

PLANS FOR THE CONSTRUCTION OF PAVING, DRAINAGE AND UTILITY IMPROVEMENTS FOR THE SAMANTHA SPRINGS ESTATES - PHASE 1 KELLER, TEXAS

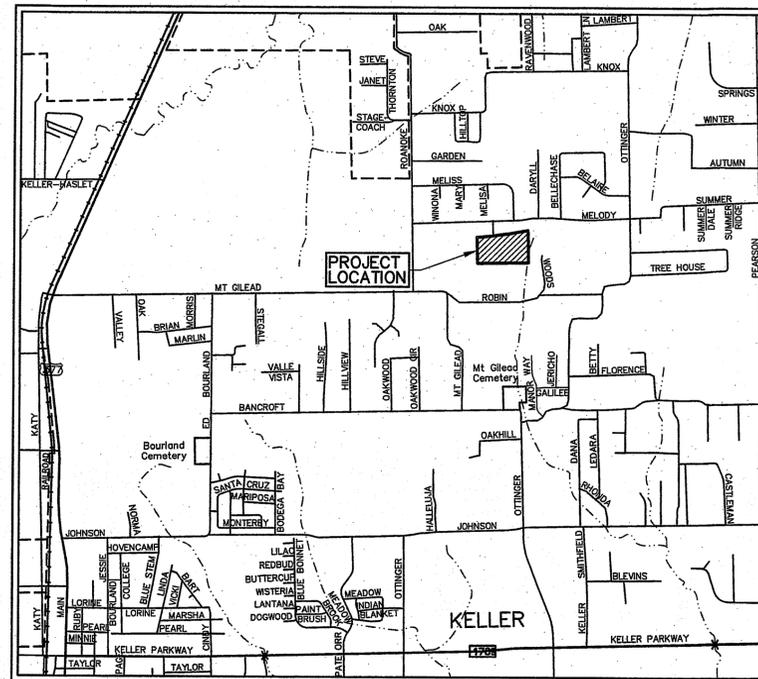
SAMANTHA SPRINGS ESTATES - PHASE 1 - KELLER, TX



City of KELLER
1100 BEAR CREEK PARKWAY
KELLER, TEXAS 76244

MAYOR	PAT McGRAIL
PLACE 1	MITCH HOLMES
MAYOR PRO TEM/PLACE 2	SEAN HICKS
PLACE 3	SHERI ALMOND
PLACE 4	BECKIE PAQUIN
PLACE 5	CHRIS WHATLEY
PLACE 6	TAG GREEN
<hr/>	
CITY MANAGER	MARK HAFNER
DIR PUBLIC WORKS	ALONZO LINAN, P.E.
CITY ENGINEER	CHAD BARTEE, P.E.

AUGUST 2020



VICINITY MAP
SCALE: 1"=2000'

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THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 913-1350 PH.
T.B.P.E. FIRM REGISTRATION NO. 006009



NOTE:
THE GRADING AND POND IMPROVEMENTS IN PHASE 2 SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF THE PHASE 1 SUBDIVISION. PHASE 2 GRADING MAY BE SUBJECT TO REVISION BASED UPON THE HEC-RAS AND HEC-HMS MODELS UNDER CURRENT REVIEW BY THE CITY. ANY CHANGES REQUIRED TO THE GRADING AND OR POND REQUIRED BY THE MODELS SHALL BE MADE AT THE EXPENSE OF THE DEVELOPER.

REVIEWED
CITY OF KELLER

Released for Construction

Date 10-8-2020

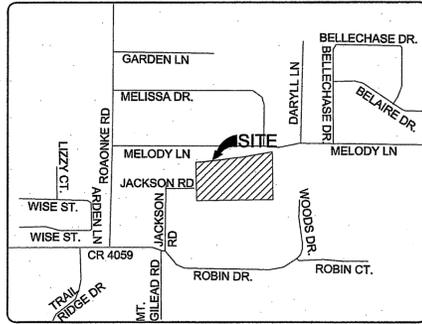
Chad BarTEE

Public Works Director/City Engineer

OWNER
SAMANTHA SPRINGS ESTATES
712 NORTH MAIN STREET
KELLER, TX 76248
817/379-9949
817/379-7376 FAX
CONTACT: JOSEPH McCOMBS

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

SURVEYOR
K A Z SURVEYING
1720 WESTMINSTER
DENTON, TX 76205
940/382-3446 PHONE
CONTACT: MIRANDA BUSSELL
miranda@kazsurveying.com



VICINITY MAP
1" = 1000'

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
2. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
3. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF KELLER, COMMUNITY NUMBER 480185 EFFECTIVE DATE 7-7-2014 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 245 K OF SAID MAP.
4. THE PURPOSE OF THIS MAJOR SUBDIVISION PLAT IS TO CREATE 16 RESIDENTIAL LOTS OF RECORD.
5. AN ENGINEERED GRADING PLAN IS REQUIRED TO BE SUBMITTED, REVIEWED, AND RELEASED FOR CONSTRUCTION BY THE PUBLIC WORKS ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

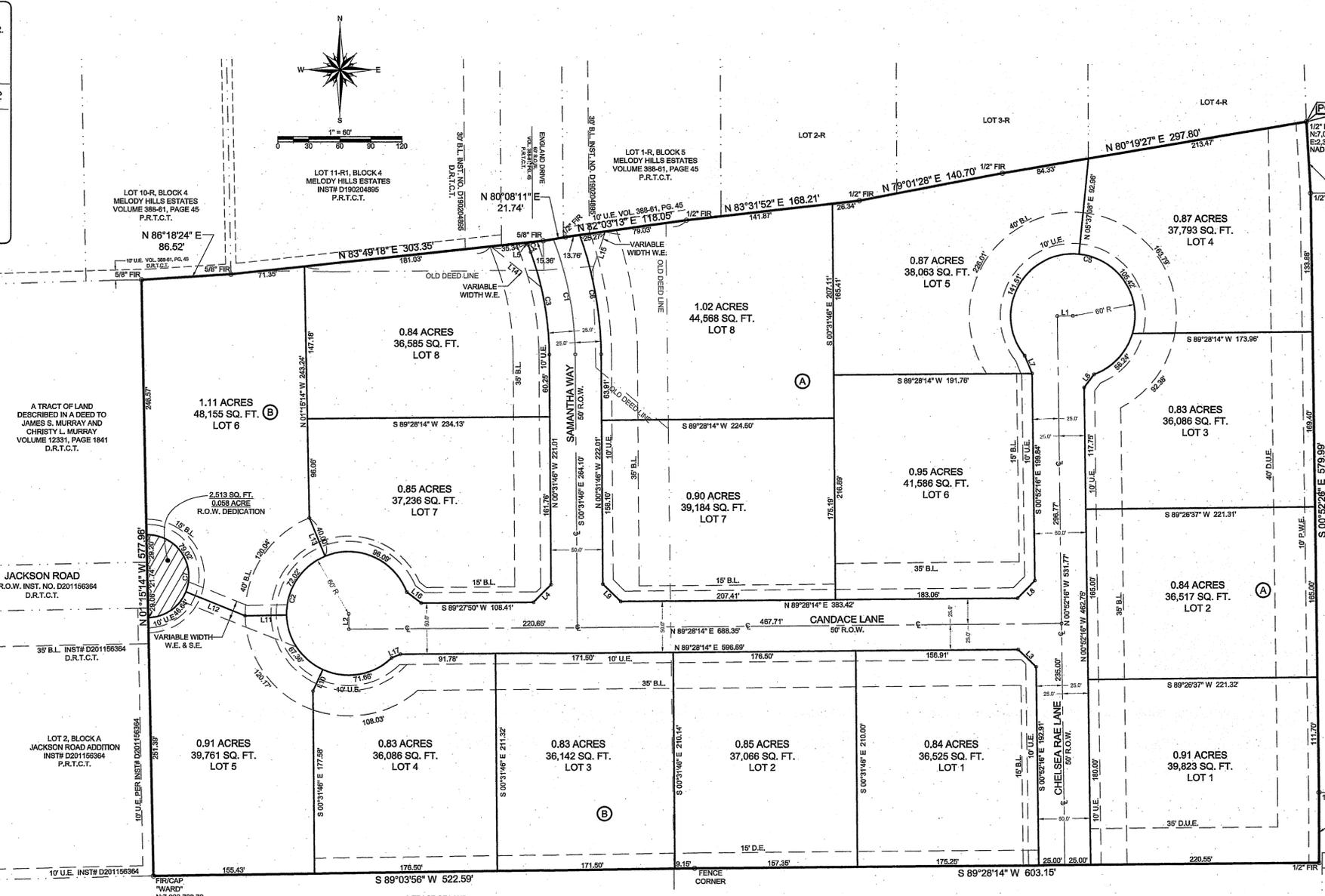
DRAINAGE EASEMENTS

THE DRAINAGE EASEMENT SHOWN ON THE PLAT ARE DEDICATED TO THE CITY FOR STORM WATER RUNOFF CONTROL. THOSE DRAINAGE EASEMENTS COVERING AREAS TO BE LEFT IN A NATURAL STATE WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO KEEP UNOBSTRUCTED AND MAINTAINED, INCLUDING EROSION CONTROL. PROPERTY OWNERS SHALL KEEP THESE NATURAL DRAINAGE WAYS ON THEIR PROPERTY MOWED, CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS. THE CITY OF KELLER SHALL HAVE THE RIGHT TO ENTER ALL DRAINAGE EASEMENT AREAS FOR THE PURPOSE OF INSPECTING THE DRAINAGE WAYS FOR CONFIRMATION OF CONDITION OF THE DRAINAGE WAY WITH RESPECT TO MAINTENANCE AND EROSION CONTROL. THE CITY OF KELLER WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR EROSION CONTROL OF THE OPEN CHANNELS WITHIN THE DRAINAGE EASEMENT WHICH IS LEFT IN THE NATURAL STATE. THE OPEN CHANNEL AREAS LEFT IN NATURAL STATE ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND BANK EROSION THAT CANNOT BE PREDETERMINED. THE CITY OF KELLER SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCES OF THIS OVERFLOW AND EROSION. NO CONSTRUCTION, MODIFICATIONS, OR FENCING WILL BE ALLOWED IN THE DRAINAGE EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF KELLER'S DIRECTOR OF PUBLIC WORKS.

LINE	BEARING	DISTANCE
L1	N 89°07'44" E	15.00'
L2	N 00°31'45" W	15.00'
L3	S 45°42'01" W	24.24'
L4	S 44°28'14" W	24.14'
L5	N 20°56'10" W	2.38'
L6	N 36°56'40" E	15.80'
L7	S 22°34'30" E	18.58'
L8	S 44°17'59" W	24.04'
L9	N 45°31'48" W	24.17'
L10	S 24°29'15" W	22.78'
L11	S 88°48'48" W	40.00'
L12	N 68°09'04" W	61.80'
L13	N 22°24'36" W	40.00'
L14	S 51°10'42" E	62.89'
L15	S 18°26'34" W	43.05'
L16	N 52°57'42" W	17.44'
L17	N 66°34'11" E	9.21'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	315.50'	113.82'	113.21'	N 10°51'53" W	20°40'13"
C2	80.00'	323.16'	52.05'	N 15°34'35" E	308°35'28"
C3	280.50'	101.07'	100.56'	N 10°29'48" W	19°58'04"
C4	334.50'	7.35'	7.35'	N 19°50'33" W	11°53'34"
C5	80.00'	303.16'	68.28'	N 74°45'33" W	289°28'45"
C6	340.50'	117.37'	116.79'	N 21°24'15" W	19°44'58"
C7	40.00'	125.66'	80.00'	N 01°15'14" W	180°00'00"

LEGEND
 POB = POINT OF BEGINNING
 FIR = IRON ROD FOUND
 FIR/CAP = CAPPED IRON ROD FOUND
 R.O.W. = RIGHT OF WAY
 B.L. = BUILDING LINE
 D.E. = DRAINAGE EASEMENT
 D.U.E. = DRAINAGE & UTILITY EASEMENT
 W.E. = WALL EASEMENT
 S.E. = SEWER EASEMENT
 U.E. = UTILITY EASEMENT
 P.W.E. = PRIVATE WATER EASEMENT
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
 P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY TEXAS
 D.R.T.C.T. = DEED RECORDS TARRANT COUNTY TEXAS
 = R.O.W. CENTERLINE



PLAN SUMMARY TABLE	
TOTAL LOTS	16
NUMBER OF LOTS PER ZONING CATEGORY	16
TOTAL ACREAGE PER PHASE	16.50
NUMBER OF LOTS PER PHASE	16
MINIMUM LOT SIZE	36,000 SF
MINIMUM DWELLING UNIT SIZE	2,400 SF
DENSITY PER ACRE	30%

RUTHA BAKER SURVEY,
 ABSTRACT # 108
 TARRANT COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE _____

STATE OF TEXAS
 COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2020.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, JEMCCOMBS REAL ESTATES, LTD. is the owner of all that certain lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being a part of the Rutha Baker Survey, Abstract Number 108, and also being all of a tract of land described in a deed to JEMCCOMBS REAL ESTATES, LTD., recorded in Instrument Number D217297002, Official Public Records, Tarrant County, Texas, and being more fully described by metes and bound as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of said JEMCCOMBS tract, being the Southeast corner of Lot 4-R, Block 5, Melody Hills Estates, recorded in Volume 388-61, Page 45, Plat Records, Tarrant County, Texas, same being in the West line of Lot 24, Melody Hills East Addition, recorded in Volume 388-125, Page 94, Plat Records, Tarrant County, Texas;

THENCE South 03 degrees 22 minutes 36 seconds East, along the common line of said Lot 24 and said JEMCCOMBS tract, a distance of 69.58 feet to a 1/2 inch iron rod found for the Southwest corner of said Lot 24, same being the Westerly Northwest corner of a tract of land described in a deed to Steven F. Hinchey, recorded in Volume 12286, Page 745, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 52 minutes 26 seconds East, along the common line of said JEMCCOMBS tract and said Hinchey tract and along the West line of Lot 1, Block 1, Richard E. Williams Addition, recorded in Volume 388-168, Page 63, Plat Records, Tarrant County, Texas, a distance of 579.99 feet to a 1/2 inch iron rod found for the Southwest corner of said Lot 1, Block 1, Richard E. Williams Addition;

THENCE South 00 degrees 13 minutes 11 seconds East, a distance of 68.40 feet to a 1/2 inch iron rod found for the Southeast corner of said JEMCCOMBS tract;

THENCE South 89 degrees 28 minutes 14 seconds West, a distance of 603.15 feet to a fence corner found in the South line of said JEMCCOMBS tract;

THENCE South 89 degrees 03 minutes 56 seconds West, passing a capped iron rod found stamped "CBC" at 20.00 feet, continuing for a total distance of 522.59 feet to a capped iron rod found stamped "WARD" for the Southwest corner of said JEMCCOMBS tract, same being the Southeast corner of Lot 2, Block A, Jackson Road Addition, recorded in Instrument Number D201156384, Plat Records, Tarrant County, Texas;

THENCE North 01 degree 15 minutes 14 seconds West, along the common line of said JEMCCOMBS tract and said Lot 2, Block A, Jackson Road Addition, and along a tract of land described in a deed to James S. Murray and Christy L. Murray, recorded in Volume 12331, Page 1841, Deed Records, Tarrant County, Texas, a distance of 577.96 feet to a 5/8" iron rod found for the Northwest corner of said JEMCCOMBS tract;

THENCE North 86 degrees 18 minutes 24 seconds East, along the common line of said JEMCCOMBS tract and Block 4, Melody Hills Estates, recorded in Volume 388-61, Page 45, Plat Records, Tarrant County, Texas, a distance of 86.52 feet to a 5/8" iron rod found;

THENCE North 83 degrees 49 minutes 18 seconds East, continuing along said common line, a distance of 303.35 feet to a 5/8" iron rod found;

THENCE North 80 degrees 08 minutes 11 seconds East, continuing along said common line, a distance of 21.74 feet to a 1/2 inch iron rod found;

THENCE North 82 degrees 03 minutes 13 seconds East, continuing along said common line, a distance of 118.05 feet to a 1/2 inch iron rod found;

THENCE North 83 degrees 31 minutes 52 seconds East, continuing along said common line, a distance of 188.21 feet to a 1/2 inch iron rod found;

THENCE North 79 degrees 01 minute 28 seconds East, continuing along said common line, a distance of 140.70 feet to a 1/2 inch iron rod found;

THENCE North 80 degrees 19 minutes 27 seconds East, continuing along said common line, a distance of 297.80 feet to the POINT OF BEGINNING and containing 16.50 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the JEMCCOMBS Real Estate, L.T.D. does hereby adopt this Final Plat describing the herein above described property as Lots 1-8, Block A and Lots 1-5, Block B, of Samantha Springs Addition, an addition to the City of Keller and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness our hands at Tarrant County, Texas, this _____ day of _____, 2020.

Signatory _____ Title _____

STATE OF TEXAS
 COUNTY OF TARRANT

Before me on this day personally appeared _____, known to me through his driver's license to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, A.D. 2020.

Notary Signature _____

Approved by the City of Keller Planning and Zoning Commission

Chairman _____ Date _____

Secretary _____ Date _____

Document # _____ Date _____

FINAL PLAT
LOTS 1-8, BLOCK A
LOTS 1-8, BLOCK B
SAMANTHA SPRINGS ADDITION
ZONED SF-36
 BEING 16.50 ACRES IN THE RUTHA BAKER SURVEY,
 ABSTRACT NUMBER 108, IN THE CITY OF KELLER,
 TARRANT COUNTY, TEXAS

KAZ SURVEYING

1720 WESTMINSTER
 DENTON, TX 76205
 (940) 382-3446

JOB NUMBER: 150854
 DRAWN BY: MLB
 DATE: 09-08-2020
 R.P.L.S.
 KENNETH A. ZOLLINGER

TX FIRM REGISTRATION # 10002100

SURVEYOR:
 KAZ SURVEYING, INC.
 830 MAIN STREET
 DENTON, TX 76205
 PHONE: (940) 382-3446
 CONTACT: MIRANDA BUSSELL
 TBPLS FIRM #10002100

OWNER:
 JEMCCOMBS REAL ESTATE, LTD
 830 MAIN STREET
 KELLER, TX 76248
 CONTACT: JOSEPH E. MCCOMBS

ENGINEER:
 THOMAS HOOVER ENGINEERING, LLC
 P.O. BOX 1600
 KELLER, TX 76244
 PHONE: (817) 913-1850
 CONTACT: THOMAS HOOVER
 TBPE FIRM # 8009

GENERAL CONSTRUCTION NOTES:

1. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY AREA SURVEYING, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHIC AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
2. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS & EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST & DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

EROSION CONTROL NOTES:

1. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED AS SOON AS PRACTICAL AND NOT MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED UNLESS CONSTRUCTION ACTIVITIES ARE TO RESUME WITHIN 21 DAYS.
2. EXCAVATED AND TOP SOIL STOCKPILES SHALL BE COVERED AT THE END OF EACH WORK DAY. STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS WILL BE STABILIZED WITH TEMPORARY SEASONAL GRASS SEED AND MULCH OR OTHER ACCEPTABLE PRACTICES. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED UNTIL PAVEMENT IS INSTALLED.
3. AT THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL INSTALL A DIVERSION DIKE AROUND THE TOP OF EACH CUT OR FILL SLOPE TO DIRECT RUN-OFF AWAY FROM THE FACE OF THE SLOPE TO A NON-EROSIVE OUTLET AREA.
4. STABILIZE ALL POINTS OF INGRESS AND EGRESS WITH CRUSHED STONE UNTIL JUST PRIOR TO PAVING OPERATIONS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADWAYS.
5. CONTRACTOR SHALL LIMIT MUD ACCUMULATION ON ALL PUBLIC STREETS AROUND THE PROJECT. MUD FOUND IN PUBLIC STREETS SHALL BE CLEANED AT THE END OF THE WORK DAY.
6. SEED ALL EMBANKMENTS WITH SLOPES OF 3:1 OR GREATER AND ALL DRAINAGE SWALES IMMEDIATELY AFTER GRADING. PERMANENT STABILIZATION OF EMBANKMENT WITH SLOPES OF 3:1 OR GREATER MAY BE DONE BY HYDROSEEDING WITH BERMUDA DURING THE MONTHS OF MAY THROUGH SEPTEMBER AND COOL GROW DURING THE MONTHS OF OCTOBER THROUGH APRIL.
7. IF STABILIZATION OF DISTURBED AREAS IS TO BE ACCOMPLISHED DURING SEPTEMBER 15 THROUGH APRIL 1, THE STABILIZATION SHALL CONSIST OF HYDROMULCHING WITH COOL GROW OR EQUAL.
8. DURING CONSTRUCTION, ALL TREES SHALL BE PROTECTED AS INDICATED ON THE PLAN.
9. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED.
10. DURING SUMMER MONTHS, THE CONTRACTOR MAY NEED TO INSTALL TEMPORARY IRRIGATION TO ENSURE ADEQUATE WATERING OF THE GRASSES.
11. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO LOCAL EROSION AND SEDIMENT CONTROL CODES.
12. SILT BARRIERS SHALL BE CONSTRUCTED AROUND ALL INLETS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. SEDIMENT ACCUMULATED BEHIND SILT BARRIERS SHALL BE REMOVED WHEN A DEPTH OF 6-INCHES IS REACHED.
13. TEMPORARY STRAW BALE BERMS/DIKES SHALL BE INSTALLED ACROSS DRAINAGE CHANNELS/SWALES FROM DISTURBED AREAS. BALES SHALL BE SECURELY ANCHORED UTILIZING STEEL OR WOODEN STAKES. BALES SHALL BE REPLACED UPON FAILURE.
14. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES DURING CONSTRUCTION TO PREVENT BLOCKAGES FROM ACCUMULATED SETTLEMENT. ADDITIONAL STRAW BALES MAY BE REQUIRED BY THE ARCHITECT, ENGINEER, OR LOCAL INSPECTOR.
15. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS AND REMOVE SILTATION ONLY WHEN THERE IS SUFFICIENT GROWTH OF GROUND COVER TO PREVENT EROSION.

REVIEWED
CITY OF KELLER
 Released for Construction
 Date _____

 Public Works Director/City Engineer

KELLER NOTES:

1. THE APPLICABLE STANDARDS, SPECIFICATIONS AND ORDINANCES OF THE CITY OF KELLER, TEXAS SHALL APPLY AS THOUGH FULLY SET FORTH HEREIN. THE CITY OF KELLER SPECIFICATIONS ARE MADE UP OF THE CURRENT VERSION OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" PUBLISHED BY N.C.T.C.O.G. AND AS MODIFIED BY THE CURRENT VERSION OF THE CITY OF KELLER "DESIGN AND TECHNICAL CONSTRUCTION STANDARDS". THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE TCEQ. REGULATIONS.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF KELLER. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT MATERIAL OR WORKMANSHIP THAT DOES NOT CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF KELLER.
3. ALL DISTURBED OFF-SITE AREAS SHALL BE SODDED AS SHOWN ON THE CONSTRUCTION PLANS.
4. THE CONTRACTOR SHALL HAVE ONE (1) "REVIEWED AND RELEASED FOR CONSTRUCTION" SET OF CONSTRUCTION PLANS ON THE JOB SITE DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE CITY OF KELLER AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION.
6. REMAIN ACCESS TO RESIDENTIAL PROPERTIES. PROVIDE TEMPORARY PAVEMENT CROSSING

UTILITY COORDINATION:

CONTRACTOR SHALL ON ALL UTILITIES, COORDINATE INSPECTION AND/OR LOCATION OF UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.

DIGG TESS - LINE LOCATES 800.344.8377
 FOR: LONE STAR GAS CO.-TXU GAS
 SOUTHWESTERN BELL TELEPHONE
 VERIZON TELEPHONE
 TXU ELECTRIC - LINE LOCATES 800.233.2133
 TRI-COUNTY ELECTRIC -817.431.1541
 CITY OF KELLER - 817.743.4200

No.	REVISIONS/ SUBMISSIONS	Date

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF KELLER STANDARDS AND SPECIFICATIONS.
2. UTILITY CONTRACTOR AND STREET CONTRACTOR ARE TO NOTIFY A CITY TECHNICAL CONSTRUCTION INSPECTOR, AT 817-743-4080, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL SANITARY SEWER PIPE SHALL BE SDR 35 PVC (ASTM D-3034).
4. ALL STORM DRAINAGE PIPE SHALL BE ASTM C-76, CLASS III REINFORCED CONCRETE, UNLESS NOTED OTHERWISE.
5. ALL WATER MAINS SHALL BE PVC AWWA-C900, DR18, CLASS 150.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF A MAXIMUM NUMBER OF PASSING FIELD DENSITY TESTS ON LIME AND CEMENT STABILIZED SUBGRADE EQUAL TO THE RATIO OF 1 PER 100 LINEAR FEET OF STREET AND ALL FAILING DENSITY TESTS AND REQUIRED MOISTURE-DENSITY CURVES.
7. ALL FILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D-698).
8. ROUTE WATER LINES AROUND STORM DRAIN INLETS WITH A MINIMUM OF 12" CLEARANCE OUT-TO-OUT.
9. "CURB RAMPS" ARE TO BE CONSTRUCTED ON ALL PERMANENT CURB RETURNS AT INTERSECTIONS OF ALL STREETS OR AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
10. ALL CONSTRUCTION BARRICADING TO BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATIONS CURRENT "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" GUIDELINES.
11. GATE VALVES SHALL CONFORM TO CURRENT ADOPTED VERSION OF SPECIFICATION ANSIAWWA C509-87.
12. ALL ROCK RIPRAP TO BE PLACED ON FILTER FABRIC.
13. ALL EXPOSED CONCRETE PORTIONS OF BRIDGES, CULVERTS, WINGWALLS, AND HEADWALLS WILL REQUIRE A TWO-RUB FINISH IN ACCORDANCE WITH NCTCOG ITEM NO. 702.4.13.1, TYPE 1 WITH TWO-RUB FINISH.
14. MATERIAL DISPOSAL FOR CITY PROJECTS- THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DIRECTOR IN WRITING OF PROPOSED MATERIAL DISPOSAL SITES TO BE UTILIZED WITHIN THE CITY OF KELLER. THE NOTIFICATION SHALL INCLUDE THE LEGAL LOT/BLOCK, ADDITION DESCRIPTION AND ADDRESS OF THE PROPOSED SITE. THE PUBLIC WORKS DIRECTOR SHALL BE NOTIFIED TWO (2) WEEKS IN ADVANCE OF ANY MATERIAL BEING DEPOSITED.
15. MATERIAL DISPOSAL FOR DEVELOPER PROJECTS- THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DIRECTOR IN WRITING OF PROPOSED MATERIAL DISPOSAL SITES TO BE UTILIZED OUTSIDE OF THE PROJECT LIMITS AND INSIDE OF THE CITY OF KELLER. PROJECT LIMITS SHALL BE DEFINED AS PROPERTY OWNED BY THE DEVELOPER AND PART OF THE ADDITION BEING CONSTRUCTED. THE NOTIFICATION SHALL INCLUDE LEGAL LOT/BLOCK, ADDITION DESCRIPTION AND ADDRESS OF THE PROPOSED SITE. THE PUBLIC WORKS DIRECTOR SHALL BE NOTIFIED TWO (2) WEEKS IN ADVANCE OF ANY MATERIAL BEING DEPOSITED.

	GENERAL NOTES	REVISION DATE: 12/10/2010
		SHEET: 1

REVIEWED
CITY OF KELLER
 Released for Construction
 Date 10-8-2020

 Public Works Director/City Engineer

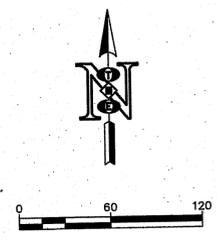


THOMAS HOOVER ENGINEERING, LLC
 P.O. BOX 1808
 KELLER, TEXAS 76244
 (817) 913-1350 PH.
 T.B.P.E. FIRM REGISTRATION NO. 006009

SAMANTHA SPRINGS ESTATES
LOTS 1-8, BLOCK A
LOTS 1-8, BLOCK B
OF THE
SAMANTHA SPRINGS ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
16.502 ACRES OF LAND
CURRENT ZONING - "SF-36" SINGLE FAMILY

GENERAL NOTES			
DESIGNED TLH	SCALE	PROJECT NO.	SHEET
DRAWN SDS	N.T.S.		C-3
CHECKED TLH	DATE		of _____
	08-18-20		

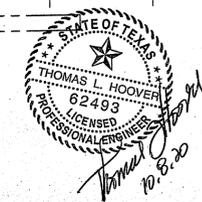
No.	REVISIONS/ SUBMISSIONS	Date



REVIEWED
CITY OF KELLER
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 Date 10-8-2020
Chad Bente
 Public Works Director/City Engineer

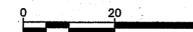
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LOTS 1-8, BLOCK B
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16.502 ACRES OF LAND
CURRENT ZONING - "SF-36" SINGLE FAMILY



DEMOLITION PLAN		DESIGNED	TLH	SCALE	1"=60'	PROJECT NO.	SHEET
DRAWN	SDS	DATE	08-18-20				C-4
CHECKED	TLH						of

1	NEW SHEET PER CITY COMMENTS ON BERM	9-23-20
No.	REVISIONS/ SUBMISSIONS	Date



PHASE 2 GRADING - PROPOSED POND & OUTLET

LEGEND

- TG 738.90 PROPOSED GRADE ELEVATION
- TP 738.90 PROPOSED PAVEMENT ELEVATION
- × 738.70 EXISTING GROUND ELEVATION
- DIRECTION OF RUNOFF FLOW
- - - 738 - - - EXISTING GRADE CONTOUR
- (738) — PROPOSED GRADE CONTOUR

Benchmark

City of Keller Monument No. 4
 A Bertsen top security monument with access cover is located 10.6 feet east of the east back of curb of Trail Ridge Drive, and is 53± south of the south edge of pavement of Mt. Gilead Road.
 Elevation = 738.51' (GPS NAD 83(93))

REVIEWED

CITY OF KELLER

Released for Construction

Date 10-8-2020

Chad Bente

Public Works Director/City Engineer

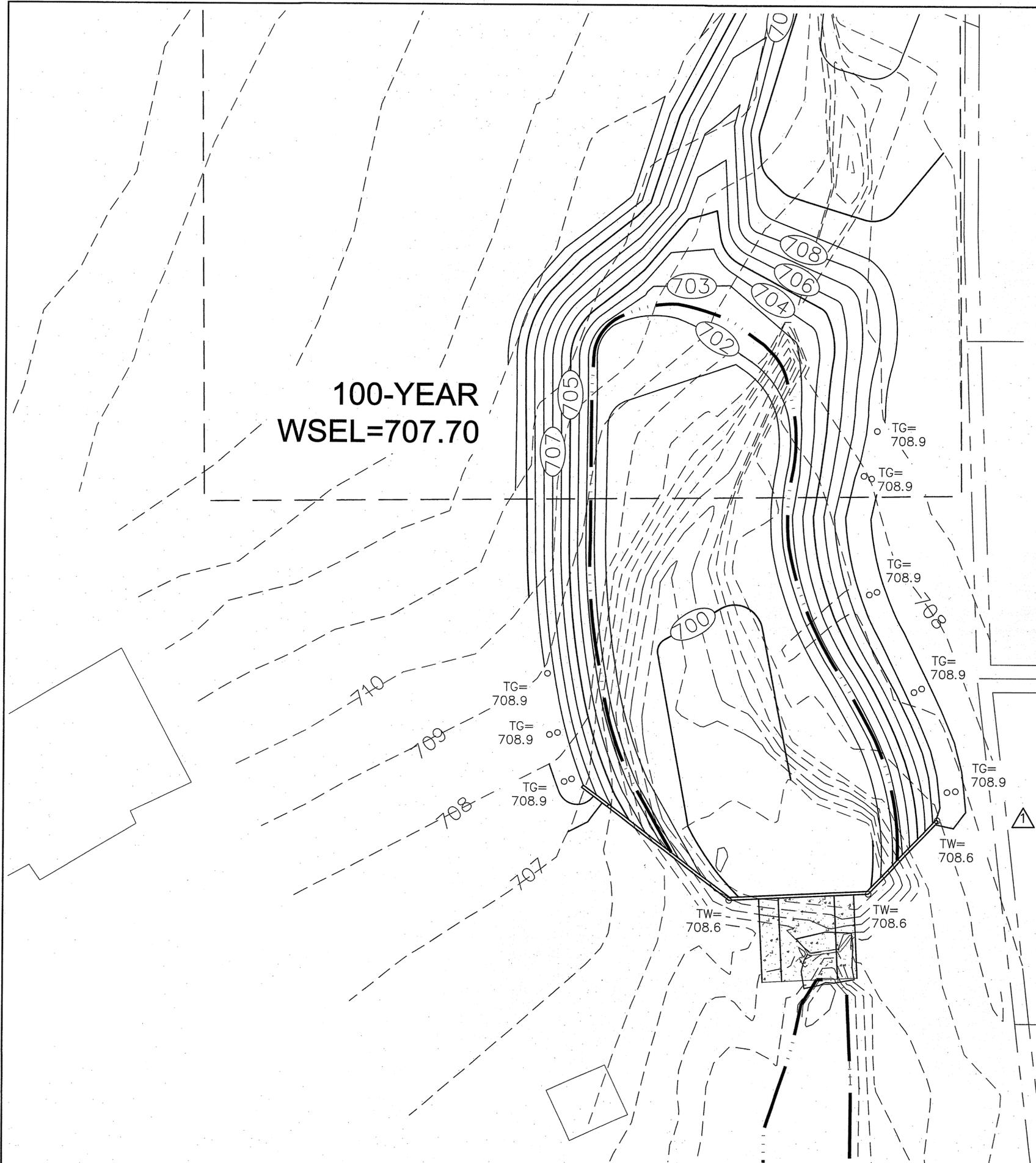


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SAMANTHA SPRINGS ESTATES
 LOTS 1-8, BLOCK A
 LOTS 1-8, BLOCK B
 OF THE
SAMANTHA SPRINGS ADDITION
 IN THE CITY OF KELLER,
 TARRANT COUNTY, TEXAS.
 16.502 ACRES OF LAND
 CURRENT ZONING - "SF-36" SINGLE FAMILY

