

NOTE:

1. ALL SIGNAGE FOR LOTS 1 & 2 SHALL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE AT THE TIME OF SIGN PERMIT REVIEW.

2. VARIANCES BEING REQUESTED:

a) A VARIANCE IS BEING REQUESTED TO THE LANDSCAPING REQUIREMENTS ALONG THE EAST PROPERTY LINE. AS THE PAVING IS ESTABLISHED WITH A RETAINING WALL SYSTEM APPROXIMATELY 20 FEET FROM THE PROPERTY LINE. THE FIRE LANE REQUIRED IS ADJACENT TO THE RETAINING WALL AND CAN NOT BE MOVED WEST AS THERE IS NOT ADEQUATE SPACE DUE TO THE EXISTING BUILDING. WE REQUEST THAT THE 30-FT BUFFER BE REDUCED TO 20-FT.

b) AS THE BUILDING IS EXISTING AND HAS CONCRETE PAVING ON ALL SIDES, A VARIANCE IS BEING REQUESTED TO THE LANDSCAPING REQUIREMENTS REGARDING THE 5-FT FOUNDATION PLANTINGS. WE REQUEST TO REMOVE THE FOUNDATION PLANTINGS AND REPLACE WITH PLANTER BOXES.

3. ALL PROPOSED SITE LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF KELLER. PHOTOMETRIC PLAN WILL BE REQUIRED AT TIME OF THE SITE PLAN APPROVAL FOR LOT 1 & 2. THE EXISTING LIGHTING HAS A PHOTOMETRIC PLAN SUBMITTED AND COMPLIES WITH THE CURRENT REQUIREMENTS.

4. THE EXISTING GATES SHALL BE RELOCATED TO BE 50' FROM THE BACK OF CURB ON S. MAIN STREET. THE RELOCATED GATES SHALL BE PROVIDE EMERGENCY ACCESS TO THE SITE IN ACCORDANCE WITH 2018 IFC SECTIONS 503.6.1.1 THROUGH 503.6.1.6 AS AMENDED AND ADOPTED BY THE CITY OF KELLER AND VIA THE FOLLOWING:

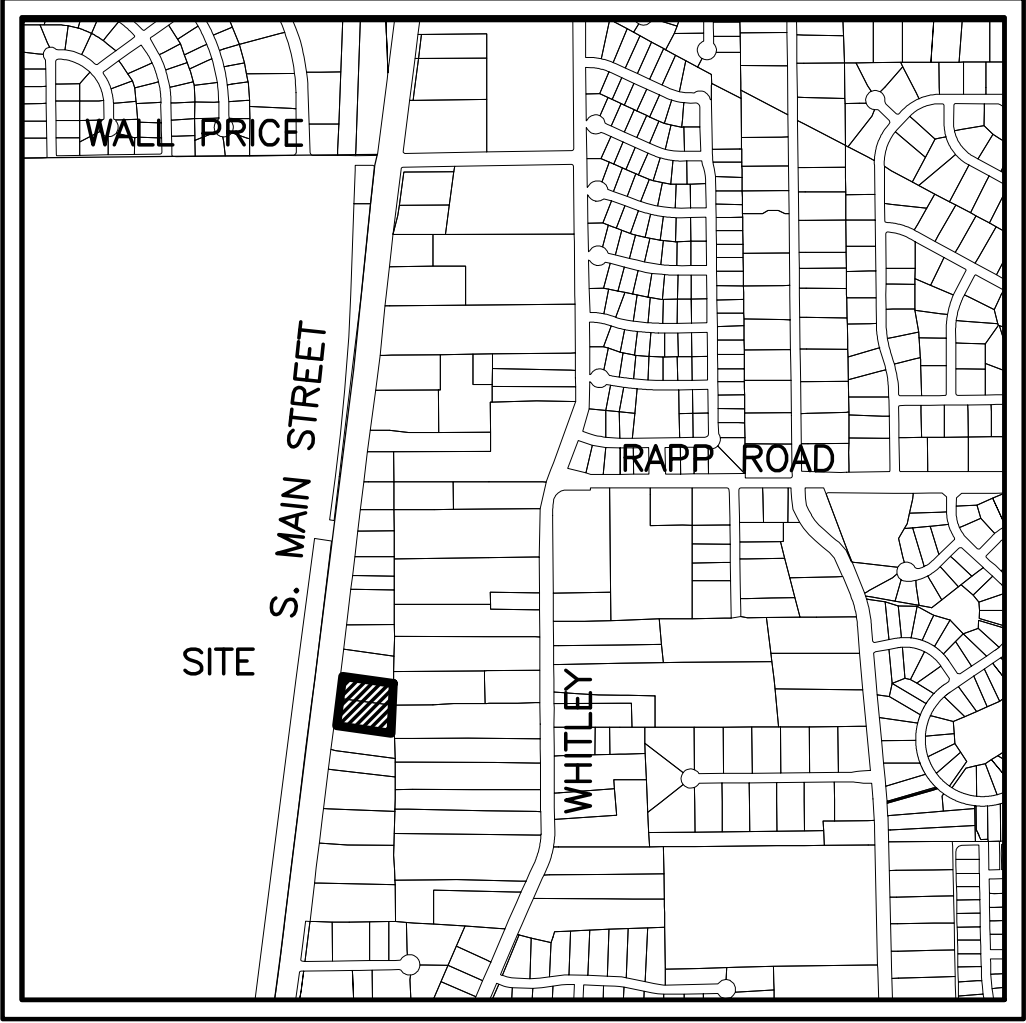
a) AN OPTICALLY ACTIVATED GATE OPENING SYSTEM COMPATIBLE WITH THE 3M OPTICOM TRAFFIC PREEMPTION SYSTEM;

