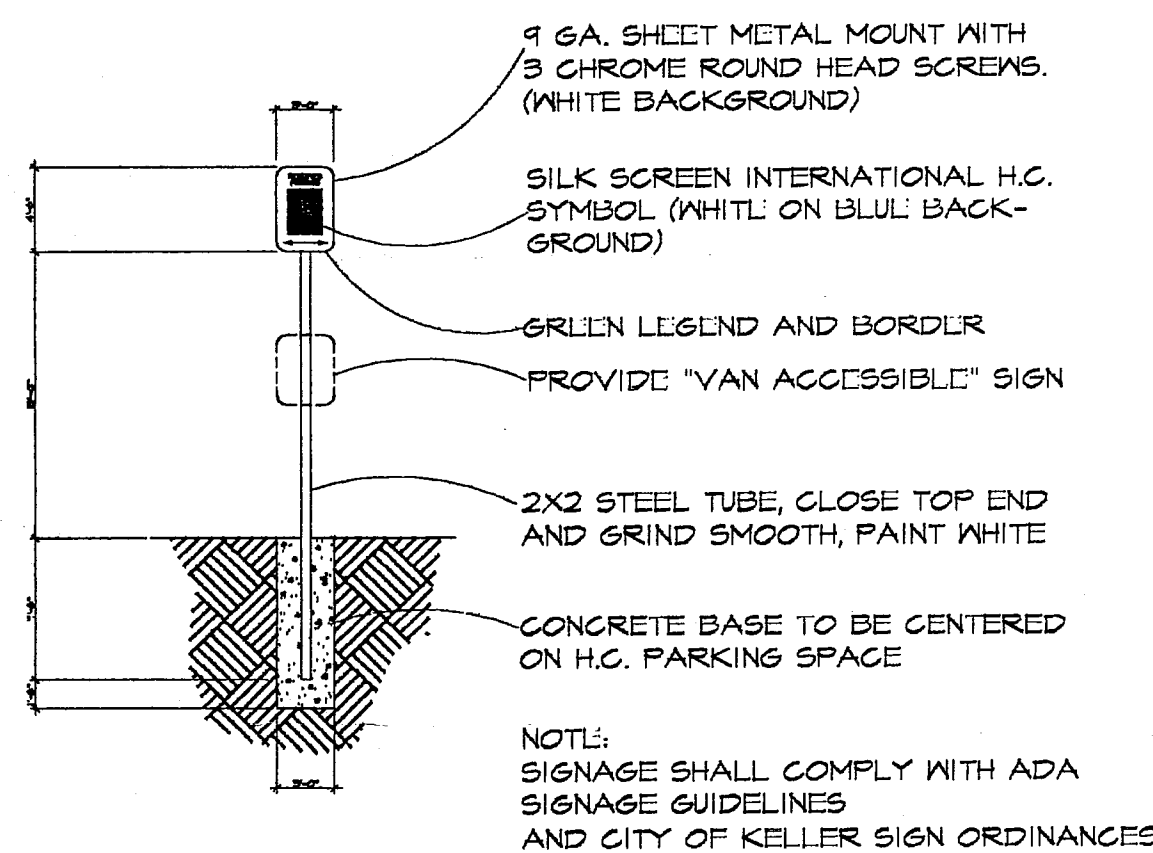
