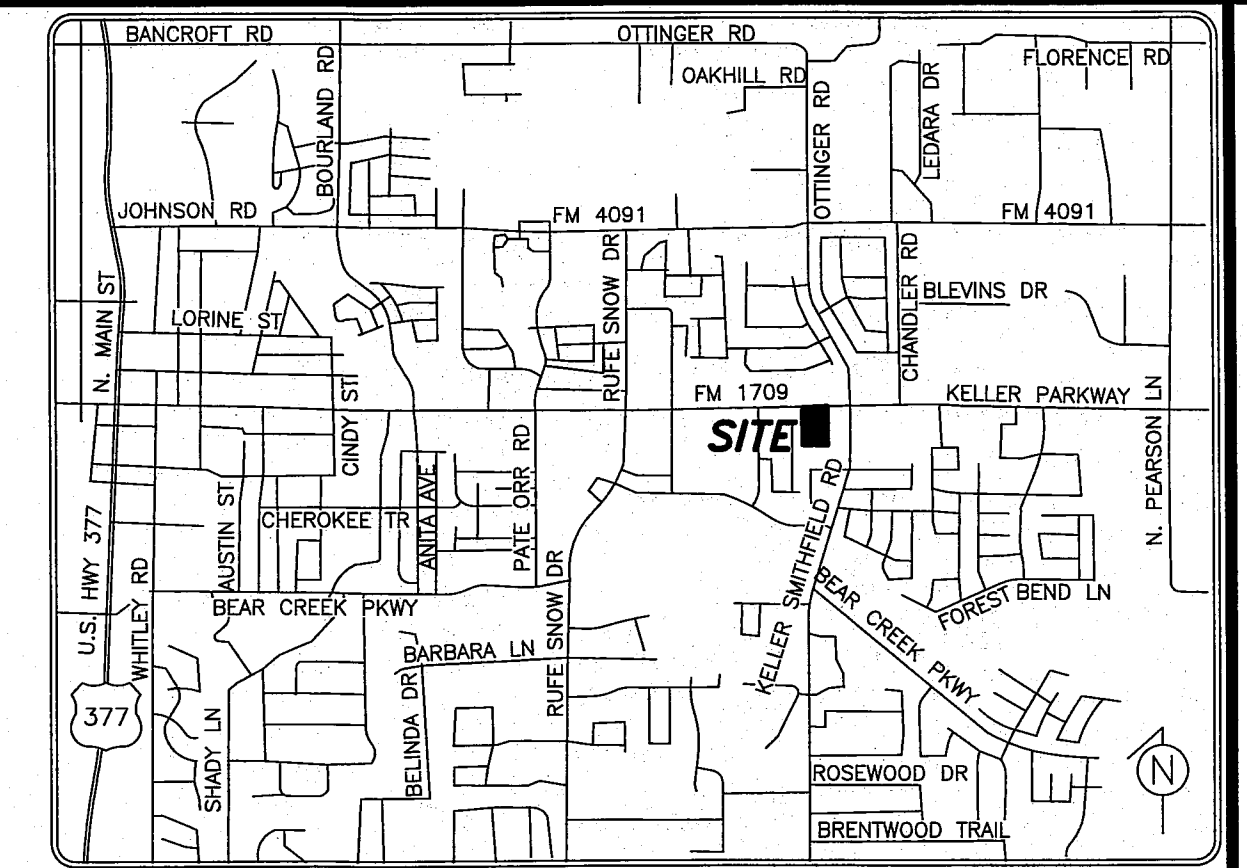


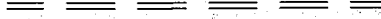
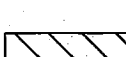
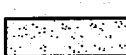
(VARIABLE WIDTH RIGHT-OF-WAY)
KELLER PARKWAY
F.M. 1709

NOTES BY SYMBOL:

- 1 PROPOSED STRUCTURE.
- 2 DUMPSTER WITH MASONRY ENCLOSURE TO MATCH BUILDING COLORS WITH 7" THICK CONC. APRON. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- 3 ACCESSIBLE PARKING SPACE (TYP.)
- 4 ACCESSIBLE PARKING POLE SIGNAGE & WHEELSTOPS (TYP.) - 2 PLACES (3 REGULAR AND 1 VAN ACCESSIBLE SIGNAGE)
- 5 PROPOSED 5' WIDE PUBLIC SIDEWALK
- 6 ADA COMPLIANT WALKWAY (TO CONNECT TO PUBLIC SIDEWALK)
- 7 PROPOSED ACCESS TO KELLER PARKWAY (TXDOT PERMIT REQUIRED)
- 8 PROPOSED MONUMENT SIGN. SIGNAGE BY SEPARATE PERMIT
- 9 DRIVE THROUGH LANE
- 10 ORDER BOARD
- 11 BARRIER FREE RAMP
- 12 PROPOSED ELECTRICAL TRANSFORMER (PENDING ONCOR APPROVAL)
- 13 GREASE INTERCEPTOR AND SAMPLE WELL
- 14 DRAINAGE STRUCTURE
- 15 PROPOSED FIRE HYDRANT
- 16 PROPOSED FIRE DEPT. CONNECTION (FDC)
- 17 MUTCD R5-1 "DO NOT ENTER SIGNAGE"
- 18 PEDESTRIAN LIGHT STANDARD (PER DEVELOPMENT STANDARDS)



