OAK
19	14	OAK	137	17	OAK
20	14	OAK	139	11	OAK
21	7	OAK	140	13	OAK
22	12	OAK	141	13	OAK
23	16	OAK	142	17	OAK
24	9	OAK	143	9	OAK
25	7	CEDAR	144	13	OAK
26	7	OAK	145	5	OAK
27	8	OAK	146	8	OAK
28	12	OAK	147	12	OAK
29	10	OAK	148	10	OAK
30	16	OAK	149	7	OAK
31	11	OAK	150	16	OAK
32	6 (MULTI-TRUNK)	OAK	151	10	OAK
33	5	OAK	152	11	OAK
35	7	OAK	153	12	OAK
35	7	OAK	154	10	OAK
36	6	OAK	156	10	OAK
37	8	OAK	157	12 (MULTI-TRUNK)	OAK
38	8	OAK	161	10	OAK
39	7	OAK	163	3	HACKBERRY
40	6	OAK	167	11	OAK
41	10	OAK	168	7	OAK
42	6	OAK	169	7	OAK
43	5	CEDAR	170	13	OAK
44	10	OAK	172	5	HACKBERRY
45	7	OAK	173	9	OAK
46	7	OAK	174	11	OAK
47	10	OAK	175	7 (MULTI-TRUNK)	OAK
48	7	OAK	176	14 (MULTI-TRUNK)	OAK
49	6	OAK	177	13	OAK
50	12	OAK	178	11	OAK
52	8	OAK	179	9	OAK
53	6	OAK	180	9	OAK
54	8	OAK	181	8	OAK
55	10	OAK	182	5	OAK
56	12 (MULTI-TRUNK)	OAK	183	13	OAK
57	7	OAK	184	11	OAK
57	10	OAK	185	6 (MULTI-TRUNK)	OAK
58	5	OAK	186	9	OAK
59	7	OAK	187	5	BOIS D'ARC
60	8	OAK	188	11	OAK
61	5	OAK	189	4	HACKBERRY
62	9	OAK	190	11	OAK
63	4	OAK	191	4	BOIS D'ARC
64	4	OAK	192	8	OAK
65	6	OAK	193	5	HACKBERRY
66	8	OAK	194	3	HACKBERRY
67	11	OAK	195	3	HACKBERRY
68	7	OAK	196	3	HACKBERRY
69	6	OAK	197	7	OAK
70	10	OAK	198	15	OAK
71	12 (MULTI-TRUNK)	OAK	199	8 (MULTI-TRUNK)	OAK
72	7	OAK	200	5	OAK
73	7	OAK	204	11	OAK
74	7	OAK	205	6	OAK
75	8	OAK	206	6	OAK
76	10 (MULTI-TRUNK)	OAK	206	15	OAK
76	10 (MULTI-TRUNK)	OAK	207	8	OAK
77	9	OAK	208	4	OAK
78	6	CEDAR	209	8	OAK
79	6	OAK	210	6	OAK
80	3	OAK	1963	9	OAK
81	9	OAK	1964	4	HACKBERRY
82	6	OAK	1965	3	HACKBERRY
83	6	OAK	1966	7	OAK
84	8	OAK	1967	3	OAK
85	8 (MULTI-TRUNK)	OAK	1968	4	BOIS D'ARC
86	9	OAK	1969	3	HACKBERRY
87	12	OAK	1970	17	OAK
88	12	OAK	1971	12	OAK
89	9	OAK	1972	9	OAK
90	10	OAK	1973	17	OAK
91	13 (MULTI-TRUNK)	OAK	1974	8 (MULTI-TRUNK)	CEDAR
92	8	OAK	1975	9	OAK
93	7	OAK	1976	14	OAK
94	11 (MULTI-TRUNK)	OAK	1977	5	OAK
95	8	OAK	1978	6	OAK
96	6	OAK	1979	14	OAK
97	14	OAK	1980	6	OAK
98	9	OAK	1981	8	OAK
99	13 (MULTI-TRUNK)	CEDAR	1982	6	OAK
100	11	OAK	1983	7	OAK
101	8	OAK	1984	10	OAK
102	11	HACKBERRY	1985	11	OAK
103	11	OAK	1986	12	OAK
104	10	OAK	1987	12	OAK
105	8	OAK	1988	14	OAK
106	10	OAK	1989	16	OAK
107	11	OAK	1990	12	OAK
108	5	HACKBERRY	1991	7	HACKBERRY
109	13 (MULTI-TRUNK)	OAK	1992	6	OAK
110	3	HACKBERRY	1997	8	OAK
111	7 (MULTI-TRUNK)	ELM	1998	4	HACKBERRY
112	9	OAK	1999	3	OAK
113	6 (MULTI-TRUNK)	HACKBERRY	2000	7 (MULTI-TRUNK)	BOIS D'ARC
114	8	OAK	5492	10	OAK
115	10	OAK	5493	8	OAK
116	7	OAK	5494	3	OAK
117	7	OAK	5495	15 (MULTI-TRUNK)	OAK
118	6	OAK			

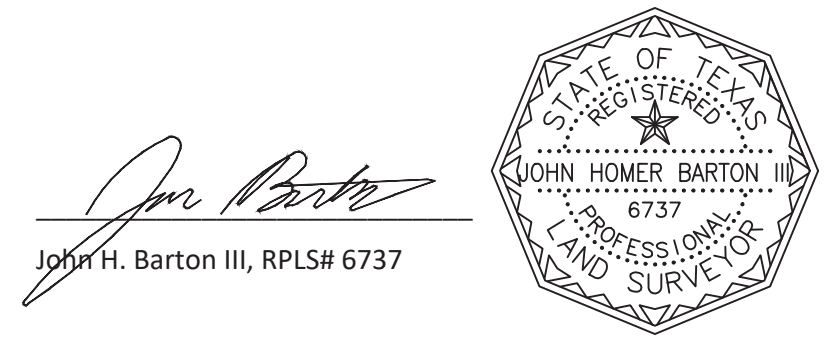
TOPOGRAPHIC & TREE SURVEY

LOT 3, BLOCK 1, VILLAGE MILL
 CITY OF KELLER
 TARRANT COUNTY, TEXAS

PROPERTY DESCRIPTION
 Being Lot 3, Block 1 of Village Mill, an addition in the City of Keller, Tarrant County, Texas, according to the plat recorded in Volume 388-141, Page 14, Plat Records, Tarrant County, Texas.