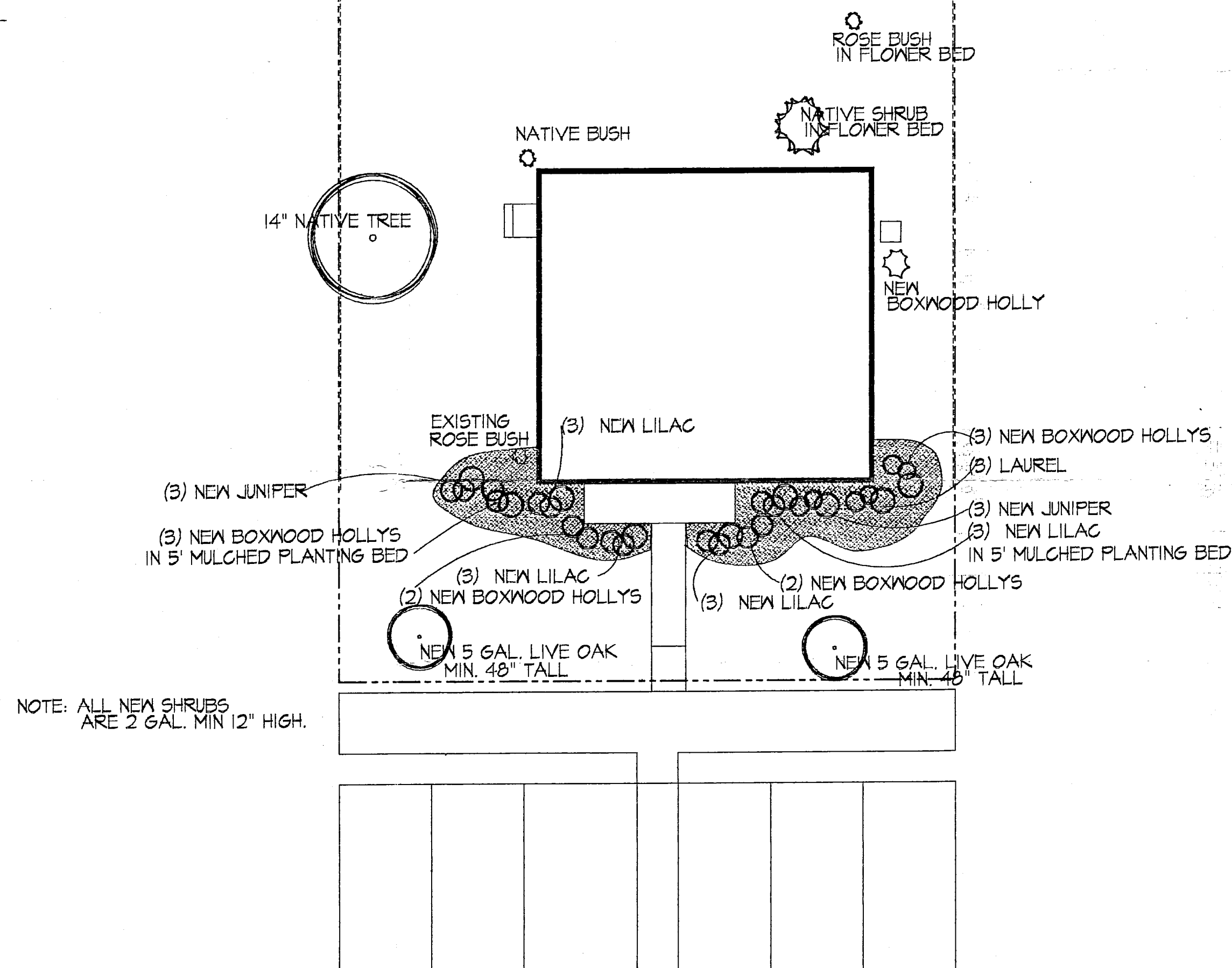