VICINITY MAP
NOT-TO-SCALE

- | | |
|---|--|
|  | PROPERTY LINE |
|  | ADJOINED PROPERTY |
|  | BUILDING SETBACK LINE |
|  | EASEMENTS |
|  | EXISTING CURB |
|  | PROPOSED CURB
AND GUTTER |
|  | PAINTED STRIPE
(TRAFFIC WHITE) |
|  | PAINTED WALKWAY
(TRAFFIC WHITE) |
|  | CONCRETE PAVING (3,600 PSI MIN.),
4,200 PSI MIN. FOR FIRELANE |
|  | 4" THICK CONCRETE SIDEWALK (3000 psi
MIN. COMPRESSIVE STRENGTH) |
|  | INTERIOR LANDSCAPED AREA
(P.E. LANDSCAPE PLANS) |
|  | PARKING STALL COUNT |
|  | SITE LIGHTING
(SEE ELECTRICAL PLANS) |

GENERAL NOTES:

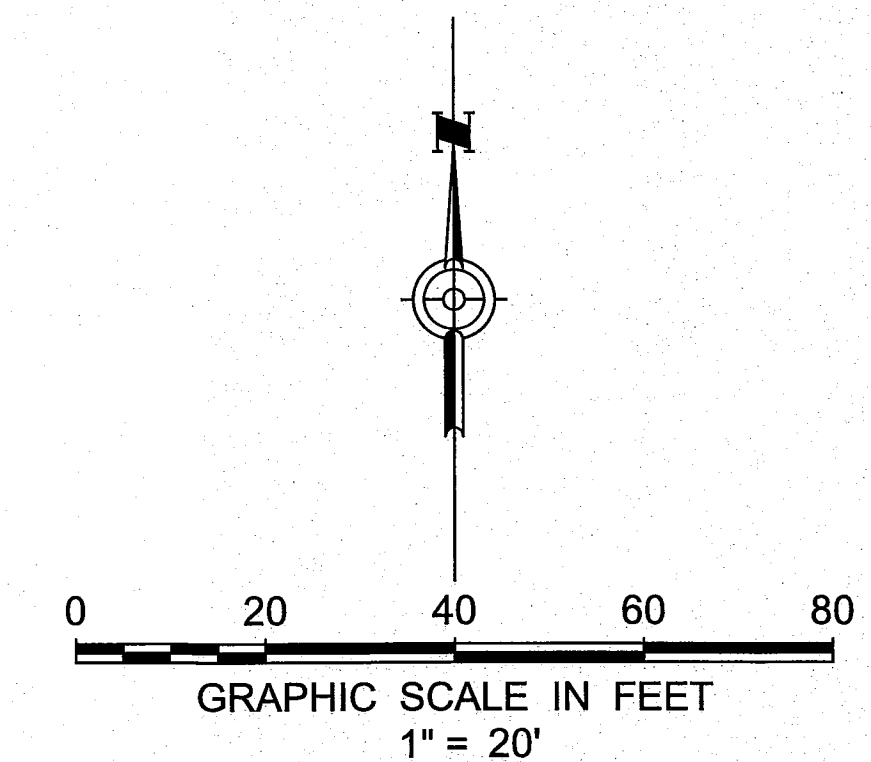
1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
3. ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
4. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.

SITE DATA SUMMARY

DEVELOPMENT	RESTAURANT / RETAIL
EXISTING ZONING	TOWN CENTER
PROPOSED USE	RETAIL STORE & RETAIL WITH DRIVE-THROUGH
SITE AREA	1.586 Ac. (69,086 sf)
BUILDING AREA (6,000 SF MIN.)	9000 sf
BUILDING HEIGHT (2 STOREYS AND 35' MIN)	27'
FLOOR AREA RATIO	0.130
LOT COVERAGE	13.0%
RESTAURANT PARKING REQUIRED (9000 sf @ 1:150 SF)	60
PARKING PROVIDED	85
ADA SPACES REQUIRED	4
ADA SPACES PROVIDED	4

APPROVED BY
CITY COUNCIL ACTION
RESOLUTION # 4023
Date: 8/7/2018

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



SITE PLAN

**1.586 ACRE PARCEL LOT 3 - BLOCK E
KELLER TOWN CENTER ADDITION
CITY OF KELLER, TARRANT COUNTY, TEXAS**

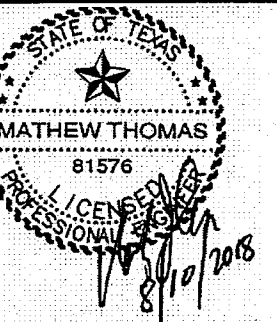
OWNER	ENGINEER
TRINITY PARTNERS COMMERCIAL REAL ESTATE	THOMAS SITE DEVELOPMENT
450 N. KIMBALL AVE., SUITE 100	ENGINEERING INC.
SOUTHPLAKE, TX 76092	2004 BEDFORD ROAD, STE 200, BEDFORD, TX 76021
ATTN: BRAD BOWEN PH: (214) 693-7424	ATTN: MATHEW THOMAS, PE PH: (214) 680-2728

SITE BENCHMARK NO. 1 = CENTER OF GTE
MANHOLE LID LOCATED NORTHWEST AT A DISTANCE
OF 40 FEET FROM THE NORTHWEST PROPERTY
CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 662.96'

SITE BENCHMARK NO. 2 = CENTER OF SANITARY
SEWER MANHOLE LID LOCATED SOUTHEAST AT A
DISTANCE OF 341 FEET FROM THE SOUTHWEST
PROPERTY CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 652.56'

**SITE DEVELOPMENT
ENGINEERING INC.**

THOMAS
REGISTRATION NO. E-10289



FM 1709 KELLER PKWY DEVELOPMENT
1.586 ACRE PARCEL LOT 3 - BLOCK E
KELLER TOWN CENTER ADDITION
CITY OF KELLER, TARRANT COUNTY, TEXAS

100

DESCRIPTION

NOTES

C-2.0

\\ONE DRIVE\CD WORK FOLDER\201807 FM 1709 KELLER - TPCRE DESIGN\SHEETS\C-2.0 SITE PLAN - FM 1709 KELLER.DWG
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