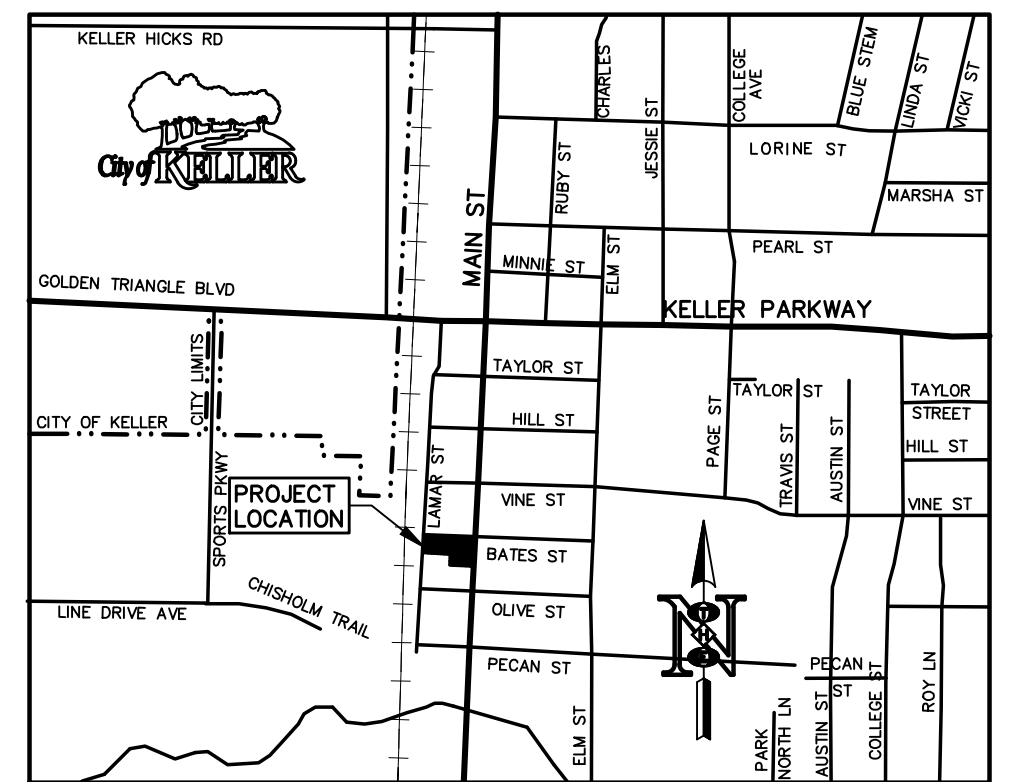
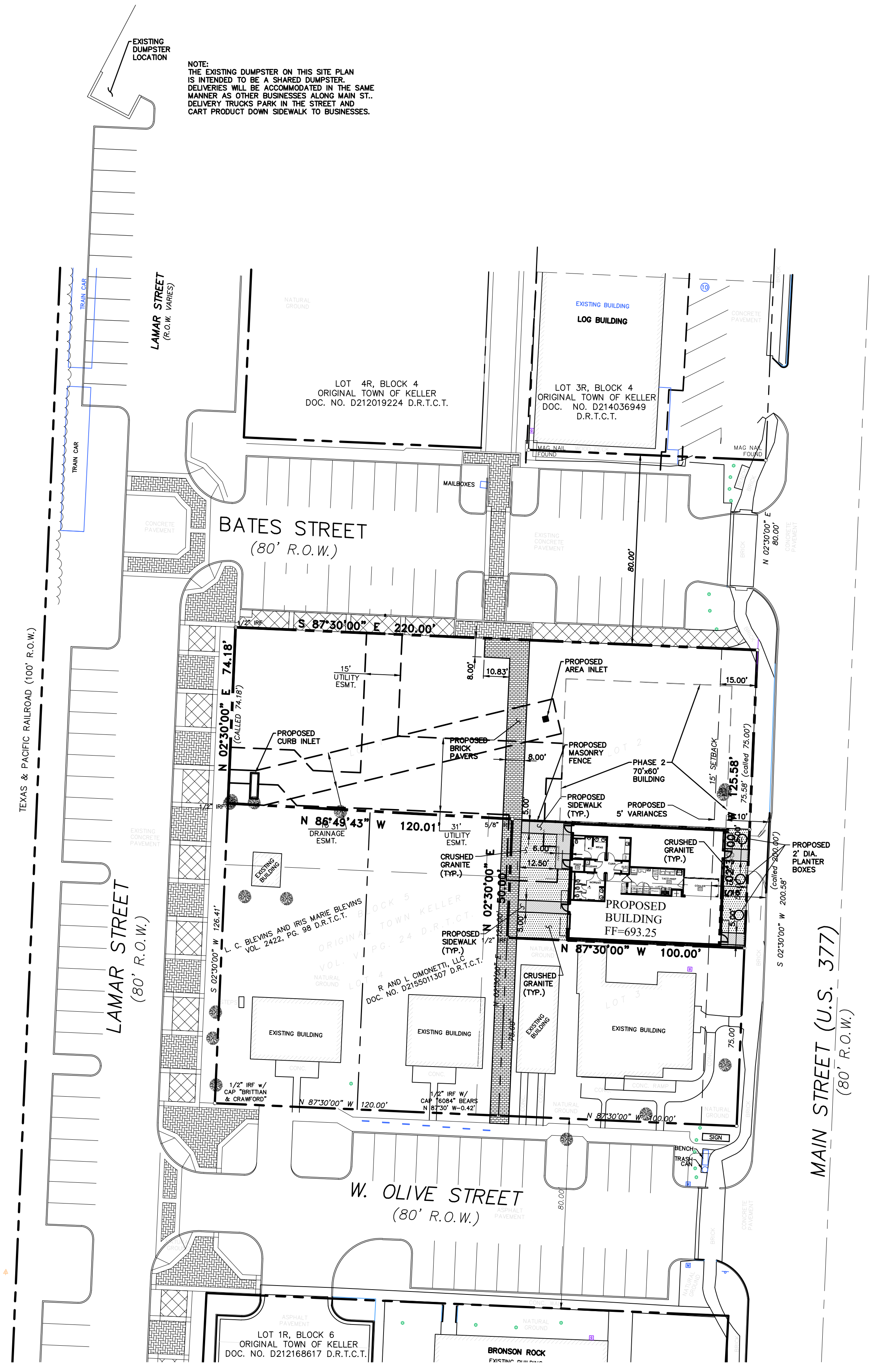
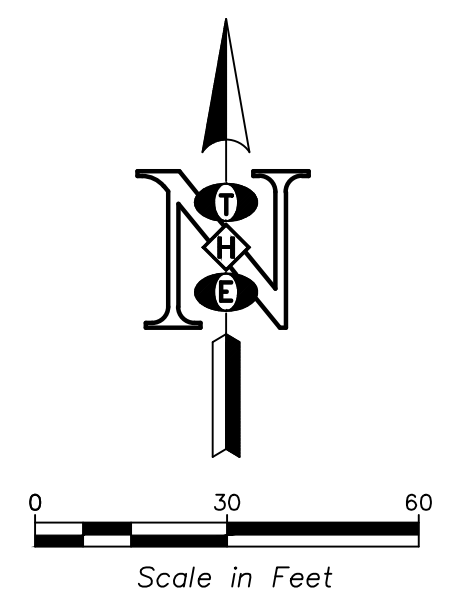