b) A KNOX KS-2 KEY SWITCH; AND,

c) FAIL-SAFE MANUAL BACKUP OR AUTOMATIC RELEASE IN THE EVENT OF FAILURE OF THE ELECTRICAL OR MECHANICAL SYSTEM.

5. THE FIRE LANE DELINEATION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF KELLER REQUIREMENTS.

No.	REVISIONS/ SUBMISSIONS	Date

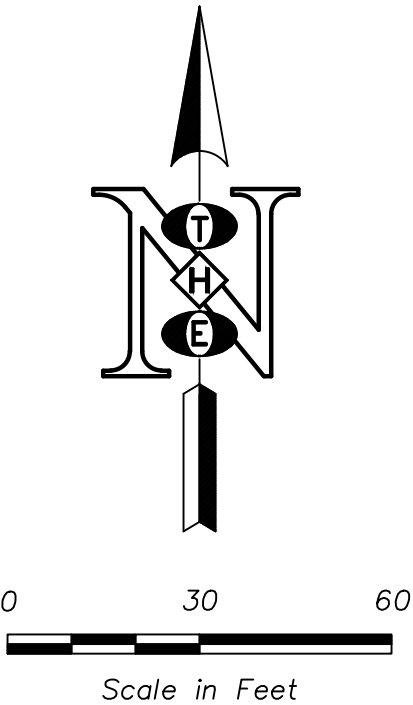


VICINITY MAP
SCALE: 1"=1000'

SITE DATA SUMMARY TABLE	
	SITE PLAN FOR LOTS 1 & 2
ZONING	"C" COMMERCIAL
PROPOSED USE	OFFICE/WAREHOUSE - SALES
TRACT AREA	79,336 SF/ 1.821 ACRES
EX. BUILDING SQUARE FOOTAGE	4,200± SF TOTAL
EX. BUILDING SQUARE FOOTAGE - OFFICE	1,760± SF
EX. BUILDING SQUARE FOOTAGE - WAREHOUSE	2,440± SF
PARKING REQUIRED - OFFICE	6
PARKING REQUIRED - WAREHOUSE	2
PARKING REQUIRED - TOTAL	8
PARKING PROVIDED - TOTAL	8
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1

PARKING REQUIREMENTS
1 SPACE PER 350 SF - OFFICE
1 SPACE PER 2000 SF - WAREHOUSE

LEGEND	
	EXIST. TREE TO BE PROTECTED
	EXIST. TREE/SHRUB TO BE REMOVED SEE LANDSCAPE PLAN

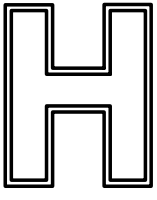


NOTE

The Contractor is to protect the existing trees during the construction of the proposed improvements.

OWNER/APPLICANT
WOODALL PROPERTIES, LLC
4305 E. BELKNAP STREET
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TEL(817)222-3515
CONTACT: CHRISE'NNA WOODALL
Dall2013@gmail.com

PREPARER/ENGINEER
THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TX 76244
817/913-1350 PHONE
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tom.theng@yahoo.com

