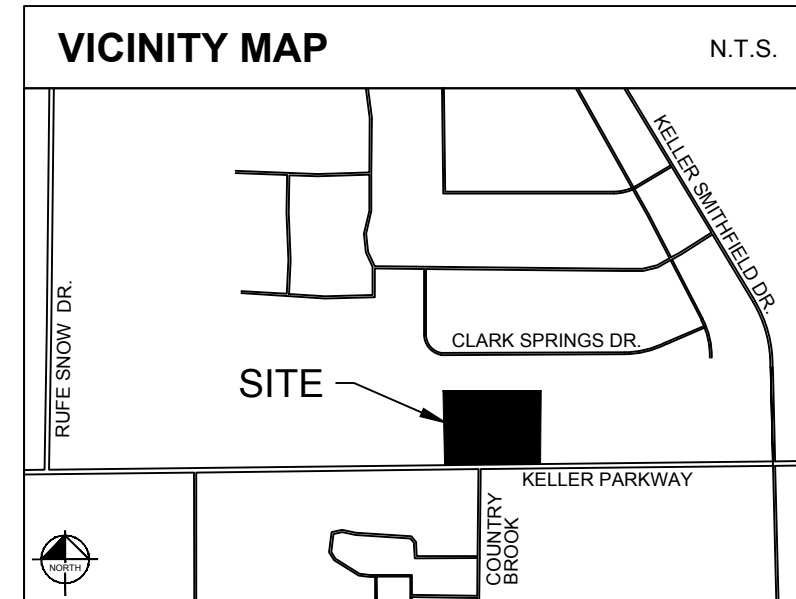
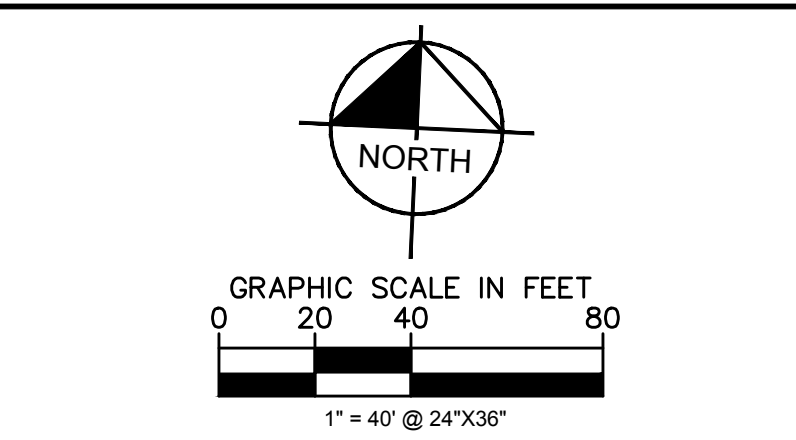
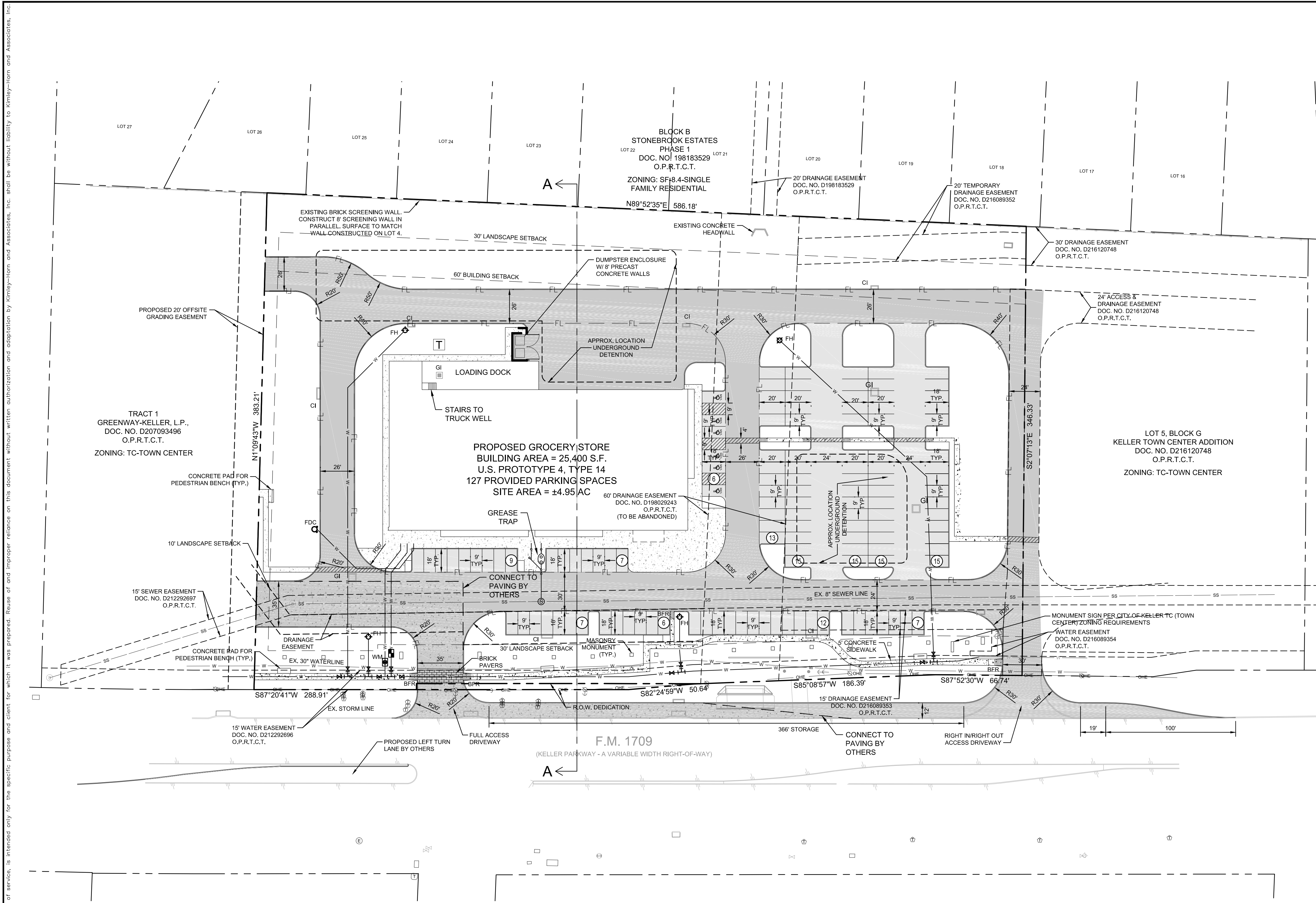


