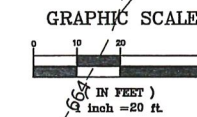
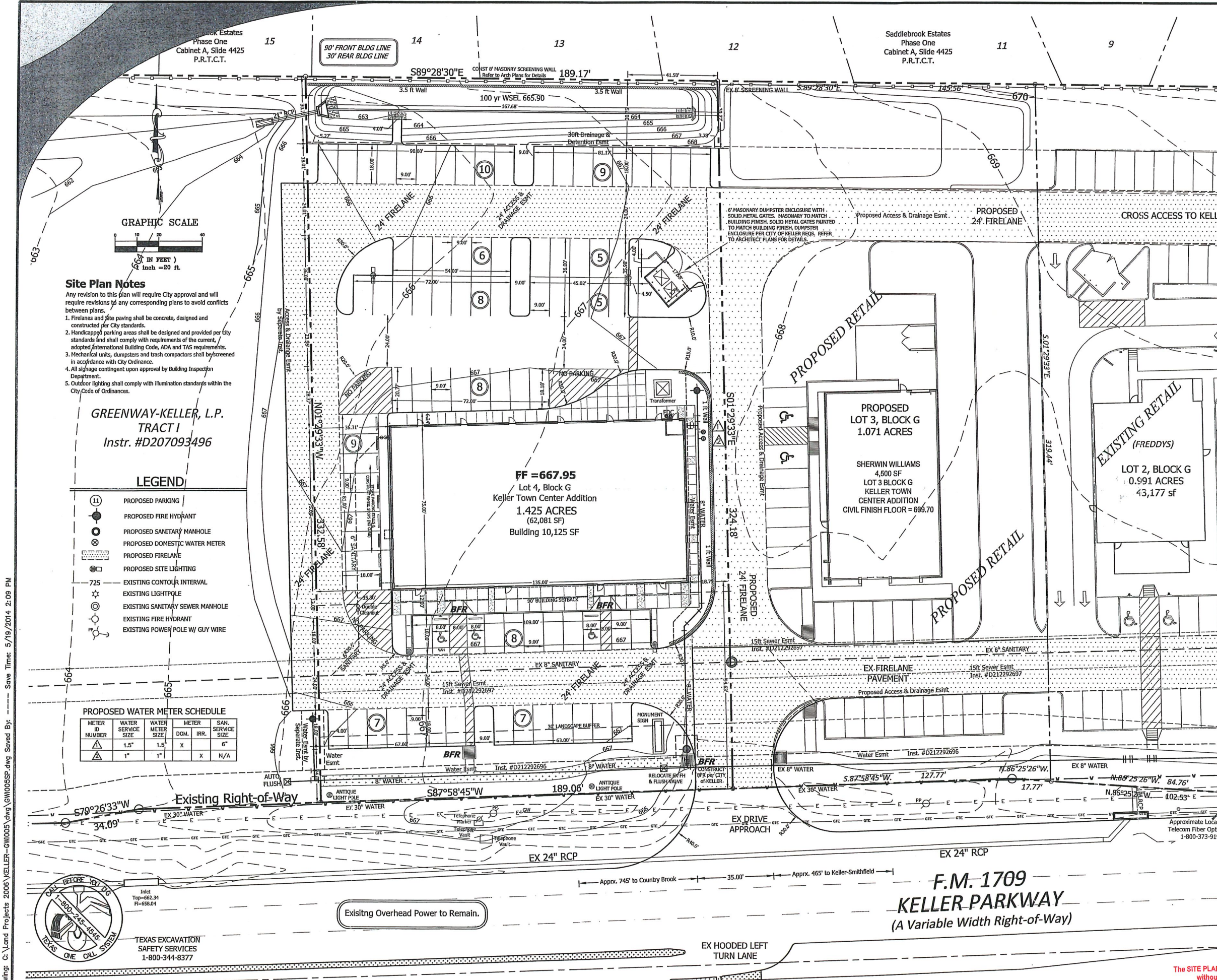


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Site Plan Notes
 Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
 1. Firelanes and site paving shall be concrete, designed and constructed per City standards.
 2. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code, ADA and TAS requirements.
 3. Mechanical units, dumpsters and trash compactors shall be designed in accordance with City Ordinance.
 4. All signage contingent upon approval by Building Inspection Department.
 5. Outdoor lighting shall comply with illumination standards within the City Code of Ordinances.