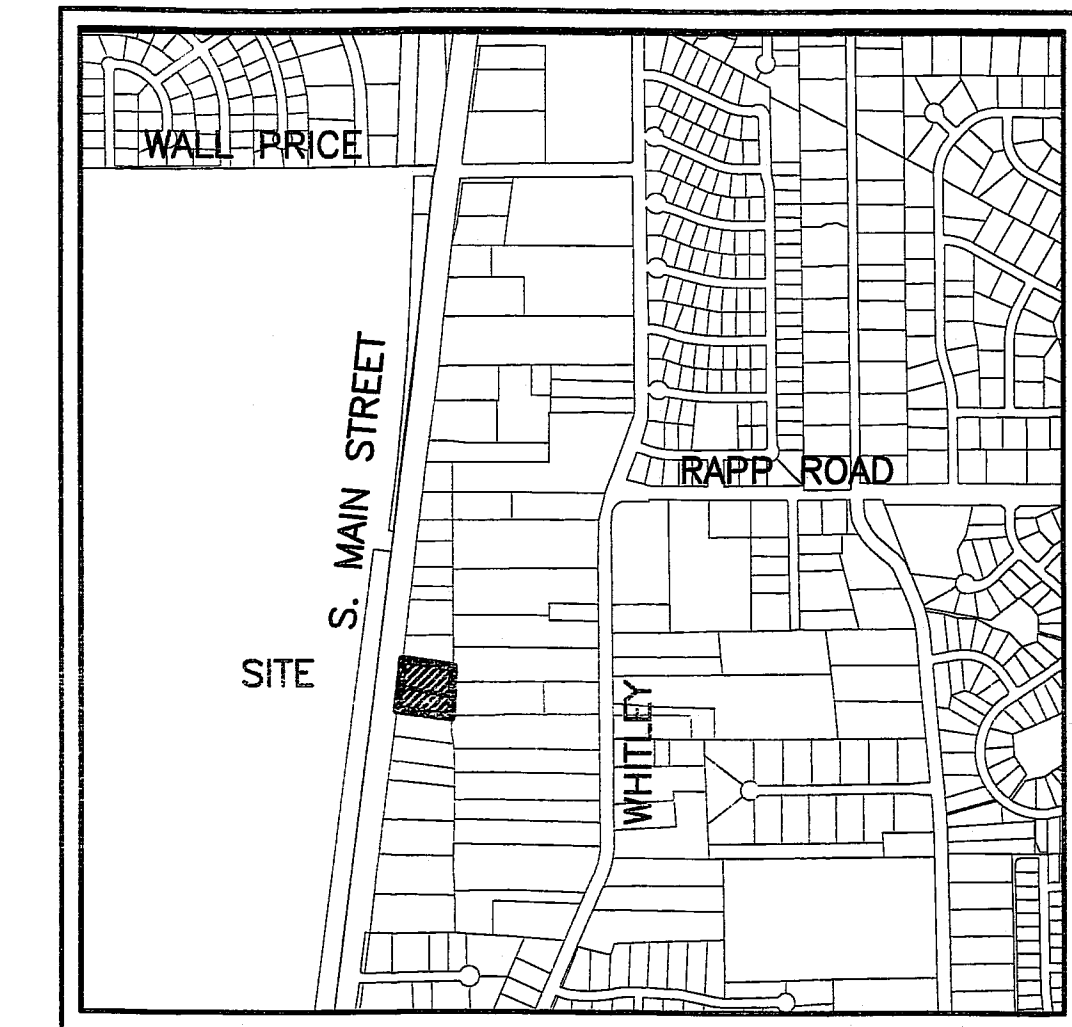


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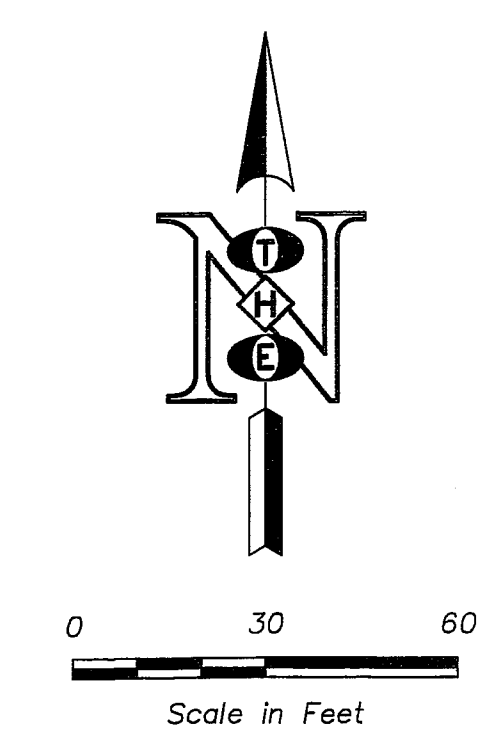
WOODALL PROPERTIES
LOTS 1 & 2, BLOCK A
A.W. CRISP ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
1.82 ACRES OF LAND
CURRENT ZONING - "C"
1425 S. MAIN STREET

