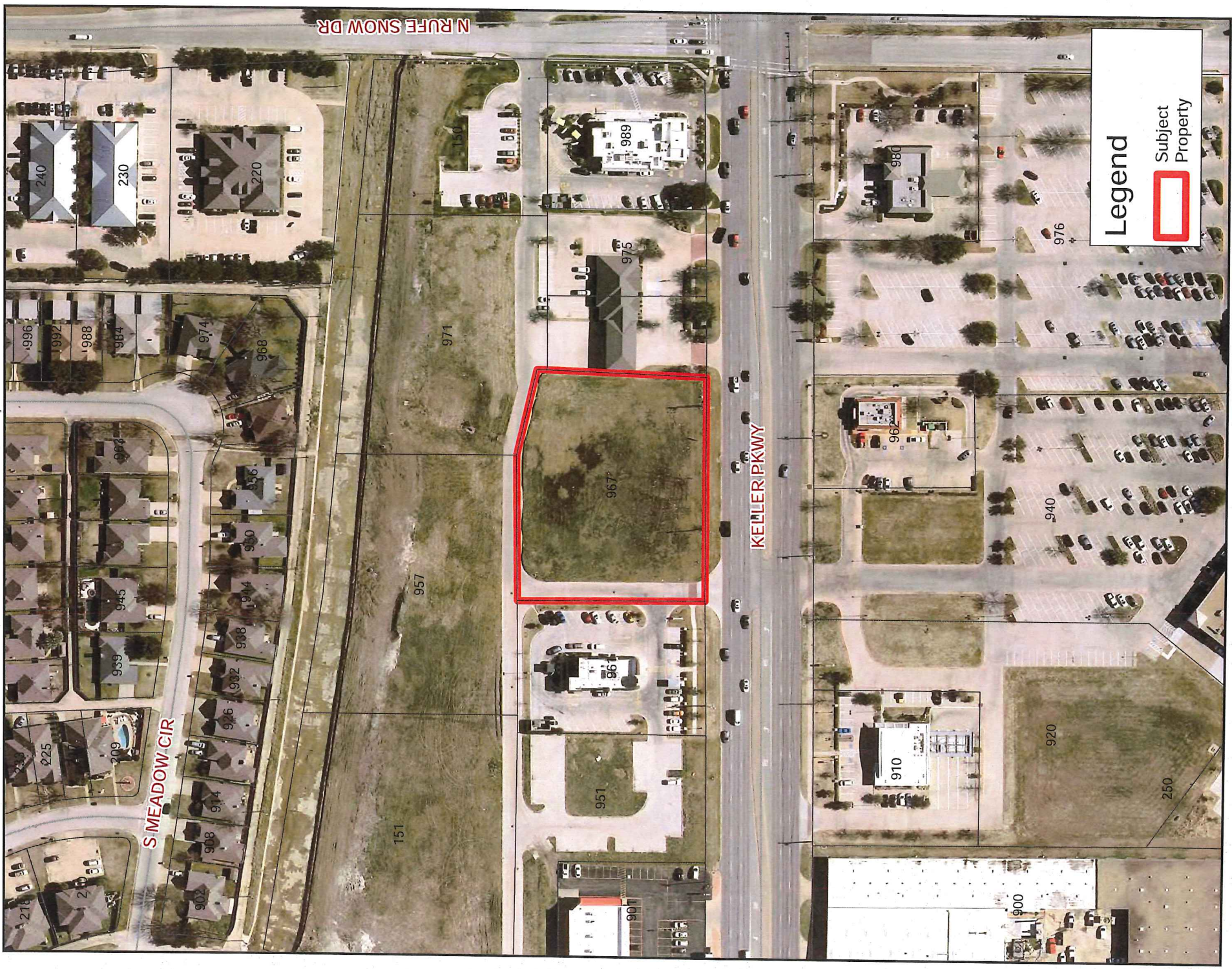


Retail Building (Bluebonnet Trails Addition) SUP Map dated: January 2017
Specific Use Permit
SUP-17-0002

