

**DETAILED SITE PLAN**  
**THE HERITAGE GROVE**  
 IN THE CITY OF KELLER  
 TARRANT COUNTY, TEXAS  
 8660 CLARA LANE



**CITY COUNCIL MEMBERS**

MAYOR: ARMIN MIZANI  
 COUNCIL - PLACE 1: SHANNON DUBBERLY  
 COUNCIL - PLACE 2: GREG WILL  
 COUNCIL - PLACE 3: KAREN BRENNAN  
 COUNCIL - PLACE 4: TAG GREEN  
 COUNCIL - PLACE 5: CHRIS WHATLEY  
 MAYOR PRO TEM: ROSS MCMULLIN

**DEVELOPER**

CAMERON - SQRL, SANFORD LLC  
 4512 LEGACY DRIVE UNIT 100, PLANO, TX 75024  
 TEL. (617) 956 2285  
 SEETHA@SUMAMONDE.COM

**ENGINEER**

OPTIMA DESIGN & ENGINEERING PLLC  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALIKHANI@OPTIMA ENGINEERING.COM

**OWNER**

CHARLES H. TALLEY  
 8660 CLARA LANE, KELLER, TX, 76248

**ITEMS CHANGED FROM PNZ**

- 1- BOUNDARY AND AREA OF THE LOTS 1 TO 7
- 2- THE AREA OF THE POND BY ADDING A SIDEWALK EASEMENT AROUND IT
- 3- 10 FEET EASEMENT (LANDSCAPE AND SIDEWALK) ADDED AT THE BACK OF LOT 3 & 4, IN THE RIGHT OF WAY OF CLARA LANE
- 4- STORM DRAINING EASEMENT
- 5- SEWER AND WATER LINE LOCATION
- 6- BOTH ACCESS DOORS IN SIDEWALK ARE ELIMINATED (NEAR THE ENTRANCE GATES)
- 7- LOCATION OF THE ACCESS DOOR TO THE POND
- 8- LOCATION OF THE DRIVE WAY IN LOTS 2,5 & 6

**SHEET INDEX**

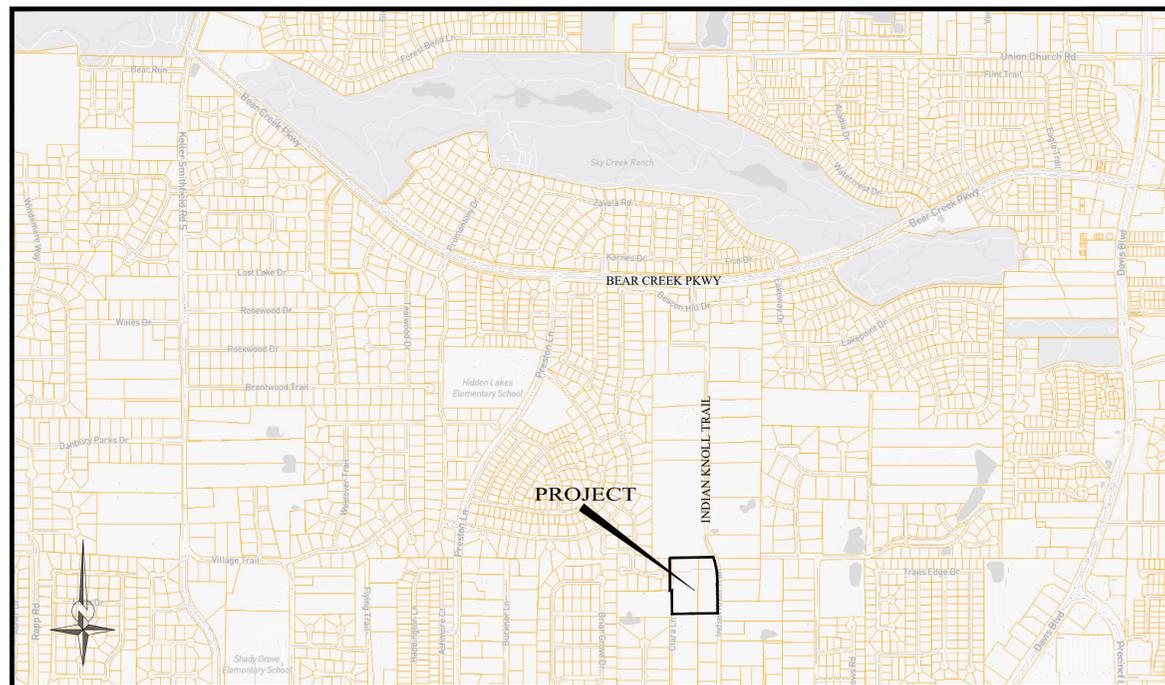
1. COVER SHEET
2. GENERAL NOTES
3. SURVEY
4. SITE PLAN
5. DIMENSION SITE PLAN
6. AERIAL PHOTO AND TREE PRESERVATION
7. WATER PLAN
8. SEWER PLAN
9. EXISTING DRAINAGE AREA MAP
10. PROPOSED DRAINAGE AREA MAP AND STORM SYSTEM
11. CONSTRUCTION DETAILS
12. CONSTRUCTION DETAILS
13. CONSTRUCTION DETAILS
14. CONSTRUCTION DETAILS

**SURVEYOR**

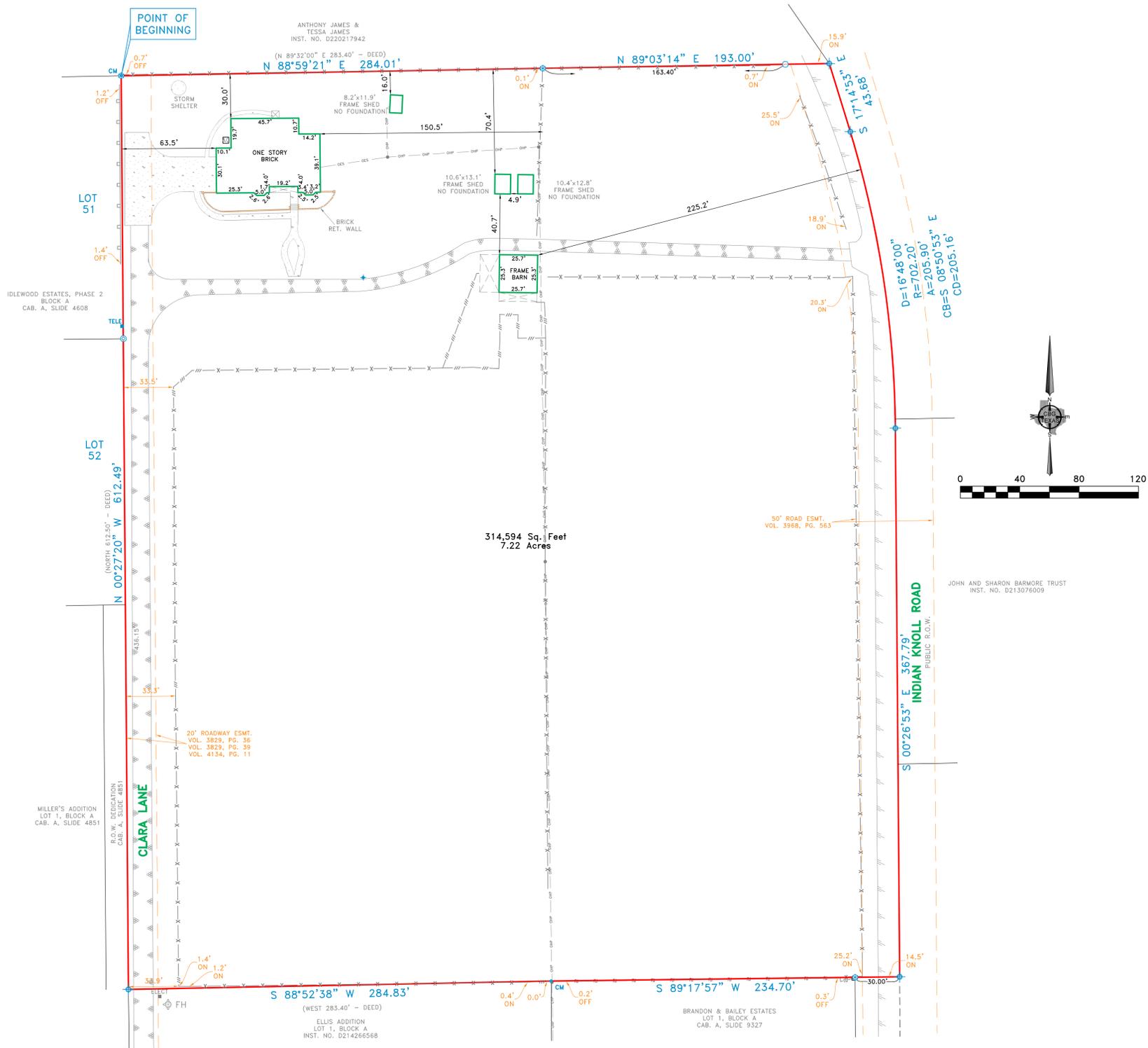
CBG SURVEYING TEXAS LLC  
 1413 E. IH - 30, STE. 7 GARLAND, TX 75043  
 TEL. (214) 349-9485  
 TEXAS FIRM REGISTRATION NO. 10168800  
 HTTPS://WWW.CBGTLCC.COM