TITLE COMMITMENT NOTES
 This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

SURVEYOR'S CERTIFICATE
 This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. Fieldwork was completed on December 29, 2020.
 Date of Plat/Map: December 29, 2020

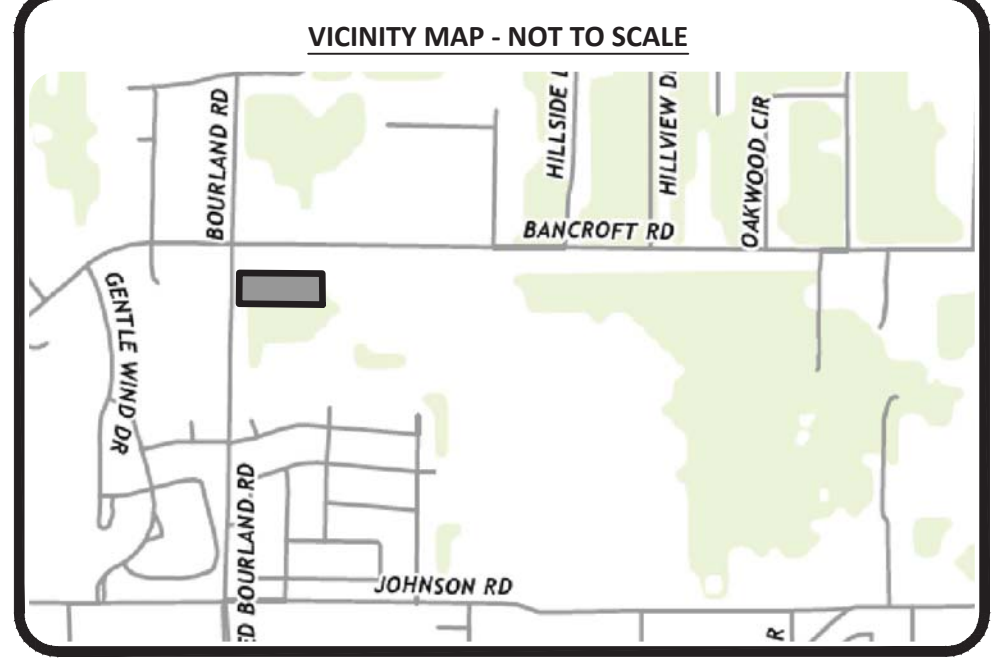


LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines



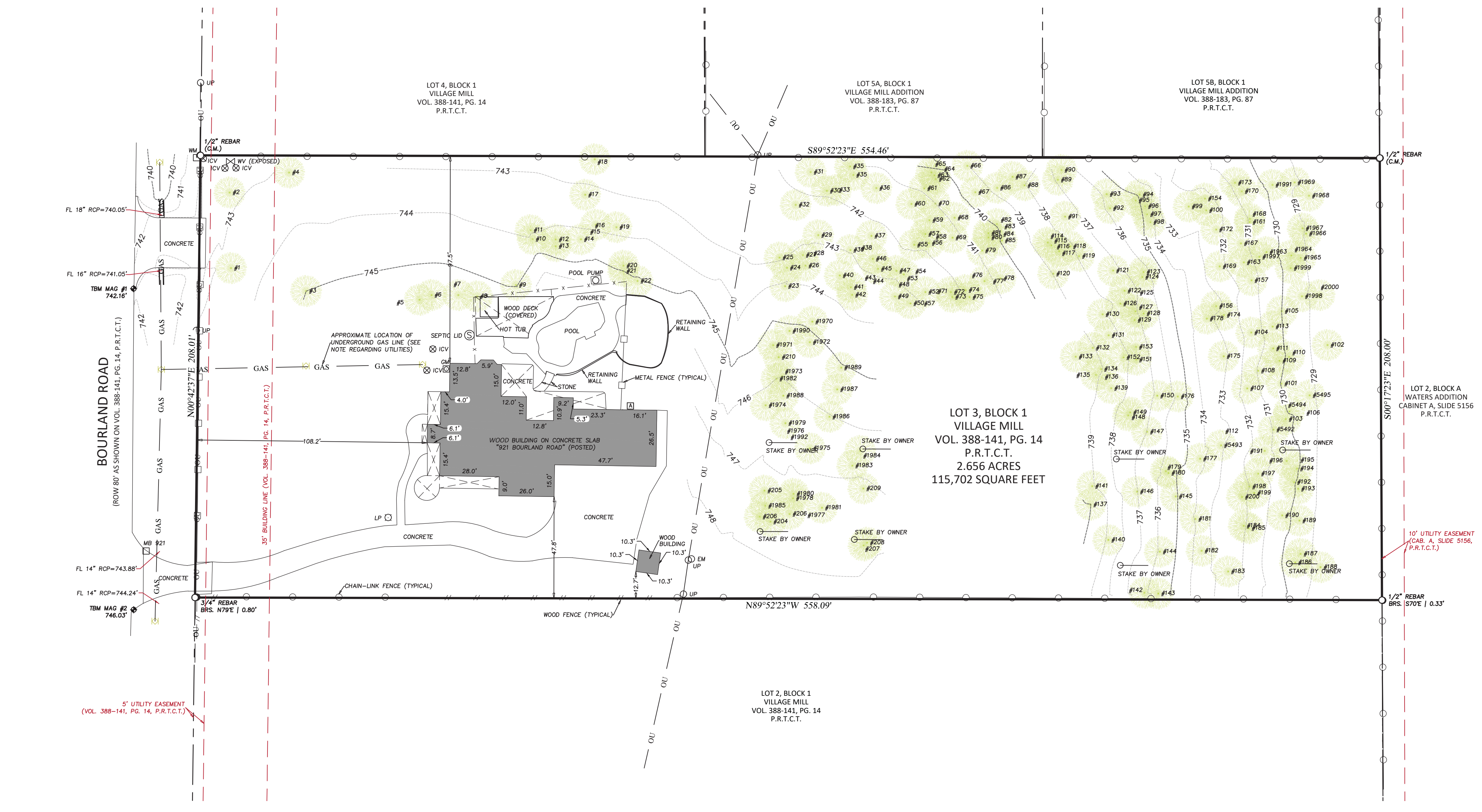
SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0080K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

