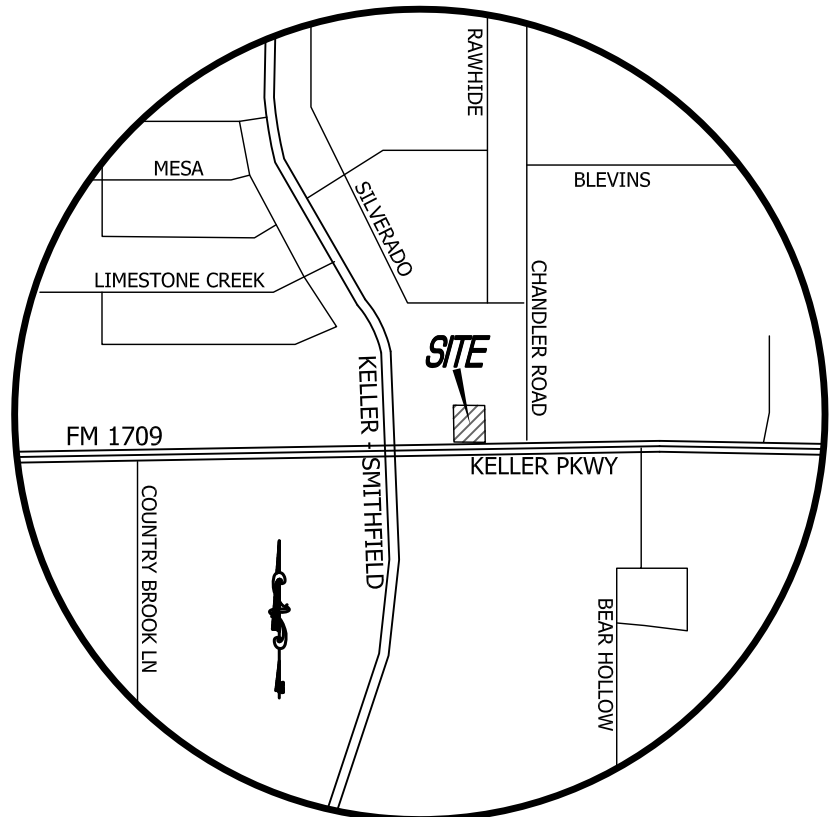
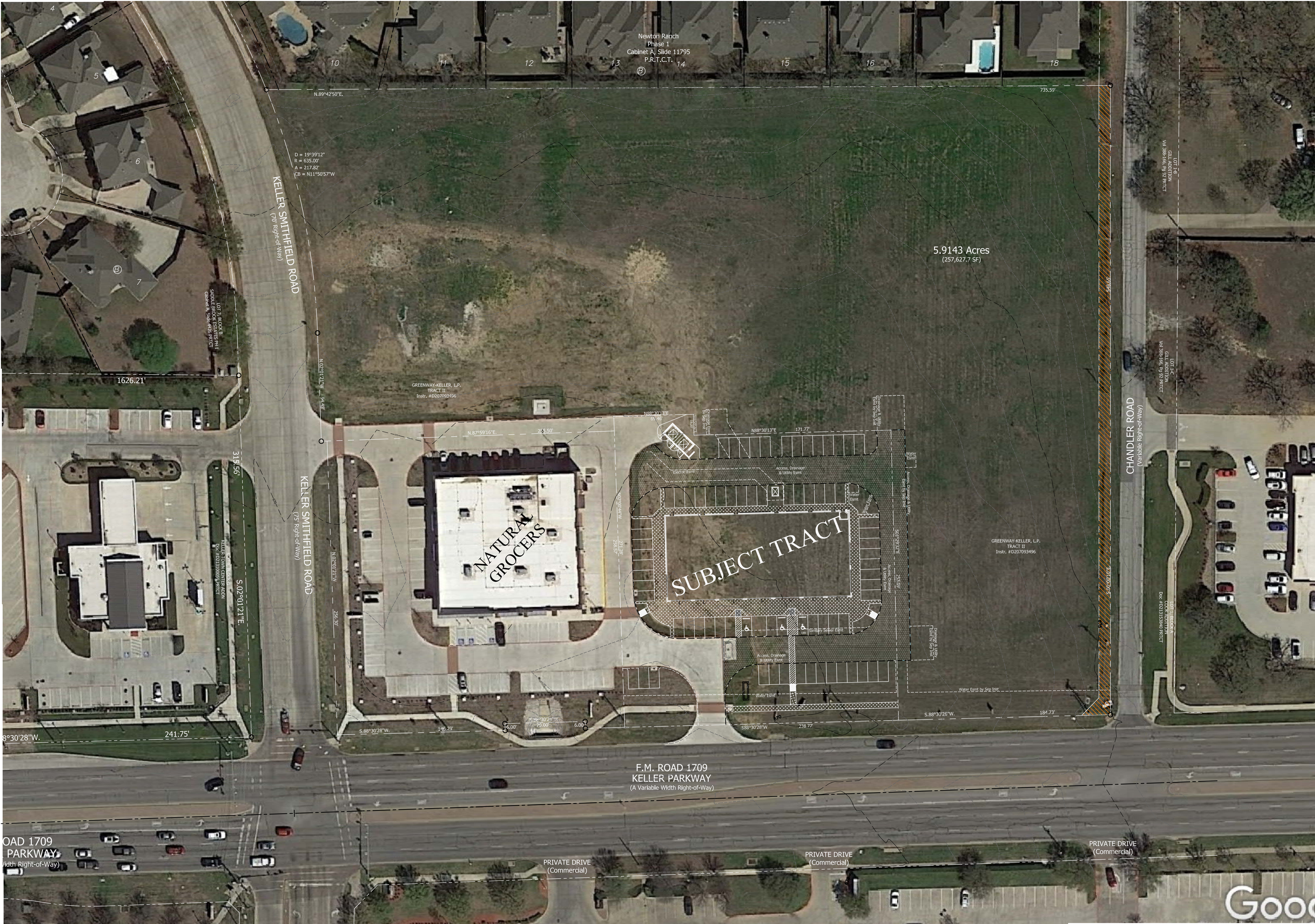
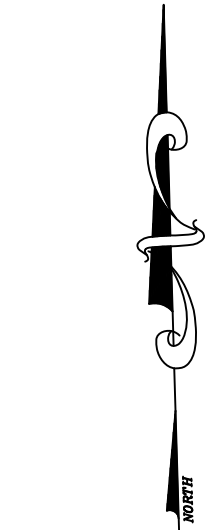


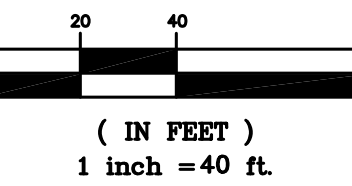
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LOCATION MAP
1" = 1000'



GRAPHIC SCALE



GENERAL NOTE:
All materials and construction shall conform to the City of Keller Standard Construction Details for paving, drainage, water & sanitary sewer facilities and shall be installed in accordance with City specifications and north Texas standard specifications for public works construction published by NCTCOG. These specifications shall be considered a part of the site construction plans.

CITY CONSTRUCTION NOTES GOVERN PUBLIC IMPROVEMENTS

BENCHMARKS:
Bm #1 - City Bersten Top Security Monument with access cover, located in the median of Bear Creek Parkway, approx. 16ft east of the bridge over Bear Creek. (Posted Elevation = 634.72')
BASIS OF BEARINGS - Special Warranty Deed, Recorded in Document No. D207093496, Deed Records, Tarrant County, Texas.