**SIGNATURE:**

PRELIMINARY SITE EVALUATION APPROVED  
 BY THE CITY OF KELLER CITY COUNCIL FOR  
 THE PREPARATION OF A FINAL PLAT



**LOCATION MAP**  
 SCALE: 1" = 1000'



**8660 Clara Lane**  
 Being a lot, tract or parcel of land situated in the Thomas Peck Survey, Abstract No. 1210, City of Keller, Tarrant County, Texas, same being a tract of land conveyed to Charles H. Talley and wife, Margaret Anne Talley, by deed recorded in Volume 4133, Page 346, Deed Records, Tarrant County, Texas, same being a tract of land conveyed to Charles Talley, by deed recorded in Volume 5300, Page 336, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being along the South line of that tract of land conveyed to Anthony James and Tessa James, by deed recorded in Instrument No. D220217942, Official Public Records, Tarrant County, Texas, said corner being the Northwest corner of that tract of land conveyed to Charles Talley, by deed recorded in Volume 5300, Page 336, Deed Records, Tarrant County, Texas;

THENCE North 88 degrees 59 minutes 21 seconds East, along the South line of said James tract, a distance of 284.01 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Charles Talley, by deed recorded in Volume 5300, Page 336, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 03 minutes 14 seconds East, along the South line of said James tract, passing a 1/2 inch iron rod found at 163.40 feet and continuing a total distance of 193.00 feet to a point for corner, said corner being in Indian Knoll Road (Public right of way);

THENCE South 17 degrees 14 minutes 53 seconds East, along said Indian Knoll Road, a distance of 43.68 feet to a point for corner, and being the beginning of a curve to the right, having a radius of 702.20 feet, a central angle of 16 degrees 48 minutes 00 seconds, a chord bearing of South 08 degrees 50 minutes 53 seconds East, a chord distance of 205.16 feet;

THENCE along said curve to the right, an arc length of 205.90 feet to a point for corner, said corner being along the West line of a tract of land conveyed to John and Sharon Barmore Trust, by deed recorded in Instrument No. D213076009, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 26 minutes 53 seconds East, along the West line of said John and Sharon Barmore Trust tract, a distance of 367.79 feet to a point for corner;

THENCE South 89 degrees 17 minutes 57 seconds West, passing a 5/8 inch iron rod at 30.00 feet and continuing a total distance of 234.70 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of Lot 1, Block A of Ellis Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D214266568, Plat Records, Tarrant County, Texas;

THENCE South 88 degrees 52 minutes 38 seconds West, along the North line of said Ellis Addition, a distance of 284.83 feet to a point for corner, said corner being along the East line of Lot 1, Block A of Miller's Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 4851, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 27 minutes 20 seconds West, along the East line of said Miller's Addition, a distance of 612.49 feet to the POINT OF BEGINNING and containing 314,594 square feet or 7.22 acres of land.

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor hereby certifies to Charles Talley, in connection with the transaction described in G.F. \_\_\_\_\_ that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 11th day of September, 2023

*Jonathan M. Quille*  
 Registered Professional Land Surveyor



ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTES: EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: According to the F.I.R.M. in Map No. 48439C0090L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

REVISIONS		
DATE	BY	NOTES
9/21/2023		BOUNDARY

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
○	FENCE POST CORNER
○	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
▲	POWER POLE
▲	POINT FOR CORNER
▲	GRAVEL/ROCK ROAD OR DRIVE
■	POOL EQUIPMENT
■	COLUMN
■	AIR CONDITIONING
■	FIRE HYDRANT
■	DES - DES
■	DHP - DHP
■	OVERHEAD ELECTRIC SERVICE
■	OVERHEAD POWER LINE
■	CONCRETE PAVING
■	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	FIRE FENCE
—	COVERED PORCH, DECK OR CARPORT



SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	9/11/2023	2314033	N/A	TO

**METES AND BOUNDS SURVEY**  
 THOMAS PECK SURVEY, ABSTRACT NO. 1210  
 CITY OF KELLER, TARRANT COUNTY, TEXAS  
 8660 CLARA LANE

**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 ANSI/AWWA 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

**NOTE:**

1. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.

NOTE:  
THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTORS DURING THE RESPECTIVE WORK.

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TEL. (817) 466-6503  
TEXAS FIRM REGISTRATION NO. F-23565  
EMAIL: P.ALIKHANI@OPTIMA ENGINEERING.COM

REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

**DETAILED SITE PLAN**

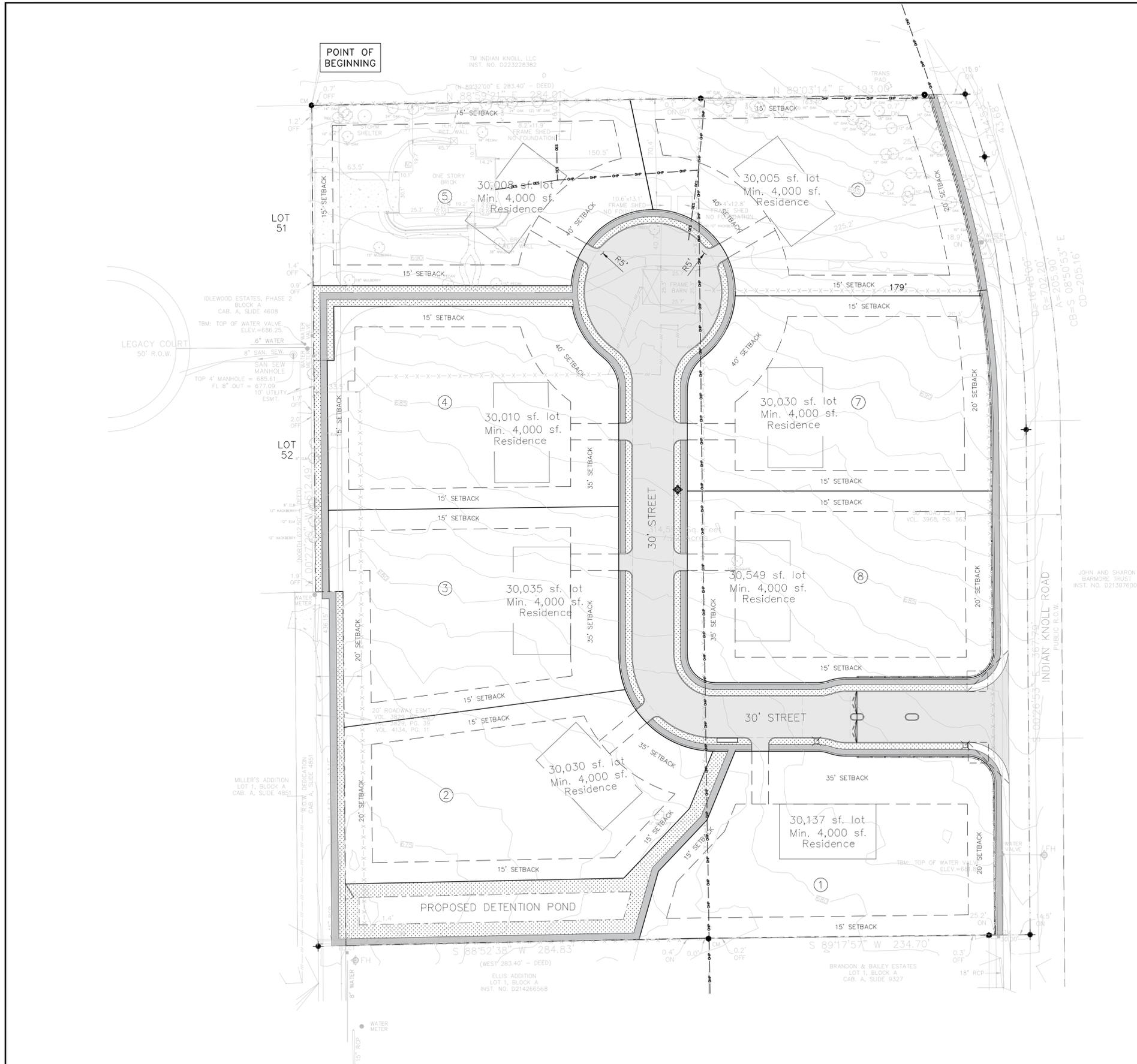
PROJECT:  
**THE HERITAGE GROVE  
IN THE CITY OF KELLER**  
8660 CLARA LANE, KELLER, TEXAS

**GENERAL NOTE**

DRAWN BY: H. G.      ISSUE:      ISSUE DATE: 05.05.2025

PROJECT DATE: MAY 2025      PROJECT NO.: 001      REV. NO.: 2

SCALE: -      SHEET NO.: 03



**NOTE:**

1. Site plan information
2. Density per acre: 8 units / 7.22 acres = 1.1 units per acre

TOTAL NUMBER OF LOTS	8
NUMBER OF LOTS PER ZONING CATEGORY	8
TOTAL ACREAGE PER PHASE	7.22 ACERS
NUMBER OF LOTS PER PHASE	8
MINIMUM LOT SIZE	30,000 SQFT
MINIMUM DWELLING UNIT SIZE	4,000 SQFT
DENSITY PER ACRE	1.1 (8 LOT PER 7.22 ACERS)

LOT NUMBER	AREA	LOT WIDTH	LOT DEPTH
LOT 1	30,137 SF	204'	133.5'
LOT 2	30,030 SF	120'	236'
LOT 3	30,035 SF	138'	201'
LOT 4	30,010 SF	159'	212'
LOT 5	30,008 SF	144'	203.5'
LOT 6	30,005 SF	168'	205'
LOT 7	30,030 SF	155'	201'
LOT 8	30,549 SF	140'	224'