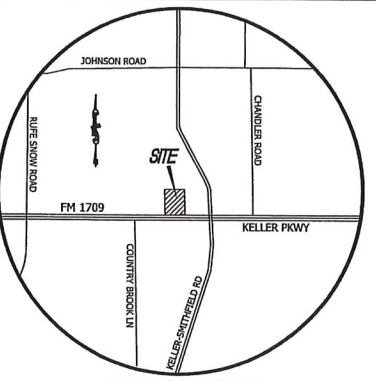
GREENWAY-KELLER, L.P.
TRACT I
Instr. #D207093496

LEGEND

- (11) PROPOSED PARKING
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- ⊗ PROPOSED DOMESTIC WATER METER
- ▬ PROPOSED FIRELANE
- PROPOSED SITE LIGHTING
- PROPOSED CONTOUR INTERVAL
- ☆ EXISTING LIGHTPOLE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊖ EXISTING POWER POLE W/ GUY WIRE

PROPOSED WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	IRR.	SAN. SERVICE SIZE
▲	1.5"	1.5"	X		6"
▲	1"	1"	X		N/A



LOCATION MAP
NOT TO SCALE

8 ft Masonry Screening Wall to be Constructed per City Standard Along Lot 4 North Property Line to Match the Screening Wall Constructed w/ Lots 1-3

SPECIAL USE PERMIT (SUP) CONDITIONS:

1. One Story Building Structure within TC Zoning.
VARIANCES REQUESTED:
 1. Front Yard Landscape Buffer Requirement.
 2. Flat Roof Design.
 3. Monument Sign Display Area.
 4. Foundation Plantings Requirement.
 5. One Additional Attached Sign on each Building Side (east/west) for the Corner Tenants.

BLOCK G, LOT 4 SITE INFORMATION

LAND AREA: 62,081 S.F. OR 1.425 ACRES
 ZONING: TC - TOWN CENTER
 PROPOSED USE: RETAIL / RESTAURANT
 BUILDING AREA: 10,125 SF
 BUILDING HEIGHTS: 30' (1 STORY)
 FLOOR TO AREA: 0.16:1 [10,125/62,081]
 LOT COVERAGE: 16%
 PARKING REQUIRED: RETAIL (2,800/200 sf) = 14 SPACES
 PARKING REQUIRED: RESTAURANT (7,325/150 sf) = 49 SPACES
 PARKING PROVIDED: 63 SPACES
 PARKING PROVIDED: 82 TOTAL, (79 w/ 3 HANDICAP)
 TOTAL IMPERVIOUS SURFACE: 50,732 SF, 81%
 TOTAL LANDSCAPE AREA: 11,666 SF, 19%

ADDITIONAL SITE NOTES:

- No trees exist on site.
- No 100 year flood plain exists on property.
- All mechanical equipment shall be screened.
- 24 ft wide firelanes to have a minimum 30' inside radius.
- Typical parking dimensions are 9' x 18'.
- Concrete pavement construction of all walks, parking & driveways
- Firelanes not to exceed 6% max slope.
- Landscape areas not to exceed 3:1 max slope.
- Existing above ground structures in public right of way, including but not limited to: gas markers & manholes, communication markers & manholes, street signs, etc., shall be relocated at contractor expense if these conflicts occur with required public improvements.

APPROVED BY
CITY COUNCIL ACTION
ORDINANCE # 11694
Date: 5-16-2014

SITE PLAN
~KELLER MARKETPLACE~

KELLER TOWN CENTER ADDITION
BLOCK G, LOT 4
1.425 ACRES ~ JOSEPH A. DUNHAM SURVEY
ABSTRACT #424
KELLER, TARRANT COUNTY, TEXAS
ZONING: TC (TOWN CENTER)

OWNER / DEVELOPER:
 GREENWAY - KELLER, L.P.
 2808 FAIRMOUNT, STE. 100
 DALLAS, TEXAS 75201
 (214) 880-9009

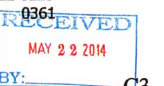
ARCHITECT:
 HODGES & ASSOCIATES
 13642 OMEGA DRIVE
 DALLAS, TEXAS 75244
 (972) 387-1000