SITE PLAN			
DESIGNED	TLH	SCALE	1"=30'
DRAWN	SDS	DATE	04-15-20
CHECKED	TLH	PROJECT NO.	SHEET
			C-1 of 1

No.	REVISIONS/ SUBMISSIONS	Date

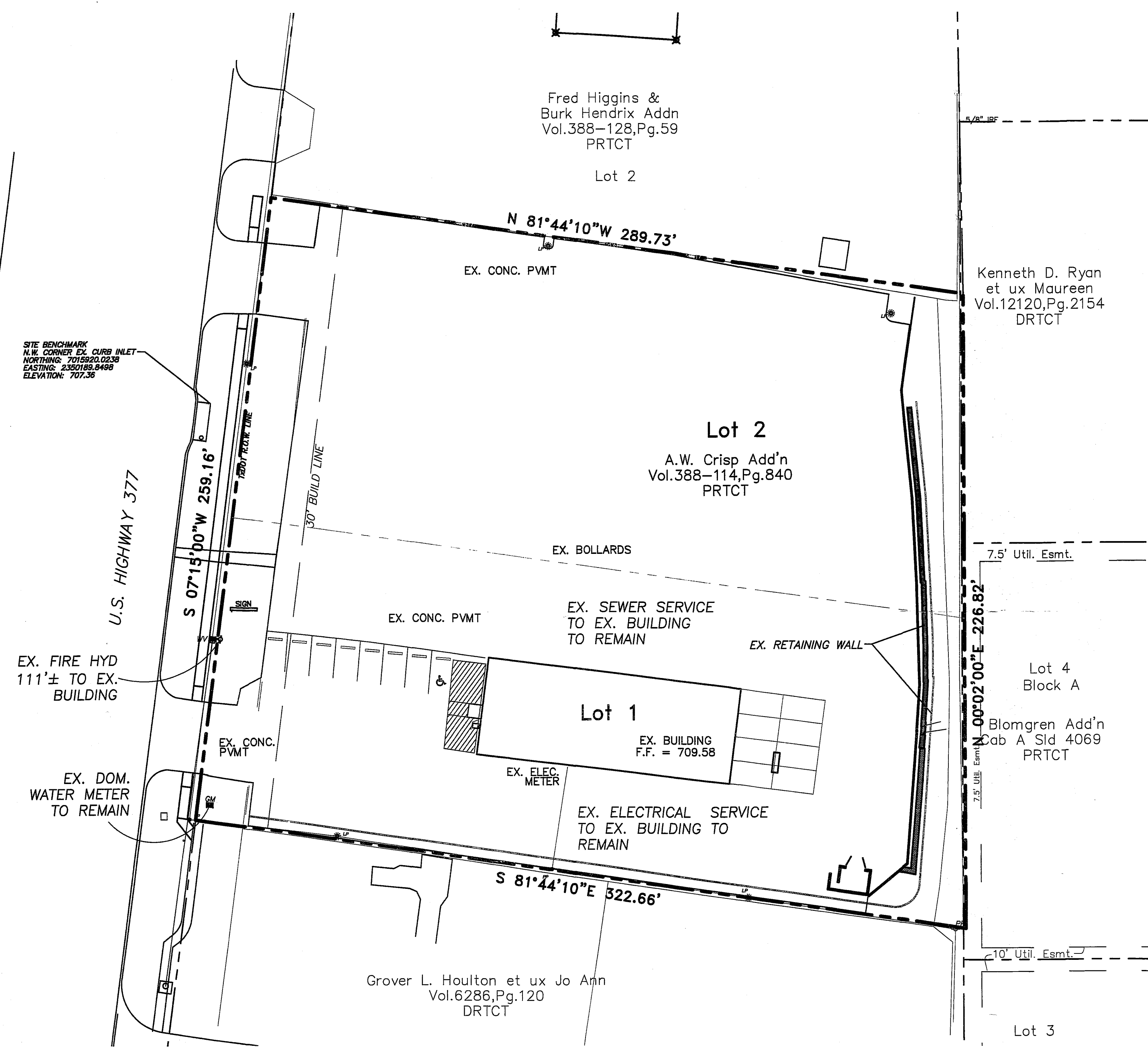


VICINITY MAP
SCALE: 1"=1000'



NOTE:

1. THERE ARE NO PROPOSED UTILITY IMPROVEMENTS REQUIRED FOR THE EXISTING BUILDING. ALL EXISTING SERVICES ARE TO REMAIN IN PLACE AND OPERATIONAL.
2. THE PROPOSED SIDEWALK ALONG THE TxDOT RIGHT-OF-WAY DOES NOT CONFLICT WITH THE EXISTING WATER METER.



