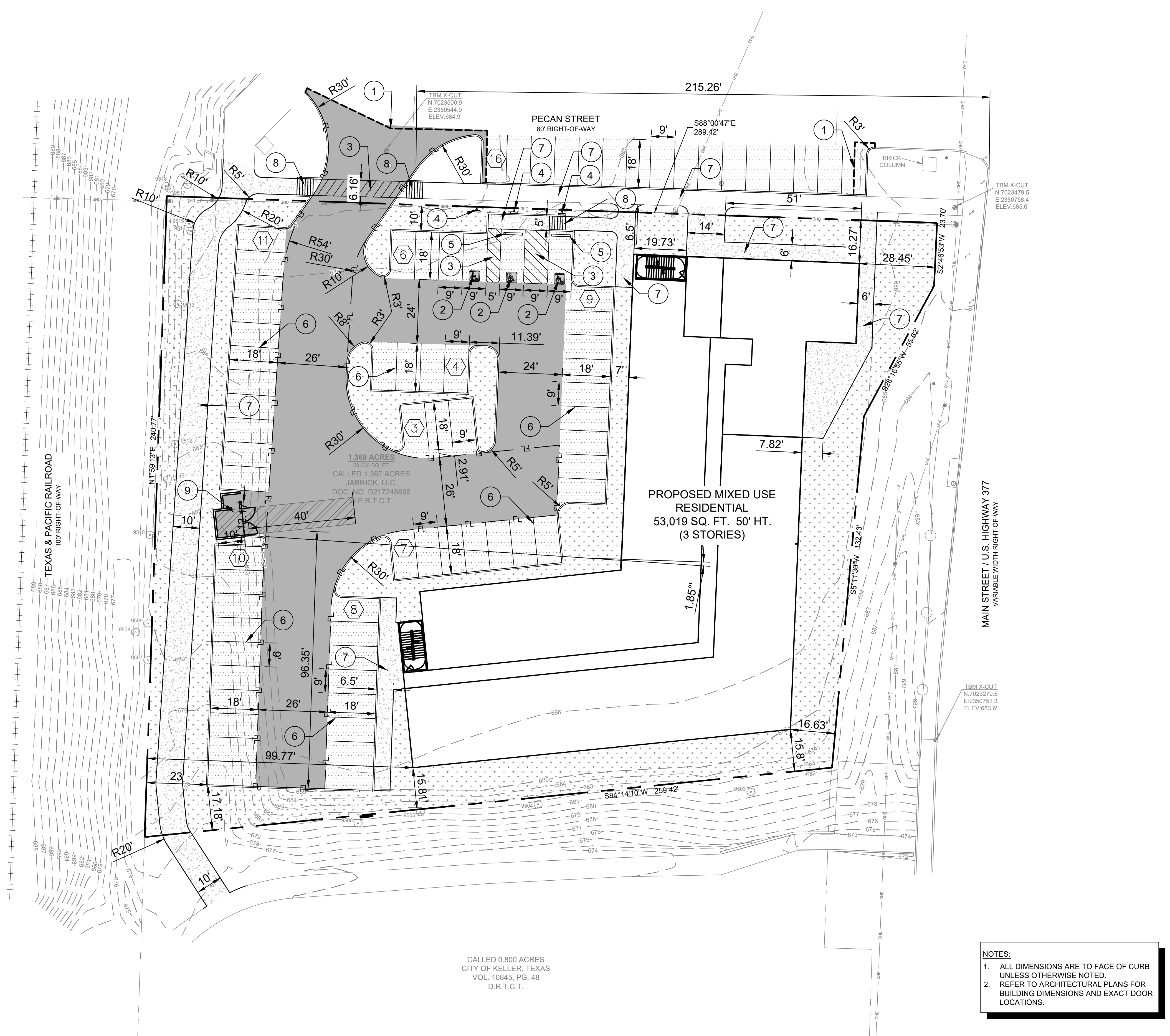


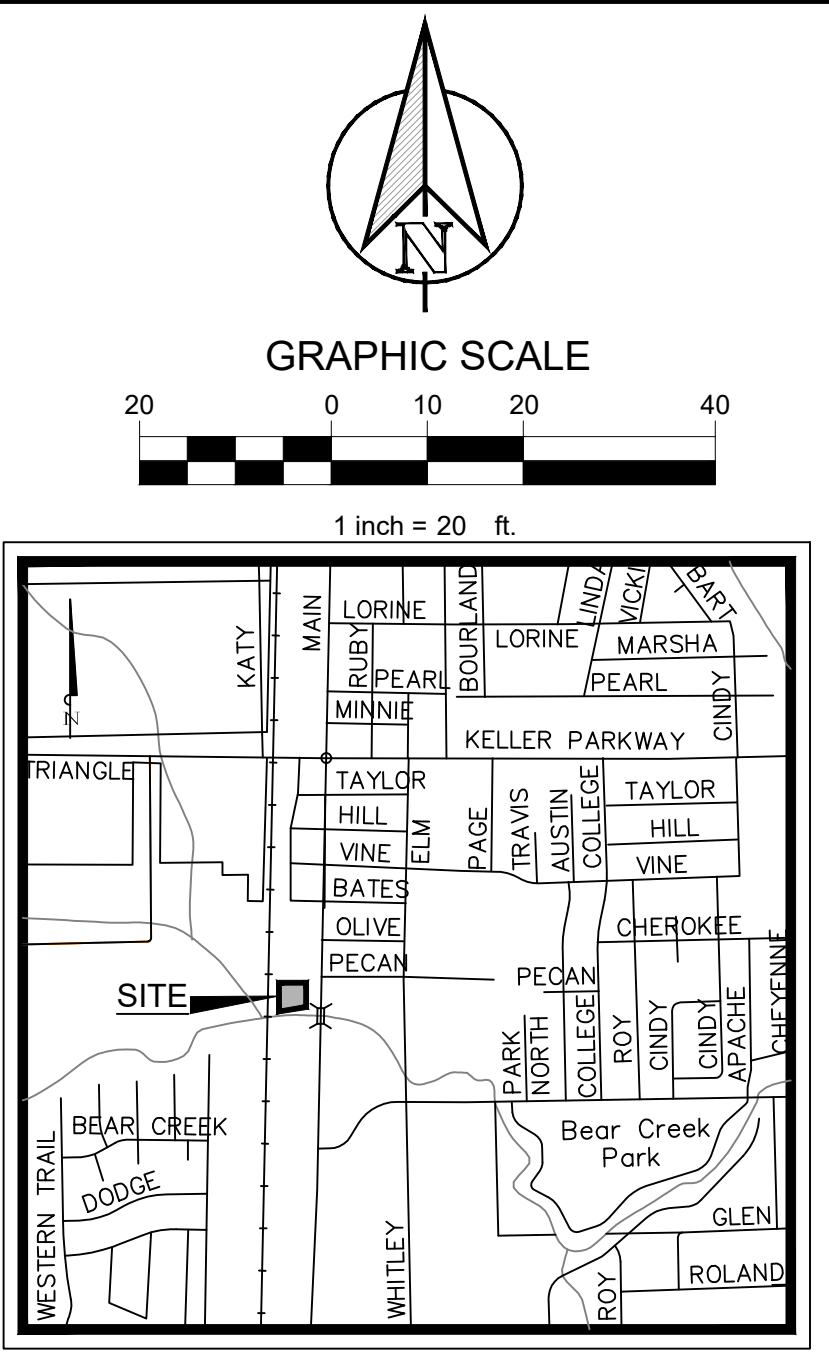
PLOTTED BY: CLAY CRISTY
 PLOT DATE: 9/27/2023 10:23 AM
 LOCATION: Z:\PROJECTS\MARKETING\MAGNOLIA KELLER\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 9/26/2023 10:12 PM



CALLED 0.800 ACRES
 CITY OF KELLER, TEXAS
 VOL. 10845, PG. 48
 D.R.T.C.T.

NOTES:
 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

SITE DATA SUMMARY																		
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG HGT. (FT)	# OF STORIES	LOT COVERAGE		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS		
								REQ.	PROV.	REQ. RATIO	TOTAL REQ.	TOTAL PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)
PROPOSED LOT 1	OLD TOWN KELLER	MIXED USE RESIDENTIAL	1.37	59,634	53,019	50'	3	50% MAX	29.6%	RESIDENTIAL 42,539 SQ. FT. (60 UNITS) 1 PER UNIT 2,600 SF RETAIL 1/200 SF	73	74	3	3	45,038	76%	14,596	24%



LEGEND	
[Pattern]	STANDARD DUTY CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	DUMPSTER AREA CONCRETE PAVEMENT
[Pattern]	SIDEWALK CONCRETE PAVEMENT
[Pattern]	LANDSCAPING
[Line]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PARKING COUNT
[Line]	FULL-DEPTH SAWCUT
[Line]	PROPOSED FIRE LANE STRIPPING

CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	PROPOSED HANDICAP SYMBOL
3	PROPOSED PAVEMENT STRIPING
4	PROPOSED HANDICAP SIGN
5	PROPOSED CURB STOP
6	4" PARKING STALL STRIPING COOR: WHITE (TYP)
7	PROPOSED CONCRETE SIDEWALK
8	ADA PEDESTRIAN RAMP
9	DUMPSTER ENCLOSURE

