

**ST. LOUIS**

Power House at Union Station
401 S. 18th Street, Suite 200
St. Louis, MO 63103
314.984.9887 tel

ST. CHARLES

1520 S. Fifth Street
Suite 307
St. Charles, MO 63303
636.978.7508 tel

DALLAS

6175 Main Street
Suite 367
Frisco, TX 75034
972.624.6000 tel

PHOENIX

2701 E. Camelback Road
Suite 175
Phoenix, AZ 85016
602.795.4111 tel

December 27, 2019

The City of Keller
Planning & Development
1100 Bear Creek Pkwy
Keller, TX 76244

RE: Panera Café
Keller Parkway
Keller, TX 76248

Panera Café would like to construct a new 3,500 sf restaurant with a drive-thru on a to be platted lot on Keller Parkway near the cross street of Country Brook Drive. This site is zoned TC Town Center and will require an SUP for the drive-thru and building square footage under 6,000 sf.

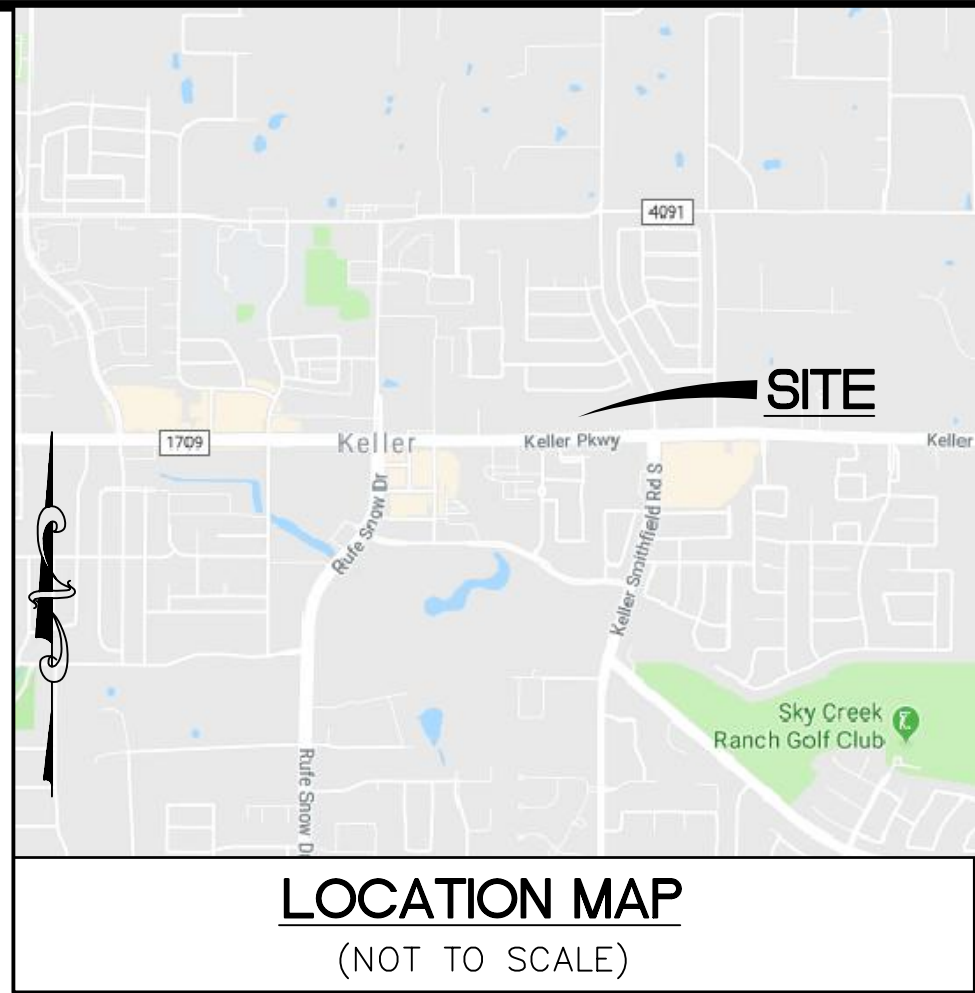
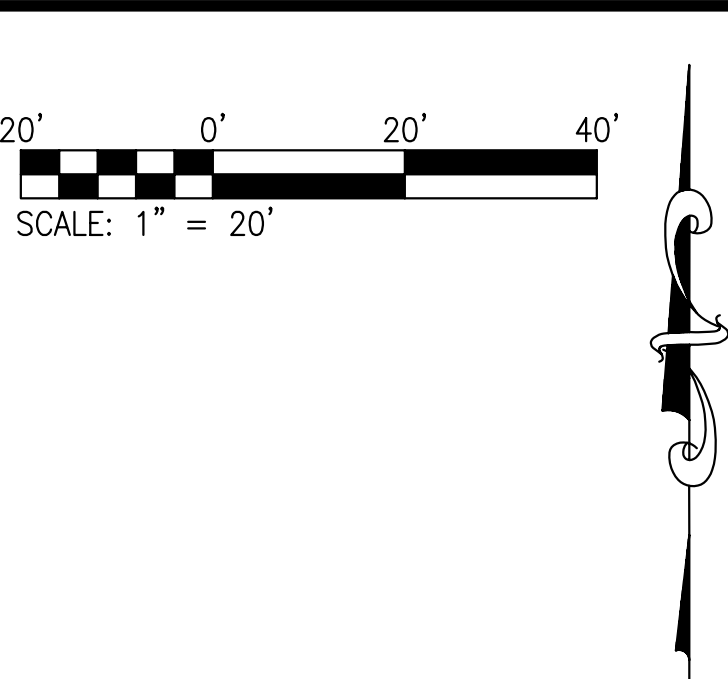
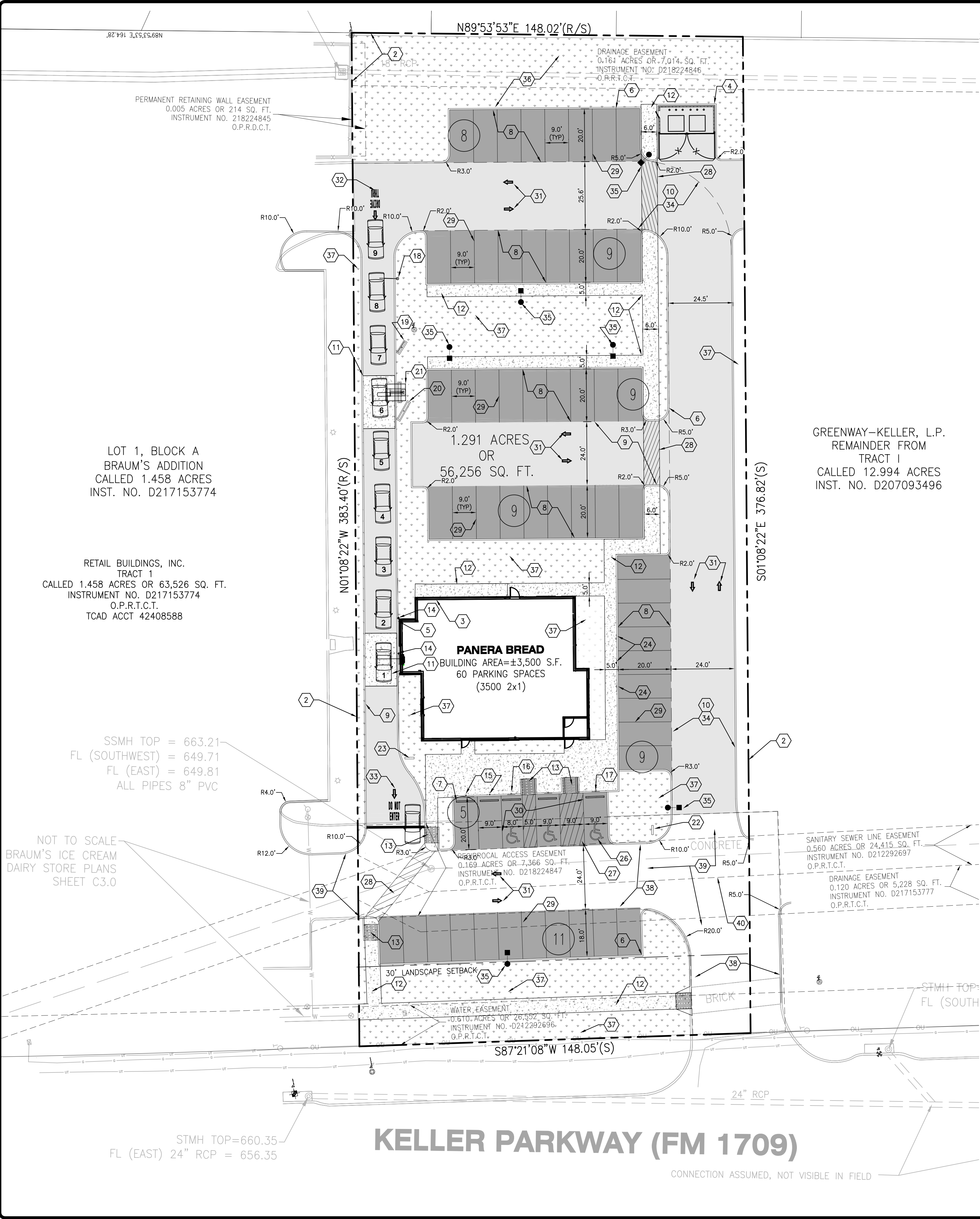
The hours of operation for this facility will be 6:30AM-9:00PM, Monday-Friday and 7:00AM-9:00PM Saturday-Sunday.