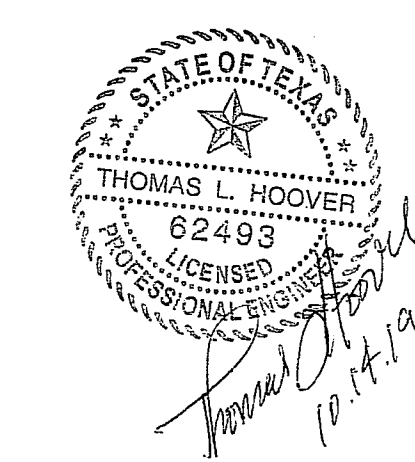
LEGEND

- EXIST. TREE TO BE PROTECTED
- EXIST. TREE TO BE REMOVED

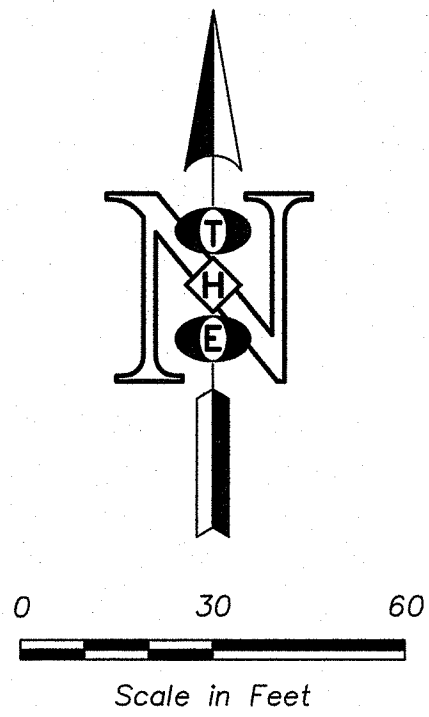
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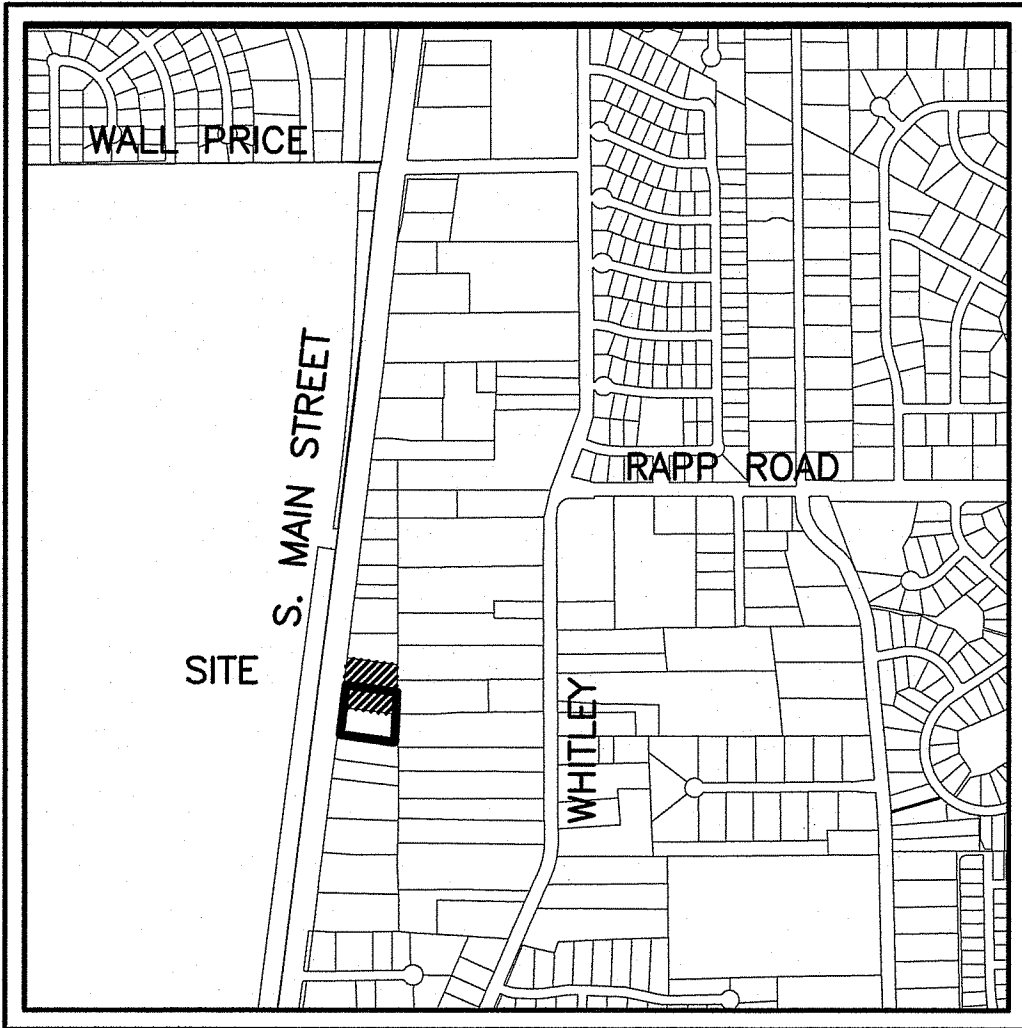
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	WOODALL PROPERTIES LOTS 1 & 2, BLOCK A A.W. CRISP ADDITION IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS. 1.82 ACRES OF LAND CURRENT ZONING - "C" 1425 S. MAIN STREET		
DESIGNED DRAWN CHECKED	TLH SDS TLH	SCALE 1"=30' DATE 10-11-19	PROJECT NO. SHEET C-2 of 2