**LEGEND:**

- ALL SYMBOLS MAY NOT APPLY
- STREET SIGN
  - ELECT. PIT
  - ⊕ ELECT. POLE
  - SEF SIDE ENTRY PIT
  - TREE
  - ⊙ WATER VALVE
  - ⊙ WATER METER
  - ⊙ SW PROPERTY INLET
  - ⊙ SEWER PROPOSED MANHOLE
  - ⊙ SEWER EXISTING MANHOLE
  - ⊙ PROPOSED FIRE HYDRANT
  - ⊙ EXISTING FIRE HYDRANT
  - ⊙ STORM WATER PIT
  - ELECTRIC LINES (OVER HEAD PIPE)
  - PROPOSED IRON FENCE
  - PROPOSED BRICK WALL
  - EXISTING PIPE FENCE
  - EXISTING BARBED WIRE FENCE
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - PROPERTY LINE
  - STORM WATER PIPE
  - EASEMENT
  - PROPOSED ASPHALT
  - PROPOSED SIDEWALK
  - PROPOSED LANDSCAPE

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**BENCHMARK INFO:**  
NAME: MONUMENT #8  
ELEVATION: 684.85'  
LOCATION: SARAH BROOKS DRIVE  
DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED 3' EAST OF THE EAST BACK OF CURB OF SARAH BROOKS DRIVE INSIDE OF TRAIL EASEMENT AND APPROXIMATELY AT 1600 SARAH BROOKS DRIVE.

**BENCHMARK INFO:**  
NAME: MONUMENT #6  
ELEVATION: 684.72'  
LOCATION: BEAR CREEK PARKWAY  
DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MEDIAN OF BEAR CREEK PARKWAY APPROXIMATELY 16' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



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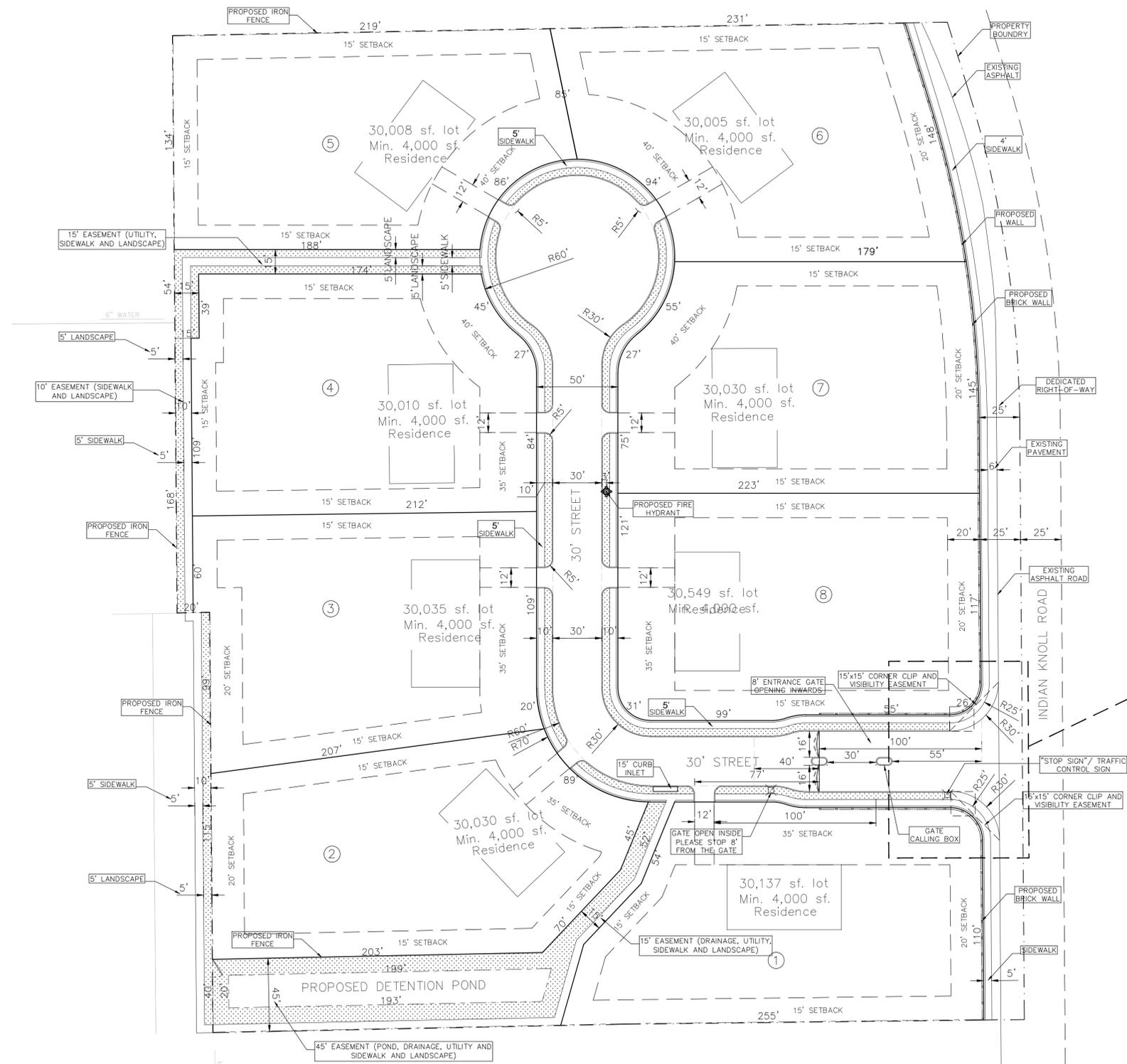
REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

**DETAILED SITE PLAN**

PROJECT:  
**THE HERITAGE GROVE  
IN THE CITY OF KELLER**  
8660 CLARA LANE, KELLER, TEXAS

**SITE PLAN**

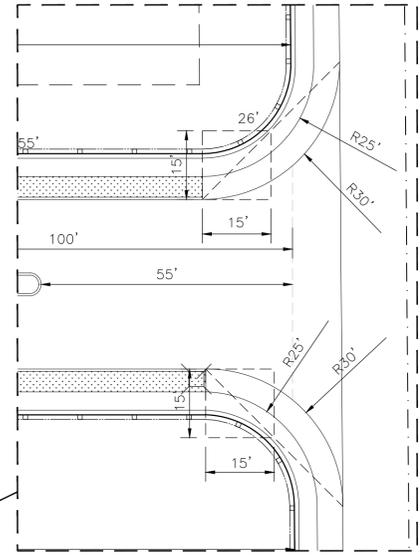
PROJECT DATE <b>MAY 2025</b>	PROJECT NO. <b>001</b>	ISSUE DATE <b>05.05.2025</b>
SCALE: <b>1" = 40'</b>	SHEET NO. <b>04</b>	



**NOTE:**

1. Site plan information
2. Density per acre: 8 unites / 7.22 acres = 1.1 unite per acre

TOTAL NUMBER OF LOTS	8
NUMBER OF LOTS PER ZONING CATEGORY	8
TOTAL ACREAGE PER PHASE	7.22 ACERS
NUMBER OF LOTS PER PHASE	8
MINIMUM LOT SIZE	30,000 SQFT
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- LEGEND:**
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  - PROPERTY LINE
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  - EASEMENT
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  - ☐ PROPOSED SIDEWALK
  - ☐ PROPOSED LANDSCAPE

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**BENCHMARK INFO:**  
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 LOCATION: SARAH BROOKS DRIVE  
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**BENCHMARK INFO:**  
 NAME: MONUMENT #6  
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 LOCATION: BEAR CREEK PARKWAY  
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**DETAILED SITE PLAN**

