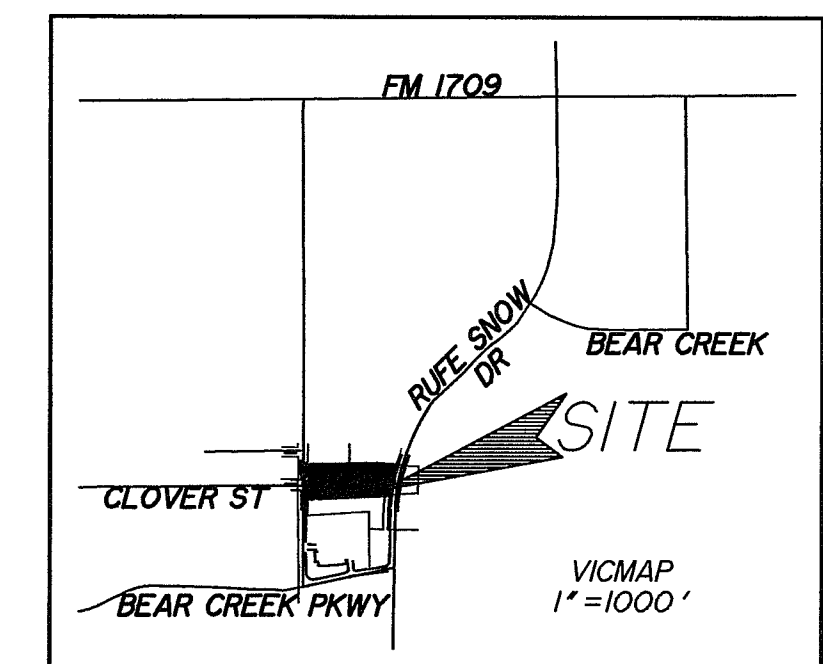
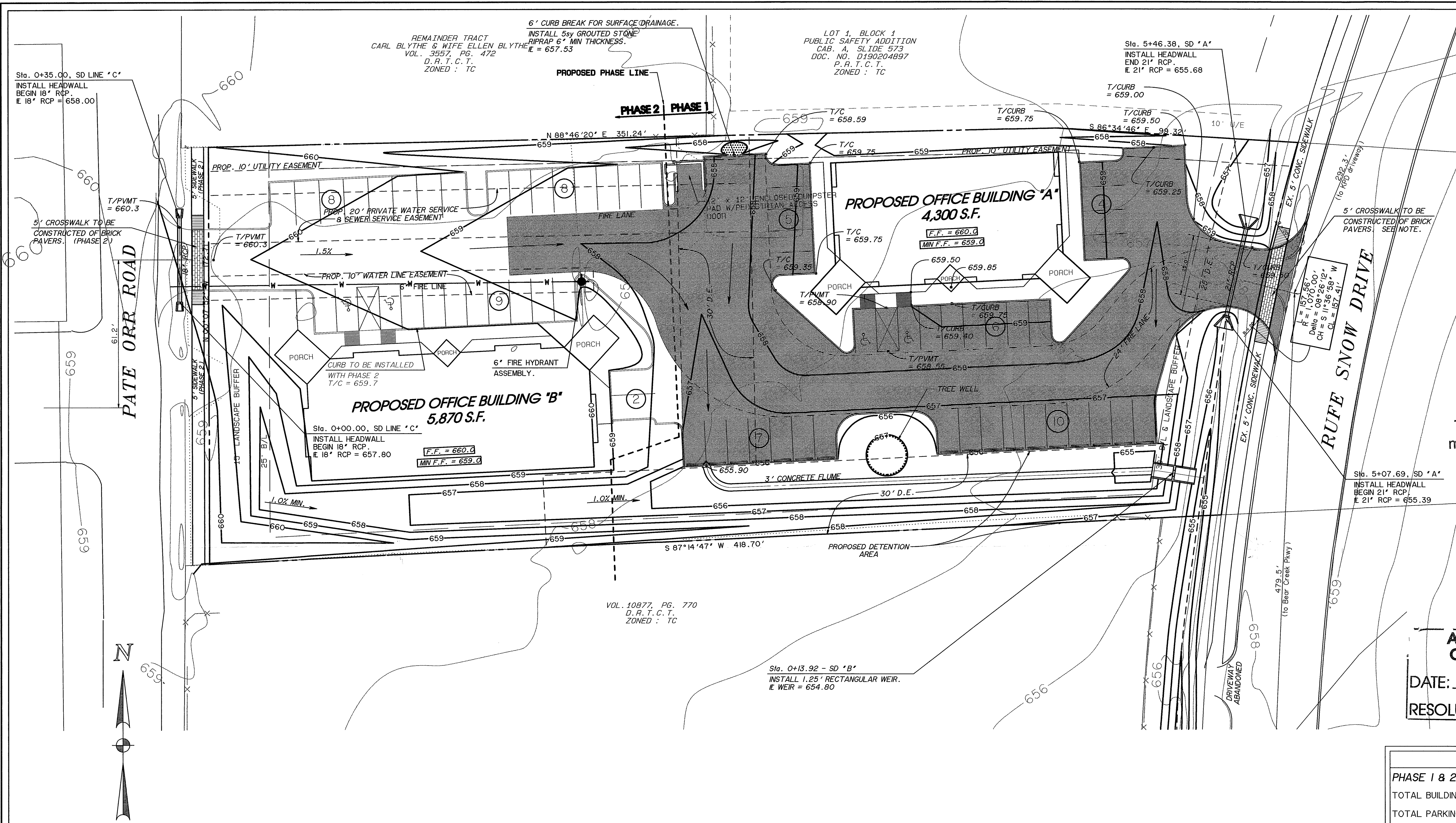




LEGEND	
718.00 ○	EXISTING SPOT ELEVATION
718.00 ✕	PROPOSED SPOT ELEVATION
— 718 —	EXISTING CONTOUR
— 718 —	PROPOSED CONTOUR
- - 718 - -	FUTURE CONTOUR
→	DIRECTION OF FLOW
FF=718.00	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED PAVEMENT (PHASE 1)

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

APPROVED BY CITY COUNCIL ACTION

DATE: 5/06/08
RESOLUTION NO. 2685

SUMMARY TABLE

PHASE 1 & 2	
TOTAL BUILDING S.F.	10,170 sf
TOTAL PARKING REQUIRED	10,170/200 = 51
TOTAL PARKING PROVIDED	59 PARKING SPACES & 4 HANDICAP SPACES

SITE PLAN PECAN PARK - PHASES 1 & 2

Lot 1, Block A - Pecan Park Addition
350 Rufe Snow Drive
City of Keller
Tarrant County, Texas

1.67 acres
Zoned: TC - Town Center

Applicant: Mike & Carol Harris, 8632 Waterfront Ct., Fort Worth, TX 76179
Tel: 817-781-9078