No.	REVISIONS/ SUBMISSIONS	Date



VICINITY MAP
SCALE: 1"=1000'

SITE DATA SUMMARY TABLE	
	SITE PLAN FOR LOTS 1 & 2
ZONING	"C" COMMERCIAL
PROPOSED USE	OFFICE/WAREHOUSE - SALES
TRACT AREA	79,336 SF/ 1.821 ACRES
EX. BUILDING SQUARE FOOTAGE	4,200± SF
PARKING REQUIRED	7
PARKING PROVIDED	7
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1

LEGEND



EXIST. TREE TO BE PROTECTED
EXIST. TREE TO BE REMOVED

NOTE

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LOTS 1 & 2, BLOCK A
A.W. CRISP ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
1.82 ACRES OF LAND
CURRENT ZONING - "C"
1425 S. MAIN STREET

SITE PLAN - AERIAL

DESIGNED	TLH	SCALE	1"=30'	PROJECT NO.	SHEET
DRAWN	SDS	DATE	01-15-20		C-3
CHECKED	TLH				of

TREE MITIGATION

TOTAL CALIPER INCHES OF QUALITY TREES
 TOTAL QUALITY TREES EXEMPT TO BE REMOVED
 TOTAL QUALITY TREES REMAINING
 CALIPER INCHES TO BE MITIGATED

EXISTING TREES TO REMAIN

POINT DESCRIPTION CANOPY
 100 8" PEAR - 9' DL
 101 17" PEAR - 11' DL
 102 14" PEAR - 10' DL
 103 18" OAK - 16' DL
 104 35" OAK - 24' DL
 105 24" OAK - 24' DL
 106 12" OAK - 20' DL
 107 30" OAK - 24DL
 108 30" OAK - 24DL
 109 48" OAK - 25L
 110 24" OAK - 17DL
 *(111 18" HB - 15 DL)

TOTAL CALIPER INCHES SAVED
 QUALITY TREES ONLY - 260"

TREE LEGEND

PEAR BRADFORD PEAR
 HB HACKBERRY
 OAK POST OAK

DL = DRIP LINE RADIUS IN FEET
 *() = NON-QUALITY TREE

PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QUANTITY
	TREES - CANOPY		
	QUERCUS SHUMARDII SHUMARD RED OAK	4" CAL. MIN. 3" CAL. MIN.	2 8
	TREES - ORNAMENTAL		
	LAGERSTROEMIA INDICA 'TUSKEGEE' TUSKEGEE CRAPE MYRTLE	30 GAL	15

PARKING LOT LANDSCAPING

PARKING LOT MUST BE 100% SCREENED FROM PUBLIC R.O.W.
 WITH SHRUBS MIN. 2' HIGH AT TIME OF PLANTING.

ZONED 'C'

ALL LANDSCAPED AREAS ARE TO BE MAINTAINED
 IN ACCORDANCE WITH CITY REGULATIONS

ALL LANDSCAPED AREAS WILL BE IRRIGATED
 WITH AUTOMATIC IRRIGATION SYSTEM WITH
 FREEZE AND RAIN SENSORS.

REVISIONS	BY
10-9-2019	SEB
11-5-2019	SEB
11-7-2019	SEB
1-15-2020	SEB
4-24-2020	SEB
5-7-2020	SEB

beebe & associates p.c.
 LANDSCAPE ARCHITECTURE



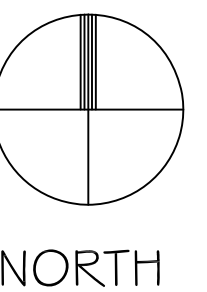
ALL IDEAS, DESIGNS AND ARRANGEMENTS
 INDICATED ON THESE DRAWINGS ARE THE
 PROPERTY OF BEEBE & ASSOCIATES AND
 ARE TO BE USED IN CONNECTION WITH THIS
 SPECIFIC PROJECT. THEY ARE NOT TO BE
 USED FOR CONSTRUCTION, REUSED OR
 REPRODUCED BY ANY MEANS WITHOUT THE
 EXPRESSED WRITTEN PERMISSION OF THE
 LANDSCAPE ARCHITECT.

