

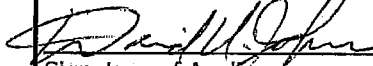
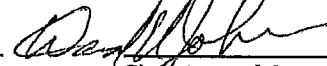
### SPECIFIC USE PERMIT (SUP) APPLICATION

#### SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: DAVID & ELENA JOHNSON  
Street Address: 1565 Nightingale Circle  
City: Keller State: TX Zip: 76262  
Telephone: 817-291-3900 Fax: - E-mail: daviduj777@verizon.net  
Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

**Property Owner must sign the application or submit a notarized letter of authorization.**

Owner: DAVID & ELENA JOHNSON  
Street Address: 1565 Nightingale Circle  
City: Keller State: TX Zip: 76262  
Telephone: 817-291-3900 Fax: - E-mail: daviduj777@verizon.net

  DAVID URBAN JOHNSON  
Signature of Applicant Signature of Owner Printed Name of Owner  
Date: 9-18-18 Date: 9-12-18

#### SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1565 Nightingale Circle Keller, TX 76262  
Legal Description:  
Lot(s): 9 Block(s): 1 Subdivision Name: FLORENCE PLACE PHASE II  
Unplatted Property Description:  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
Current Zoning: RESIDENTIAL Proposed Zoning: RESIDENTIAL  
Current Use of Property: Single Family Home  
Proposed Use of Property: Single Family Home

**SPECIFIC USE PERMIT (SUP) APPLICATION**

**SECTION 3. CHECKLIST**

(Please provide each of the items below & initial next to each item)

<input checked="" type="checkbox"/>	The application fee
<input checked="" type="checkbox"/>	Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
<input checked="" type="checkbox"/>	<p>A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:</p> <ul style="list-style-type: none"> <li>• the paving of streets, alleys and sidewalks,</li> <li>• means of ingress and egress to public streets,</li> <li>• provisions for drainage,</li> <li>• adequate off-street parking,</li> <li>• screening and open space,</li> <li>• heights of structures,</li> <li>• compatibility of buildings,</li> <li>• hours of operation, and</li> <li>• time limits.</li> </ul> <p>A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.</p> <ol style="list-style-type: none"> <li>1) The use is harmonious and compatible with surrounding existing uses or proposed uses;</li> <li>2) The activities requested by the applicant are normally associated with the permitted uses in the base district;</li> <li>3) The nature of the use is reasonable and appropriate in the immediate area;</li> <li>4) Any negative impact on the surrounding area has been mitigated; and</li> <li>5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.</li> </ol>
<input checked="" type="checkbox"/>	A legal description or meets and bounds description of the property.
<input checked="" type="checkbox"/>	<p>Concept Plan. The plan shall be to scale and show the following:</p> <ul style="list-style-type: none"> <li>• topography,</li> <li>• and boundary of SUP area;</li> <li>• physical features of the site;</li> <li>• existing streets, alleys and easements;</li> <li>• location of future public facilities;</li> <li>• parking ratios, the final Detailed Site Plan;</li> <li>• building height and location, elevations;</li> <li>• site landscaping;</li> <li>• off-street parking facilities;</li> <li>• size, height, construction materials, and locations of buildings and the uses to be permitted;</li> <li>• location and instruction of signs;</li> <li>• means of ingress and egress to public streets;</li> <li>• the type of visual screening such as walls, plantings and fences;</li> <li>• the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200') and;</li> <li>• other information to adequately describe the proposed development and to provide data for approval.</li> </ul>
<input checked="" type="checkbox"/>	Evidence of communicating the proposal with the adjacent neighborhood
<input type="checkbox"/>	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<input type="checkbox"/>	Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee.

City of Keller Planning and Zoning Department

October 12, 2018

1100 Bear Creek Parkway

Keller, TX 76248

**Re: Special Use Permit (SUP)**

David and Elena Johnson

1565 Nightingale Circle

Keller TX, 76262

To Whom It May Concern:

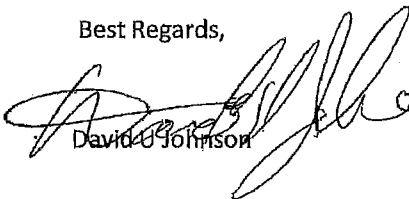
We are hereby applying for a Specific Use Permit (SUP) under Section 9.02 as required by City of Keller, Tx.

Regulations to construct a temporary dwelling unit/accessory hobby shop structure while we remodel the existing house, upon completion of the remodel of the main house we will remove all temporary structures and the temporary dwelling will become an accessory structure/hobby shop for retirement use. The structure will be located on the back of property located at 1565 Nightingale Circle. The accessory structure will be 2,334 square feet and a height of 22' with attached carport on westside and a RV park on the east side.

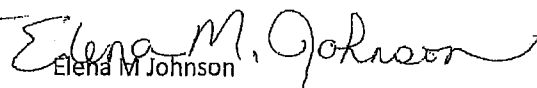
City of Keller, Tarrant County, Texas, being Lot 9, in Block 1, of Florence Place Phase II, an Addition to the City of Keller, Tarrant County, Texas according to the Plat thereof recorded in Volume 388-164, Page 90, of the Plat Records of Tarrant County, Texas.

- **Legal Description:** LOT 9 BLOCK 1 FLORENCE PLACE PHASE II, 1565 Nightingale Circle, Keller Texas 76262.
- Relating to the proposal, please find attached the following.
- Letters of consent from owners of properties within 300 feet of said property.
- Seven copies of Building Plans.
- Seven copies of Drainage Grade Plan.
- Electronic copy of Building Plans on accessory structure, Proposed remodel on existing house, Survey, Drainage Grade Plan and pictures of said property including pictures of existing detached accessory structures within the realms of our neighborhood on a flash drive.

Best Regards,



David Johnson



Elena M. Johnson

October 12, 2018

## Letter of Intent

**To the City of Keller Planning and Zoning Department**

**For a Special Use Permit (SUP).**

David and Elena Johnson

1565 Nightingale Circle

Keller TX, 76262

**Legal:** Lot 9 Block 1 Florence Place II

We are building an accessory workshop for my retirement to have a shop to keep my antique cars and motorcycles. We will reside in the accessory workshop while we remodel the main house. The accessory workshop will Not have a full working kitchen. The accessory workshop will contain a refrigerator, microwave and a washer/dryer set. The square footage of the accessory workshop will be 2,334 Square feet. Upon completion of the accessory workshop All temporary structures will be removed.