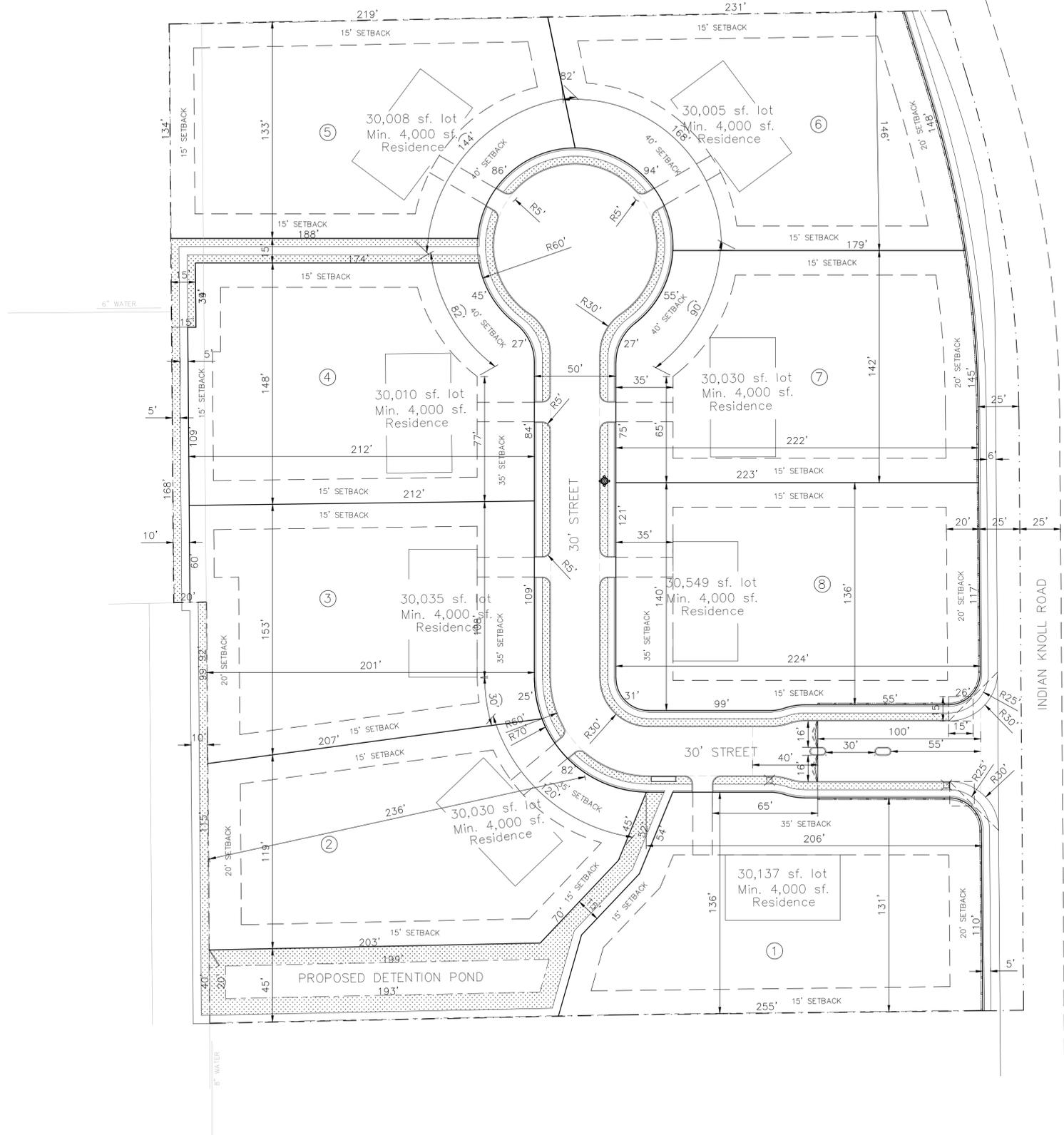
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**DIMENSION SITE PLAN**

DRAWN BY: H. G.      ISSUE DATE: 05.05.2025

PROJECT DATE: MAY 2025      PROJECT NO.: 001      REV. NO.: 2

SCALE: 1" = 40'      SHEET NO.: 05



**NOTE:**

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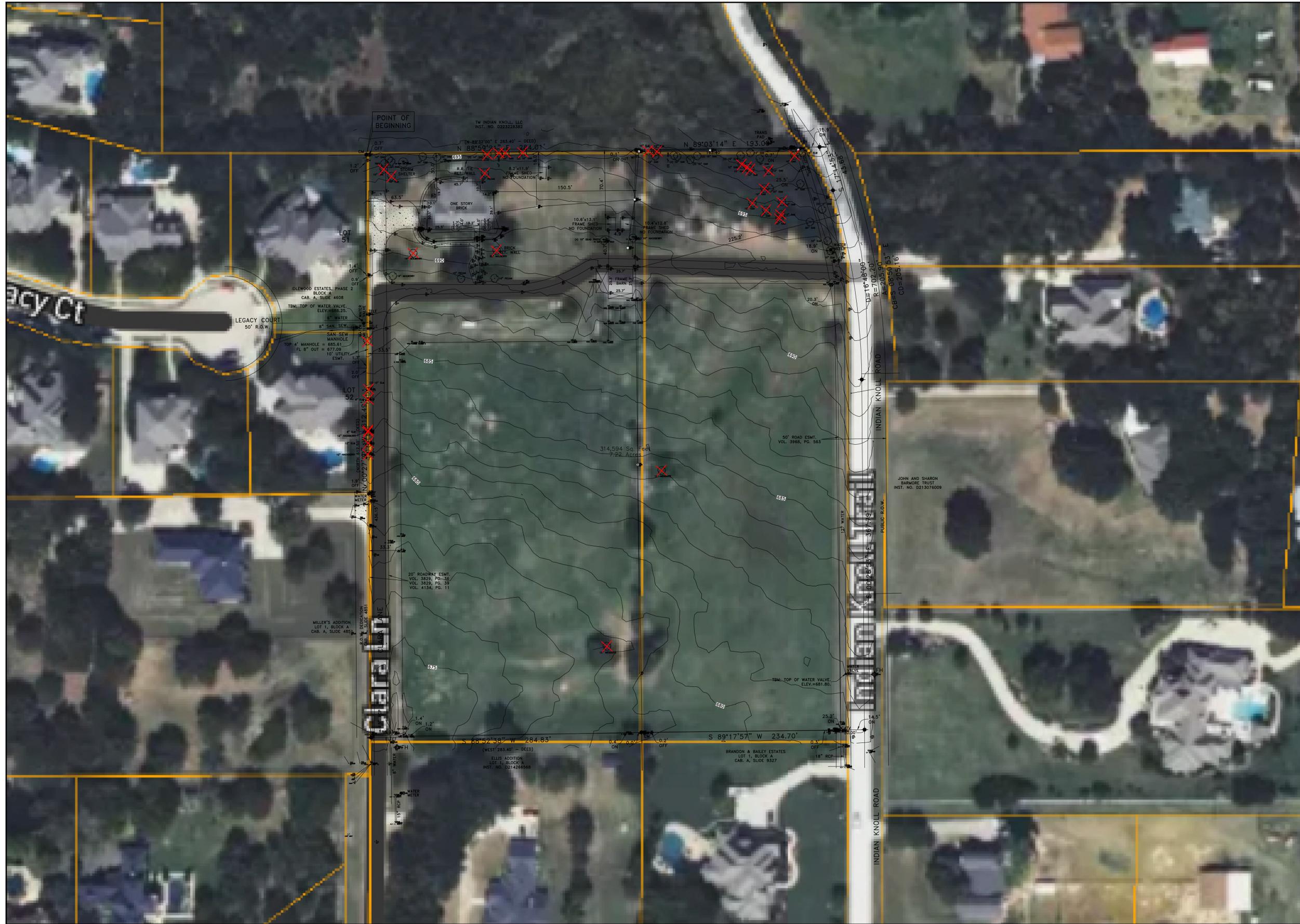
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 8660 CLARA LANE, KELLER, TEXAS

<b>SHEET TITLE</b>		
<b>DIMENSION SITE PLAN</b> (LOT WIDTH AND DEPTH)		
<b>DRAWN BY</b> H. G.	<b>ISSUE</b>	<b>ISSUE DATE</b> 05.05.2025
<b>PROJECT DATE</b> MAY 2025	<b>PROJECT NO.</b> 001	<b>REV. NO.</b> 2
<b>SCALE:</b> 1" = 40'	<b>SHEET NO.</b>	05.1

- LEGEND:**  
 ALL SYMBOLS MAY NOT APPLY
- ☒ STREET SIGN
  - ELECT. PIT
  - ⚡ ELECT. POLE
  - ☒ SIDE ENTRY PIT
  - TREE
  - ⊙ WATER VALVE
  - ⊙ WATER METER
  - ⊙ SW PROPERTY INLET
  - ⊙ SEWER PROPOSED MANHOLE
  - ⊙ SEWER EXISTING MANHOLE
  - ⊙ PROPOSED FIRE HYDRANT
  - ⊙ EXISTING FIRE HYDRANT
  - ☒ PH STORM WATER PIT
  - ☒ PH EXISTING FIRE HYDRANT
  - ☒ STORM WATER PIT
  - ELECTRIC LINES (OVER HEAD PIPE)
  - PROPOSED IRON FENCE
  - PROPOSED BRICK WALL
  - EXISTING PIPE FENCE
  - X-X- EXISTING BARBED WIRE FENCE
  - W-W- EXISTING WATER LINE
  - SS-SS- EXISTING SEWER LINE
  - PROPERTY LINE
  - STORM WATER PIPE
  - EASEMENT
  - ☐ PROPOSED ASPHALT
  - ☐ PROPOSED SIDEWALK
  - ☐ PROPOSED LANDSCAPE



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- LEGEND:**  
 ALL SYMBOLS MAY NOT APPLY
- TREE
  - TREE THAT NEEDS TO BE REMOVED
  - WATER VALVE
  - WATER METER
  - S/W PROPERTY INLET
  - SEWER PROPOSED MANHOLE
  - SEWER EXISTING MANHOLE
  - PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT
  - STORM WATER PIT
  - ELECTRIC LINES (OVER HEAD PIPE)
  - PROPOSED IRON FENCE
  - PROPOSED BRICK WALL
  - EXISTING PIPE FENCE
  - EXISTING BARBED WIRE FENCE
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - PROPERTY LINE
  - STORM WATER PIPE
  - EASEMENT