CIVIL ENGINEER:
 DR RANKIN, PLLC
 TBPE FIRM #8838
 2321 DAYBREAK TRAIL
 PLANO, TEXAS 75093
 (972) 378-0683

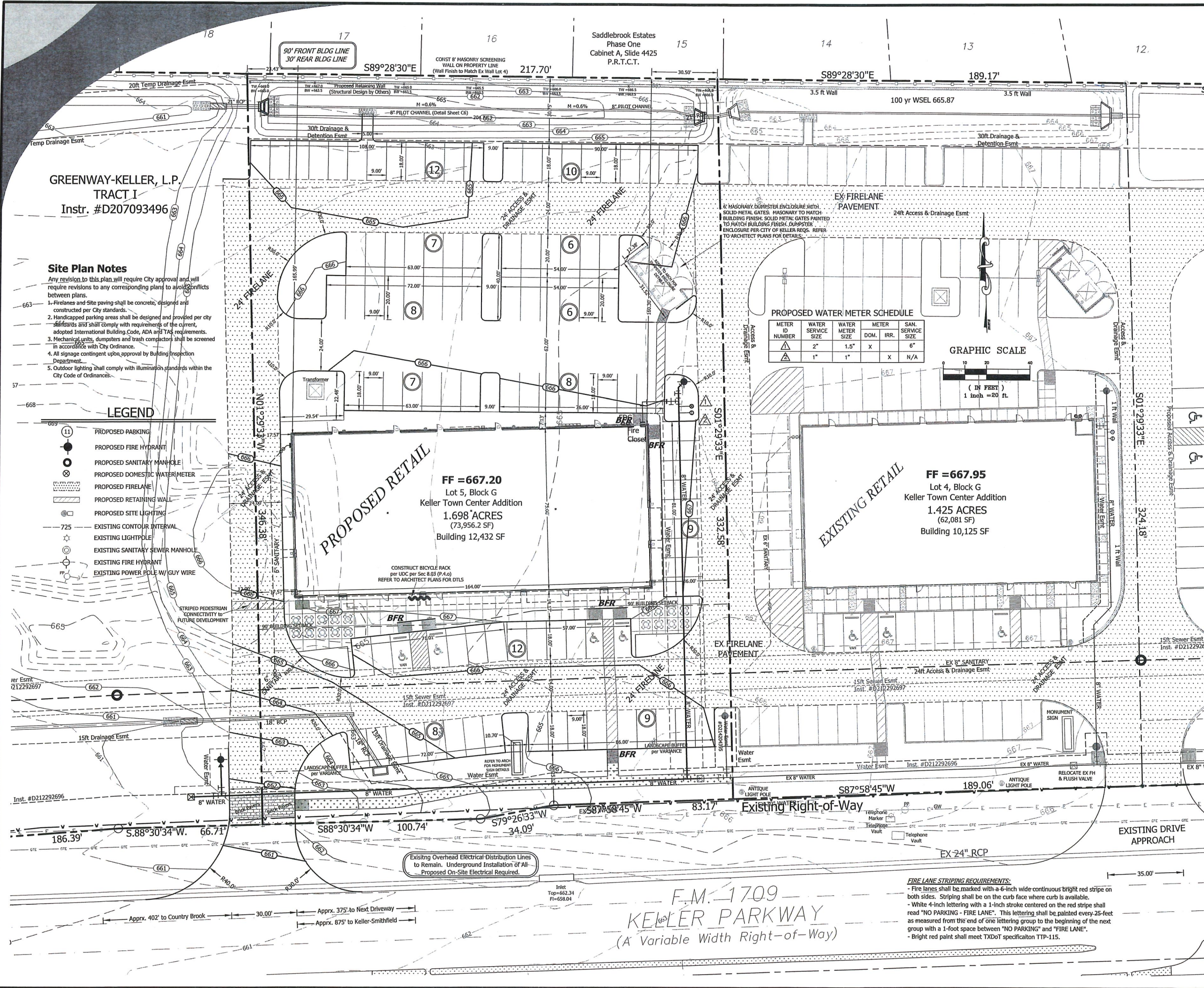
SURVEYOR:
 AJ BEDFORD GROUP, INC.
 301 NORTH ALAMO ROAD
 ROCKWALL, TEXAS 75087
 (972) 722-0225
 FAX 9361

Submitted: 03-14-14
 Revised: 03-25-14
 Revised: 04-04-14
 Revised: 05-14-14 (City Council)

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



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GREENWAY-KELLER, L.P.
TRACT I
Instr. #D207093496

Site Plan Notes

- Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- 1. Firelanes and Site paving shall be concrete, designed and constructed per City standards.
- 2. Handicapped parking areas shall be designed and provided per standards and shall comply with requirements of the current, adopted International Building Code, ADA and T&S requirements.
- 3. Mechanical units, dumpsters and trash compactors shall be screened in accordance with City Ordinance.
- 4. All signage contingent upon approval by Building Inspection Department.
- 5. Outdoor lighting shall comply with illumination standards within the City Code of Ordinances.