GRADING PLAN - PHASE 2

DESIGNED	TLH	SCALE	1"=20'	PROJECT NO.	SHEET
DRAWN	SDS	DATE	09-21-20		C-6.1
CHECKED	TLH				of



100-YEAR
WSEL=707.70

LOT 22

LOT 23

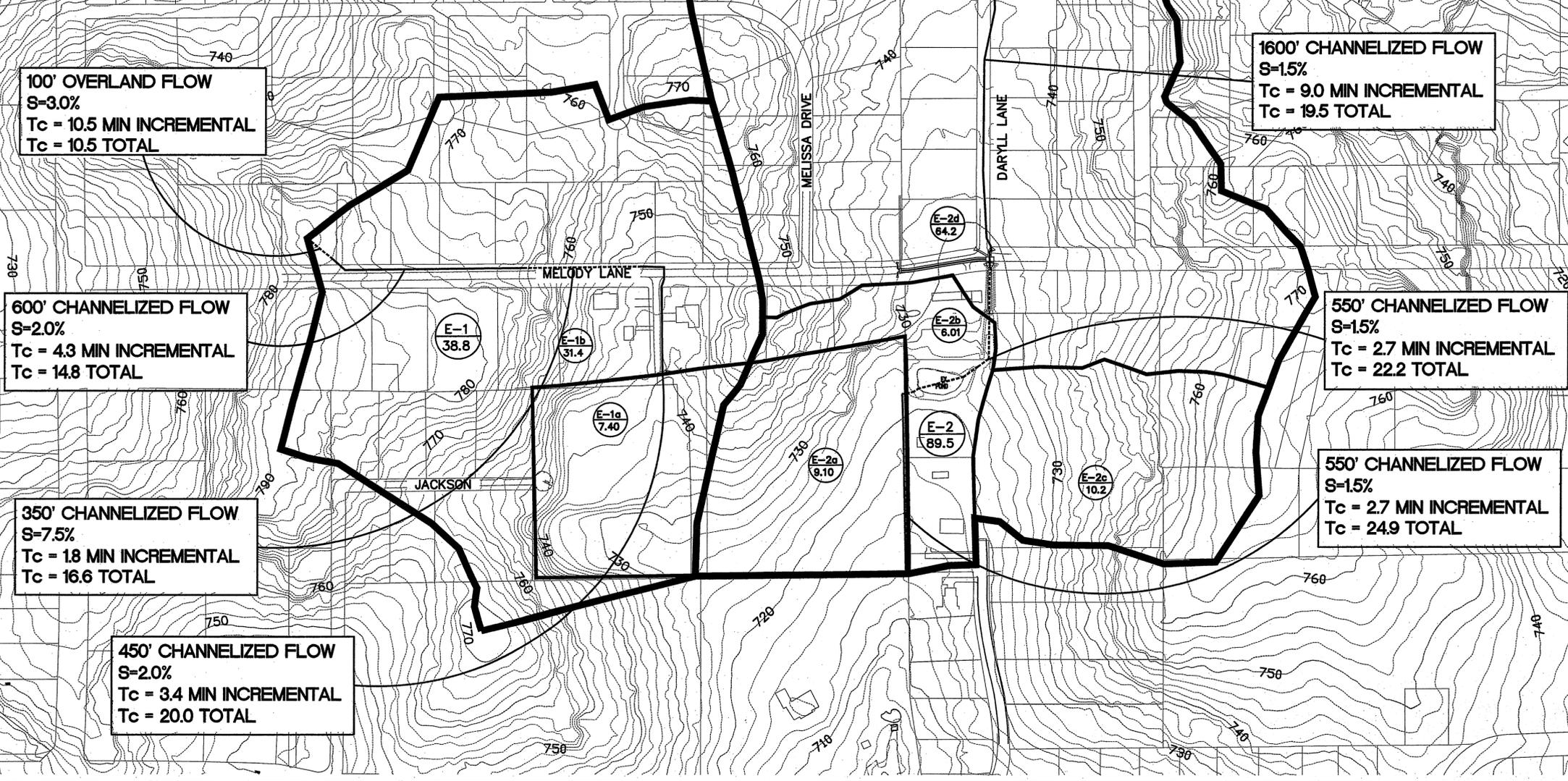
NORMAL POOL
WSEL=702.50

LOT 24

EXISTING POND
NORMAL POOL
WSEL=700.5±

EXISTING DRAINAGE AREAS										
AREA	Tc	Ac	C	I 1	Q 1	I 10	Q 10	I 100	Q 100	COMMENTS
E-1a	15	7.40	0.38	3.32	9.34	5.53	15.55	7.98	22.44	SITE
E-1b	15	31.40	0.50	3.32	52.12	5.53	86.82	7.98	125.29	DRAINS TO SITE FROM ENGLAND & JACKSON
SUBTOTAL		38.80			61.46		102.37		147.73	
E-2a	15	9.10	0.30	3.32	9.06	5.53	15.10	7.98	21.79	SITE
E-2b	20	6.01	0.50	2.82	8.47	4.83	14.51	7.05	21.19	DRAINS TO SITE FROM MELODY TO NEAR RACQUET
E-2c	20	10.20	0.50	2.82	14.38	4.83	24.63	7.05	35.96	DRAINS TO SITE FROM EAST NEAR RACQUET
E-2d	20	64.20	0.50	2.82	90.52	4.83	155.04	7.05	228.31	DRAINS TO SITE FROM EAST
SUBTOTAL		89.51			122.44		209.29		305.23	
TOTAL		128.31			183.90		311.66		452.96	TOTAL THROUGH SITE

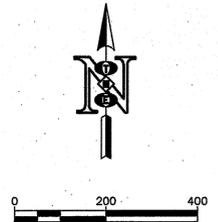
ADJUSTED RUNOFF COEFFICIENT						
AREA	AREA	C	AC	NOTE	AC adj	
E-1a	5.80	0.20	1.12	Vacant		
	1.80	0.95	1.71	Ex. Tennis Courts & Paving		
SUBTOTAL		7.40	2.83	Ex. Shellingham Property		0.38
E-1b	31.40	0.50	15.63	Ex. Residential		
SUBTOTAL		38.80	18.46			0.48
E-2a	9.10	0.30	2.73	Site - Undeveloped		
TOTAL		47.90	21.19	To Detention Pond		0.44
E-2b	6.01	0.50	3.01	Ex. Residential		
E-2c	10.20	0.50	5.10	Ex. Residential		
E-2d	64.20	0.50	32.10	Ex. Residential		
SUBTOTAL		80.41	40.21			0.50
TOTAL		128.31	61.40			0.48



No.	REVISIONS/ SUBMISSIONS	Date

LEGEND

- 750 — EXISTING GRADE CONTOUR
- — DRAINAGE AREA DIVIDE
- (A-1) DRAINAGE AREA NO.
- 0.14 AMT. OF ACRES



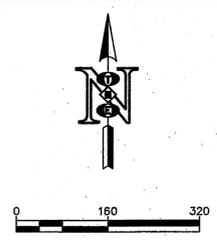
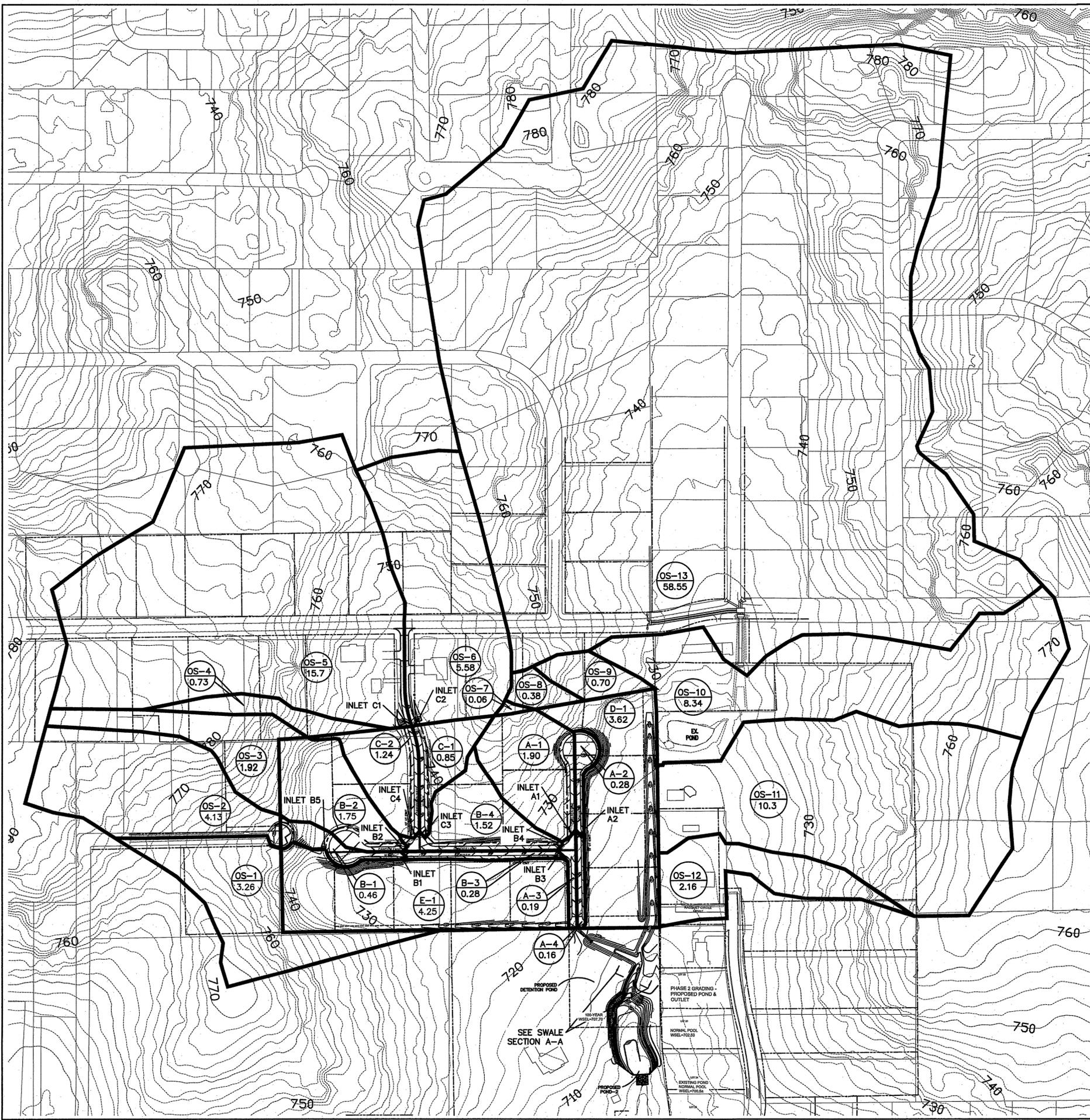
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 LOTS 1-8, BLOCK A
 LOTS 1-8, BLOCK B
 OF THE
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 CURRENT ZONING - "SF-36" SINGLE FAMILY



EXISTING DRAINAGE AREA MAP			
DESIGNED	TLH	SCALE	PROJECT NO.
DRAWN	SDS	1"=200'	
CHECKED	TLH	DATE	08-18-20
			SHEET C-7 of

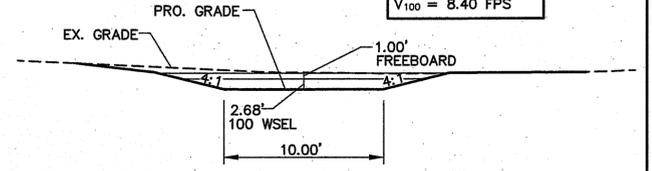


LEGEND

- 750 — EXISTING GRADE CONTOUR
- DRAINAGE AREA DIVIDE
- (A-1) DRAINAGE AREA NO.
- 1.90 AMT. OF ACRES

No.	REVISIONS/ SUBMISSIONS	Date

$Q_{100} = 467 \pm$ CFS
 $S_f = 0.0385$ FT/FT
 $B = 10.0$ FT MIN.
 $D_{100} = 2.68$ FT
 $V_{100} = 8.40$ FPS



SWALE SECTION A-A

NOTE

- 1) The proposed grading improvements have been verified with the HEC-RAS and HMS model prepared by DeOtte Engineering, Inc.
- 2) The model prepared for this project indicates that the proposed improvements do not have an adverse impact on the downstream properties. The improvements for this Phase and subsequent Phase(s) on the McCombs' adjoining property increase the rise in water going over Robin Drive by 0.04' which is allowable by UDC.
- 3) The proposed runoff calculations - onsite utilize a Tc of 15 minutes for the sizing of the curb inlets. The storm outfalls are designed with the Tc that is calculated per UDC regulations.

PROPOSED RUNOFF CALCULATIONS -ONSITE

DRAINAGE AREA	AREA (ac)	Tc (min)	POST DEVELOPED								REMARKS
			C	I1	Q1	I10	Q10	I100	Q100		
A-1	1.90	15	0.50	3.32	3.15	5.53	5.26	7.98	7.58		
A-2	0.28	15	0.50	3.32	0.46	5.53	0.77	7.98	1.12		
A-3	0.19	15	0.50	3.32	0.32	5.53	0.53	7.98	0.76		
A-4	0.16	15	0.50	3.32	0.27	5.53	0.44	7.98	0.64		
B-1	0.46	15	0.50	3.32	0.76	5.53	1.27	7.98	1.84		
B-2	1.75	15	0.50	3.32	2.91	5.53	4.84	7.98	6.98		
B-3	0.28	15	0.50	3.32	0.46	5.53	0.77	7.98	1.12		
B-4	1.52	15	0.50	3.32	2.52	5.53	4.20	7.98	6.06		
C-1	0.85	15	0.50	3.32	1.41	5.53	2.35	7.98	3.39		
C-2	1.24	15	0.50	3.32	2.06	5.53	3.43	7.98	4.95		
D-1	1.04	15	0.50	3.32	1.73	5.53	2.88	7.98	4.15		
D-2	1.08	15	0.50	3.32	1.79	5.53	2.99	7.98	4.31		
D-3	1.50	15	0.50	3.32	2.49	5.53	4.15	7.98	5.99		
E-1	4.25	15	0.50	3.32	7.06	5.53	11.75	7.98	16.96		

PROPOSED RUNOFF CALCULATIONS -OFFSITE

DRAINAGE AREA	AREA (ac)	Tc (min)	POST DEVELOPED								REMARKS
			C	I1	Q1	I10	Q10	I100	Q100		
OS-1	3.30	15	0.50	3.32	5.48	5.53	9.12	7.98	13.17		
OS-2	4.13	15	0.50	3.32	6.86	5.53	11.42	7.98	16.48		
OS-3	1.92	15	0.50	3.32	3.19	5.53	5.31	7.98	7.66		
OS-4	0.73	15	0.50	3.32	1.21	5.53	2.01	7.98	2.91		
OS-5	15.7	15	0.50	3.32	26.06	5.53	43.41	7.98	62.64		
OS-6	5.58	15	0.50	3.32	9.26	5.53	15.43	7.98	22.26		
OS-7	0.06	15	0.50	3.32	0.10	5.53	0.17	7.98	0.24		
OS-8	0.38	15	0.50	3.32	0.63	5.53	1.05	7.98	1.52		
OS-9	0.70	15	0.50	3.32	1.16	5.53	1.94	7.98	2.79		
OS-10	8.34	20	0.50	2.82	11.76	4.83	20.14	7.05	29.40		
OS-11	10.3	20	0.50	2.82	14.52	4.83	24.87	7.05	36.31		
OS-12	3.00	20	0.50	2.82	4.23	4.83	7.25	7.05	10.58		
OS-13	58.55	20	0.50	2.82	82.6	4.83	141.4	7.05	206.4		

REVIEWED
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David Bantle
 Public Works Director/City Engineer



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SAMANTHA SPRINGS ESTATES
LOTS 1-8, BLOCK A
LOTS 1-8, BLOCK B
OF THE
SAMANTHA SPRINGS ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
16.502 ACRES OF LAND
CURRENT ZONING - "SF-36" SINGLE FAMILY

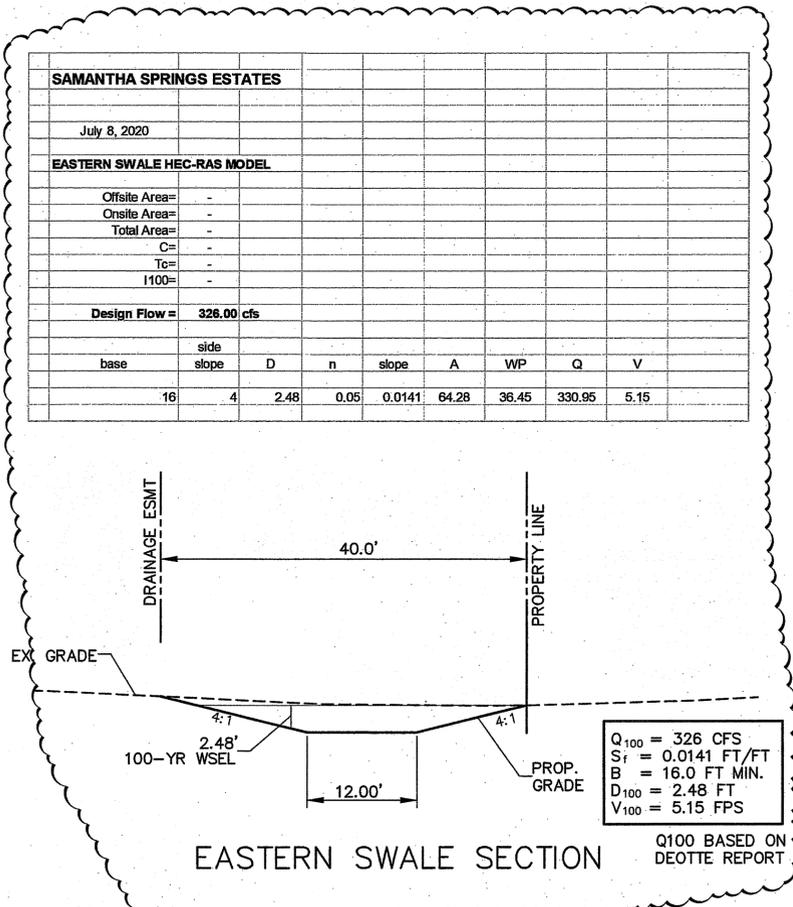
PROPOSED DRAINAGE AREA MAP

DESIGNED TLH	SCALE 1"=160'	PROJECT NO.	SHEET C-8
DRAWN SDS	DATE 08-18-20		of
CHECKED TLH			

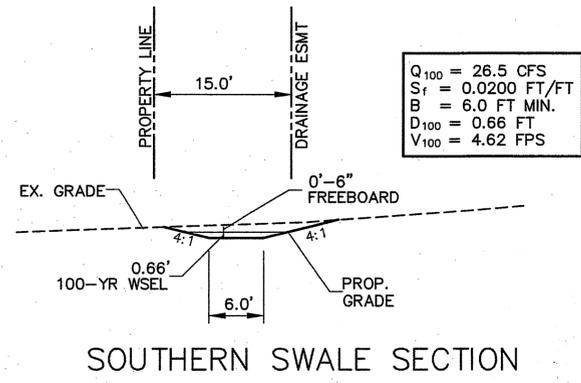
PROPOSED DRAINAGE AREAS - PRE-DEVELOPMENT										
AREA	Tc	Ac	C	I 1	Q 1	I 10	Q 10	I 100	Q 100	COMMENTS
SAMANTHA SPRINGS ESTATES - DETENTION POND										
B-1	15	0.46	0.38	3.32	0.58	5.53	0.97	7.98	1.39	DRAINS TO DESIGN POINT 1 ON CANDICE
OS-2	15	4.13	0.50	3.32	6.86	5.53	11.42	7.98	16.48	DRAINS TO SITE FROM JACKSON
SUBTOTAL					7.44		12.39		17.87	SUBTOTAL TO POINT 1 (CANDICE)
B-2	15	1.75	0.38	3.32	2.21	5.53	3.68	7.98	5.31	DRAINS TO DESIGN POINT 1 ON CANDICE
OS-3	15	1.92	0.50	3.32	3.19	5.53	5.31	7.98	7.66	DRAINS TO SITE FROM WEST
SUBTOTAL					5.40		8.99		12.97	SUBTOTAL TO POINT 1 (CANDICE)
TOTAL					12.83		21.37		30.84	TOTAL TO CANDICE WEST OF SAMANTHA
OS-5	15	15.70	0.50	3.32	26.06	5.53	43.41	7.98	62.64	DRAINS TO SITE ALONG SAMANTHA (ENGLAND)
SUBTOTAL					26.06		43.41		62.64	SUBTOTAL TO POINT 2 (WEST SIDE SAMANTHA WAY AT PROPERTY LINE)
OS-6	15	5.58	0.50	3.32	9.26	5.53	15.43	7.98	22.26	DRAINS TO SITE FROM NORTH
SUBTOTAL					9.26		15.43		22.26	SUBTOTAL TO POINT 2 (EAST SIDE SAMANTHA WAY AT PROPERTY LINE)
TOTAL					35.32		58.84		84.91	TOTAL TO PROPERTY AT SAMANTHA WAY
C-2	15	1.24	0.38	3.32	1.56	5.53	2.61	7.98	3.76	DRAINS TO DESIGN POINT 3 AT SAMANTHA WAY & CANDICE
OS-4	15	0.73	0.50	3.32	1.21	5.53	2.02	7.98	2.91	DRAINS TO SITE FROM NORTH
SUBTOTAL					2.78		4.62		6.67	SUBTOTAL TO POINT 3 (SAMANTHA WAY)
C-1	15	0.85	0.30	3.32	0.85	5.53	1.41	7.98	2.03	DRAINS TO DESIGN POINT 3 AT SAMANTHA WAY & CANDICE
SUBTOTAL					0.85		1.41		2.03	SUBTOTAL TO POINT 3 (SAMANTHA WAY)
TOTAL					3.62		6.03		8.71	TOTAL TO SAMANTHA WAY NORTH OF CANDICE
B-3	15	0.28	0.30	3.32	0.28	5.53	0.46	7.98	0.67	DRAINS TO DESIGN POINT 4 ON CANDICE
SUBTOTAL					0.28		0.46		0.67	SUBTOTAL TO POINT 4 (CANDICE)
B-4	15	1.52	0.30	3.32	1.51	5.53	2.52	7.98	3.64	DRAINS TO DESIGN POINT 4 ON CANDICE
SUBTOTAL					1.51		2.52		3.64	SUBTOTAL TO POINT 4 (CANDICE)
TOTAL					1.79		2.99		4.31	TOTAL TO CANDICE LANE WEST OF CHELSEA RAE
A-1	15	1.90	0.30	3.32	1.89	5.53	3.15	7.98	4.55	DRAINS TO DESIGN POINT 5 ON CHELSEA RAE
OS-7	15	0.06	0.50	3.32	0.10	5.53	0.17	7.98	0.24	DRAINS TO SITE FROM NORTH
SUBTOTAL					1.99		3.32		4.79	SUBTOTAL TO POINT 5 (CHELSEA RAE)
A-2	15	0.28	0.30	3.32	0.28	5.53	0.46	7.98	0.67	DRAINS TO DESIGN POINT 5 ON CHELSEA RAE
SUBTOTAL					0.28		0.46		0.67	SUBTOTAL TO POINT 5 (CHELSEA RAE)
TOTAL					2.27		3.78		5.46	TOTAL TO CHELSEA RAE NORTH OF CANDICE
A-3	15	0.19	0.30	3.32	0.19	5.53	0.32	7.98	0.45	DRAINS TO DESIGN POINT 6 AT END OF CHELSEA RAE
SUBTOTAL					0.19		0.32		0.45	SUBTOTAL TO POINT 6 (CHELSEA RAE)
A-4	15	0.16	0.30	3.32	0.16	5.53	0.27	7.98	0.38	DRAINS TO DESIGN POINT 6 AT END OF CHELSEA RAE
SUBTOTAL					0.16		0.27		0.38	SUBTOTAL TO POINT 6 (CHELSEA RAE)
TOTAL					0.35		0.58		0.84	TOTAL TO CHELSEA RAE
E-1	15	4.25	0.30	3.32	4.23	5.53	7.05	7.98	10.17	DRAINS TO DESIGN POINT 6 AT END OF CHELSEA RAE ALONG SWALE
OS-1	15	3.26	0.50	3.32	5.41	5.53	9.01	7.98	13.01	DRAINS TO SITE FROM WEST
SUBTOTAL					9.64		16.06		23.18	SUBTOTAL TO POINT 6 (CHELSEA RAE)
TOTAL					65.84		109.66		158.24	TOTAL TO POND AT DESIGN POINT 7
SAMANTHA SPRINGS ESTATES - DETENTION POND BY-PASS										
D-1	15	3.62	0.30	3.32	3.61	5.53	6.01	7.98	8.67	BY-PASS POND - DRAINS TO SWALE ON EAST PROPERTY LINE
OS-8	15	0.38	0.50	3.32	0.63	5.53	1.05	7.98	1.52	DRAINS TO SITE FROM NORTH TO SWALE ON EAST PROPERTY LINE
OS-9	15	0.70	0.50	3.32	1.16	5.53	1.94	7.98	2.79	DRAINS TO SITE FROM NORTH TO SWALE ON EAST PROPERTY LINE
OS-10	20	8.34	0.50	2.82	11.76	4.83	20.14	7.05	29.40	DRAINS TO SITE FROM EAST TO SWALE ON EAST PROPERTY LINE
OS-11	20	10.30	0.50	2.82	14.52	4.83	24.87	7.05	36.31	DRAINS TO SITE FROM EAST TO SWALE ON EAST PROPERTY LINE
OS-12	20	2.16	0.50	2.82	3.05	4.83	5.22	7.05	7.61	DRAINS TO SITE FROM EAST TO SWALE ON EAST PROPERTY LINE
OS-13	20	58.55	0.50	2.82	82.56	4.83	141.40	7.05	206.39	DRAINS TO SITE FROM EAST TO SWALE ON EAST PROPERTY LINE
SUBTOTAL					117.28		200.62		292.68	SUBTOTAL TO POINT 8 (SWALE ALONG EAST PROPERTY LINE)
TOTAL THROUGH SITE					183.12		310.28		450.93	

PROPOSED DRAINAGE AREAS - POST-DEVELOPMENT										
AREA	Tc	Ac	C	I 1	Q 1	I 10	Q 10	I 100	Q 100	COMMENTS
SAMANTHA SPRINGS ESTATES - DETENTION POND										
B-1	15	0.46	0.50	3.32	0.76	5.53	1.27	7.98	1.84	DRAINS TO DESIGN POINT 1 ON CANDICE
OS-2	15	4.13	0.50	3.32	6.86	5.53	11.42	7.98	16.48	DRAINS TO SITE FROM JACKSON
SUBTOTAL					7.62		12.69		18.31	SUBTOTAL TO POINT 1 (CANDICE)
B-2	15	1.75	0.50	3.32	2.91	5.53	4.84	7.98	6.98	DRAINS TO DESIGN POINT 1 ON CANDICE
OS-3	15	1.92	0.50	3.32	3.19	5.53	5.31	7.98	7.66	DRAINS TO SITE FROM WEST
SUBTOTAL					6.09		10.15		14.64	SUBTOTAL TO POINT 1 (CANDICE)
TOTAL					13.71		22.84		32.96	TOTAL TO CANDICE WEST OF SAMANTHA
OS-5	15	15.70	0.50	3.32	26.06	5.53	43.41	7.98	62.64	DRAINS TO SITE ALONG SAMANTHA (ENGLAND)
SUBTOTAL					26.06		43.41		62.64	SUBTOTAL TO POINT 2 (WEST SIDE SAMANTHA WAY AT PROPERTY LINE)
OS-6	15	5.58	0.50	3.32	9.26	5.53	15.43	7.98	22.26	DRAINS TO SITE FROM NORTH
SUBTOTAL					9.26		15.43		22.26	SUBTOTAL TO POINT 2 (EAST SIDE SAMANTHA WAY AT PROPERTY LINE)
TOTAL					35.32		58.84		84.91	TOTAL TO PROPERTY AT SAMANTHA WAY
C-2	15	1.24	0.50	3.32	2.06	5.53	3.43	7.98	4.95	DRAINS TO DESIGN POINT 3 AT SAMANTHA WAY & CANDICE
OS-4	15	0.73	0.50	3.32	1.21	5.53	2.02	7.98	2.91	DRAINS TO SITE FROM NORTH
SUBTOTAL					3.27		5.45		7.86	SUBTOTAL TO POINT 3 (SAMANTHA WAY)
C-1	15	0.85	0.50	3.32	1.41	5.53	2.35	7.98	3.39	DRAINS TO DESIGN POINT 3 AT SAMANTHA WAY & CANDICE
SUBTOTAL					1.41		2.35		3.39	SUBTOTAL TO POINT 3 (SAMANTHA WAY)
TOTAL					4.68		7.80		11.25	TOTAL TO SAMANTHA WAY NORTH OF CANDICE
B-3	15	0.28	0.50	3.32	0.46	5.53	0.77	7.98	1.12	DRAINS TO DESIGN POINT 4 ON CANDICE
SUBTOTAL					0.46		0.77		1.12	SUBTOTAL TO POINT 4 (CANDICE)
B-4	15	1.52	0.50	3.32	2.52	5.53	4.20	7.98	6.06	DRAINS TO DESIGN POINT 4 ON CANDICE
SUBTOTAL					2.52		4.20		6.06	SUBTOTAL TO POINT 4 (CANDICE)
TOTAL					2.99		4.98		7.18	TOTAL TO CANDICE LANE WEST OF CHELSEA RAE
A-1	15	1.90	0.50	3.32	3.15	5.53	5.25	7.98	7.58	DRAINS TO DESIGN POINT 5 ON CHELSEA RAE
OS-7	15	0.06	0.50	3.32	0.10	5.53	0.17	7.98	0.24	DRAINS TO SITE FROM NORTH
SUBTOTAL					3.25		5.42		7.82	SUBTOTAL TO POINT 5 (CHELSEA RAE)
A-2	15	0.28	0.50	3.32	0.46	5.53	0.77	7.98	1.12	DRAINS TO DESIGN POINT 5 ON CHELSEA RAE
SUBTOTAL					0.46		0.77		1.12	SUBTOTAL TO POINT 5 (CHELSEA RAE)
TOTAL					3.72		6.19		8.94	TOTAL TO CHELSEA RAE NORTH OF CANDICE
A-3	15	0.19	0.50	3.32	0.32	5.53	0.53	7.98	0.76	DRAINS TO DESIGN POINT 6 AT END OF CHELSEA RAE
SUBTOTAL					0.32		0.53		0.76	SUBTOTAL TO POINT 6 (CHELSEA RAE)
A-4	15	0.16	0.50	3.32	0.27	5.53	0.44	7.98	0.64	DRAINS TO DESIGN POINT 6 AT END OF CHELSEA RAE
SUBTOTAL					0.27		0.44		0.64	SUBTOTAL TO POINT 6 (CHELSEA RAE)
TOTAL					0.58		0.97		1.40	TOTAL TO CHELSEA RAE
E-1	15	4.25	0.50	3.32	7.06	5.53	11.75	7.98	16.96	DRAINS TO DESIGN POINT 6 AT END OF CHELSEA RAE ALONG SWALE
OS-1	15	3.26	0.50	3.32	5.41	5.53	9.01	7.98	13.01	DRAINS TO SITE FROM WEST
SUBTOTAL					12.47		20.77		29.96	SUBTOTAL TO POINT 6 (CHELSEA RAE)
TOTAL					73.47		122.38		176.60	TOTAL TO POND AT DESIGN POINT 7
SAMANTHA SPRINGS ESTATES - DETENTION POND BY-PASS										
D-1	15	3.62	0.50	3.32	6.01	5.53	10.01	7.98	14.44	BY-PASS POND - DRAINS TO SWALE ON EAST PROPERTY LINE
OS-8	15	0.38	0.50	3.32	0.63	5.53	1.05	7.98	1.52	DRAINS TO SITE FROM NORTH TO SWALE ON EAST PROPERTY LINE
OS-9	15	0.70	0.50	3.32	1.16	5.53	1.94	7.98	2.79	DRAINS TO SITE FROM NORTH TO SWALE ON EAST PROPERTY LINE
OS-10	20	8.34	0.50	2.82	11.76	4.83	20.14	7.05	29.40	DRAINS TO SITE FROM EAST TO SWALE ON EAST PROPERTY LINE
OS-11	20	10.30	0.50	2.82	14.52	4.83	24.87	7.05	36.31	DRAINS TO SITE FROM EAST TO SWALE ON EAST PROPERTY LINE
OS-12	20	2.16	0.50	2.82	3.05	4.83	5.22	7.05	7.61	DRAINS TO SITE FROM EAST TO SWALE ON EAST PROPERTY LINE
OS-13	20	58.55	0.50	2.82	82.56	4.83	141.40	7.05	206.39	DRAINS TO SITE FROM EAST TO SWALE ON EAST PROPERTY LINE
SUBTOTAL					119.69		204.63		298.46	SUBTOTAL TO POINT 8 (SWALE ALONG EAST PROPERTY LINE)
TOTAL THROUGH SITE					193.16		327.00		475.06	

No.	REVISIONS/ SUBMISSIONS	Date
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REVIEWED
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Date 10-8-2020
Chad Carter
Public Works Director/City Engineer