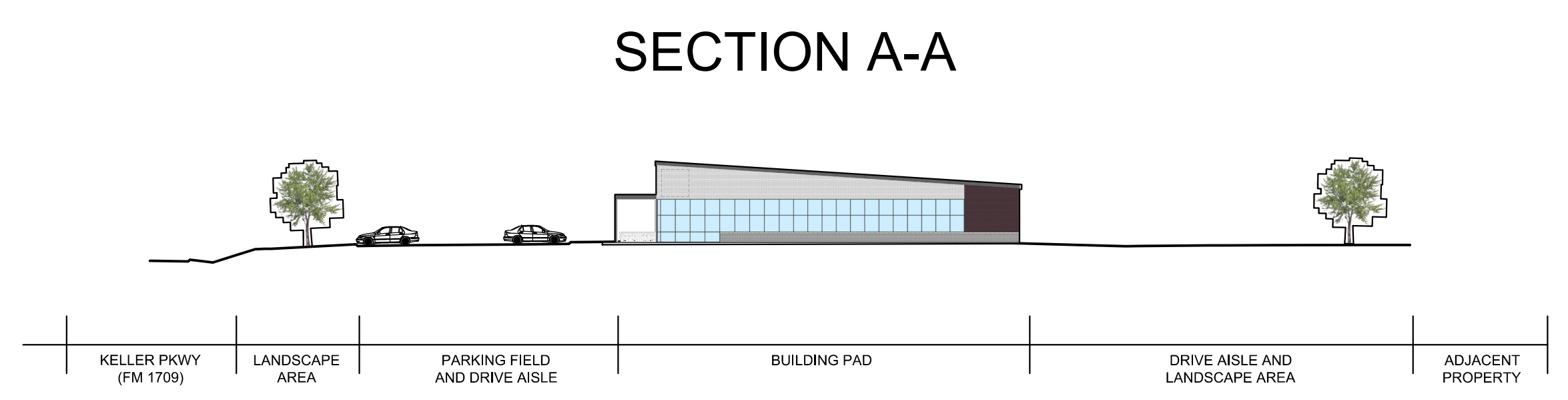
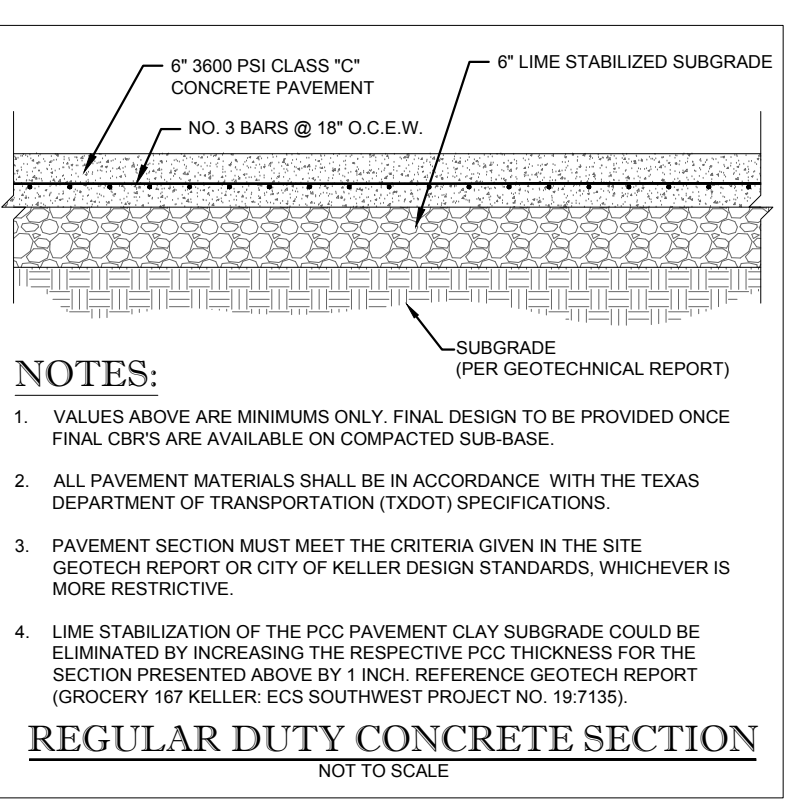
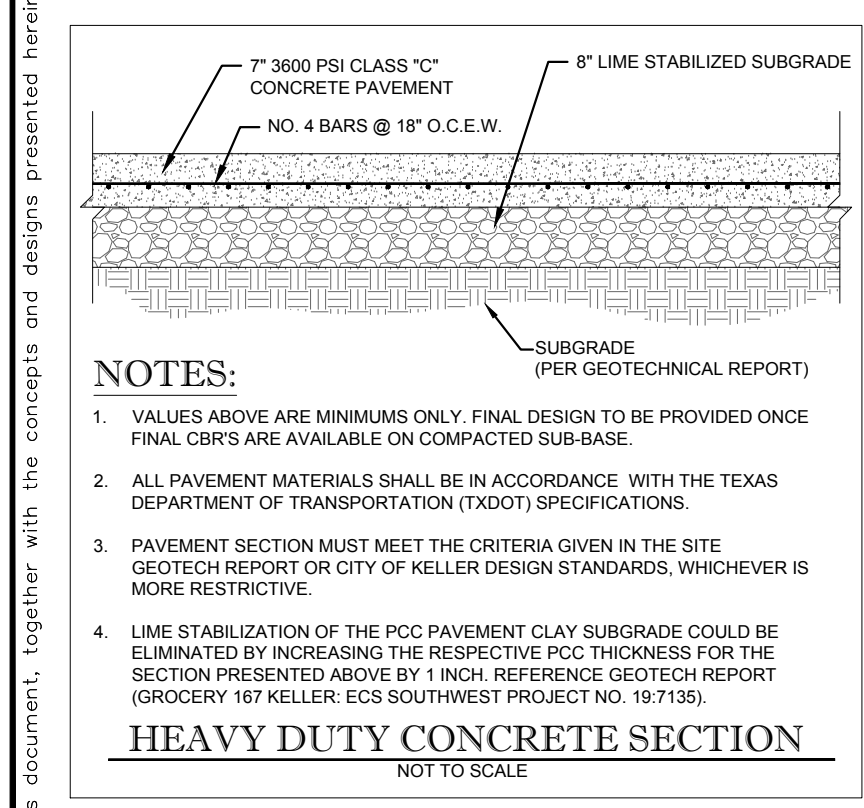
DESIGNED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/15/2018  
DRAWN BY: SARAH E. WHITE DATE: 02/15/2018  
CHECKED BY: KSC DATE: 02/15/2018  
PROJECT: GROCER ON NORTH SIDE OF KELLER PARKWAY AT COUNTRY BROOK DRIVE  
SHEET: 16 OF 18  
SCALE: AS SHOWN  
TOWN OF KELLER, TEXAS  
CITY OF KELLER, TEXAS  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, SUITE 700  
DALLAS, TEXAS 75240  
PHONE: (214) 880-9009  
FAX: (214) 880-9009  
WWW.KIMLEY-HORN.COM



