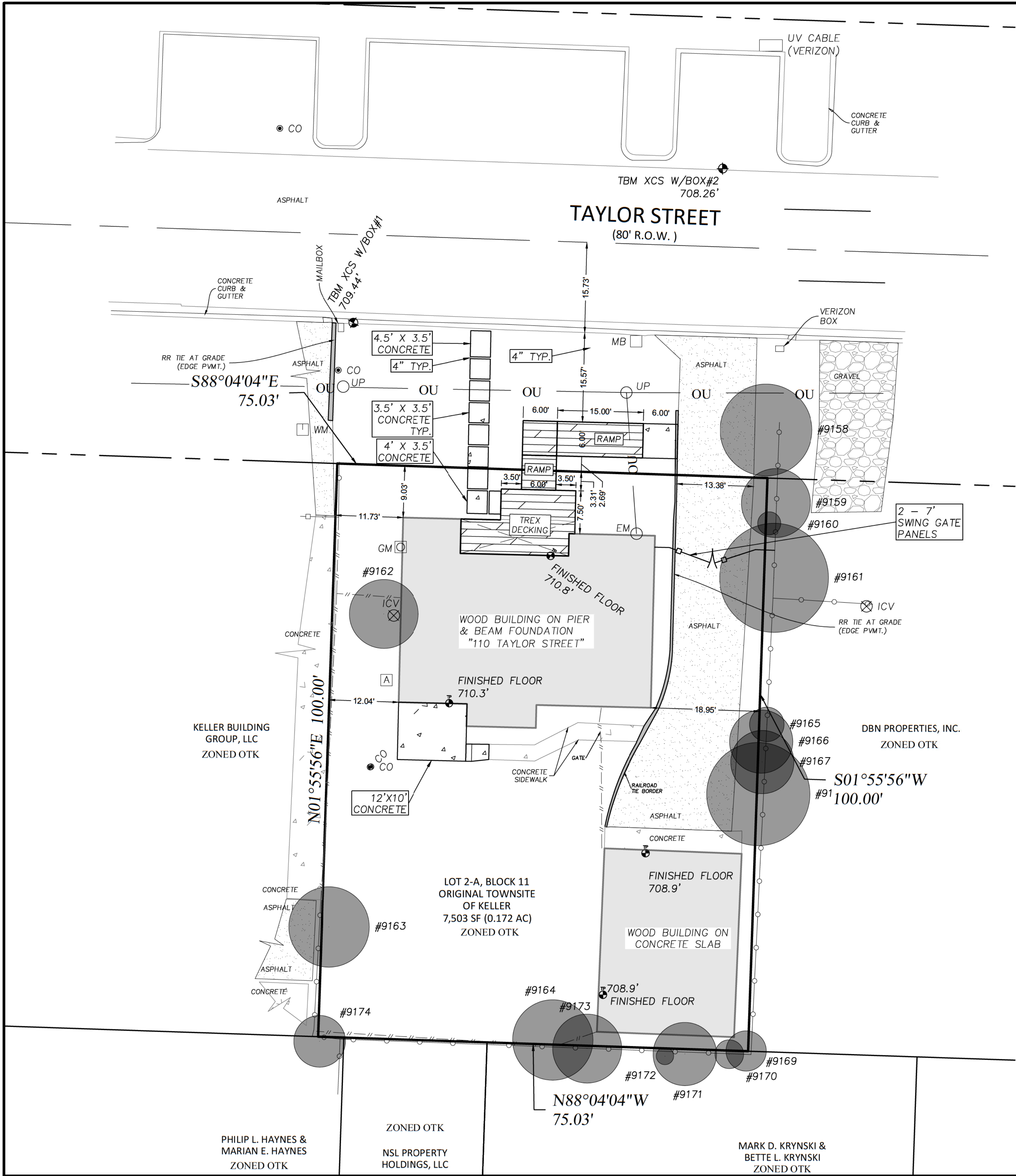


PROJECT HIGHLIGHTS:

1. THIS PROJECT IS TO IMPROVE THE FRONT AND BACK PORCH.
2. THE EXISTING PRIMARY STRUCTURE IS 1,319 SF. THE EXISTING OUTBUILDING/GARAGE IS 766 SF.
3. THE EXISTING DRIVEWAY IS ASPHALT.
4. NO NEW STRUCTURES.
5. NO NEW WATER SERVICES.
6. NO NEW SANITARY SEWER LATERALS.
7. NO OUTSIDE LIGHTING IMPROVEMENTS.
8. TRASH SERVICE WILL BE RESIDENTIAL CURB SIDE. - NO DUMPSTER.

SITE SUMMARY TABLE	
LOT SIZE	7,503 SF (0.172 AC)
EX. ZONING	OTK
PROP. ZONING	OTK
PROP. BLDG. USE	OFFICE/ PROF.
EX. PRIMARY STRUCTURE	1,319 SF 17.6%
EX. OUTBUILDING/GARAGE	466 SF 6.2%
PROP. BUILDINGS	0 SF 0.0%

IMPERVIOUS AREA TABLE			
LOT SIZE	7,503 SF	SF	
EXISTING			
EX. HOUSE	1,319	SF	17.6%
EX. GARAGE	766	SF	10.2%
EX. PATIO	15	SF	0.2%
EX. LEADWALK	88	SF	1.2%
EX. REAR WALKWAY	195	SF	2.6%
EX. DRIVEWAY	1,006	SF	13.4%
EX. PORCH	196	SF	2.6%
TOTAL IMPERVIOUS	3,585	SF	47.8%

PROPOSED			
EX. HOUSE	1,319	SF	17.6%
EX. GARAGE	766	SF	10.2%
EX. REAR WALKWAY	76	SF	1.0%
EX. DRIVEWAY	1,006	SF	13.4%
NEW LEADWALK	34	SF	0.5%
NEW PATIO	120	SF	1.6%
NEW REAR WALKWAY	11	SF	0.1%
NEW PORCH	206	SF	2.7%
TOTAL IMPERVIOUS	3,538	SF	47.2%

CHANGE (DECREASE)	(47)	SF	-0.6%
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LOT DRAINAGE AREA SUMMARY	
RATIONAL METHOD Q=CIA	
LOT SIZE (A)	7,503 SF (0.172 AC)
TIME CON. (Tc)	10 MINUTES
I ₁₀₀ (i)	11.6 IN/HR
C	0.5
Q (CFS)	1.00

!!CAUTION!!
Contractor to Verify
Exact Location &
Depth of Exist
Facilities Prior to any
Construction Activities

CAUTION!!!
CONTACT: www.texas811.org for
UTILITY LOCATES PRIOR TO CONSTRUCTION
1-800-344-8377

NO.	DATE	REVISIONS	APP.

110 TAYLOR ST.
LOT 2-A, BLOCK 11; ORIGINAL TOWNSITE
OF KELLER
CITY OF KELLER, TARRANT CO., TX

SITE LAYOUT PLAN

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: JULY 28, 2023 DWN. BY: WJW
JSGE NO. _____ DWG. NO. _____



J. S. Ground Engineering, LLC

SHEET NO.

C2

7-28-23