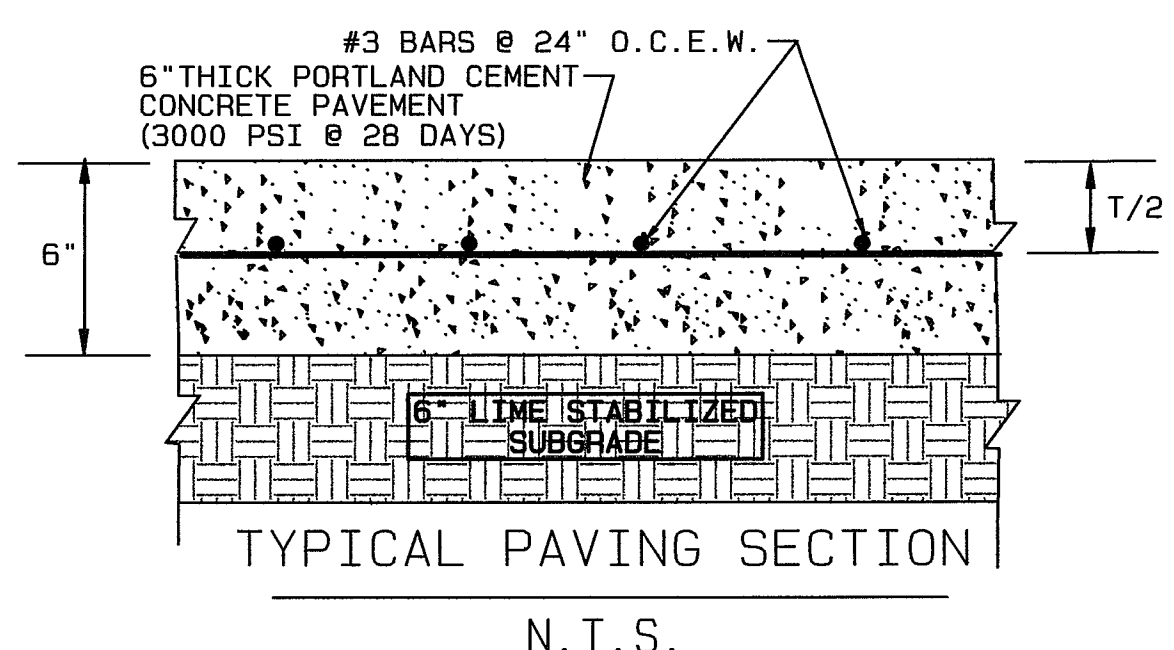
Prepared By: Kellie Engineering, 200 Rufe Snow Drive North, Keller, TX 76248
Tel: 817-379-1225

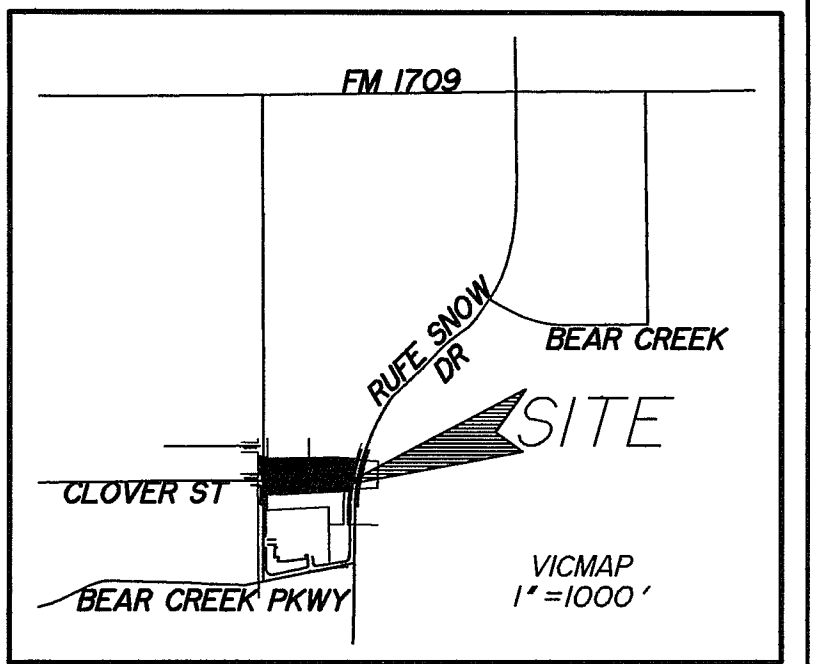
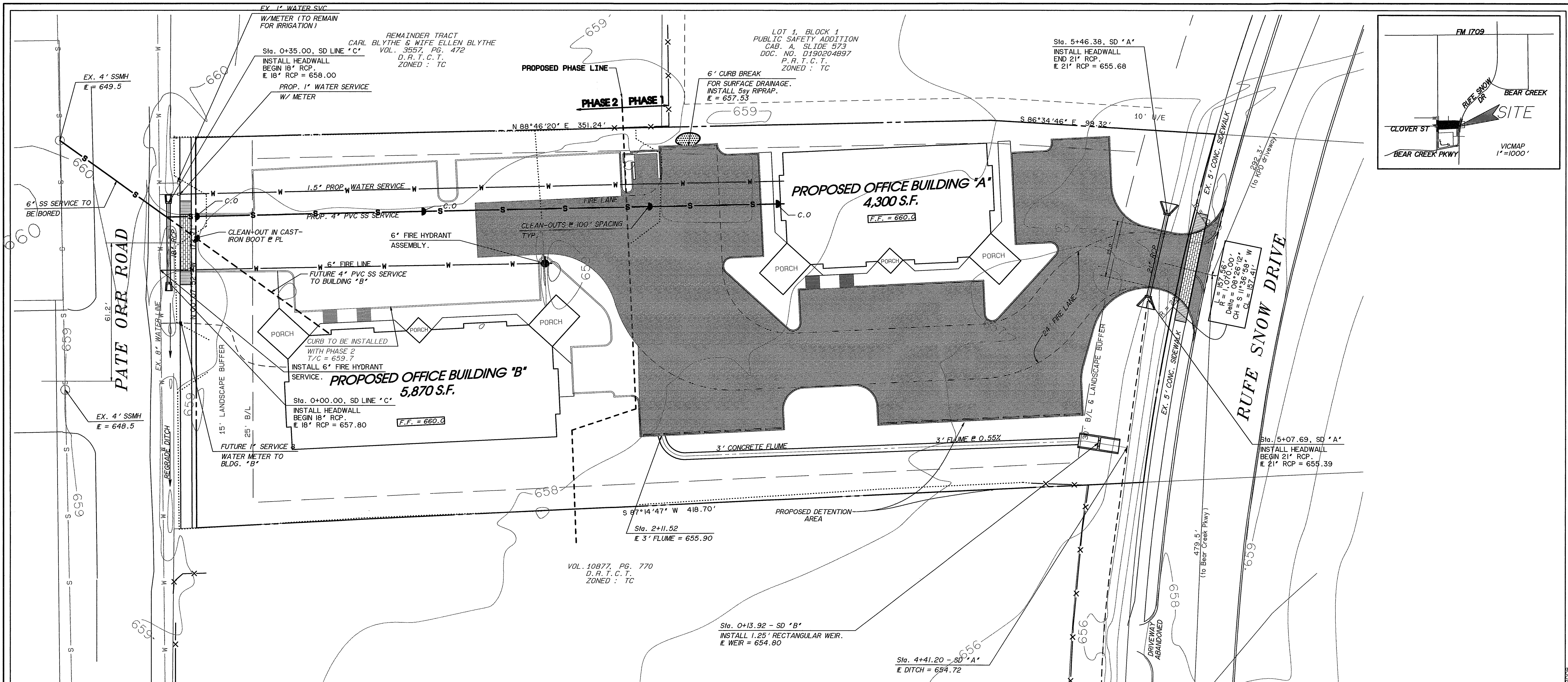
Owned By: Mike & Carol Harris, 8632 Waterfront Ct., Fort Worth, TX 76179
Tel: 817-781-9078