Estimated time to complete the accessory workshop is two months with no weather delays.

Estimated time we will live in accessory workshop is eight months with no weather delays.

**The exterior of the existing Main house is brick, upon completion of the remodel will be 100% Stucco. The accessory workshop and the small ag building will be 100% Stucco.**

The Roof Material on the Main House will be 100% Spanish Tile.

The Roof Material on the accessory workshop will be 100% Spanish Tile.

### **Remodel of Main House**

To start we will be raising the roof plate from 8 feet to 10 feet to get more ceiling height inside the main house. The current Main House square footage is approximately 2004.

We will be adding approximately 1793 Square feet of airconditioned space to the main house, which will make the total Square feet under air approximately 3797 Square feet.

We will add approximately 2925 Square feet of unairconditioned space. Which will bring the total under roof square footage to **6722** Square feet.

See attachment (A) for foot print of remodeled main house.

See attachment (B) for Square footage on all buildings.

See attachment (C) for colored elevation street view of accessory workshop.

#### **Variations of concern**

1. Unified Development Code 8.10 (A) (1): The combined area of accessory buildings on a lot shall be less than 50% of main structure, unless approved by an SUP.  
The Main House Structure after remodel will be approximately 6722 Square feet under roof. All accessory buildings total square feet are less than 50% of the main structure.  
See attachment (B).
2. Unified Development Code 8.10 (A) (3): The accessory building shall be complimentary of the main structure, constructed of brick or stone, or the same material as the main structure.  
The exterior of the Main house and the accessory workshop and the small ag building will all be 100% Stucco after all construction are complete. See attachment (A).
3. The Roof Material on the Main House will be 100% Spanish Tile. The Roof Material on the main building of the accessory workshop will be Spanish Tile.
4. Unified Development Code 8.10 (A) (9): The maximum height of an accessory building will be 22 feet.  
We ask for a Variations on this code in our Specific Use Permit (SUP).

Thank You

David and Elena Johnson

# Letter of Consent/Non-Consent from Adjoining Neighbors for Specific Use Permit (SUP)

Re: Special Use Permit

David and Elena Johnson      Legal Description: Florence Place Addition Block 1: Lot 9:  
1565 Nightingale Circle  
Keller, TX 76262

To Whom It May Concern

We are hereby applying for a Special Use Permit under Section 9.02 as required by City of Keller, Tx The said Regulations to construct a temporary dwelling unit/accessory hobby shop structure. We will live in the accessory hobby shop structure during the remodel of the Main House. Upon completion of remodel we will remove all temporary structures and the temporary dwelling will become an accessory structure hobby shop for my retirement use. The structure will be located on the back of property located at 1565 Nightingale Circle. The structure will be 2,334 Square foot under roof and a height of 22' with attached carport on one side and RV port on other side. It will be constructed of wood with 100% stucco finish in compliance with City of Keller ordinance. The roof will consist of Brava Spanish Tile, which is a synthetic architectural product in a Spanish tile profile a class 4 impact resistance rating and class C or A fire rating.

See Attached plans.

David and Elena Johnson      October 12, 2018

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## NEIGHBORS

I **Richard Hodge** and **Laura A Hodge** are the legal owners of property located at;

**1555 Nightingale Cir. Keller TX 76262** with the following Legal Description: Lot: 8 Block: 1 Florence Place Addition Phase II.

I am aware that a Special Use Permit (SUP) is being applied for. I have reviewed the plans presented to me by the Owner of the subject property for the proposed construction.

I Have **NO OBJECTION** to granting my consent for the request for The Specific Use Permit (SUP).

I **OBJECT** to this request for The Specific Use Permit (SUP).

(Circle Your Choice)

Neighbor Signature

*Laura A. Hodge*

Date

*10/13/18*

# Letter of Consent/Non-Consent from Adjoining Neighbors for Specific Use Permit (SUP)

Re: Special Use Permit

David and Elena Johnson      Legal Description: Florence Place Addition Block 1: Lot 9:  
1565 Nightingale Circle  
Keller, TX 76262

To Whom It May Concern

We are hereby applying for a Special Use Permit under Section 9.02 as required by City of Keller, Tx  
The said Regulations to construct a temporary dwelling unit/accessory hobby shop structure. We will live in the accessory hobby shop structure during the remodel of the Main House. Upon completion of remodel we will remove all temporary structures and the temporary dwelling will become an accessory structure hobby shop for my retirement use. The structure will be located on the back of property located at 1565 Nightingale Circle. The structure will be 2,334 Square foot under roof and a height of 22' with attached carport on one side and RV port on other side. It will be constructed of wood with 100% stucco finish in compliance with City of Keller ordinance. The roof will consist of Brava Spanish Tile, which is a synthetic architectural product in a Spanish tile profile a class 4 impact resistance rating and class C or A fire rating.

See Attached plans.

David and Elena Johnson    October 12, 2018

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## NEIGHBORS

I **Chris E Waller** and **Neely D Waller** are the legal owners of property located at;

**1560 Nightingale Cir. Keller TX 76262** with the following Legal Description: Lot: 13 Block: 2  
Florence Place Addition Phase II.

I am aware that a Special Use Permit (SUP) is being applied for. I have reviewed the plans presented to me by the Owner of the subject property for the proposed construction.

I Have **NO OBJECTION** to granting my consent for the request for The Specific Use Permit (SUP).

I **OBJECT** to this request for The Specific Use Permit (SUP).

