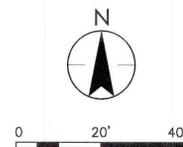


VICINITY MAP
N.T.S.
KELLER, TEXAS



LEGEND

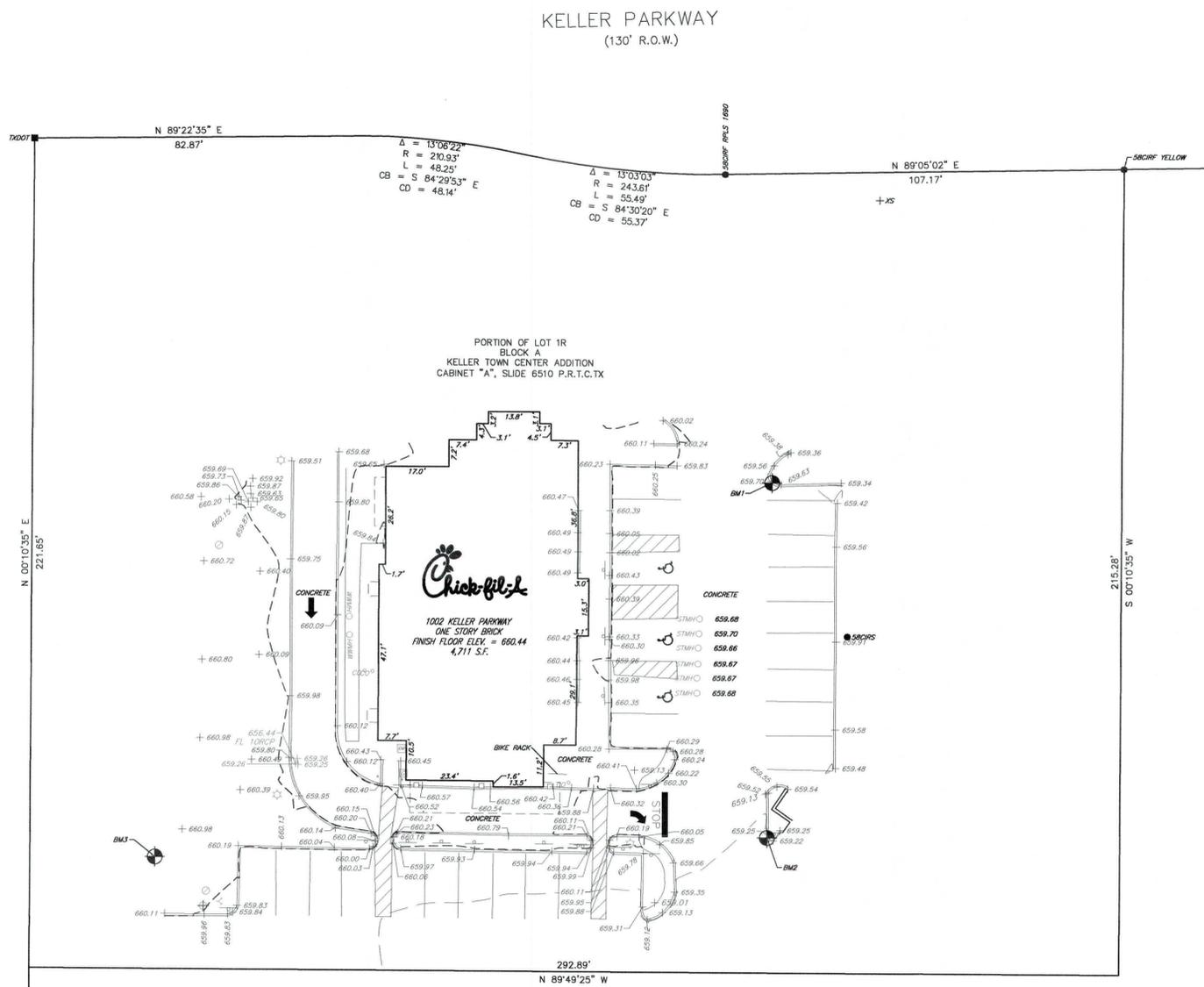
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- IRON PIPE FOUND
- ▲ NAIL FOUND
- △ COMPUTED POINT
- MONUMENT FOUND
- MONUMENT SET
- ✕ CUT "X"
- ★ LIGHT POLE
- ⊕ POWER POLE
- ⊖ DOWN GUY
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ TELEPHONE RISER
- ⊕ CABLE TV RISER
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ GAS VALVE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- OE — OVERHEAD ELEC. LINE
- SS — STORM SEWER LINE
- W — WATER LINE
- WW — WASTE WATER LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- G — GAS LINE
- EMHO ELECTRIC MANHOLE
- WMHO WASTEWATER MANHOLE
- STMHO STORMSEWER MANHOLE
- TMHO TELEPHONE MANHOLE
- COO WASTEWATER CLEANOUT
- TCB TRAFFIC CONTROL BOX
- TSP TRAFFIC SIGNAL POST
- SIGN
- BOLLARD
- DRAINAGE INLET
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- ⊙ BENCHMARK
- ⊙ PARKING COUNT
- ⊙ HANDICAP SPACE
- ⊙ DENOTES SCHEDULE "B" EXCEPTIONS