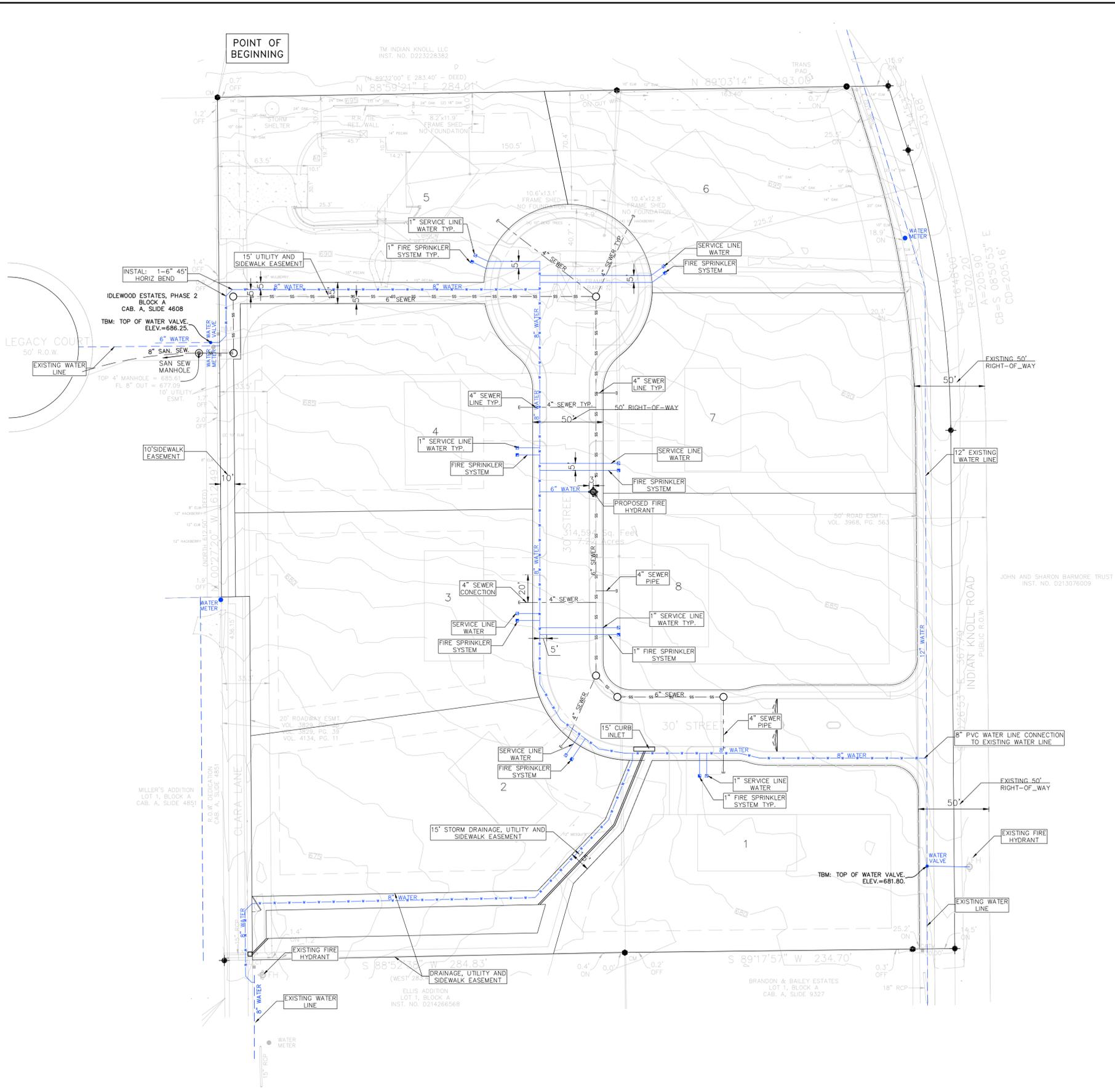
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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

**DETAILED SITE PLAN**

PROJECT:  
**THE HERITAGE GROVE**  
 IN THE CITY OF KELLER  
 8660 CLARA LANE, KELLER, TEXAS

SHEET TITLE		
AERIAL PHOTO AND TREE PRESERVATION		
DRAWN BY H. G.	ISSUE	ISSUE DATE 05.05.2025
PROJECT DATE MAY 2025	PROJECT NO. 001	REV. NO. 2
SCALE: 1" = 50'	SHEET NO. 06	



**NOTE:**

1. Service line should be extended 10' from the proposed lot line (right - of - way).
2. Typical 5' distance between service line is required.
3. Install one 1" domestic water service according to city detail W-20 and another 1" residential fire sprinkler service according to city detail W-15 on each lot.

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**BENCHMARK INFO:**  
 NAME: MONUMENT #8  
 ELEVATION: 684.65  
 LOCATION: SARAH BROOKS DRIVE  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED 3' EAST OF THE EAST BACK OF CURB OF SARAH BROOKS DRIVE INSIDE OF TRAIL EASEMENT AND APPROXIMATELY AT 1600 SARAH BROOKS DRIVE.

**BENCHMARK INFO:**  
 NAME: MONUMENT #6  
 ELEVATION: 684.72  
 LOCATION: BEAR CREEK PARKWAY  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MEDIAN OF BEAR CREEK PARKWAY APPROXIMATELY 16' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

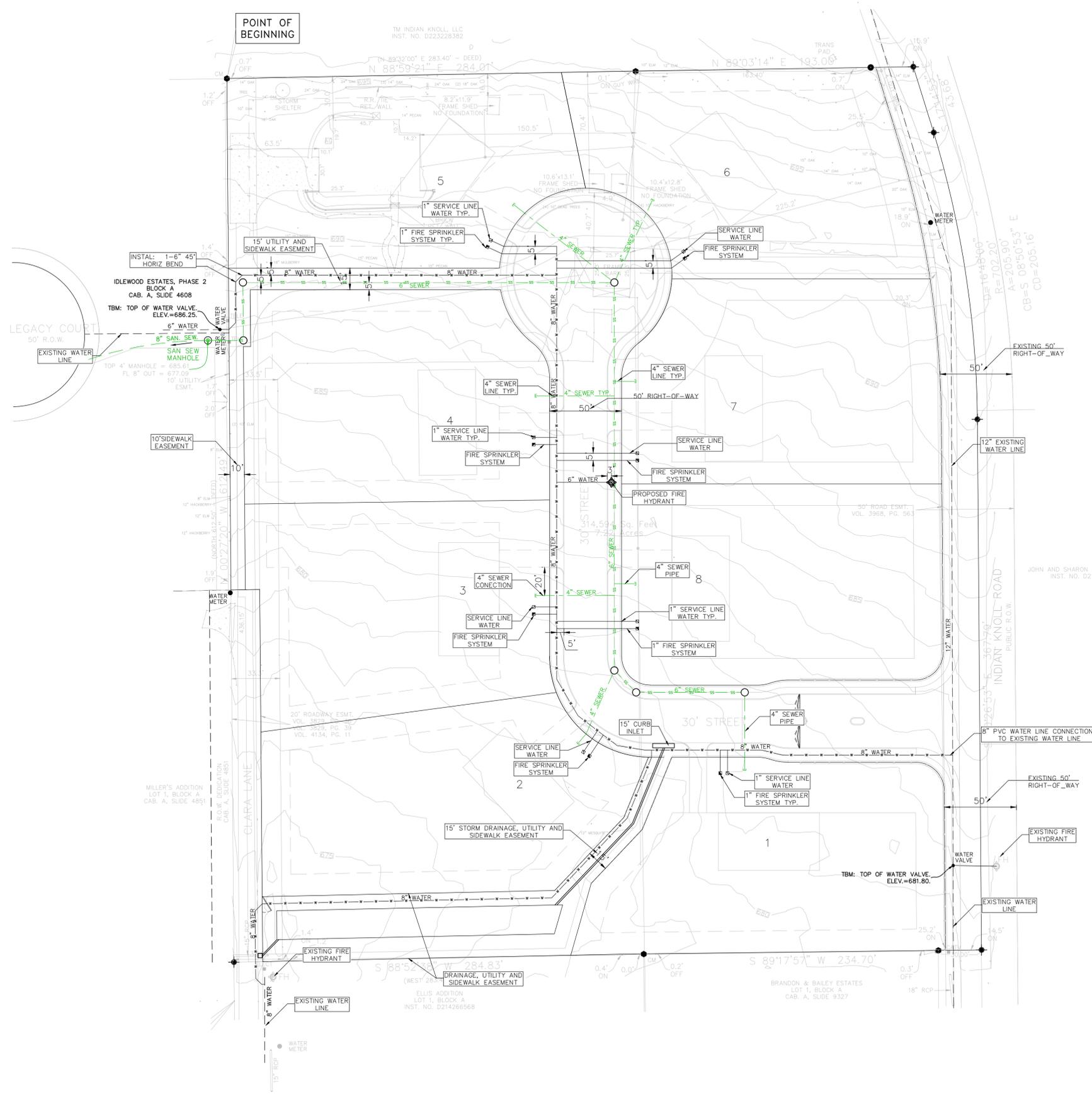
**DETAILED SITE PLAN**

**PROJECT:**  
**THE HERITAGE GROVE**  
**IN THE CITY OF KELLER**  
 8660 CLARA LANE, KELLER, TEXAS

**WATER PLAN**

<b>DRAWN BY</b> H. G.	<b>ISSUE</b> 05.05.2025	<b>ISSUE DATE</b> 05.05.2025
<b>PROJECT DATE</b> MAY 2025	<b>PROJECT NO.</b> 001	<b>REV. NO.</b> 2
<b>SCALE:</b> 1" = 40'	<b>SHEET NO.</b> 07	

- WATER AND SEWER LEGEND:**
- WATERLINE
  - - - EXISTING WATERLINE
  - EXISTING SEWER LINE
  - - - SEWER LINE
  - PROPOSED SERVICE WATERLINE
  - PROPOSED FIRE SPRINKLER SERVICE
  - - - PROPOSED SERVICE SEWER LINE
  - SEWER PROPOSED MANHOLE
  - SEWER EXISTING MANHOLE
  - PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT



**NOTE:**

1. Service line should be extended 10' from the proposed lot line (right - of - way).
2. Typical 5' distance between service line is required.
3. Install one 1" domestic water service according to city detail W-20 and another 1" residential fire sprinkler service according to city detail W-15 on each lot.