(Circle Your Choice)

Neighbor Signature



Date

10-13-2018

# Letter of Consent/Non-Consent from Adjoining Neighbors for Specific Use Permit (SUP)

Re: Special Use Permit

David and Elena Johnson      Legal Description: Florence Place Addition Block 1: Lot 9:  
1565 Nightingale Circle  
Keller, TX 76262

To Whom It May Concern

We are hereby applying for a Special Use Permit under Section 9.02 as required by City of Keller, Tx  
The said Regulations to construct a temporary dwelling unit/accessory hobby shop structure. We will live in the accessory hobby shop structure during the remodel of the Main House. Upon completion of remodel we will remove all temporary structures and the temporary dwelling will become an accessory structure hobby shop for my retirement use. The structure will be located on the back of property located at 1565 Nightingale Circle. The structure will be 2,334 Square foot under roof and a height of 22' with attached carport on one side and RV port on other side. It will be constructed of wood with 100% stucco finish in compliance with City of Keller ordinance. The roof will consist of Brava Spanish Tile, which is a synthetic architectural product in a Spanish tile profile a class 4 impact resistance rating and class C or A fire rating.

See Attached plans.

David and Elena Johnson    October 12, 2018

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## NEIGHBORS

I **Jeffrey B Phelps** and **Joanna Phelps** are the legal owners of property located at;

**1800 Florence RD. Keller TX 76262** with the following Legal Description: Phelps Estate Block A Lot 1.

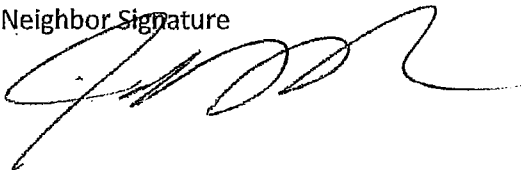
I am aware that a Special Use Permit (SUP) is being applied for. I have reviewed the plans presented to me by the Owner of the subject property for the proposed construction.

I Have **NO OBJECTION** to granting my consent for the request for The Specific Use Permit (SUP).

I **OBJECT** to this request for The Specific Use Permit (SUP).

(Circle Your Choice)

Neighbor Signature



Date

10/14/18



**Letter of Consent/Non-Consent from Adjoining  
Neighbors for Specific Use Permit (SUP)**

Re: Special Use Permit

David and Elena Johnson

Legal Description: Florence Place Addition Block 1: Lot 9;

1565 Nightingale Circle

Keller, TX 76262

To Whom It May Concern

We are hereby applying for a Special Use Permit under Section 9.02 as required by City of Keller, Tx

The said Regulations to construct a temporary dwelling unit/accessory hobby shop structure. We will live in the accessory hobby shop structure during the remodel of the Main House. Upon completion of remodel we will remove all temporary structures and the temporary dwelling will become an accessory structure hobby shop for my retirement use. The structure will be located on the back of property located at 1565 Nightingale Circle. The structure will be 2,334 Square foot under roof and a height of 22' with attached carport on one side and RV port on other side. It will be constructed of wood with 100% stucco finish in compliance with City of Keller ordinance. The roof will consist of Brava Spanish Tile, which is a synthetic architectural product in a Spanish tile profile a class 4 impact resistance rating and class C or A fire rating.

See Attached plans.

David and Elena Johnson October 12, 2018

**NEIGHBORS**

I Debby Matthews and Moore Matthews are the legal owners of property located at;

1570 Nightingale Cir. Keller TX 76262 with the following Legal Description: Lot: 14 Block: 2 Florence Place Addition Phase II.

I am aware that a Special Use Permit (SUP) is being applied for. I have reviewed the plans presented to me by the Owner of the subject property for the proposed construction.

**I Have NO OBJECTION** to granting my consent for the request for The Specific Use Permit (SUP).

**I OBJECT** to this request for The Specific Use Permit (SUP).

**(Circle Your Choice)**

Neighbor Signature



JOHNSON MK SHOP  
17-114

**MasterPlans**  
817-379-7326

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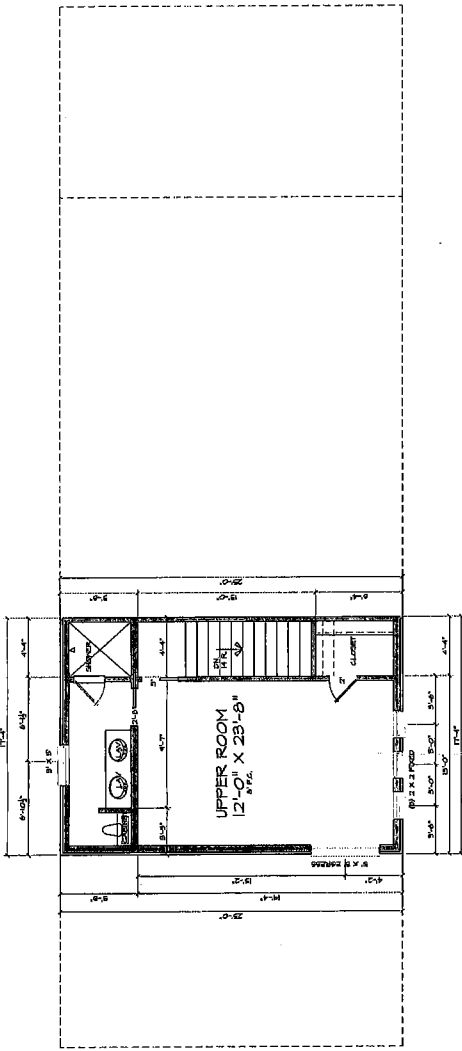
KELLER, TEXAS