NOTE REGARDING UTILITIES
 Utility locations are per observed evidence and the below sources
 DigTess - Ticket #2084518157

SITE BENCHMARKS:

- The site benchmark is a MAG nail set at the southwest corner of a concrete driveway located at the north entrance of the site, said driveway corner being at the intersection of the asphalt pavement in the west line of Bourland Road, and being located approximately 68 feet southwest of a water meter at the northwest corner of the site. **ELEVATION=742.16' (NAVD '88)**
- The site benchmark is a MAG nail set at the southwest corner of a concrete driveway located at the south entrance of the site, said driveway corner being at the intersection of the asphalt pavement in the west line of Bourland Road, and being located approximately 28 feet southwest of a mailbox posted "921". **ELEVATION=746.03' (NAVD '88)**



SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC. 5200 STATE HIGHWAY 121, COLLEYVILLE, TX. PHONE 817-864-1957

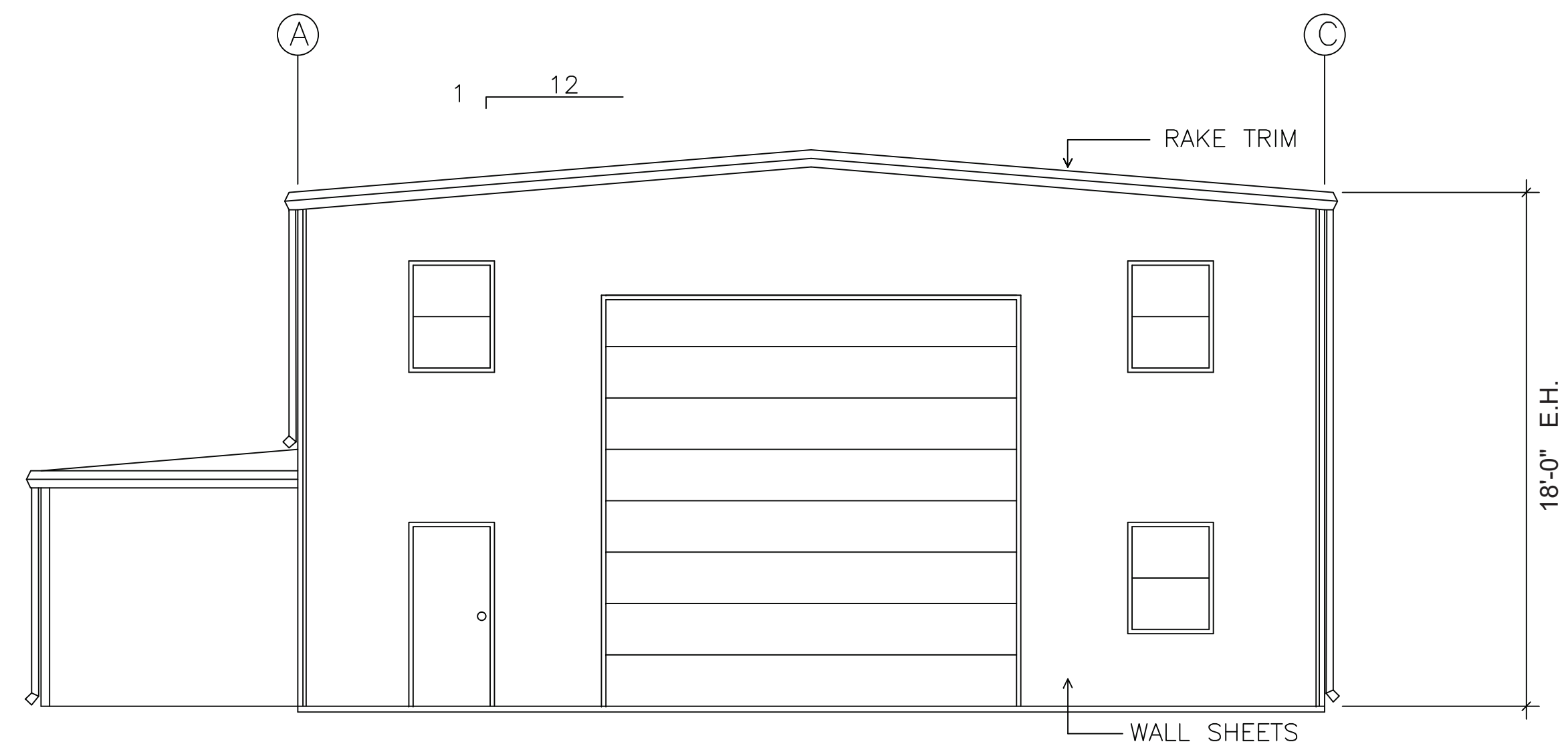
SUP Application for 921 Bourland Road
March 30, 2021
Color and example finish