APPROVED BY
CITY COUNCIL ACTION
ORDINANCE # 1830
Date: 2/21/17



Retail Building (Bluebonnet Trails Addition) SUP Map dated: January 2017
Specific Use Permit
SUP-17-0002

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CITY COUNCIL ACTION
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Exhibit "A"



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~~SHARON ALLEN~~ ^{4th SET}
T. R. SS — Ex. SS — — Ex. SS —



9870 SF.
GENERAL RETAIL
ITE CODE 820



GRAPHIC SCALE



SITE NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIST PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS.
2. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
4. ALL CURB RADII SHOWN ARE TO FACE OF CURB.
5. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE SHOWN.
6. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE OR TO THE EDGE OF PAVEMENT WHEN NO CURB IS PROPOSED, UNLESS OTHERWISE NOTED.
7. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS.
8. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
9. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
10. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS, SPECIFICATIONS AND GEOTECHNICAL REPORT.
11. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
12. ALL A.D.A. ACCESSIBLE ROUTES SHALL BE A.D.A. COMPLIANT (MAXIMUM 2% CROSS SLOPE, 5% LONGITUDINAL SLOPE).
13. ALL PAVEMENT MARKING PAINT SHALL BE COLOR WHITE. PAINT SHALL BE APPLIED IN TWO COATS TO A CLEAN, DRY SURFACE USING TEMPLATE OR STRIPING MACHINE. STRIPES SHALL BE 4" WIDE UNLESS OTHERWISE INDICATED.
14. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
15. FOR SITE UTILITIES, SEE UTILITY PLAN.
16. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF KELLER REQUIREMENTS AND SPECIFICATIONS.

LEGEND	
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT

PARKING	
PROPOSED 9,870 S.F. RETAIL BUILDING	
PARKING:	
RETAIL: 1/200	50 SPACES
PARKING REQUIRED:.....	65 SPACES
PARKING PROVIDED:.....	65 SPACES
TOTAL INCLUDES 3 ACCESSIBLE PARKING SPACES AS REQUIRED.	

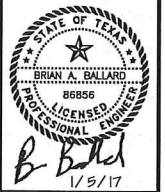
SITE PLAN INFORMATION	
LOT AREA: 64,058 S.F. / 1.471 ACRES	
BUILDING AREA: 9,870 S.F. / 0.23 ACRES	
LOT 3R-1R6 - ZONED "TC" TOWN CENTER	

**SITE PLAN OF A
PROPOSED RETAIL DEVELOPMENT**
PART OF LOT 3 - BLOCK 8
BLUEBONNET TRAILS ADDITION
IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS
1.471 ACRES
CURRENT ZONING: "TC" - TOWN CENTER

APPLICANT/OWNER: KWLee PROPERTIES, LP.
ADDRESS: 3000 ALTAMESA BLVD., SUITE 300
FORTH WORTH, TX. 76133
PHONE: 817.921.9200
FAX: 817.921.1771
CONTACT: MIKE MELLINGER

PLAN PREPARER: BALLARD & BRAUGHTON ENGINEERING
ADDRESS: 3815 OLD BULLARD RD. - TYLER, TX. 75701
PHONE: 903.531.9800 FAX: 903.531.9839
CONTACT: KEVIN BRAUGHTON or LUCAS WOOD

DATE OF PREPARATION: DECEMBER 9, 2016
DATE OF REVISIONS: JANUARY 5, 2017



REVISIONS	
DATE	DESCRIPTION
01/05/17	ADDRESS CITY COMMENTS FROM FIRST SITE PLAN SUBMITTAL REVIEW.