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△		
△		
△		



LEASE/LEGAL DESCRIPTION

A PORTION OF LOT 1R LOCATED IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1R, BLOCK A, KELLER TOWN CENTER ADDITION, A SUBDIVISION OF RECORD IN CABINET A, SLIDE 6510 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

BENCHMARK LIST

- ELEVATIONS SHOWN HEREON ARE NAVD 88 GPS DERIVED.
- BM 1 "X" SET AT BACK OF CURB
ELEV=659.63'
 - BM 2 "X" SET AT THE BACK OF CURB
ELEV=659.22'
 - BM 3 "X" SET IN SIDEWALK
ELEV. 660.63

GENERAL NOTES

- 1) LIMITED TOPOGRAPHIC SURVEY AREA SHOWN HEREIN REPRESENTS LIMITS REQUEST FROM CLIENT. ADDITIONAL FEATURES WITHIN THE CFA SITE WHERE NOT CAPTURED AND REPRESENTED ON THE FACE OF THIS SURVEY.
- 2) THE TRACT OF LAND SHOWN HEREON WAS NOT ABSTRACTED BY THE SURVEYOR.
- 3) BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, UTILIZING THE RTK COOPERATIVE NETWORK (WDS) AND A GROUND SCALE FACTOR OF 1.00012
- 4) THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THE PREVIOUS COMMITMENT IS SHOWN HEREON FOR REFERENCE ONLY. NEW EASEMENTS AND RESTRICTIVE COVENANTS MAY AFFECT THE SUBJECT PROPERTY AND NOT BE SHOWN HEREON.
- 4) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 48439 C0090L FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, DATED MARCH 19, 2019, WHICH COVERS THE SUBJECT PROPERTY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- 5) THE SURVEYOR HAS MADE NO ATTEMPT TO LOCATE ABANDONED OR PLUGGED OIL AND GAS WELLS, OR ANY OTHER WELLS ON THE TRACT OF LAND SHOWN HEREON; NOR HAS THE SURVEYOR MADE ANY ATTEMPT TO RESEARCH SAME WITH THE RAILROAD COMMISSION OF TEXAS OR ANY OTHER STATE AGENCY; NOR HAS THE SURVEYOR INVESTIGATED ANY MINERAL OR ROYALTY INTERESTS IN THE TRACT OF LAND SHOWN HEREON.
- 6) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE SURFACE EVIDENCE OR MAPS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES OR MUNICIPALITIES. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE IN THE PROCESS OF THE SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- 7) VERTICAL DATUM FOR THIS PROJECT IS NAVD88. ELEVATIONS SHOWN HEREON ARE DERIVED FROM G.P.S. OBSERVATION AND/OR DIFFERENTIAL LEVELING.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS LIMITED TOPOGRAPHIC SURVEY WAS MADE IN ACCORDANCE WITH THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 6, CONDITION II SURVEY. THE FIELD WORK WAS COMPLETED ON MARCH 25, 2021.

