

UTILITY RELOCATION NOTE:

IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITIES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY/OR ALL SUCH UTILITIES (NO SPECIAL PAY).

CRITICAL:

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

WARNING TO CONTRACTOR:

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. DUNAWAY ASSOC., L.P. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

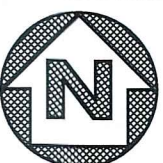
CONTRACTOR ADVISORY:

THE CONTRACTOR, AND HIS AGENTS (SUB-CONTRACTOR, ENGINEER, SURVEYOR, ETC.) ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, AND HIS AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL OF THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.

BASIS OF ELEVATION:

PROJECT BENCHMARK
CITY OF KELLER BM #9
ELEVATION = 652.54'

SITE BENCHMARK
BOX WITH "X" CUT AT THE NORTHEAST CORNER OF A CONCRETE STORM DRAIN INLET ON NORTH SIDE OF KELLER PARKWAY, APPROXIMATELY 270' EAST OF PATE- ORR ROAD.
ELEVATION: 663.43'



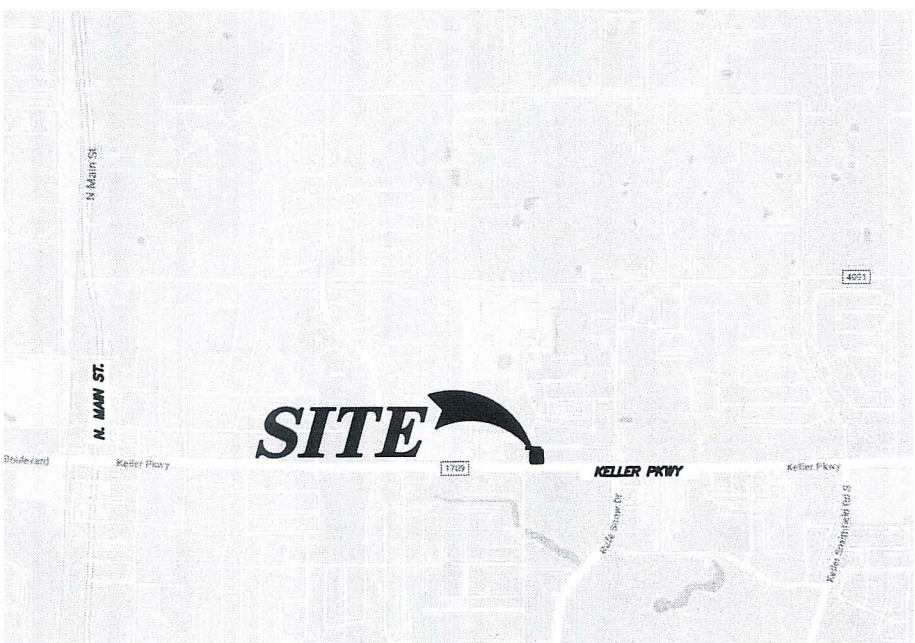
SITE LEGEND

- PROPERTY BOUNDARY
- FIRE LANE
- PROPOSED CURB
- EXISTING CURB TO REMAIN
- PROPOSED RETAINING WALL
- PARKING COUNT
- HEAVY DUTY PAVING
- MEDIUM DUTY PAVING
- STANDARD DUTY PAVING

SITE DATA

LOT AREA	1.14 ACRES
ZONING	TOWN CENTER (TC)
TOTAL BUILDING AREA	1,581 S.F.
PATIO AREA	915 S.F.
TOTAL SEATING & WAITING AREA	2,496 S.F.
*TOTAL PARKING REQUIRED	25
PARKING PROVIDED	32
ACCESSIBLE PARKING (REQ./PROVIDED)	2 / 2
DRIVE THRU STACK	13

*ONE (1) PARKING SPACE FOR EACH ONE HUNDRED (100) SF OF SEATING AND WAITING AREA



VICINITY MAP
1"=1000'

OWNER/DEVELOPER:

ANDY'S FROZEN CUSTARD
338 N. BOONVILLE AVE.
SPRINGFIELD, MO 65806
EMAIL: AARON.KING@EATANDYS.COM
CONTACT: ARRON KING

ENGINEER:

DUNAWAY ASSOCIATES L.P.
550 BAILEY AVENUE STE. 400
FORT WORTH, TEXAS 76107
PHONE: (817) 335-1121
FAX: (817) 335-7437
CONTACT: CHRIS BIGGERS, P.E.

REVISIONS

DESCRIPTION

DATE

NO.

SITE PLAN

ANDY'S FROZEN CUSTARD
BLUEBONNET TRAILS ADDITION
LOT 3R-1R5 BLOCK 8
KELLER, TEXAS

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF: CHRISTOPHER M. BIGGERS, P.E., 100189 ON 02-15-18

JOB NO.

B003734.001

DESIGNED BY:

LAN

DRAWN BY:

LAN

CHECKED BY:

CMB

DATE:

January 23, 2018

SHEET:

SP 1.0