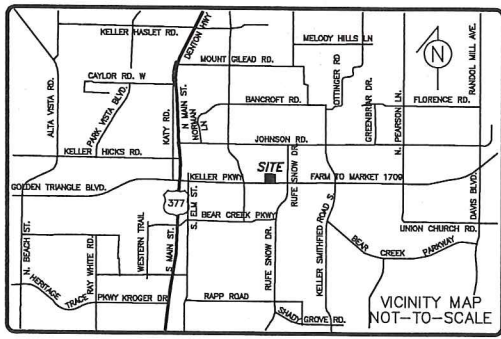


KWLee PROPERTIES, LP.
KELLER, TEXAS

SITE PLAN

DRAWN BY:	LAW
CHECKED BY:	KSB
ISSUE DATE:	JANUARY 2017
SCALE:	AS SHOWN
DRAWING NUMBER:	SP-1

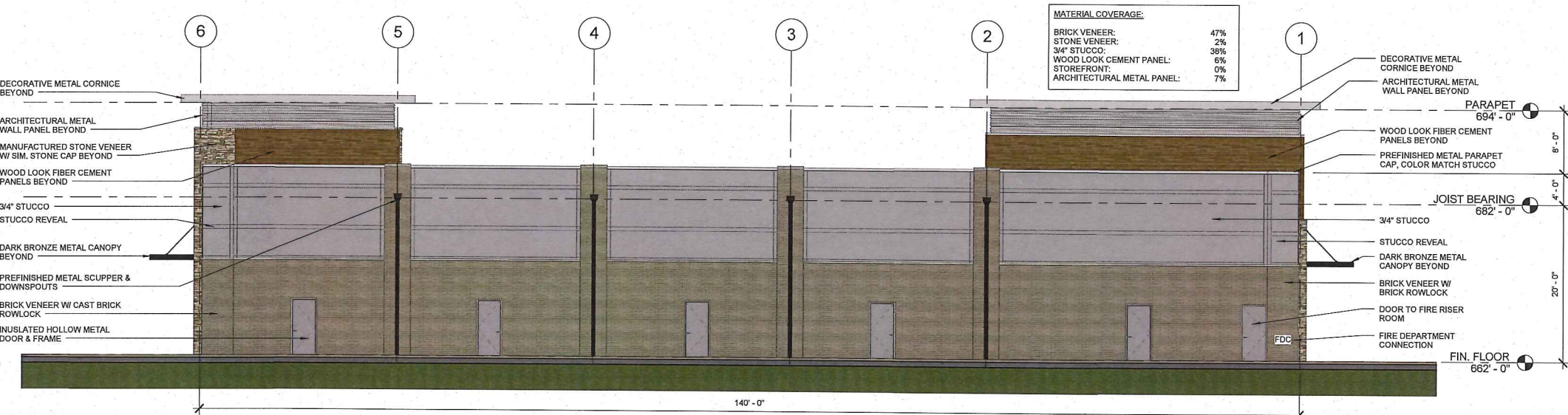
**APPROVED BY
CITY COUNCIL ACTION**
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Date: 2/21/17



PLANS SUBJECT TO REVIEW AND APPROVAL BY JURISDICTIONAL ENTITIES

***** STOP! CALL BEFORE YOU DIG! *****
As required by "The Texas Underground Facility Damage Prevention and Safety Act" Texas One Call System must be contacted (800-245-4543) at least 48 hours prior to any excavation operations being performed. It is the Contractor's responsibility to contact Texas One Call System.