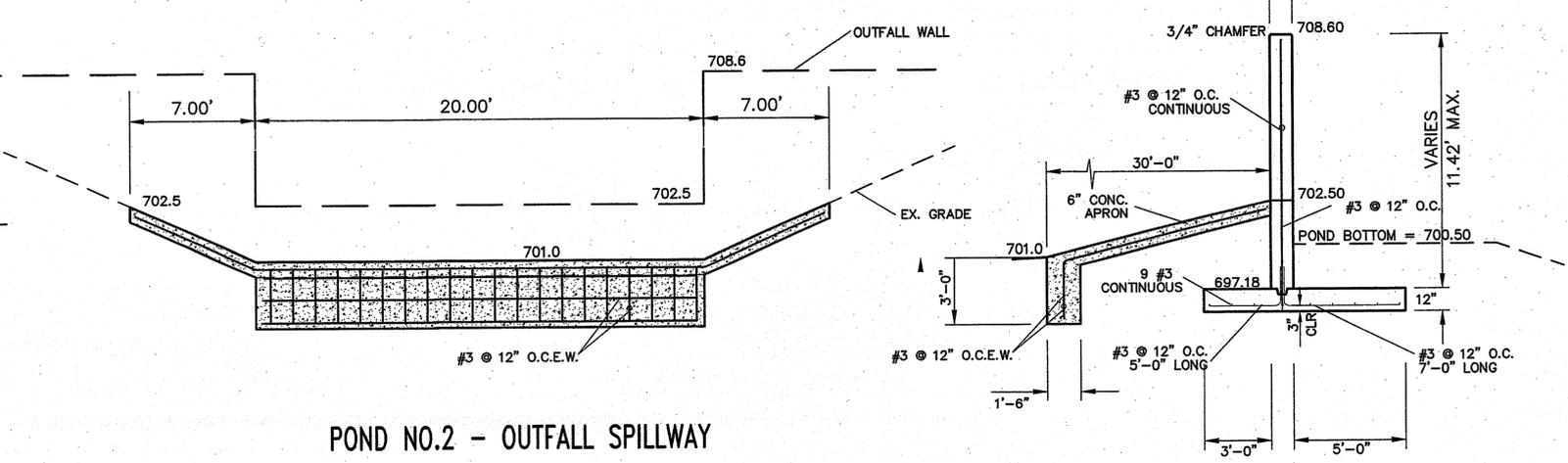
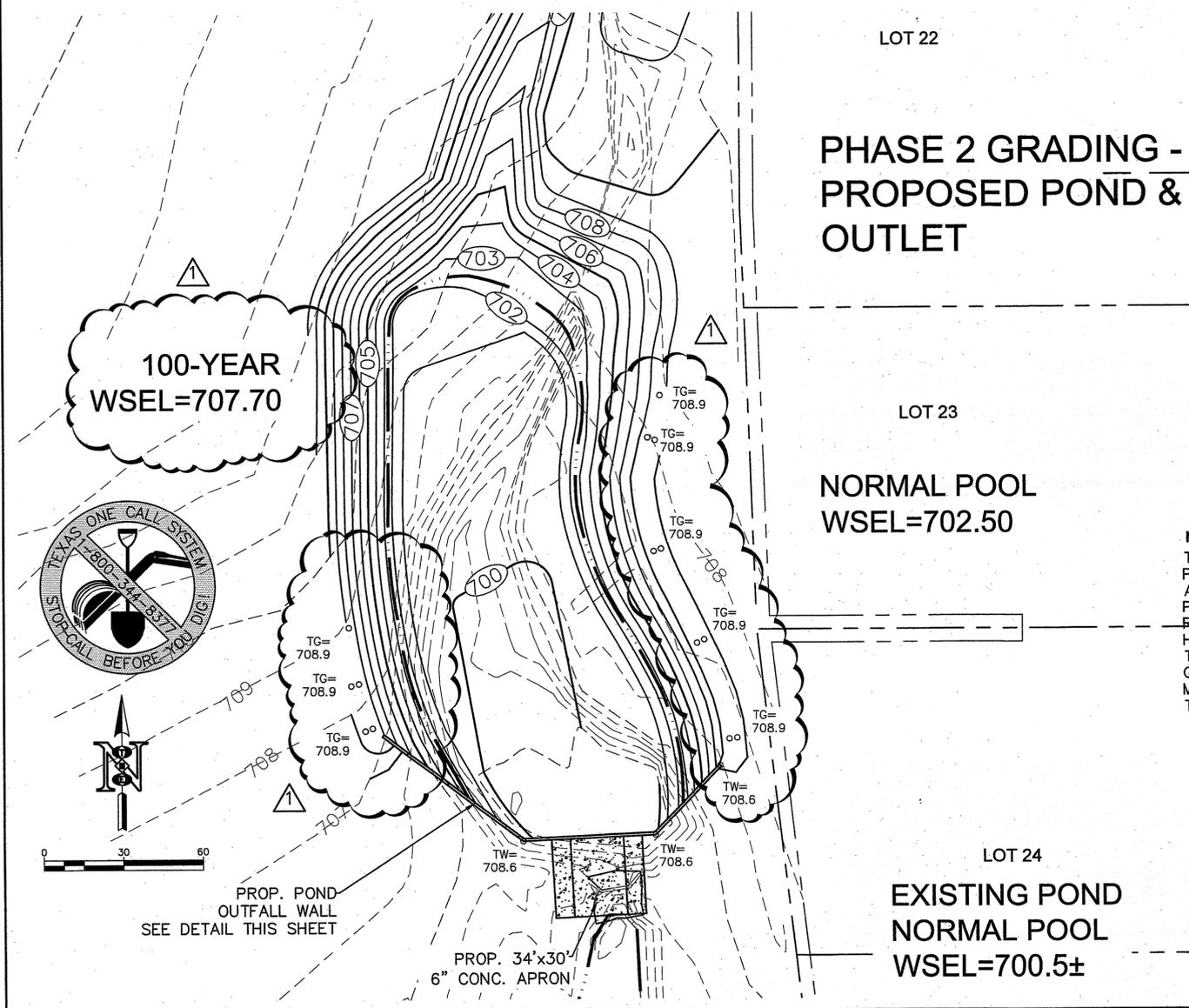
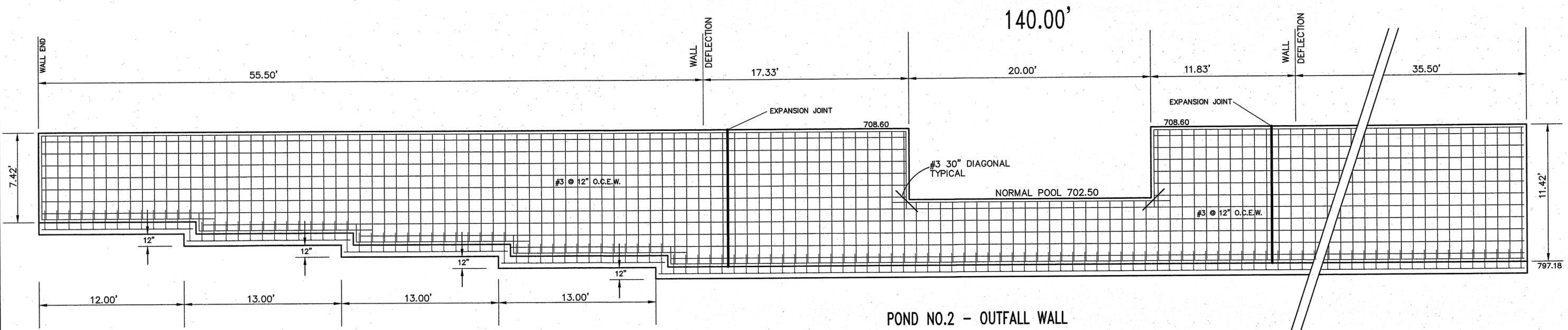


SOUTHERN SWALE									
Offsite Area=	3.26								
Onsite Area=	4.25								
Total Area=	7.51								
C=	0.5								
Tc=	15 min								
I100=	7.98								
Design Flow =	29.96	cfs							
base	side slope	D	n	slope	A	WP	Q	V	
6	4	0.86	0.05	0.0300	8.12	13.09	30.39	3.74	
6	4	1.25	0.05	0.0300	13.75	16.31	63.17	4.59	CAPACITY

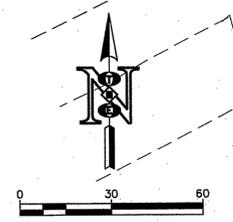
Drop Inlet Capacity Computation Table

Inlet	Drainage Area A	Peak Flow Qp	Carry Over Flow q	Total Flow Qo	Length Of Inlet L	Depth Of Flow Y	Capacity Of Inlet Y = 1.0'	By-Pass	Percent Captured by Inlet
No	Type	(ac)	(cfs)	(cfs)	(ft)	(ft)	(cfs)	(cfs)	(%)
10-YEAR STORM									
C1	D-S	15.7	43.4	0.0	43.4	24.0	0.71	48.0	0
C2	D-S	5.58	15.4	0.0	15.4	16.0	0.47	32.0	0
B5	D-S	4.13	1						

1	REV. PER HEC-RAS HEC-HMS REPORT	9-23-20
No.	REVISIONS/ SUBMISSIONS	Date



NOTE:
 THE GRADING AND POND IMPROVEMENTS IN PHASE 2 SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF THE PHASE 1 SUBDIVISION. PHASE 2 GRADING MAY BE SUBJECT TO REVISION BASED UPON THE HEC-RAS AND HEC-HMS MODELS UNDER CURRENT REVIEW BY THE CITY. ANY CHANGES REQUIRED TO THE GRADING AND OR POND REQUIRED BY THE MODELS SHALL BE MADE AT THE EXPENSE OF THE DEVELOPER.



REVIEWED
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Chad Baxter
 Public Works Director/City Engineer



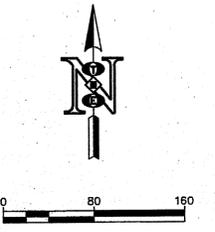
THOMAS HOOVER ENGINEERING, LLC
 P.O. BOX 1808
 KELLER, TEXAS 76244
 (817) 913-1350 PH.
 T.B.P.E. FIRM REGISTRATION NO. 006009

SAMANTHA SPRINGS ESTATES
 LOTS 1-8, BLOCK A
 LOTS 1-8, BLOCK B
 OF THE
 SAMANTHA SPRINGS ADDITION
 IN THE CITY OF KELLER,
 TARRANT COUNTY, TEXAS.
 16.502 ACRES OF LAND
 CURRENT ZONING - "SF-36" SINGLE FAMILY

PROPOSED POND & OUTLET PLAN - PHASE 2

DESIGNED	TLH	SCALE	1" = 30'	PROJECT NO.	SHEET
DRAWN	SDS	DATE	08-18-20		C-10
CHECKED	TLH				of

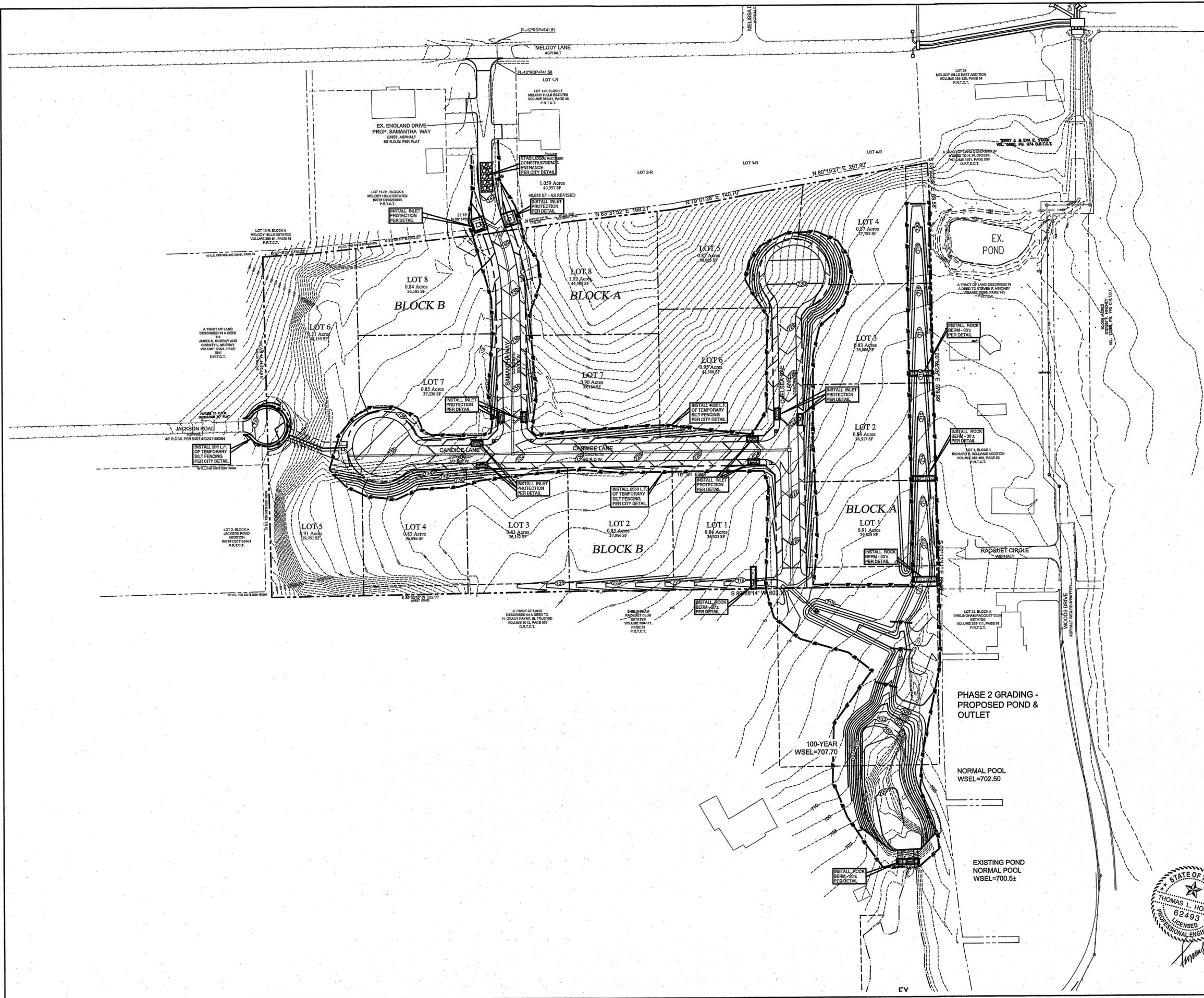
No.	REVISIONS/ SUBMISSIONS	Date



LEGEND

- 684 EXISTING GRADE CONTOUR
- 684 PROPOSED GRADE CONTOUR
- INLET PROTECTION
- PROPOSED ROCK BERM
- TEMPORARY SILT FENCE
- PROPOSED FLOW ARROW

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Shed Bantz
 Public Works Director/City Engineer



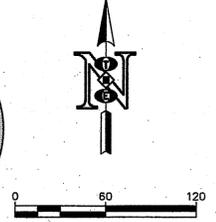
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EROSION CONTROL PLAN		DESIGNED	TLH	SCALE	1" = 80'	PROJECT NO.	SHEET
DRAWN	SDS	CHECKED	TLH	DATE	08-18-20		C-11
							of

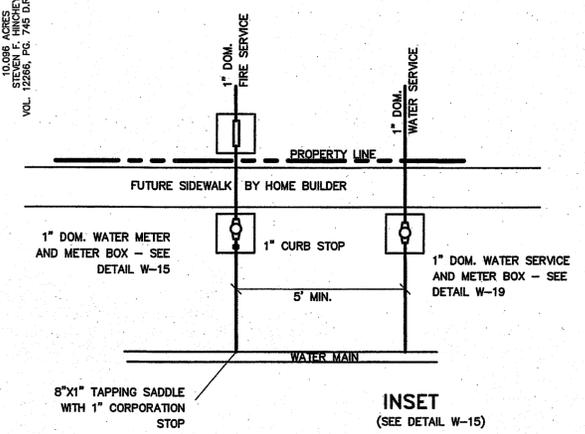


No.	REVISIONS/ SUBMISSIONS	Date



NOTE:
PRIVATE WATER PIPING TO AND FROM THE EXISTING WATER WELLS AND THE EXISTING WELLS SHALL BE REMOVED PER TCEQ REQUIREMENTS. COPIES OF THE REPORT(S) SHALL BE PROVIDED TO THE CITY OF KELLER FOR THEIR RECORDS.

THE PRIVATE WATER LINE FROM THE SAMANTHA SPRINGS PUMP HOUSE TO THE DISTRIBUTION CENTER ON N. MAIN STREET SHALL BE RELOCATED INTO A PRIVATE UTILITY EASEMENT(S) PRIOR TO THE CONVEYANCE OF LOTS IN THE PROPOSED SUBDIVISION.

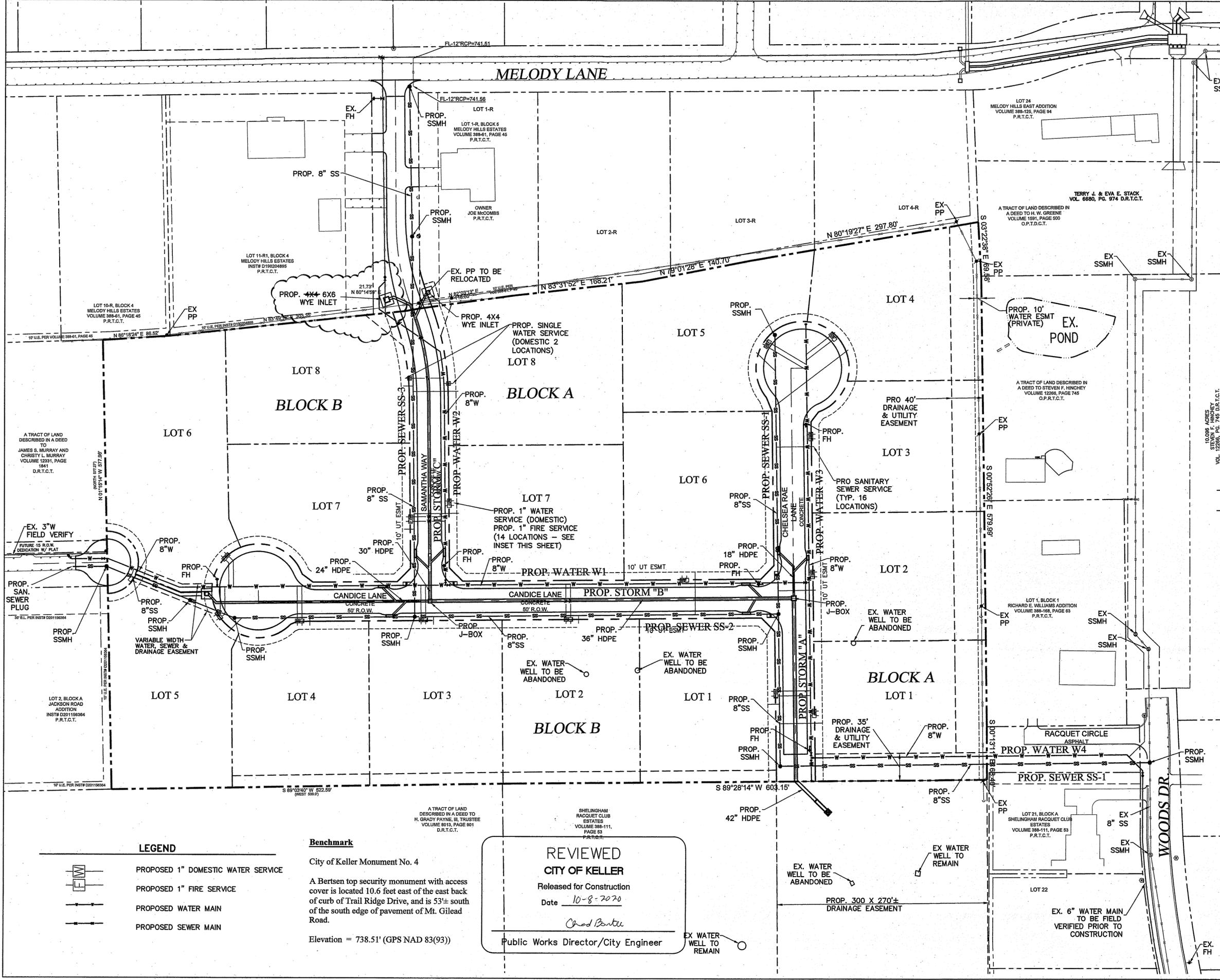


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UTILITY LAYOUT PLAN

DESIGNED	TLH	SCALE	1" = 60'	PROJECT NO.	SHEET
DRAWN	SDS	DATE	08-18-20		C-12
CHECKED	TLH				of



LEGEND

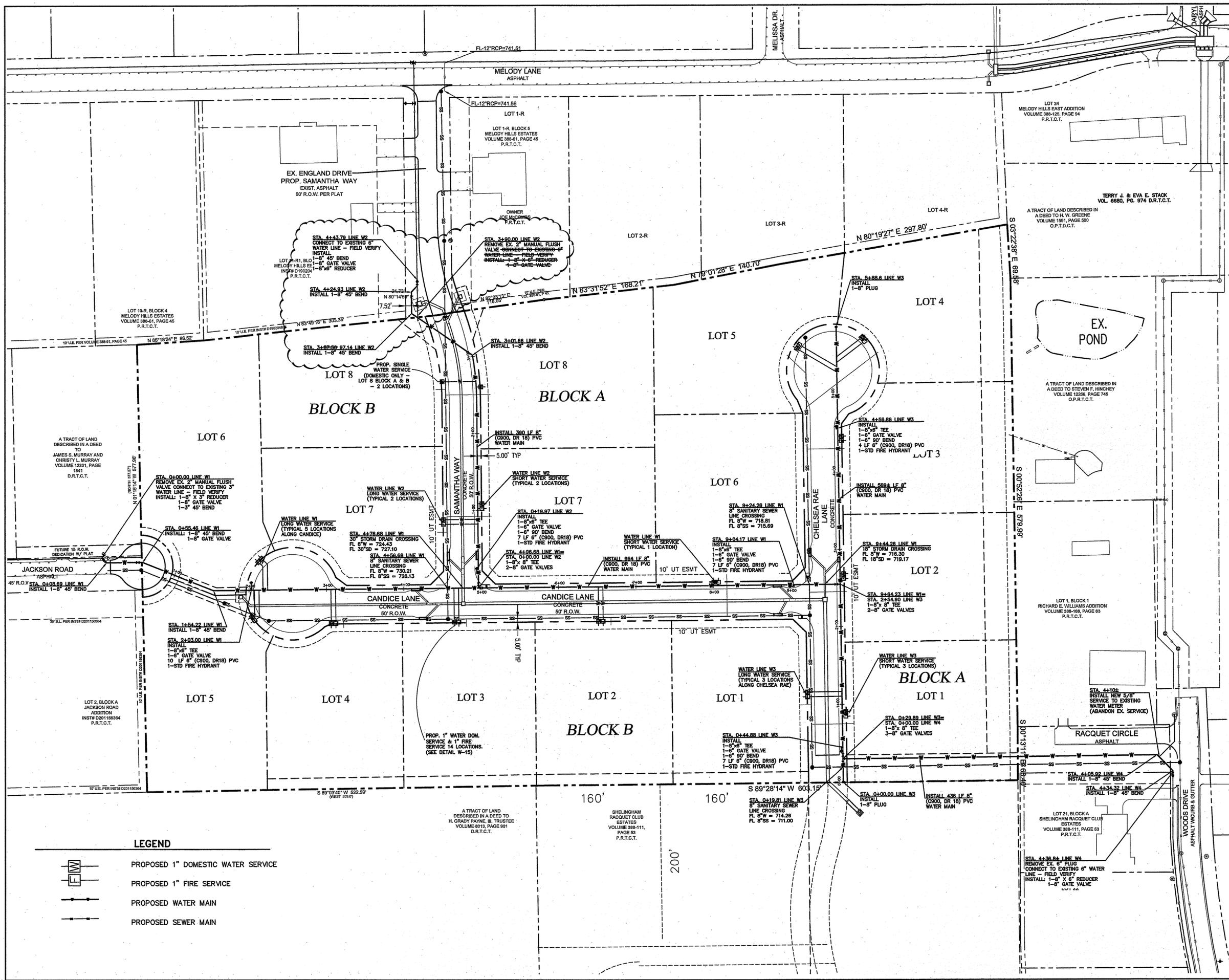
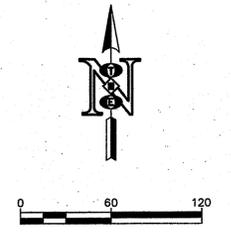
	PROPOSED 1" DOMESTIC WATER SERVICE
	PROPOSED 1" FIRE SERVICE
	PROPOSED WATER MAIN
	PROPOSED SEWER MAIN

Benchmark
City of Keller Monument No. 4
A Bertsen top security monument with access cover is located 10.6 feet east of the east back of curb of Trail Ridge Drive, and is 53± south of the south edge of pavement of Mt. Gilead Road.
Elevation = 738.51' (GPS NAD 83(93))

REVIEWED
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Chad Bantle
Public Works Director/City Engineer

EX WATER WELL TO REMAIN

No.	REVISIONS/ SUBMISSIONS	Date



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CURRENT ZONING - "SF-36" SINGLE FAMILY

WATER PLAN	
DESIGNED TLH	SCALE 1" = 60'
DRAWN SDS	PROJECT NO.
CHECKED TLH	DATE 08-18-20
SHEET C-13 of	

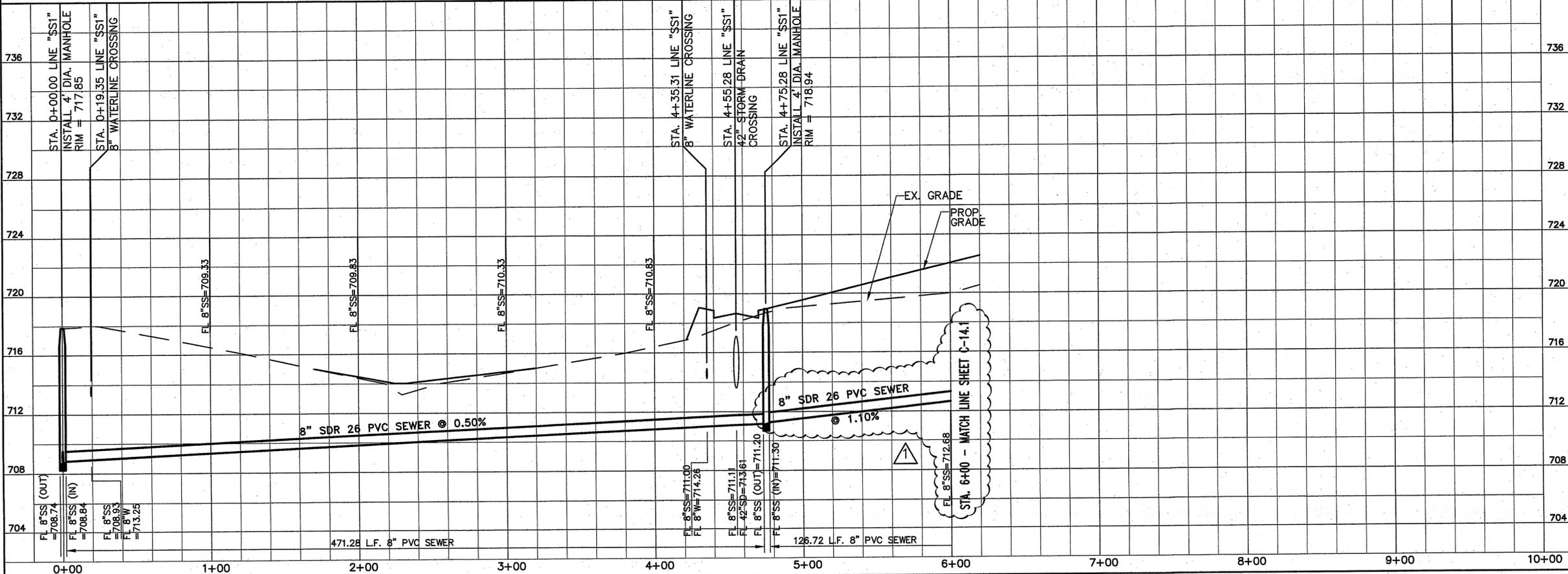
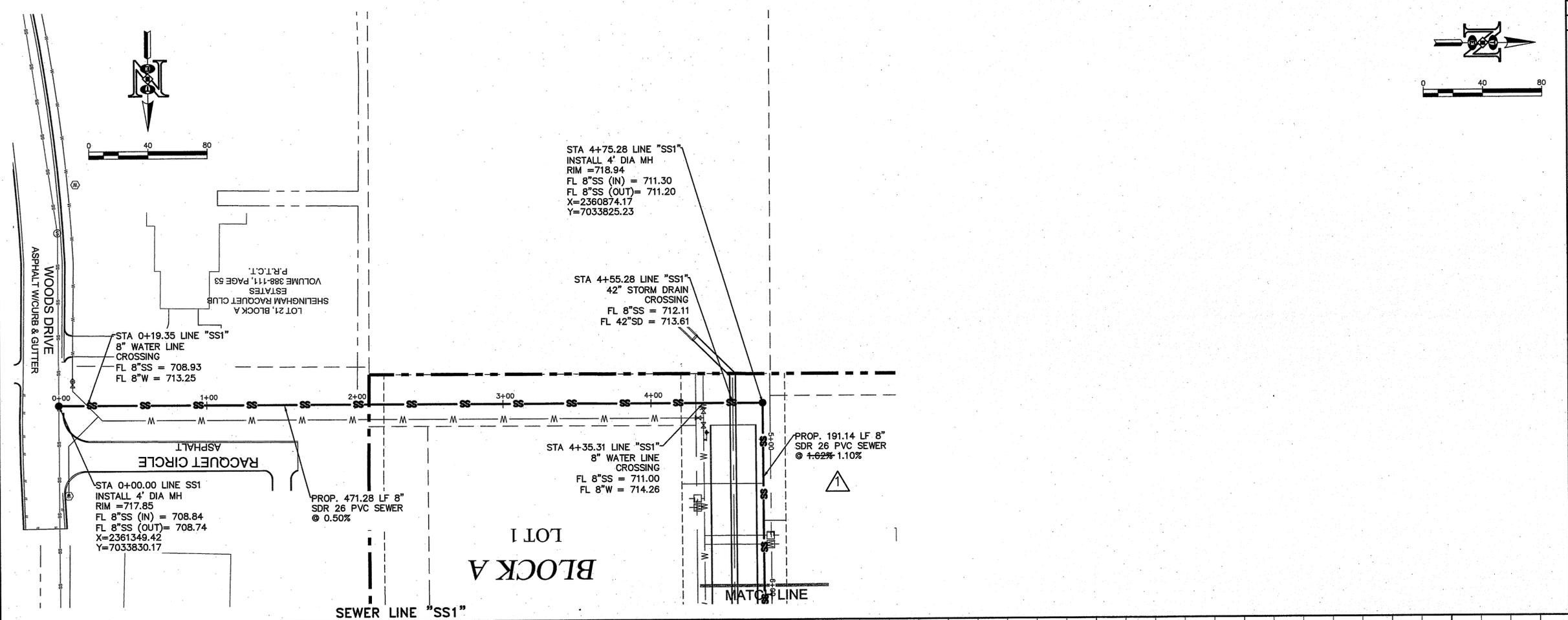
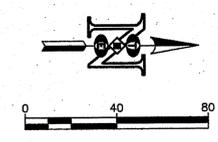
LEGEND

	PROPOSED 1" DOMESTIC WATER SERVICE
	PROPOSED 1" FIRE SERVICE
	PROPOSED WATER MAIN
	PROPOSED SEWER MAIN

REVISIONS/ SUBMISSIONS	Date
1 LOWERED FOR STORM INLET	9-23-20



REVIEWED
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 Public Works Director/City Engineer



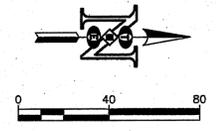
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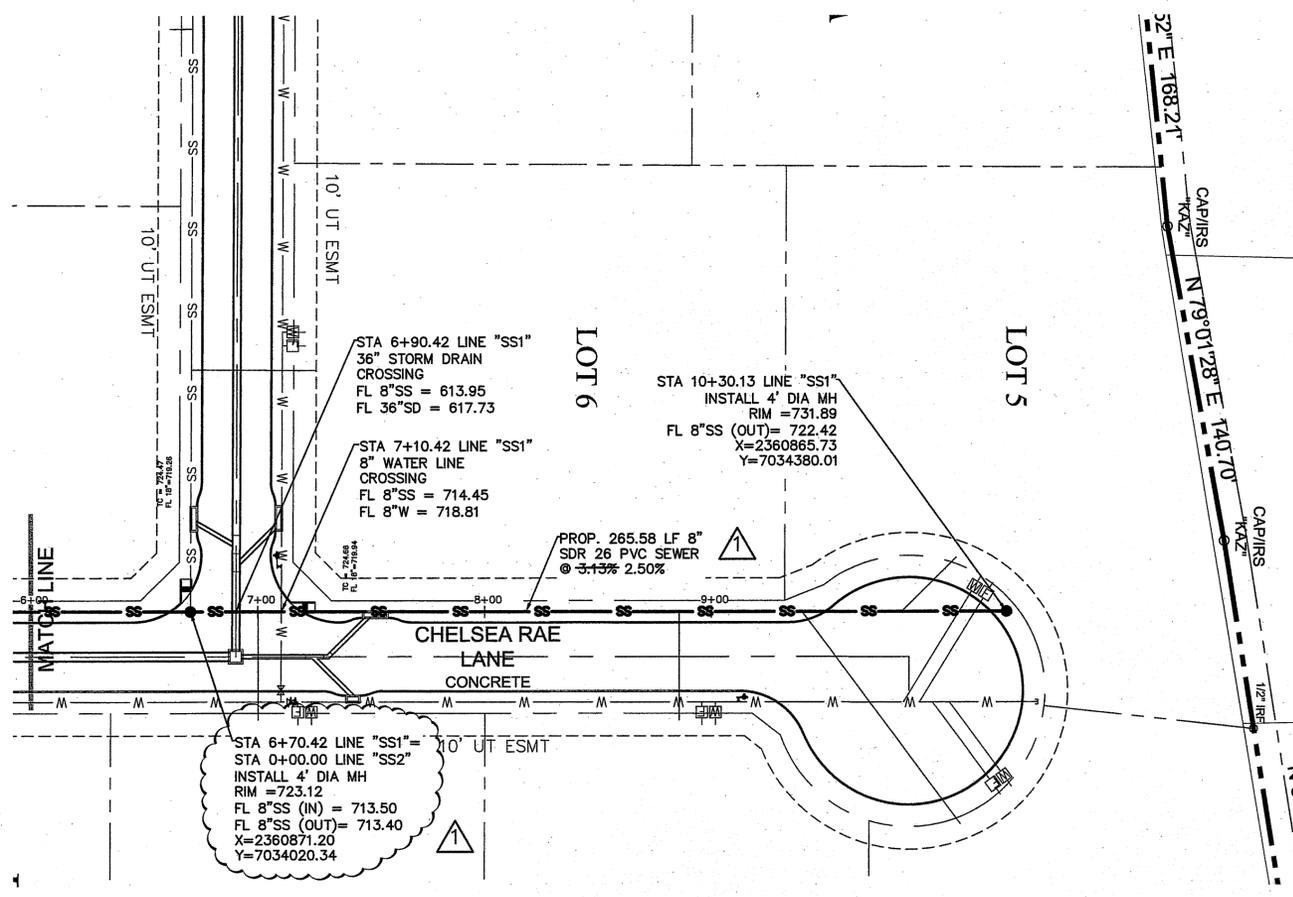
SANITARY SEWER LINE "SS1" STA 0+00 TO 6+00

DESIGNED	TLH	SCALE	1"=4' V 1"=40' H	PROJECT NO.	SHEET
DRAWN	SDS	DATE	08-18-20		C-14
CHECKED	TLH				of

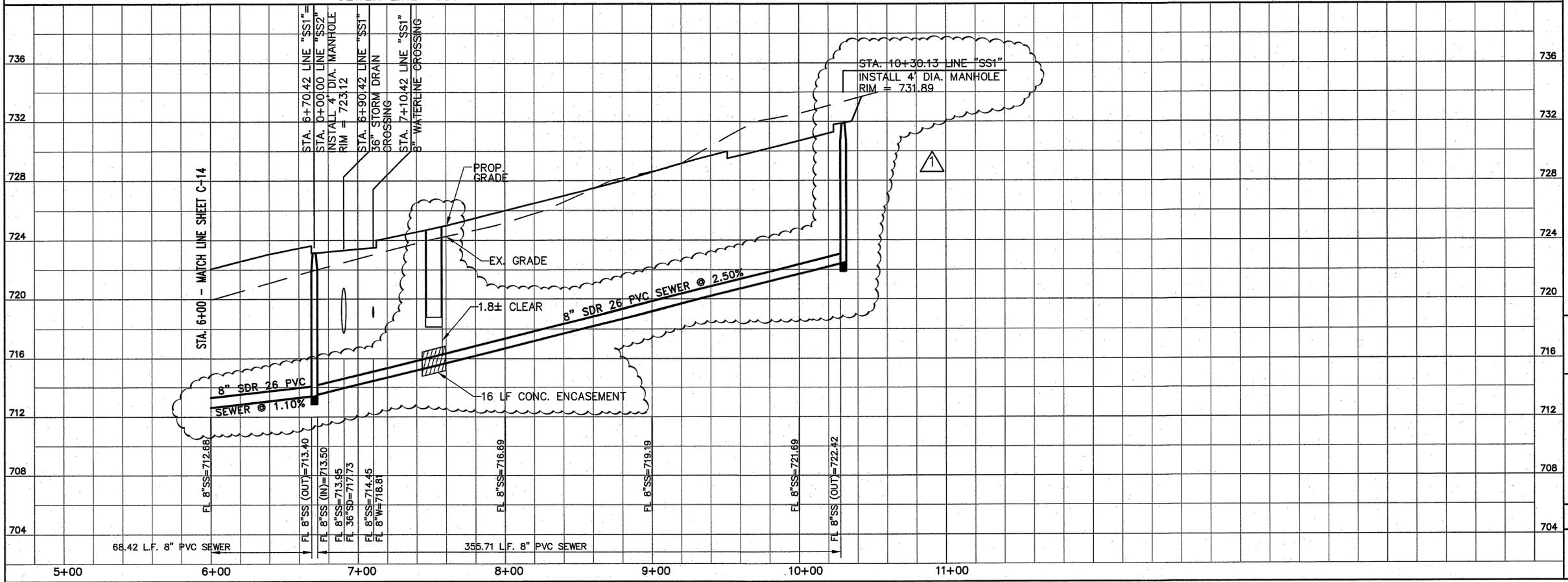
REVISIONS/ SUBMISSIONS	Date
1 LOWERED FOR STORM INLET	9-23-20