Issued: 03/07/2008
Revised:

Sheet 1 of 4

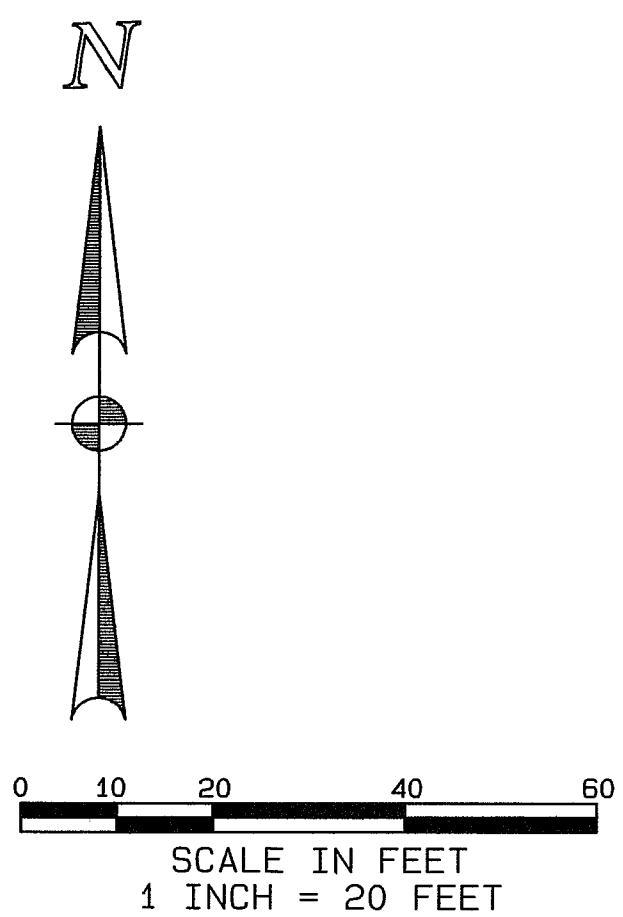
- NOTES:**
- ALL SIGNAGE SHALL MEET TOWN CENTER DISTRICT AND UDC REQUIREMENTS.
- CROSS ACCESS WITH THE ADJACENT PROPERTIES WILL BE PROVIDED, IF FEASIBLE, WHEN THE ADJACENT PROPERTIES ARE DEVELOPED.
- IN ACCORDANCE WITH RESOLUTION NO. 2631
1. THE MINIMUM SQUARE FOOTAGE OF 4,300 SQUARE FEET FOR BUILDING A AND 5,870 SQUARE FEET FOR BUILDING B SHALL BE ALLOWED.
 2. A LANDSCAPE BUFFER AND BUILDING SETBACK OF THIRTY FEET (30') ALONG RUFÉ SNOW DRIVE IN LIEU OF THE REQUIRED FIFTY FOOT (50') LANDSCAPE BUFFER AND BUILDING SETBACK SHALL BE ALLOWED.
- NO WALL PACK LIGHTING TO BE USED ON BUILDINGS.
- DECORATIVE LIGHTING SHALL BE USED ON BUILDINGS AS REQUIRED BY TOWN CENTER DISTRICT STANDARDS.
- SITE LIGHTING WILL MEET ALL LIGHTING AND GLARE REQUIREMENTS OF THE UDC.
- CROSSWALK PAVERS SHALL BE ANTIQUE RED UNI-DECOR PAVERS IN A HERRINGBONE PATTERN WITH HOLLAND STONE SOLDIER COURSE, AS MANUFACTURED BY OR EQUAL TO PAVESTONE CO., GRAPEVINE, TX.
- 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 DEVELOPER.





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 DEVELOPER.

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



SITE PLAN - UTILITIES PECAN PARK - PHASES 1 & 2

Lot 1, Block A - Pecan Park Addition
350 Rufe Snow Drive
City of Keller
Tarrant County, Texas

1.67 acres
Zoned: TC - Town Center

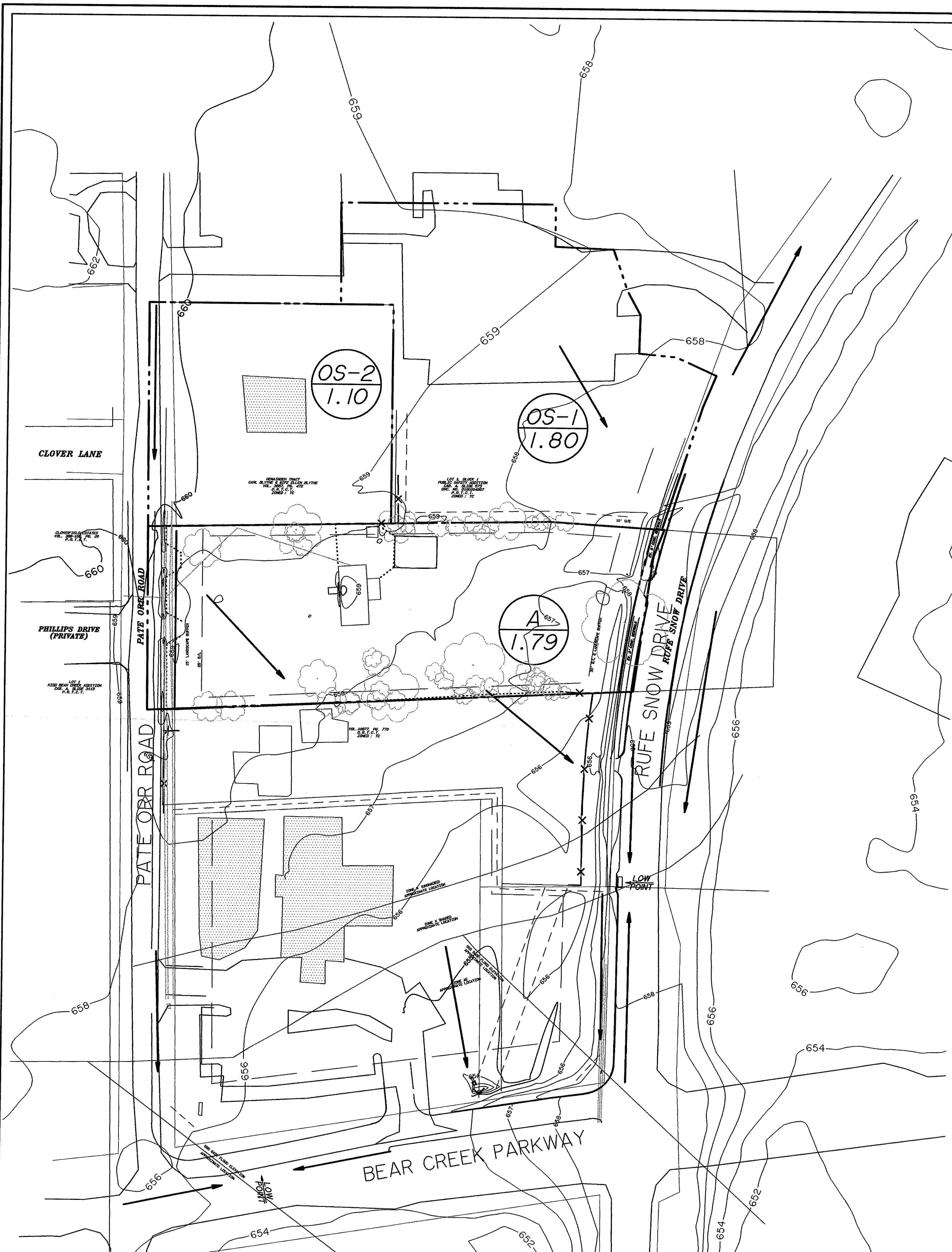
Applicant: Mike & Carol Harris, 8632 Waterfront Ct., Fort Worth, TX 76179
Tel: 817-781-9078