The new building will be one-story and 22'-0" to the highest parapet with 80 interior seats and 30 exterior patio seats. The majority of the exterior material will be a clay brick masonry veneer.

The sitework will consist of 53 parking spaces to include the required number of accessible spaces, drive aisles, walks (internally on the site and to the existing public walk along Keller Parkway), a refuse area for only Panera use and landscape areas. Panera intends to keep the existing curb cut on Keller Parkway in place for access to this site and also cross access for the existing commercial development along the west property line.

This site has all existing utilities directly adjacent to the site that will serve the new building. Stormwater will be captured by structures/pipes and be carried to a new detention system along the northern property line before it is discharged into the existing storm sewer main.

This proposed development will comply with the City of Keller landscaping and screening requirements.



PARKING CALCULATIONS

PARKING REQUIREMENTS (STANDARD)

USE CATEGORY 1 SPACE PER 100 S.F. OF SEATING AREA
GROSS FLOOR AREA 3,500 S.F.
CALCULATION (1 SPACE/100 S.F.) * (3,500 S.F.) = 35 SPACES

PARKING REQUIREMENTS (ACCESSIBLE)

26 TO 50 STANDARD SPACES 2 ACCESSIBLE SPACES
VAN ACCESSIBLE REQUIREMENT 1 VAN ACCESSIBLE SPACE FOR EVERY 6 ACCESSIBLE SPACES

PARKING DATA

SPACES REQUIRED (TOTAL) 35 SPACES

SPACES PROVIDED (STANDARD) 57 SPACES
SPACES PROVIDED (ACCESSIBLE) 3 SPACES (1 VAN ACCESSIBLE)
SPACES PROVIDED (TOTAL) 60 SPACES