Alberto Jonathan Perez
ALBERTO JONATHAN PEREZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6572
STANTEC CONSULTING SERVICES, INC.
70 NE LOOP 410, SUITE 1100
SAN ANTONIO, TEXAS 78216-4184
TBPLS FIRM # F-10194228

DATE
6/18/2021



STORE
FSU 3226
KELLER

KELLER, TEXAS
SHEET TITLE
LIMITED
TOPOGRAPHIC
SURVEY

VERSION: V1
ISSUE DATE: 6-2021

Job No.: 222012310
Store : 3226
Date : 06-18-21
Drawn By : STAFF
Checked By : JP

Sheet

C-1.0

KELLER PARKWAY

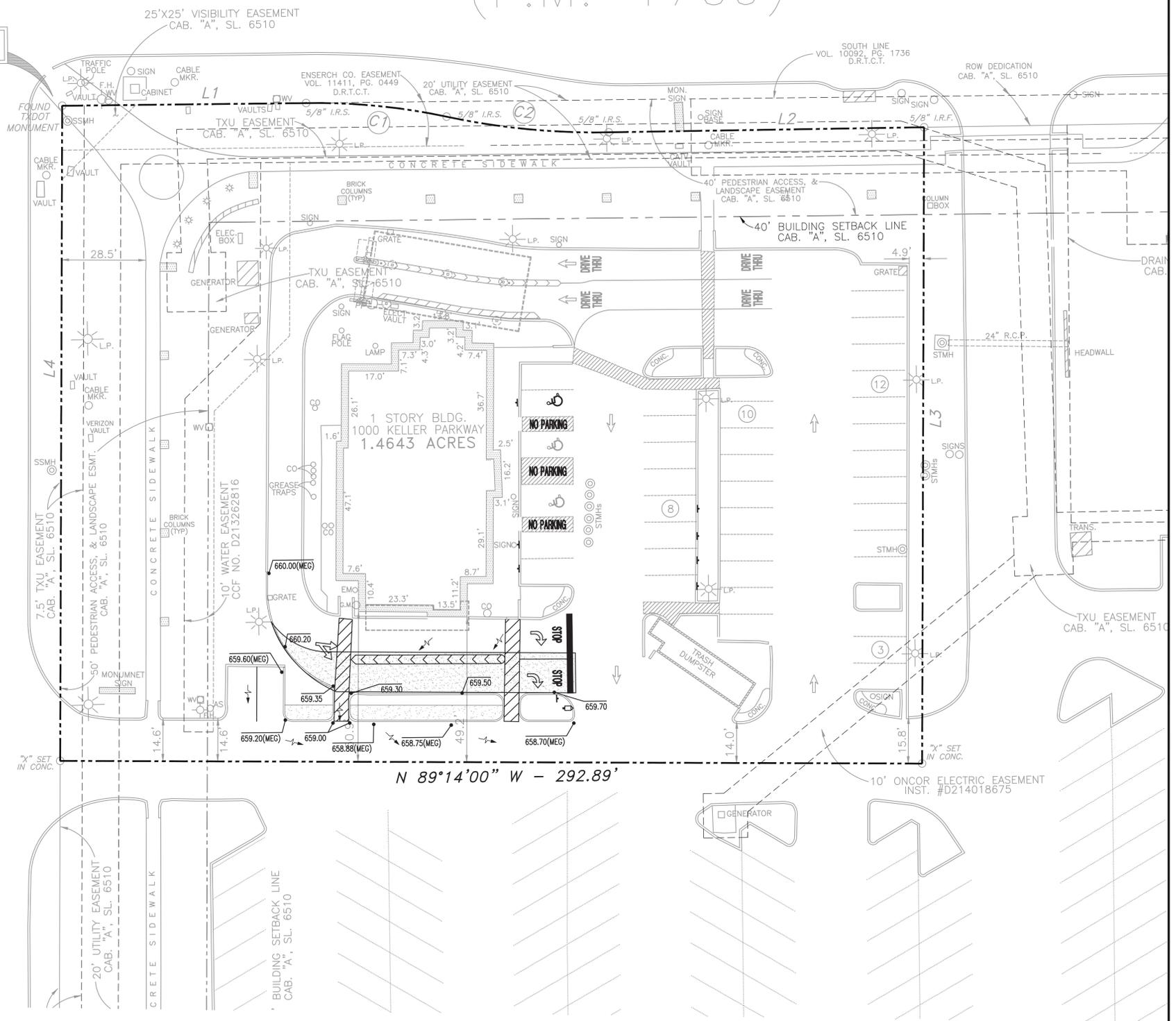
(130' PUBLIC RIGHT-OF-WAY)