Prepared By: Kellie Engineering, 200 Rufe Snow Drive North, Keller, TX 76248
Tel: 817-378-1225

Owned By: Mike & Carol Harris, 8632 Waterfront Ct., Fort Worth, TX 76179
Tel: 817-781-9078

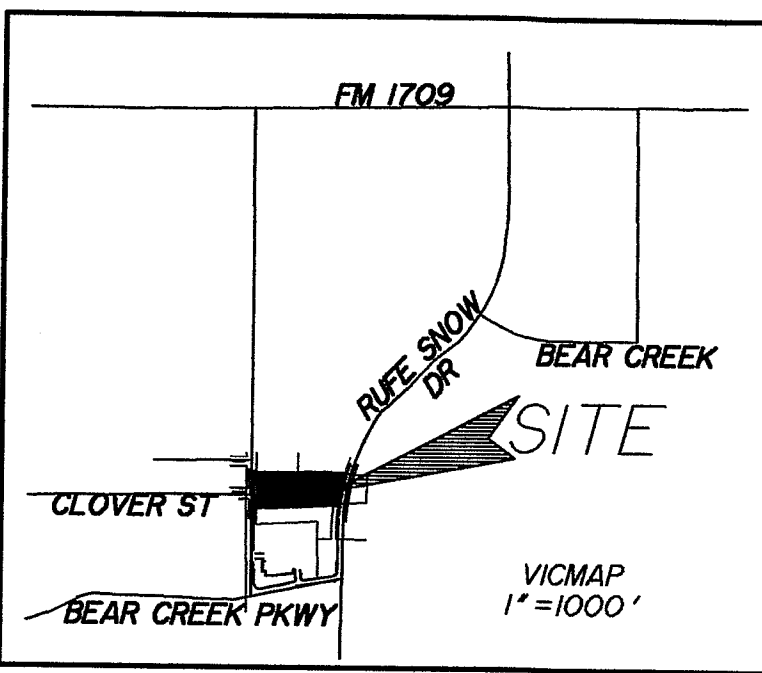
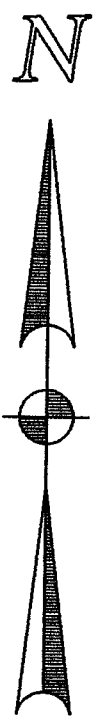
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Revised:

Sheet 2 of 4



**PRE-DEVELOPED DRAINAGE
AREA MAP**
1" = 60'

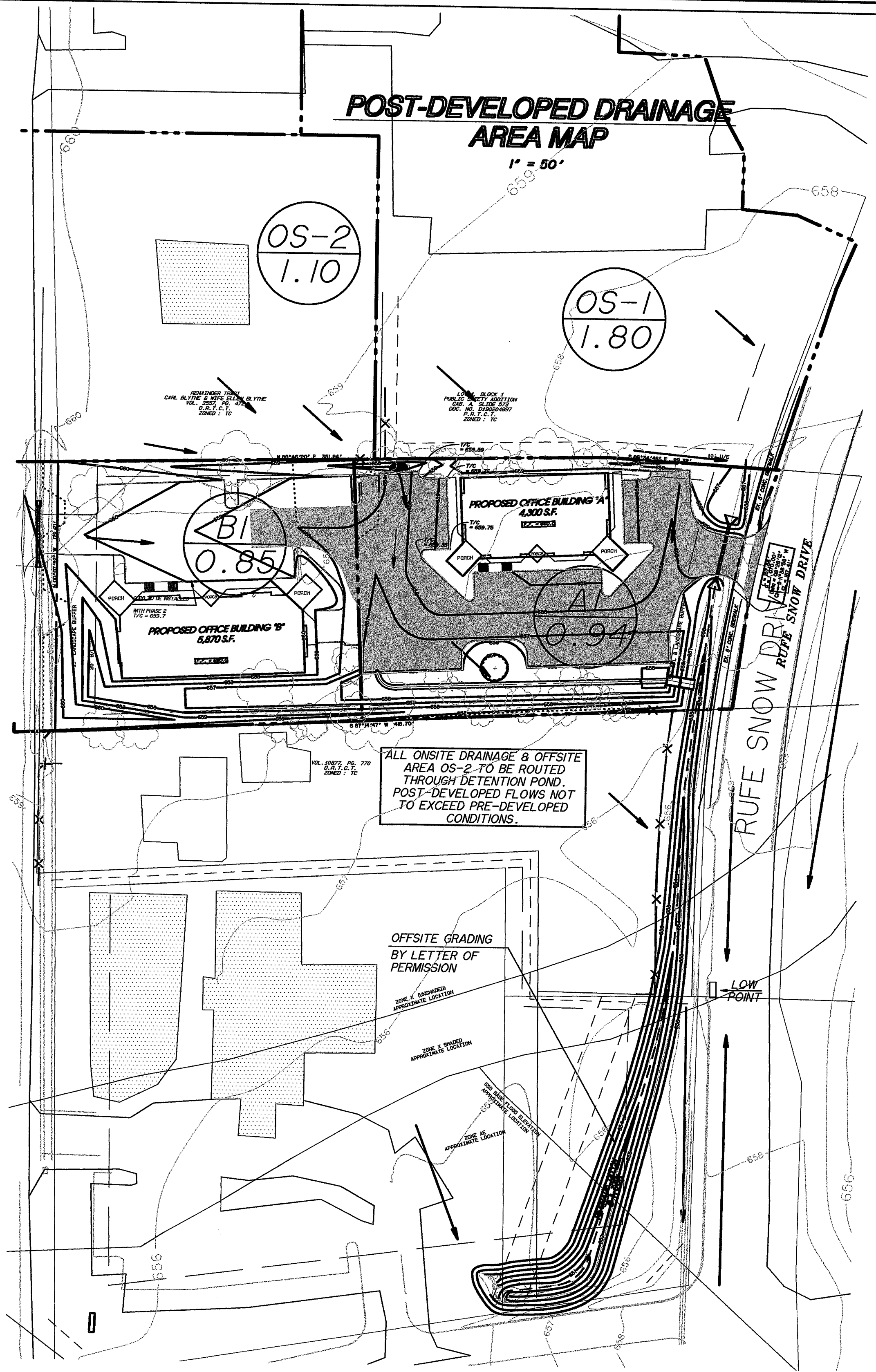
DETAILED CONSTRUCTION PLANS FOR THIS PROJECT WILL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION. ANY CHANGES TO THE APPROVED SITE PLAN RESULTING FROM THE CONSTRUCTION PLAN REVIEW SHALL BE REFLECTED ON THE SITE PLAN AND IS THE SOLE RESPONSIBILITY AND COST OF THE DEVELOPER.