SURVEYOR'S DESCRIPTION

A TRACT OF LAND LOCATED IN THE PAMELIA ALLEN SURVEY, ABSTRACT 28, CITY OF KELLER, TARRANT COUNTY, TEXAS, AND BEING PART OF A CALLED 12.994 ACRE TRACT I DESCRIBED IN THE SPECIAL WARRANTY DEED TO GREENWAY-KELLER, L.P., RECORDED IN INSTRUMENT NO. D207093496 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD FOUND IN THE EAST LINE OF LOT 1, BLOCK M OF SADDLEBROOK ESTATES PHASE THREE AS SHOWN ON THE PLAT RECORDED IN INSTRUMENT NO. 202124607 O.P.R.T.C.T., FOR THE SOUTHWEST CORNER OF LOT 27, BLOCK B OF SADDLEBROOK ESTATES, PHASE ONE, AS SHOWN ON THE PLAT RECORDED IN INSTRUMENT NO. D198183529 O.P.R.T.C.T., THE NORTHWEST CORNER OF LOT 1, BLOCK A OF BRAUM'S ADDITION AS SHOWN ON THE PLAT RECORDED IN INSTRUMENT NO. D218041861 O.P.R.T.C.T. AND THE NORTHWEST CORNER OF SAID 12.994 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF LOT 27 AND LOT 26, BLOCK B, OF SAID SADDLEBROOK ESTATES, PHASE ONE, THE NORTH LINE OF LOT 1 OF SAID BRAUM'S ADDITION AND THE NORTH LINE OF SAID 12.994 ACRE TRACT, NORTH 89 DEG. 50 MIN. 58 SEC. EAST, A DISTANCE OF 164.28 FEET TO A POINT FOR THE NORTHEAST CORNER OF LOT 1 OF SAID BRAUM'S ADDITION, AND THE POINT OF BEGINNING AND NORTHWEST CORNER HEREOF; SAID POINT BEARS NORTH 01 DEG. 11 MIN. 17 SEC. WEST, A DISTANCE OF 1.00 FOOT FROM A 1/2-INCH IRON ROD WITH ORANGE CAP MARKED "P&C" FOUND FOR REFERENCE HEREOF;

THENCE CONTINUING WITH THE NORTH LINE OF SAID 12.994 ACRE TRACT AND THE SOUTH LINE OF LOT 26, LOT 25 AND LOT 24, BLOCK B, OF SAID SADDLEBROOK ESTATES, PHASE ONE, NORTH 89 DEG. 50 MIN. 58 SEC. EAST, A DISTANCE OF 148.02 FEET TO A POINT FOR THE NORTHEAST CORNER HEREOF; SAID POINT BEARS NORTH 01 DEG. 11 MIN. 17 SEC. WEST, A DISTANCE OF 2.00 FEET FROM A 5/8-INCH IRON ROD WITH CAP MARKED "COLE" SET FOR REFERENCE HEREOF;

THENCE ACROSS SAID 12.994 ACRE TRACT, SOUTH 01 DEG. 11 MIN. 17 SEC. EAST, A DISTANCE OF 376.82 FEET TO A 5/8-INCH REBAR WITH CAP MARKED "COLE" SET IN THE NORTH MARGIN OF F.M. HIGHWAY 1709 (KELLER PARKWAY) (VARIABLE WIDTH RIGHT OF WAY) AND THE SOUTH LINE OF SAID 12.994 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE NORTH MARGIN OF SAID F.M. HIGHWAY 1709 AND THE SOUTH LINE OF SAID 12.994 ACRE TRACT, SOUTH 87 DEG. 18 MIN. 13 SEC. WEST, A DISTANCE OF 148.05 FEET TO A 5/8-INCH REBAR WITH CAP MARKED "COLE" SET FOR THE SOUTHEAST CORNER OF LOT 1 OF SAID BRAUM'S ADDITION AND THE SOUTHWEST CORNER HEREOF;

THENCE ACROSS SAID 12.994 ACRE TRACT, WITH THE EAST LINE OF LOT 1 OF SAID BRAUM'S ADDITION, NORTH 01 DEG. 11 MIN. 17 SEC. WEST, A DISTANCE OF 383.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 56,256 SQUARE FEET OR 1.291 ACRES OF LAND.

DEVELOPER/OWNER:
PANERA, LLC
3630 SOUTH CETER ROAD, SUITE 100
ST. LOUIS, MO 63127
(314) 984-1000

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON HAS ASSUMED RESPONSIBILITY FOR THE PREPARATION OF THIS PLAN AND FOR THE ACCURACY OF THE INFORMATION THEREON. ANY PERSONS OR FIRMS WHOSE NAMES OR LOGOS APPEAR ON THIS PLAN ARE NOT BEING RECOMMENDED BY THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THIS PLAN AND TO THE ACCURACY OF THE INFORMATION THEREON. THE ENGINEER'S RESPONSIBILITY IS NOT TO BE USED FOR ANY OTHER PURPOSES.