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Chad Bantle
 Public Works Director/City Engineer



SEWER LINE "SS1"

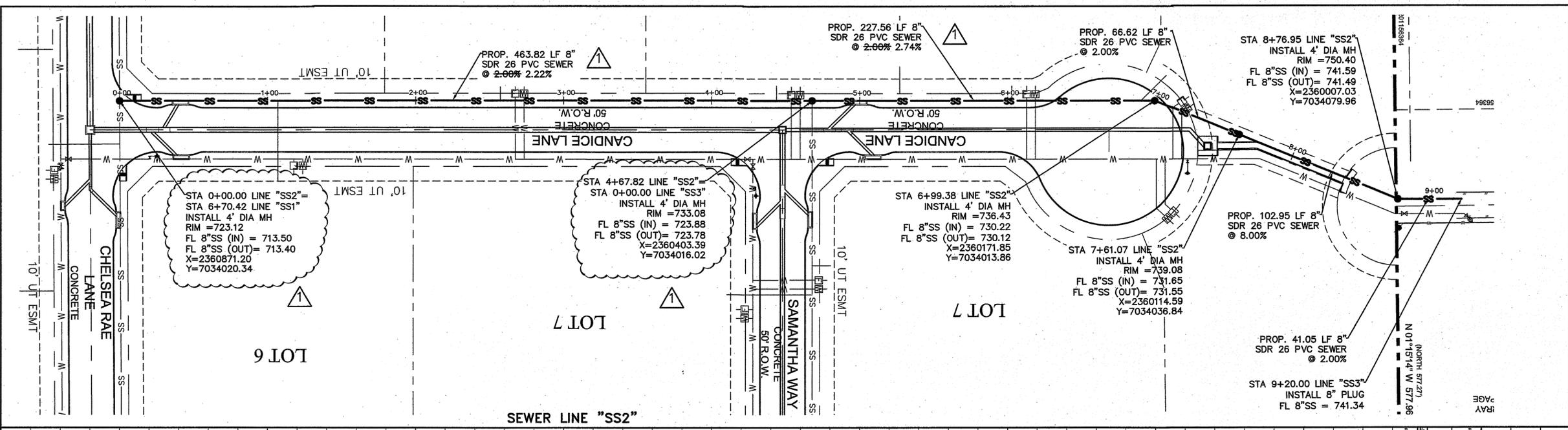


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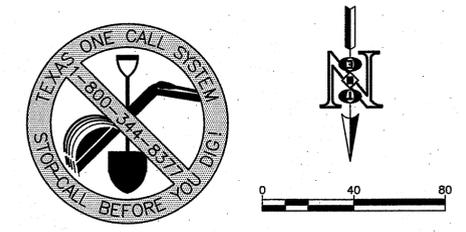
SAMANTHA SPRINGS ESTATES
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LOTS 1-8, BLOCK B
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CURRENT ZONING - "SF-36" SINGLE FAMILY

SANITARY SEWER LINE "SS1" STA 6+00 TO 10+30

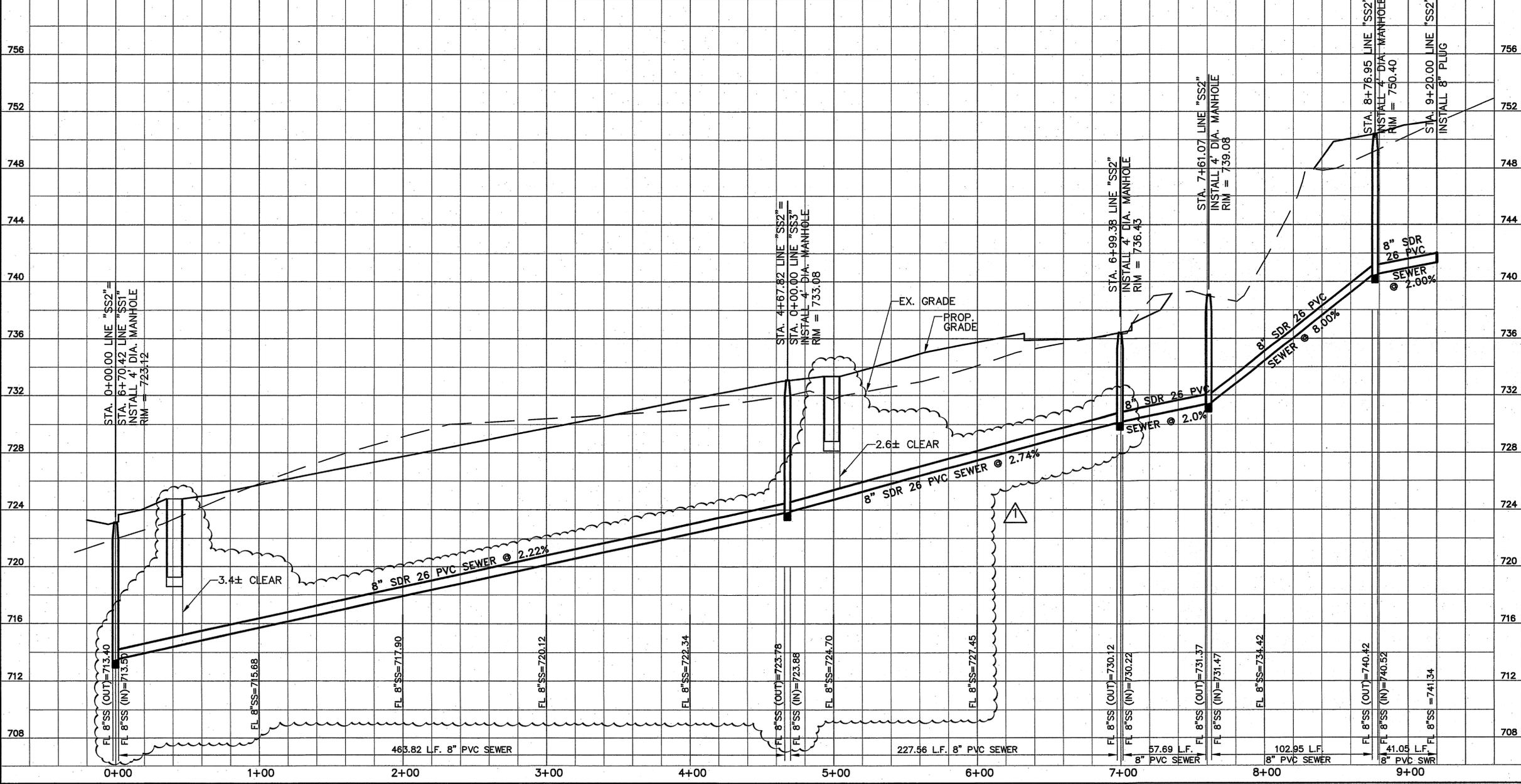
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DRAWN	SDS	DATE	08-18-20		C-14.1
CHECKED	TLH				of



REVISIONS/ SUBMISSIONS	Date
1 LOWERED FOR STORM INLET	9-23-20



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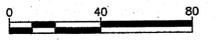
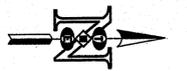
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SANITARY SEWER LINE "SS2" STA 0+00 TO 9+20

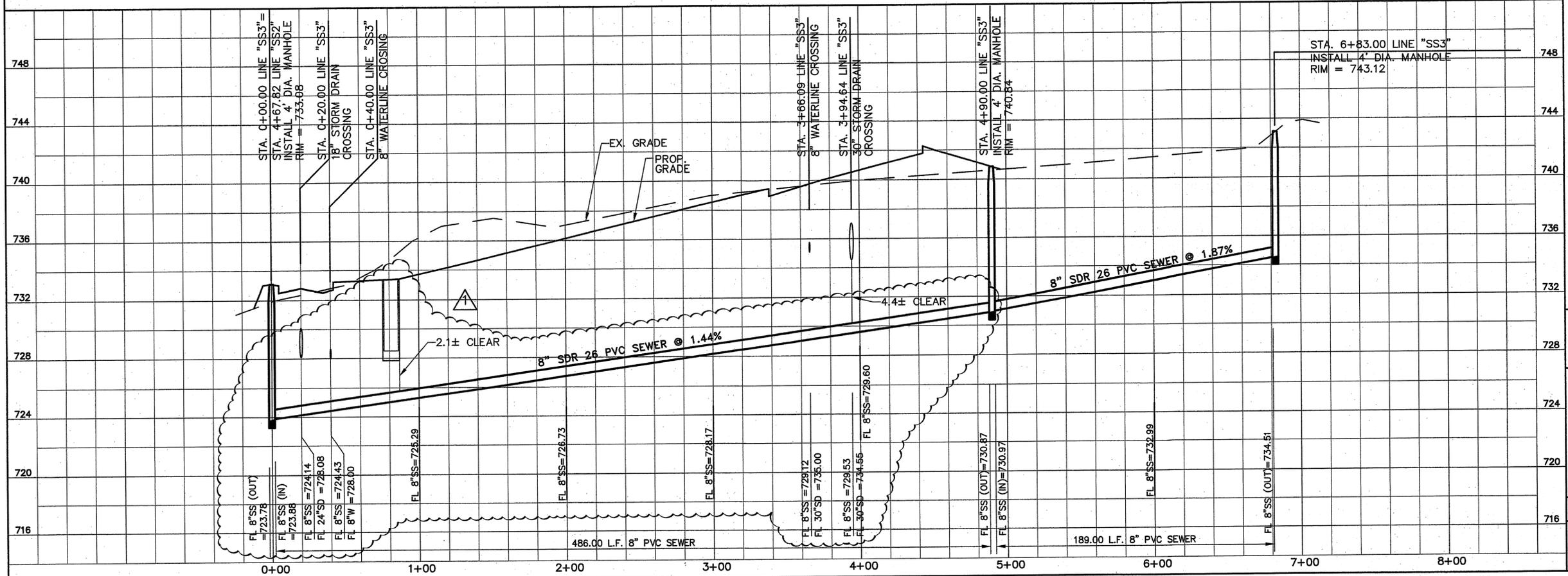
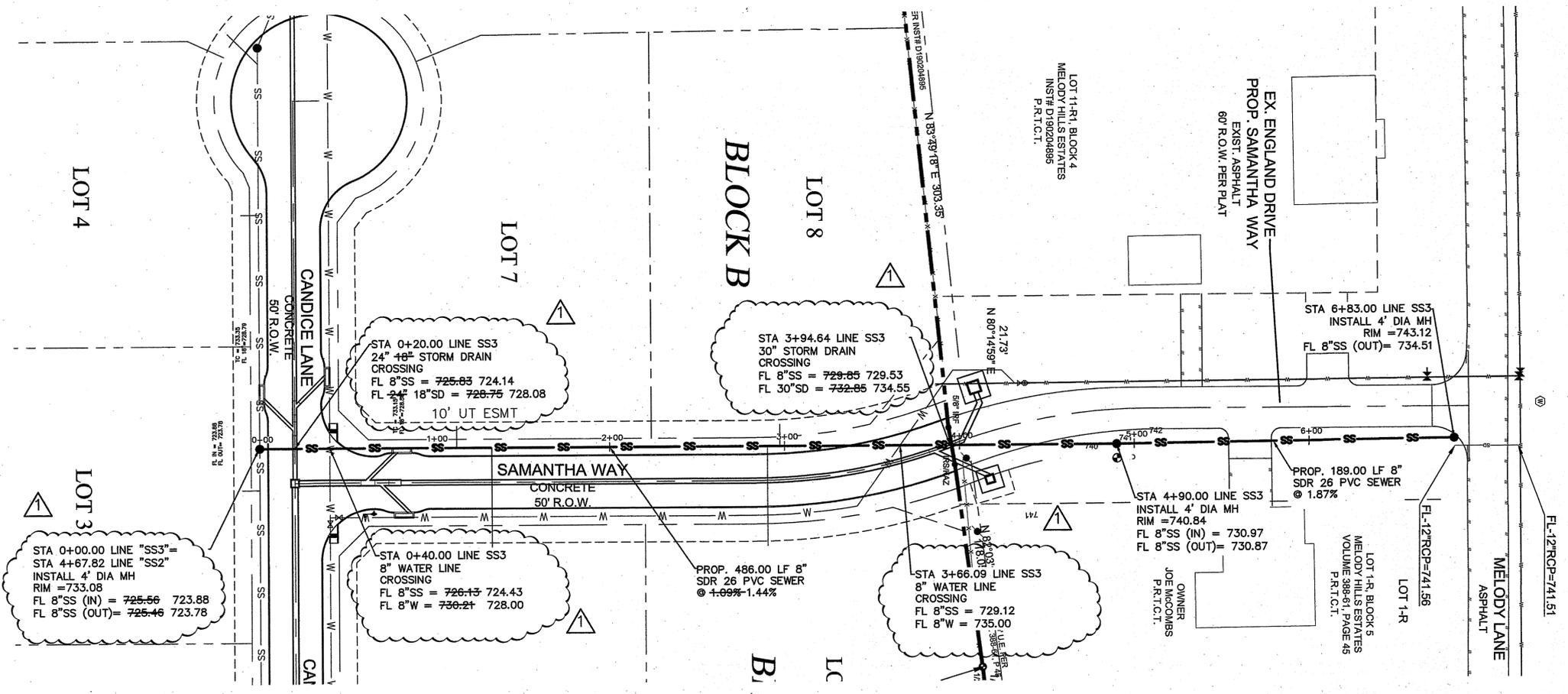
DESIGNED	TLH	SCALE	1"=4' V 1"=40' H	PROJECT NO.	SHEET
DRAWN	SDS	DATE	08-18-20		C-15
CHECKED	TLH				of

REVISIONS/ SUBMISSIONS	Date
1 LOWERED FOR STORM INLET	9-23-20



REVIEWED
CITY OF KELLER
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 Public Works Director/City Engineer



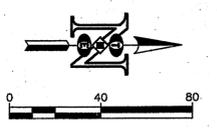
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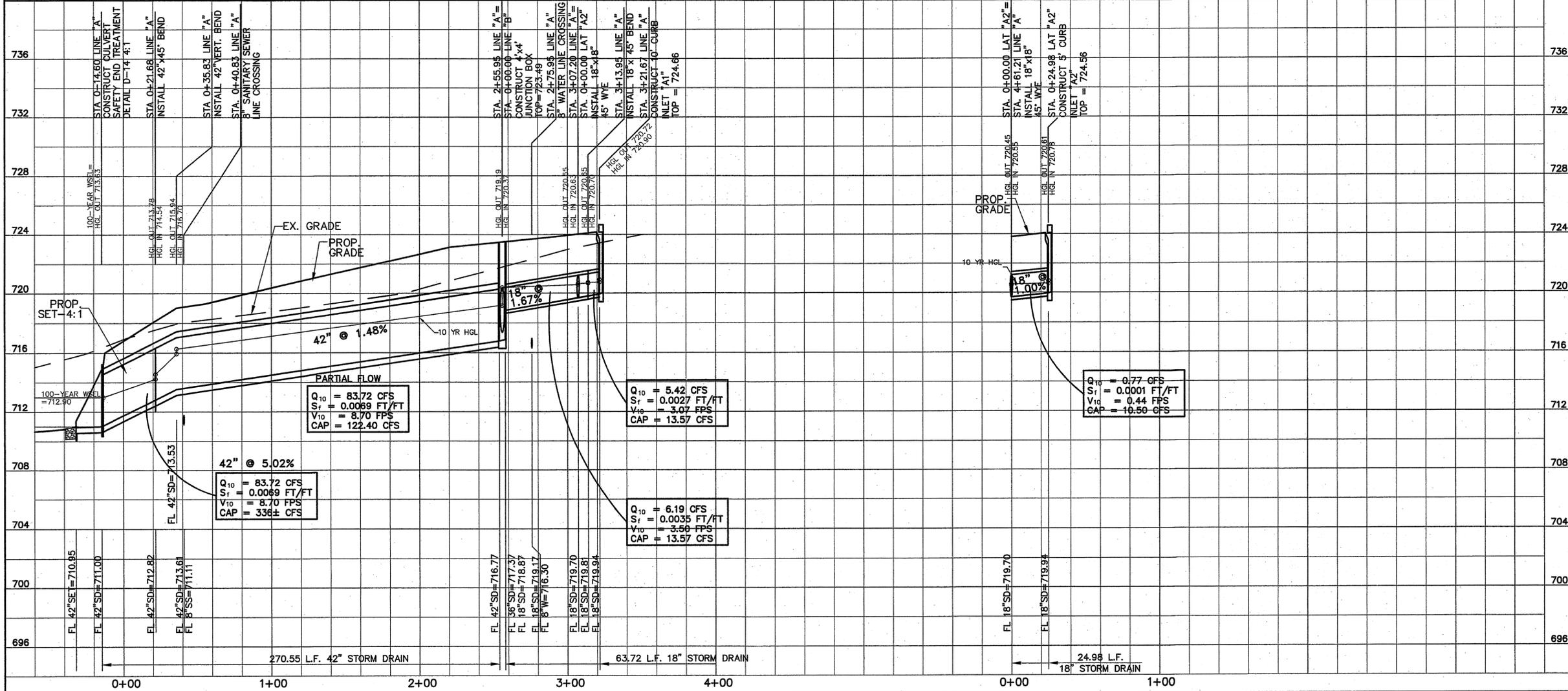
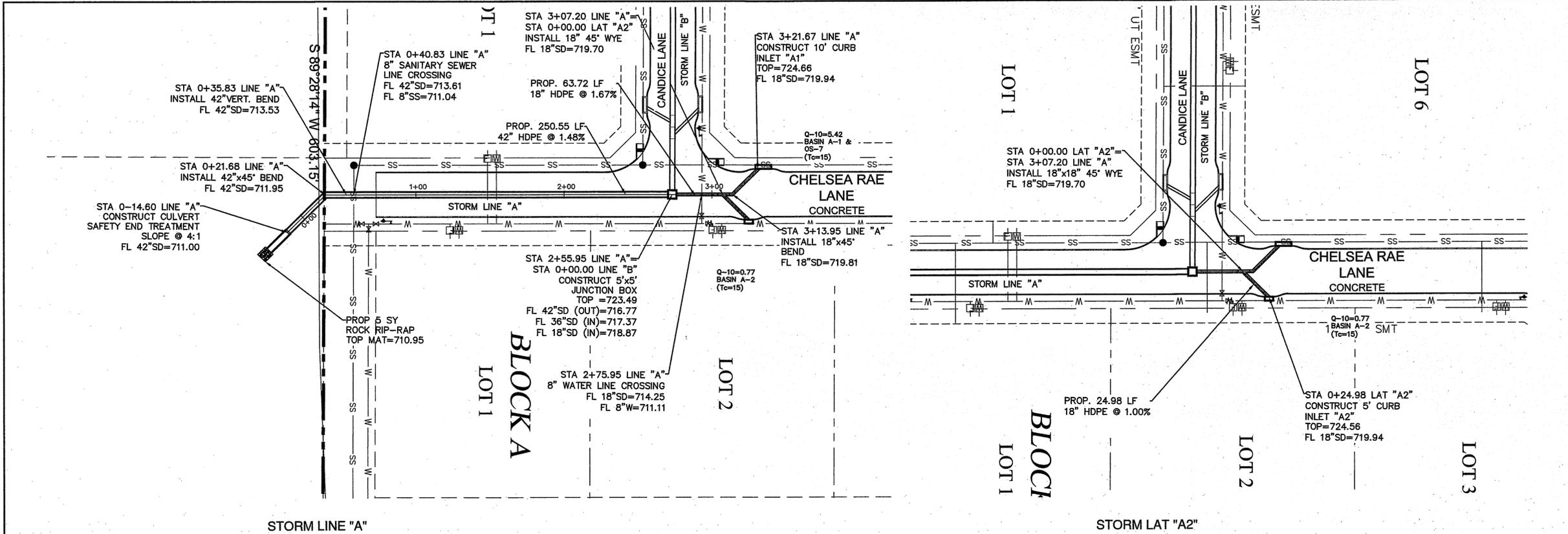
SANITARY SEWER LINE "SS3" STA 0+00 TO 6+83

DESIGNED	TLH	SCALE	1"=4' V	PROJECT NO.	SHEET C-16 of
DRAWN	SDS	DATE	1"=40' H		
CHECKED	TLH		08-18-20		

REVISIONS/ SUBMISSIONS	Date



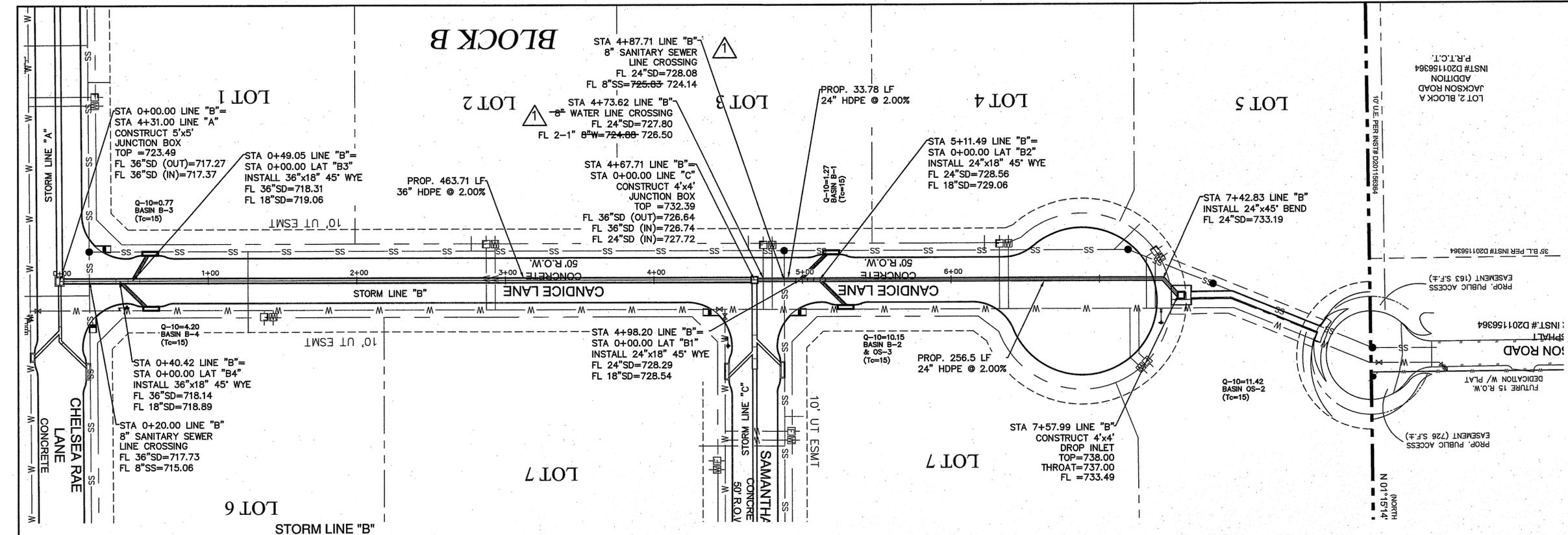
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Carol Bente
 Public Works Director/City Engineer



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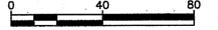
SAMANTHA SPRINGS ESTATES
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STORM DRAIN LINE "A" STA 0+00 TO 3+21.67			
DESIGNED	TLH	SCALE	1"=4' V
DRAWN	SDS	DATE	08-18-20
CHECKED	TLH	PROJECT NO.	SHEET
			C-17
			of



REVISIONS/ SUBMISSIONS	Date
1 LOWERED SEWER FOR STORM INLET	9-23-20





REVIEWED

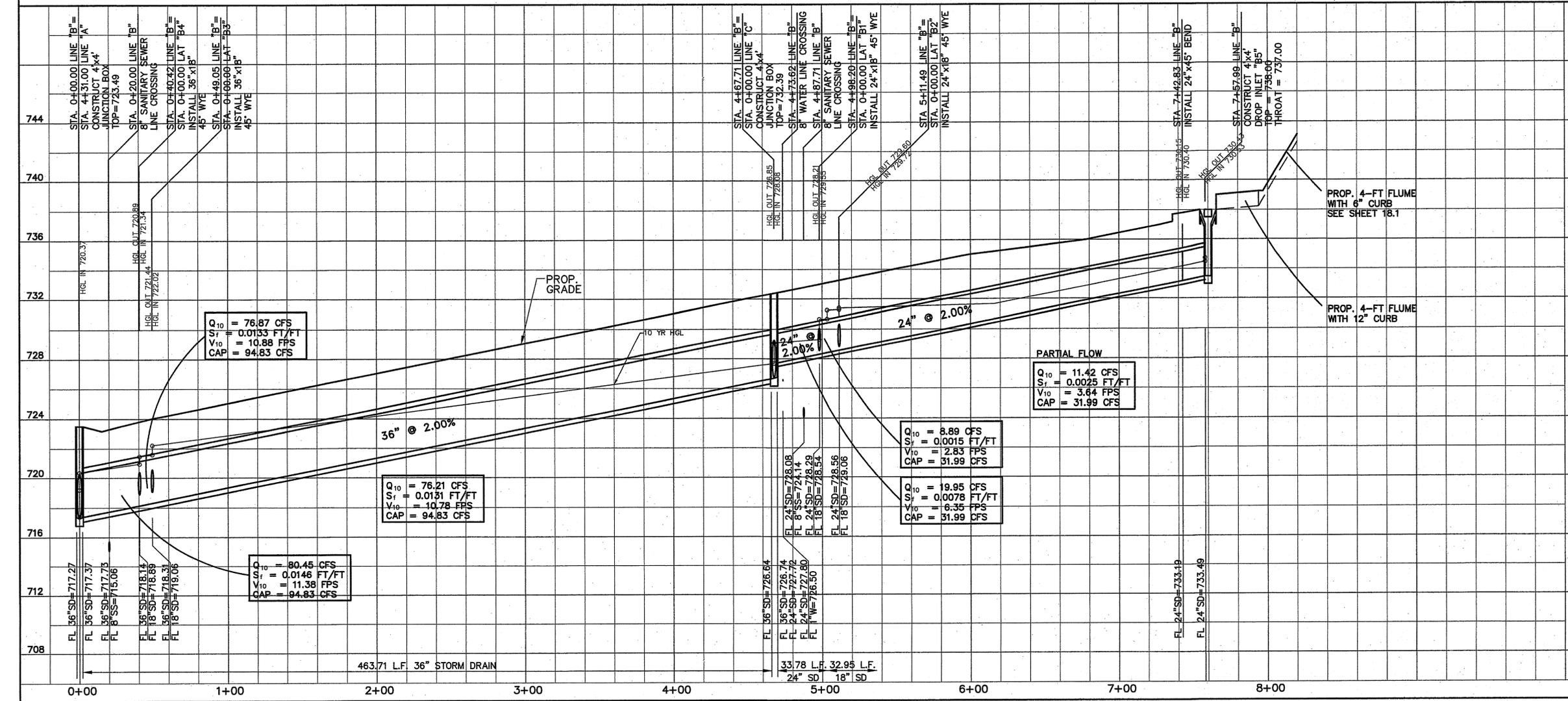
CITY OF KELLER

Released for Construction

Date 10-8-2020

Candice Baute

Public Works Director/City Engineer





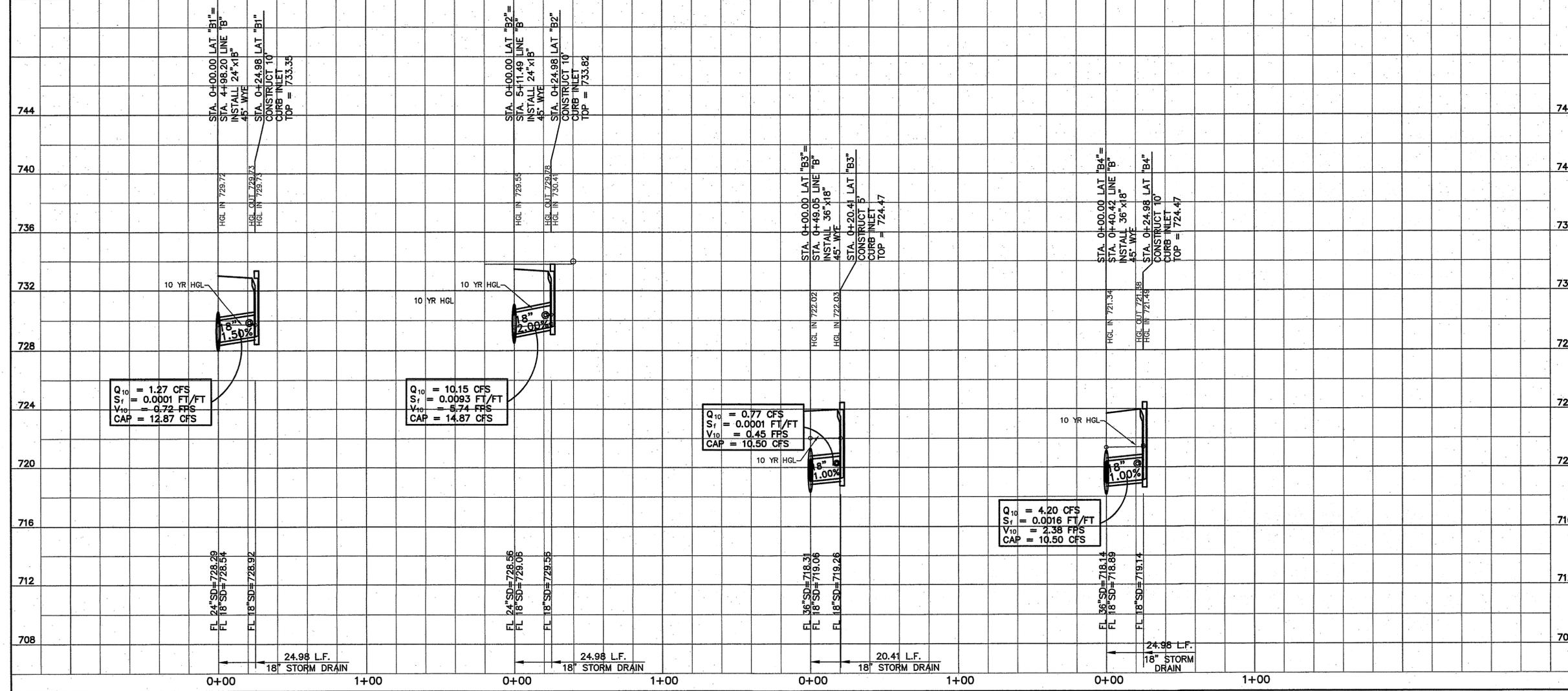
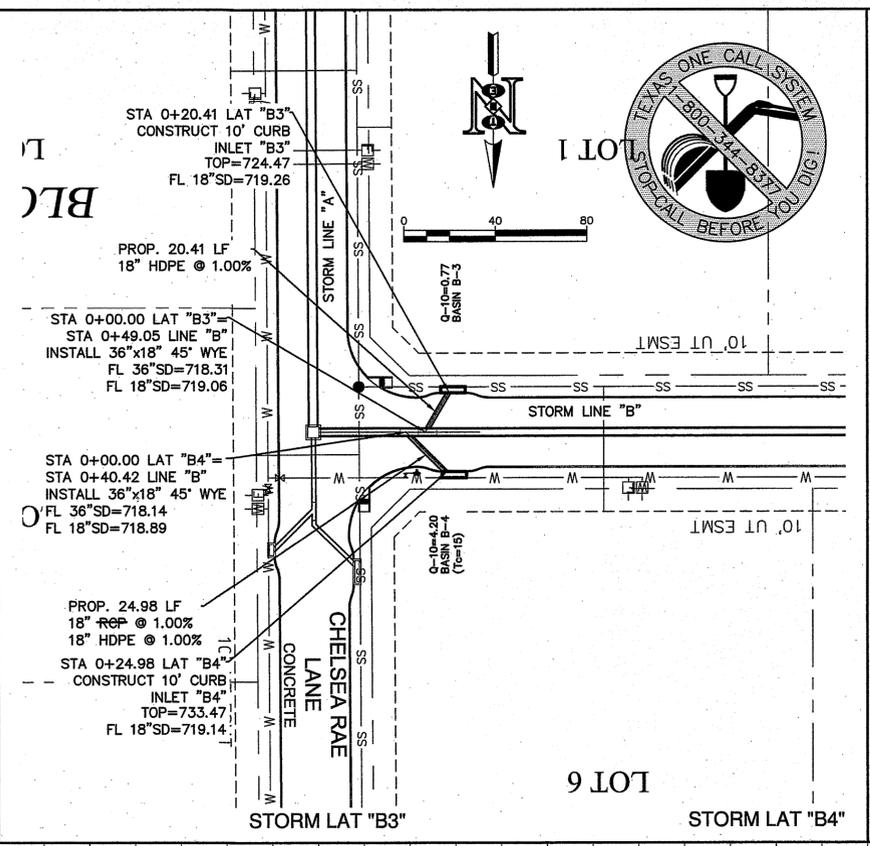
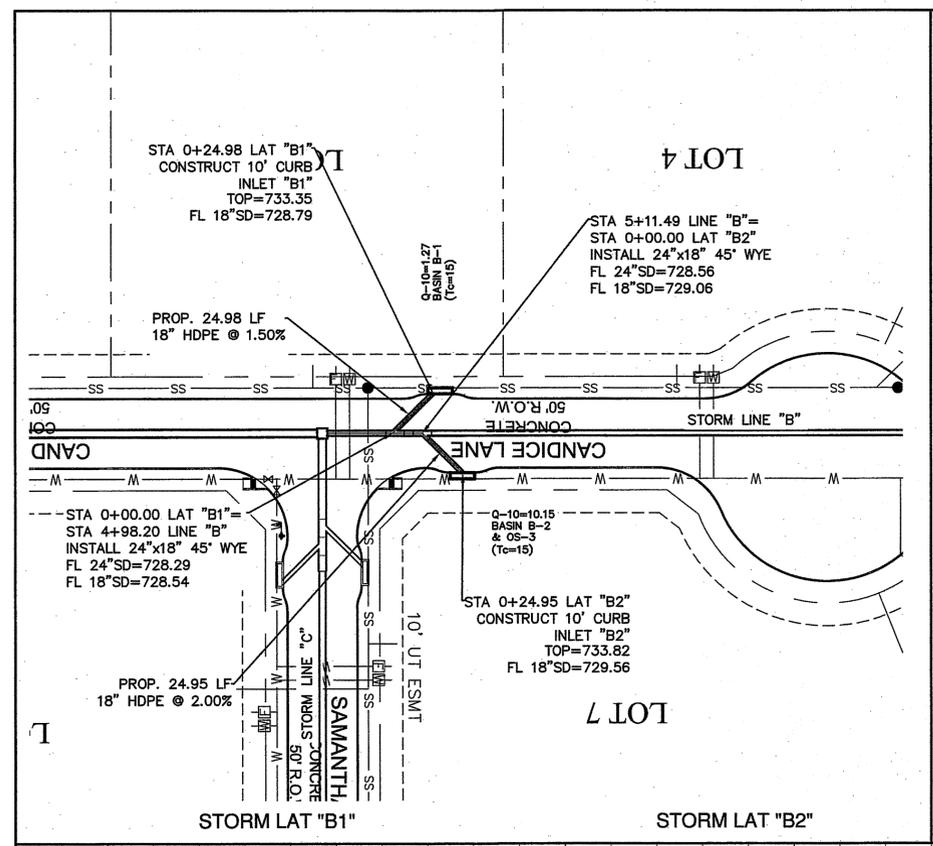
THOMAS HOOVER ENGINEERING, LLC
 P.O. BOX 1808
 KELLER, TEXAS 76244
 (817) 913-1350 PH.
 T.B.P.E. FIRM REGISTRATION NO. 006009