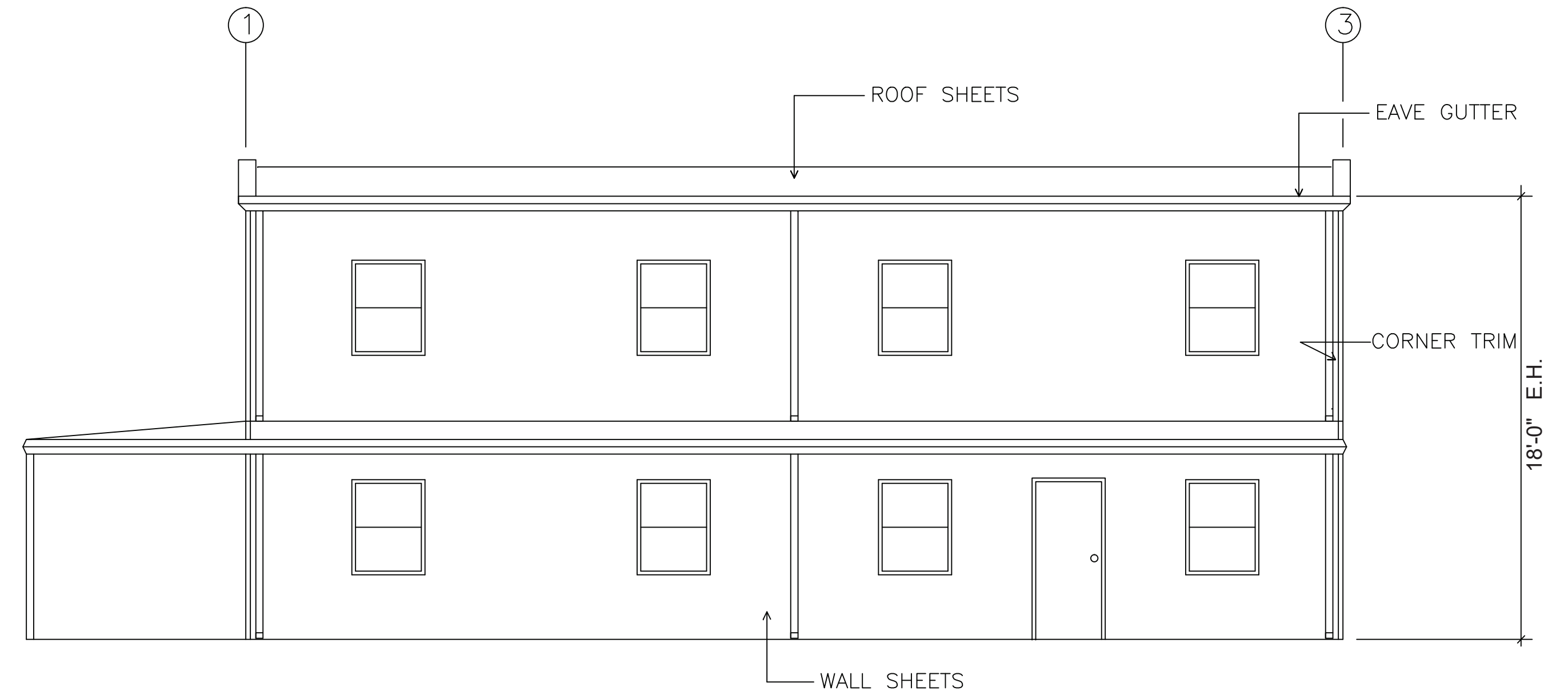
Example of a similar barn. Colors represent finished color. See architectural elevation drawings for the proposed specific barn with one overhead door facing the front.



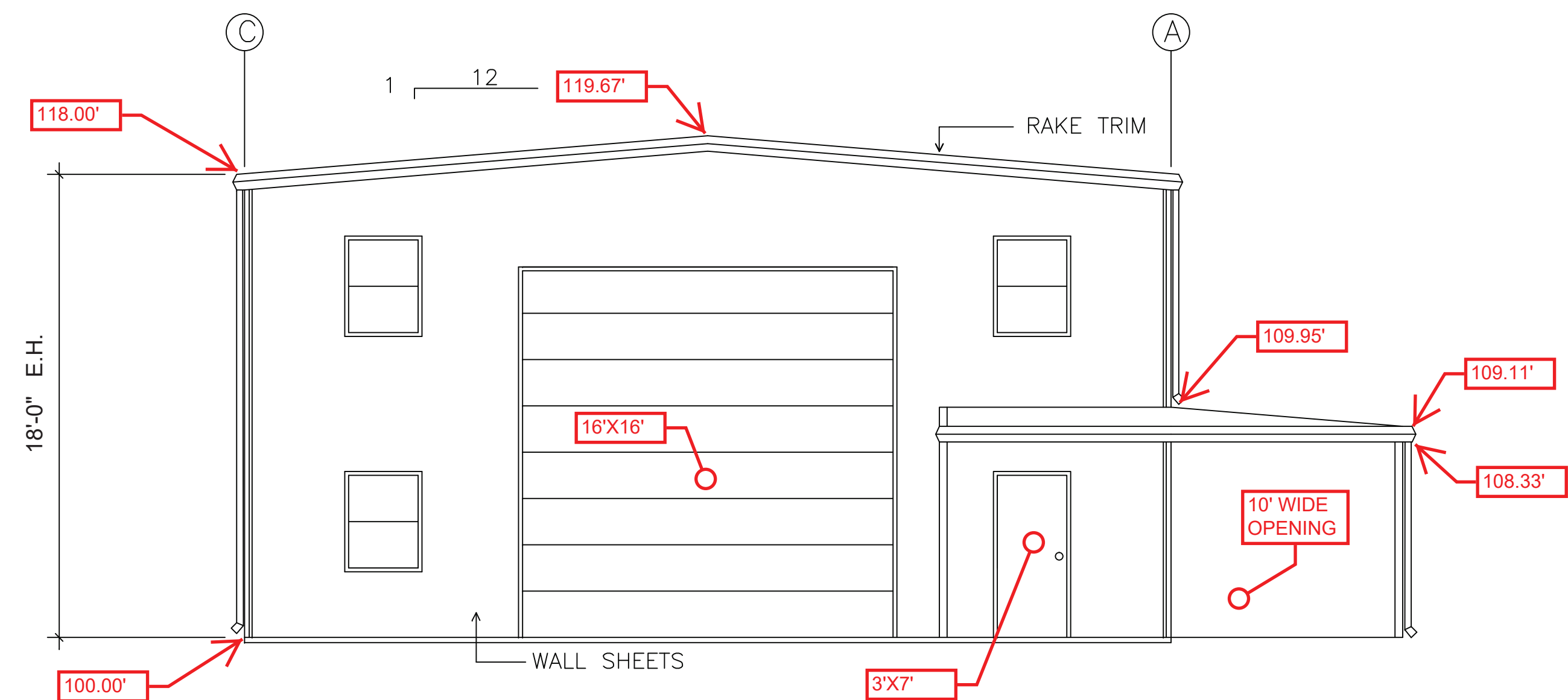
Existing Main House. Proposed shop will compliment color and style of existing main house