**JOHNSON WORKSHOP**

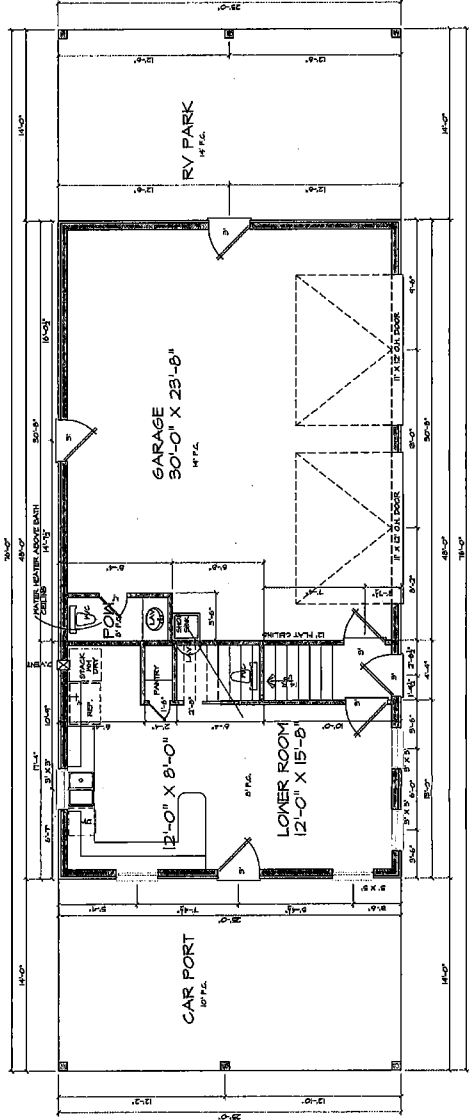
CONSTRUCTION DRAWINGS

DATE REVISION	NO	DATE REVISION	NO

THE USE OF THESE PLANS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE PLANS. NO OTHER REPRODUCTION, REUSE OR DISSEMINATION OF THESE PLANS OR ANY PORTION THEREOF IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF DENNIS C. HILBORN. THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND THE REVISIONS ARE THE PROPERTY OF MASTERPLANS, DENNIS C. HILBORN © COPYRIGHT 2018



**SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"



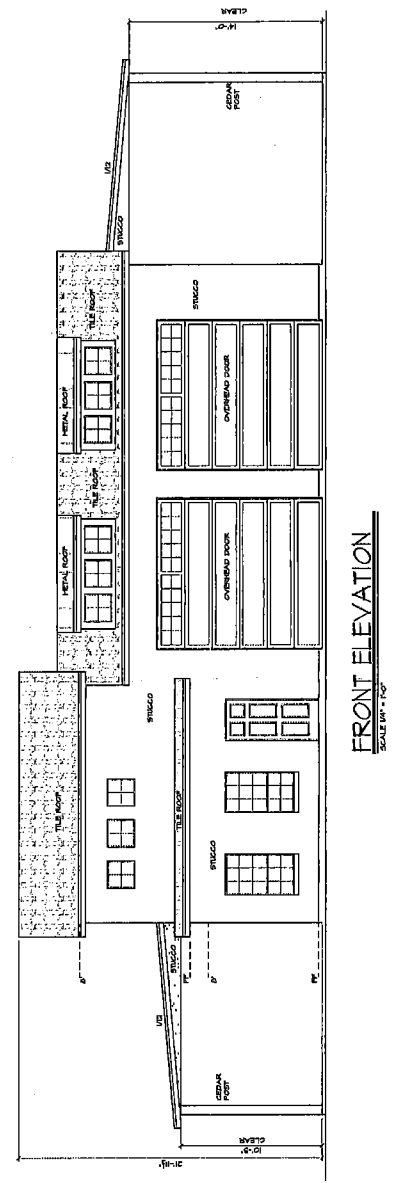
**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"

AREA CALCULATIONS  
 TOTAL AREA: 1,114 SQ. FT.  
 GARAGE AREA: 702 SQ. FT.  
 LOWER ROOM: 180 SQ. FT.  
 UPPER ROOM: 292 SQ. FT.

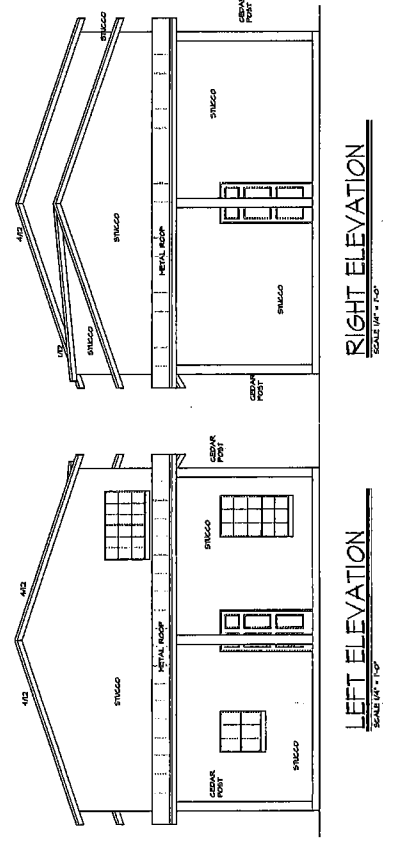
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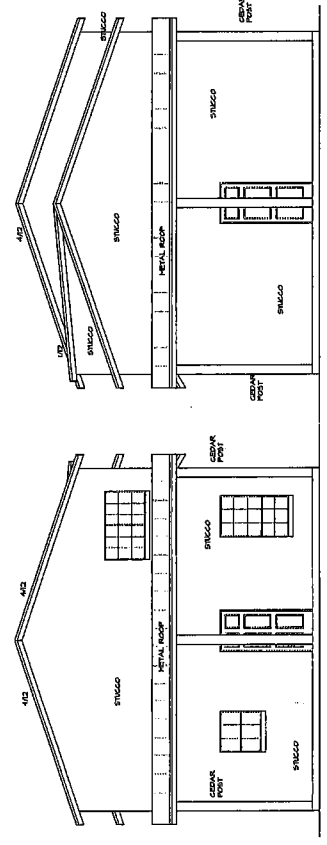
CONSTRUCTION DRAWINGS



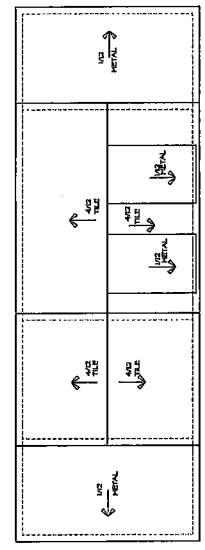
FRONT ELEVATION  
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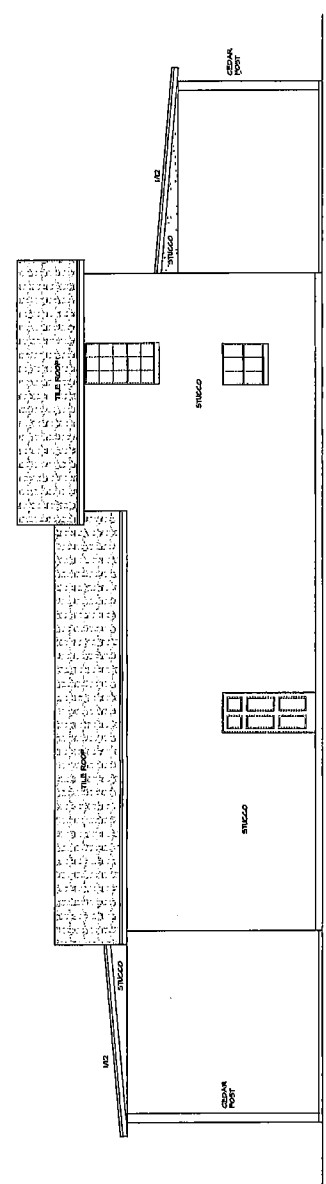
LEFT ELEVATION  
SCALE 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE 1/4" = 1'-0"