No.	REVISIONS/ SUBMISSIONS	Date



VICINITY MAP

PRELIMINARY
FOR INTERIM REVIEW ONLY
 By THOMAS L. HOOVER P.E.# 62493
 Date 11-15-23
 THOMAS HOOVER ENGINEERING, LLC
 NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES



NOTE:

1. DETAILED CONSTRUCTION PLANS FOR THIS PROJECT WILL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION. ANY CHANGES TO THE APPROVED SITE PLAN RESULTING FROM THE CONSTRUCTION PLAN REVIEW SHALL BE REFLECTED ON THE SITE PLAN AND IS THE SOLE RESPONSIBILITY AND COST OF THE DEVELOPER.
2. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE OLD TOWN KELLER OVERLAY DISTRICT WITHIN THE U.D.C. ALL SIGNAGE IS UNDER SEPARATE PERMIT.
3. TRASH WILL BE HANDLED BY SHARING THE SAME DUMPSTER WITH MAIN STREET DEPOT/ROUNDHOUSE - SAME OWNER.
4. LIST OF VARIANCES:
 SET BACK AT 10'
 PARKING RATIO 1:150

 WAIVE CITY REQUIREMENT TO PROVIDE LANDSCAPE AND IRRIGATION PLANS. THE 500 SF OF LS AREA WILL INCLUDE CRUSHED GRANITE AND CONCRETE. POTTED FLOWERS/PLANTS AND ROCK WILL BE USED TO DECORATE THE LS AREA, SIMILAR TO CITY LS IMPROVEMENTS ALONG MAIN ST. IN OTK.