LEGEND	
718.00 ○	EXISTING SPOT ELEVATION
718.00 ✕	PROPOSED SPOT ELEVATION
— 718 —	EXISTING CONTOUR
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→	DIRECTION OF FLOW
FF=718.00	PROPOSED FINISHED FLOOR ELEVATION

DRAINAGE SUMMARY TABLE

PRE-DEVELOPED CONDITIONS				25yr	100yr		
Area ID	Acreage	"C"	Tc (min)	Q25 (cfs)	Q100 (cfs)	Q100 (cfs)	Comments
A	1.79	0.5	15	7.77	6.95	8.61	Sheet flow offsite to southeast
OS-1	1.8	0.7	15	7.77	9.79	12.12	Sheet flow generated offsite, flows southeast across Pecan Park to bar ditch
OS-2	1.1	0.5	15	7.77	4.27	5.29	Sheet flow generated offsite, flows southeast across Pecan Park to south property line
Total	1.79			21.02		26.02	
Keller's Unified Development Code for runoff coefficients							
POST-DEVELOPED CONDITIONS				25yr	100yr		
Area ID	Acreage	"C"	Tc (min)	Q25 (cfs)	Q100 (cfs)	Q100 (cfs)	Comments
A1	0.94	0.9	10	9.33	7.89	9.79	Detained
B1	0.85	0.9	10	9.33	7.14	8.85	Detained
OS-1	1.8	0.7	15	7.77	9.79	12.12	Re-routed east to ditch, south through 21" culvert
OS-2	1.1	0.5	15	7.77	4.27	5.29	detention pond passthrough flow
	4.69			29.09		36.05	
Keller's Unified Development Code for runoff coefficients. Area OS-1 re-routed to bar ditch - west ROW line Rufe Snow Drive							
DETENTION SUMMARY				Q25 (cfs)	Q100 (cfs)		
ONSITE Pre-Developed (Area A)				6.95	8.61		
Post-Developed, through Detention Pond (A1,B1,OS-2)				19.30	23.93		
Allowable Outflow (On-site predeveloped + OS-2 passthrough)				11.23	13.90		
Required detention (cubic feet)				6,200 cf	8,000 cf		
DETENTION REQUIREMENTS: determined by Modified Rational Method for sites less than 25 acres. Allowable Outflow computed as post-developed Area A1 + Area B1 + offsite Area OS-2 (passthrough flow)							



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

**SITE PLAN - GRADING & DRAINAGE
PECAN PARK - PHASES 1 & 2**

Lot 1, Block A - Pecan Park Addition
350 Rufe Snow Drive
City of Keller
Tarrant County, Texas

1.67 acres
Zoned: TC - Town Center

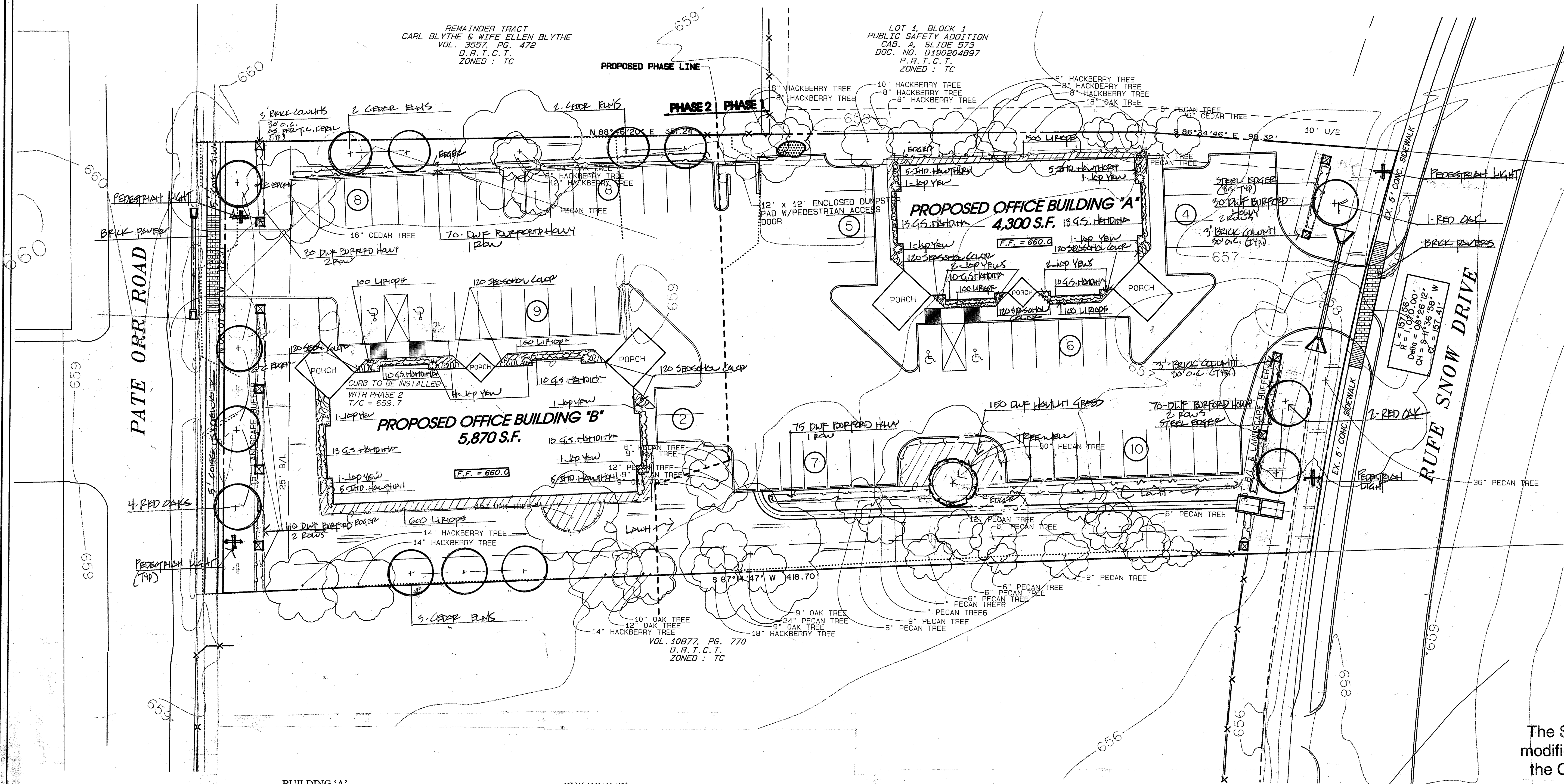
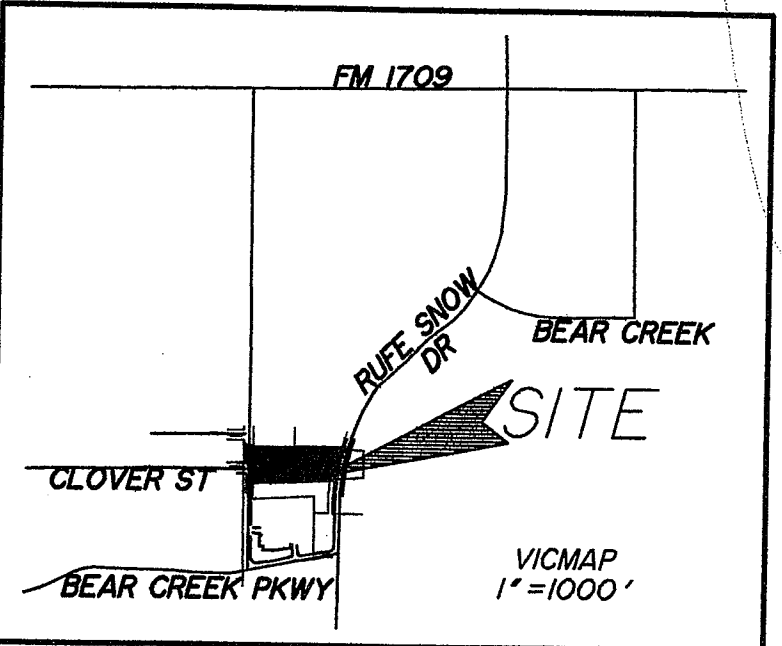
Applicant: Mike & Carol Harris, 8632 Waterfront Ct., Fort Worth, TX 76179
Tel: 817-781-9078