SAMANTHA SPRINGS ESTATES
 LOTS 1-8, BLOCK A
 LOTS 1-8, BLOCK B
 OF THE
 SAMANTHA SPRINGS ADDITION
 IN THE CITY OF KELLER,
 TARRANT COUNTY, TEXAS.
 16.502 ACRES OF LAND
 CURRENT ZONING - "SF-36" SINGLE FAMILY

STORM DRAIN LINE "B" STA 0+00 TO 5+36.44

DESIGNED	TLH	SCALE	1"=4 V 1"=40 H	PROJECT NO.	SHEET
DRAWN	SDS	DATE	08-18-20		C-18
CHECKED	TLH				of

REVISIONS/ SUBMISSIONS	Date
REMOVED "RCP" & REPLACED WITH "HDPE"	09-04-20



REVIEWED
 CITY OF KELLER
 Released for Construction
 Date 10-8-2020
 Chad Bente
 Public Works Director/City Engineer

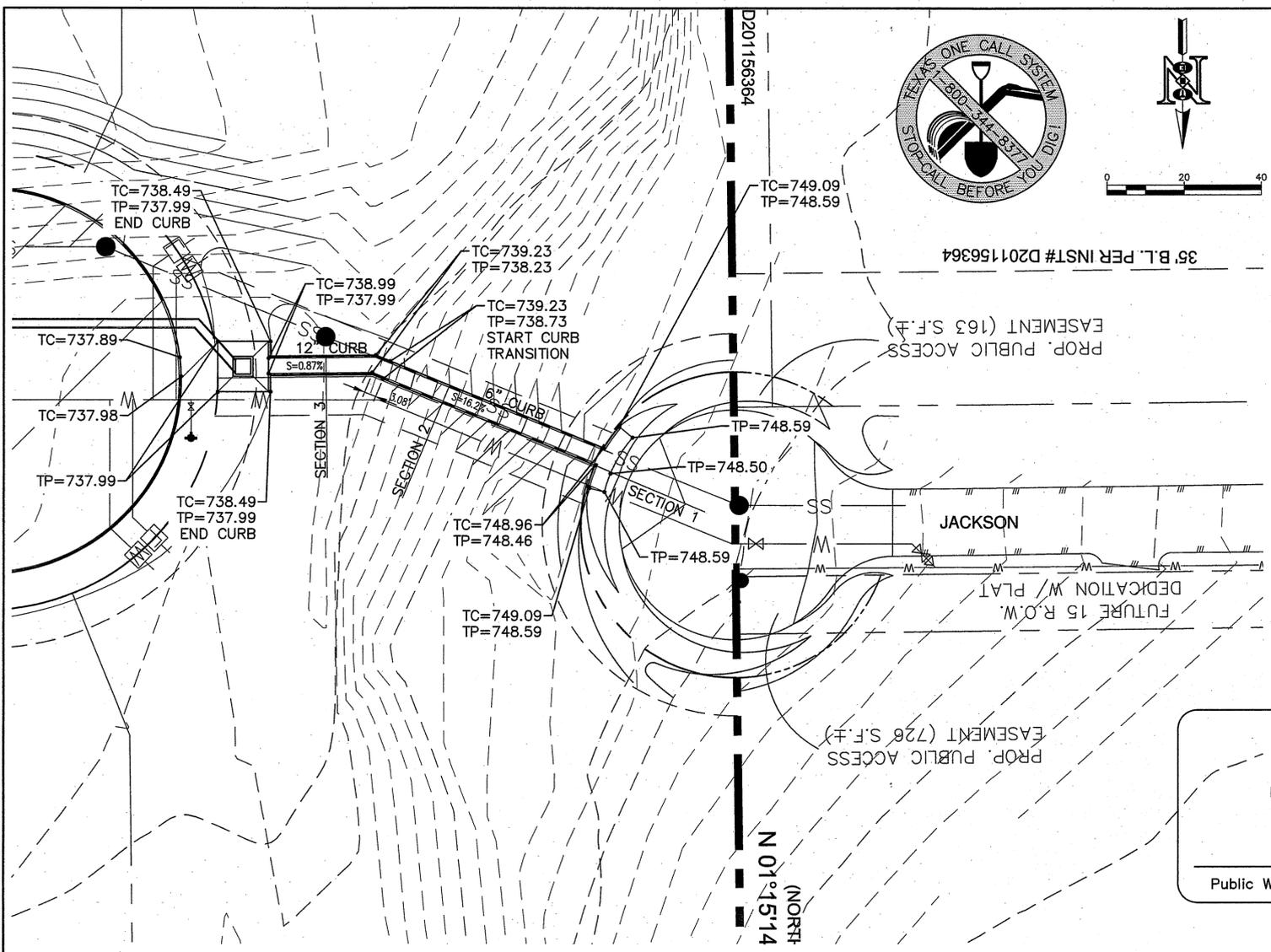


THOMAS HOOPER ENGINEERING, LLC
 P.O. BOX 1808
 KELLER, TEXAS 76244
 (817) 913-1350 PH.
 T.B.P.E. FIRM REGISTRATION NO. 006009

SAMANTHA SPRINGS ESTATES
 LOTS 1-8, BLOCK A
 LOTS 1-8, BLOCK B
 OF THE
SAMANTHA SPRINGS ADDITION
 IN THE CITY OF KELLER,
 TARRANT COUNTY, TEXAS.
 16.502 ACRES OF LAND
 CURRENT ZONING - "SF-36" SINGLE FAMILY

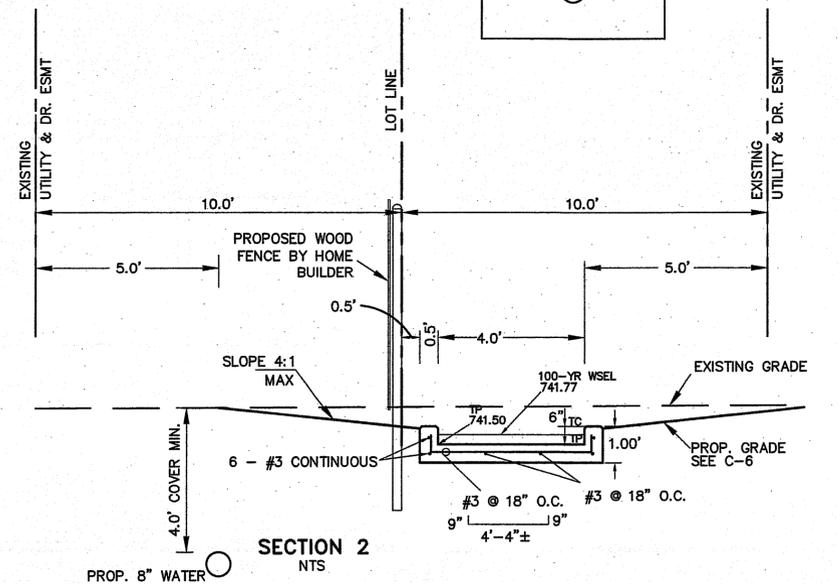
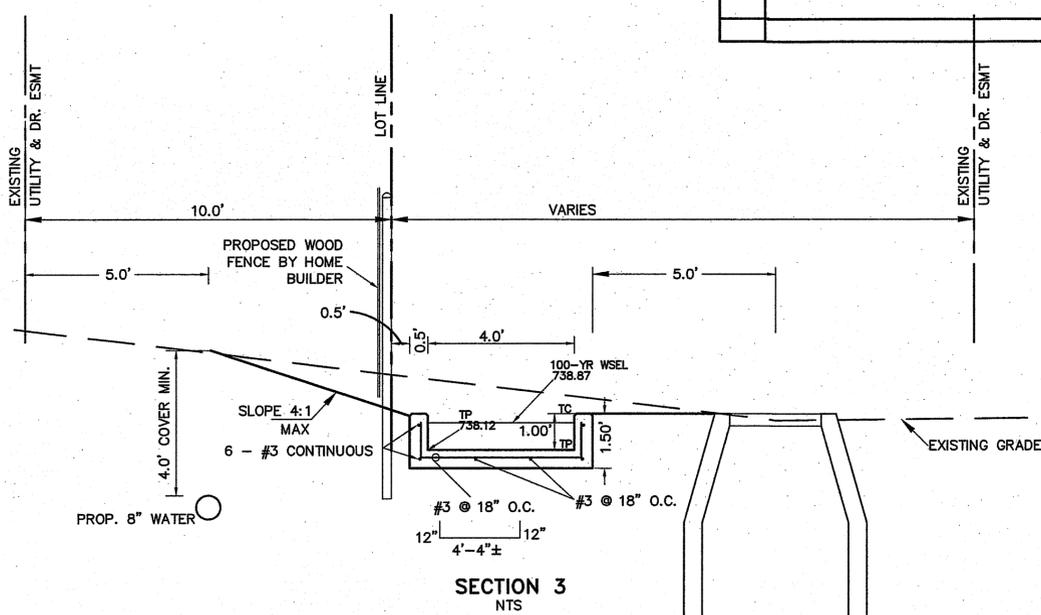
STORM DRAIN LINE "B" LATERALS			
DESIGNED	TLH	SCALE	1"=4' V
DRAWN	SDS	SCALE	1"=40' H
CHECKED	TLH	DATE	08-18-20
PROJECT NO.	SHEET		C-18.1
	of		

REVISIONS/ SUBMISSIONS	Date

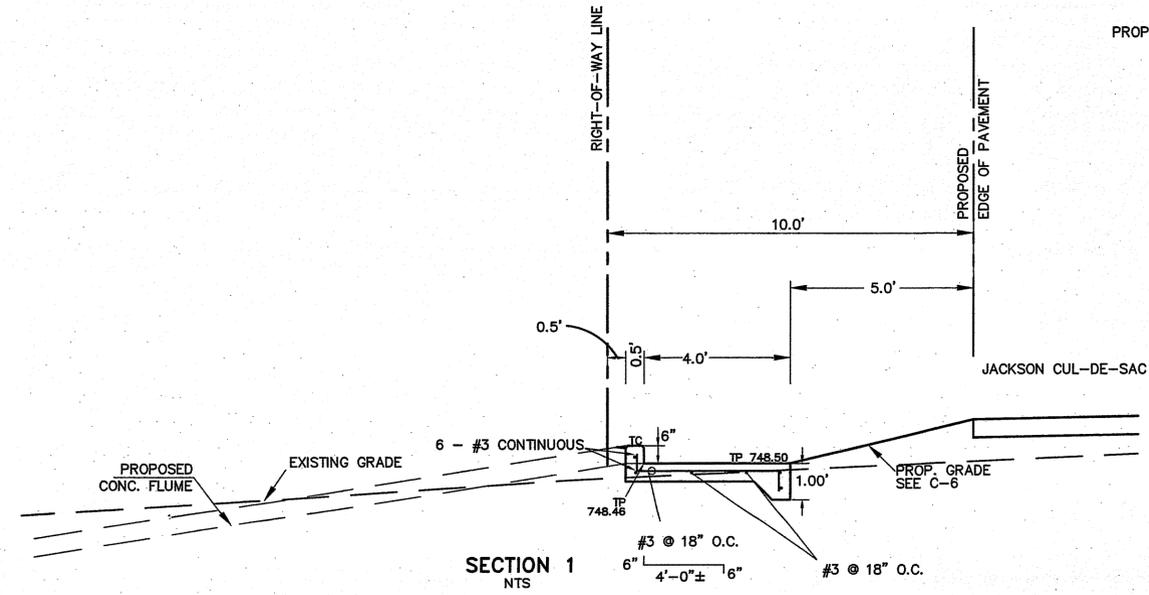


REVIEWED
CITY OF KELLER
 Released for Construction
 Date 10-8-2020
Chad Bantee
 Public Works Director/City Engineer

NOTE:
 ALL CONCRETE THAT IS EXPOSED OR WITHIN 6" OF PROPOSED FINAL GRADE SHALL BE HAND RUBBED WITHIN 24 HOURS OF FORM REMOVAL. NO HONEYCOMBING SHALL BE ALLOWED.



PROP. 8" SEWER LINE SS2 SEE C-15



SAMANTHA SPRINGS ESTATES										
CONCRETE FLUME FROM JACKSON										
July 10, 2020										
Offsite Area=	4.13									
Onsite Area=	0									
Total Area=	4.13									
C=	0.5									
Tc=	15 min									
I100=	7.98									
Design Flow =	16.48 cfs									
base	side slope	D	n	slope	A	WP	Q	V		
4	0	0.27	0.015	0.1617	1.08	4.54	16.52	15.29	REQUIRED	
4	0	0.50	0.015	0.1617	2.00	5.00	43.25	21.63	CAPACITY	
CONCRETE FLUME TO WYE INLET										
Offsite Area=	4.13									
Onsite Area=	0.46									
Total Area=	4.59									
C=	0.5									
Tc=	15 min									
I100=	7.98									
Design Flow =	18.31 cfs									
base	side slope	D	n	slope	A	WP	Q	V		
4	0	0.75	0.015	0.0087	3.00	5.50	18.51	6.17	REQUIRED	
4	0	1.00	0.015	0.0087	4.00	6.00	28.21	7.05	CAPACITY	

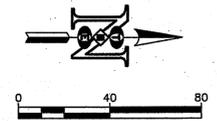
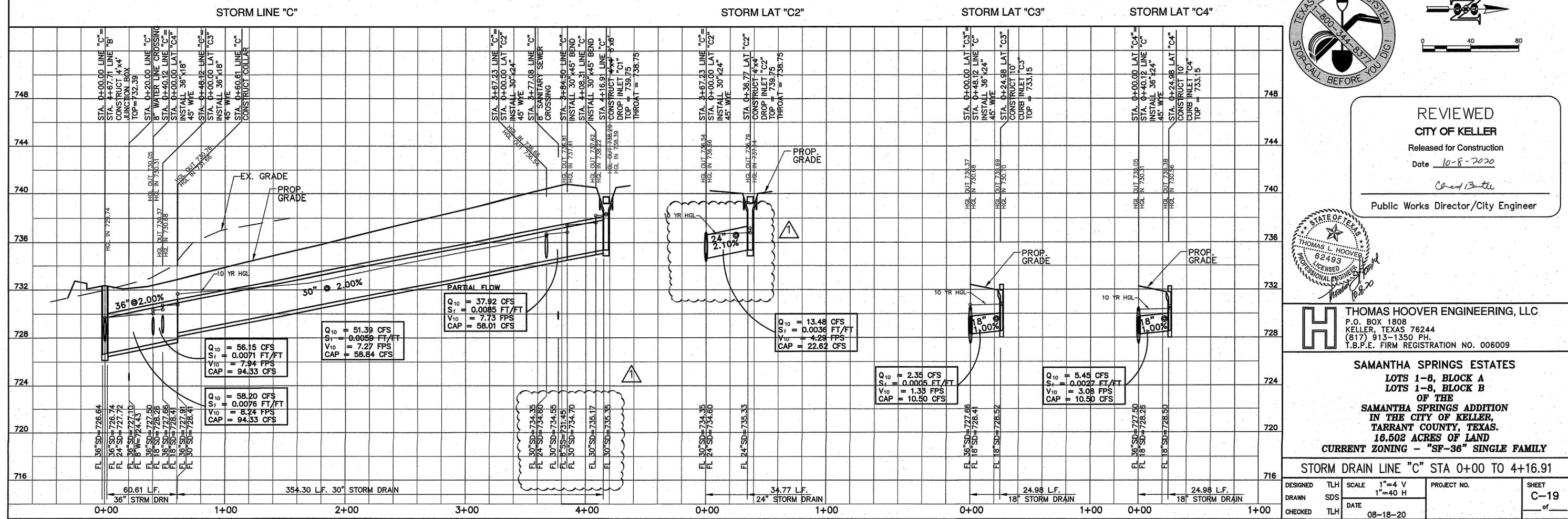
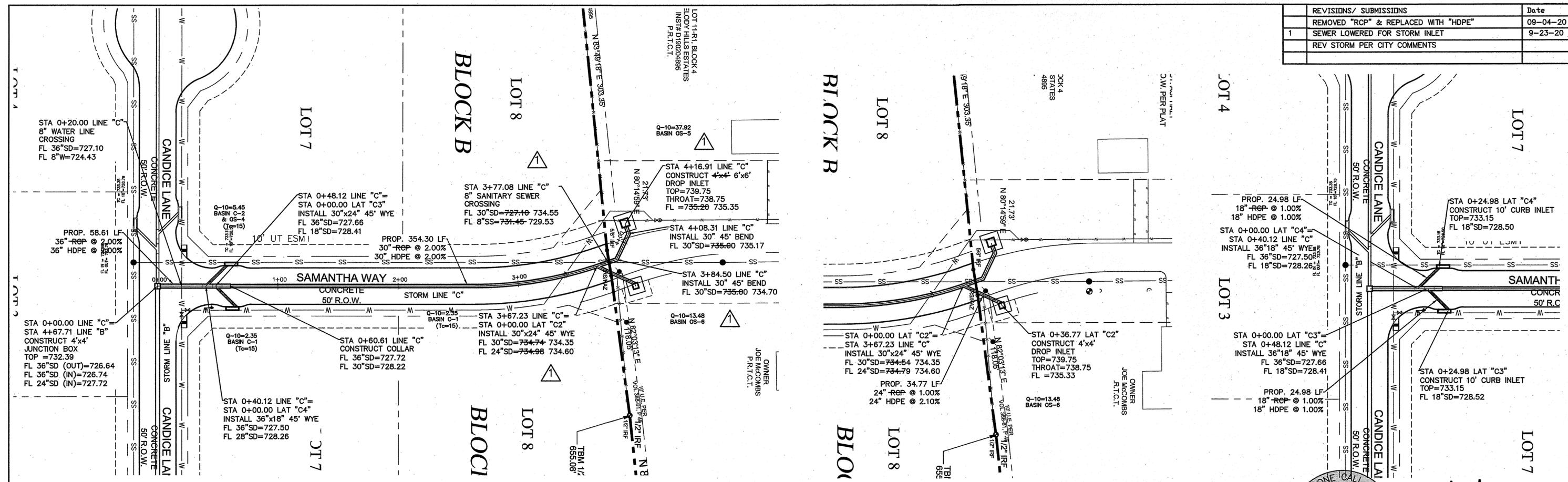
THOMAS HOOVER ENGINEERING, LLC
 P.O. BOX 1808
 KELLER, TEXAS 76244
 (817) 913-1350 PH.
 T.B.P.E. FIRM REGISTRATION NO. 006009

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 LOTS 1-8, BLOCK B
 OF THE
 SAMANTHA SPRINGS ADDITION
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 TARRANT COUNTY, TEXAS.
 16.502 ACRES OF LAND
 CURRENT ZONING - "SF-36" SINGLE FAMILY

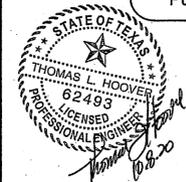
JACKSON FLUME

DESIGNED TLH	SCALE 1"=20'	PROJECT NO.	SHEET C-18.2
DRAWN SDS	DATE		of
CHECKED TLH	08-18-20		

REVISIONS/ SUBMISSIONS	Date
1 REMOVED "RCP" & REPLACED WITH "HDPE"	09-04-20
SEWER LOWERED FOR STORM INLET	9-23-20
REV STORM PER CITY COMMENTS	



REVIEWED
CITY OF KELLER
 Released for Construction
 Date 10-8-2020
Cheryl Butler
 Public Works Director/City Engineer



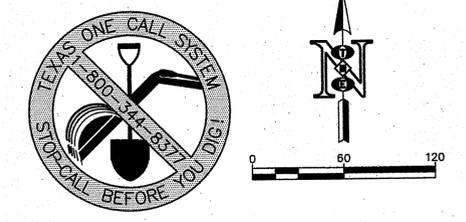
THOMAS HOOVER ENGINEERING, LLC
 P.O. BOX 1808
 KELLER, TEXAS 76244
 (817) 913-1350 PH.
 T.B.P.E. FIRM REGISTRATION NO. 006009

SAMANTHA SPRINGS ESTATES
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 LOTS 1-8, BLOCK B
 OF THE
SAMANTHA SPRINGS ADDITION
 IN THE CITY OF KELLER,
 TARRANT COUNTY, TEXAS.
 16.502 ACRES OF LAND
 CURRENT ZONING - "SF-36" SINGLE FAMILY

STORM DRAIN LINE "C" STA 0+00 TO 4+16.91

DESIGNED	TLH	SCALE	1"=4' V 1"=40' H	PROJECT NO.	SHEET
DRAWN	SDS	DATE	08-18-20		C-19
CHECKED	TLH				of

No.	REVISIONS/ SUBMISSIONS	Date



REVIEWED
CITY OF KELLER
 Released for Construction
 Date 10-8-2020
Chad Bente
 Public Works Director/City Engineer



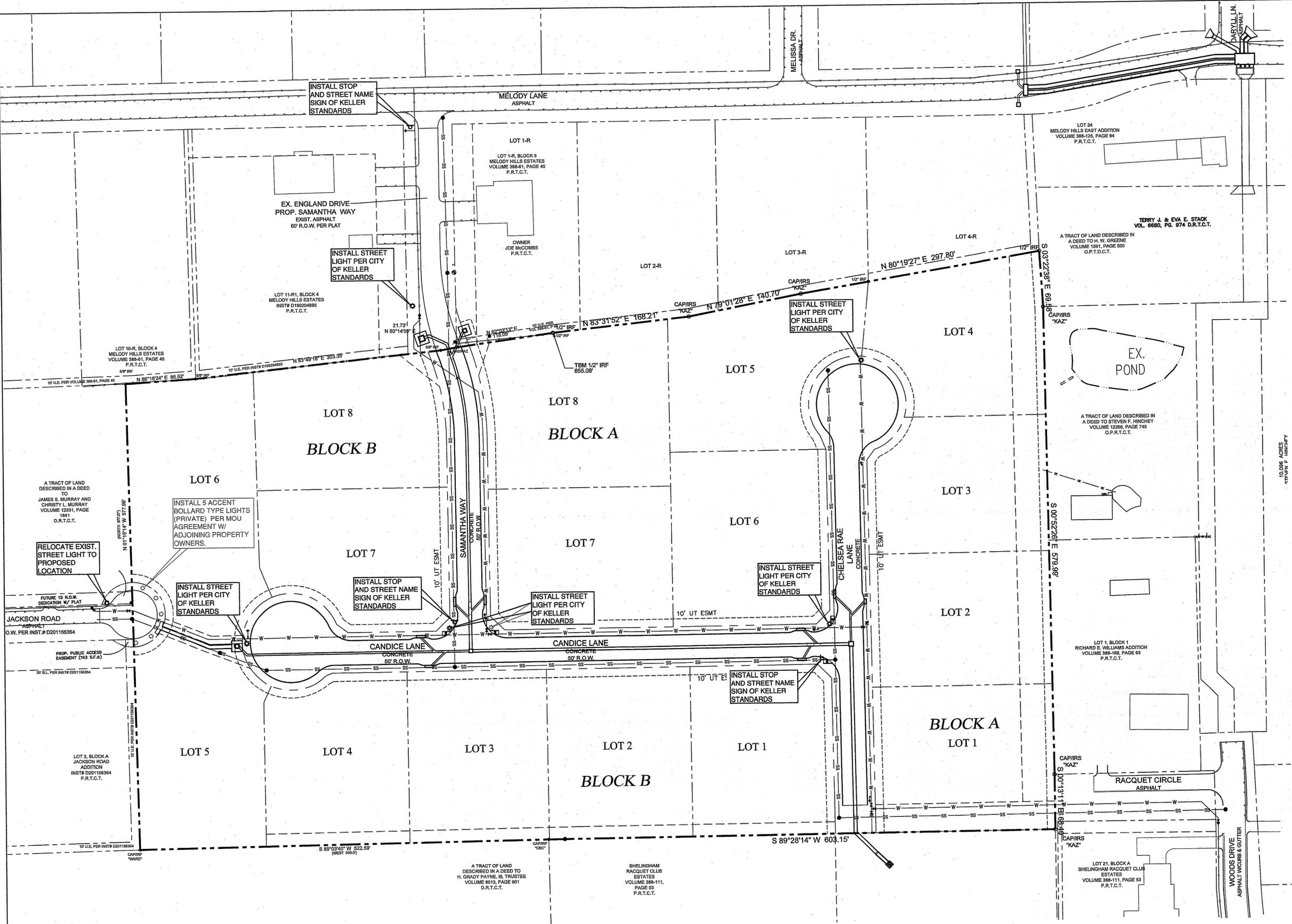
THOMAS HOOVER ENGINEERING, LLC
 P.O. BOX 1808
 KELLER, TEXAS 76244
 (817) 913-1350 PH.
 T.B.P.E. FIRM REGISTRATION NO. 006009

SAMANTHA SPRINGS ESTATES
LOTS 1-8, BLOCK A
LOTS 1-8, BLOCK B
OF THE
SAMANTHA SPRINGS ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
18.502 ACRES OF LAND
CURRENT ZONING - "SF-36" SINGLE FAMILY

SIGNAGE, STRIPING, AND LIGHTING PLAN		PROJECT NO.	SHEET
DESIGNED TLH	SCALE 1"=60'	DATE	C-20
DRAWN SDS	DATE		
CHECKED TLH	DATE 08-18-20		

PREPARER/ENGINEER
 THOMAS HOOVER ENGINEERING, LLC
 P.O. BOX 1808
 KELLER, TX 76244
 817/913-1350
 CONTACT: THOMAS HOOVER

OWNER/APPLICANT
 SAMANTHA SPRINGS ESTATES
 712 NORTH MAIN STREET
 KELLER, TX 76248
 817/379-9949
 817/379-7376 FAX
 CONTACT: JOSEPH McCOMBS



LOT 1-R, BLOCK 3
 MELODY HILLS ESTATES
 VOLUME 388-81, PAGE 45
 P.R.T.C.T.

LOT 1-R1, BLOCK 4
 MELODY HILLS ESTATES
 INST# D169234895
 P.R.T.C.T.

LOT 10-R, BLOCK 4
 MELODY HILLS ESTATES
 VOLUME 388-81, PAGE 45
 P.R.T.C.T.

LOT 11-R1, BLOCK 4
 MELODY HILLS ESTATES
 INST# D169234895
 P.R.T.C.T.

LOT 16-R, BLOCK 4
 MELODY HILLS ESTATES
 VOLUME 388-81, PAGE 45
 P.R.T.C.T.

LOT 1, BLOCK A
 JACKSON ROAD ADDITION
 INST# D201155364
 P.R.T.C.T.

LOT 2, BLOCK A
 JACKSON ROAD ADDITION
 INST# D201155364
 P.R.T.C.T.

LOT 1, BLOCK 1
 RICHARD E. WILLIAMS ADDITION
 VOLUME 388-168, PAGE 63
 P.R.T.C.T.

LOT 1, BLOCK A
 SHELINGHAM RACQUET CLUB ESTATES
 VOLUME 388-111, PAGE 53
 P.R.T.C.T.

LOT 21, BLOCK A
 SHELINGHAM RACQUET CLUB ESTATES
 VOLUME 388-111, PAGE 53
 P.R.T.C.T.

LOT 1-R, BLOCK 3
 MELODY HILLS ESTATES
 VOLUME 388-81, PAGE 45
 P.R.T.C.T.

OWNER
 JOE McCOMBS
 P.R.T.C.T.

OWNER
 TERRY J. & EVA E. STACK
 VOL. 6880, PG. 974 D.R.T.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO H.W. GREENE
 VOLUME 1591, PAGE 500
 O.P.R.T.C.T.

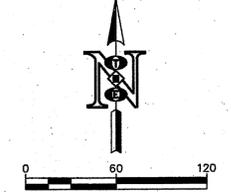
A TRACT OF LAND DESCRIBED IN A DEED TO STEVEN F. HINCHEY
 VOLUME 12296, PAGE 746
 O.P.R.T.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO JAMES S. MURRAY AND CHRISTY L. MURRAY
 VOLUME 12331, PAGE 1841
 D.R.T.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO H. GRADY PAYNE, III, TRUSTEE
 VOLUME 8013, PAGE 901
 D.R.T.C.T.

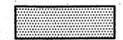
SHELINGHAM RACQUET CLUB ESTATES
 VOLUME 388-111, PAGE 53
 P.R.T.C.T.

No.	REVISIONS/ SUBMISSIONS	Date



REVIEWED
CITY OF KELLER
 Released for Construction
 Date 10-8-2020
Chad Bantle
 Public Works Director/City Engineer

LEGEND

-  PROPOSED 6" CONCRETE PAVEMENT W/ 6" LIME STABILIZED SUBGRADE COMPRESSIVE 3,600 PSI @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W. PER CITY DETAIL P-01
-  PROPOSED ASPHALT REHABILITATION 3" TYPE "D" HMA OVER 8" LIME STABILIZED SUBGRADE PER CITY DETAIL P-03
-  PROPOSED 4' CONCRETE FLUME CLASS "C" CONCRETE WITH #3 BARS @ 18" O.C.E.W. PER CITY DETAIL P-03

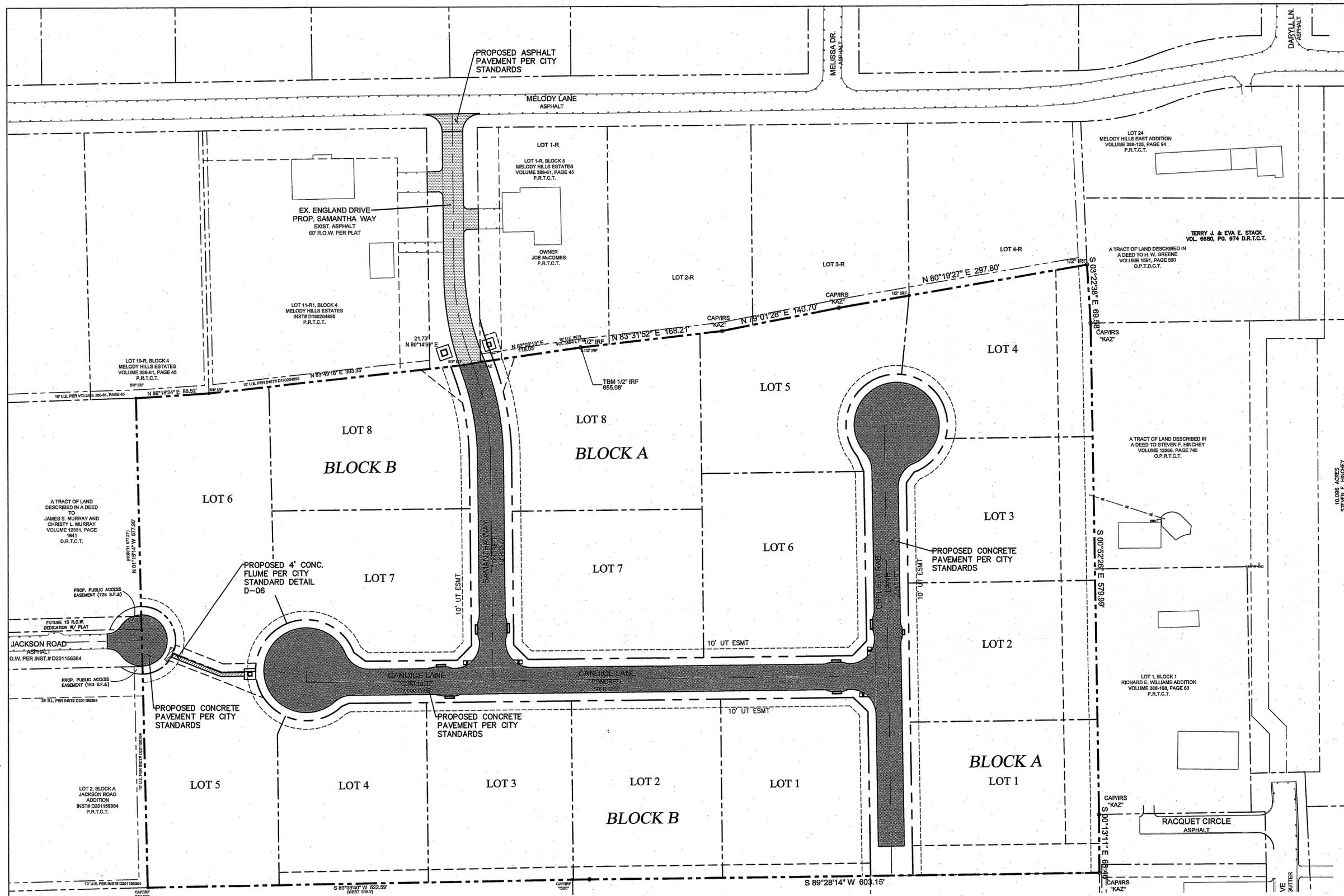
PREPARER/ENGINEER
 THOMAS HOOVER ENGINEERING, LLC
 P.O. BOX 1808
 KELLER, TX 76244
 817/913-1350
 CONTACT: THOMAS HOOVER

OWNER/APPLICANT
 SAMANTHA SPRINGS ESTATES
 712 NORTH MAIN STREET
 KELLER, TX 76248
 817/379-9949
 817/379-7376 FAX
 CONTACT: JOSEPH McCOMBS