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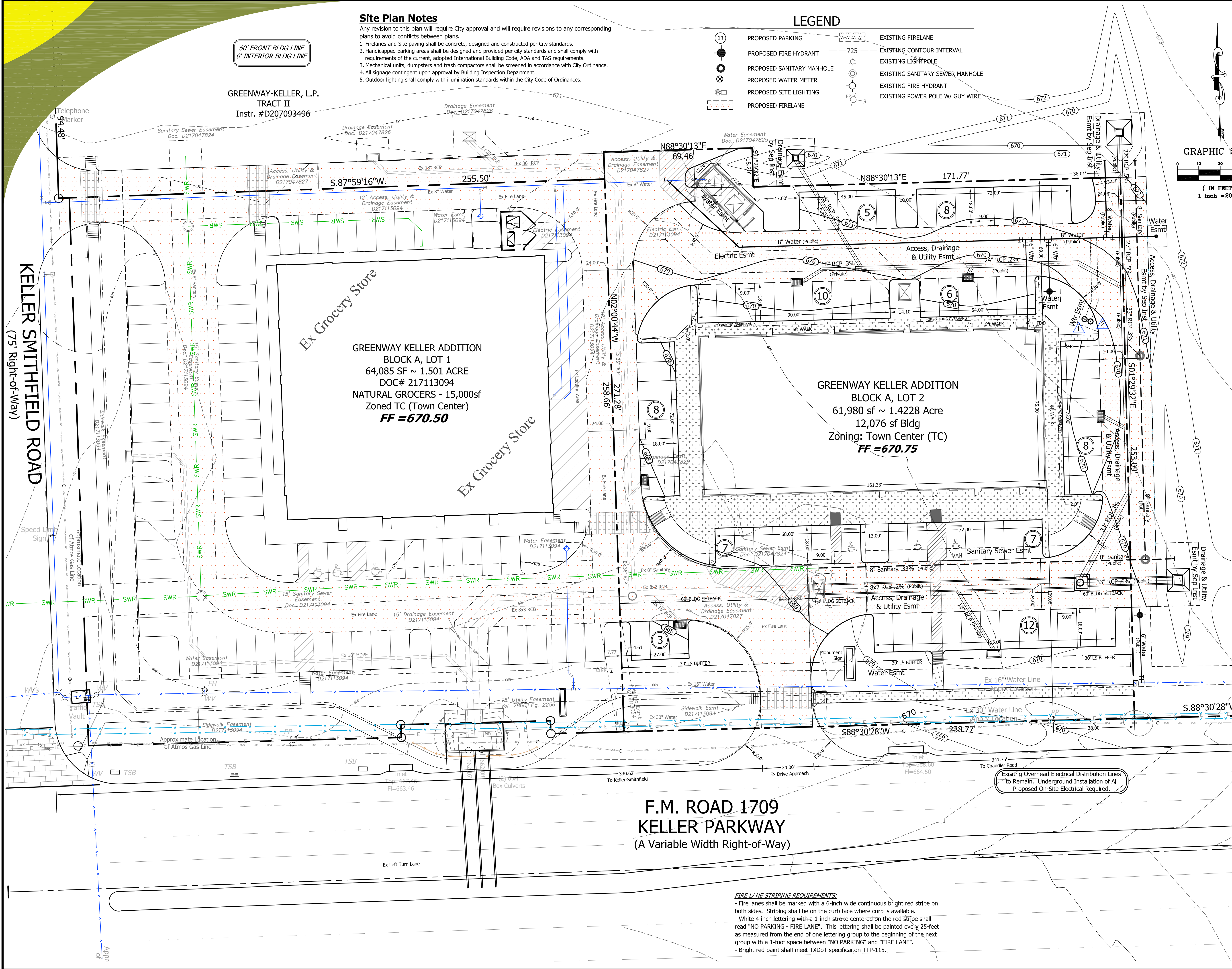
DR RANKIN, PLLC
Civil Engineering
Land Development
~Consulting
~Design
2321 Daybreak Trail
Plano, Texas 75093
972 378 0683
TBPE Firm #8838

For Review:
The seal appearing on this document was authorized by Donald R. Rankin, P.E. 87872 on 07-22-19. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.



Don Rankin P.E.

AERIAL OVERLAY	PROJECT
LOT 2, BLOCK A	GW010
GREENWAY KELLER ADDITION	SHEET
GREENWAY INVESTMENTS	1 of 1
KELLER, TARRANT CO., TX	

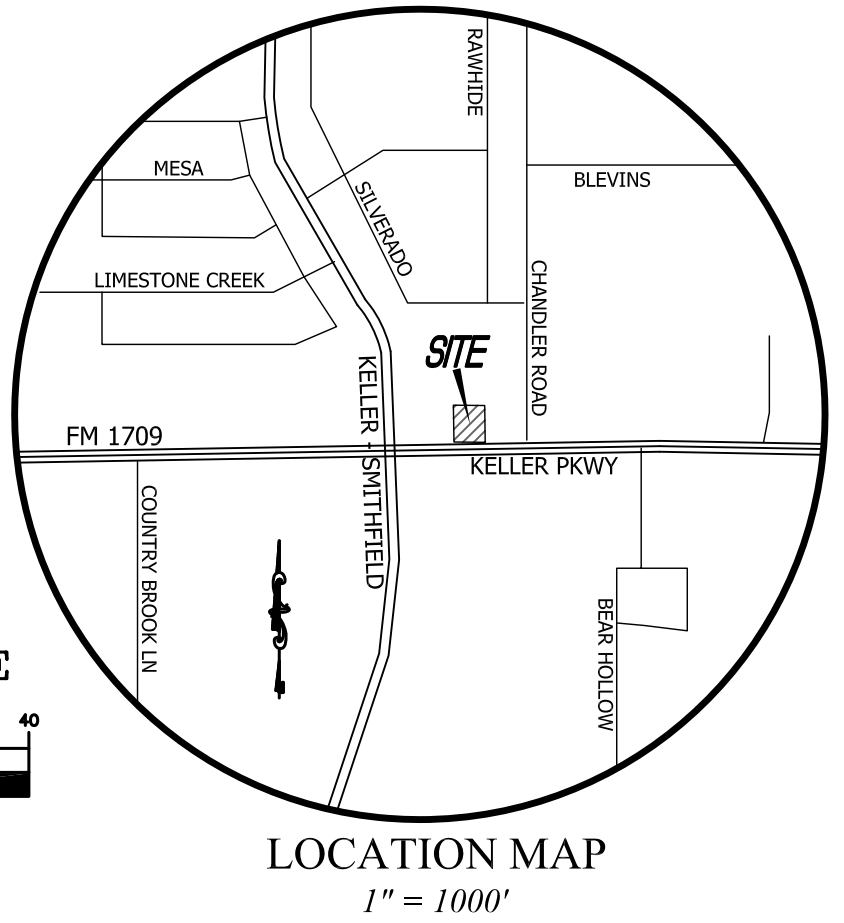
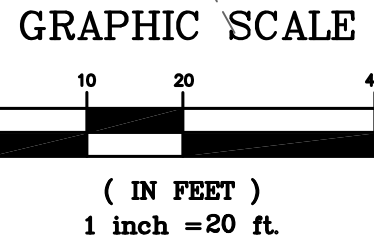


Site Plan Notes

- Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
1. Firelanes and Site paving shall be concrete, designed and constructed per City standards.
 2. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code, ADA and TAS requirements.
 3. Mechanical units, dumpsters and trash compactors shall be screened in accordance with City Ordinance.
 4. All signage contingent upon approval by Building Inspection Department.
 5. Outdoor lighting shall comply with illumination standards within the City Code of Ordinances.