Prepared By: Kellie Engineering, 200 Rufe Snow Drive North, Keller, TX 76248
Tel: 817-379-1225

Owned By: Mike & Carol Harris, 8632 Waterfront Ct., Fort Worth, TX 76179
Tel: 817-781-9078

Issued: 03/07/08
Revised:

Sheet 3 of 4



BUILDING 'A'

PLANT LIST:

DESCRIPTION	QTY.	SIZE	SPAC.
CANOPY TREES:			
RED OAK	3	4" CAL.	A.S.
QUERCUS SHUMARDI			
SHRUBS:			
INDIAN HAWTHORN SNOW	10	5 GAL.	30" O.C.
RAPHIOLEPIS INDICA CLARA	175	5 GAL.	30" O.C.
DWF BURFORD HOLLY			
ILEX CORNUTA BURFORDI	46	3 GAL.	30" O.C.
GULF STREAM NANDINA			
NANDINA GULF STREAM	8	15 GAL.	A.S.
JAP YEW			
PODOCARPUS			
GROUNDCOVERS:			
LIRIOPE	700	4" POTS	12" O.C.
LIRIOPE MUSCARI			
DWF MAIDEN GRASS	150	1 GAL.	2" O.C.
MISCANTHUS HAMLIN			
SEASONAL COLOR	360	4" POTS	8" O.C.
LAWNS:			
BERMUDA SOD	ALL LAWN AREAS, OVERSEEDED FALL AND WINTER		

BUILDING 'B'

PLANT LIST:

DESCRIPTION	QTY.	SIZE	SPAC.
CANOPY TREES:			
RED OAK	4	4" CAL.	A.S.
QUERCUS SHUMARDI	7	3" CAL.	A.S.
CEDAR ELMS			
ULMUS CRASSIFOLIA			
SHRUBS:			
INDIAN HAWTHORN SNOW	10	5 GAL.	30" O.C.
RAPHIOLEPIS INDICA CLARA	210	5 GAL.	30" O.C.
DWF BURFORD HOLLY			
ILEX CORNUTA BURFORDI	46	3 GAL.	30" O.C.
GULF STREAM NANDINA			
NANDINA GULF STREAM	8	15 GAL.	A.S.
JAP YEW			
PODOCARPUS			
GROUNDCOVERS:			
LIRIOPE	800	4" POTS	12" O.C.
LIRIOPE MUSCARI	24	1 GAL.	2" O.C.
DWF MAIDEN GRASS			
MISCANTHUS HAMLIN			
SEASONAL COLOR	360	4" POTS	8" O.C.
LAWNS:			
BERMUDA SOD	ALL LAWN AREAS, OVERSEEDED FALL AND WINTER		

LANDSCAPE NOTES:

- SEPARATE ALL LANDSCAPE BEDS FROM LAWN AREAS WITH STEEL EDGING, 1/8"X4"X16" (14 GAUGE 10" STEEL EDGER IS NOT ACCEPTABLE).
- TOPDRESS ALL PLANT BEDS AND TREE SAUCERS WITH HARDWOOD MULCH 2" DEEP.
- ALL PLANT BEDS SHALL BE PREPARED PRIOR TO PLANTING. TREAT BED AREAS WITH ROUND-UP APPLICATION, FINE GRADE, REMOVING UNDESIRABLE DEBRIS, ADD 4" OF COMPOSTED PLANT MIX, PLANT FOOD, AND ROTILL 8" DEEP.
- ALL LANDSCAPING WITHIN VISIBILITY TRIANGLE SHALL COMPLY WITH VISIBILITY TRIANGLE REQUIREMENTS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REGULAR MOWING, WEEDING, IRRIGATION, FERTILIZING, PRUNING AND OTHER STANDARD MAINTENANCE OF ALL PLANTINGS, UNTIL FINAL ACCEPTANCE OF PROJECT BY OWNER WHO WILL THEN BE RESPONSIBLE FOR STANDARD MAINTENANCE.
- PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS.
- PROVIDE AUTOMATIC SPRINKLER SYSTEM WITH 100% COVERAGE, INSTALL RAIN AND FREEZE STAT.

**PROTECT EXISTING TREES TO REMAIN AS SHOWN FROM CONSTRUCTION OPERATIONS.

LANDSCAPING PLAN PECAN PARK - PHASES 1 & 2

Lot 1, Block A - Pecan Park Addition
in the City of Keller
Tarrant County, Texas

1.67 acres
Zoned: TC - Town Center

Applicant: Mike & Carol Harris, 8632 Waterfront Ct., Fort Worth, TX 76179
Tel: 817-781-9078

Prepared By: KAF Landscape Architects, 1205 Valley Ridge Drive,
Keller, TX 76248 Tel/ Fax: 817-379-4011

Owned By: Mike & Carol Harris, 8632 Waterfront Ct., Fort Worth, TX 76179
Tel: 817-781-9078

Issued: 03/07/2008
Revised:

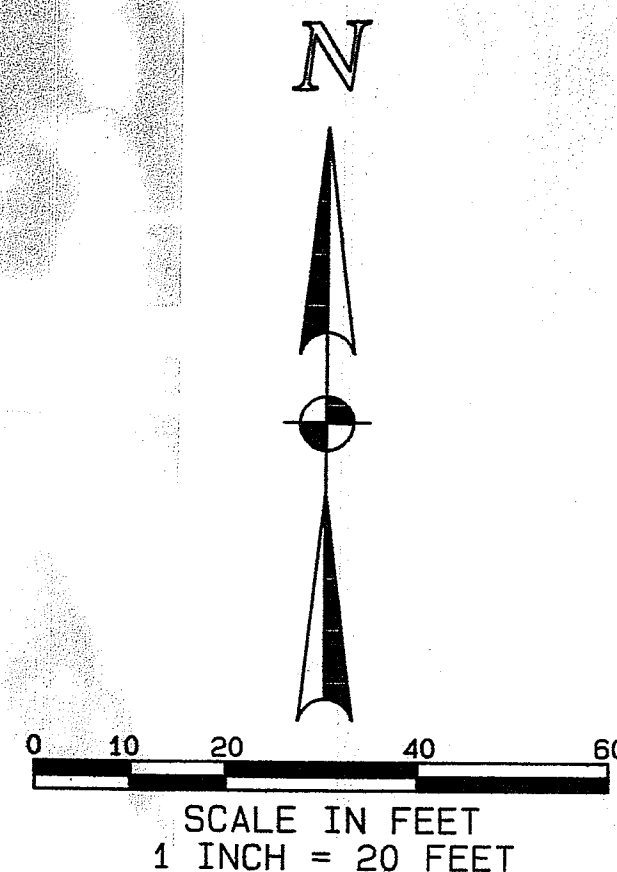
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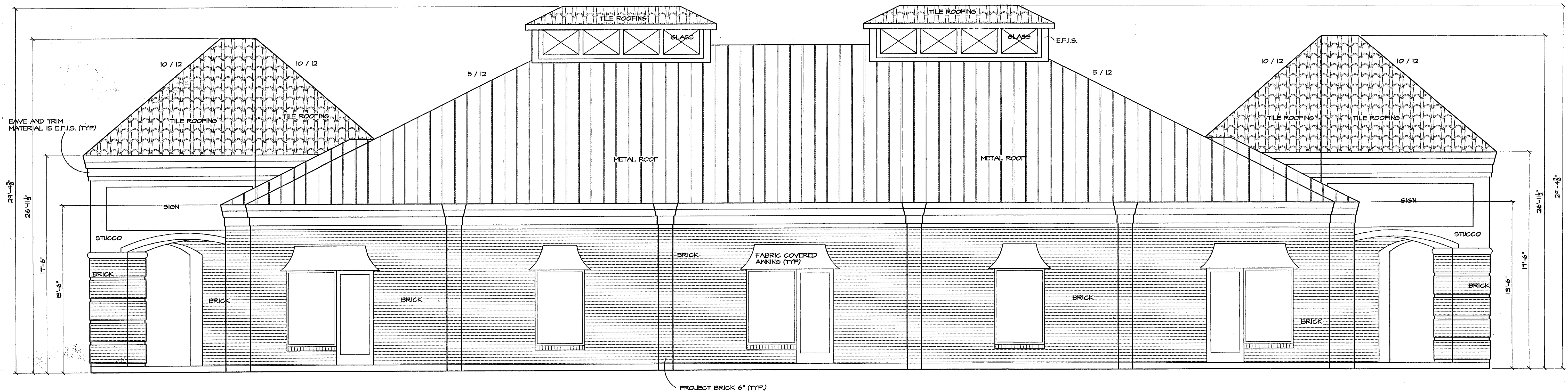
OWNER:

MIKE & CAROL HARRIS
8632 WATERFRONT CT.
FORT WORTH, TX 76179
TEL: 817.781.9078
FAX: 817.747.6660



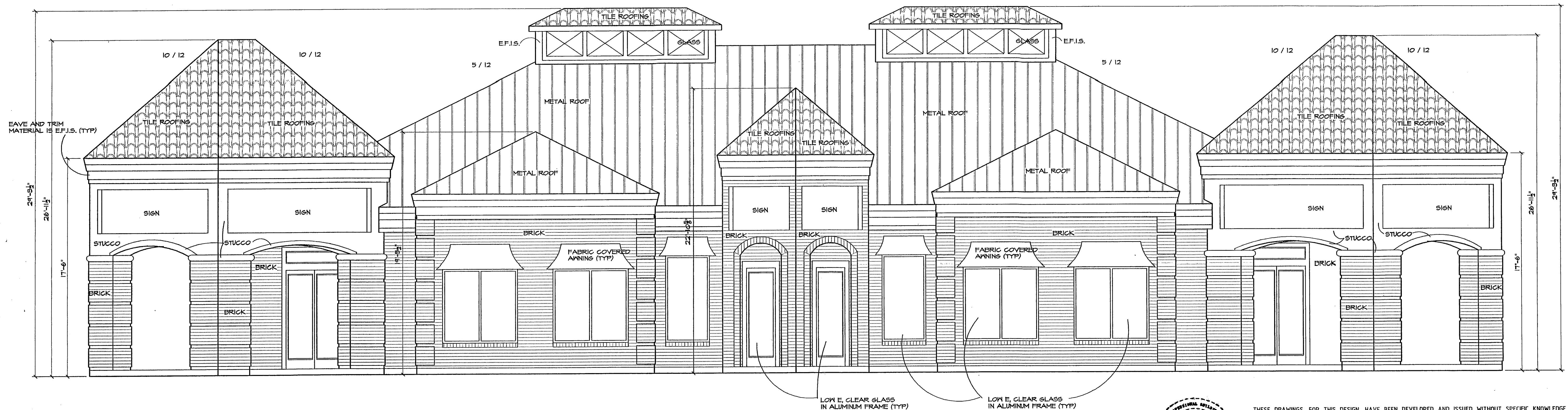
4/6/08 REVISION: UPDATE AS PER CITY COMMENTS





NORTH ELEVATION

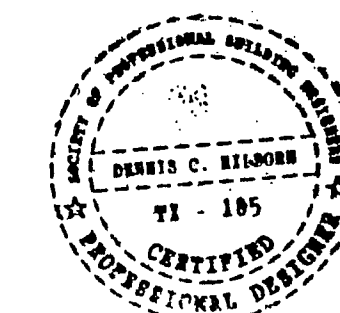
SCALE 1/4" = 1'-0"