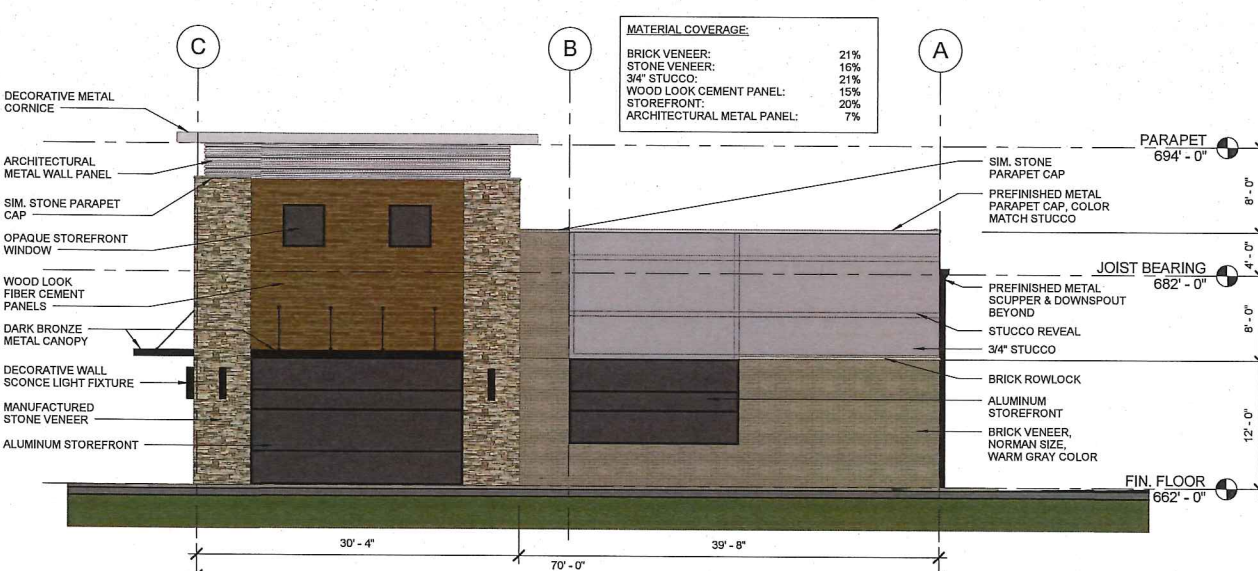
**** NOTICE TO CONTRACTORS ****
Topographic information provided by BLUE SKY SURVEYING & MAPPING CORPORATION. Reproduced by permission of Ballard & Braughton Engineering. The contractor shall verify the engineer and owner immediately, in writing, of any discrepancies or omissions to the topographic information. The contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, telephone, telephone, etc.) which impact the construction site. The contractor(s) shall notify the owner and engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the contractor. Additionally, the contractor(s) shall notify the owner and engineer if any errors or discrepancies are found on the construction documents (plans), which negatively impact the project. Engineer and owner shall be indemnified of problems and/or cost which may result from contractor's failure to notify engineer and owner.



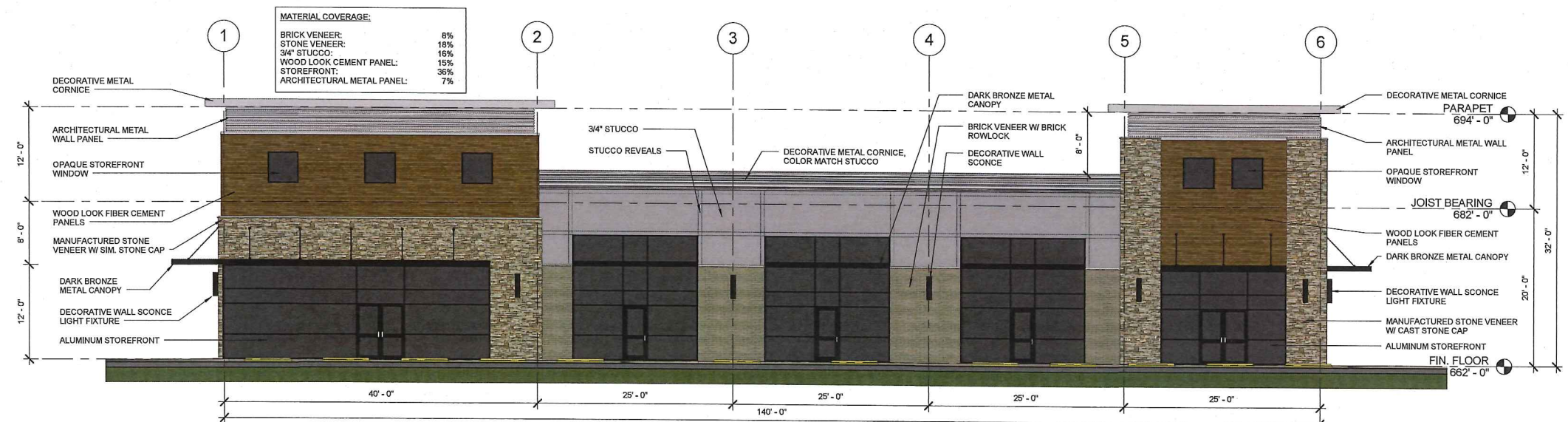
4 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH (KELLER PARKWAY) ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