 ACCEPT PAINTED CINDER BLOCK OF NORTH AND SOUTH WALLS TO ALLOW FOR FUTURE DEVELOPMENT.
5. "EXTERIOR LIGHTS ON NEW BUILDING (228 S. MAIN STREET), THERE ARE NO ADJACENT RESIDENTIAL PROPERTIES TO THIS ADDRESS. NO EXTERIOR LIGHTING AT 224 S. MAIN STREET.
6. TOTAL SF OF COMBINED BUILDINGS AND PATIO IS 4500 SF., SITE IS 5000 SF.

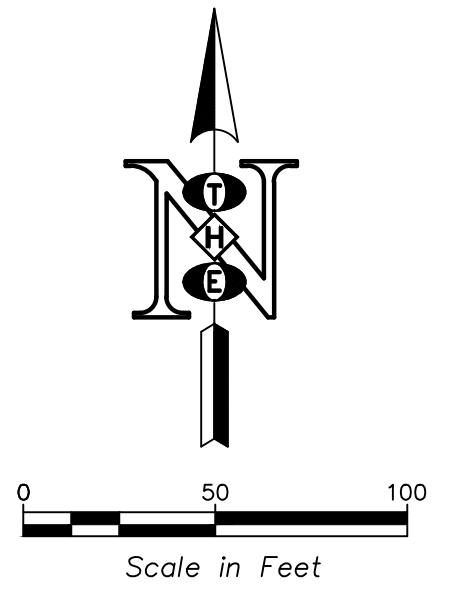
OWNER/APPLICANT
 228 S. MAIN
 4040 VERNON WAY
 KELLER, TX 76248
 817/296-2895
 817/741-7322 FAX
 CONTACT: CARY MOON

PREPARER/ENGINEER
 THOMAS HOOVER ENGINEERING, LLC
 P.O. BOX 1808
 KELLER, TX 76244
 817/431-0790
 CONTACT: THOMAS HOOVER

	THOMAS HOOVER ENGINEERING, LLC P.O. BOX 1808 KELLER, TEXAS 76244 (817) 913-1350 PH. T.B.P.E. FIRM REGISTRATION NO. 006009		
	0.495 ACRES OF LAND BEING A PORTION OF LOTS 1, 2, AND 3 BLOCK 5, ORIGINAL TOWN KELLER ADDITION IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.		
222 S. MAIN STREET			
SITE PLAN			
DESIGNED TLH	SCALE 1"= 30'	PROJECT NO.	SHEET C-1
DRAWN SDS	DATE		of
CHECKED TLH	1-25-22		



No.	REVISIONS/ SUBMISSIONS	Date



**PRELIMINARY
FOR INTERIM REVIEW ONLY**

By THOMAS L. HOOVER P.E.# 62493
Date 10-9-23

THOMAS HOOVER ENGINEERING, LLC
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT
PURPOSES