(F.M. 1709)

POINT OF BEGINNING

UFE SNOW DRIVE

(120' PUBLIC RIGHT-OF-WAY)



LEGEND

- 15.60 PROPOSED SPOT ELEVATION (SEE NOTE BELOW)
- 15.5 PROPOSED CONTOUR ELEVATION
- 88 EXISTING CONTOUR (BY SURVEY)
- x05.9 EXISTING SPOT-ELEVATION
- 1000.0 EXISTING SPOT-ELEVATION (APPROX.)
- HP HIGH POINT
- 1.0% DIRECTION OF FLOW AND PERCENT SLOPE
- DSD DOWN SPOUT DRAINS
- ST STORM SEWER
- GB GRADE BREAK
- B1 BORING LOCATION (SEE SOILS REPORT)
- CO CLEANOUT (CO)
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL (AT GRADE)
- MEG MEET EXISTING GRADE

- ADA COMPLIANCE NOTES:**
- 2% MAX. SLOPE IN ANY DIRECTION FOR HANDICAP PARKING SPACES.
 - ACCESSIBLE ROUTES (CROSSWALK AREAS) AND SIDEWALKS SHALL NOT EXCEED A 2% MAX. CROSS SLOPE OR 5% MAX. LONGITUDINAL SLOPE.

NOTE: SEE SOILS REPORT FOR BUILDING SUBGRADE/FOUNDATION PREPARATION.



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△		
△		
△		
△		

SEAL



INTERPLAN
INTERPLAN LLC
F-3219
ARCHITECTURE
ENGINEERING
PERMITTING
220 E. CENTRAL PKWY. STE 4000
ALAMOGUE SPRINGS, TX 78201
407.645.5008

STORE
KELLER
FSU 3226

1002 KELLER PKWY,
KELLER, TX 76248

SHEET TITLE
GRADING AND
DRAINAGE PLAN

VERSION: 00.001
ISSUE DATE: 05-2021

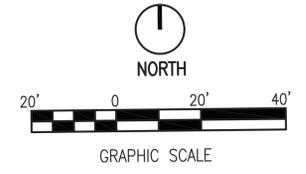
Job No. : 21.0448
Store : 3226
Date : 09.2021
Drawn By : SM
Checked By : SH

Sheet

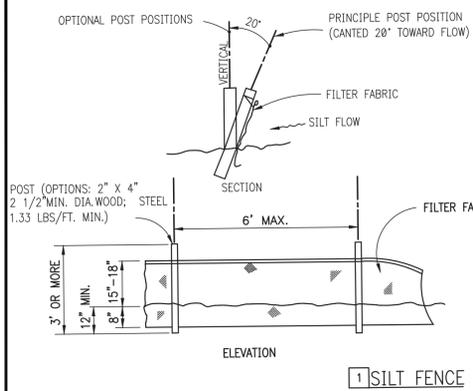
C-3.0

GRADING AND DRAINAGE PLAN

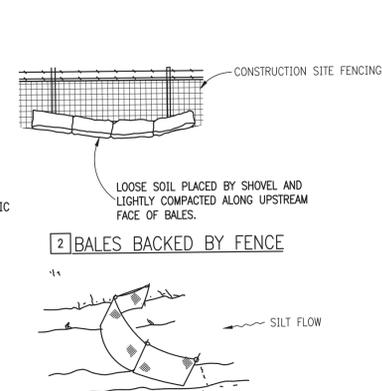
1" = 20'



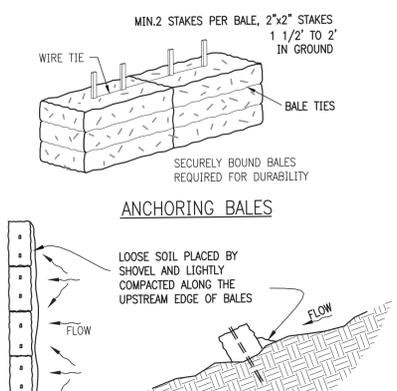
C:\Users\jacobr\OneDrive\Documents\Projects\2021\210448\210448.dwg - Sheet Title: LAYOUT - Saved Date: 09/21/2021 2:25:14 PM - Printed By: Vanessa Vinters - October 8, 2021 1:40:04 PM