[Pattern]	3/4" STUCCO - WARM GRAY
[Pattern]	BRICK VENEER - WARM GRAY
[Pattern]	INSULATED GLAZING UNITS IN DARK BRONZE ALUMINUM STOREFRONT SYSTEM
[Pattern]	ARCHITECTURAL METAL WALL PANEL
[Pattern]	WOOD LOOK CEMENTITIOUS SIDING PANELS
[Pattern]	MANUFACTURER STONE VENEER

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CURRENCE & GRAY
ARCHITECTS, PLLC

4500 Burrow Drive
North Little Rock, AR 72116
Phone: 501-758-7443
Fax: 501-753-7309
www.taggarch.com

SCHEMATIC DESIGN

RETAIL CENTER

KELLER, TEXAS

KWLee PROPERTIES

PROJECT NAME _____

NOT FOR CONSTRUCTION

SEAL _____

REVISIONS _____

NO.	DESCRIPTION	DATE

PROPOSED ELEVATIONS

SHEET NAME _____

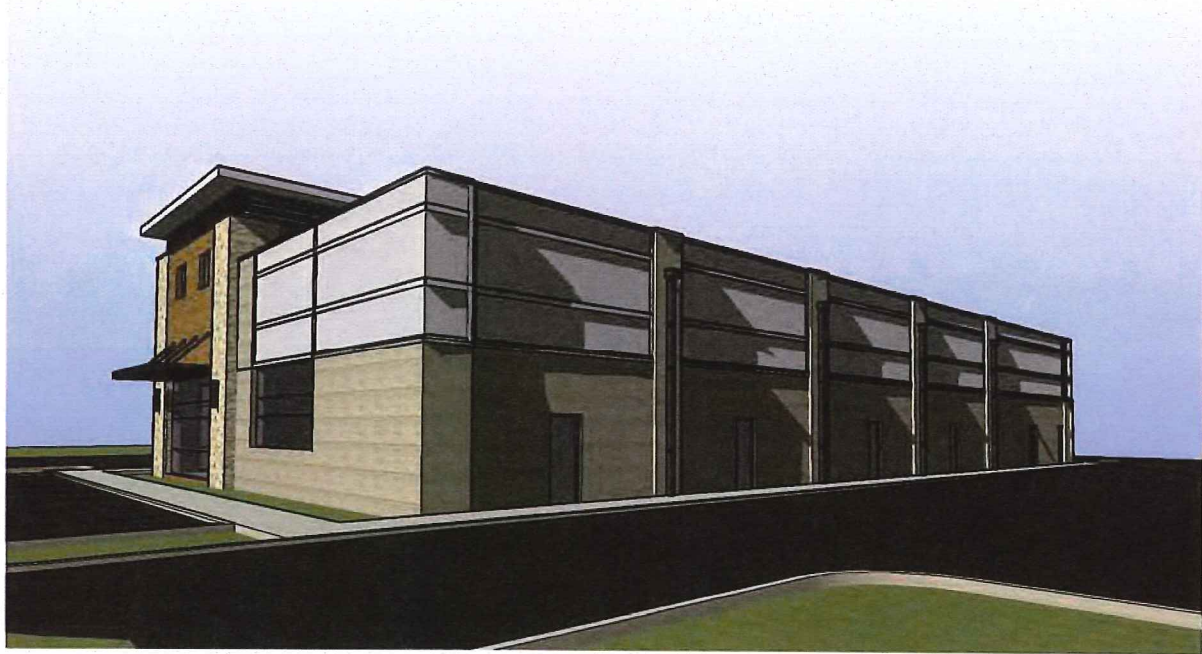
DATE 01.05.2017

PROJECT NUMBER Project Number

A201

SHEET NUMBER _____

Exhibit "A"



NE PERSPECTIVE



NW PERSPECTIVE



SE PERSPECTIVE



SW PERSPECTIVE

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PROPOSED RETAIL CENTER
KELLER, TX
01.05.2017

CURRENCE
& GRAY
ARCHITECTS, PLLC