LEGEND

- | | | |
|----|---------------------------|---------------------------------|
| 11 | PROPOSED PARKING | EXISTING FIRELANE |
| ● | PROPOSED FIRE HYDRANT | 725 |
| ○ | PROPOSED SANITARY MANHOLE | EXISTING CONTOUR INTERVAL |
| ⊗ | PROPOSED WATER METER | EXISTING LIGHTPOLE |
| ⊙ | PROPOSED SITE LIGHTING | EXISTING SANITARY SEWER MANHOLE |
| ⊕ | PROPOSED FIRELANE | EXISTING FIRE HYDRANT |
| | | EXISTING POWER POLE W/ GUY WIRE |



PROPOSED WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
1	2"	1.5"	X		6"
2	1"	1"	X		N/A

VARIANCES Requested:

1. Section 8.03(P.4.c.7): Allow no windows on the North (Rear Façade).
2. Section 8.03 (P.4.c.8): Allow a flat roof.
3. Section 8.03 (P.4.d.1): Allow texture coated concrete for a portion of the rear and side facades in lieu of masonry. Percentages as shown on the Building Elevations.
4. Section 8.03 (P.4.g.8): Eliminate the foundation planting requirement on the front and sides of the building. Developer will provide a minimum of six (6) planter pots along the front façade.
5. Section 8.07 (G.): Allow three (3) handicap [ADA] parking spaces to be counted toward the overall parking requirement.
6. Section 8.09 (D.6) Table 2: Allow end tenants to have a second Wall Sign on the side of the building in addition to the front sign.

BLOCK A, LOT 2 SITE INFORMATION

LAND AREA:	61,980 SF or 1.423 ACRES
ZONING:	TC - TOWN CENTER
PROPOSED USE:	RETAIL / RESTAURANT
BUILDING AREA:	12,076 SF
BUILDING HEIGHTS:	26' (1 STORY - Average Height 24.5')
FLOOR TO AREA:	0.19:1 [12,000/73,956]
LOT COVERAGE:	19.4%
PARKING REQUIRED:	RETAIL (4,876/200 sf) = 25 SPACES
PARKING REQUIRED:	RESTAURANT (7,200/150 sf) = 48 SPACES
PARKING PROVIDED:	73 SPACES
PARKING PROVIDED:	74 TOTAL, (71 w/ 3 HANDICAP)
TOTAL IMPERVIOUS SURFACE:	51,240 SF, 82.7%
TOTAL LANDSCAPE AREA:	10,740 SF, 17.3%

ADDITIONAL SITE NOTES:

- No Trees exist on site.
- No 100 year flood plain exists on property.
- All mechanical equipment shall be screened.
- 24 ft wide firelanes to have a minimum 30' inside radius.
- All dimensions are to face of curb or edge of paving unless noted.
- Parking dimensions are 9' x 18' with 2' overhang.
- Parking dimensions are 9' x 20' with NO overhang.
- Concrete pavement construction of all walks, parking & driveways
- Landscape areas not to exceed 3:1 max slope.
- Firelanes not to exceed 6% max slope.

SITE PLAN

~GREENWAY KELLER LOT 2~

GREENWAY KELLER ADDITION
BLOCK A, LOT 2
1.423 ACRES ~ JOSEPH DUNHAM SURVEY
ABSTRACT #424
KELLER, TARRANT COUNTY, TEXAS
ZONING: TC
(TOWN CENTER)

OWNER / DEVELOPER:
GREENWAY - KELLER, L.P.
2808 FAIRMOUNT, STE. 100
DALLAS, TEXAS 75201
(214) 880-9009

ARCHITECT:
HODGES & ASSOCIATES
13642 OMEGA DRIVE
DALLAS, TEXAS 75244
(972) 387-1000

CIVIL ENGINEER:
DR RANKIN, PLLC
TBPE FIRM #8838
2321 DAYBREAK TRAIL
PLANO, TEXAS 75093
(972) 378-0683

SURVEYOR:
AJ BEDFORD GROUP, INC.
301 NORTH ALAMO ROAD
ROCKWALL, TEXAS 75087
(972) 722-0225
FAX 0361

Submittal: 12-21-18
Revised: 02-08-19
Revised: 05-28-19
Revised: 07-22-19
Revised: 11-07-19

F.M. ROAD 1709
KELLER PARKWAY
(A Variable Width Right-of-Way)

FIRE LANE STRIPING REQUIREMENTS:

- Fire lanes shall be marked with a 6-inch wide continuous bright red stripe on both sides. Striping shall be on the curb face where curb is available.
- White 4-inch lettering with a 1-inch stroke centered on the red stripe shall read "NO PARKING - FIRE LANE". This lettering shall be painted every 25-feet as measured from the end of one lettering group to the beginning of the next group with a 1-foot space between "NO PARKING" and "FIRE LANE".
- Bright red paint shall meet TxDOT specification TTP-115.

ADDITIONAL SITE NOTES:

- No trees exist on site.
- No 100 year flood plain exists on property.
- All dimensions to face of curb unless noted.
- All stripes to be painted white within development.
- Parking dimensions are 9' x 18' unless otherwise shown.
- Concrete pavement construction of all walks, parking & driveways
- Landscape areas not to exceed 3:1 max slope.
- Firelanes striping per City of Keller requirements.

SITE CONSTRUCTION NOTES:

Existing above ground structures in public right of way, including but not limited to: gas markers & manholes, communication markers & manholes, street signs, etc., shall be relocated at contractor expense where conflicts occur with required improvements.

REFERENCE CONSTRUCTION PLANS:

- "Natural Grocers", prepared by ClayMoore Engineering - November 21st, 2017.
- "30 Inch Waterline", City of Southlake, prepared by Eddie Cheatham & Associates - dated July 12th, 1984.
- "FM 1709 Improvements" Federal Project No. STP94(114)MM,ETC - dated December 7th, 1993.

CAUTION!!!!

Existing Underground Utilities.
Contractor to field verify
the location prior to
excavation & report any
conflicts to the Engineer.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

- EXISTING FIRELANE PAVING
- PROPOSED FIRELANE PAVING
- FLOW DIRECTION
- EXISTING SPOT ELEVATION
- CURB POINT INTERSECTION (top of curb)
- TOP OF PAVEMENT SPOT ELEVATION
- FINISHED GRADE SPOT ELEVATION
- DRAINAGE AREA DIVIDE
- PROPOSED CONTOUR INTERVAL
- EXISTING CONTOUR INTERVAL
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING POWER POLE W/ GUY WIRE

REVIEWED

CITY OF KELLER
Released for Construction

Date

City Engineer

GENERAL NOTE:

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CITY CONSTRUCTION NOTES GOVERN PUBLIC IMPROVEMENTS

BENCHMARKS:

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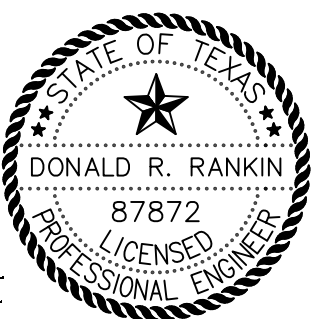
DR RANKIN, PLLC

Civil Engineering
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Plano, Texas 75093
972 378 0683
TBPE Firm #8838

