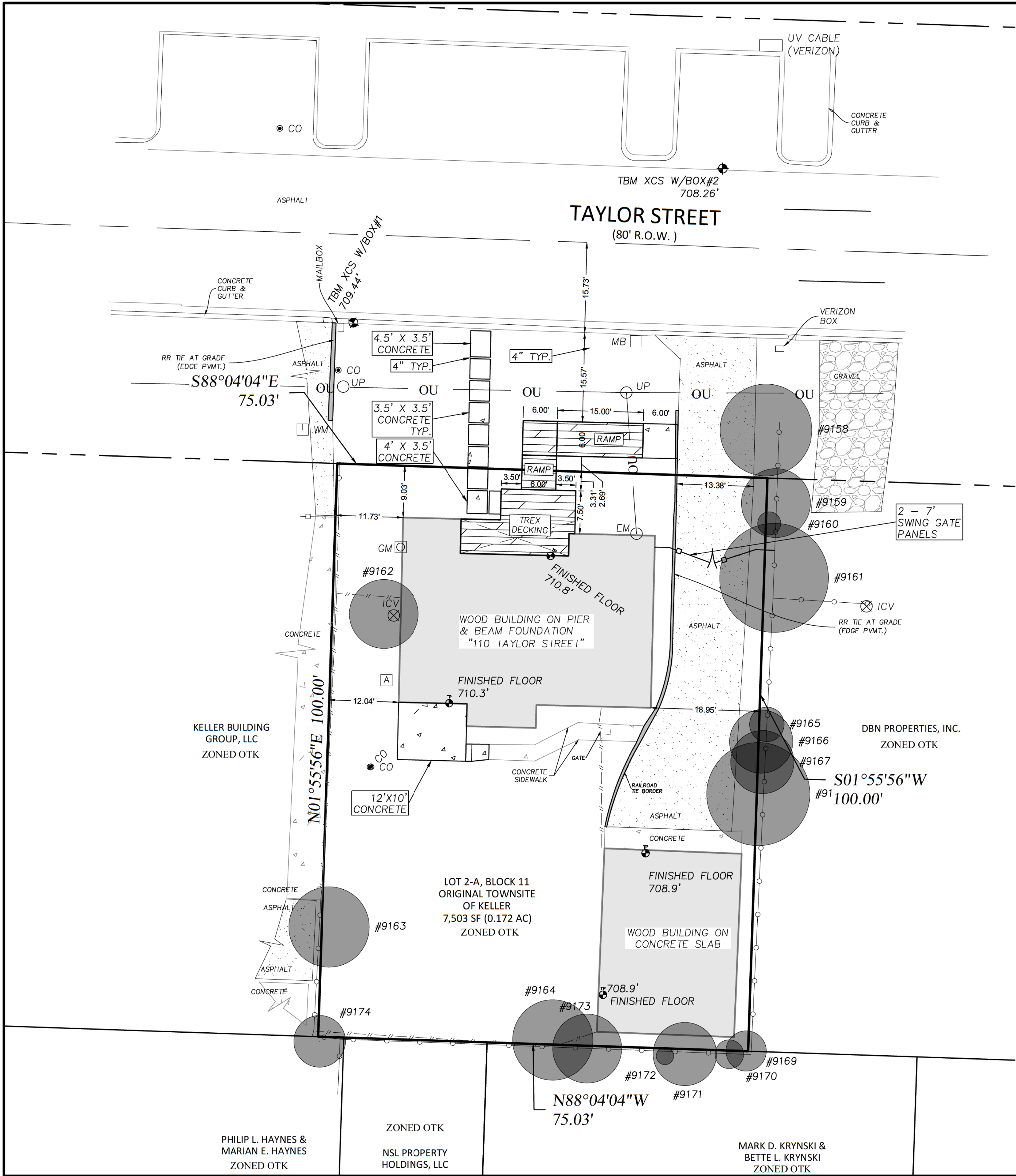


PROJECT HIGHLIGHTS:

- 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%
-------------------	------	----	-------

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