TH THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
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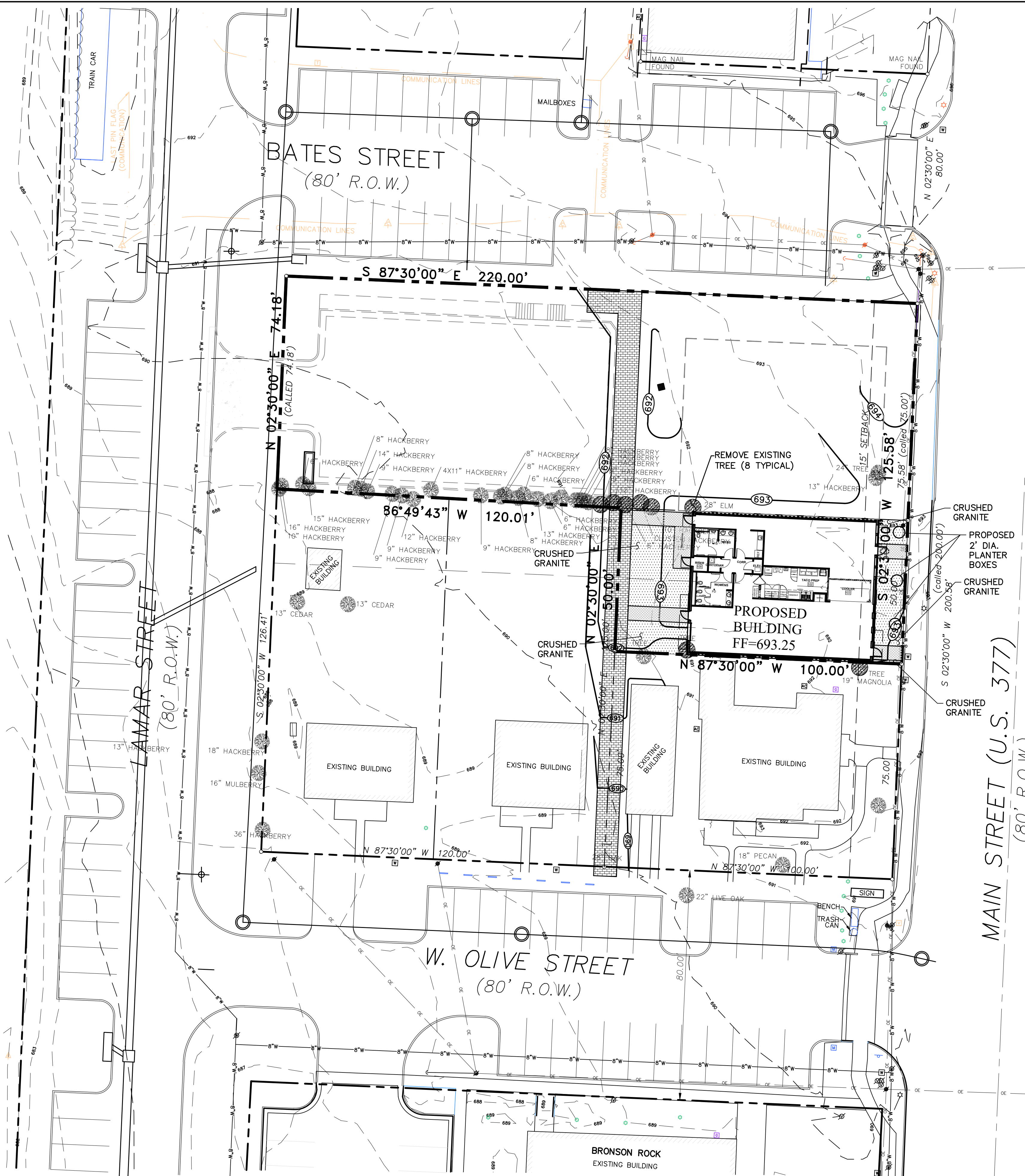
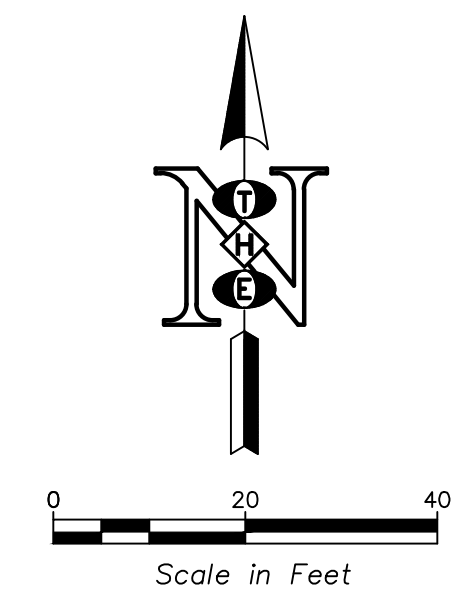
**0.495 ACRES OF LAND
BEING A PORTION OF LOTS 1, 2, AND 3
BLOCK 5, ORIGINAL TOWN KELLER ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.**

222 S. MAIN STREET

AERIAL OVERLAY

DESIGNED	TLH	SCALE	1" = 50'	PROJECT NO.	SHEET SP-7 of
DRAWN	SDS	DATE	7-17-23		
CHECKED	TLH				

No.	REVISIONS/ SUBMISSIONS	Date



**PRELIMINARY
FOR INTERIM REVIEW ONLY**

By THOMAS L. HOOVER P.E.# 62493
Date 10-9-23

THOMAS HOOVER ENGINEERING, LLC
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**0.495 ACRES OF LAND
BEING A PORTION OF LOTS 1, 2, AND 3
BLOCK 5, ORIGINAL TOWN KELLER ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.**

**222 S. MAIN STREET
LANDSCAPE PLAN**

DESIGNED	TLH	SCALE	1" = 20'	PROJECT NO.	SHEET SP-4 of
DRAWN	SDS	DATE	7-17-23		
CHECKED	TLH				