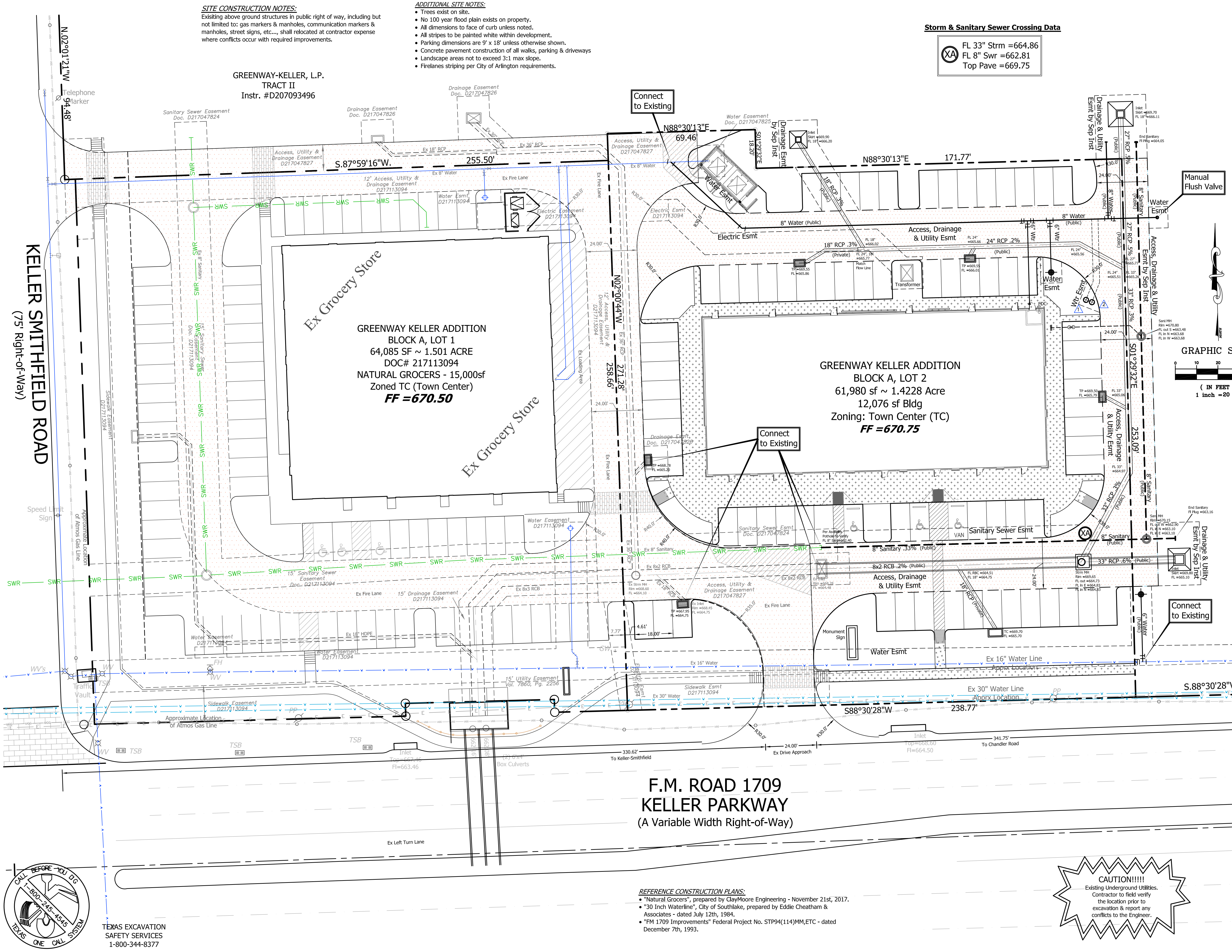
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SCHEMATIC GRADING	PROJECT
LOT 2, BLOCK A	GW1010
GREENWAY KELLER ADDITION	SHEET
GREENWAY INVESTMENTS	1 of 4
KELLER, TARRANT CO., TX	

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 - Landscape areas not to exceed 3:1 max slope.
 - Firelanes striping per City of Arlington requirements.

Storm & Sanitary Sewer Crossing Data

FL 33" Strm = 664.86
FL 8" Swr = 662.81
Top Pave = 669.75

PROPOSED WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM. IRR.	SAN. SERVICE SIZE
1	2"	1.5"	X	6"
2	1"	1"	X	N/A

LEGEND

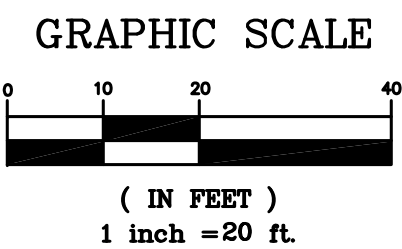
- PROPOSED FIRELANE PAVING
- EXISTING FIRELANE PAVING
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED DOMESTIC WATER METER
- PROPOSED SITE LIGHTING
- EXISTING CONTOUR INTERVAL
- EXISTING LIGHTPOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE W/ GUY WIRE

REVIEWED
CITY OF KELLER

Released for Construction

Date _____

City Engineer



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4	Revised per City Comments	DRR	09-20-19
#	CONSTRUCTION REVISIONS	BY	DATE

DR

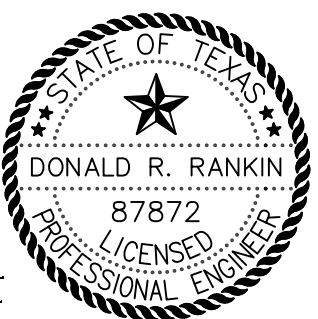
DR RANKIN, PLLC

Civil Engineering
Land Development
~Consulting
~Design

2321 Daybreak Trail
Plano, Texas 75093
972 378 0683
TBPE Firm #8838

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SCHEMATIC UTILITIES

PROJECT

LOT 2, BLOCK A

GW1010

GREENWAY KELLER ADDITION

SHEET

GREENWAY INVESTMENTS

2 of 4

KELLER, TARRANT CO., TX

F.M. ROAD 1709
KELLER PARKWAY
(A Variable Width Right-of-Way)

REFERENCE CONSTRUCTION PLANS:

- "Natural Grocers", prepared by ClayMoore Engineering - November 21st, 2017.
- "30 Inch Waterline", City of Southlake, prepared by Eddie Cheatham & Associates - dated July 12th, 1984.
- "FM 1709 Improvements" Federal Project No. STP94(114)MMC,ETC - dated December 7th, 1993.

CAUTION!!!!

Existing Underground Utilities. Contractor to field verify the location prior to excavation & report any conflicts to the Engineer.

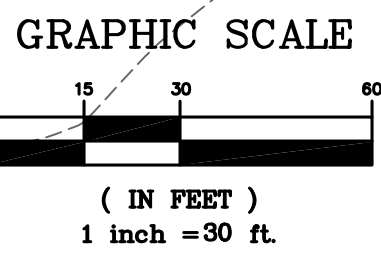


TEXAS EXCAVATION
SAFETY SERVICES
1-800-344-8377

DRAINAGE CALCULATIONS

Design Point ID	Runoff Coeff. "C"	Area "A" (sf)	Area "A" (Acre)	Total "CA"	Time of Conc. (min)	Intensity I - 100yr (in/hr)	Discharge Q-100 yr (cfs)	Comments
G1	0.90	2,804	0.064	0.058	10	9.24	0.54	Ex TxDOT Inlet
G2	0.90	12,081	0.277	0.250	10	9.24	2.31	Inlet G2
G3	0.90	5,005	0.115	0.103	10	9.24	0.96	Inlet G3
G4	0.90	12,000	0.275	0.248	10	9.24	2.29	Storm G4
G5	0.90	6,518	0.150	0.135	10	9.24	1.24	Inlet G5
G6	0.90	6,985	0.160	0.144	10	9.24	1.33	Inlet G6
NA-1	0.90	92,590	2.126	1.913	10	9.24	17.68	Nat G Wye Inlet
NA2-A	0.90	22,307	0.512	0.461	10	9.24	4.26	Inlet NA-2A
NA2-B	0.90	77,713	1.784	1.606	10	9.24	14.84	Inlet NA-2B
NA2-C	0.90	56,018	1.286	1.157	10	9.24	10.69	Inlet NA-2C
NA-5	0.90	7,310	0.168	0.151	10	9.24	1.40	Nat G Inlet North
NA-7	0.90	10,518	0.241	0.217	10	9.24	2.01	Grate Inlet NA-7
NA-8	0.90	21,450	0.492	0.443	10	9.24	4.09	Nat G Inlet South
NA-9	0.90	11,155	0.256	0.230	10	9.24	2.13	Ex TxDOT Box
OS-1	0.90	21,225	0.487	0.439	10	9.24	4.05	Nat G Wye Inlet
OS-2A	0.90	4,300	0.099	0.089	10	9.24	0.82	Inlet NA-2A
OS-2B	0.90	16,925	0.389	0.350	10	9.24	3.23	Inlet NA-2B
OS-4	0.90	73,524	1.688	1.519	10	9.24	14.04	Inlet NA-2C
OS-7	0.50	171,300	3.932	1.966	15	7.98	15.69	Inlet NA-2C