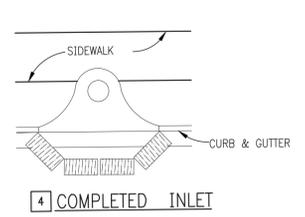
EROSION CONTROL DETAILS



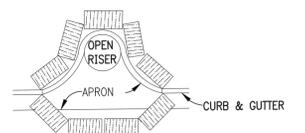
2 BALES BACKED BY FENCE



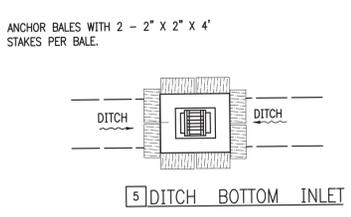
3 BARRIERS FOR SLOPES



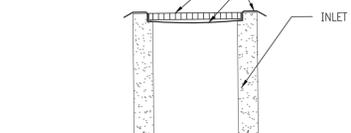
4 COMPLETED INLET



4 PARTIAL INLET

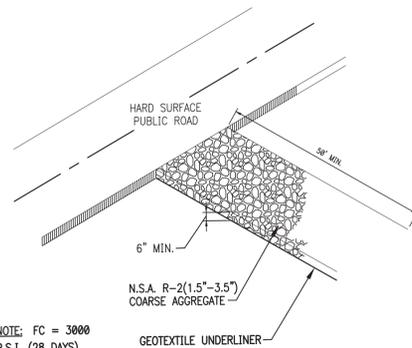


5 DITCH BOTTOM INLET



6 EROSION CONTROL SOCK

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

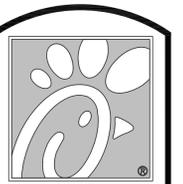
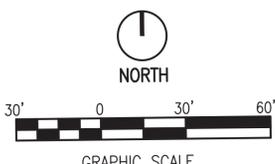
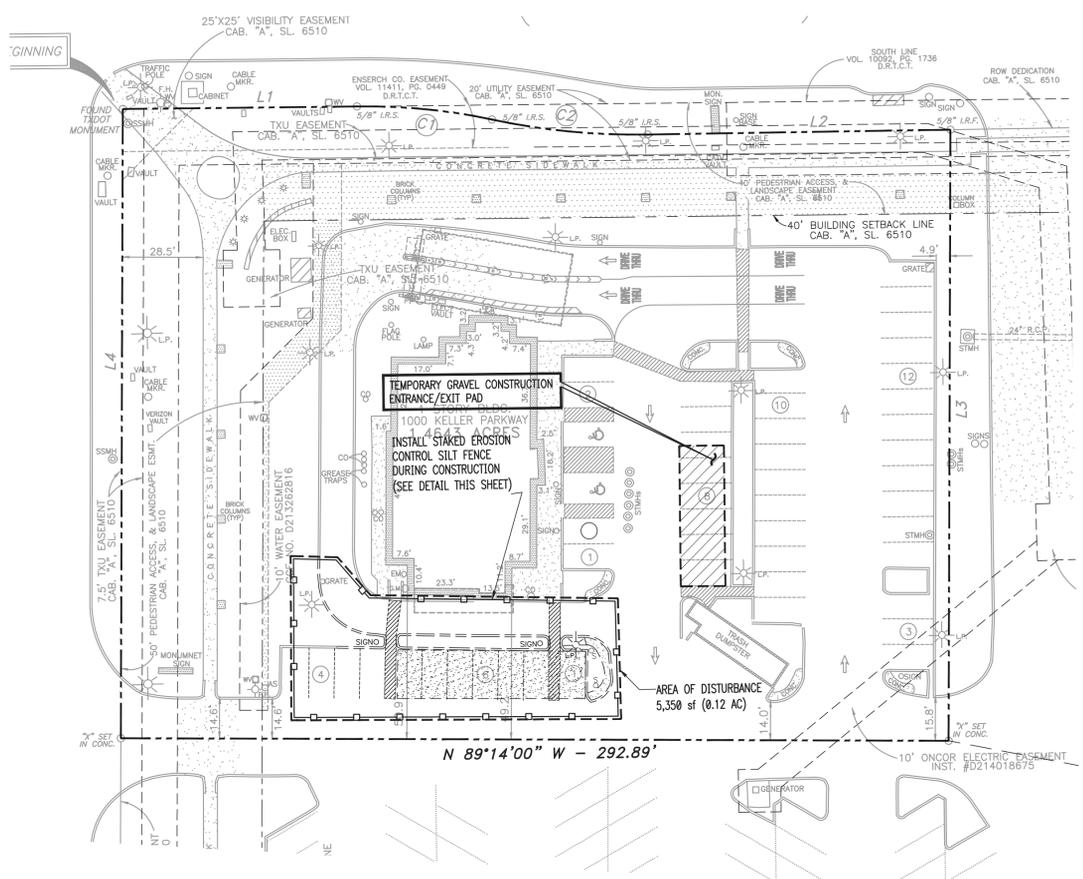