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**BENCHMARK INFO:**  
 NAME: MONUMENT #8  
 ELEVATION: 658.65'  
 LOCATION: SARAH BROOKS DRIVE  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED 3' EAST OF THE EAST BACK OF CURB OF SARAH BROOKS DRIVE INSIDE OF TRAIL EASEMENT AND APPROXIMATELY AT 1600 SARAH BROOKS DRIVE.  
 NAME: MONUMENT #6  
 ELEVATION: 654.72'  
 LOCATION: BEAR CREEK PARKWAY  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MEDIAN OF BEAR CREEK PARKWAY APPROXIMATELY 16' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

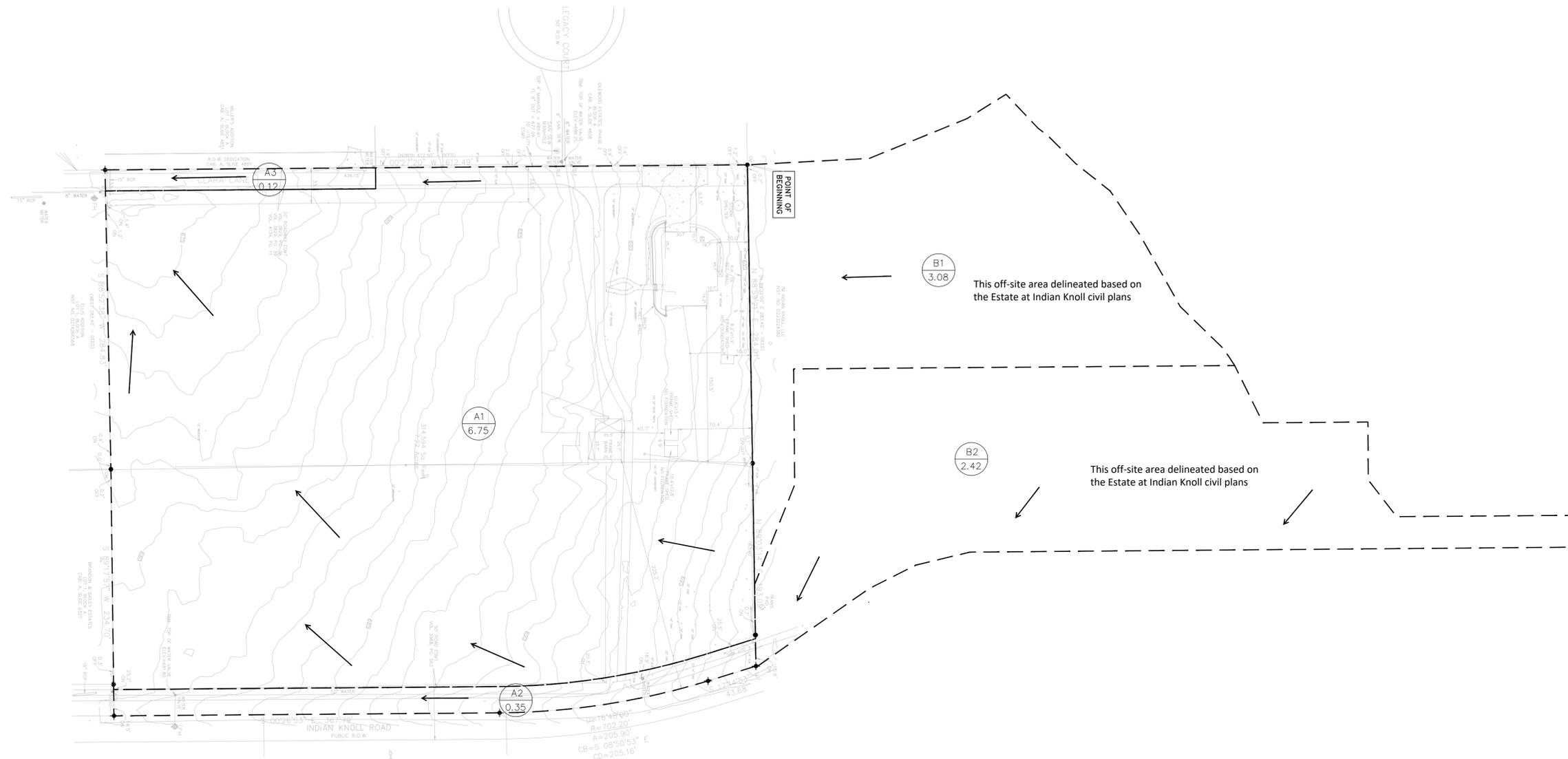
**DETAILED SITE PLAN**

**PROJECT:**  
**THE HERITAGE GROVE**  
**IN THE CITY OF KELLER**  
 8660 CLARA LANE, KELLER, TEXAS

**SHEET TITLE**  
**SEWER PLAN**

<b>DRAWN BY</b> HASTI	<b>ISSUE</b>	<b>ISSUE DATE</b> 05.05.2025
<b>PROJECT DATE</b> MAY 2025	<b>PROJECT NO.</b> 001	<b>REV. NO.</b> 2
<b>SCALE:</b> 1" = 40'	<b>SHEET NO.</b> 08	

- WATER AND SEWER LEGEND:**
- WATERLINE
  - - - EXISTING WATERLINE
  - - - EXISTING SEWER LINE
  - - - SEWER LINE
  - PROPOSED SERVICE WATERLINE
  - PROPOSED FIRE SPRINKLER SERVICE
  - PROPOSED SERVICE SEWER LINE
  - SEWER PROPOSED MANHOLE
  - ⊙ SEWER EXISTING MANHOLE
  - ⊕ PROPOSED FIRE HYDRANT
  - ⊕ EXISTING FIRE HYDRANT



EXISTING DRAINAGE AREA SUMMARY								
DRAINAGE AREA	AREA [ac]	RUNOFF COEFF	CA	T <sub>c</sub> [min]	I5 [in/hr]	Q5 [cfs]	I100 [in/hr]	Q100 [cfs]
A1	6.75	0.30	2.03	15.0	4.86	9.8	7.98	16.2
A2	0.35	0.30	0.11	15.0	4.86	0.5	7.98	0.8
A3	0.12	0.30	0.04	15.0	4.86	0.2	7.98	0.3
B1	3.08	0.30	0.92	15.0	4.86	4.5	7.98	7.4
B2	2.42	0.30	0.73	10.0	5.74	4.2	9.24	6.7

- LEGEND:**
- A  
2.04 DRAINAGE AREA NAME  
AREA (ACRE)
  - FLOW DIRECTION
  - - - DRAINAGE DIVIDE

**NOTE:**  
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**BENCHMARK INFO:**  
 NAME: MONUMENT #8  
 ELEVATION: 684.65  
 LOCATION: SARAH BROOKS DRIVE  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED 3' EAST OF THE EAST BACK OF CURB OF SARAH BROOKS DRIVE INSIDE OF TRAIL EASEMENT AND APPROXIMATELY AT 1600 SARAH BROOKS DRIVE.

**BENCHMARK INFO:**  
 NAME: MONUMENT #6  
 ELEVATION: 684.72  
 LOCATION: BEAR CREEK PARKWAY  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MEDIAN OF BEAR CREEK PARKWAY APPROXIMATELY 16' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

**DETAILED SITE PLAN**

**PROJECT:**  
 THE HERITAGE GROVE  
 IN THE CITY OF KELLER  
 8660 CLARA LANE, KELLER, TEXAS

**EXISTING DRAINAGE AREA MAP**

DRAWN BY H. G.	ISSUE	ISSUE DATE 05.05.2025
PROJECT DATE MAY 2025	PROJECT NO. 001	REV. NO. 2
SCALE: 1" = 60'	SHEET NO. 09	

100-YEAR STORM EVENT DETENTION CALCULATIONS - Modified Rational Method

<b>Required Detention Volume</b>
19,227 cubic feet required
0.441 acre feet required

<b>On-Site Areas Drain to Pond</b>	
Area**=	6.75 acres
Time (Tc)=	15 minutes
C value**=	0.50
I-100yr=	7.98 in/hr
Q100=	26.92 cfs
* Includes A1	

<b>On-Site Areas Bypass the Pond</b>	
Area**=	0.00 acres
Time (Tc)=	10 minutes
C value**=	0.50
I-100yr=	9.24 in/hr
Q100=	0.00 cfs

<b>Existing On-Site Areas</b>	
Area**=	6.75 acres
Time (Tc)=	15 minutes
C value**=	0.30
I-100yr=	7.98 in/hr
Q100=	16.15 cfs
* Includes A1	

<b>Allowable Release Rate</b>	
Existing Runoff=	23.52 cfs
Ultimate Runoff Routed Through Pond=	34.29 cfs
Ultimate Bypass Runoff=	0.00 cfs
Allowable Release Rate=	23.52 cfs