EXTERIOR HANDICAP SIGN



NOTE: ALL NEW SHRUBS ARE 2 GAL. MIN 12" HIGH.

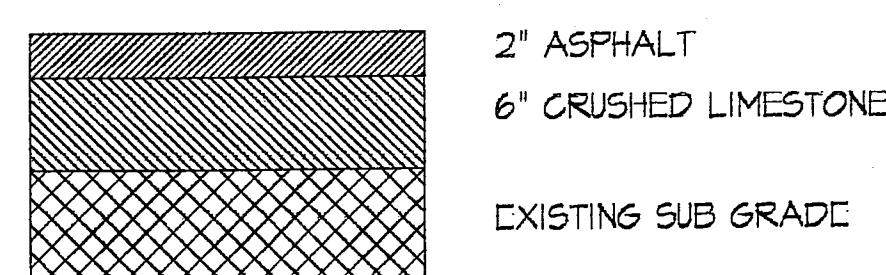
LANDSCAPE PLAN

SCALE 1" = 10'

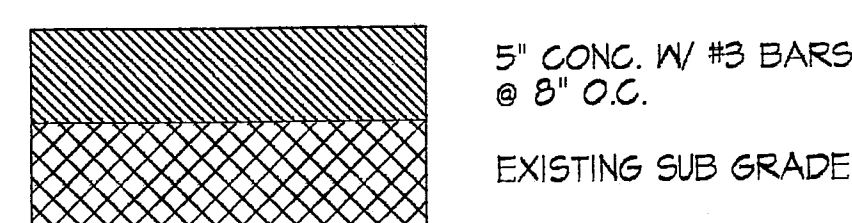
GENERAL NOTES

1. ALL SITE AMENITIES ARE EXISTING, EXCEPT THE NEW ASPHALT PAVING AND CONCRETE WALKWAY TO BE INSTALLED IN THE CITY RIGHT-OF-WAY.
2. THE ASPHALT PAVING, STRIPING AND ACCESSIBLE SIGNAGE ARE TO BE INSTALLED PER THIS DRAWING.
3. THE ASPHALT PAVING, STRIPING AND ACCESSIBLE SIGNAGE SHALL COMPLY WITH CITY AND STATE CODES INCLUDING THE TEXAS ACCESSIBILITY STANDARDS.
4. THE NEW SIGN SHALL BE BY TENANT AND SHALL COMPLY WITH THE OLD TOWN KELLER SIGN REQUIREMENTS.
5. THE OPEN AREAS OF THE SITE ARE PLANTED WITH SAINT AUGUSTINE GRASS.
6. NO EXISTING TREES TO BE REMOVED.

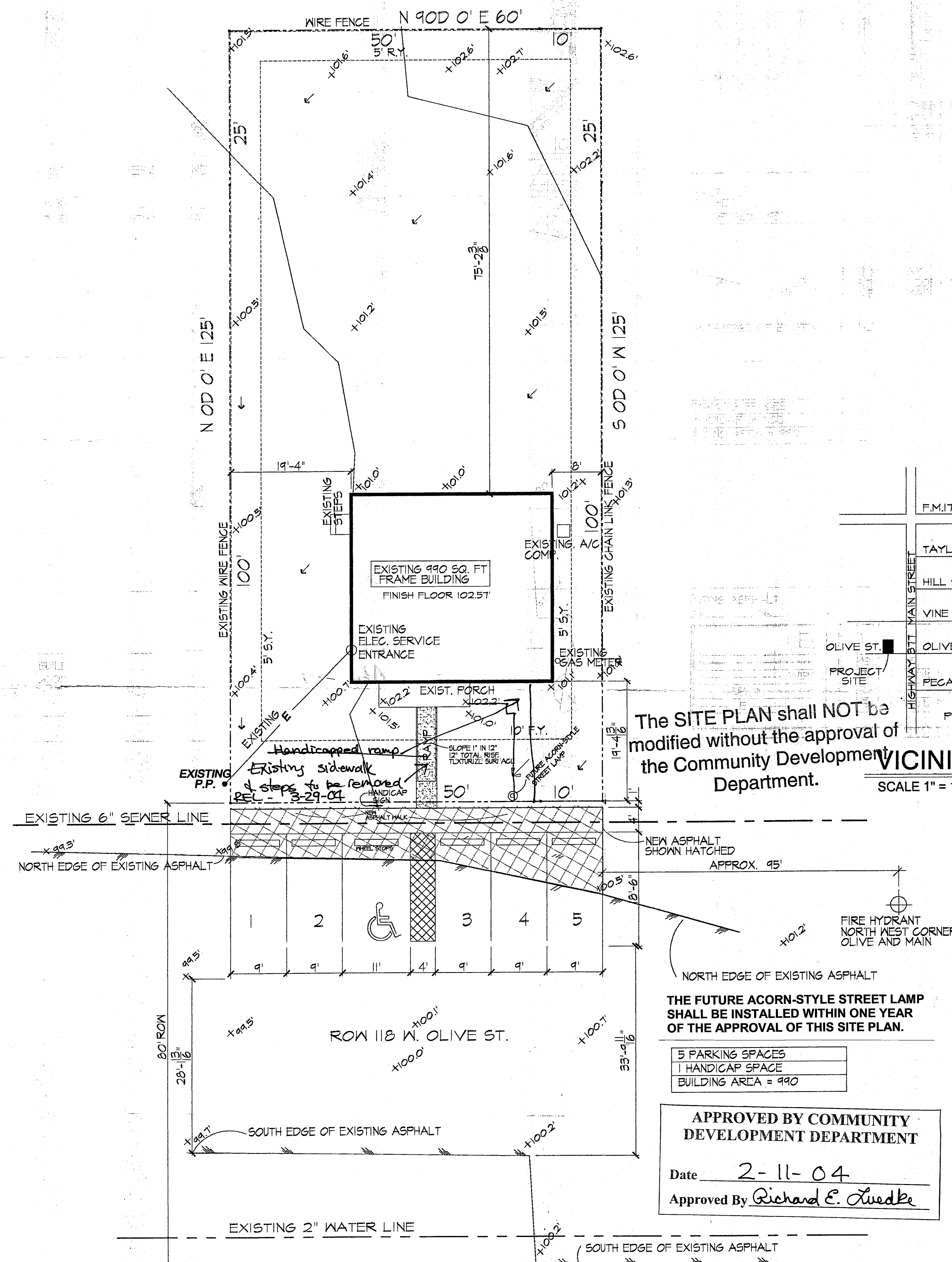
DETAILED CONSTRUCTION PLANS FOR THIS PROJECT WILL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION. ANY CHANGES TO THE APPROVED SITE PLAN RESULTING FROM THE CONSTRUCTION PLAN REVIEW SHALL BE REFLECTED ON THE SITE PLAN AND IS THE SOLE RESPONSIBILITY AND COST OF THE OWNER.