1 CRUSHED STONE CONSTRUCTION EXIT

NOTE: FC = 3000 P.S.I. (28 DAYS)

POLLUTION CONTROL NOTES

- ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
- ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF LOCAL SPECIFICATIONS.
- THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. USE AND MAINTAIN SILT FENCE JUST INSIDE OF PROPERTY LINE.
- CONTRACTOR SHALL BLOCK INTRUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO SITE.
- ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.
- FOR ADDITIONAL INFORMATION AND DETAILS, SEE F.D.O.T. INDEX NO. 104.
- UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF SYNTHETIC BARRIERS.
- ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.
- ADDITIONAL BARRIER LENGTHS MAY BE REQUIRED BY THE COUNTY ENGINEER OR BY REGULATORY AGENCIES.
- FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR SYNTHETIC BALES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.
- THE CONTRACTOR IS REQUIRED TO HAVE THIS PLAN ALONG WITH A COPY OF THE NPDES NOTICE OF INTENT POSTED IN A VISIBLE LOCATION ON THE CONSTRUCTION SITE AT ALL TIMES.
- CONTRACTOR IS REQUIRED BY NPDES TO KEEP A LOG ON SITE FOR THE SOIL EROSION AND SEDIMENT CONTROL MEASURES INDICATED ON THE PLAN. THE LOG SHALL CONTAIN DATES FOR: INSTALLATION OF CONTROL MEASURES, MAJOR SITE CONSTRUCTION ACTIVITIES, INSPECTION ON AT LEAST A WEEKLY BASIS AND INSPECTION AFTER ANY RAINFALL EVENT THAT IS 1/2" OR GREATER.
- THE CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON THE COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL RETAIN ALL RECORDS FOR A PERIOD OF THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.
- NON STORMWATER DISCHARGES SUCH AS FIRE HYDRANT FLUSHING, ETC SHALL BE DISCHARGED TO EXISTING UNDERGROUND STORMWATER FACILITY OR ON SITE RETENTION POND.
- ANY POTENTIALLY HAZARDOUS CHEMICALS BROUGHT ONTO THE JOB SITE WILL BE LIMITED AND KEPT IN ORIGINAL CONTAINER WITH MSDS LABEL.
- NO SILT SHALL BE TRACKED ONTO PUBLIC ROADWAYS, ANY SILT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED BY THE END OF THE WORK DAY.



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By

Mark	Date	By
△		
△		
△		
△		

SEAL



INTERPLAN
INTERPLAN LLC
F-3219

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY. STE 4000
ATLANTA, GEORGIA 30329
407.645.5008