SITE LEGEND	
	PROPERTY LINE
	PROPOSED FIRE LANE
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED REGULAR DUTY CONCRETE PAVEMENT
	PROPOSED PAVING BY OTHERS
	PROPOSED CONCRETE SIDEWALK
	PARKING COUNT
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	STORM MANHOLE
	CURB INLET
	GRATE INLET
	TRANSFORMER BARRIER FREE RAMP
	LUMINAIRE
	WATER METER

SITE DATA	
PROJECT NAME:	GROCER
JURISDICTION:	CITY OF KELLER
TOTAL ACREAGE:	4.95 ACRES
BUILDING HEIGHT:	35 FEET
GROSS BUILDING SQUARE FOOTAGE:	25,400 SF
EXISTING ZONING:	TC: TOWN CENTER
REQUIRED PARKING:	3.8 SPACES/1000 SF = 100 SPACES
PROVIDED PARKING:	126 SPACES (INCLUDING 6 ACCESSIBLE SPACES)

- SITE NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. ALL CURB RADIUS TO BE 2' OR 10' UNLESS OTHERWISE NOTED.
  - DUMPSTER SCREENING WALL SHALL HAVE A MASONRY FINISH AND BE CONSTRUCTED IN ACCORDANCE WITH THE CITIES DESIGN STANDARDS.
  - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.



**GROCER ON NORTH SIDE OF KELLER PARKWAY AT COUNTRY BROOK DRIVE**  
**Being 4.95 Acres Out Of The Pamela Allen SURVEY, Abstract No. 28**  
**City of Keller, Tarrant County, Texas**  
**Zoning: TC - Town Center**  
**FEBRUARY 12, 2018**

**Owners:**  
Greenway-Keller, LP  
2808 Fairmount St, Suite 100  
Dallas, TX, 75201  
Contact: Mark Hardaway  
Phone: (214) 880-9009