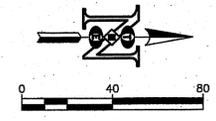
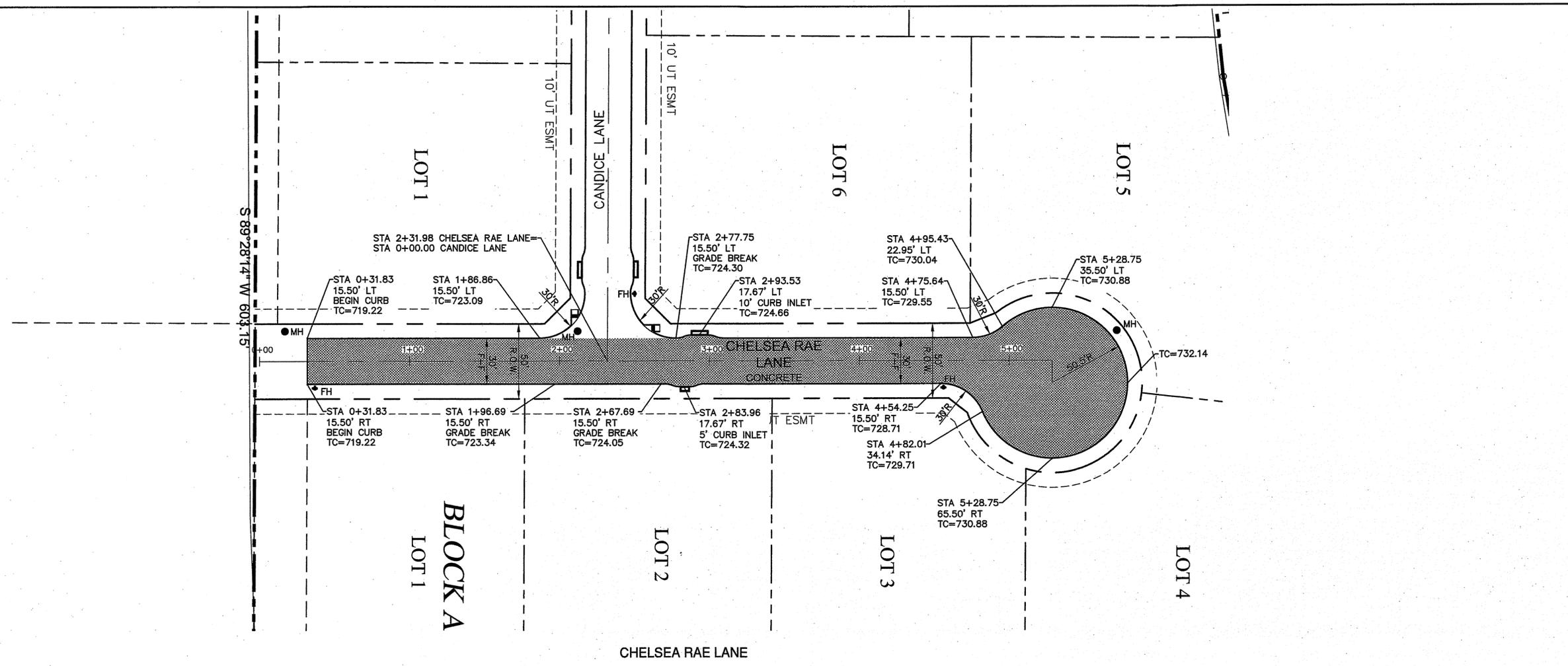
THOMAS HOOVER ENGINEERING, LLC
 P.O. BOX 1808
 KELLER, TEXAS 76244
 (817) 913-1350 PH.
 T.B.P.E. FIRM REGISTRATION NO. 006009

SAMANTHA SPRINGS ESTATES
LOTS 1-8, BLOCK A
LOTS 1-8, BLOCK B
OF THE
SAMANTHA SPRINGS ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
16.502 ACRES OF LAND
CURRENT ZONING - "SF-36" SINGLE FAMILY

PAVING PLAN			
DESIGNED	TLH	SCALE	PROJECT NO.
DRAWN	SDS	1"=60'	SHEET
CHECKED	TLH	DATE	C-21
		08-18-20	of

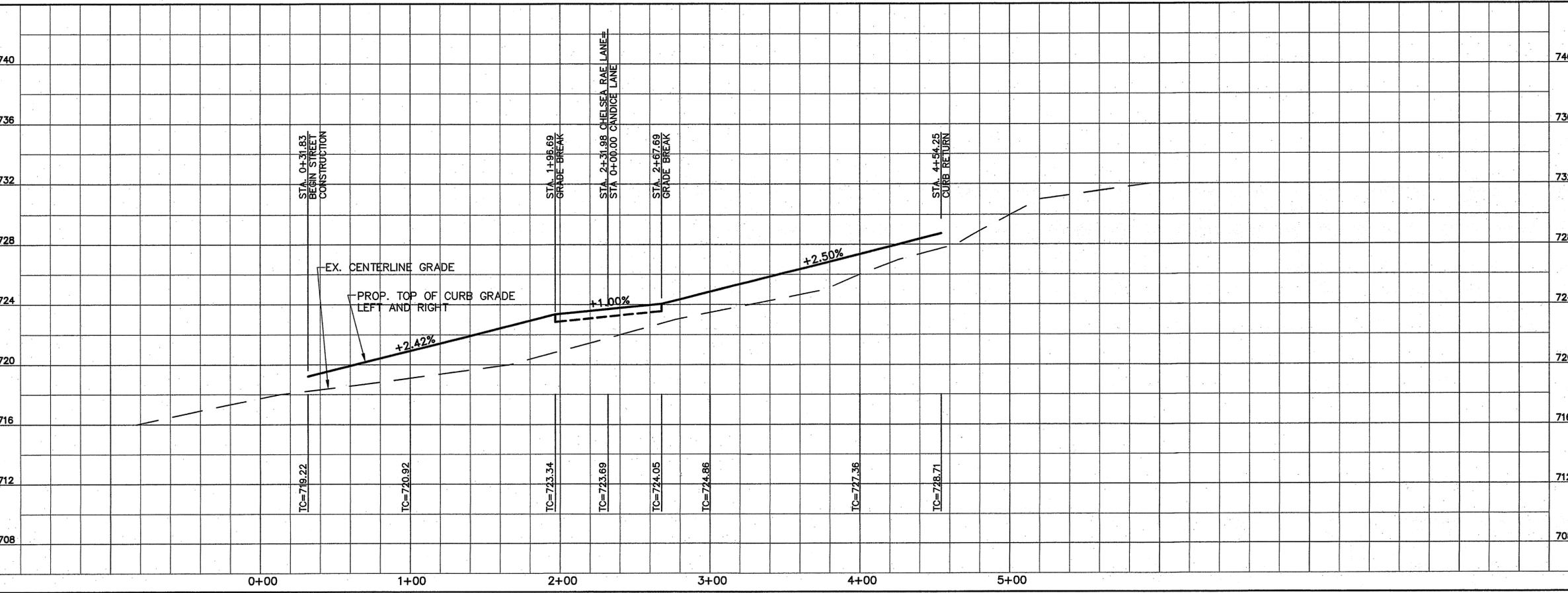


REVISIONS/ SUBMISSIONS	Date



- PROPOSED TOP OF CURB GRADE (IN PROFILE)
- - - EXISTING GRADE AT CENTER (IN PROFILE)
- BFR BARRIER FREE RAMP
- CGR CHANGE IN GRADE RAMP
- TC TOP OF CURB
- G GUTTER
- TP TOP OF PAVEMENT
- SANITARY SEWER MANHOLE
- STORM DRAIN JUNCTION BOX
- ◆ FIRE HYDRANT

REVIEWED
CITY OF KELLER
 Released for Construction
 Date 10-8-2020
Wood Butts
 Public Works Director/City Engineer

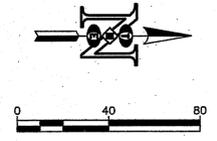


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SAMANTHA SPRINGS ESTATES
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LOTS 1-8, BLOCK B
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TARRANT COUNTY, TEXAS.
16.502 ACRES OF LAND
CURRENT ZONING - "SF-36" SINGLE FAMILY

CHELSEA RAE LANE STA 0+00 TO 4+79.55			
DESIGNED TLH	SCALE 1"=4' V	PROJECT NO.	SHEET
DRAWN SDS	1"=40' H		C-22
CHECKED TLH	DATE 08-18-20		of

REVISIONS/ SUBMISSIONS	Date
1 REVISED STORM INLETS PER CITY COMMENTS	9-23-20



- PROPOSED TOP OF CURB GRADE (IN PROFILE)
- EXISTING GRADE AT CENTER (IN PROFILE)
- BFR BARRIER FREE RAMP
- CGR CHANGE IN GRADE RAMP
- TC TOP OF CURB
- G GUTTER
- TP TOP OF PAVEMENT
- SANITARY SEWER MANHOLE
- STORM DRAIN JUNCTION BOX
- ◆ FIRE HYDRANT

REVIEWED
CITY OF KELLER
 Released for Construction
 Date 10-8-2020
Chad Bantle
 Public Works Director/City Engineer

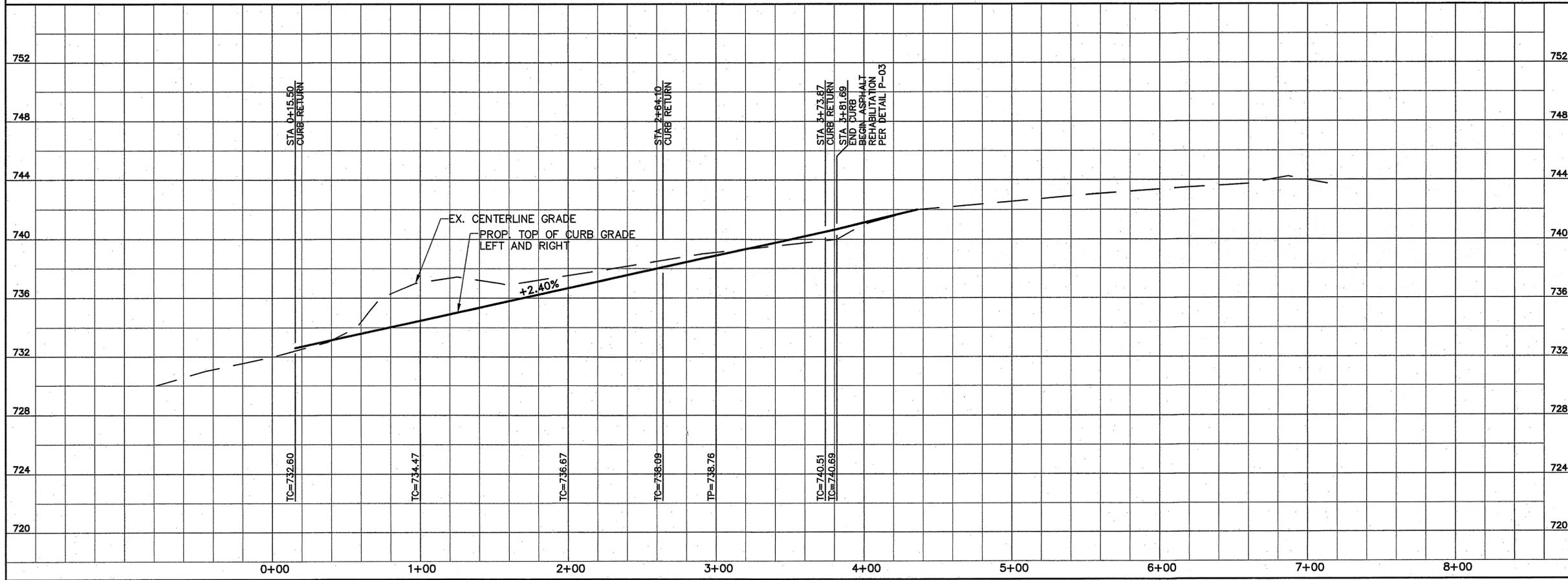
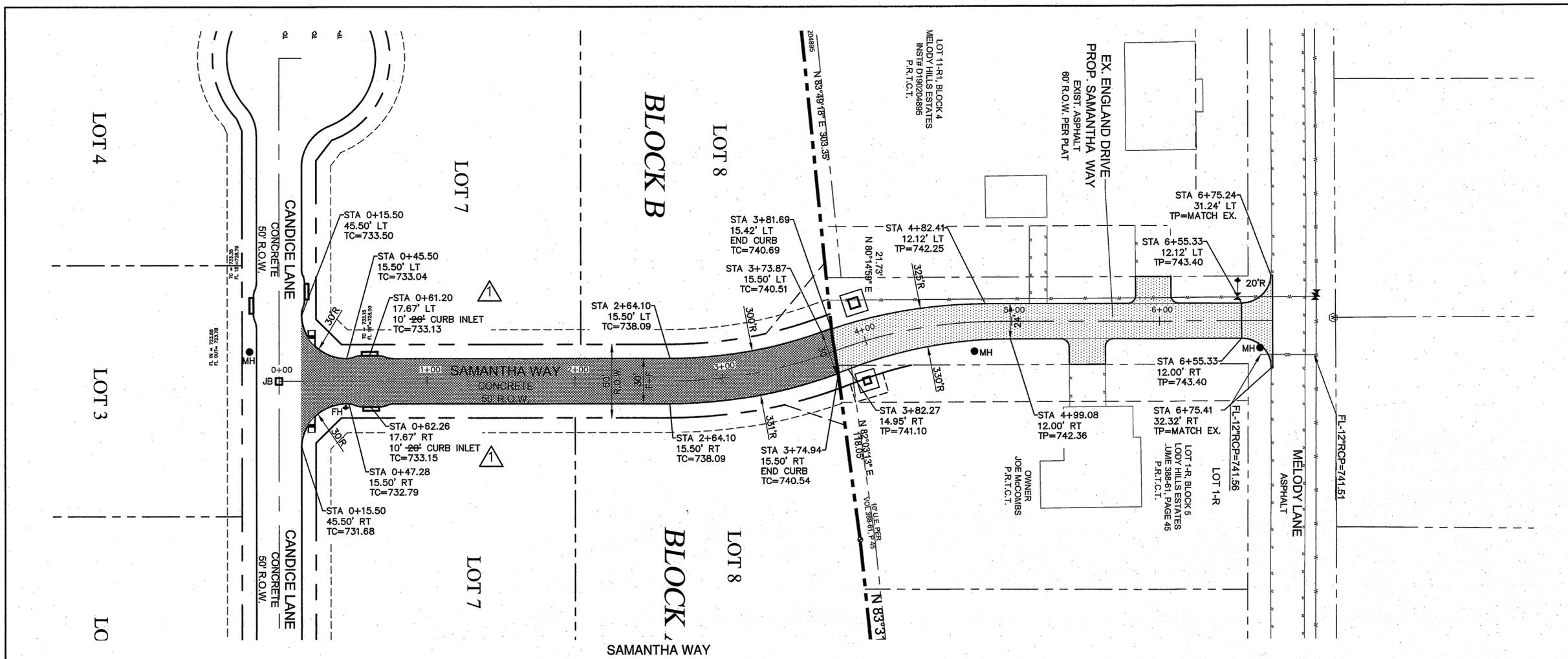


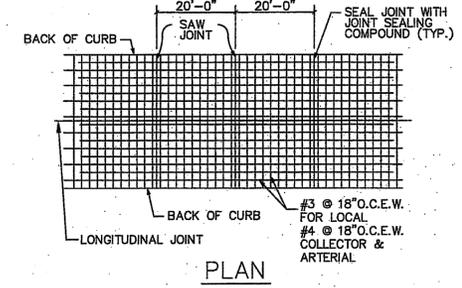
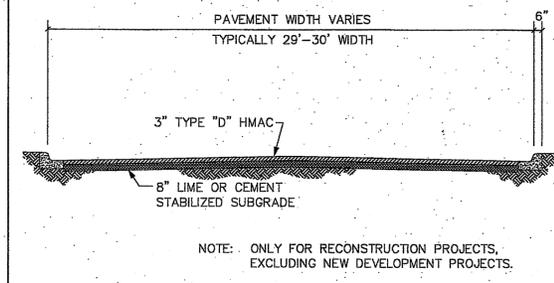
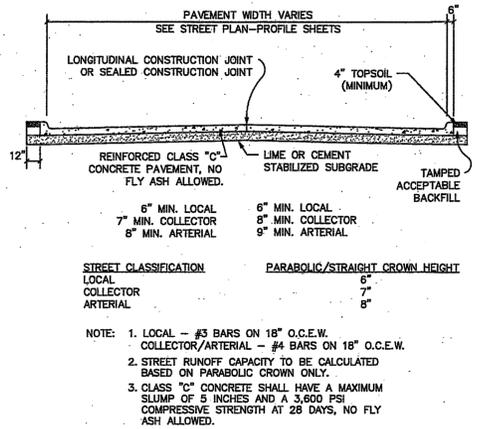
THOMAS HOOVER ENGINEERING, LLC
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 (817) 913-1350 PH.
 T.B.P.E. FIRM REGISTRATION NO. 006009

SAMANTHA SPRINGS ESTATES
LOTS 1-8, BLOCK A
LOTS 1-8, BLOCK B
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16.502 ACRES OF LAND
CURRENT ZONING - "SF-36" SINGLE FAMILY

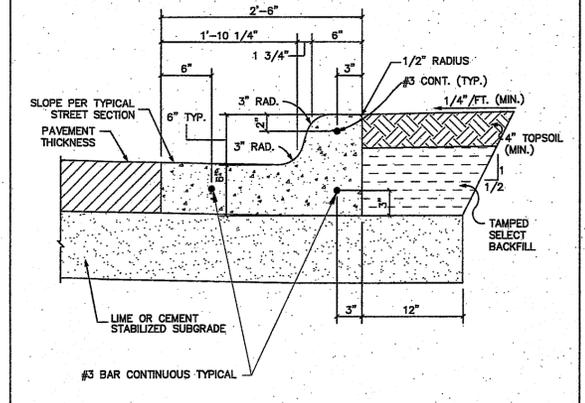
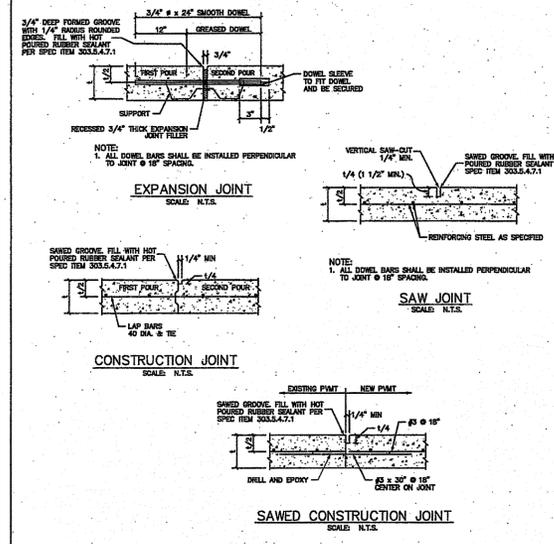
SAMANTHA WAY STA 0+00 TO 6+76.32

DESIGNED	TLH	SCALE	1"=4' V 1"=40' H	PROJECT NO.	SHEET
DRAWN	SDS	DATE	07-10-20		C-24
CHECKED	TLH				of





- NOTES:
1. CONSTRUCT SAW JOINTS AT 20' (MAX).
 2. EXPANSION JOINTS TO BE AT INTERSECTIONS, BRIDGES AND OTHER STRUCTURES.
 3. EXPANSION JOINT SPACING SHALL NOT EXCEED 240'.
 4. ALL JOINTS TO BE PROPERLY SEALED WITH JOINT SEALING COMPOUND CONSISTING OF HOT POURED RUBBER/POLYMER PER SPEC. ITEM 303.5.4.7.1
 5. MONOLITHIC CURB SHALL BE USED WITH THIS TYPE OF PAVING.
 6. LONGITUDINAL SAW JOINT REQUIRED FOR EACH LANE SEPARATION.
 7. STEEL TO EXTEND TO BACK OF CURB.



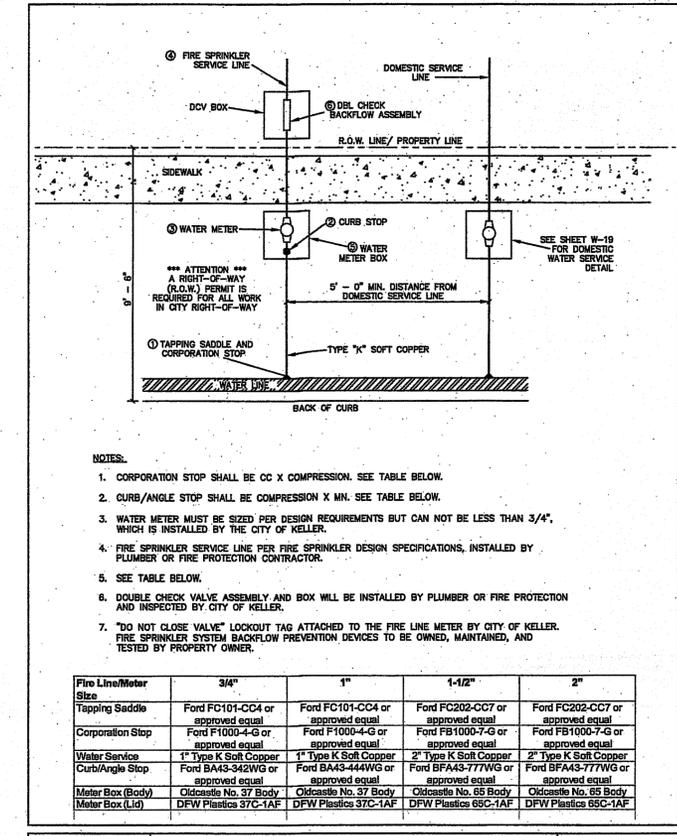
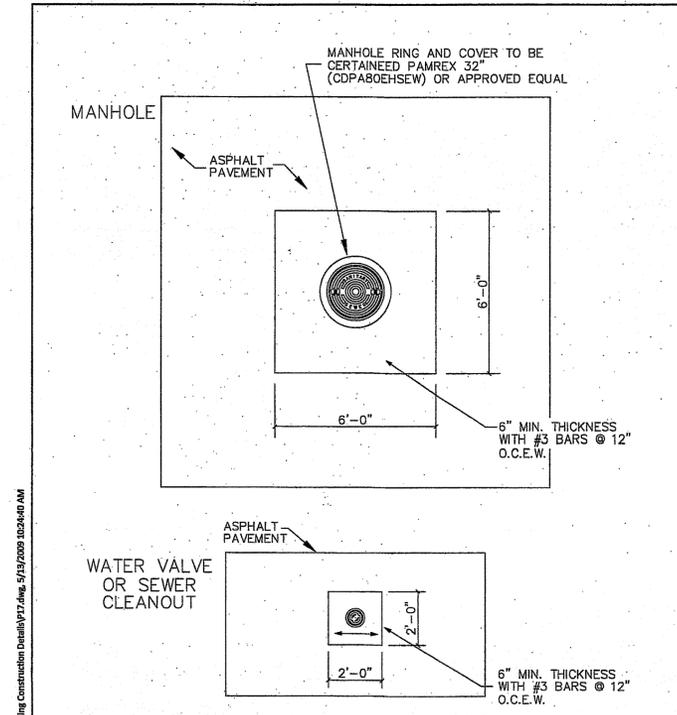
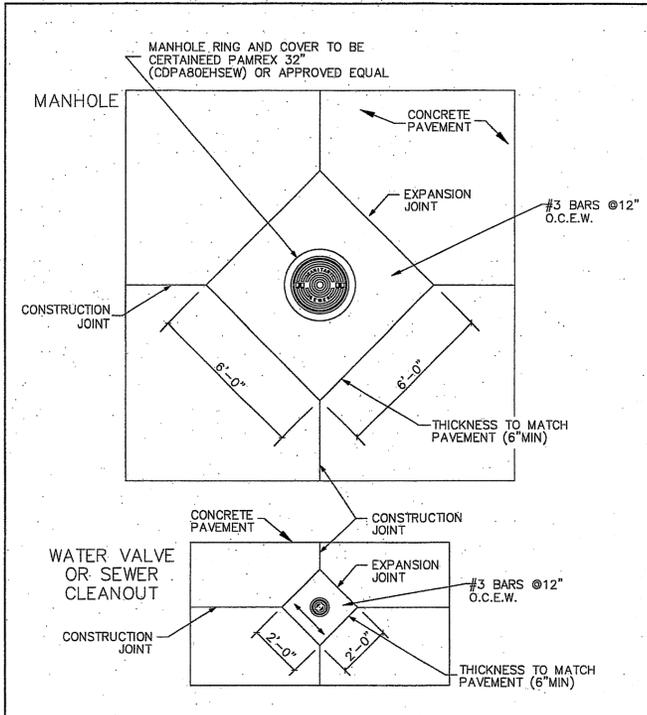
City of KELLER PAVING CONSTRUCTION DETAILS REVISION DATE: 2/9/2009 SHEET: P-01
TYPICAL UNDIVIDED CONCRETE STREET SECTION

City of KELLER PAVING CONSTRUCTION DETAILS REVISION DATE: 2/9/2009 SHEET: P-03
ASPHALT RECONSTRUCTION STREET SECTION

City of KELLER PAVING CONSTRUCTION DETAILS REVISION DATE: 2/9/2009 SHEET: P-04
STEEL LAYOUT PLAN

City of KELLER PAVING CONSTRUCTION DETAILS REVISION DATE: 2/9/2009 SHEET: P-05
CONCRETE PAVEMENT JOINTS

City of KELLER PAVING CONSTRUCTION DETAILS REVISION DATE: 2/9/2009 SHEET: P-06
STANDARD CURB & GUTTER

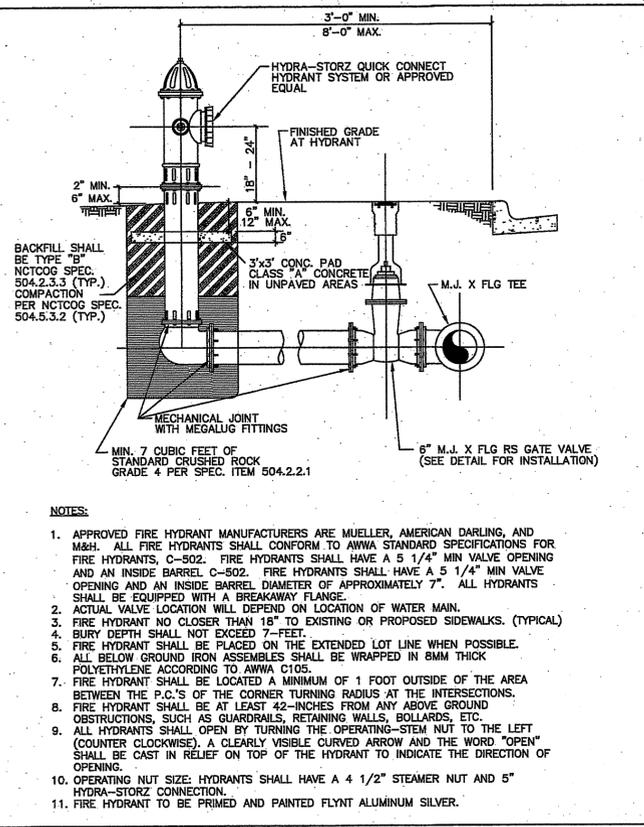


City of KELLER WATER CONSTRUCTION DETAILS REVISION DATE: 5/28/2014 SHEET: W-15
RESIDENTIAL FIRE SPRINKLER SERVICE

REVIEWED
CITY OF KELLER
Released for Construction
Date 8-26-2020
Clay Bates
Public Works Director/City Engineer

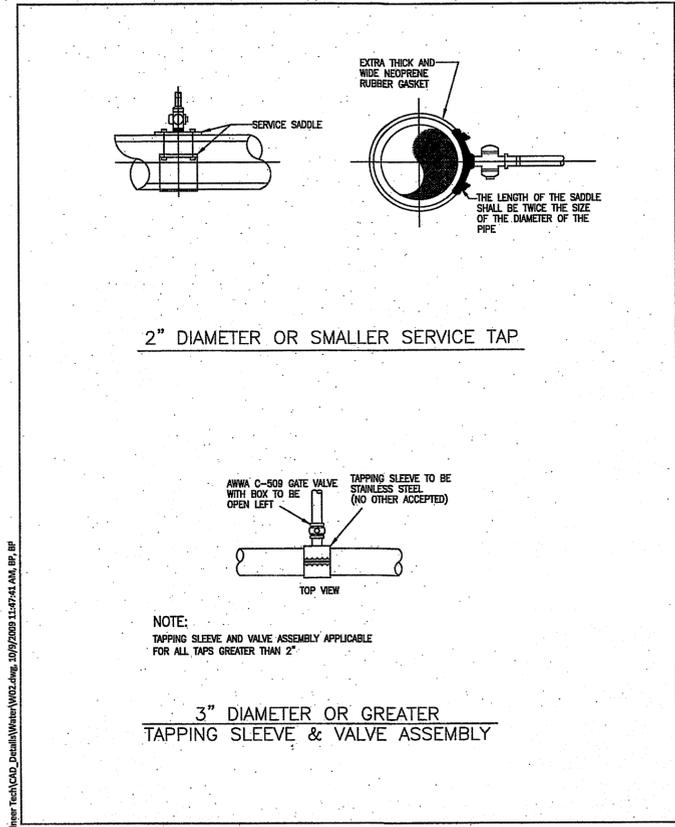


No.	REVISIONS/ SUBMISSIONS	Date
<p>THOMAS HOOVER ENGINEERING, LLC P.O. BOX 1808 KELLER, TEXAS 76244 (817) 913-1350 PH. T.B.P.E. FIRM REGISTRATION NO. 006009</p> <p>SAMANTHA SPRINGS ESTATES LOTS 1-8, BLOCK A LOTS 1-8, BLOCK B OF THE SAMANTHA SPRINGS ADDITION IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS. 16.502 ACRES OF LAND CURRENT ZONING - "SF-36" SINGLE FAMILY</p>		
<p>DETAILS</p>		
DESIGNED	TLH	SCALE N.T.S.
DRAWN	SDS	PROJECT NO.
CHECKED	TLH	DATE 08-18-20
		SHEET C-25 of



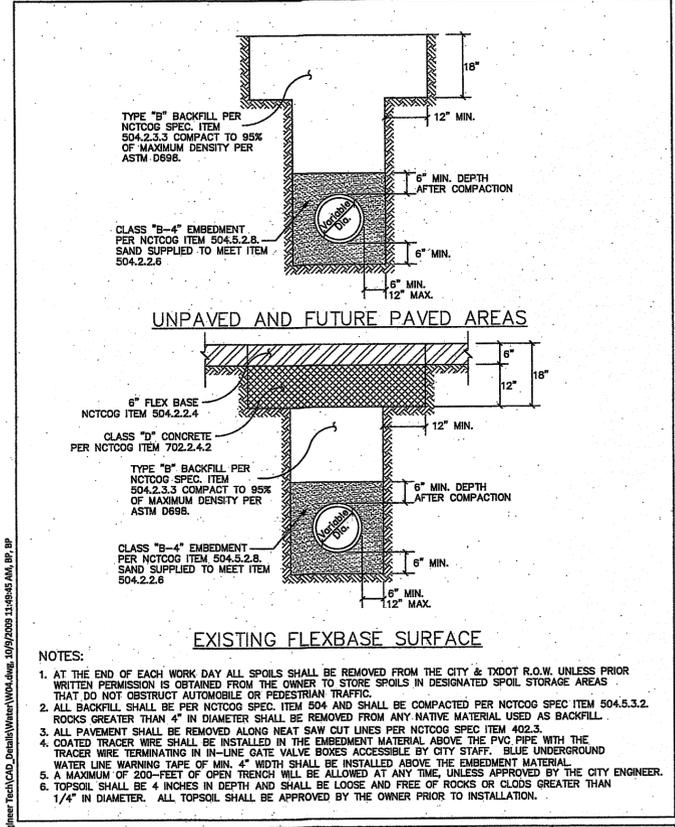
WATER CONSTRUCTION DETAILS
FIRE HYDRANT INSTALLATION

REVISION DATE: 2/9/2009
SHEET: W-01



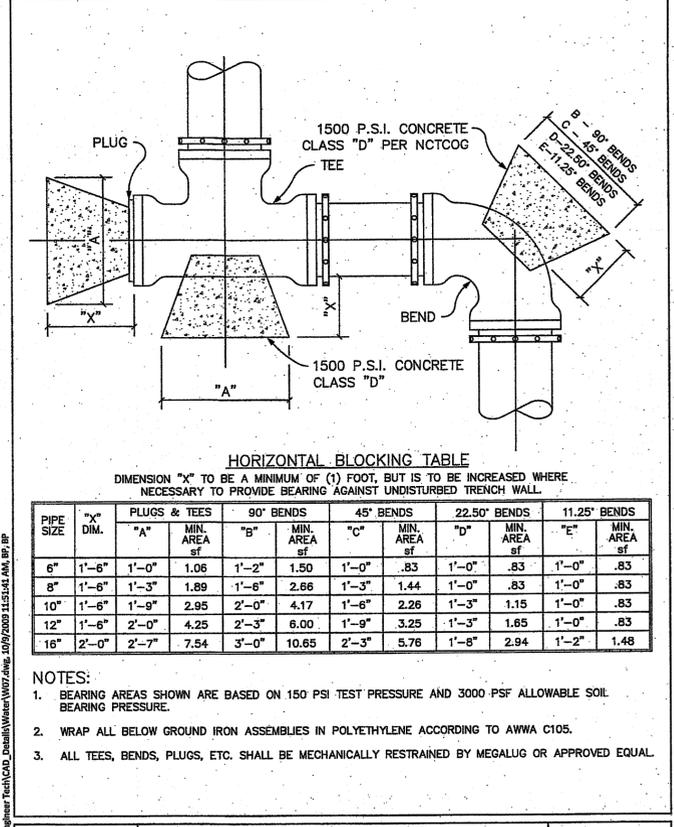
WATER CONSTRUCTION DETAILS
TAPPING SLEEVE AND VALVE ASSEMBLY

REVISION DATE: 2/9/2009
SHEET: W-02



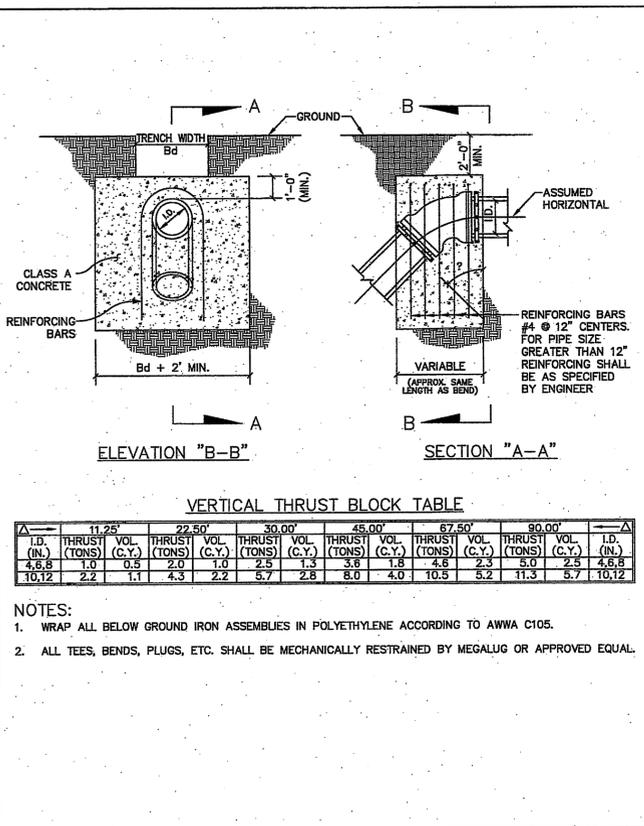
WATER CONSTRUCTION DETAILS
STANDARD WATER LINE EMBEDMENT & BACKFILL

REVISION DATE: 2/9/2009
SHEET: W-04



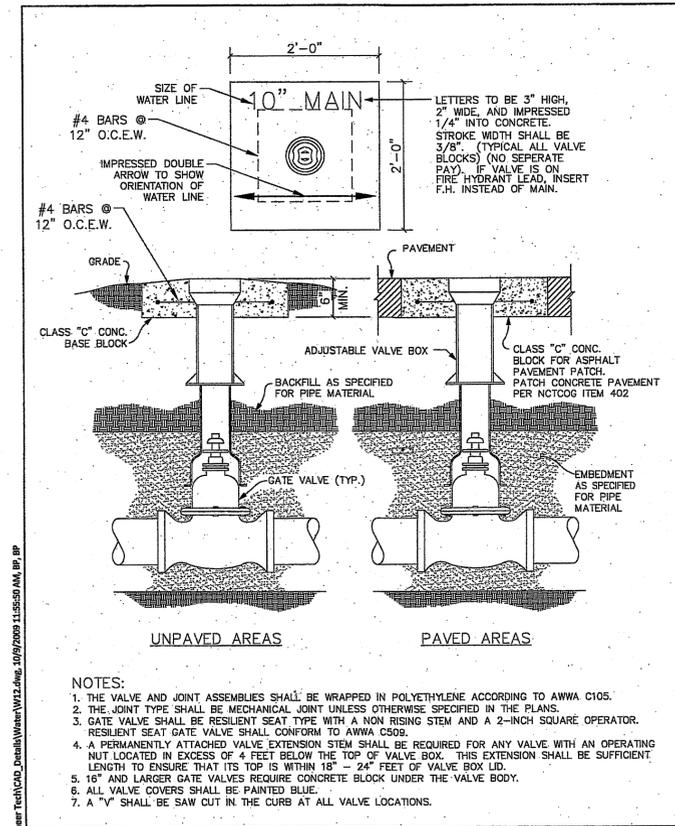
WATER CONSTRUCTION DETAILS
HORIZONTAL THRUST BLOCKING