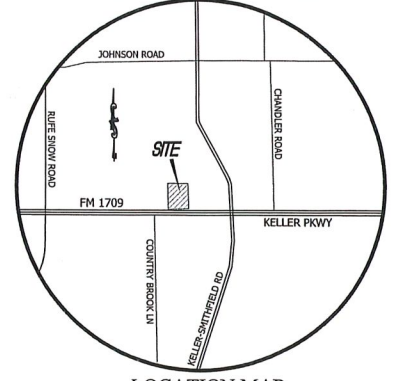
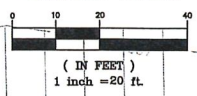
LEGEND

- PROPOSED PARKING
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED DOMESTIC WATER METER
- PROPOSED FIRELANE
- PROPOSED RETAINING WALL
- PROPOSED SITE LIGHTING
- 725 - EXISTING CONTOUR INTERVAL
- EXISTING LIGHTPOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE W/ GUY WIRE

PROPOSED WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM. IRR.	SAN. SERVICE SIZE
▲	2"	1.5"	X	6"
▲	1"	1"	X	N/A

GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE

8 ft Masonry Screening Wall to be Constructed per City Standard Along Lot 4 North Property Line to Match the Screening Wall Constructed w/ Lots 1-4

SPECIAL USE PERMIT (SUP) CONDITIONS:
1. One Story Building Structure within TC Zoning.
Approved by Ordinance #1777

VARIANCES Approved by Resolution #3730:
1. Front Yard Landscape Buffer Requirement.
2. Flat Roof Design.
3. Monument Sign Display Area.
4. Raised Planters in lieu of Foundation Plantings.
5. One Additional Attached Sign on each Building Side (east/west) for the Corner Tenants.
6. A variance to the masonry requirement to allow texture coated concrete for a portion of the North, East, and West facades - to maintain design consistency with the adjacent building.

BLOCK G, LOT 5 SITE INFORMATION
LAND AREA: 73,956 S.F. OR 1.698 ACRES
ZONING: TC - TOWN CENTER
PROPOSED USE: RETAIL / RESTAURANT
BUILDING AREA: 12,432 SF
BUILDING HEIGHTS: 29' (1 STORY)
FLOOR TO AREA: 0.17:1 (12,432/73,956)
LOT COVERAGE: 17%
PARKING REQUIRED: RETAIL (1,732/200 sf) = 9 SPACES
PARKING REQUIRED: RESTAURANT (10,700/150 sf) = 72 SPACES
PARKING PROVIDED: 81 SPACES
TOTAL IMPERVIOUS SURFACE: 60,052 SF, 81%
TOTAL LANDSCAPE AREA: 13,904 SF, 19%

- ADDITIONAL SITE NOTES:**
- No Trees exist on site.
 - No 100 year flood plain exists on property.
 - All mechanical equipment shall be screened.
 - 24 ft wide firelanes to have a minimum 30' inside radius.
 - Parking dimensions are 9' x 18' with 2' overhang.
 - Parking dimensions are 9' x 20' with NO overhang.
 - Concrete pavement construction of all walks, parking & driveways
 - Landscape areas not to exceed 3:1 max slope.
 - Firelanes not to exceed 6% max slope.

APPROVED BY CITY COUNCIL ACTION
RESOLUTION # 3730
DATE: 3/11/16

SITE PLAN

~KELLER MARKETPLACE PH II~

**KELLER TOWN CENTER ADDITION
BLOCK G, LOT 5
1.698 ACRES ~ PAMELIA ALLEN SURVEY
ABSTRACT #028
KELLER, TARRANT COUNTY, TEXAS
ZONING: TC (TOWN CENTER)**

OWNER / DEVELOPER:
GREENWAY - KELLER, L.P.
2808 FAIRMOUNT, STE. 100
DALLAS, TEXAS 75201
(214) 880-9009

CIVIL ENGINEER:
DR RANKIN, PLLC
TBPE FIRM #8838
2321 DAYBREAK TRAIL
PLANO, TEXAS 75093
(972) 378-0683

ARCHITECT:
HODGES & ASSOCIATES
13642 OMEGA DRIVE
DALLAS, TEXAS 75244
(972) 387-1000

SURVEYOR:
AJ BEDFORD GROUP, INC.
301 NORTH ALAMO ROAD
ROCKWALL, TEXAS 75087
(972) 722-0225
FAX 0361



Submitted: 12-28-15
Revised: 01-15-16
Revised: 02-08-16
Delete Drive-Thru: 03-10-16