ROOF PLAN  
SCALE 1/4" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"

JOHNSON WKS SHOP  
17-114

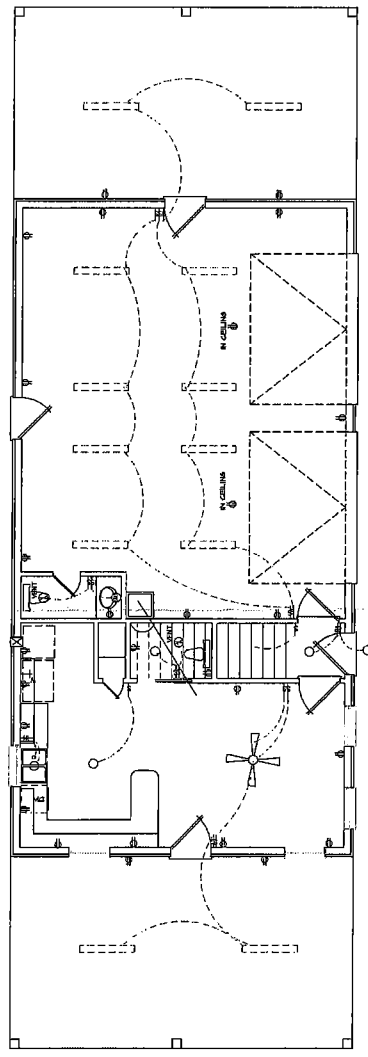
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817-379-7326  
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JOHNSON WORKSHOP  
KELLER, TEXAS

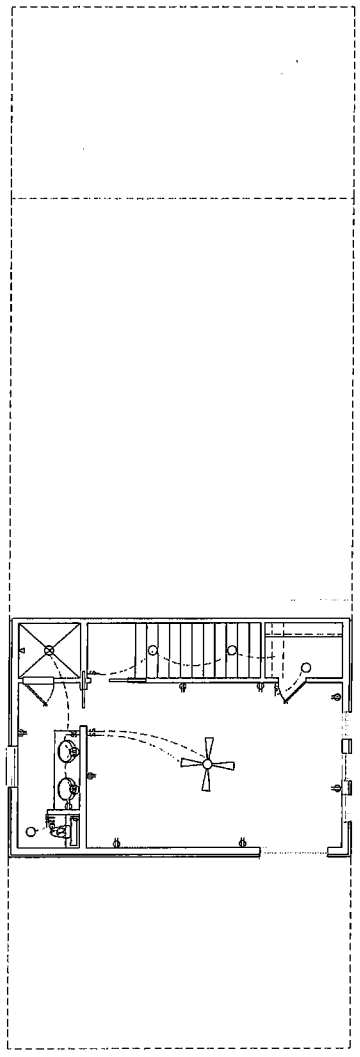
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DATE ISSUED:	2/20/18
DATE REVISED:	2/20/18
DATE APPROVED:	2/20/18
DATE APPROVED:	2/20/18
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CONSTRUCTION DRAWINGS



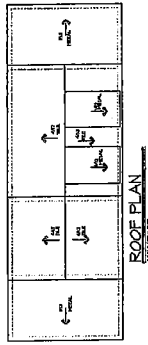
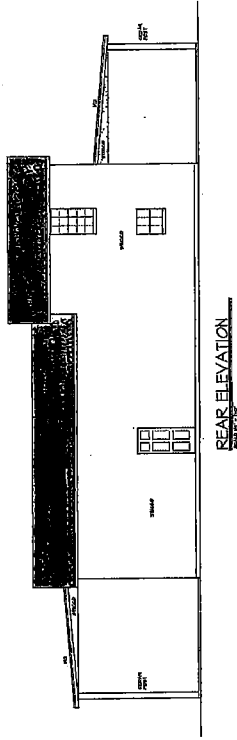
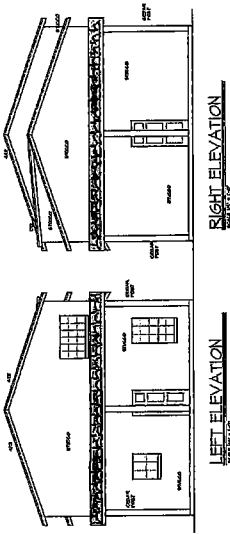
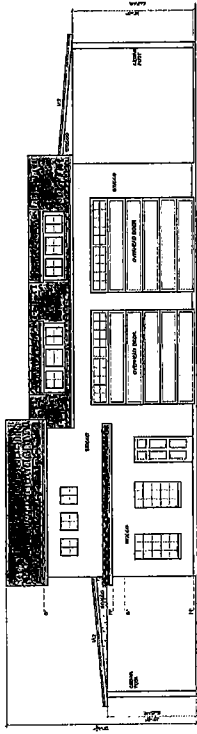
FIRST FLOOR ELECTRICAL  
SCALE 1/4" = 1'-0"



SECOND FLOOR ELECTRICAL  
SCALE 1/4" = 1'-0"

**CONSTRUCTION DRAWINGS**

<p><b>JOHNSON WORKSHOP</b> KELLER, TEXAS</p>	<p><b>MasterPlans</b> 817-379-7326 CORPORATE 2188 W. BEAVER CREEK BLVD. KELLER, TEXAS 75424</p>
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<p>DATE: 08/15/2017 DRAWN BY: J. HARRIS CHECKED BY: J. HARRIS PROJECT NO.: 170815-01 SHEET NO.: 1 OF 1</p>	