<b>Off-Site Areas Drain to Pond</b>	
Area**=	3.08 acres
Time (Tc)=	15 minutes
C value**=	0.30
I-100yr=	7.98 in/hr
Q100=	7.37 cfs
* Includes B1 (Existing condition)	

<b>Off-Site Areas Bypass the Pond</b>	
Area**=	0.00 acres
Time (Tc)=	10 minutes
C value**=	0.70
I-100yr=	9.24 in/hr
Q100=	0.00 cfs

<b>Existing Off-Site Areas</b>	
Area**=	3.08 acres
Time (Tc)=	15 minutes
C value**=	0.30
I-100yr=	7.98 in/hr
Q100=	7.37 cfs
* Includes B1	

On-Site Areas Runoff				
Time (min.)	I-100yr (in/hr)	C value	Area (acre)	Runoff (cfs)
10	9.24	0.50	6.75	31.20
15	7.98	0.50	6.75	26.92
20	7.05	0.50	6.75	23.78
30	5.76	0.50	6.75	19.45
40	4.91	0.50	6.75	16.58
50	4.30	0.50	6.75	14.52
60	3.84	0.50	6.75	12.97

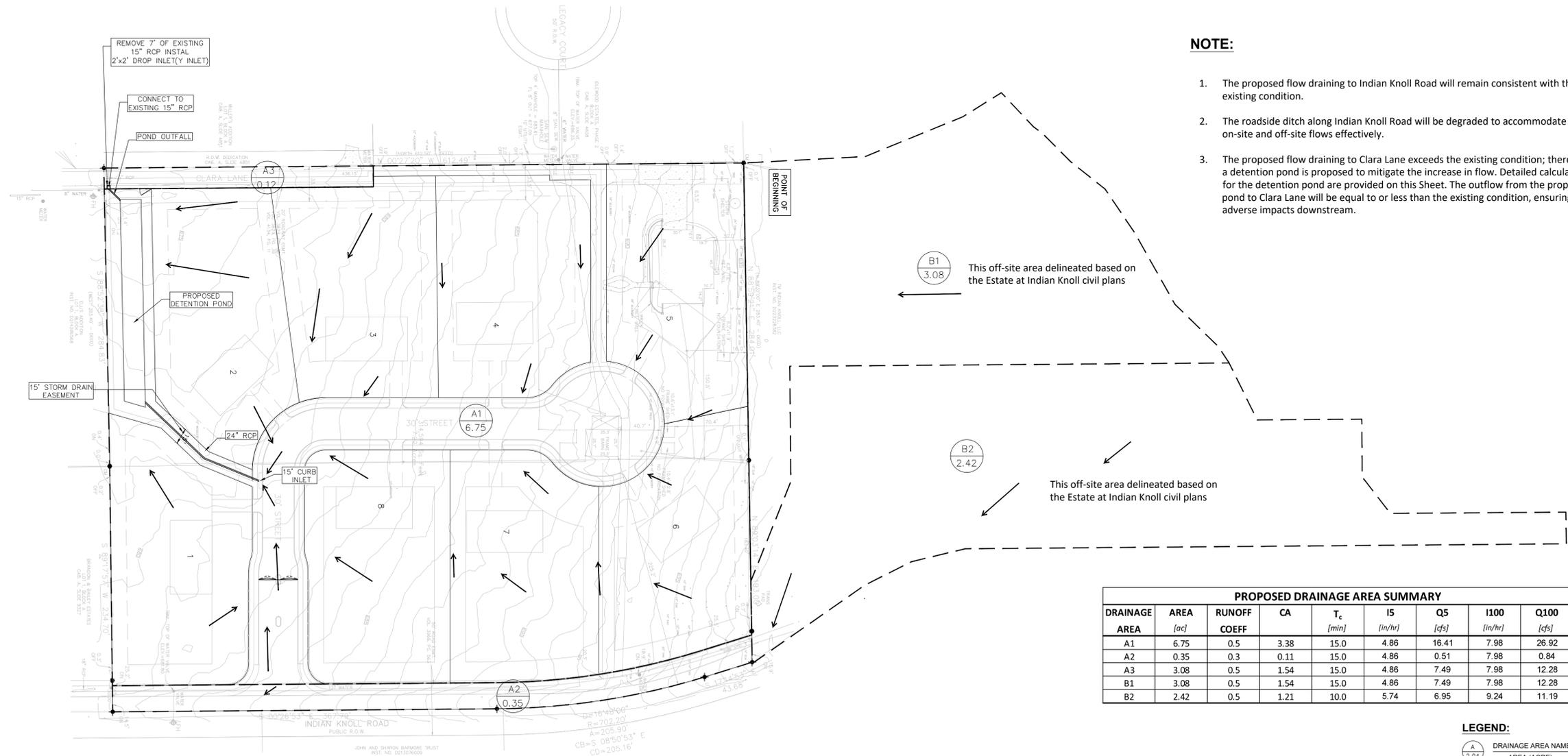
Off-Site Areas Runoff				
Time (min.)	I-100yr (in/hr)	C value	Area (acre)	Runoff (cfs)
10	9.24	0.50	3.08	14.24
15	7.98	0.50	3.08	12.28
20	7.05	0.50	3.08	10.85
30	5.76	0.50	3.08	8.87
40	4.91	0.50	3.08	7.56
50	4.30	0.50	3.08	6.63
60	3.84	0.50	3.08	5.92

Total Runoff	
Time (min.)	Runoff (cfs)
10	45.44
15	39.20
20	34.63
30	28.32
40	24.14
50	21.15
60	18.88

Inflow Volume to the Pond		
Time (min.)	Runoff (cfs)	Inflow volume (ft <sup>3</sup> )
10	45.44	27,261
15	39.20	35,282
20	34.63	41,554
30	28.32	50,979
40	24.14	57,939
50	21.15	63,436
60	18.88	67,975

Outflow Volume to the Pond			
Time (min.)	OutflowTime (min.)	Allowable Release	Outflow Volume (ft <sup>3</sup> )
10	25	23.52	17,640
15	30	23.52	21,168
20	35	23.52	24,696
30	45	23.52	31,752
40	55	23.52	38,808
50	65	23.52	45,864
60	75	23.52	52,920

Required Detention Volume				
Time (min.)	Inflow volume (ft <sup>3</sup> )	Outflow Volume (ft <sup>3</sup> )	Storage (ft <sup>3</sup> )	Storage (acre-ft)
10	27,261	17,640	9,621	0.221
15	35,282	21,168	14,114	0.324
20	41,554	24,696	16,858	0.387
30	50,979	31,752	19,227	0.441
40	57,939	38,808	19,131	0.439
50	63,436	45,864	17,573	0.403
60	67,975	52,920	15,055	0.346



**NOTE:**

- The proposed flow draining to Indian Knoll Road will remain consistent with the existing condition.
- The roadside ditch along Indian Knoll Road will be degraded to accommodate both on-site and off-site flows effectively.
- The proposed flow draining to Clara Lane exceeds the existing condition; therefore, a detention pond is proposed to mitigate the increase in flow. Detailed calculations for the detention pond are provided on this Sheet. The outflow from the proposed pond to Clara Lane will be equal to or less than the existing condition, ensuring no adverse impacts downstream.

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BENCHMARK INFO:  
 NAME: MONUMENT #8  
 ELEVATION: 684.12  
 LOCATION: SARAH BROOKS DRIVE  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED 3' EAST OF THE EAST BACK OF CURB OF SARAH BROOKS DRIVE INSIDE OF TRAIL EASEMENT AND APPROXIMATELY AT 1600 SARAH BROOKS DRIVE.

BENCHMARK INFO:  
 NAME: MONUMENT #8  
 ELEVATION: 684.12  
 LOCATION: BEAR CREEK PARKWAY  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MIDDLE OF BEAR CREEK PARKWAY APPROXIMATELY 16' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

DETAILED SITE PLAN

PROJECT:  
 THE HERITAGE GROVE  
 IN THE CITY OF KELLER  
 8660 CLARA LANE, KELLER, TEXAS

SHEET TITLE  
 PROPOSED DRAINAGE AREA MAP  
 AND STORM SYSTEM

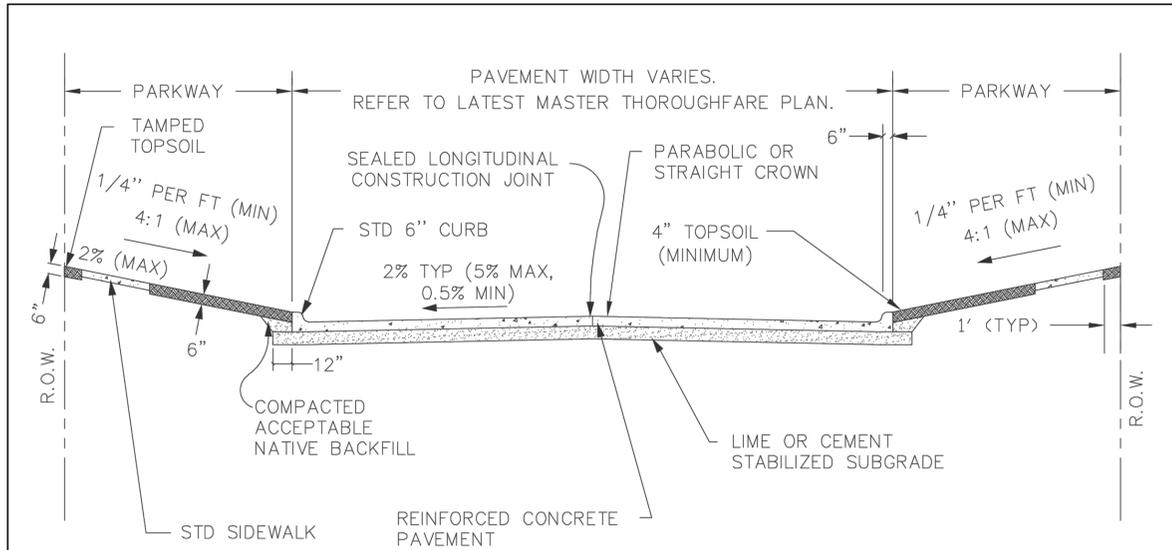
DRAWN BY H. G.	ISSUE	ISSUE DATE 05.05.2025
PROJECT DATE MAY 2025	PROJECT NO. 001	REV. NO. 2