ASPHALT PAVING DETAIL



CONC. WALK DETAILS



SITE PLAN

SCALE 1" = 10'

The SITE PLAN shall NOT be modified without the approval of the Community Development Department.

VICINITY MAP

SCALE 1" = 1000'

THE FUTURE ACORN-STYLE STREET LAMP SHALL BE INSTALLED WITHIN ONE YEAR OF THE APPROVAL OF THIS SITE PLAN.

5 PARKING SPACES
1 HANDICAP SPACE
BUILDING AREA = 990

APPROVED BY COMMUNITY DEVELOPMENT DEPARTMENT

Date 2-11-04

Approved By Richard E. Luedke

LEGEND	
---	PROPERTY LINE
---	WIRE OR CHAIN LINK FENCE
P.P. •	POWER POLE
E	OVER HEAD ELEC. LINE

THESE DRAWINGS FOR THIS DESIGN HAVE BEEN DEVELOPED AND ISSUED WITHOUT SPECIFIC KNOWLEDGE OF THE OWNER OR THE OWNER'S GENERAL CONTRACTOR TO PROVIDE ENGINEERING AND SPECIFIC SHOP DRAWINGS FOR THE FOUNDATION, HVAC, STRUCTURAL AND OTHER AREAS REQUIRED BY THE LOCAL GOVERNING CODE. COMPLIANCE TO THOSE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GEN. CONT. IT IS THE OWNER'S, GEN. CONTRACTOR'S, SUB CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE DRAWINGS AND TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AGENCIES. THE OWNER SHALL NOT EXCEED THE PRICE PAID TO MASTERPLANS FOR THESE PLANS.

SITE PLAN
118 WEST OLIVE ST.
LOT 4 BLOCK 5
TOWN OF KELLER
ADDITION
KELLER, TX.

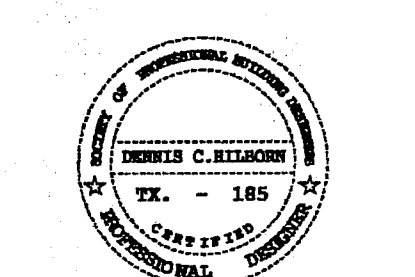
LOT AREA 7500 SQ. FT.
17 ACRES
ZONED "R"

OWNER
RON & LORI CIMOMETTI
2303 WILKES CT.
COLLEYVILLE, TX. 76034
817-421-6326

DATE 2/2/04

MasterPlans
817-379-7326

DRAFTING AND DESIGN
Contact: Dennis Hillman
Office - 817-379-7326
Fax - 817-379-0442



03-294

SHT. 1