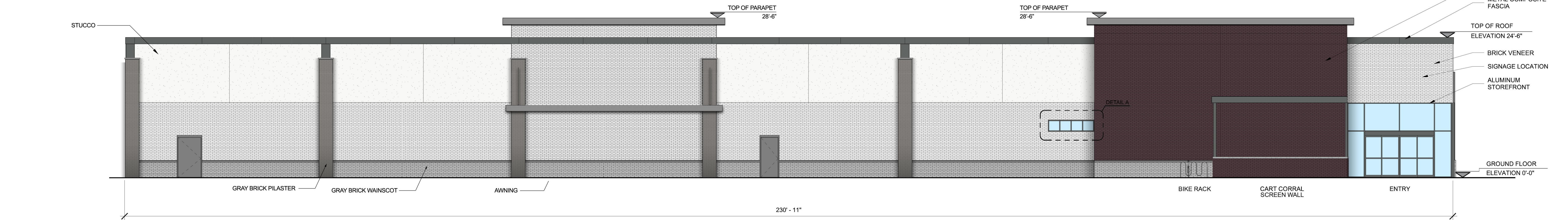
**Engineer/Surveyor:**  
Kimley-Horn and Associates, Inc.  
13455 Noel Road  
Two Galleria Office Tower, Ste 700  
Dallas, Texas 75240  
Phone: (972) 770-1300

**Architect:**  
Raymond Harris & Associates Architects  
211 N. Record Street, Suite 222  
Dallas, TX, 75202  
Contact: Michael Zizik  
Phone: (214) 749-0626

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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
PHONE: 972-770-1300 FAX: 972-293-9820  
WWW.KIMLEY-HORN.COM TX F-828

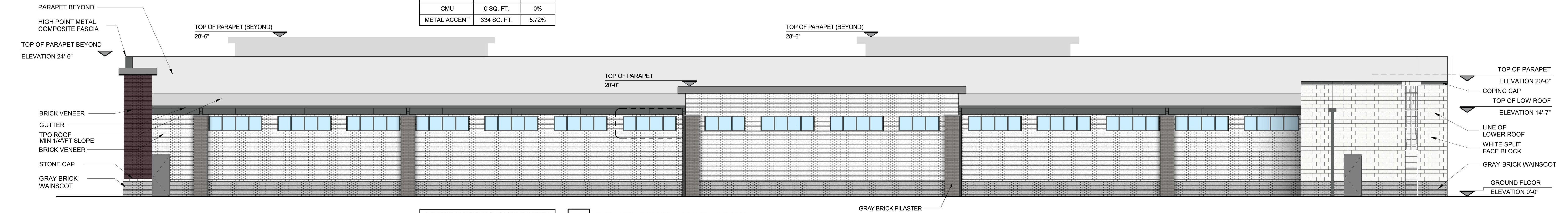
KHA PROJECT	084-607167	DATE	2/9/2018	SCALE	AS SHOWN	DESIGNED BY	SBW	DRAWN BY	RCL	CHECKED BY	KSC
SHEET NUMBER <b>SP-1</b>											





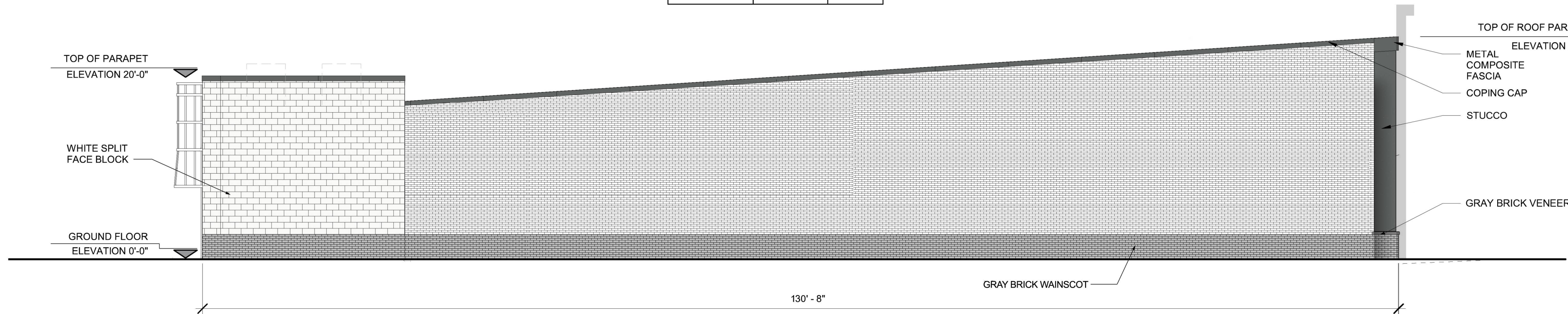
MATERIAL PERCENTAGE CALCULATIONS*		
TOTAL SURFACE AREA SQ.FT.	5,842 SQ.FT.	
BRICK / STONE	4,360 SQ. FT.	74.63%
STUCCO	1,148 SQ. FT.	19.65%
CMU	0 SQ. FT.	0%
METAL ACCENT	334 SQ. FT.	5.72%