REVISION DATE: 2/9/2009
SHEET: W-07



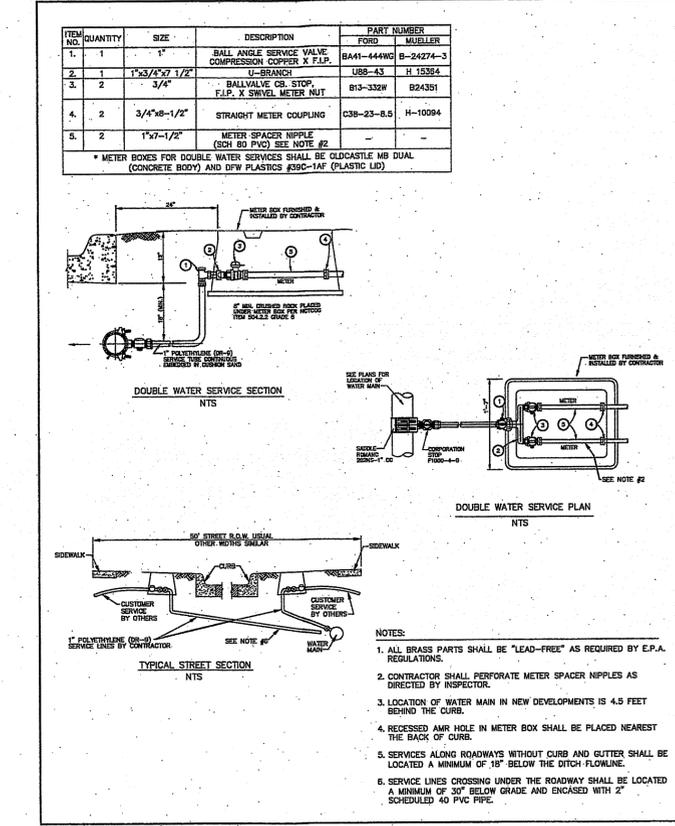
WATER CONSTRUCTION DETAILS
VERTICAL THRUST BLOCKING

REVISION DATE: 2/9/2009
SHEET: W-08



WATER CONSTRUCTION DETAILS
GATE VALVE INSTALLATION

REVISION DATE: 2/9/2009
SHEET: W-12



WATER CONSTRUCTION DETAILS
DOUBLE WATER SERVICE ASSEMBLY

REVISION DATE: 5/8/2014
SHEET: W-19

REVIEWED
CITY OF KELLER
Released for Construction
Date 8-26-2020
Public Works Director/City Engineer



THOMAS HOOPER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 913-1350 PH.
T.B.P.E. FIRM REGISTRATION NO. 006009

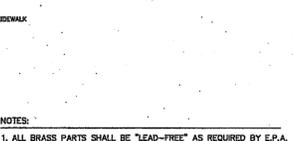
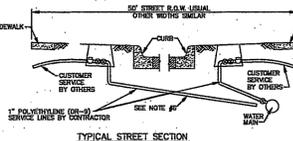
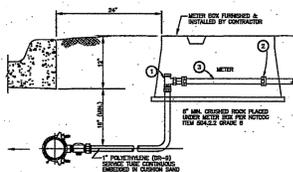
SAMANTHA SPRINGS ESTATES
LOTS 1-8, BLOCK A
LOTS 1-8, BLOCK B
OF THE
SAMANTHA SPRINGS ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
16,502 ACRES OF LAND
CURRENT ZONING - "SF-36" SINGLE FAMILY

DETAILS

DESIGNED	TLH	SCALE	N.T.S.	PROJECT NO.	SHEET
DRAWN	SDS	DATE	08-18-20		C-26
CHECKED	TLH				of

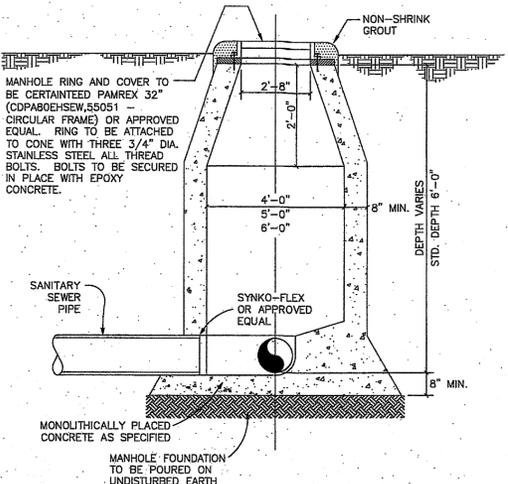
ITEM NO.	QUANTITY	SIZE	DESCRIPTION	PART NUMBER
1.	1	1"	BALL ANGLE SERVICE VALVE COMPRESSION X METEER NUT	BA41-44ING 8-26274-3
2.	1	1/2"-1/2"	STRAIGHT METEER COUPLING	CS8-44-BLS H-10294
3.	1	1-1/4"x1/2"-1/2"	METER SPACER NIPPLE (SCHED 80 PVC) SEE NOTE #2	

* METEER BOXES FOR SINGLE WATER SERVICES SHALL BE OLEFLEXIBLE 37 (CONCRETE BODY) AND DFW PLASTICS #570-1AF (PLASTIC LID)



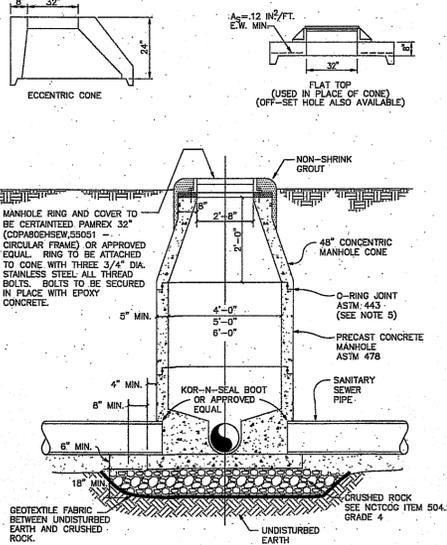
- NOTES:
1. ALL BRASS PARTS SHALL BE "LEAD-FREE" AS REQUIRED BY E.P.A. REGULATIONS.
 2. CONTRACTOR SHALL PERFORATE METEER SPACER NIPPLES AS DIRECTED BY INSPECTOR.
 3. LOCATION OF WATER MAIN IN NEW DEVELOPMENTS IS 4.5 FEET BEHIND THE CURB.
 4. RECESSED AMR HOLE IN METEER BOX SHALL BE PLACED NEAREST THE BACK OF CURB.
 5. SERVICES ALONG ROADWAYS WITHOUT CURB AND CUTTER SHALL BE LOCATED A MINIMUM OF 18" BELOW THE DITCH FLOWLINE.
 6. SERVICE LINES CROSSING UNDER THE ROADWAY SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE AND ENCASED WITH 2" SCHEDULED 40 PVC PIPE.

WATER CONSTRUCTION DETAILS
SINGLE WATER SERVICE ASSEMBLY
 REVISION DATE: 5/8/2014
 SHEET: W-19A



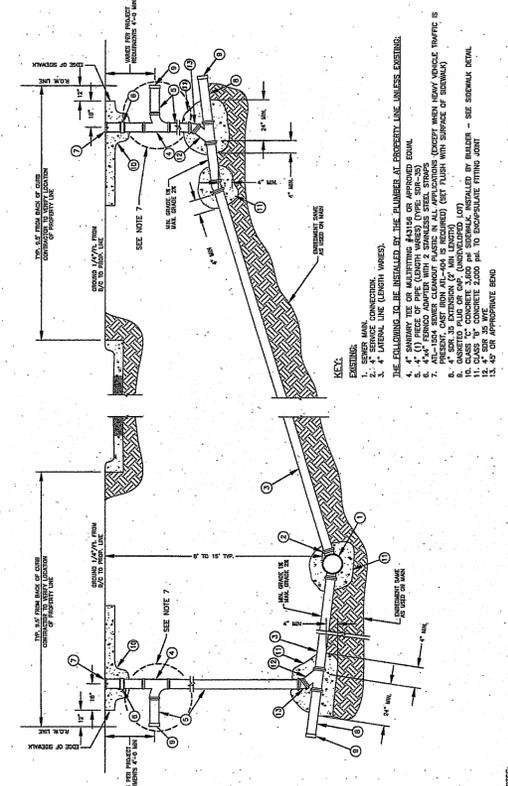
- NOTES:
1. MAXIMUM CHIMNEY HEIGHT SHALL BE 18" AS MEASURED FROM INSIDE TAPER ON CONE TO TOP OF COVER.
 2. MANHOLES SHALL BE CONCENTRIC UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 3. INVERTS SHALL BE EQUAL TO OR GREATER THAN THE PIPE DIAMETER.
 4. FOR MANHOLE DEPTHS GREATER THAN 12 FEET, ADD AN ADDITIONAL 4" INCHES OF CONCRETE TO THE WALL THICKNESS FOR EACH ADDITIONAL 6 FEET OF DEPTH.
 5. EXTERIOR OF MANHOLE TO HAVE BITUMINOUS COATING.
 6. THE CONNECTION OF THE SEWER PIPE TO THE MANHOLE SHALL BE ACCOMPLISHED BY USING MANHOLE COUPLING OR RUBBER RING WATER STOPS AS RECOMMENDED BY PIPE MANUFACTURER.
 7. CLASS "C" CONCRETE SHALL HAVE 5 SACKS CEMENT/C.Y. MAXIMUM SLUMP OF 5", AND A 3600 PSI COMPRESSIVE STRENGTH AT 28 DAYS, NO FLY ASH ALLOWED.
 8. SERVICES WHICH ARE CONNECTED TO MANHOLES SHALL BE INSTALLED A MINIMUM OF 8 INCHES ABOVE THE MAIN FLOWLINE.
 9. ALL CORED PENETRATION THROUGH MANHOLE WALLS TO HAVE "LINK SEAL" WATERSTOP OR APPROVED EQUAL.
 10. ALL MANHOLES WILL HAVE AN INFLOW PROTECTION INSERT. INSERT TO BE RAINGUARD BRAND OR APPROVED EQUAL.

SEWER SYSTEM CONSTRUCTION DETAILS
CAST-IN-PLACE SANITARY SEWER MANHOLE
 REVISION DATE: 4/15/2009
 SHEET: S-01

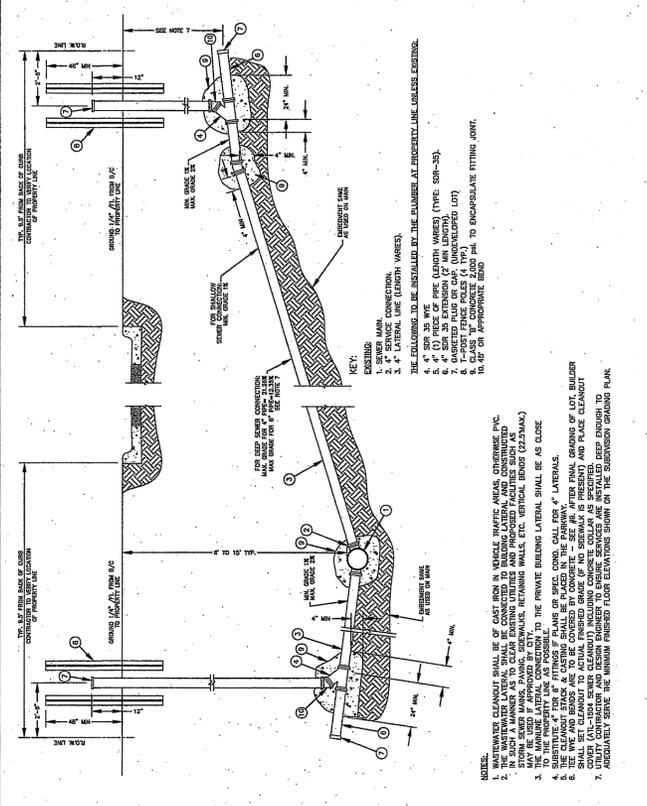


- NOTES:
1. MAXIMUM CHIMNEY HEIGHT SHALL BE 18" AS MEASURED FROM INSIDE TAPER ON CONE TO TOP OF COVER.
 2. MANHOLES SHALL BE CONCENTRIC UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 3. INVERTS SHALL BE EQUAL TO OR GREATER THAN THE PIPE DIAMETER.
 4. TRANSITIONS TO 5" AND 6" BARREL DIAMETERS SHALL OCCUR JUST BELOW THE CONE SECTION.
 5. GROUT SEAM ON EXTERIOR OF MANHOLE PRIOR TO BACKFILL. MANHOLE EXTERIOR TO HAVE BITUMINOUS COATING.
 6. MANHOLES GREATER IN DEPTH THAN 10' SHALL BE A MINIMUM OF 5' IN DIAMETER.
 7. CLASS "C" CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5" AND A 3600 PSI COMPRESSIVE STRENGTH AT 28 DAYS, NO FLY ASH ALLOWED.
 8. SERVICES WHICH ARE CONNECTED TO MANHOLES SHALL BE INSTALLED A MINIMUM OF 8 INCHES ABOVE THE MAIN FLOWLINE.
 9. ALL CORED PENETRATION THROUGH MANHOLE WALLS TO HAVE "LINK SEAL" WATERSTOP OR APPROVED EQUAL.
 10. ALL MANHOLES WILL HAVE AN INFLOW PROTECTION INSERT. INSERT TO BE RAINGUARD BRAND OR APPROVED EQUAL.

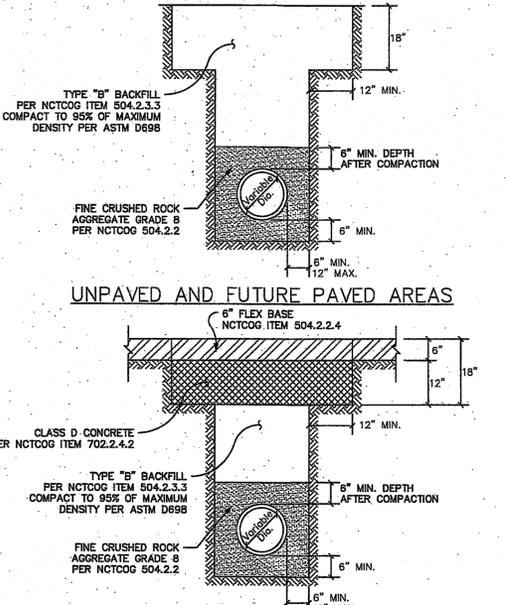
SEWER SYSTEM CONSTRUCTION DETAILS
PRECAST SANITARY SEWER MANHOLE
 REVISION DATE: 4/15/2009
 SHEET: S-02



SEWER SYSTEM CONSTRUCTION DETAILS
BUILDER STANDARD SEWER CONNECTION
 REVISION DATE: 2/9/2009
 SHEET: S-04



SEWER SYSTEM CONSTRUCTION DETAILS
DEVELOPER STANDARD SEWER CONNECTION
 REVISION DATE: 2/9/2009
 SHEET: S-06



- NOTES:
1. AT THE END OF EACH WORK DAY ALL SPOILS SHALL BE REMOVED FROM THE CITY & TDDOT R.O.W. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE OWNER TO STORE SPOILS IN DESIGNATED SPOIL STORAGE AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
 2. ALL BACKFILL SHALL BE PER NCTCOG SPEC. ITEM 504 AND SHALL BE COMPACTED PER NCTCOG SPEC ITEM 504.5.3.2. ROCKS GREATER THAN 4" IN DIAMETER SHALL BE REMOVED FROM ANY NATIVE MATERIAL USED AS BACKFILL.
 3. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW CUT LINES PER NCTCOG SPEC ITEM 402.3.
 4. A MAXIMUM OF 200'-FEET OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.
 5. TOPSOIL SHALL BE 4 INCHES IN DEPTH AND SHALL BE LOOSE AND FREE OF ROCKS OR CLODS GREATER THAN 1/4" IN DIAMETER. ALL TOPSOIL SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

SEWER SYSTEM CONSTRUCTION DETAILS
STANDARD SANITARY SEWER EMBEDMENT & BACKFILL
 REVISION DATE: 2/9/2009
 SHEET: S-12

REVIEWED
 CITY OF KELLER
 Released for Construction
 Date 8-26-2020
 Chad Cantu
 Public Works Director/City Engineer



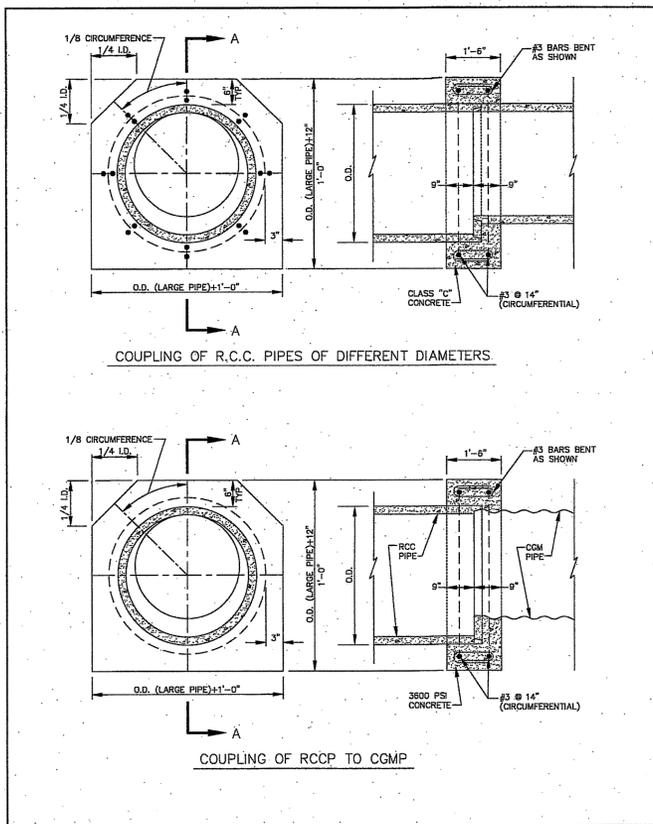
No.	REVISIONS/ SUBMISSIONS	Date

THOMAS HOOVER ENGINEERING, LLC
 P.O. BOX 1808
 KELLER, TEXAS 76244
 (817) 913-1350 PH.
 T.B.P.E. FIRM REGISTRATION NO. 006009

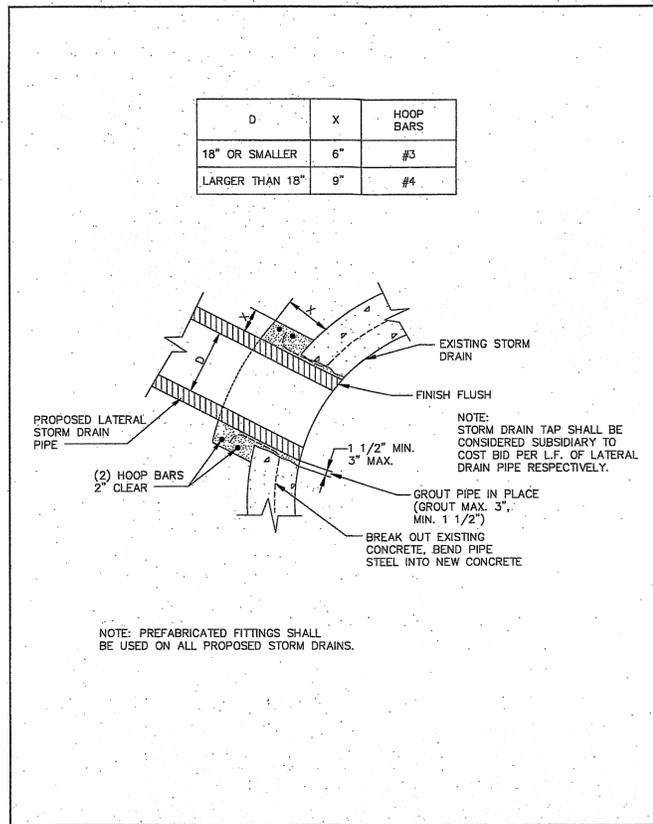
SAMANTHA SPRINGS ESTATES
LOTS 1-8, BLOCK A
LOTS 1-8, BLOCK B
OF THE
SAMANTHA SPRINGS ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
16.502 ACRES OF LAND
CURRENT ZONING - "SF-36" SINGLE FAMILY

DETAILS

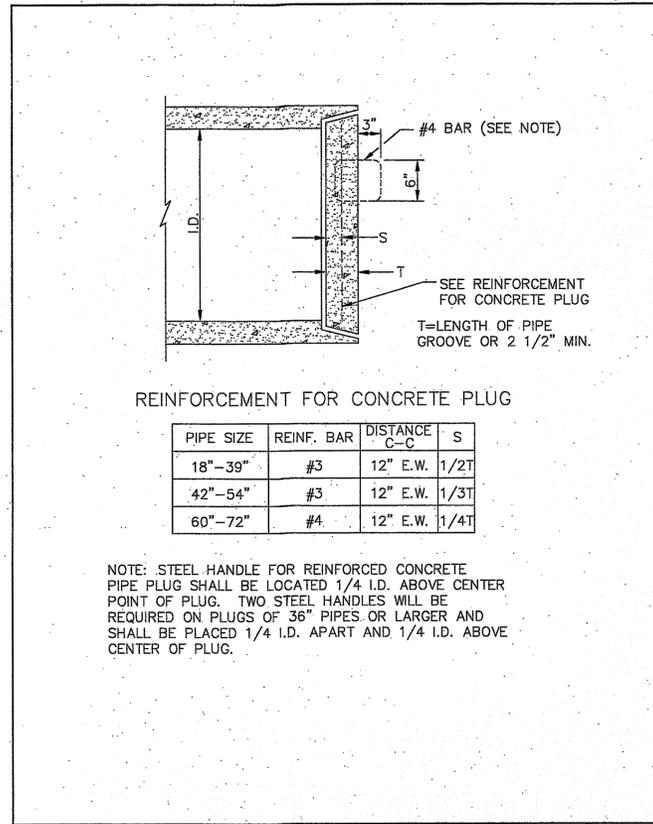
DESIGNED	TLH	SCALE	N.T.S.	PROJECT NO.	SHEET
DRAWN	SDS	DATE	08-18-20		C-27
CHECKED	TLH				of



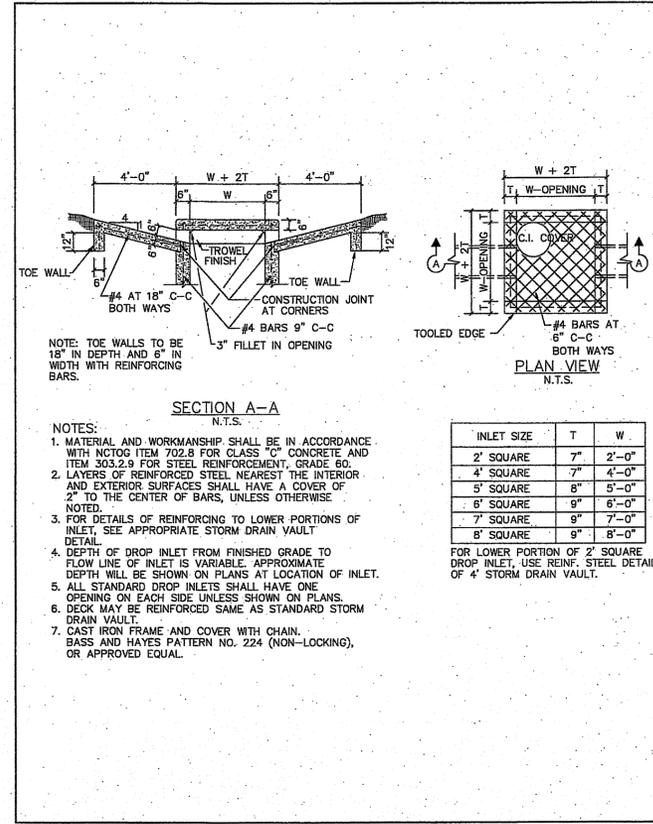
STORM DRAIN CONSTRUCTION DETAILS
CONCRETE COLLAR
 REVISION DATE: 2/9/2009
 SHEET: D-11



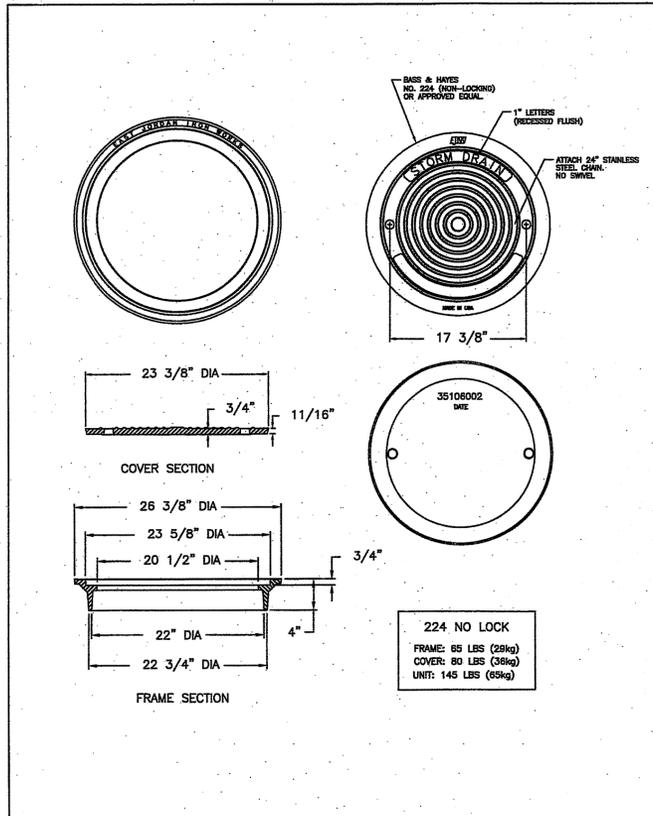
STORM DRAIN CONSTRUCTION DETAILS
STORM DRAIN TAP DETAIL
 REVISION DATE: 2/9/2009
 SHEET: D-12



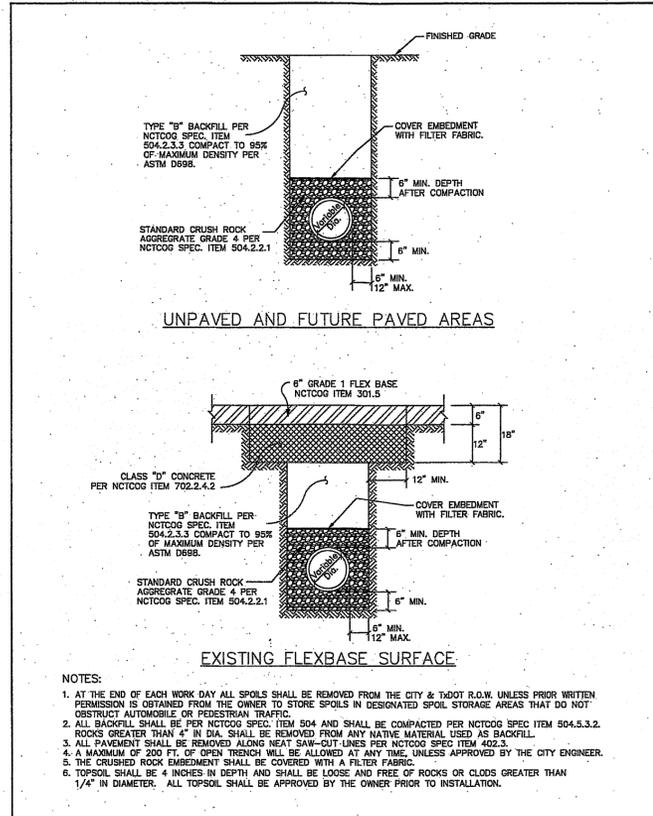
STORM DRAIN CONSTRUCTION DETAILS
CONCRETE PLUG
 REVISION DATE: 2/9/2009
 SHEET: D-13



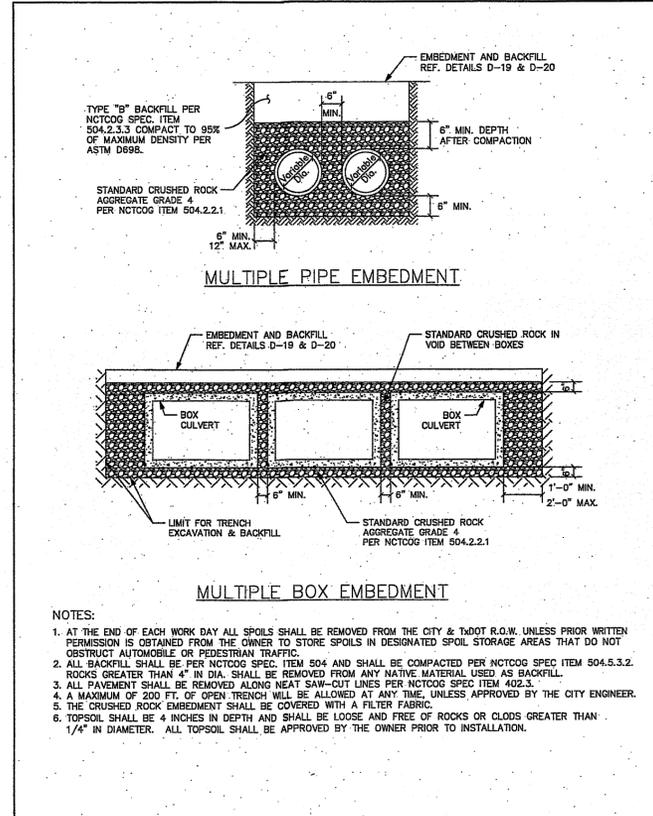
STORM DRAIN CONSTRUCTION DETAILS
DROP INLET
 REVISION DATE: 2/9/2009
 SHEET: D-15



STORM DRAIN CONSTRUCTION DETAILS
RING AND COVER DETAIL
 REVISION DATE: 2/9/2009
 SHEET: D-16



STORM DRAIN CONSTRUCTION DETAILS
EMBEDMENT AND BACKFILL
 REVISION DATE: 2/9/2009
 SHEET: D-19

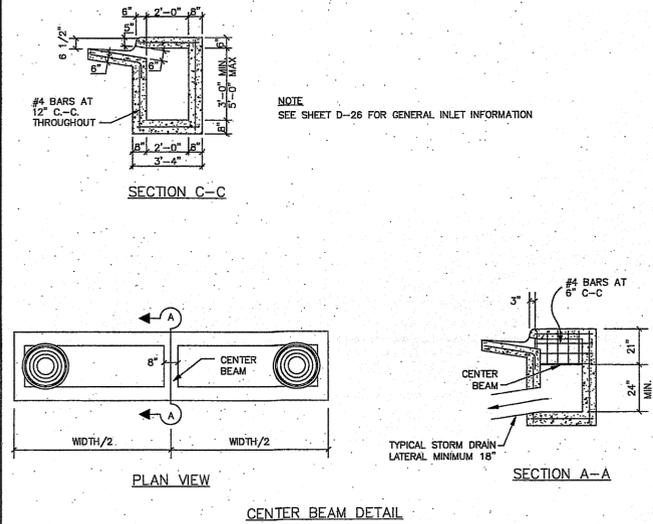
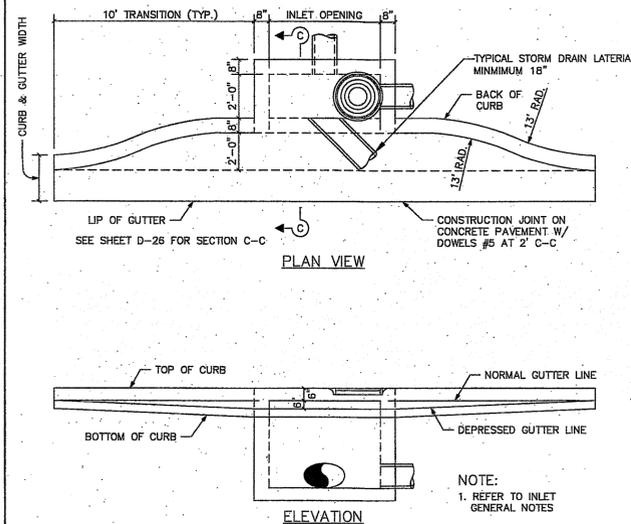
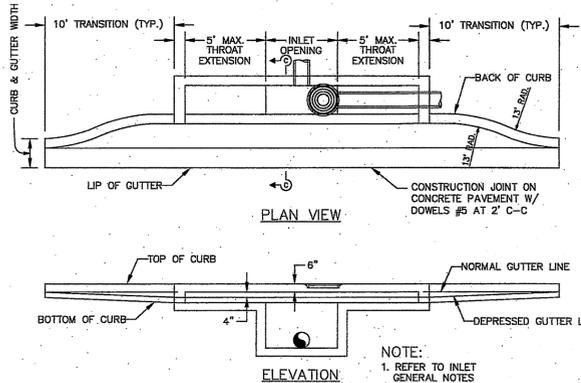


STORM DRAIN CONSTRUCTION DETAILS
MULTIPLE PIPE / CULVERT EMBEDMENT AND BACKFILL
 REVISION DATE: 2/9/2009
 SHEET: D-21

REVIEWED
CITY OF KELLER
 Released for Construction
 Date 8-76-2020
 Thomas Hoover
 Public Works Director/City Engineer



No.	REVISIONS/ SUBMISSIONS	Date
THOMAS HOOVER ENGINEERING, LLC P.O. BOX 1808 KELLER, TEXAS 76244 (817) 913-1350 PH. T.B.P.E. FIRM REGISTRATION NO. 006009		
SAMANTHA SPRINGS ESTATES LOTS 1-8, BLOCK A LOTS 1-8, BLOCK B OF THE SAMANTHA SPRINGS ADDITION IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS. 16.502 ACRES OF LAND CURRENT ZONING - "SF-36" SINGLE FAMILY		
DETAILS		
DESIGNED	TLH	SCALE N.T.S.
DRAWN	SDS	DATE 08-18-20
CHECKED	TLH	PROJECT NO.
		SHEET C-28 of



- GENERAL NOTES:**
- IN GENERAL, INLET REINFORCING STEEL SHALL BE #4 BARS ON 12" CENTERS BOTH WAYS FOR GUTTER, BOTTOM SLAB ENDS, FRONT AND BACK WALLS, AND #4 BARS ON 6" CENTERS BOTH WAYS FOR TOP SLAB. AN ADDITIONAL #6 BAR SHALL BE PLACED IN THE FRONT EDGE OF THE TOP SLAB IN THE INLETS AND ADDITIONAL REINFORCING STEEL SHALL BE PLACED AROUND MANHOLES AS SHOWN.
 - ALL REINFORCING STEEL SHALL BE GRADE 60.
 - ALL CONCRETE SHALL BE CLASS "C" PER NCTCOG 702.2.4.2. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4".
 - ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 2" TO THE CENTERS OF THE BARS.
 - WHEN AN INLET IS PLACED IN AN EXISTING STREET, 10 FEET OF CURB UPSTREAM AND DOWNSTREAM FROM THE INLET SHALL BE REMOVED AND RE-POURED INTEGRALLY WITH THE INLET.
 - ALL BACK FILLING SHALL BE IN ACCORDANCE WITH ITEM 504.2.3.3 TO 95% MODIFIED PROCTOR DENSITY ASTM D698.
 - CENTER BEAM IS REQUIRED FOR ALL INLET OPENINGS GREATER THAN 10'-0".
 - TWO MANHOLE FRAMES AND COVERS ARE REQUIRED WHEN INLET OPENING IS GREATER THAN 10'-0".
 - ALL INLET FLOORS ARE TO HAVE A 2% SLOPE TOWARDS THE OUTLET PIPE.
 - MINIMUM INLET OPENING SIZE IS 5'-0".
 - MAXIMUM INLET OPENING SIZE IS 20'-0".
 - OUTLET PIPE TO BE PLACED AT LOWEST END OF FLOOR INLET. MANHOLE COVER TO BE PLACED ABOVE OUTLET END OF INLET.
 - MANHOLE FRAME AND COVER SHALL BE CAST IRON, BASS AND HAYES PATTERN 224 (NON-LOCKING) OR APPROVED EQUAL.
 - MANHOLE COVERS SHALL HAVE 24" STAINLESS STEEL CHAIN CHAINS WITH NO SWIVELS ATTACHED TO PREVENT COVERS FROM BEING WASHED AWAY DURING FLOOD CONDITIONS.