ZONING DESCRIPTION:		
C - COMMERCIAL		
OWNER:		
RAGLE INC. P.O. BOX 1130 EULESS, TX. 76039 PH: 817.285.6060 CONTACT NAME: CHASE JONES		
APPLICANT:		
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TEXAS 76021 PH: 817.281.0572 CONTACT NAME: CLAY CRISTY		
SURVEYOR:		
EAGLE SURVEYING, LLC 210 S. ELM ST. SUITE #104 DENTON, TX 76201 PH: 940.222.3009 CONTACT NAME: TYLER RANK		
LEGAL DESCRIPTION:		
NEEDHAM, SAMUEL SURVEY ABSTRACT 1171 TRACT 19G		
CITY:	STATE:	
KELLER	TX.	
COUNTY:	SURVEY:	ABSTRACT NO.
TARRANT	NEEDHAM, SAMUEL	1171

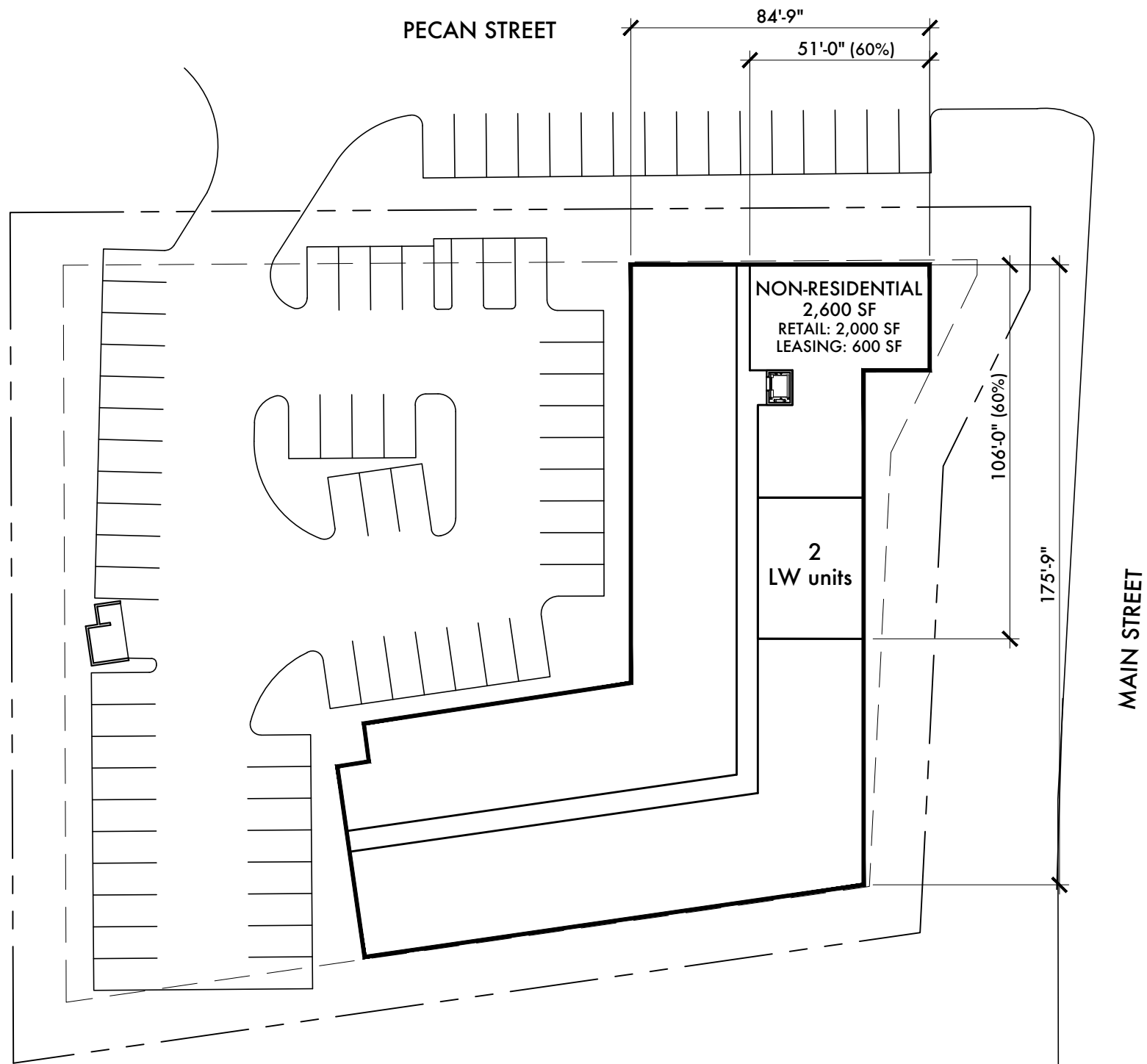
TEXAS FIRM #14190
CLAYMOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PHONE 817.281.0572
 WWW.CLAYMOOREENR.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: CLAY CRISTY
 P.E. No. 109800 Date 6/28/2023.

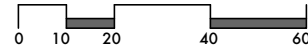
MAGNOLIA PROPERTIES
KELLER, TX

NO.	DATE	REVISION	BY

 DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 9/27/2023
 SHEET
SUP
 File No: 2023 - XXX



01 STREET FRONTAGE DIAGRAM



04 OCTOBER 2023

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