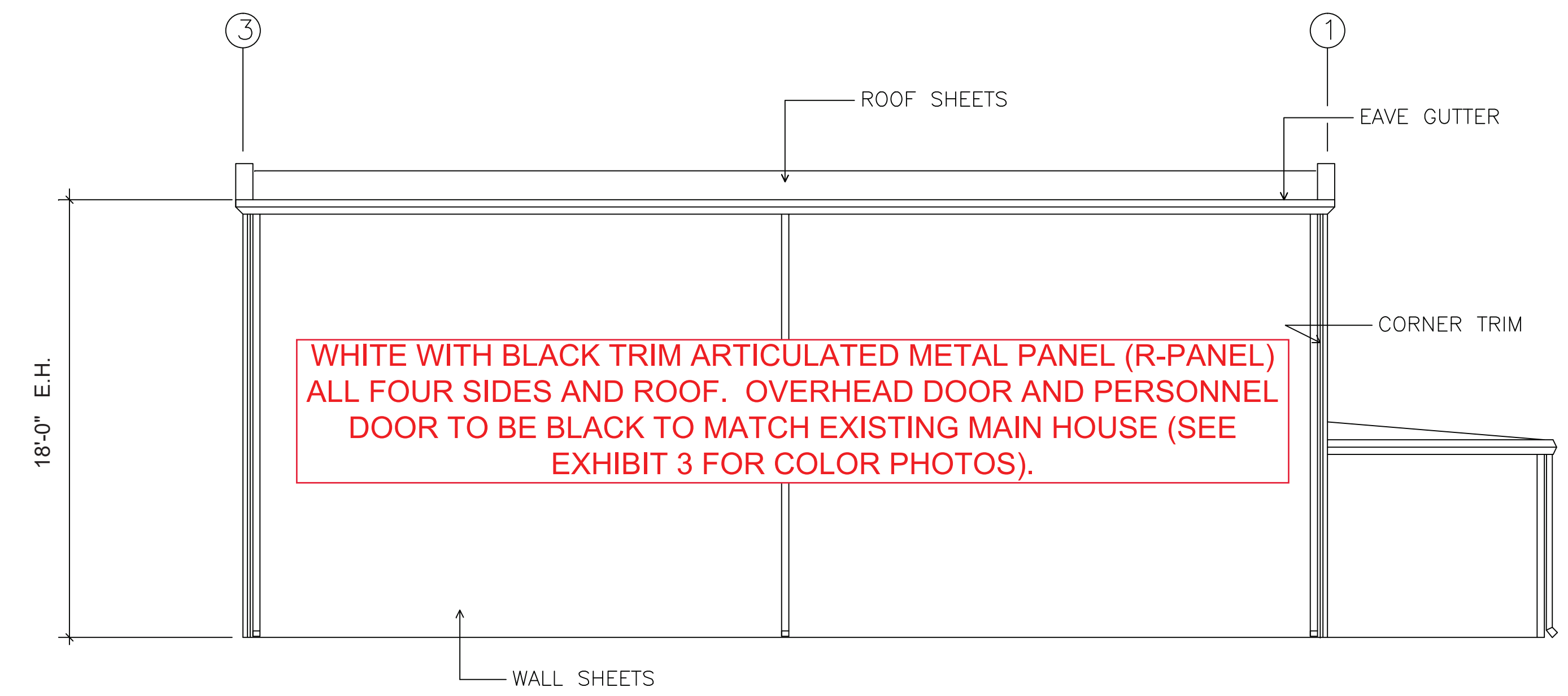
BACK ENDWALL ELEVATION
EAST ELEVATION



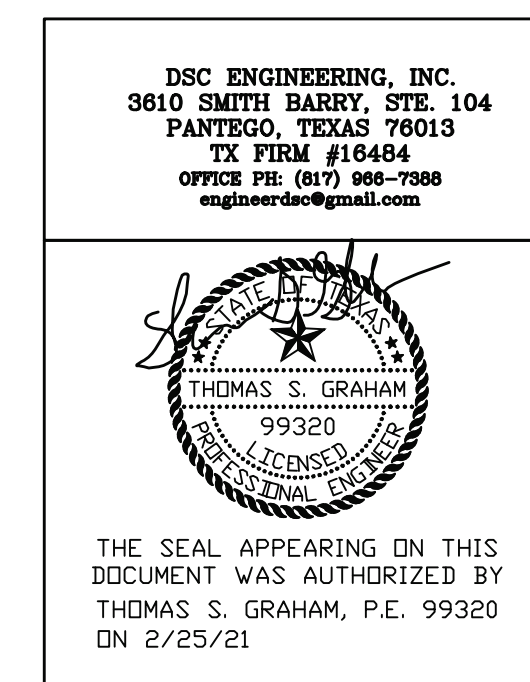
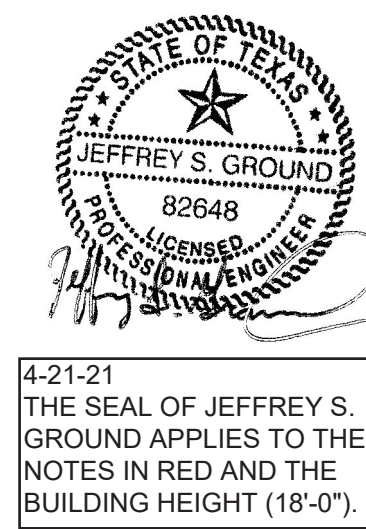
NEAR SIDEWALL ELEVATION
SOUTH ELEVATION