City of KELLER

STORM DRAIN CONSTRUCTION DETAILS
STORM DRAIN RECESSED CURB INLET

REVISION DATE: 2/9/2009
SHEET: D-23

City of KELLER

STORM DRAIN CONSTRUCTION DETAILS
STROM DRAIN RECESSED CURB INLET

REVISION DATE: 2/9/2009
SHEET: D-24

City of KELLER

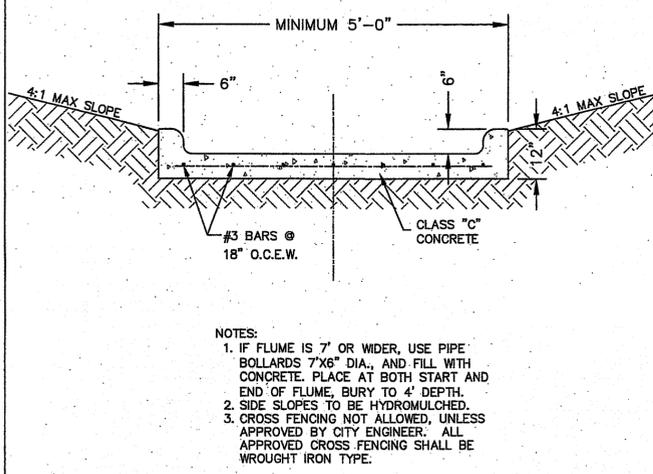
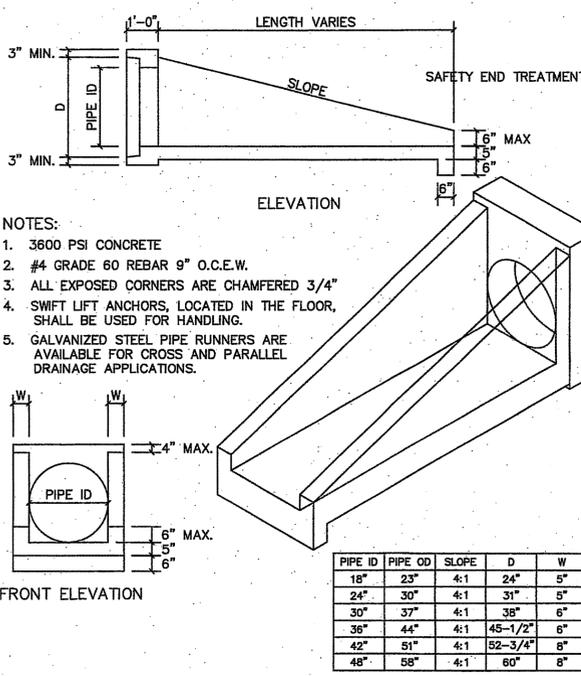
STORM DRAIN CONSTRUCTION DETAILS
STORM DRAIN CURB INLET

REVISION DATE: 2/9/2009
SHEET: D-25

City of KELLER

STORM DRAIN CONSTRUCTION DETAILS
STORM DRAIN INLET GENERAL NOTES

REVISION DATE: 2/9/2009
SHEET: D-26



City of KELLER

STORM DRAIN CONSTRUCTION DETAILS
CULVERT SAFETY END TREATMENTS

REVISION DATE: 2/9/2009
SHEET: D-14

City of KELLER

STORM DRAIN CONSTRUCTION DETAILS
CONCRETE FLUME

REVISION DATE: 2/9/2009
SHEET: D-06

REVIEWED
CITY OF KELLER
Released for Construction
Date 8-26-2020
Chris Butler
Public Works Director/City Engineer



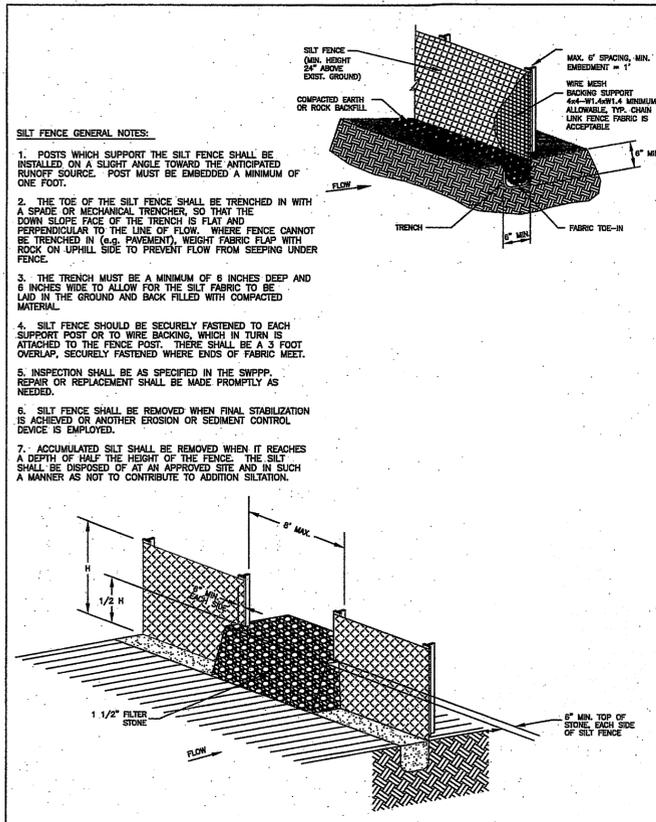
No.	REVISIONS/ SUBMISSIONS	Date

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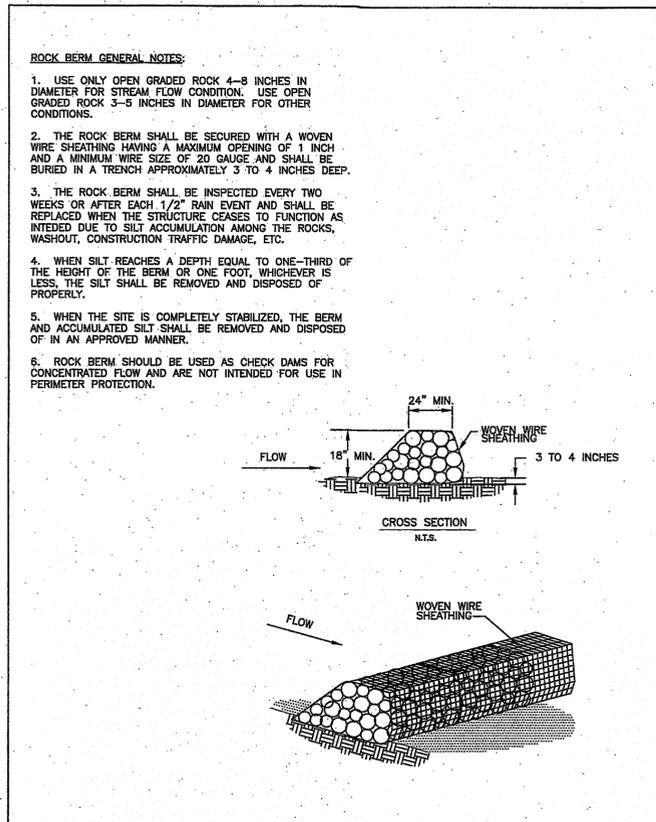
SAMANTHA SPRINGS ESTATES
LOTS 1-8, BLOCK A
LOTS 1-8, BLOCK B
OF THE
SAMANTHA SPRINGS ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
16.502 ACRES OF LAND
CURRENT ZONING - "SF-36" SINGLE FAMILY

DETAILS

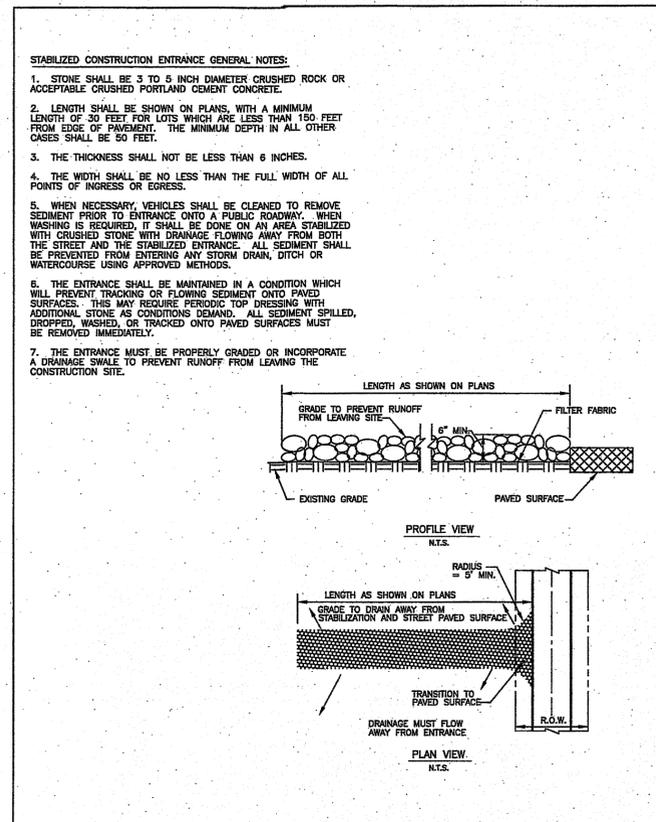
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DRAWN	SDS	DATE	08-18-20		C-29
CHECKED	TLH				of



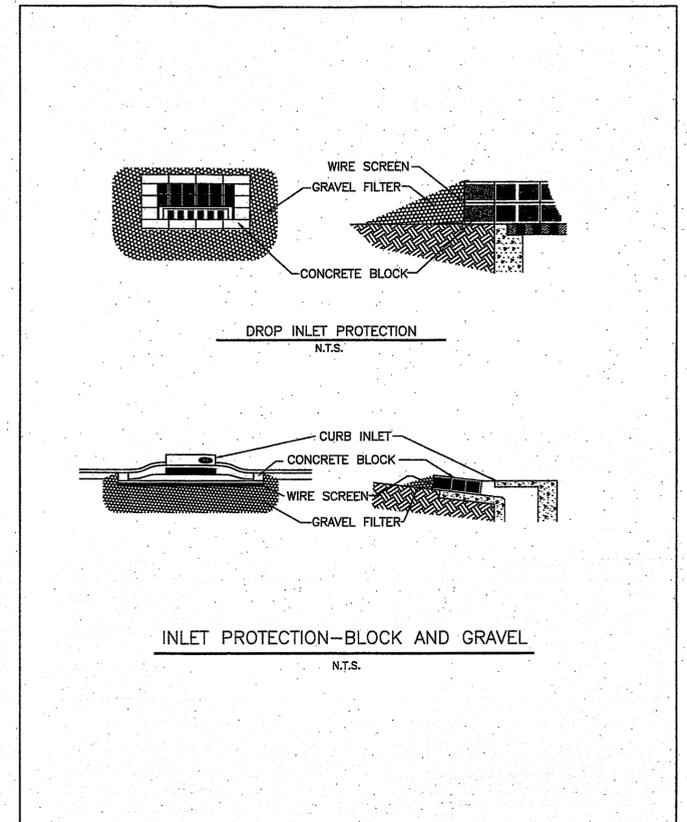
EROSION CONTROL DETAILS
SILT FENCE STRUCTURES
REVISION DATE: 2/11/2009
SHEET: E-01



EROSION CONTROL DETAILS
ROCK BERM
REVISION DATE: 2/11/2009
SHEET: E-02

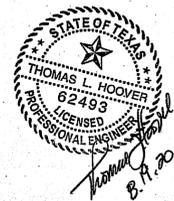


EROSION CONTROL DETAILS
STABILIZED CONSTRUCTION ENTRANCE
REVISION DATE: 2/11/2009
SHEET: E-03



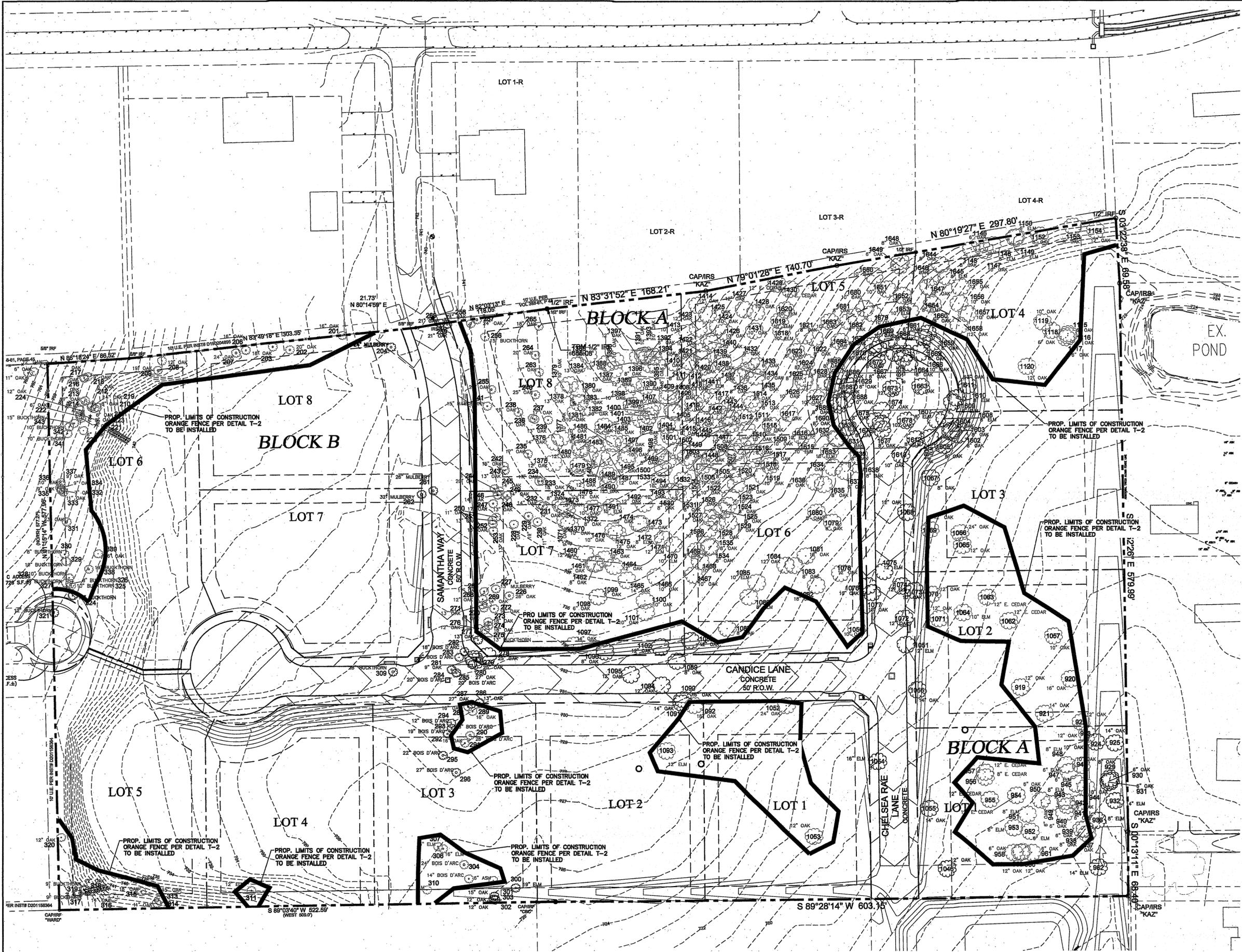
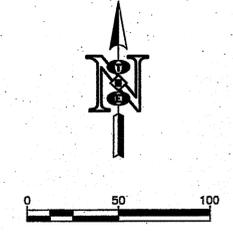
EROSION CONTROL DETAILS
INLET PROTECTION
REVISION DATE: 9/14/2009
SHEET: E-04

REVIEWED
CITY OF KELLER
Released for Construction
Date: 8-76-2020
Clay J. J. J.
Public Works Director/City Engineer



No.	REVISIONS/ SUBMISSIONS	Date
THOMAS HOOVER ENGINEERING, LLC P.O. BOX 1808 KELLER, TEXAS 76244 (817) 913-1350 PH. T.B.P.E. FIRM REGISTRATION NO. 006009		
SAMANTHA SPRINGS ESTATES LOTS 1-8, BLOCK A LOTS 1-8, BLOCK B OF THE SAMANTHA SPRINGS ADDITION IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS. 16.502 ACRES OF LAND CURRENT ZONING - "SF-36" SINGLE FAMILY		
DETAILS		
DESIGNED	TLH	SCALE
DRAWN	SDS	N.T.S.
CHECKED	TLH	DATE
		08-18-20
PROJECT NO.	SHEET	
	C-30	
	of	

No.	REVISIONS/ SUBMISSIONS	Date



LEGEND



1624
EXISTING TREES TO REMAIN

1625
EXISTING TREES TO BE REMOVED

—
PROPOSED LIMIT OF CONSTRUCTION ORANGE FENCE PER DETAIL T-2 TO BE INSTALLED



THOMAS HOOVER ENGINEERING, LLC
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(817) 913-1350 PH.
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WIMBLEDON ESTATES
LOTS 1-8, BLOCK A
LOTS 1-8, BLOCK B
OF THE
SAMANTHA SPRINGS ADDITION
IN THE CITY OF KELLER,
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16.502 ACRES OF LAND
CURRENT ZONING - "SF-36" SINGLE FAMILY

TREE SURVEY/PRESERVATION PLAN

DESIGNED	TLH	SCALE	1"=50'	PROJECT NO.	SHEET
DRAWN	SDS	DATE	08-18-20		T-1
CHECKED	TLH				of

TREE SURVEY

LOT 1, BLOCK A
SAMANTHA SPRINGS

5/28/2020

TREE NO.	DIA.	TYPE	REMOVE	MITIGATE RQD	LOCATION	COMMENT
923	12"	OAK	NO	YES	WITHIN SETBACKS	
924	10"	OAK	YES	NO	WITHIN DRAINAGE ESMT	
925	14"	OAK	YES	NO	WITHIN DRAINAGE ESMT	
929	8"	OAK	YES	NO	WITHIN DRAINAGE ESMT	
930	6"	OAK	YES	NO	WITHIN DRAINAGE ESMT	
931	6"	OAK	YES	NO	WITHIN DRAINAGE ESMT	
932	14"	CEDAR ELM	YES	NO	WITHIN DRAINAGE ESMT	
936	8"	CEDAR ELM	YES	NO	WITHIN DRAINAGE ESMT	
937	6"	OAK	NO	NO	WITHIN PAD	
938	8"	OAK	NO	NO	WITHIN PAD	
939	6"	OAK	NO	NO	WITHIN PAD	
940	6"	OAK	NO	NO	WITHIN PAD	
941	6"	OAK	NO	NO	WITHIN PAD	
942	6"	OAK	NO	NO	WITHIN PAD	
943	6"	ELM	NO	NO	WITHIN PAD	
944	10"	OAK	NO	NO	WITHIN PAD	
945	6"	ELM	NO	NO	WITHIN PAD	
946	10"	OAK	NO	NO	WITHIN PAD	
947	6"	ELM	NO	NO	WITHIN PAD	
948	8"	ELM	NO	NO	WITHIN PAD	
949	6"	OAK	NO	NO	WITHIN PAD	
950	6"	OAK	NO	NO	WITHIN PAD	
951	8"	ELM	NO	NO	WITHIN PAD	
952	6"	ELM	NO	NO	WITHIN PAD	
953	6"	ELM	NO	NO	WITHIN PAD	
954	12"	E. CEDAR	NO	NO	WITHIN PAD	
955	12"	E. CEDAR	NO	NO	WITHIN PAD	
956	8"	E. CEDAR	NO	NO	WITHIN PAD	
957	12"	E. CEDAR	NO	NO	WITHIN PAD	
962	14"	ELM	YES	NO	WITHIN UTILITY ESMT	
1046	12"	OAK	YES	NO	WITHIN UTILITY ESMT	
1055	14"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	

SUBTOTAL OF QUALITY TREES		
EXISTING 32	PROTECTED NON EXEMPT TREES REMOVED 0 NO MITIGATION REQUIRED	NON-PROTECTED TREES REMOVED 10

TREE SURVEY

LOT 2, BLOCK A
SAMANTHA SPRINGS

5/28/2020

TREE NO.	DIA.	TYPE	REMOVE	MITIGATE RQD	LOCATION	COMMENT
919	12"	OAK	NO	NO	WITHIN PAD	
920	16"	OAK	NO	NO	WITHIN PAD	
921	14"	OAK	NO	NO	WITHIN SETBACKS	
922	12"	OAK	NO	YES	WITHIN SETBACKS	
1051	12"	CEDAR ELM	YES	NO	WITHIN RIGHT-OF-WAY	
1056	14"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	
1057	10"	OAK	NO	NO	WITHIN PAD	
1062	12"	E. CEDAR	NO	NO	WITHIN PAD	
1063	12"	E. CEDAR	NO	NO	WITHIN PAD	
1064	10"	CEDAR ELM	NO	NO	WITHIN PAD	
1070	12"	OAK	NO	YES	WITHIN SETBACKS	
1071	12"	OAK	NO	YES	WITHIN SETBACKS	
1072	12"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1073	12"	CEDAR ELM	YES	NO	WITHIN RIGHT-OF-WAY	
1074	10"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	

SUBTOTAL OF QUALITY TREES		
EXISTING 15	PROTECTED NON EXEMPT TREES REMOVED 0 NO MITIGATION REQUIRED	NON-PROTECTED TREES REMOVED 5

NOTE

Trees shown "WITHIN PAD" may be required to be mitigated during the review of the house plans. No preparation of pad grading has been performed on lots due to the number of trees.

The individual lots shall be required to submit an engineered grading plan and updated tree survey by a licensed arborist that takes the trees into account. Mitigation shall be determined by the City of Keller at the time of Building Permit issuance.

TREE SURVEY

LOT 3, BLOCK A
SAMANTHA SPRINGS

5/28/2020

TREE NO.	DIA.	TYPE	REMOVE	MITIGATE RQD	LOCATION	COMMENT
1065	12"	OAK	NO	NO	WITHIN PAD	
1066	24"	OAK	NO	NO	WITHIN PAD	
1067	8"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	
1068	12"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1069	12"	OAK	NO	YES	WITHIN SETBACKS	
1602	8"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	
1603	8"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	
1604	6"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	
1605	8"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	
1606	6"	CEDAR ELM	YES	NO	WITHIN RIGHT-OF-WAY	
1607	8"	CEDAR ELM	YES	NO	WITHIN RIGHT-OF-WAY	
1608	8"	CEDAR ELM	YES	NO	WITHIN RIGHT-OF-WAY	
1612	8"	CEDAR ELM	YES	NO	WITHIN RIGHT-OF-WAY	
1613	10"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1678	10"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	

SUBTOTAL OF QUALITY TREES		
EXISTING 15	PROTECTED NON EXEMPT TREES REMOVED 0 NO MITIGATION REQUIRED	NON-PROTECTED TREES REMOVED 12

TREE SURVEY

LOT 4, BLOCK A
SAMANTHA SPRINGS

5/28/2020

TREE NO.	DIA.	TYPE	REMOVE	MITIGATE RQD	LOCATION	COMMENT
1115	6"	OAK	NO	NO	WITHIN PAD	
1116	8"	OAK	NO	NO	WITHIN PAD	
1117	6"	OAK	NO	NO	WITHIN PAD	
1118	6"	OAK	NO	NO	WITHIN PAD	
1119	10"	OAK	NO	YES	WITHIN PAD	
1120	12"	OAK	NO	NO	WITHIN PAD	
1145	8"	OAK	NO	YES	WITHIN SETBACK	
1146	6"	OAK	NO	YES	WITHIN SETBACK	
1147	10"	OAK	NO	YES	WITHIN SETBACK	
1148	8"	CEDAR ELM	NO	YES	WITHIN SETBACK	
1149	6"	CEDAR ELM	NO	YES	WITHIN SETBACK	
1150	6"	CEDAR ELM	NO	YES	WITHIN SETBACK	
1152	8"	OAK	NO	YES	WITHIN SETBACK	
1153	8"	OAK	NO	YES	WITHIN SETBACK	
1154	12"	OAK	NO	NO	WITHIN DRAINAGE ESMT	
1609	8"	CEDAR ELM	YES	NO	WITHIN RIGHT-OF-WAY	
1610	8"	CEDAR ELM	YES	NO	WITHIN RIGHT-OF-WAY	
1611	12"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	
1644	8"	OAK	NO	NO	WITHIN PAD	
1645	8"	CEDAR ELM	NO	NO	WITHIN PAD	
1646	6"	OAK	NO	NO	WITHIN PAD	
1647	12"	OAK	NO	NO	WITHIN PAD	
1654	8"	CEDAR ELM	NO	NO	WITHIN PAD	
1655	12"	OAK	NO	NO	WITHIN PAD	
1656	10"	OAK	NO	NO	WITHIN PAD	
1657	10"	OAK	NO	NO	WITHIN PAD	
1658	12"	OAK	NO	YES	WITHIN SETBACK	
1659	8"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	
1660	8"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	
1661	6"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	
1662	8"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1663	12"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1664	8"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1665	8"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1666	10"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	

SUBTOTAL OF QUALITY TREES		
EXISTING 35	PROTECTED NON EXEMPT TREES REMOVED 0 NO MITIGATION REQUIRED	NON-PROTECTED TREES REMOVED 11

TREE SURVEY

LOT 5, BLOCK A
SAMANTHA SPRINGS

5/28/2020

TREE NO.	DIA.	TYPE	REMOVE	MITIGATE RQD	LOCATION	COMMENT
1411	8"	CEDAR ELM	NO	YES	WITHIN SETBACK	
1412	6"	CEDAR ELM	NO	YES	WITHIN SETBACK	
1413	10"	OAK	NO	YES	WITHIN SETBACK	
1414	12"	OAK	NO	YES	WITHIN SETBACK	
1415	6"	OAK	NO	YES	WITHIN SETBACK	
1416	12"	OAK	NO	NO	WITHIN PAD	
1417	10"	OAK	NO	NO	WITHIN PAD	
1418	10"	OAK	NO	NO	WITHIN PAD	
1419	10"	OAK	NO	YES	WITHIN SETBACK	
1420	12"	OAK	NO	NO	WITHIN PAD	
1421	6"	OAK	NO	NO	WITHIN PAD	
1422	10"	OAK	NO	NO	WITHIN PAD	
1423	12"	OAK	NO	NO	WITHIN PAD	
1424	10"	OAK	NO	NO	WITHIN PAD	
1425	12"	OAK	NO	NO	WITHIN PAD	
1426	10"	OAK	NO	NO	WITHIN PAD	
1427	12"	OAK	NO	NO	WITHIN PAD	
1428	10"	OAK	NO	NO	WITHIN PAD	
1429	12"	E. CEDAR	NO	YES	WITHIN SETBACK	
1430	10"	E. CEDAR	NO	NO	WITHIN PAD	
1431	10"	OAK	NO	NO	WITHIN PAD	
1432	8"	OAK	NO	NO	WITHIN PAD	
1433	6"	OAK	NO	NO	WITHIN PAD	
1434	10"	OAK	NO	NO	WITHIN PAD	
1435	8"	OAK	NO	NO	WITHIN PAD	
1436	6"	OAK	NO	NO	WITHIN PAD	
1437	8"	OAK	NO	NO	WITHIN PAD	
1438	10"	OAK	NO	NO	WITHIN PAD	
1439	8"	OAK	NO	NO	WITHIN PAD	
1440	10"	OAK	NO	NO	WITHIN PAD	
1441	10"	CEDAR ELM	NO	NO	WITHIN PAD	
1442	10"	OAK	NO	NO	WITHIN PAD	
1443	6"	OAK	NO	NO	WITHIN PAD	
1444	6"	OAK	NO	NO	WITHIN PAD	
1445	6"	OAK	NO	NO	WITHIN PAD	
1446	6"	OAK	NO	NO	WITHIN PAD	
1447	10"	OAK	NO	YES	WITHIN SETBACK	
1509	10"	OAK	NO	YES	WITHIN SETBACK	
1510	10"	OAK	NO	YES	WITHIN SETBACK	
1511	8"	OAK	NO	NO	WITHIN PAD	
1512	8"	OAK	NO	NO	WITHIN PAD	
1513	8"	OAK	NO	NO	WITHIN PAD	
1514	8"	OAK	NO	NO	WITHIN PAD	
1515	10"	OAK	NO	NO	WITHIN PAD	
1615	10"	CEDAR ELM	NO	YES	WITHIN SETBACK	
1616	10"	CEDAR ELM	NO	YES	WITHIN SETBACK	
1617	12"	OAK	NO	NO	WITHIN PAD	
1618	10"	CEDAR ELM	NO	NO	WITHIN PAD	
1619	10"	CEDAR ELM	NO	NO	WITHIN PAD	
1620	10"	CEDAR ELM	NO	NO	WITHIN PAD	
1621	8"	OAK	NO	NO	WITHIN PAD	
1622	8"	OAK	NO	NO	WITHIN PAD	
1623	8"	OAK	NO	NO	WITHIN PAD	
1624	8"	OAK	NO	NO	WITHIN PAD	
1625	8"	OAK	NO	NO	WITHIN PAD	
1626	10"	OAK	NO	NO	WITHIN PAD	
1627	10"	OAK	NO	YES	WITHIN SETBACK	
1628	8"	OAK	NO	YES	WITHIN SETBACK	
1629	8"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	
1630	8"	CEDAR ELM	YES	NO	CONFLICT W/ RIGHT-OF-WAY	
1631	6"	OAK	NO	YES	WITHIN SETBACK	
1632	10"	OAK	NO	YES	WITHIN SETBACK	
1648	8"	OAK	NO	YES	WITHIN SETBACK	
1649	8"	OAK	NO	YES	WITHIN SETBACK	
1650	10"	OAK	NO	NO	WITHIN PAD	
1651	10"	OAK	NO	NO	WITHIN PAD	
1652	12"	OAK	NO	YES	WITHIN SETBACK	
1653	10"	CEDAR ELM	NO	YES	WITHIN SETBACK	
1665	8"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1667	8"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1668	8"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1669	10"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1670	8"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1671	8"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	
1672	8"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1673	12"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1674	10"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1675	8"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1676	8"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1677	8"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1679	10"	CEDAR ELM	NO	YES	WITHIN SETBACK	
1680	10"	OAK	NO	NO	WITHIN PAD	
1681	8"	OAK	NO	YES	WITHIN SETBACK	
1682	8"	OAK	NO	YES	WITHIN SETBACK	
1683	10"	OAK	NO	NO	WITHIN PAD	
1684	8"	OAK	NO	YES	WITHIN SETBACK	
1685	8"	OAK	NO	YES	WITHIN SETBACK	
1686	8"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	
1687	8"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1688	10"	OAK	YES	NO	WITHIN RIGHT-OF-WAY	
1689	8"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	
1690	8"	OAK	YES	NO	CONFLICT W/ RIGHT-OF-WAY	

SUBTOTAL OF QUALITY TREES		
EXISTING 92	PROTECTED NON EXEMPT TREES REMOVED 0 NO MITIGATION REQUIRED	NON-PROTECTED TREES REMOVED 19

TREE SURVEY

LOT 6, BLOCK A
SAMANTHA SPRINGS

5/28/2020

TREE NO.	DIA.	TYPE	REMOVE	MITIGATE RQD	LOCATION	COMMENT
1050	10"	OAK	NO	YES	WITHIN SETBACK	
1075	12"	CEDAR ELM	YES	NO	WITHIN RIGHT-OF-WAY	
1076	10"	OAK	YES	YES	WITHIN RIGHT-OF-WAY</	