STORE
KELLER
FSU 3226

1002 KELLER PKWY,
KELLER, TX 76248

SHEET TITLE
STORMWATER
POLLUTION
PREVENTION
PLAN

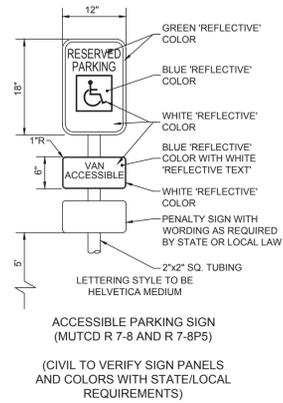
VERSION: 00.001
ISSUE DATE: 05-2021

Job No. : 21.0448
Store : 3226
Date : 09.2021
Drawn By : JFH
Checked By : SH

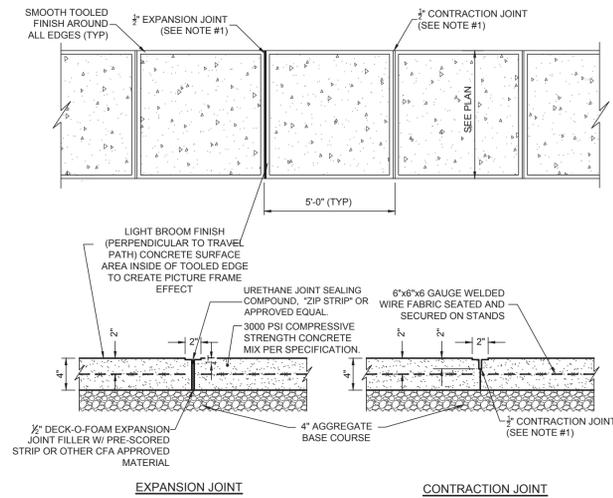
Sheet

C-31

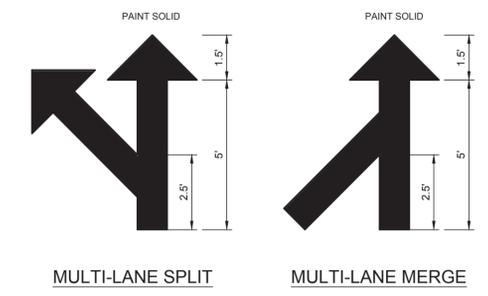
COPYRIGHT © 2021 INTERPLAN LLC. RESERVES COPYRIGHTS & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



6 ACCESSIBLE PARKING SIGN
C4.0 NOT TO SCALE

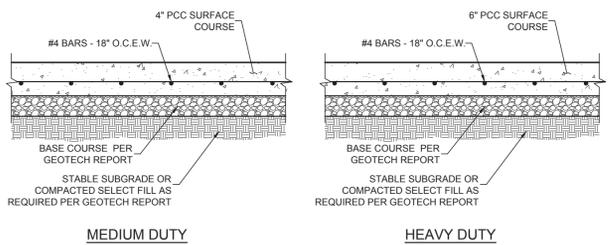


10 CONCRETE SIDEWALK
C4.0 NOT TO SCALE

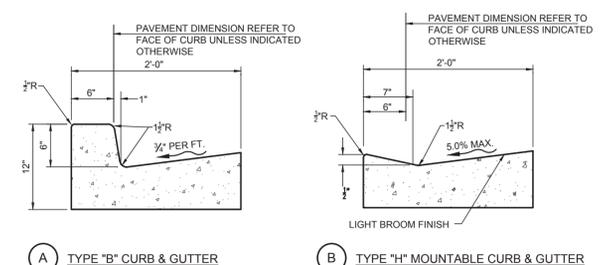


9 MULTI-LANE DIRECTIONAL GRAPHICS
C4.0 NOT TO SCALE

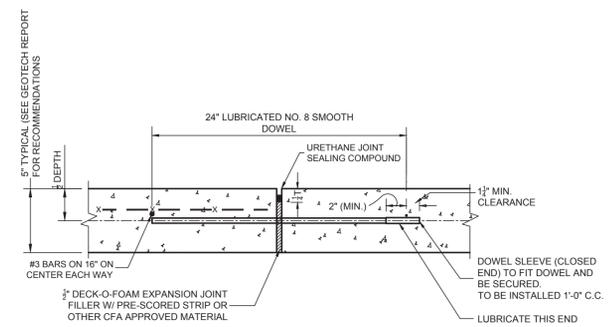
- NOTES:
- DESIGN PER GEOTECH REPORT BY _____ DATED _____
 - PAVEMENTS & SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE GOVERNING DEPARTMENT OF TRANSPORTATION.
 - JOINTING & SPACING SHALL BE PER CONCRETE JOINT DETAILS.
 - CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI @ 28 DAYS.



