



LEGEND		LEGEND	
PP	Power Pole	W	Ex. Water
GW	Guy Wire	WH	Ex. Fire Hydrant
WH	Manhole	WS	Ex. Sanitary Sewer
WP	Water Valve	WS	Ex. Storm Sewer
TP	Telephone Pedestal	TL	Ex. Telephone Line
WM	Water Meter	TL	Ex. Overhead Utility
PH	Fire Hydrant	TL	Ex. Contours
LP	Light Pole	TL	Prop. Firelane
IV	Irrigation Valve	TL	# Parking Spaces
CO	Clean Out	TL	Concrete Sidewalk
AC	Air Conditioner	TL	Handicap Space
TV	Cable Box		
SB	Signal Box		
SP	Signal Pole		
SN	Iron Rod Found		
IRS	Iron Rod Set		
SS	Sanitary Sewer		
SW	Storm Sewer		

SITE DEVELOPMENT DATA	
ZONING	TC-SOUTH
PROPOSED USE	RETAIL/REST.
LOT AREA (S.F.)	74,268
BUILDING AREA (S.F.)	12,188 (1 STORY) (4,558 RETAIL, 7,600 REST.)
**REQUIRES AN SUP FOR SINGLE STORY	
FLOOR AREA RATIO	16.1
TOTAL PARKING REQ.	RETAIL (1:200) 23 REST. (1:150) 51 74 TOTAL
TOTAL PARKING PROV.	*70 (3 HC) *LOT 1 IS OVER PARKED BY 14 SPACES. LOT 1 AND LOT 5 HAVE A SHARED PARKING AGREEMENT. TOTAL PARKING AVAILABLE IS 84 SPACES.

- LANDSCAPE REQUIREMENTS
- 30' BUFFER ALONG RUFE SNOW.
 - 25 S.F. PER EACH REQUIRED PARKING SPACE.
 - 50 S.F. ADDITIONAL PER EACH PARKING SPACE OVER THE REQUIRED PARKING +10%.
- THE FOLLOWING VARIANCES TO THE UDC ARE REQUESTED WITH THIS SITE PLAN.
- A VARIANCE REQUEST FOR THE EXTERIOR WALL SURFACES TO BE APPROXIMATELY FIFTY PERCENT (50%) BRICK AND STONE AND APPROXIMATELY FIFTY PERCENT (50%) STUCCO IN LIEU OF SEVENTY-FIVE PERCENT (75%) BRICK OR STONE AND TWENTY-FIVE PERCENT (25%) STUCCO, FIBROUS CEMENT, SPLIT-FACE BLOCK, OR OTHER MASONRY MATERIALS SHALL BE ALLOWED.
 - A VARIANCE REQUEST TO UTILIZE A FLAT ROOF DESIGN SHALL BE ALLOWED.
 - A VARIANCE REQUEST TO REDUCE THE PARKING SPACE REQUIREMENTS FROM SEVENTY-FOUR (74) SPACES TO SEVENTY (70) SPACES SHALL BE ALLOWED.
 - A VARIANCE TO REDUCE THE FOUNDATION LANDSCAPING WIDTH ALONG THE FRONT OF THE BUILDING FROM FIVE FEET (5') TO THREE FEET (3') SHALL BE ALLOWED.
 - A VARIANCE TO REDUCE THE FRONT LANDSCAPE BUFFER FROM THIRTY FEET (30') TO FIVE FEET (5') ALONG RUFE SNOW DRIVE SHALL BE ALLOWED.
 - ADDITIONAL LANDSCAPING SHALL BE REQUIRED ALONG THE REAR OF THE BUILDING.

- GENERAL NOTES
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48439 C 0190 H DATED FEBRUARY 13, 2009, (REVISED TO REFLECT LOW) NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD ZONE AE BASE FLOODS DETERMINED.
 - THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - HANDICAP PARKING SIGNS SHALL HAVE A SIGN RIDER "PUNISHABLE BY A FINE UP TO \$500".
 - FIRE HYDRANTS ARE TO HAVE HYDRA-STORZ CONNECTION FOR 5-INCH HOSE ON THE PUMPER CONNECTION. FIRE FLOW REQUIREMENTS OF THE INTERNATIONAL FIRE CODE MUST BE MET.
 - SITE LIGHTING WILL MEET TOWN CENTER REQUIREMENTS.
 - BIKE PARKING RACKS WILL BE PROVIDED AS REQUIRED BY THE UDC.

REVIEWED BY THE CITY OF KELLER AND RELEASED FOR CONSTRUCTION.
DATE: _____
BY: _____
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
FLOYD E. MIDDLETON, JR., P.E. REGISTRATION #87449 ON 2-14-18.
ANY ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER
NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER
THE TEXAS ENGINEERING PRACTICE ACT.

No. DATE REVISION APPROV. 2-14-18

**Middleton PROJECT ENGINEER:
& Associates, LLC.**
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TYPE #1-10900
1111 SOUTH MAIN ST., SUITE 115
GRAPEVINE, TEXAS 76051 (972) 393-9800

SITE PLAN

**LOT 5, BLOCK A MOVIEHOUSE ADDITION
CITY OF KELLER, TARRANT COUNTY, TEXAS**

Drawing File: 0050002SITE.DWG	DATE: 2-14-18	SCALE: 1"=30'	SHEET NO: SITE
Project No. 0050002			

APPLICANT/DEVELOPER
REALTY CAPITAL
DARREN CAIN
909 LAKE CAROLYN PKWY.,
SUITE 150
IRVING, TEXAS 75039
OF: 469-533-4107

OWNER
BLAKE ROBINSON
8300 NORTH FM 620, BLD. K
AUSTIN, TEXAS 78726
OF: 512-506-8550



SCALE: 1/4" - 1'-0"

WALL LEGEND

Door Schedule