REVIEWED
CITY OF KELLER
Released for Construction
Date _____
City Engineer _____



5.9143 Acres
(257,627.7 SF)

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~Drainage Design Theory~

RATIONAL METHOD:
Q=CIA (Based on a 10 min. and 100 yr. Storm Event)
Q= Flow rate in c.f.s.
C= Run-off coefficient based on anticipated use
I= Rainfall Intensity (in/hr) from City of Keller Drainage Design
A= Area in acres

Drainage Design Notes

- NO STORM WATER DETENTION REQUIRED
- EX. DRAINAGE AREAS PREVIOUSLY ESTABLISHED
REFER to NATURAL GROCER RECORD DRAWINGS DATED 11/21/2017

LEGEND

- FLOW DIRECTION
- EX DRAINAGE AREA
- PROPOSED DRAINAGE AREA
- WATERSHED AREA (ACRES)
Q100 (CFS)
- EXISTING CONTOUR INTERVAL
- EXISTING & PROPOSED FIRELANE
- EXISTING POWER POLE W/ GUY WIRE

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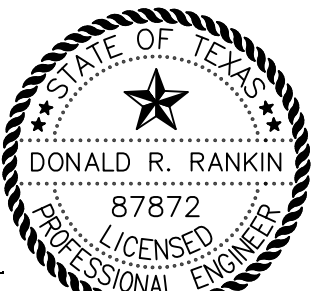
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~Design

2321 Daybreak Trail
Plano, Texas 75093
972 378 0683
TBPE Firm #8838

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SCHEMATIC DRAINAGE

PROJECT

LOT 2, BLOCK A

GW1010

GREENWAY KELLER ADDITION

SHEET

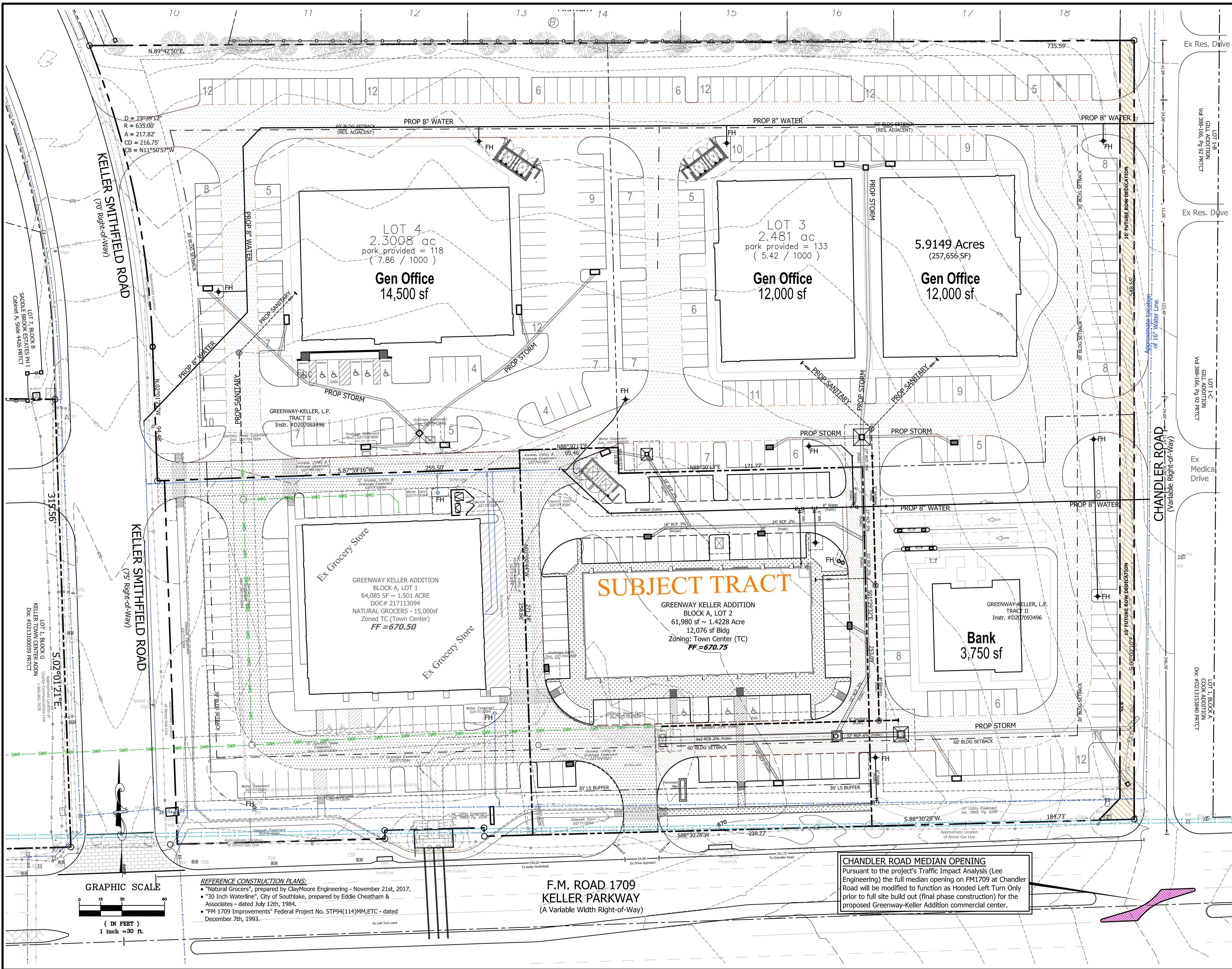
GREENWAY INVESTMENTS

3 of 4

KELLER, TARRANT CO., TX

F.M. ROAD 1709
KELLER PARKWAY
(A Variable Width Right-of-Way)

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- ADDITIONAL SITE NOTES:**
- Trees exist on site.
 - No 100 year flood plain exists on property.
 - All dimensions to face of curb unless noted.
 - All stripes to be painted white within development.
 - Parking dimensions are 9' x 18' unless otherwise shown.
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 - Landscape areas not to exceed 3:1 max slope.
 - Firelane striping per City of Arlington requirements.