WOODALL PROPERTIES
 1425 S. MAIN STREET
 KELLER, TEXAS

DRAWN BY	SEB
CHECKED BY	SEB
DATE	10-7-2019
SCALE	EB
JOB NUMBER	
SHEET NUMBER	L-1

LANDSCAPE PLAN

0 8' 16' 32'
 SCALE: 1/16" = 1' - 0"

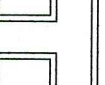


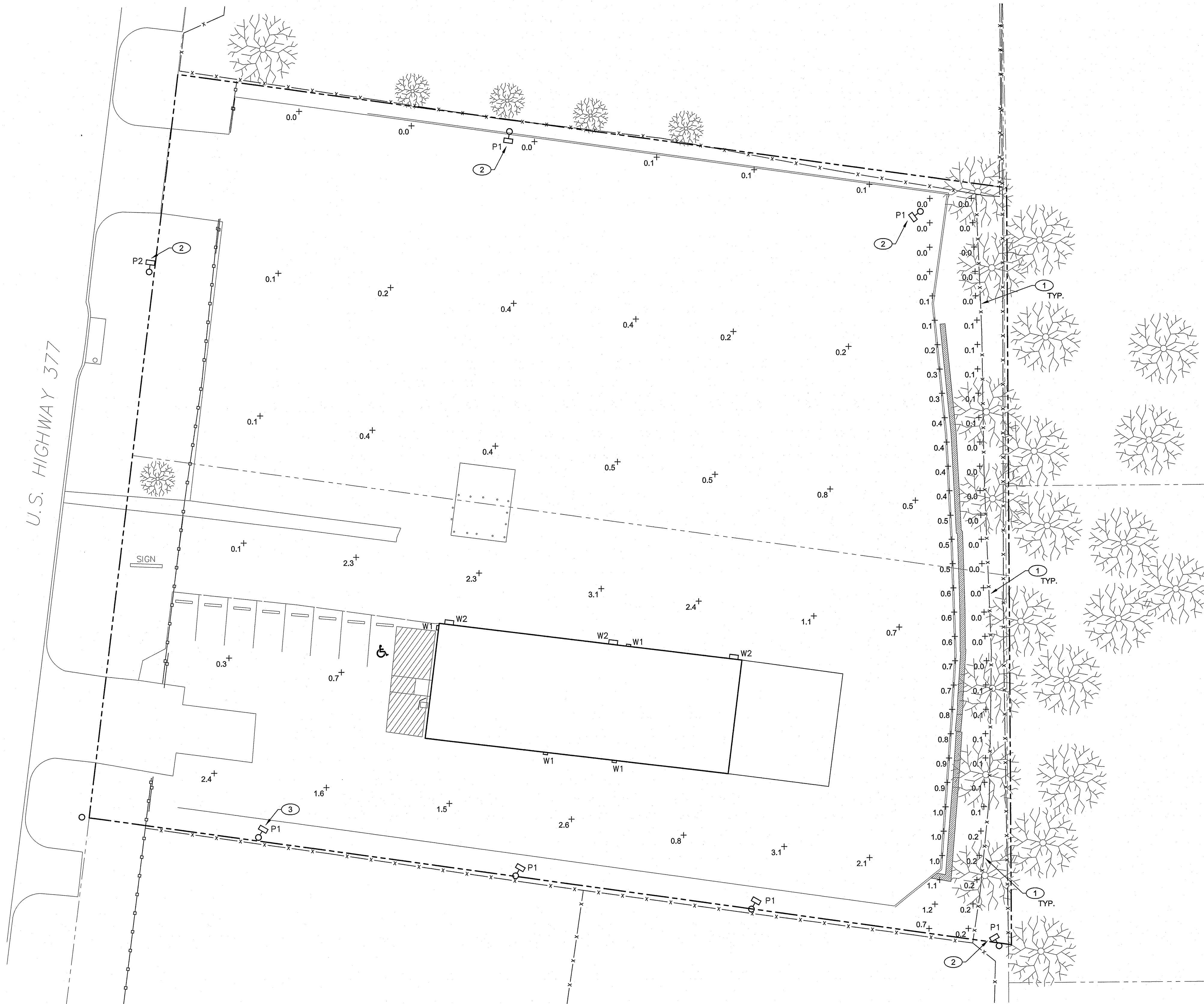
SCALED AT 24"X36" SHEET SIZE



1. ELEVATIONS AS SHOWN ARE PER EXISTING CONDITIONS AS OF 10/3/2019. IT IS THE OWNER'S INTENTION FOR ALL EXISTING CONDITIONS AND FEATURES TO REMAIN WITH THE EXCEPTION OF REMOVING THE EXISTING ROOFTOP MECHANICAL EQUIPMENT.
2. THE EXISTING BUILDING IS FULL CMU MASONRY, EXCEPT FOR THE STEEL FRAMED SHED ROOF TO THE EAST OF THE BUILDING.
3. REFER TO SITE PLAN AND GRADING PLAN FOR FINISHED FLOOR ELEVATION AND ADDITIONAL BUILDING AND SITE INFORMATION.

