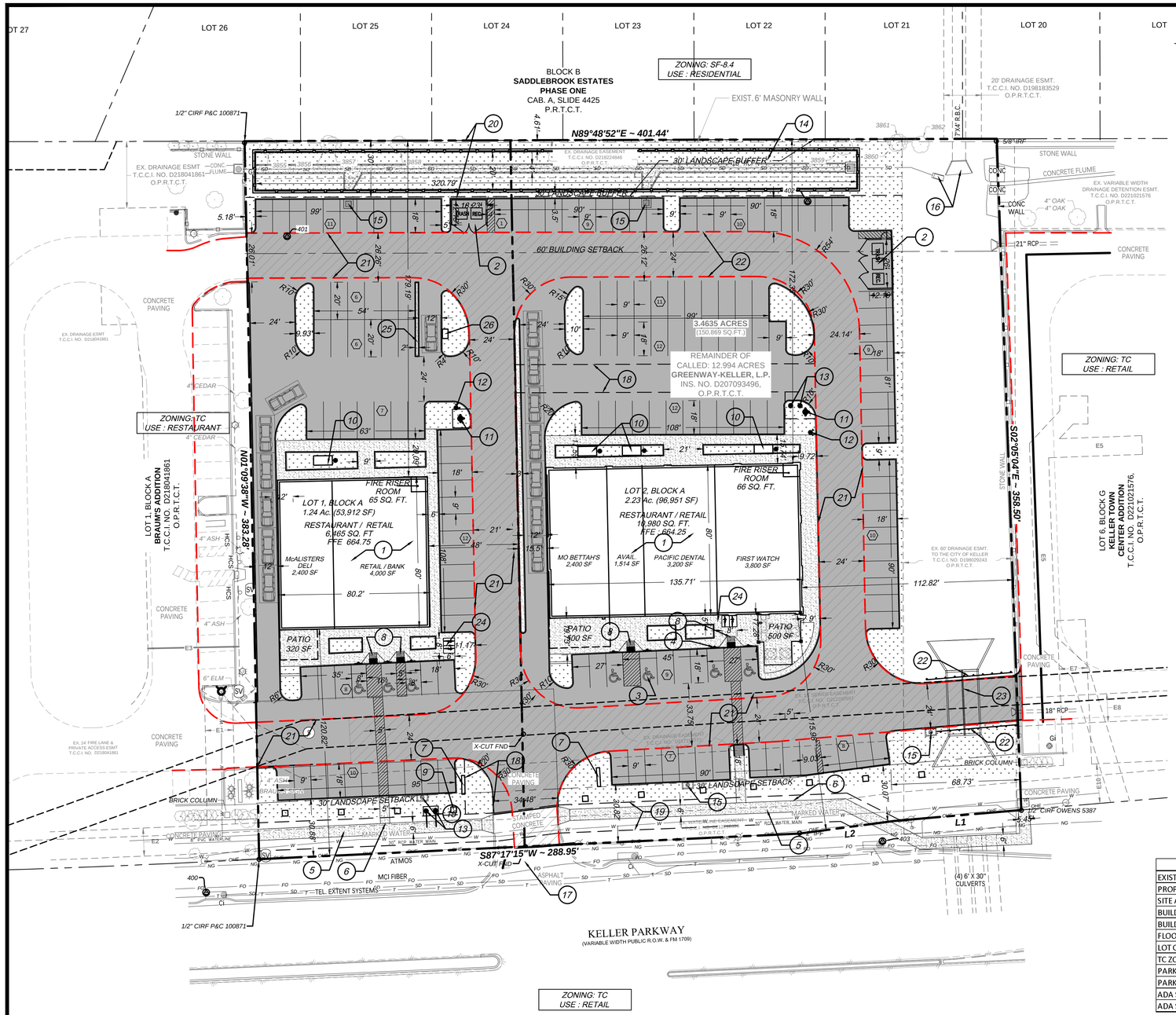
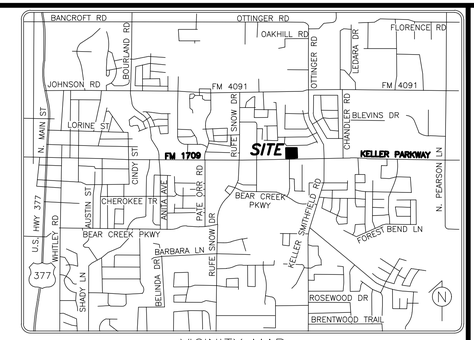


NOTES BY SYMBOL:

1. PROPOSED STRUCTURE.
2. DUMPSTER WITH MASONRY ENCLOSURE TO MATCH BUILDING COLORS WITH 7" THICK CONC. APRON. REFER TO ARCHITECTURAL PLANS FOR DETAILS
3. ACCESSIBLE PARKING SPACE (TYP.)
4. ACCESSIBLE PARKING POLE SIGNAGE (TYP.) - 4 PLACES (2 REGULAR AND 2 VAN ACCESSIBLE SIGNAGE)
5. PROPOSED 6' PUBLIC SIDEWALK
6. ADA COMPLIANT WALKWAY (TO CONNECT TO PUBLIC SIDEWALK)
7. PROPOSED MONUMENT SIGN. SIGNAGE BY SEPARATE PERMIT
8. BARRIER FREE RAMP
9. BRICK COLUMN (TYP.)
10. PROPOSED SUBTERRANEAN GREASE INTERCEPTOR & SAMPLE WELL
11. PROPOSED FIRE HYDRANT IN WATER EASEMENT)
12. PROPOSED FIRE DEPT. CONNECTION (FDC)
13. PROPOSED 2" DOMESTIC & 1" IRRIGATION WATER METERS IN WATER EASEMENT
14. PROPOSED DETENTION POND WITH 42" TALL WROUGHT IRON FENCE, WITH BLOCK RETAINING WALL (MAX. DEPTH 4.5')
15. PROPOSED DRAINAGE STRUCTURE
16. EXISTING DRAINAGE STRUCTURE
17. EXISTING DRIVEWAY
18. PROPOSED 15' WATER EASEMENT
19. PROPOSED 15' PEDESTRIAN ACCESS & WATER EASEMENT
20. PROPOSED 30' DRAINAGE AND DETENTION EASEMENT
21. FIRE LANE MARKING PER KELLER FIRE DEPARTMENT REQUIREMENTS
22. TRAFFIC GUARDRAILS PER TXDOT SPECIFICATIONS
23. DOUBLE 7'X4' RCB CULVERT WITH HEADWALLS
24. BICYCLE PARKING
25. 2' WIDE DIVIDER CURB
26. PROPOSED BANK ATM



VICINITY MAP
NOT-TO-SCALE

LEGEND:

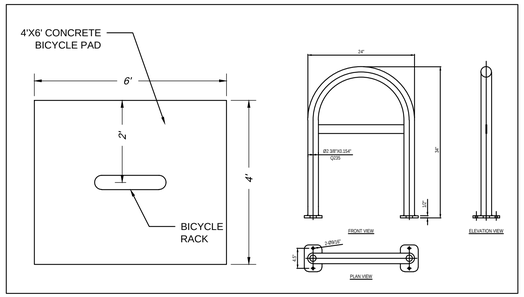
- PROPERTY LINE
- ADJOINED PROPERTY
- BUILDING SETBACK LINE
- EASEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- PAINTED WALKWAY (TRAFFIC WHITE)
- CONCRETE PAVING (3,600 PSI MIN.), 4,200 PSI MIN. FOR FIRELANE
- 4" THICK CONCRETE SIDEWALK (3000 psi MIN. COMPRESSIVE STRENGTH)
- INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
- PROPOSED ACCESS, UTILITY AND DRAINAGE EASEMENT
- PARKING STALL COUNT
- SITE LIGHTING (SEE ELECTRICAL PLANS)

GENERAL NOTES:

1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING .
3. ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
4. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.

SITE DATA SUMMARY

DEVELOPMENT	LOT 1 BLOCK A	LOT 2 BLOCK A
EXISTING ZONING	TOWN CENTER	TOWN CENTER
PROPOSED USE	RESTAURANT & RETAIL	RESTAURANT & RETAIL
SITE AREA	1.24 Ac.	2.23 Ac.
BUILDING AREA sf	6465	10980
BUILDING HEIGHT (35' MAX)	24'	24'
FLOOR AREA RATIO	0.120:1	0.113:1
LOT COVERAGE	12.0%	11.3%
TC ZONING REQUIRED PARKING (RESTAURANT USE 1:100 SF FOR MOST INTENSIVE USE)	65	110
PARKING REQUIRED (RETAIL 1:200, RESTAURANT 1:100)	45	86
PARKING PROVIDED	58	93
ADA SPACES REQUIRED	3	4
ADA SPACES PROVIDED	3	4



NOTES:

1. ALL SIGNAGE SHALL BE BY SEPARATE PERMIT.
2. ALL GROUND AND ROOF-MOUNTED EQUIPMENT MUST BE SCREENED.

0 30 60 90 120

GRAPHIC SCALE IN FEET
1" = 30'

SITE PLAN

3.4635 ACRES (150,869 SQ.FT.)
PROPOSED LOT 1 & LOT 2, BLOCK A, TRINITY ADDITION
INS. NO. D207093496, O.P.R.T.C.T.
PAMELIA ALLEN SURVEY, ABS. NO. 28
CITY OF KELLER, TARRANT COUNTY, TEXAS

DEVELOPER
TRINITY PARTNERS COMMERCIAL REAL ESTATE
P.O. BOX 96011
SOUTHLAKE, TX 76092
ATTN: KEVIN MCINTOSH PH: (214) 986-6351

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
P.O. BOX 1261, COLLEYVILLE, TX 76034
ATTN: MATHEW THOMAS, PE PH: (214) 680-2728
EMAIL: MATHEW@THOMAS-ENG.COM

THOMAS SITE DEVELOPMENT ENGINEERING INC.
REGISTRATION NO. F-10289
P.O. BOX 1261, COLLEYVILLE, TX 76034
PHONE: (214) 680-2728, THOMAS-ENG.COM
EMAIL: MATHEW@THOMAS-ENG.COM

STATE OF TEXAS
MATHEW THOMAS
81576
LICENSED
PROFESSIONAL ENGINEER
1/9/2025

RESTAURANT & RETAIL DEVELOPMENT

3.4635 ACRES (150,869 SQ.FT.)
1241 & 1301 KELLER PARKWAY
CITY OF KELLER, TARRANT COUNTY, TEXAS

REVISION	DESCRIPTION	DATE

C-2.0

C:\USERS\MATHE\ONEDRIVE\CSD WORK FOLDER\202418 KELLER PW & RETAIL TPORE DESIGN\SHEETS\C-2.0 SITE PLAN - - 1241AND1301 KELLER PARKWAY TPORE.DWG
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