LEGEND	
	PROPOSED FIRELANE PAVING
	EXISTING FIRELANE PAVING
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY MANHOLE
	PROPOSED DOMESTIC WATER METER
	PROPOSED SITE LIGHTING
	EXISTING CONTOUR INTERVAL
	EXISTING LIGHTPOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE W/ GUY WIRE

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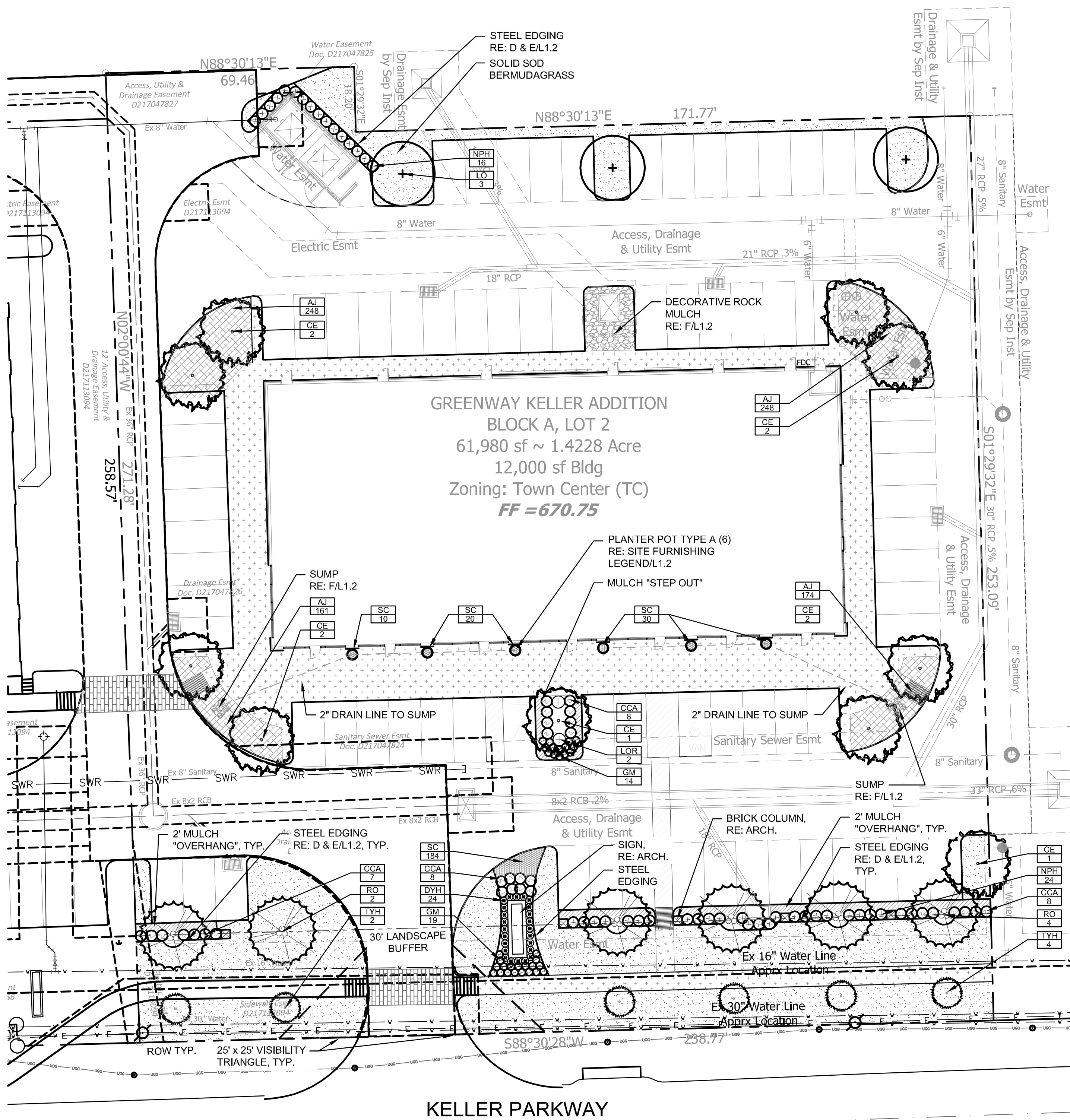
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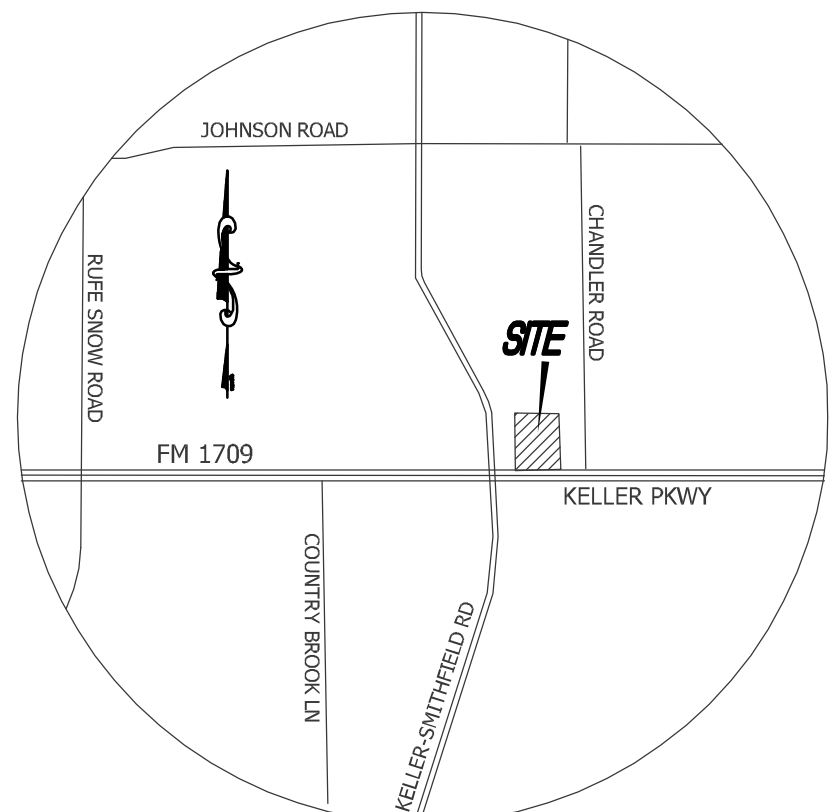
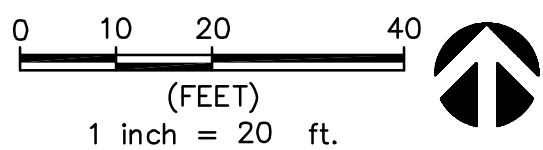
Preliminary Only:
The seal appearing on this document was authorized by Donald R. Rankin, P.E. 87872 on 11-07-19. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

SCHEMATIC MASTER PLAN		PROJECT
LOT 2, BLOCK A		GW1010
GREENWAY KELLER ADDITION		SHEET
GREENWAY INVESTMENTS		4 of 4
KELLER, TARRANT CO., TX		

CHANDLER ROAD MEDIAN OPENING
Pursuant to the project's Traffic Impact Analysis (Lee Engineering) the full median opening on FM1709 at Chandler Road will be modified to function as Hooded Left Turn Only prior to full site build out (final phase construction) for the proposed Greenway-Keller Addition commercial center.



A LANDSCAPE PLAN
SCALE: 1"=20'-0"
PLAN



CITY OF KELLER LANDSCAPE ORDINANCE

CATEGORY	REQUIRED	PROVIDED
TREE PRESERVATION	ALL TREES PRESERVED	THERE ARE NO EXISTING TREES ON SITE.
STREET LANDSCAPE BUFFER (207 LF)	A ROW OF RED OAKS, MIN. (4") CALIPER, MATCHED WITH A ROW OF TREE YAUPON HOLLY, 30'-0" O.C. ALONG FM 1709 / KELLER PARKWAY.	6-LARGE TREES AND 6 ORNAMENTAL TREES PROVIDED
PARKING LOT TREES (72 SPACES)	1-LARGE TREE FOR EACH 12 PARKING SPACES (6-LARGE TREES REQUIRED)	12-LARGE TREES PROVIDED
OFF-STREET PARKING AREAS ADJACENT TO STREETS	ALL OFF-STREET PARKING AREAS ADJACENT TO STREETS SHALL BE SCREENED BY A SOLID ROW OF EVERGREEN SHRUBS, TO CREATE A (3') EVERGREEN HEDGE, AND BRICK COLUMNS WITH STONE CAPS, THIRTY FEET (30') O.C.	PROVIDED
FOUNDATION PLANTING	A MIN. (5') FOUNDATION PLANTING SHALL BE PROVIDED ALONG THE FRONT AND SIDES OF ALL BUILDINGS AND PARKING STRUCTURES.	NOT PROVIDED RE: VARIANCE ITEM
PARKING INTERIOR	TWENTY-FIVE (25) SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED FOR EACH SURFACE PARKING SPACE. - 72 PARKING SPACES x 25 S.F. = 1,800 S.F.	2,472 S.F. OF LANDSCAPE AREA PROVIDED
IRRIGATION	ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A COMPLETE AND AUTOMATIC IRRIGATION SYSTEM	DETAILED IRRIGATION PLANS WILL BE SUBMITTED WITH CONSTRUCTION DOCUMENTS
MAINTENANCE	ALL LANDSCAPE AREAS WILL BE MAINTAINED PER CITY STANDARDS	ALL LANDSCAPE AREAS WILL BE MAINTAINED PER CITY STANDARDS