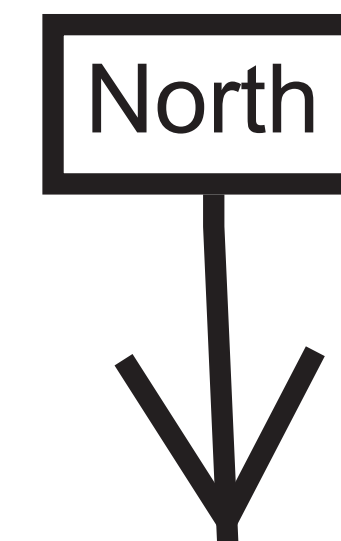
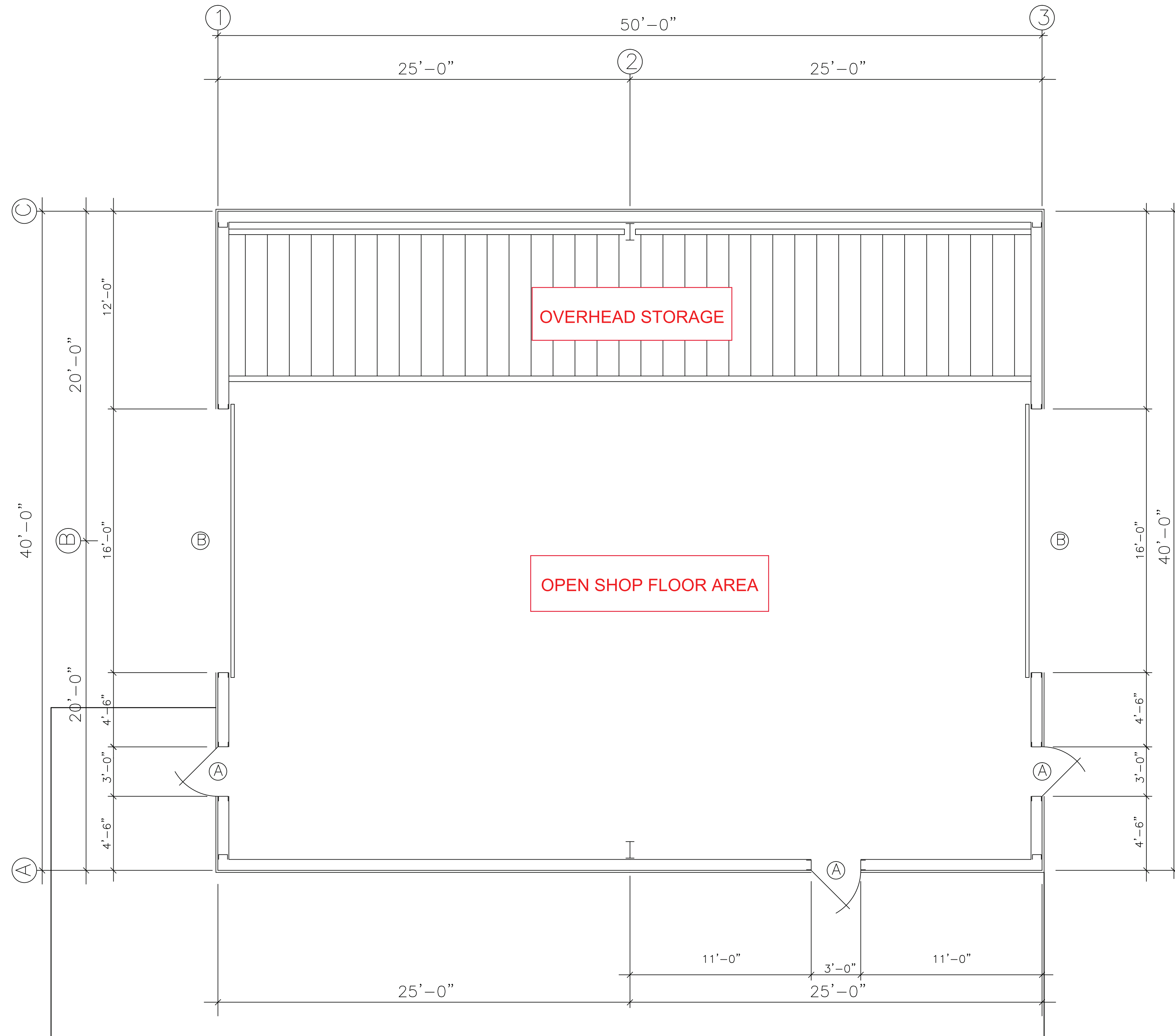
FRONT ENDWALL ELEVATION
WEST ELEVATION (FACING BOURLAND ROAD)



FAR SIDEWALL ELEVATION
NORTH ELEVATION



<p>PVP BUILDING SYSTEMS INC 2166 E HWY 380 DECATUR TX 76234 940-627-1164</p>		SIZE 40'x50'x20' EAVE HEIGHT 1:12 ROOF SLOPE
		PROJECT ALDREDGE
CAD BY: WILSON	DATE ISSUED	REVISED
RASCAD NO. 4	DWG. NO. 004-21-3	JOB NO. 004-21
SCALE	CHK'D BY	JOB NO. 004-21



DSC ENGINEERING, INC.
 3610 SMITH BARRY, STE. 104
 PANTEGO, TEXAS 76013
 TX FIRM #16484
 OFFICE PH: (817) 966-7388
 engineerc@gmail.com

