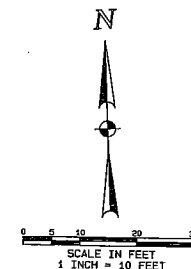
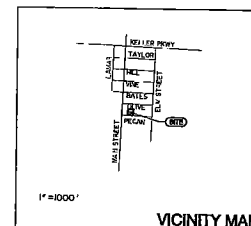
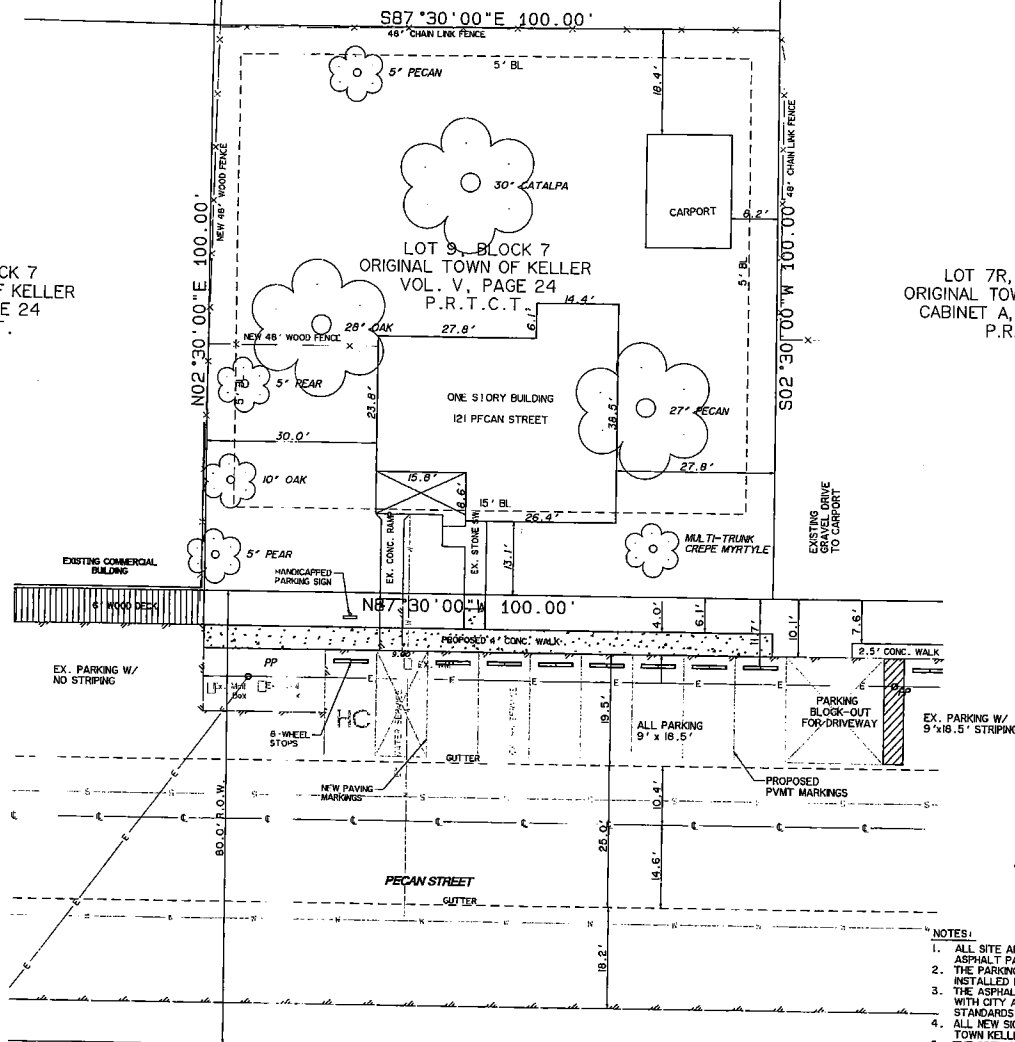


LOT 1, BLOCK 7
ORIGINAL TOWN OF KELLER
VOL. V, PAGE 24
P.R.T.C.T.

LOT 2, BLOCK 7
ORIGINAL TOWN OF KELLER
VOL. V, PAGE 24
P.R.T.C.T.

LOT 10, BLOCK 7
ORIGINAL TOWN OF KELLER
VOL. V, PAGE 24
P.R.T.C.T.

LOT 7R, BLOCK 7
ORIGINAL TOWN OF KELLER
CABINET A, SIDE 9325
P.R.T.C.T.



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.