PRIME CONSULTANT
LANDSCAPE ARCHITECT



DCBA

LANDSCAPE
ARCHITECTURE
dcbadesign.com
730 EAST PARK BOULEVARD • SUITE 100
PLANO, TX 75074 • TEL: (972) 509-1266

IRRIGATION DESIGNER

SETH HEIDMAN
IRRIGATION DESIGN
AND CONSULTING

6009 W. PARKER ROAD #149-221
PLANO, TX 75093
PHONE: (972) 816-5141

DATE NO. REVISIONS

PROJECT

**KELLER
MARKETPLACE
LOT 2 RETAIL
BUILDING**

KELLER, TEXAS

SEAL

NOT FOR
REGULATORY
APPROVAL
PERMITTING
OR
CONSTRUCTION.

SHEET TITLE

**LANDSCAPE
PLAN**

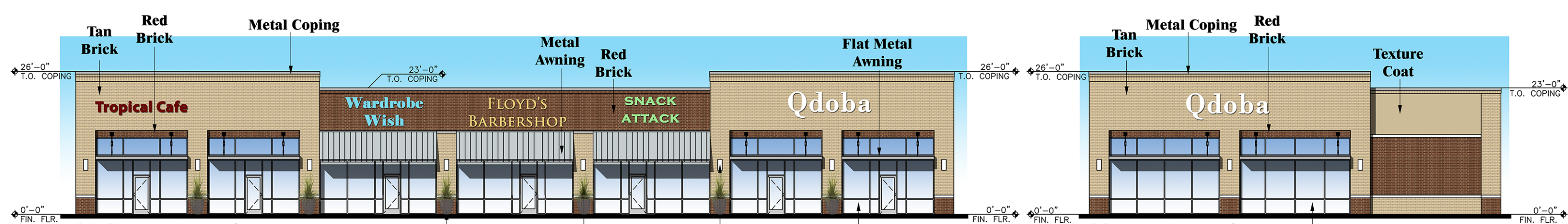
PROJECT MANAGER: bjb PROJECT DESIGNER: bjb

DRAWN BY: bjb CHECKED BY: bjb

ISSUE DATE: 2/11/19 SCALE: AS NOTED

SHEET No.