1 of 1

C-1.0

EXHIBIT

NOV. 12, 1988

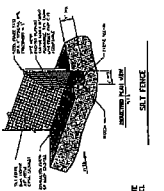
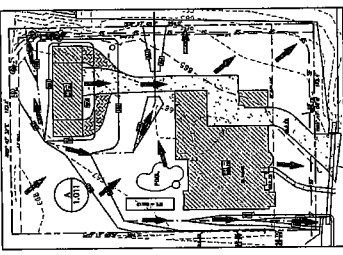
NOV. 12, 1988

**WHITWORTH ENGINEERING**  
 CONSULTING ENGINEERS  
 1569 NORTHDALE CIRCLE,  
 KELLER, TEXAS 75225

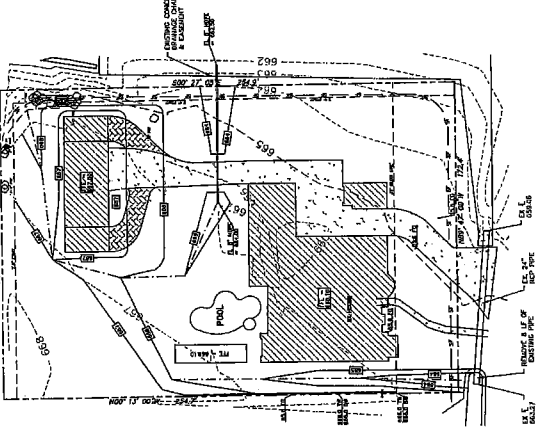
**LOT 9, BLOCK 1**  
**FLORENCE PLACE PHASE II**  
**GRAVING /**  
**DRAINAGE PLAN**

**PLEASE READ THESE**  
 NOTES CAREFULLY AS THEY CONTAIN IMPORTANT INFORMATION REGARDING THE PROJECT AND THE CONTRACTOR'S OBLIGATIONS. THESE NOTES SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.

**GENERAL NOTES:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURB AND GUTTER CONDITIONS.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL TREES AND PLANTS.  
 6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND SIDEWALK CONDITIONS.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES.  
 8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURB AND GUTTER CONDITIONS.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL TREES AND PLANTS.  
 10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND SIDEWALK CONDITIONS.

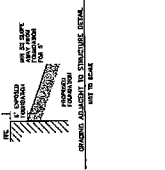


**SILT FENCE**  
 ALL FENCE SHALL BE CONSTRUCTED AS SHOWN ON THIS DRAWING. THE FENCE SHALL BE 6 FEET HIGH AND 4 FEET WIDE. THE FENCE SHALL BE CONSTRUCTED WITH A FABRIC FILTER AND A STONE CORE. THE FENCE SHALL BE MAINTAINED AT ALL TIMES AND REPAIRED AS NECESSARY. THE FENCE SHALL BE REMOVED AND RESTORED AS SOON AS POSSIBLE AFTER THE PROJECT IS COMPLETED.



**LEGEND**

EXISTING DRIVEWAY	EXISTING SIDEWALK	EXISTING UTILITY	EXISTING CURB & GUTTER
EXISTING DRIVEWAY	EXISTING SIDEWALK	EXISTING UTILITY	EXISTING CURB & GUTTER
EXISTING DRIVEWAY	EXISTING SIDEWALK	EXISTING UTILITY	EXISTING CURB & GUTTER
EXISTING DRIVEWAY	EXISTING SIDEWALK	EXISTING UTILITY	EXISTING CURB & GUTTER
EXISTING DRIVEWAY	EXISTING SIDEWALK	EXISTING UTILITY	EXISTING CURB & GUTTER



**EXISTING CURB & GUTTER**  
 ALL CURB & GUTTER SHALL BE MAINTAINED AS SHOWN ON THIS DRAWING. THE CURB & GUTTER SHALL BE REPAIRED AS NECESSARY. THE CURB & GUTTER SHALL BE RESTORED AS SOON AS POSSIBLE AFTER THE PROJECT IS COMPLETED.

**Jerald Duca**

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**From:** David Johnson <davidj777@verizon.net>  
**Sent:** Monday, October 15, 2018 2:55 PM  
**To:** Jerald Duca  
**Subject:** 1565 Nightingale Cir. (SUP)

The total exposed garage door square feet is 264. Each door size is 11x12 = 132 Sqft.









JULY 25, 2018

JOHNSON CONSTRUCTION

GENTLEMEN,

THE FOUNDATION PLANS, ACCOMPANIED BY THIS LETTER, AS DESIGNATED BY IAN NORFOLK, P.E., ARE AUTHORIZED FOR USE ONLY UPON THE PROPERTY DESCRIBED BELOW:

DESCRIPTION: SINGLE FAMILY RESIDENCE - WORKSHOP ADDITION  
DESIGN CODE: WHITWORTH ENGINEERING REPORT NO. ST18-0162, 03/17/18  
PI: 25 QU: 890 RSF  
LOT/BLOCK: 9/1  
SUBDIVISION: FLORENCE PLACE ADDITION  
ADDRESS: 1565 NIGHTINGALE CIRCLE  
KELLER, TEXAS  
JOB NO: WE18-0972

FOUNDATION DESIGN CRITERIA WAS FORMULATED BASED ON MODIFICATIONS OF RECOMMENDATIONS AS SET FORTH IN CRITERIA FOR SELECTION AND DESIGN OF SLAB-ON-GROUND (GRAB AND/OR WRI REPORT), ACI 318-99, IRC 2009, IRC 2012, IRC 2015, AND RECOGNIZED ENGINEERING PRACTICES.

NOTE: ACCOMPANYING "OWNER MOISTURE MAINTENANCE LETTER" IS TO BE TRANSMITTED TO OWNER, WITH OWNER'S RECEIPT ACKNOWLEDGED TO BUILDER/CONTRACTOR.

SINCERELY

IAN NORFOLK, P.E.