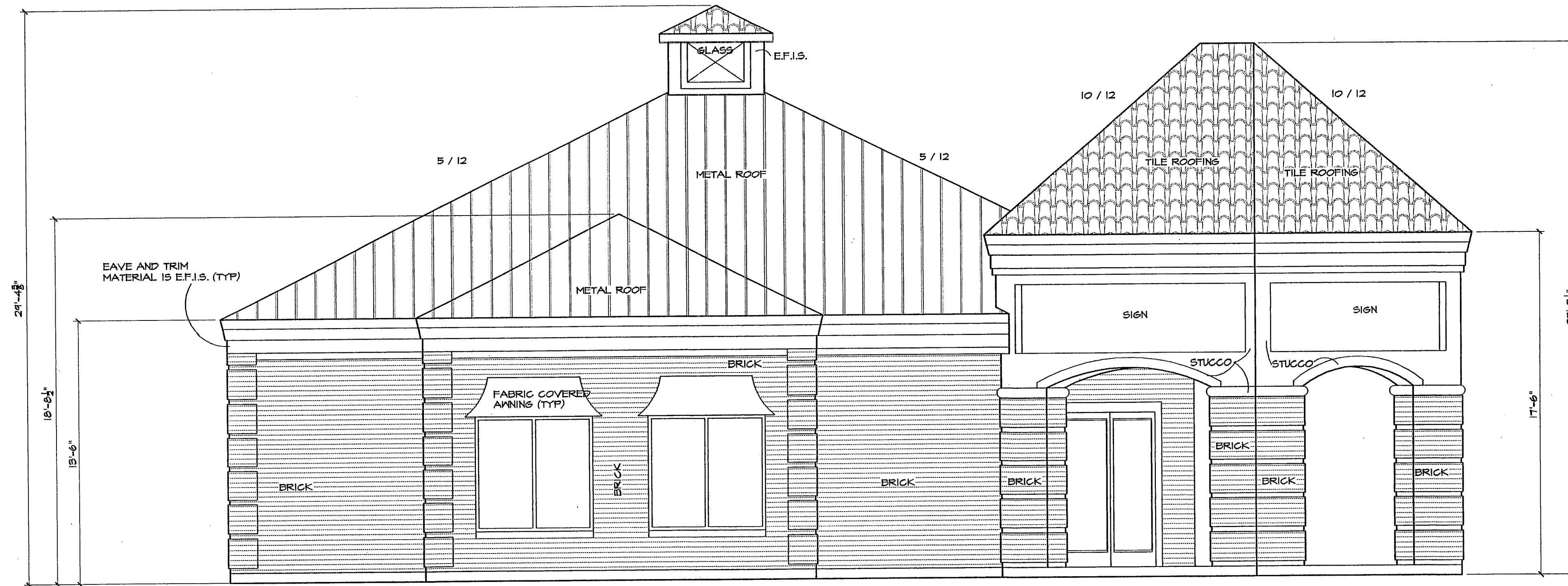
SOUTH ELEVATION

SCALE 1/4" = 1'-0"

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



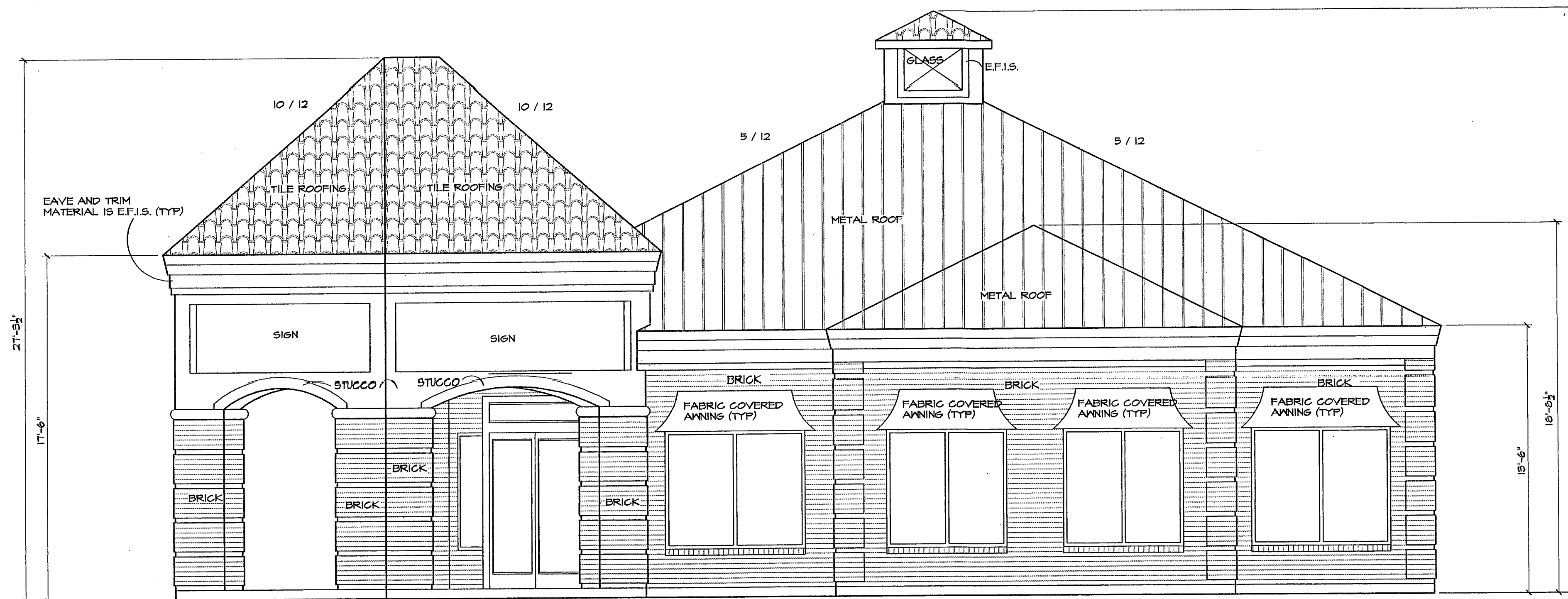
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WEST ELEVATION

SCALE 1/4" = 1'-0"

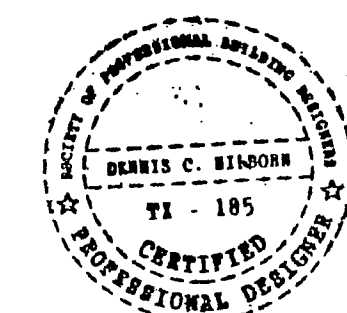
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EAST ELEVATION

FROM RUFE SNOW DR.

SCALE 1/4" = 1'-0"



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DATE ISSUED: 4/20/08

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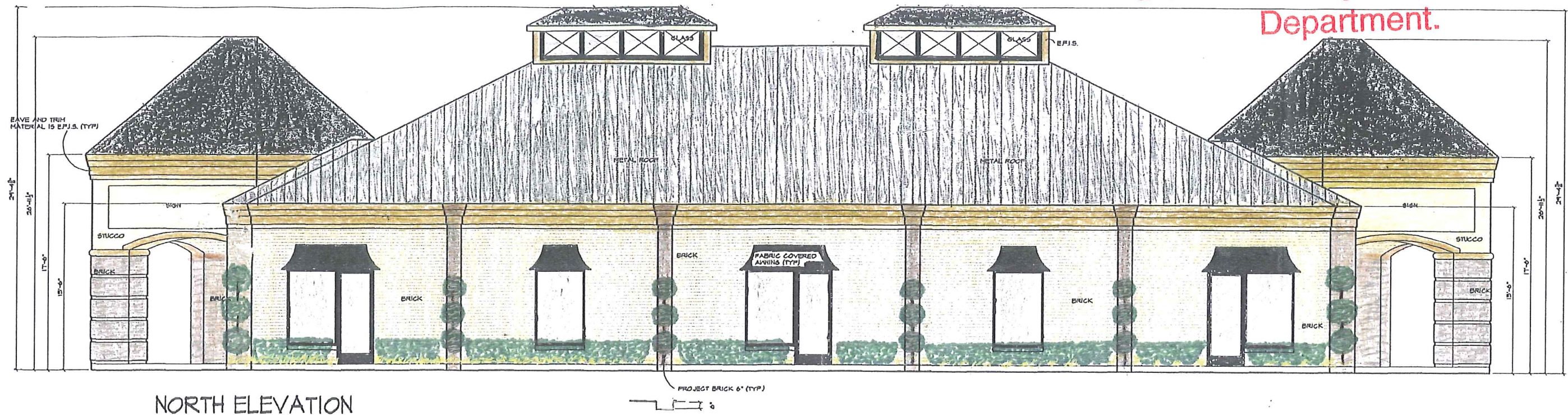
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RUFE SNOW DRIVE
KELLER, TX

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PECAN PARK OFFICE COMPLEX
4 of 9
07-179

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



NORTH ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

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REVISED: 4/1/07
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