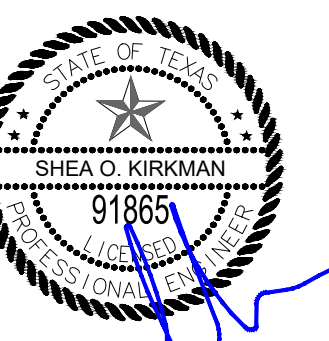




JOB NUMBER: OWT19001_KELLERHASLET
DESIGNED BY: KMM
DRAWN BY: KMM
CHECKED BY: SOK
ISSUE DATE: 12-4-2019
REV:



Kirkman Engineering, LLC
Texas Firm No: 15874

KELLER-HASLET
RETAIL

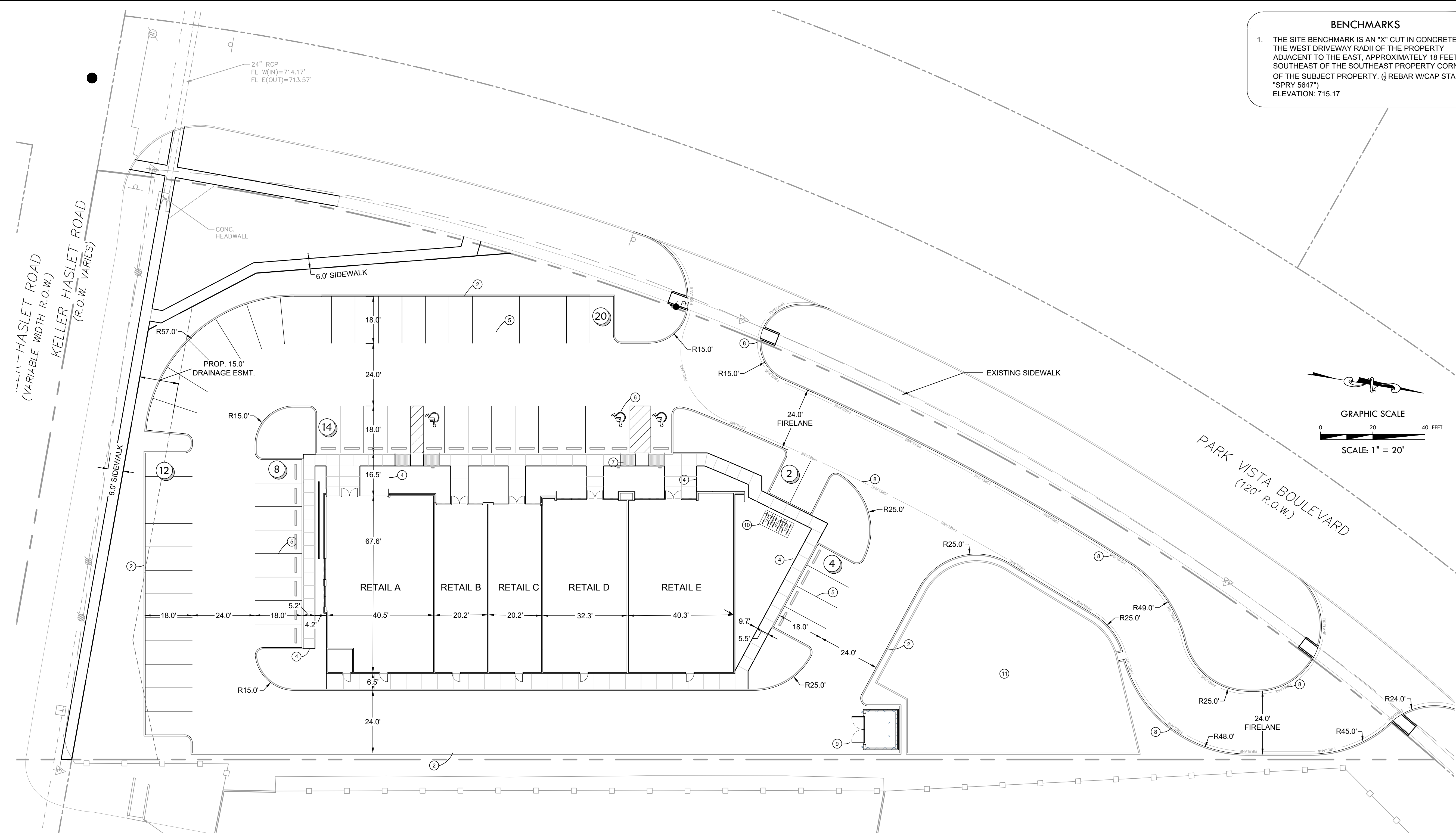
FORT WORTH,
TEXAS

SITE
PLAN

SHEET:

C4.0

BENCHMARKS
1. THE SITE BENCHMARK IS AN "X" CUT IN CONCRETE ON THE WEST DRIVEWAY RADIUS OF THE PROPERTY ADJACENT TO THE EAST, APPROXIMATELY 18 FEET SOUTHEAST OF THE SOUTHEAST PROPERTY CORNER OF THE SUBJECT PROPERTY. (¼ REBAR W/CAP STAMPED "SPRY 5647")
ELEVATION: 715.17



REMAINDER OF LOT 1, BLOCK 1,
BRAZOS MCPHERSON ADDITION
CAB A, SLIDE 7207
P.R.T.C.T.

NOTE:
ALL RADII ARE 3' AT FACE OF CURB
UNLESS OTHERWISE NOTED.

PARKING SUMMARY

TOTAL SPACES	60
ADA SPACES REQUIRED	3
ADA SPACES PROVIDED	3
VAN ACCESSIBLE	2
REGULAR	1
RETAIL A (2,750 SF / 250 SF)	11 SPACES
RETAIL B (1,300 SF / 250 SF)	6 SPACES
RETAIL C (1,300 SF / 250 SF)	6 SPACES
RETAIL D (2,190 SF / 250 SF)	9 SPACES
REST. (2,725 SF / 100 SF)	28 SPACES
TOTAL PARKING REQUIRED	60 SPACES
TOTAL PARKING PROVIDED	60 SPACES
BICYCLE RACKS PER CITY OF FORT WORTH ORDINANCE 6.204.B.1	2

SITE CONSTRUCTION NOTES

- ① EXISTING 6" CURB
- ② CONSTRUCT 6" INTEGRAL CURB PER DETAIL
- ③ CONSTRUCT 6" INTEGRAL CURB WITH ADJACENT SIDEWALK PER DETAIL
- ④ CONSTRUCT SIDEWALK PER DETAIL
- ⑤ PAINT PARKING STALLS PER DETAIL
- ⑥ ACCESSIBLE PARKING PER DETAIL
- ⑦ CONSTRUCT ACCESSIBLE RAMP PER DETAIL
- ⑧ PAINT FIRE LANE STRIPE PER DETAIL
- ⑨ DUMPSTER ENCLOSURE
- ⑩ BICYCLE RACK
- ⑪ DETENTION POND



Know what's below.
Call before you dig.

FULL PATH: K:\bbs\19001_Keller_Haslet\Drawings\03_ENR\03_Productions\03_Site_Plan.dwg
 PLOTTED BY: KMM
 PLOTTED DATE: 12/4/2019