- ① EXISTING PROTECTED WINDOW TO REMAIN, TYP.
- ② WALL MOUNTED AREA LIGHT. REF. PHOTOMETRIC PLAN AND NOTES.
- ③ WALL MOUNTED BUILDING LIGHT. REF. PHOTOMETRIC PLAN AND NOTES.
- ④ EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, TYP.
- ⑤ CANVAS AWNING WITH 48" PROJECTION, TYP.
- ⑥ EXISTING STEEL BUILDING AND ROOF, OVER OPEN AREA.
- ⑦ WOOD CABINET FOR WASH PUMP EQUIPMENT.
- ⑧ DASHED AREA INDICATES ANTICIPATED BUILDING SIGNAGE AREA.

	<p style="text-align: center; margin: 0;">THOMAS HOOVER ENGINEERING, LLC</p> <p style="margin: 0;">P.O. BOX 1808 KELLER, TEXAS 76244 (817) 913-1350 PHONE T.B.P.E. FIRM REGISTRATION NO. 006009</p>			
<p>WOODALL PROPERTIES</p> <p>LOTS 1 & 2, BLOCK A</p> <p>A.W. CRISP ADDITION</p> <p>IN THE CITY OF KELLER,</p> <p>TARRANT COUNTY, TEXAS.</p> <p>1.82 ACRES OF LAND</p> <p>CURRENT ZONING - "C"</p> <p>1425 S. MAIN STREET</p>				
<p>BUILDING ELEVATIONS (COLOR)</p>				
DESIGNED DRAWN CHECKED	BS BS LS	SCALE AS NOTED DATE 10-14-19	PROJECT NO. 	SHEET A-1



1 PHOTOMETRIC PLAN

1" = 20'-0"

PHOTOMETRIC PLAN KEY NOTES

- EXISTING FENCE PREVENTING FULL ACCESS TO EAST PROPERTY LINE.
- EXISTING INACTIVE POLE LIGHT, UNLIT AT TIME OF MEASUREMENT.
- FIXTURE MOUNTED AT APPROX. 21 FT.

PHOTMETRIC PLAN GENERAL NOTES

- NOTED FOOT-CANDLE VALUES ARE BASED ON SITE MEASUREMENTS TAKEN 10/3/2019, 8-9PM, USING A LIGHT METER TO DOCUMENT EXISTING SITE LIGHTING CONDITIONS AT THE TIME OF MEASUREMENT.
- AS REQUESTED BY THE CITY, SPECIAL CONSIDERATION WAS TAKEN TO MEASURE ALONG THE EAST PROPERTY LINE ADJOINING THE RESIDENTIAL ZONED LOTS. DUE TO AN EXISTING CHAIN LINK AND BARBED WIRE FENCE LOCATED INSIDE OF THE PROPERTY BOUNDARY AS NOTED ON THE DRAWING, WE WERE UNABLE TO ACCESS AND TAKE MEASUREMENTS EXACTLY AT THE PROPERTY LINE. IT IS NOTED HOWEVER THAT DUE TO THE ABUNDANT VEGETATION IN THE AREA BETWEEN THE RETAINING WALL AND PROPERTY LINE, NO SIGNIFICANT ILLUMINATION OR GLARE TRAVERSES THE PROPERTY LIMIT.
- AT THE TIME OF MEASUREMENT, MULTIPLE EXISTING POLE LIGHTS WERE NOTED AS UNLIT. PER THE OWNER THESE LIGHTS ARE NOT INTENDED TO BE USED. IN THE EVENT THESE FIXTURES ARE REPAIRED OR REPLACED, NEW PHOTOMETRIC DATA MAY BE REQUIRED.

LUMINAIRE SCHEDULE

MARK	SYMBOL	DESCRIPTION	MOUNTING TYPE	MOUNTING ELEVATION	QTY.	NOTES
P1	○□	POLE MOUNTED AREA LIGHT	POLE	~30'	6	REFER TO PLAN FOR NOTED LOCATIONS OF INACTIVE POLE LIGHTS.
P1	○□	POLE MOUNTED AREA LIGHT	POLE	~27'	1	TXDOT LIGHT, UNLIT AT TIME OF MEASUREMENT.
W1	□	WALL WASH LED LIGHT	WALL	~15'	4	
W2	□	WALL MOUNTED AREA LIGHT	WALL	~15'	3	

STATISTICS

SYMBOL	+
AVERAGE FOOT-CANDLES	0.5
MAXIMUM FOOT-CANDLES	3.1
MINIMUM FOOT-CANDLES	0.0
MAX. TO MIN. FC RATIO	3.1/0.0
AVG. TO MIN. FC RATIO	0.5/0.0

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1.82 ACRES OF LAND
CURRENT ZONING - "C"
1425 S. MAIN STREET

PHOTOMETRIC PLAN

DESIGNED	BS	SCALE	AS NOTED	PROJECT NO.	SHEET
DRAWN	BS	DATE			ES-1
CHECKED	LS		10-14-19		