1 SOUTH ELEVATION



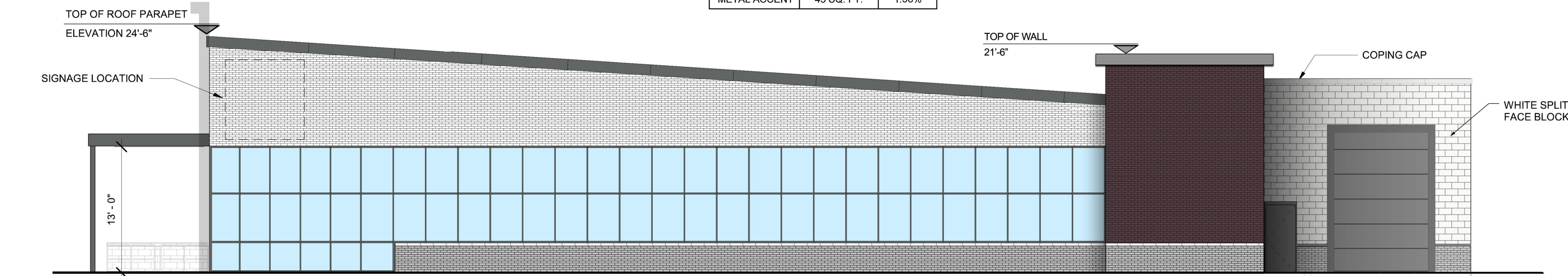
MATERIAL PERCENTAGE CALCULATIONS*		
TOTAL SURFACE AREA SQ.FT.	3,313 SQ.FT.	
BRICK	2,724 SQ. FT.	82.22%
STUCCO	0 SQ. FT.	0%
CMU	339 SQ. FT.	10.23%
METAL ACCENT	250 SQ. FT.	7.55%