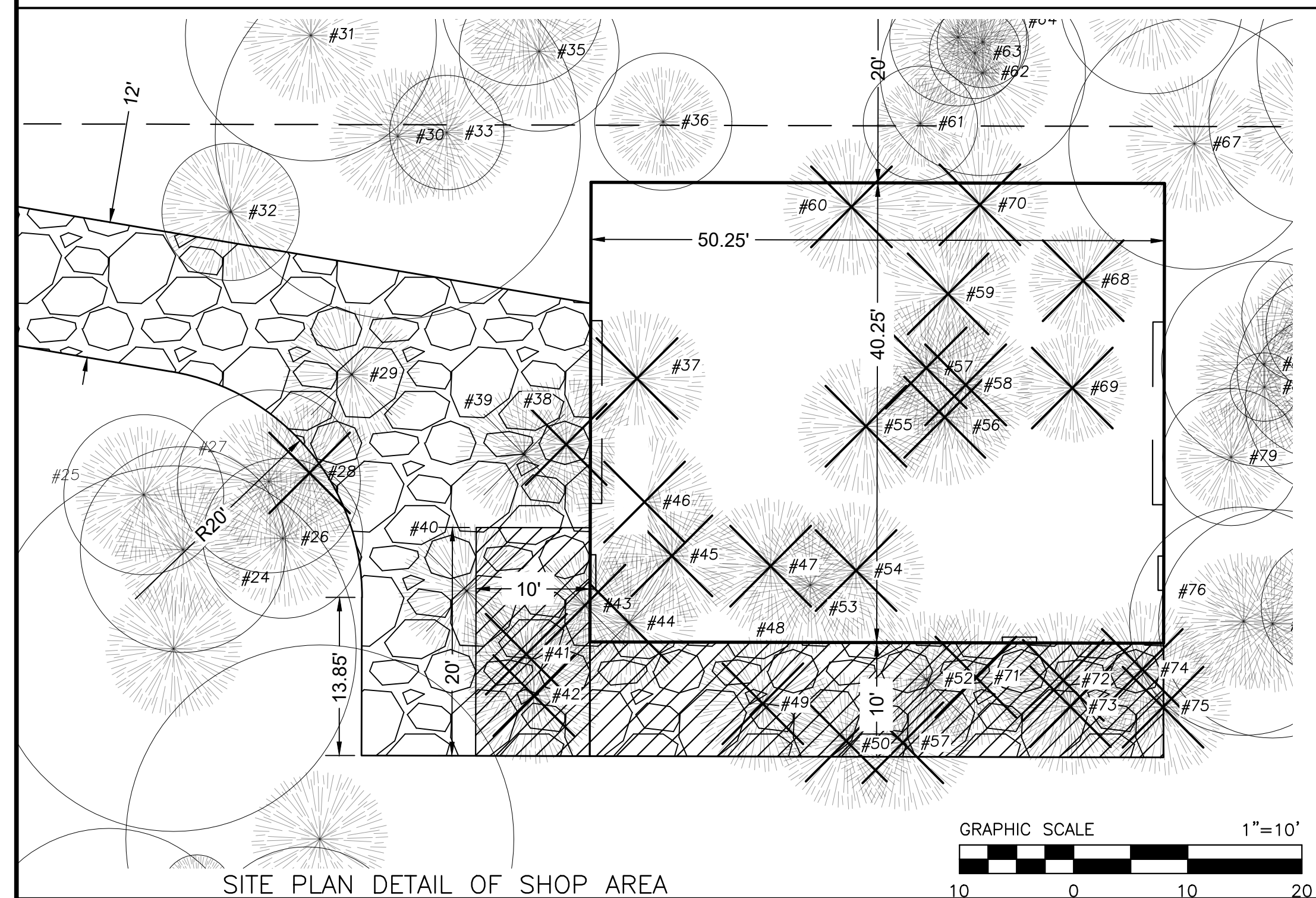
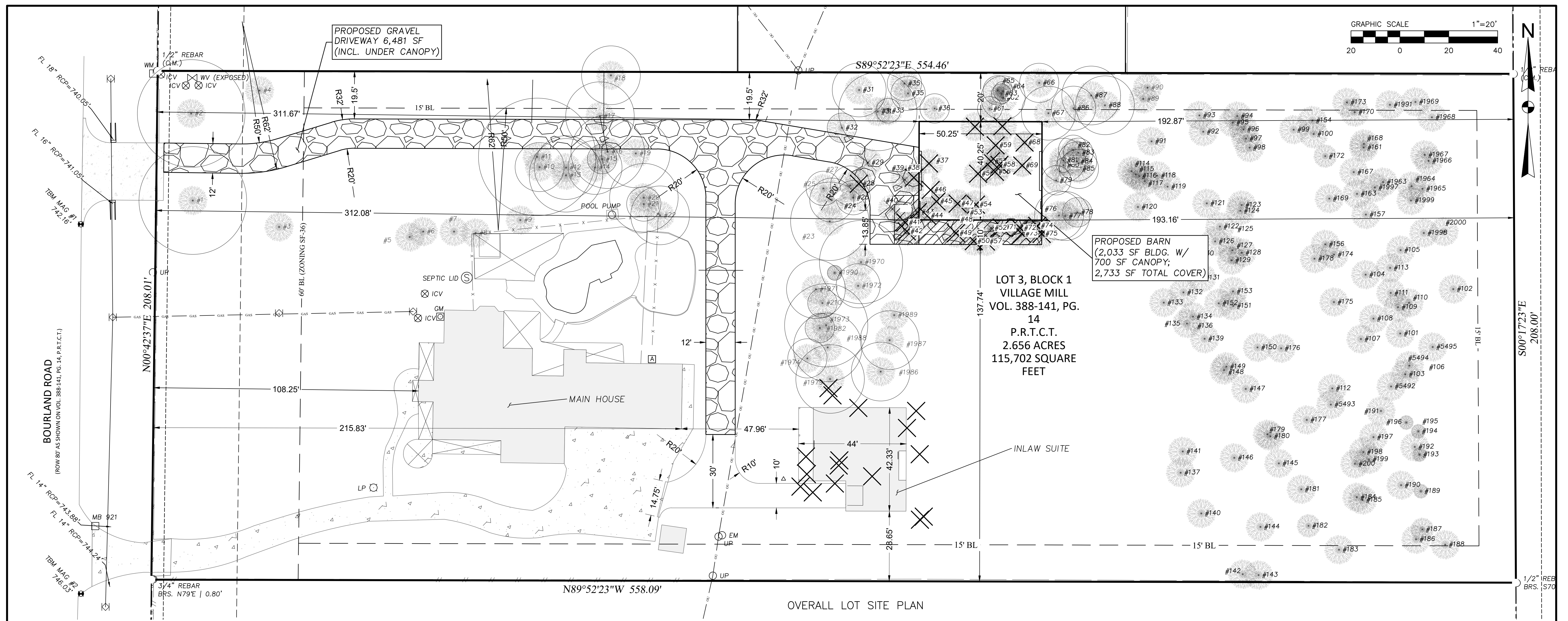
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS S. GRAHAM, P.E. 99320 ON 2/25/21

FLOOR PLAN

ACCESSORY SCHEDULE

MARK	NO. REQD.	SIZE	DESCRIPTION
A	3	3' X 7'	WALK DOOR
B	2	16' X 16'	OVERHEAD DOOR

<p>PVP BUILDING SYSTEMS INC 2166 E HWY 380 DECATUR TX 76234 940-627-1164</p>	SIZE 40' x 50' x 20' EAVE HEIGHT 1:12 ROOF SLOPE
	PROJECT ALDREDGE
	CAD BY: WILSON DATE ISSUED:
	RARCAD NO. 4 DWG. NO. 004-21-2 REVISED:
SCALE:	CHK'D BY:
JOB NO. 004-21	



TREE REMOVAL LIST:

No.	Species	Trunk Dia.
28	OAK	12"
29	OAK	10"
37	OAK	8"
38	OAK	8"
39	OAK	7"
40	OAK	6"
41	OAK	10"
42	OAK	6"
43	CEDAR	5"
44	OAK	10"
45	OAK	7"
46	OAK	7"
47	OAK	10"
48	OAK	7"
49	OAK	6"
50	OAK	12"
52	OAK	8"
53	OAK	6"
54	OAK	8"
55	OAK	10"
56	OAK	12"
57	OAK	10"
58	OAK	5"
59	OAK	7"
60	OAK	8"
68	OAK	7"
69	OAK	6"
70	OAK	10"
71	OAK	12"
72	OAK	7"
73	OAK	7"
74	OAK	7"
75	OAK	8"

TREE SURVEY:

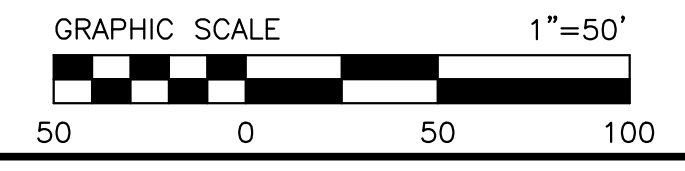
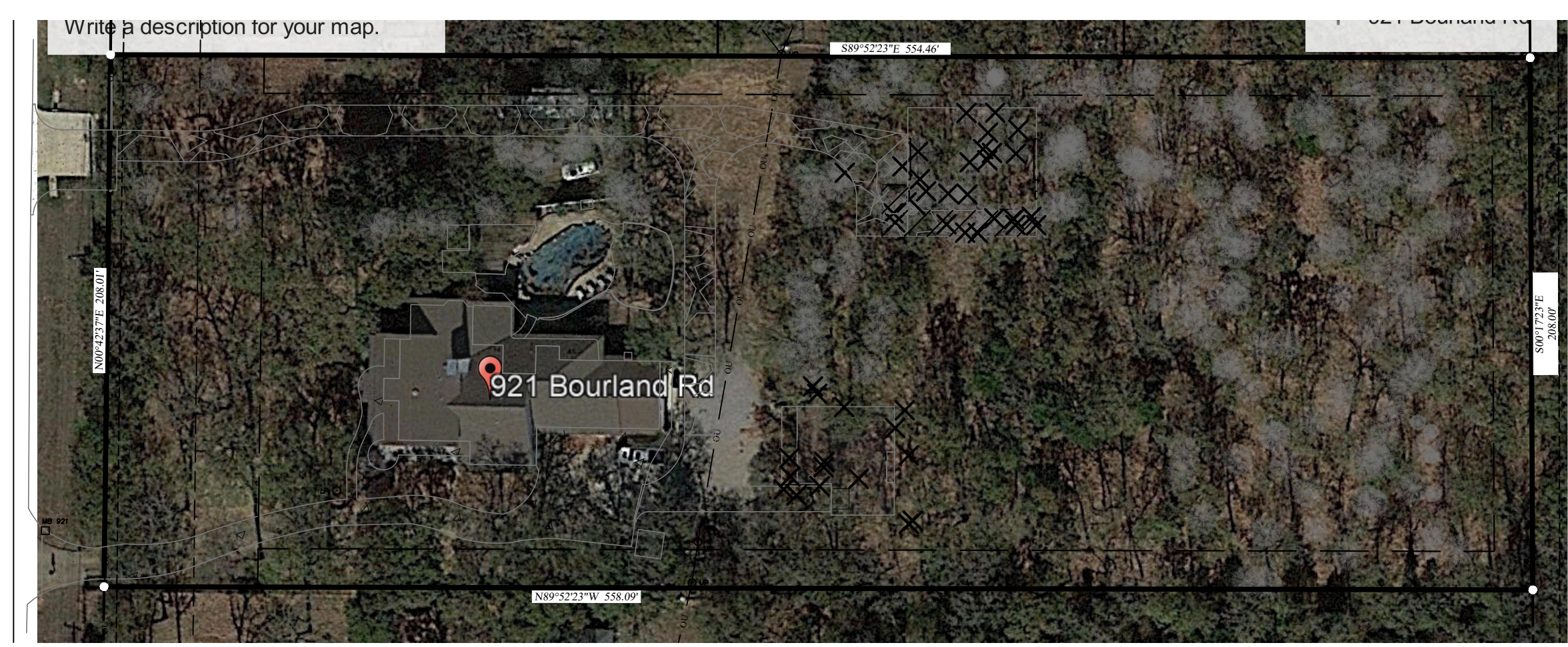
1. DUE TO THE SIZE OF THE LOT AND THE ABUNDANCE OF TREES, A PARTIAL TREE SURVEY WAS PERFORMED IN POSSIBLE AREAS FOR AN IN-LAW SUITE AND/ OR SHOP ADDITION.
2. SEE AERIAL IMAGE FOR LOT COVERAGE.
3. SEE BARTON CHAPA SURVEY FOR COMPLETE TREE SUMMARY OF TREES SHOWN.

LOT COVERAGE SUMMARY:

115,702 SF LOT 3, BLOCK 1 (2.656 AC)

2,723 SF PROPOSED SHOP AND CANOPY FOOTPRINT
13,812 SF EXISTING DRIVEWAY, POOL DECK, SHED, HOUSE FOOTPRINT & NEW DRIVEWAY & INLAW SUITE

16,535 SF - TOTAL IMPERVIOUS AREA (14%)



SURVEY PREPARED BY:
BARTON-CHAPA SURVEYING, INC
JANUARY 2021
(817) 864-1949
jack@bcsdfw.com

NO.	DATE	REVISIONS	APP.

**921 BOURLAND RD
LOT 3, BLOCK 1;
VILLAGE MILL
KELLER, TEXAS**

SITE PLAN SUP 21-

J. S. Ground Engineering, LLC
4108 Dundee Court (817) 320-5330 ph.
Colleyville, Texas 76034
FIRM REGISTRATION NO. F-1276

SCALE: _____ DGN. BY: JSG
DATE: APRIL 20, 2021 DWN. BY: WJW
JSGE NO. _____ DWG. NO. _____

STATE OF TEXAS
JEFFREY S. GROUND
02648
PROFESSIONAL ENGINEER

J. S. Ground Engineering, LLC

SHEET NO. **C1**

4-20-21