The seal appearing on this document was authorized by Ian Norfolk, P.E. 93550 Whitworth Engineering F-3973

4200 N. Main, Ste. 150  
Fort Worth, TX 76106



## FOUNDATION MOISTURE MAINTENANCE

### PROPERTY OWNER:

Structures built on ground supported concrete foundations depend not only on proper design and construction, but also on proper foundation environment maintenance performed by the occupant or owner of the property. A properly designed and constructed foundation may still experience distress if the surrounding soils are not being properly cared for. Active soils are any type of soil that, when exposed to certain conditions, will undergo shrinking and swelling. In areas such as Dallas/Fort Worth, where active soils are present, excessive moisture or too little moisture can affect the condition of the foundation. *The objective of a proper maintenance program is to maintain as near constant moisture content, as possible, for the soil under the foundation.*

The following is a list of items to be considered when planning proper foundation maintenance

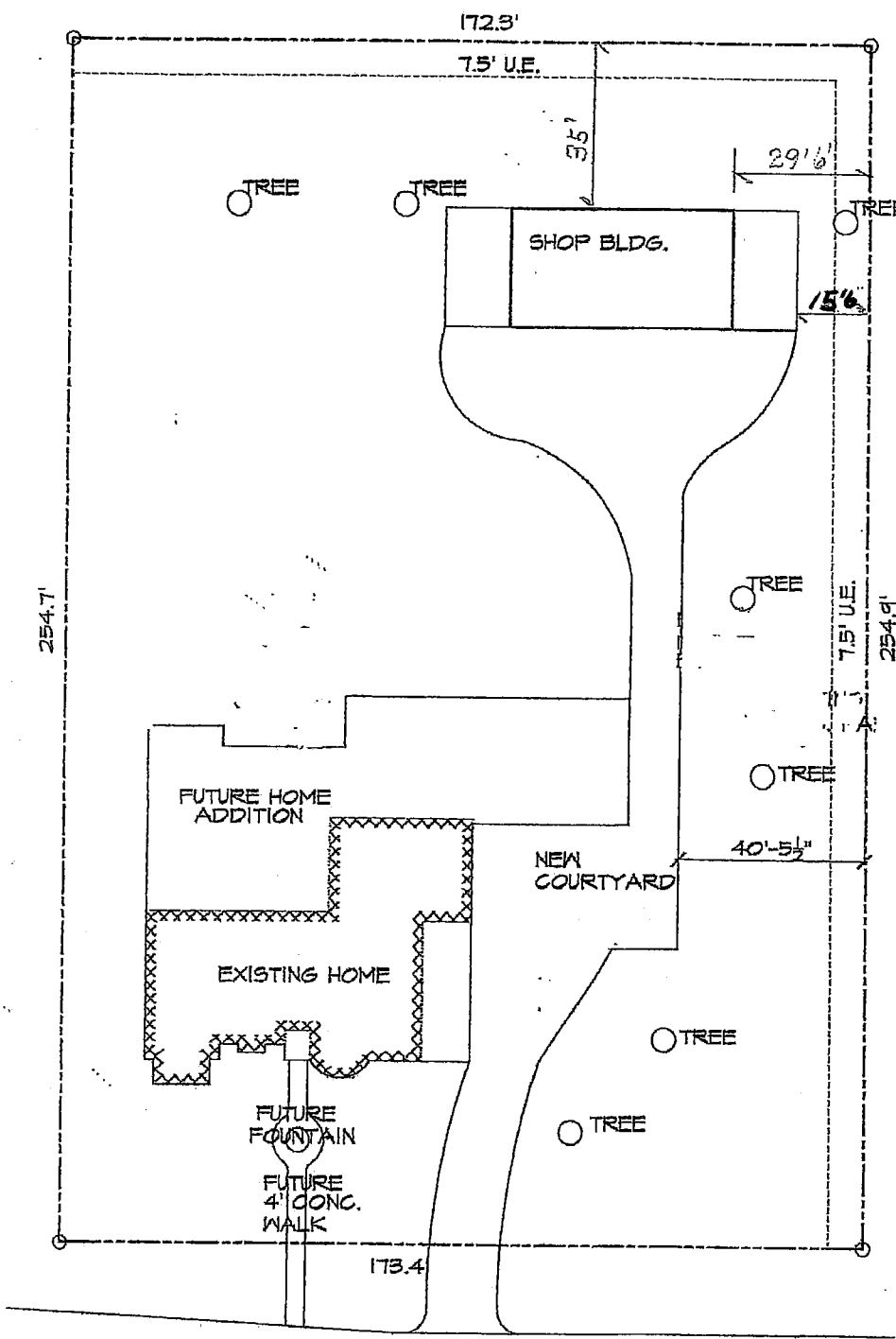
1. Drainage
  - Never allow water to pond near or against foundation slabs.
  - Maintain positive drainage away from the foundation. The minimum slope shall be 5% for a distance of 10 feet from the edge of the foundation. (5% equals a 6 inch drop in 10 feet)
  - Where a horizontal distance of 10 feet is not possible a berm or swale shall be constructed which provides a minimum 1% slope conveying the water to an acceptable outfall.
  - The installation and maintenance of gutters and downspouts are highly recommended, they should be kept clear and discharge water away from the foundation.
2. Landscaping
  - There should be a minimum distance of 6 inches between the top of the slab and the ground.
  - Landscape beds must also maintain the minimum positive slope of 5% away from the foundation.
  - Where landscape beds are placed adjacent to the foundation they should be equipped with a moisture barrier and/or area drains which convey water by means of buried pipe to an acceptable outfall.
  - Area drains must be checked periodically to ensure that they remain functional.
  - Trees remove moisture from the ground in order to survive, and should therefore be watered regularly.
  - Trees should be placed at a distance no closer to the foundation than the full height of the mature tree.
  - If existing tree removal is not an acceptable option, a root guard system should be constructed around the foundation in the area of the tree(s). Replace and compact any loose fill adjacent to the foundation with native soil. Water is conveyed quickly through sand or granular materials, these materials should not be used adjacent to the foundation unless accompanied by an appropriate drain system.
3. Seasonal Changes
  - Avoid excessive drying around the perimeter of the foundation: when soil pulls away from foundation it is too dry.
  - Excessive moisture is also a problem, therefore avoid over watering, even during dry seasons.
4. Swimming pools, pipe systems and sprinkler lines:
  - Routinely check for leaks.