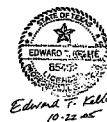
A RIGHT-OF-WAY (R.O.W.) PERMIT SHALL BE OBTAINED PRIOR TO ANY WORK IN THE PUBLIC R.O.W. - A PUBLIC WORKS INSPECTION IS REQUIRED FOR ANY WORK IN THE PUBLIC R.O.W. INCLUDING BUT NOT LIMITED TO THE RELOCATION OF UTILITIES, EXCAVATING, OR PAVING, ETC.

SITE PLAN NOTES

- REFER TO SHEET 2 OF THIS SITE PLAN FOR DRAINAGE AND UTILITY IMPROVEMENTS.
- SITE LANDSCAPING IN GENERAL CONFORMANCE WITH TREES AND SHRUBS AS SHOWN ON THIS SITE PLAN. LAWN/ GROUND-COVER TO BE ESTABLISHED AT THE FRONT OF THE BUILDING.

SITE DATA:

LEGAL DESC.: LOT 9, BLOCK 7, ORIGINAL TOWN OF KELLER 10,000 SF (0.23 AC)	LOT 9, BLOCK 7, ORIGINAL TOWN OF KELLER 10,000 SF (0.23 AC)
ZONING: R-OTK, RETAIL - OLD TOWN KELLER OVERLAY	R-OTK, RETAIL - OLD TOWN KELLER OVERLAY
BUILDING SIZE: 1320 SF	1320 SF
CURRENT USE: RESIDENTIAL (VACANT)	RESIDENTIAL (VACANT)
PROPOSED USE: RETAIL	RETAIL
REQUIRED PARKING SPACES: 7 (11/200 SF) (SEE BELOW)	7 (11/200 SF) (SEE BELOW)
PARKING PROVIDED: 8 ADJACENT TO LOT (INCLUDING ACCESSIBLE SPACE) NO OFF STREET PARKING PROVIDED. PUBLIC PARKING AVAILABLE ALONG PECAN STREET FROM SH377 TO ELM STREET.	8 ADJACENT TO LOT (INCLUDING ACCESSIBLE SPACE) NO OFF STREET PARKING PROVIDED. PUBLIC PARKING AVAILABLE ALONG PECAN STREET FROM SH377 TO ELM STREET.



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

NOTES:

- ALL SITE AMENITIES ARE EXISTING, EXCEPT THE NEW CONCRETE SIDEWALK, ASPHALT PATCHING, AND HANDICAP ACCESS RAMP.
- THE PARKING STRIPING, AND ACCESSIBLE SIGNAGE ARE TO BE PROVIDED AND INSTALLED PER THIS DRAWING.
- THE ASPHALT PAVING, STRIPING, AND ACCESSIBLE SIGNAGE SHALL COMPLY WITH CITY AND STATE CODES, INCLUDING THE TEXAS ACCESSIBILITY STANDARDS.
- ALL NEW SIGNAGE SHALL BE BY OWNER AND SHALL COMPLY WITH THE "OLD TOWN KELLER" SIGNAGE REQUIREMENTS.
- THE OPEN AREAS OF THE SITE ARE PLANTED WITH BERMUDA GRASS.
- THERE ARE NO PROPOSED CHANGES TO THE EXISTING BUILDING ELEVATIONS.
- NO PROPOSED DUMPSTER SHALL BE LOCATED ON THE SITE.
- THE EXISTING MAIN STRUCTURE AND EXISTING CARPORT SHALL BE ALLOWED TO REMAIN AS THEY CURRENTLY EXIST. NO ADDITION SHALL BE ALLOWED FOR THESE BUILDINGS. ANY NEW ADDITION OR NEW BUILDING SHALL BE IN COMPLIANCE WITH THE SETBACK REQUIREMENTS SHOWN.
- DRIVEWAY TO CARPORT WILL NOT BE UTILIZED ANYMORE IN THE FUTURE DUE TO NEW PARKING SPACES ALONG PECAN STREET.

APPROVED BY COMMUNITY
DEVELOPMENT DEPARTMENT

Date: 11-14-05
Approved By: D. H. H.

SITE PLAN OF 121 PECAN STREET

Lot 9, Block 7, Original Town of Keller
in the City of Keller
Tarrant County, Texas

0.23 acres
Zoned: Retail - Old Town Keller

Applicant: Diana Brand, 4201 Judith Way, Fort Worth, TX 76137
Tel: 817-603-8027

Prepared By: Kalle Engineering, 200 Rufe Snow Drive North, Keller, TX 76248
Tel: 817-378-1225 Fax: 817-378-1244

Owned By: Roger & Dianna Brand, 4201 Judith Way, Fort Worth, TX 76137
Tel: 817-603-8027

Issued: 09/14/2005
Revised: 10/27/2005

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