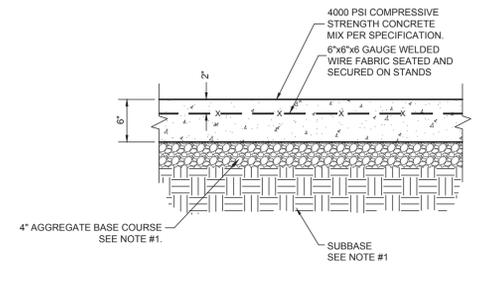
8 CONCRETE PAVEMENTS
C4.0 NOT TO SCALE



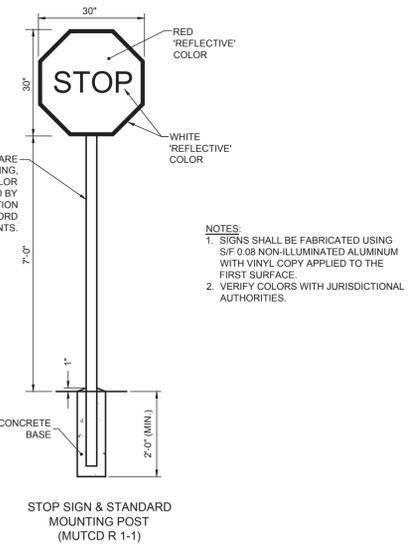
7 CONCRETE CURB & GUTTER
C4.0 NOT TO SCALE



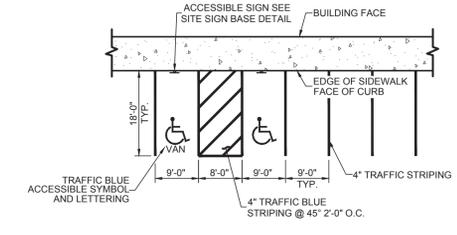
6 EXPANSION JOINT
C4.0 NOT TO SCALE



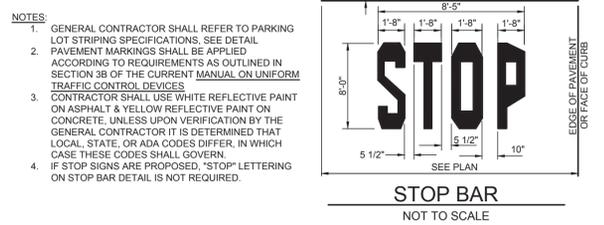
5 CONCRETE PAVEMENT DRIVE-THRU LANE
C4.0 NOT TO SCALE



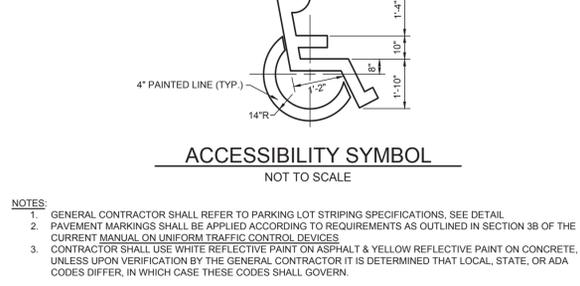
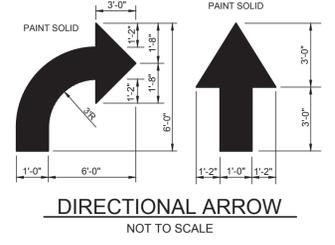
4 STOP SIGN
C4.0 NOT TO SCALE



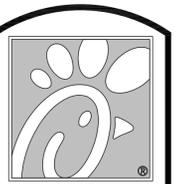
3 90° PARKING STRIPING
C4.0 NOT TO SCALE



2 PAVEMENT MARKINGS - 2
C4.0 NOT TO SCALE



1 PAVEMENT MARKINGS - 1
C4.0 NOT TO SCALE



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
1	08-2021	RA
COMMENTS BY CITY		

2	09-2021	RA
COMMENTS BY CITY		

3	09-2021	RA
COMMENTS BY CITY		

4	09-2021	RA
COMMENTS BY CITY		

SEAL



INTERPLAN
INTERPLAN LLC
F-3219
ARCHITECTURE
ENGINEERING
PERMITTING
220 E. CENTRAL PKWY. STE 4000
ALAMONTE SPRINGS, TX 78001
407.645.5008

STORE
KELLER
FSU 3226
1002 KELLER PKWY,
KELLER, TX 76248
SHEET TITLE
CHICK-FIL-A
STANDARD
DETAILS
VERSION: 00.001
ISSUE DATE: 05-2021

Job No. : 21.0448
Store : 3226
Date : 09.2021
Drawn By : WV
Checked By : SH

Sheet
C-5.0