2 NORTH ELEVATION



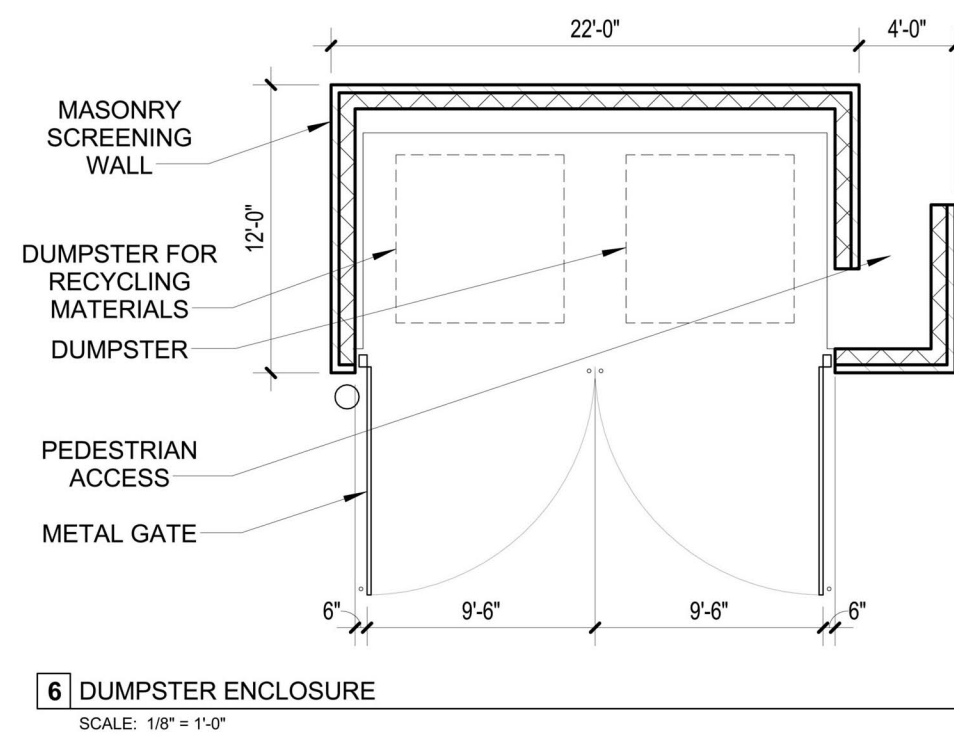
MATERIAL PERCENTAGE CALCULATIONS*		
TOTAL SURFACE AREA SQ.FT.	2,710 SQ.FT.	
BRICK	2,270 SQ. FT.	83.77%
STUCCO	45 SQ. FT.	1.66%
CMU	352 SQ. FT.	12.99%
METAL ACCENT	43 SQ. FT.	1.58%

3 WEST ELEVATION

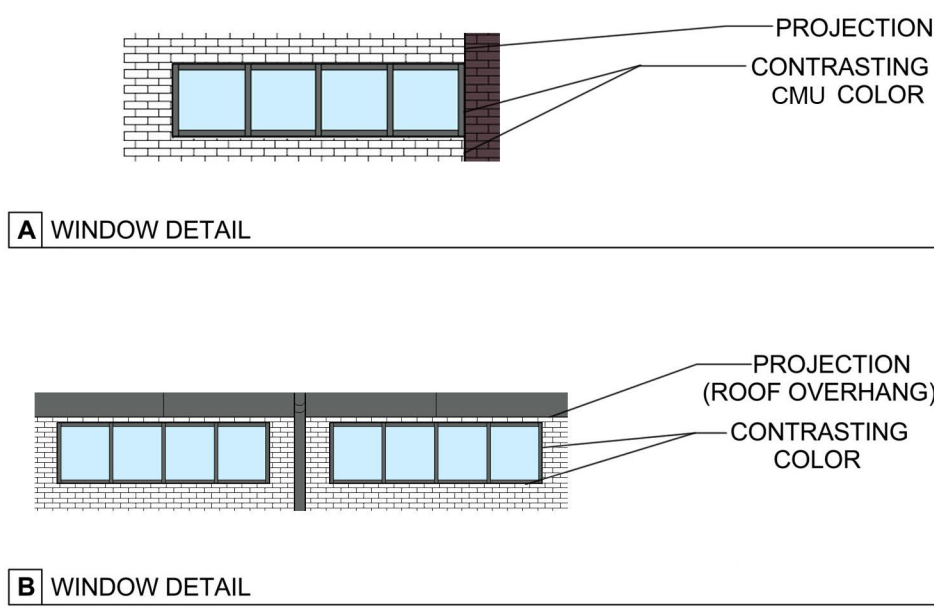


MATERIAL PERCENTAGE CALCULATIONS*		
TOTAL SURFACE AREA SQ.FT.	1,588 SQ.FT.	
BRICK / STONE	1,229 SQ. FT.	77.39%
STUCCO	0 SQ. FT.	0%
CMU	230 SQ. FT.	14.48%
METAL ACCENT	128 SQ. FT.	8.13%