L1.1

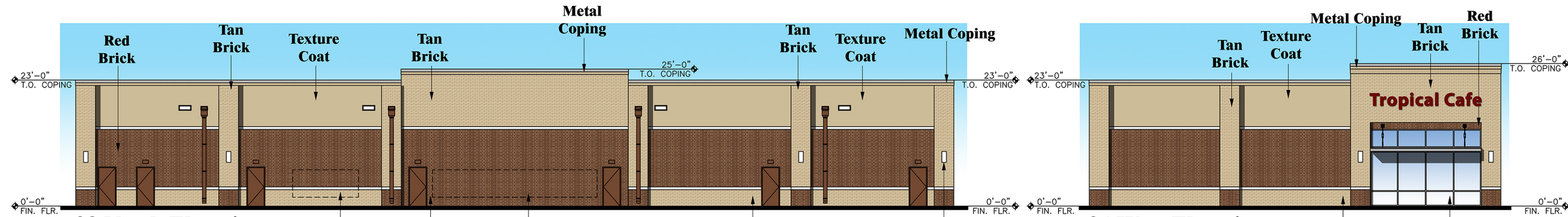


01 South Elevation

ITEM	AREA	PERCENT
BRICK	2286 SF.	97%
METAL	80 SF.	3%
TOTAL	2366 SF.	100%

02 East Elevation

ITEM	AREA	PERCENT
BRICK	1123 SF.	86%
METAL	38 SF.	3%
TEXTURE COAT	152 SF.	11%
TOTAL	1313 SF.	100%

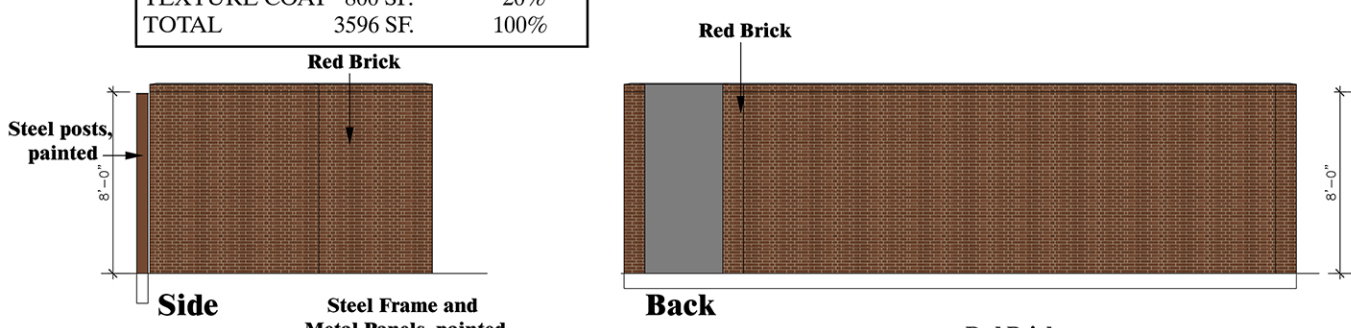


03 North Elevation

ITEM	AREA	PERCENT
BRICK	2662 SF.	76%
METAL	134 SF.	4%
TEXTURE COAT	800 SF.	20%
TOTAL	3596 SF.	100%

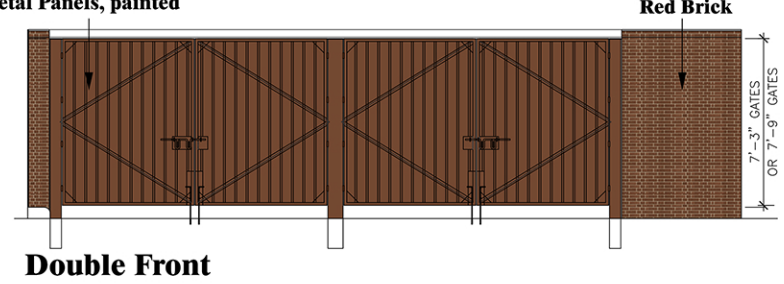
04 West Elevation

ITEM	AREA	PERCENT
BRICK	1183 SF.	78%
METAL	38 SF.	2%
TEXTURE COAT	303 SF.	20%
TOTAL	1524 SF.	100%



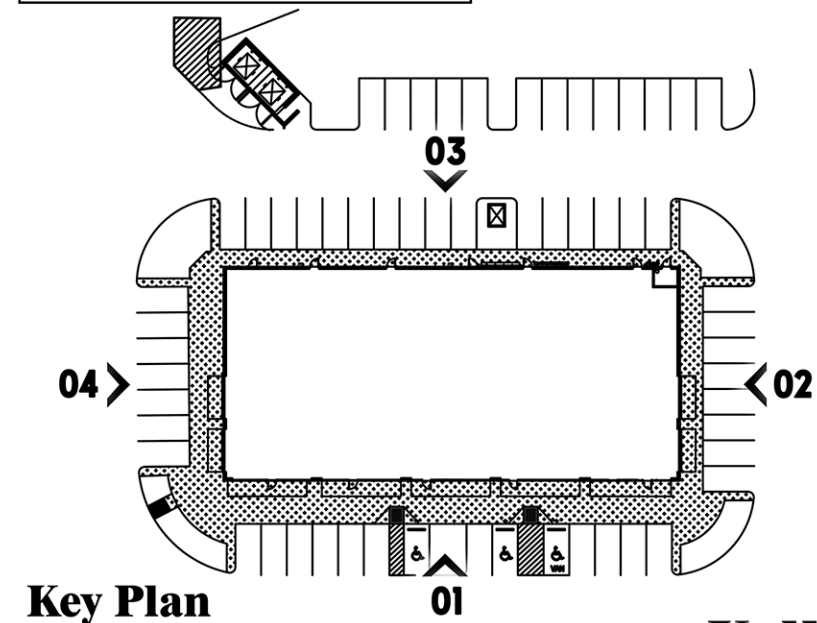
BRICK INFORMATION
RED BRICK
Blackson Brick, Contact: Bart Snowden (214)-855-5051
Color: Sunset Red; Smooth; Modular

TAN BRICK
Blackson Brick, Contact: Bart Snowden (214)-855-5051
Color: Fawn; Smooth; Modular



NOTE: Full details of dumpster enclosure complying with the standards of the UDC will be provided in the construction set

Dumpster Elevation



Key Plan

Keller Marketplace - Retail

Keller, TX



GENERIC LIGHT POLE DETAIL.
CONTRACTOR SHALL COORDINATE
ACTUAL FIXTURE, BOLT AND POLE
REQUIREMENTS AND PROVIDE ALL
ADDITIONAL MATERIALS AND LABOR
REQUIRED FOR LIGHT POLE AND
BASE.

ANCHOR BOLTS TO BE
PRE-WELDED INTO CASE
BEFORE INSTALLATION IN
FOUNDATION. SHORT

NON-SHRINK GROUT TO FILL OPENING

GROUT AND TROWEL FINISH

LOOK UP SPOT-WELDED TO
BASEPLATE

FLAT WASHER

POLE BASE

LEVELING NUT

1 CHAMFER

36" OR 48" PER PLANS

FINISH GRADE

NEC MINIMUM

CONDUIT SIZE AS REQUIRED

HIGH STRENGTH ANCHOR BOLTS
FURNISHED BY POLE MANUFACTURER

6-#5 REBARS

12" OC

THE STEEL #3 SPIRAL

8'

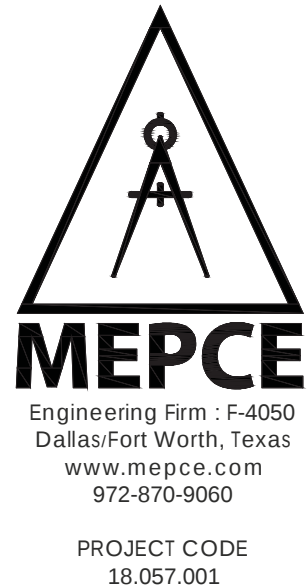
NOTE 3

NOTES:

1. FOUNDATION DIAMETER SHALL BE MINIMUM 6" LARGER THAN POLE BASE MAXIMUM DIMENSION.
2. CONCRETE SHALL BE 3000 PSI OR BETTER.
3. BOLT CIRCLE DIAMETER PLUS 12", VERIFY WITH MANUFACTURER.
4. POLE FOOTING SHALL BE FORMED ABOVE GRADE TO 6" BELOW FINISHED GRADE.

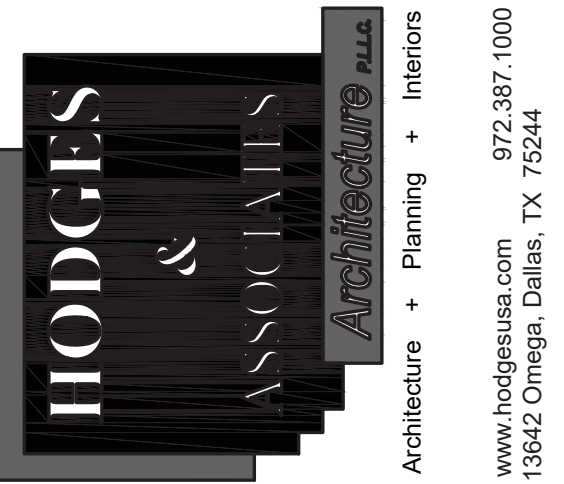
2 SITE LIGHT POLE BASE DETAIL

SCALE: NO SCALE



KELLER MARKET PLACE

LOT 2
KELLER-SMITHFIELD ROAD & KELLER BLVD
KELLER, TEXAS



NOT FOR CONSTRUCTION
THIS DOCUMENT IS INTENDED FOR REVIEW ONLY, AND IS NOT INTENDED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES.
MEP CONSULTING ENGINEERS
ENGINEER: ADAM P. NEMATI
TEXAS REGISTRATION NO: 102287

Project Number:
07037-01

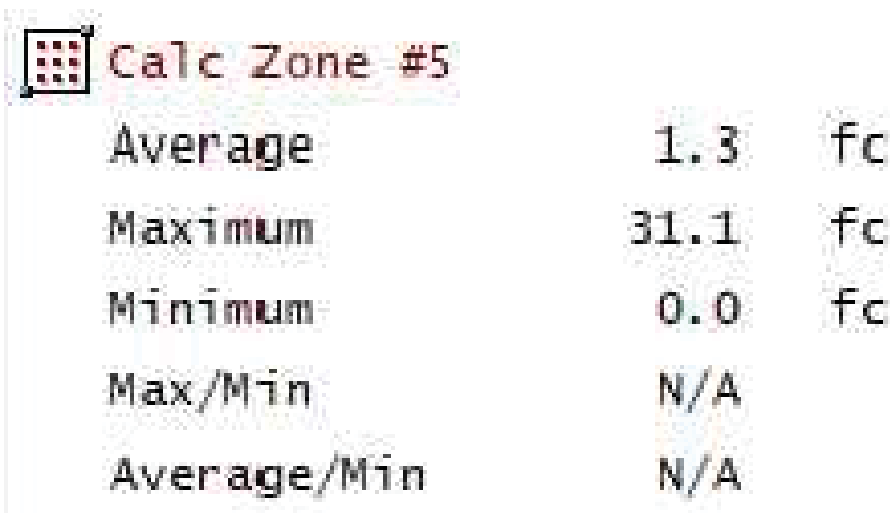
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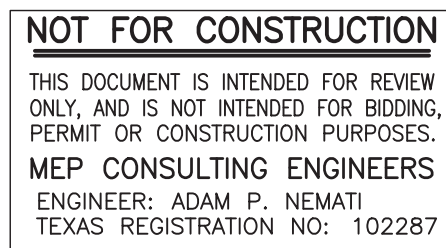
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E101

ELECTRICAL SITE PLAN

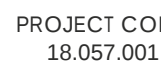


LOT 2
KELLER-SMITHFIELD ROAD & KELLER BLVD
KELLER, TEXAS

[illegible]

E201

PHOTOMETRIC SITE PLAN



SCALE: 1/16"=1'-0'