All property owners should conduct a yearly survey of their foundation and perform any maintenance necessary to improve drainage and prevent the ponding of water adjacent to these structures. This is especially important during the first ten (10) years after construction because this is usually the time when the most severe adjustment between the new foundation and its supporting soil occurs.

Sincerely,

Russell J. Whitworth, P.E.

Owner's Signature



AREA CALCULATIONS

LOT AREA	44,043 SQ. FT.
HOUSE AREA	5,996 SQ. FT.
SIDEWALK	240 SQ. FT.
DRIVEWAY	2,439 SQ. FT.
PROPOSED NEW SHOP	2,334 SQ. FT.
SHOP DRIVE	2,549 SQ. FT.

NIGHTINGALE CIRCLE

SITE PLAN  
SCALE: 1/8" = 1'-0"

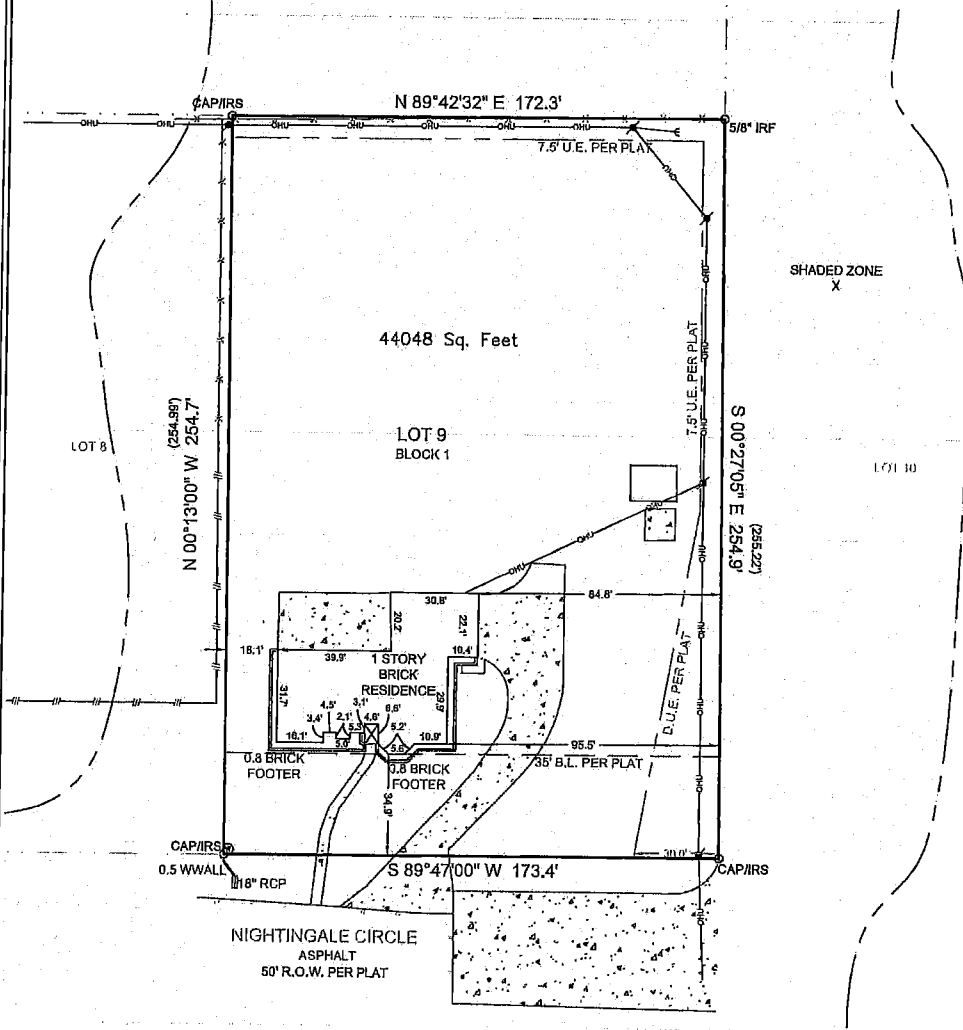


**TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED**  
 I have this date directed a careful and accurate survey made on the grounds of the property located at 1565 Nightingale Circle, in the City of Keller, Tarrant County, Texas, being Lot 9, in Block 1, of Florence Place Phase II, an Addition to the City of Keller, Tarrant County, Texas according to the Plat thereof recorded in Volume 388-164, Page 90, of the Plat Records of Tarrant County, Texas.

**FLOOD STATEMENT:** I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Keller, Community Number 480602 effective date 9-25-2009 and that map indicates as scaled, that this property is within "Shaded Zone X" defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" as shown on Panel 80 K of said map.

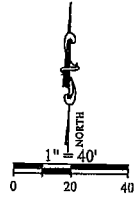
**NOTE:** This survey is certified to North American Title Company (GF#14764-16-02129) David U. Johnson, Elena M. Johnson, Larry Donald Grable and Ellen Maureen Grable. JACKIE COLLINS VOL. 5546, PG. 224


**NOTE:** This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 3-22-2016. There are no visible or apparent intrusions or protrusions except as shown hereon.



**LEGEND**

- ( ) = PLAT OR DEED CALL
- CAP/IRF = CAPPED IRON ROD FOUND
- CAP/IRS = CAPPED IRON ROD SET
- R.O.W. = RIGHT OF WAY
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- D.U.E. = DRAINAGE & UTILITY EASEMENT
- = ASPHALT ROAD
- = BARBED WIRE FENCE
- = WOOD FENCE
- = OVERHEAD UTILITY
- C = GUY WIRE
- ⊙ = WATER METER
- ⚡ = POWER POLE
- [Pattern] = CONCRETE
- [Pattern] = BRICK





1720 WESTMINSTER  
 DENTON, TX 76205  
 (940)382-3446

JOB NUMBER: 160114  
 DRAWN BY: MMF  
 DATE: 3-23-2016  
 R.P.L.S.  
 KENNETH A. ZOLLINGER

TX FIRM REGISTRATION # 10002100