4 EAST ELEVATION

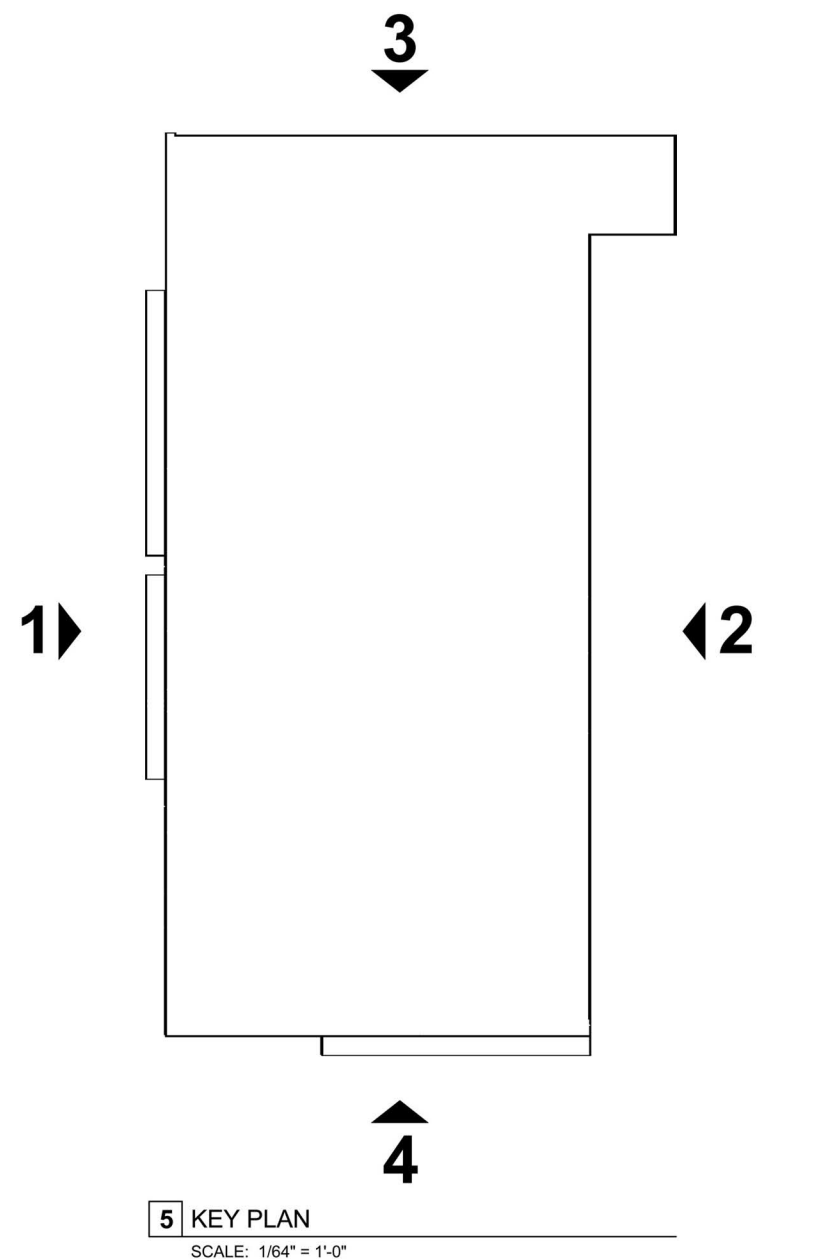


6 DUMPSTER ENCLOSURE  
SCALE: 1/8" = 1'-0"



A WINDOW DETAIL

B WINDOW DETAIL



5 KEY PLAN  
SCALE: 1/8" = 1'-0"

OVERALL BUILDING TOTALS:		
MATERIAL PERCENTAGE CALCULATIONS*		
TOTAL SURFACE AREA SQ.FT.	13,452 SQ.FT.	
BRICK	10,583 SQ. FT.	78.67%
STUCCO	1,193 SQ. FT.	8.87%
CMU	921 SQ. FT.	6.85%
METAL ACCENT	755 SQ. FT.	5.61%