STATE OF TEXAS
JOHN HARSHBARGER
13446
LICENSED PROFESSIONAL ENGINEER
12/30/2019

PANERA BAKERY CAFE #6168
TBD KELLER PARKWAY
KELLER, TX 76248
SITE PLAN

+ ST. CHARLES
1520 S. Fifth Street
Suite 307
St. Charles, MO 63033
636.979.2300
COLE ARCHITECTURE
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Cole & Associates, Inc. is an Equal Opportunity Employer. Minorities and Women are encouraged to apply.

DESIGN/CALC BY
CAW
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CAW
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CAW
DRAWING SCALE
AS SHOWN
DATE
12/30/19
Job Number
19-0016
Sheet Number
C4.0

KEYED NOTES

- ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO EASTERN AND WESTERN PROPERTY LINE UNLESS DIMENSIONED OTHERWISE.

NEW STRUCTURES

- NEW PANERA PARCEL-1.29 ACRES
- NEW PANERA BUILDING.
- NEW DUMPSTER ENCLOSURE.

NEW CURBS

- NEW INTEGRAL CONCRETE CURB (WIDE SECTION).
- NEW VERTICAL CONCRETE CURB.
- NEW WHEEL STOP (TYPICAL OF 5).

NEW PAVEMENTS

- NEW CONCRETE PAVEMENT (LIGHT DUTY).
- NEW CONCRETE PAVEMENT (HEAVY DUTY).
- NEW CONCRETE PAVEMENT FIRE LANE (HEAVY DUTY).
- NEW CONCRETE PAVEMENT (HEAVY DUTY) WITH DETECTOR LOOP.

NEW SIDEWALKS

- NEW CONCRETE SIDEWALK.
- NEW CURB RAMP

NEW SIGNS

- NEW 4" BOLLARD(S).
- NEW 6" BOLLARD(S).
- NEW ACCESSIBLE PARKING SIGN.
- NEW VAN ACCESSIBLE PARKING SIGN.
- NEW DRIVE-THRU CLEARANCE BAR.
- NEW PREVIEW BOARD.
- NEW MENU BOARD.
- NEW CANOPY AND SPEAKER POST.
- NEW "DRIVE-THRU" SIGN.
- NEW "THANK YOU/DO NOT ENTER" SIGN.
- NEW RAPID PICK UP SIGN.

NEW PAVEMENT MARKINGS

- NEW PAINTED ACCESSIBLE PARKING SYMBOL.
- NEW PAINTED AISLE (BLUE).
- NEW PAINTED AISLE (WHITE).
- NEW PAINTED PARKING SPACE LINE (WHITE).
- NEW PAINTED PARKING SPACE LINE (BLUE).
- NEW PAINTED TRAFFIC FLOW ARROW.
- NEW "DRIVE-THRU" STRIPING AND TRAFFIC FLOW ARROW.
- NEW "DO NOT ENTER" STRIPING AND TRAFFIC FLOW ARROWS.
- NEW FIRELANE MARKING.

NEW MISCELLANEOUS ITEMS

- NEW AREA LIGHT.
- NEW DETENTION AREA.
- NEW LANDSCAPE AREA. REFER TO LANDSCAPE PLANS.
- EXISTING CROSS ACCESS DRIVE TO REMAIN.
- EXISTING PAVEMENT TO REMAIN.
- NEW CROSS ACCESS.

PERTINENT DATA

SITE DATA
CURRENT ZONING DISTRICT TC TOWN CENTER
PROPOSED ZONING DISTRICT TC TOWN CENTER

AREA CALCULATIONS
BUILDING AREA 3,500 S.F.
IMPERVIOUS AREA 35,556 S.F.
PERVIOUS AREA 17,200 S.F.
TOTAL SITE AREA 56,256 S.F.

KELLER PARKWAY (FM 1709)

CONNECTION ASSUMED, NOT VISIBLE IN FIELD