SCALE: 1" = 60'  
 SHEET NO. 10

PROPOSED DRAINAGE AREA SUMMARY								
DRAINAGE AREA	AREA [ac]	RUNOFF COEFF	CA	T <sub>c</sub> [min]	I <sub>5</sub> [in/hr]	Q <sub>5</sub> [cfs]	I <sub>100</sub> [in/hr]	Q <sub>100</sub> [cfs]
A1	6.75	0.5	3.38	15.0	4.86	16.41	7.98	26.92
A2	0.35	0.3	0.11	15.0	4.86	0.51	7.98	0.84
A3	3.08	0.5	1.54	15.0	4.86	7.49	7.98	12.28
B1	3.08	0.5	1.54	15.0	4.86	7.49	7.98	12.28
B2	2.42	0.5	1.21	10.0	5.74	6.95	9.24	11.19

**LEGEND:**

- (A 2.04) DRAINAGE AREA NAME AREA (ACRE)
- FLOW DIRECTION
- - - DRAINAGE DIVIDE

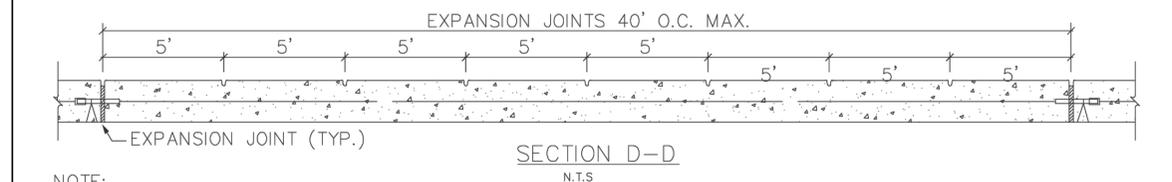
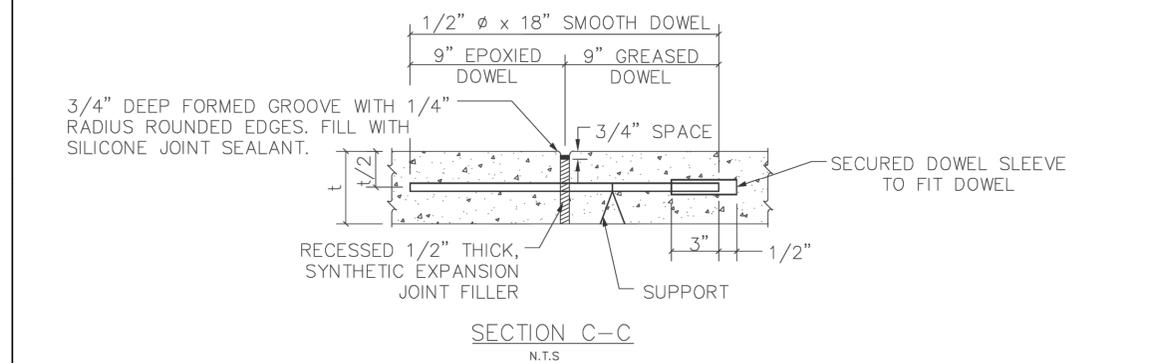
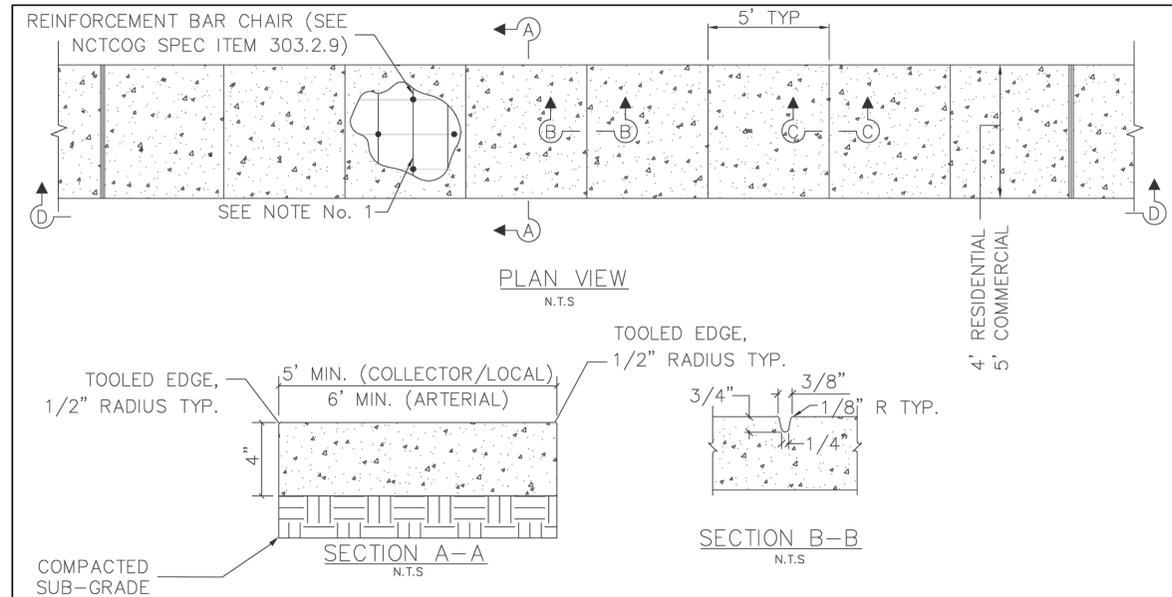


**NOTE:**

1. LOCAL - #3 BARS ON 18" O.C.E.W.  
COLLECTOR/ARTERIAL - #4 BARS ON 18" O.C.E.W.
2. STREET RUNOFF CAPACITY TO BE CALCULATED BASED ON PARABOLIC CROWN ONLY.
3. MACHINE FINISHED CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4 INCHES AND A MIN. 3600 PSI COMPRESSIVE STRENGTH AT 28 DAYS, WITH UP TO 20% TYPE C FLY ASH REPLACEMENT ALLOWED.
4. HAND FINISHED CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES AND A MIN. 3600 PSI COMPRESSIVE STRENGTH AT 28 DAYS. NO FLY ASH ALLOWED IN HAND FINISHED CONCRETE.

TYPICAL UNDIVIDED CONCRETE SECTION  
SCALE: N.T.S.

STREET CLASSIFICATION	PAVEMENT THICKNESS	CROWN HEIGHT	STABILIZED SUBGRADE THICKNESS
LOCAL	6"	6"	6"
COLLECTOR	7"	7"	8"
ARTERIAL	8"	8"	9"



**NOTE:**

1. REINFORCEMENT TO BE #3 BARS AT 18" O.C.E.W.
2. DOWEL WITH #4 BARS AT 18" C-C WHEN CONNECTING TO EXISTING SIDEWALKS, DRIVEWAYS, CURBS AND GUTTER - MINIMUM PENETRATION 6".
3. INSTALL 1/2" Ø X 18" SMOOTH DOWELS @ 18" (GREASE ONE END & CAP) THROUGH EXPANSION JOINTS.
4. CONCRETE FOR SIDEWALKS SHALL BE CLASS C 3600 PSI.
5. ALL PROPOSED VALVES SHALL BE PLACED AT LEAST ONE FOOT OFF THE EDGE OF THE SIDEWALK. PROPOSED MANHOLES SHALL HAVE LIDS CENTERED IN THE SIDEWALK OR BLOCK OUT EXISTING VALVES/MANHOLES.
6. SIDEWALK CROSS SLOPE 1/4"/FT (TYPICAL) MAX.
7. EXPANSION JOINTS TO BE RECESSED 3/4" AND FILLED WITH SILICONE SEALANT.
8. IF SIDEWALK IS LESS THAN 60" WIDE, A "PASSING SPACE" AT INTERVALS OF 200 FT SHALL BE PROVIDED. PASSING SPACE MUST BE 60" (MIN) BY 6" (MIN)

**NOTE:**  
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**PAVING CONSTRUCTION DETAILS**

**TYPICAL UNDIVIDED CONCRETE STREET SECTION**

REVISION DATE:  
2/1/2024

---

SHEET: P-01

**PAVING CONSTRUCTION DETAILS**

**CONCRETE SIDEWALK**

REVISION DATE:  
2/1/2024

---

SHEET: P-15

**OPTIMA**  
DESIGN & ENGINEERING PLLC

2808 WILDCREEK CT, KELLER TEXAS  
TEL. (817) 466-6503  
TEXAS FIRM REGISTRATION NO. F-23565  
EMAIL: P.ALIKHANI@OPTIMA ENGINEERING.COM

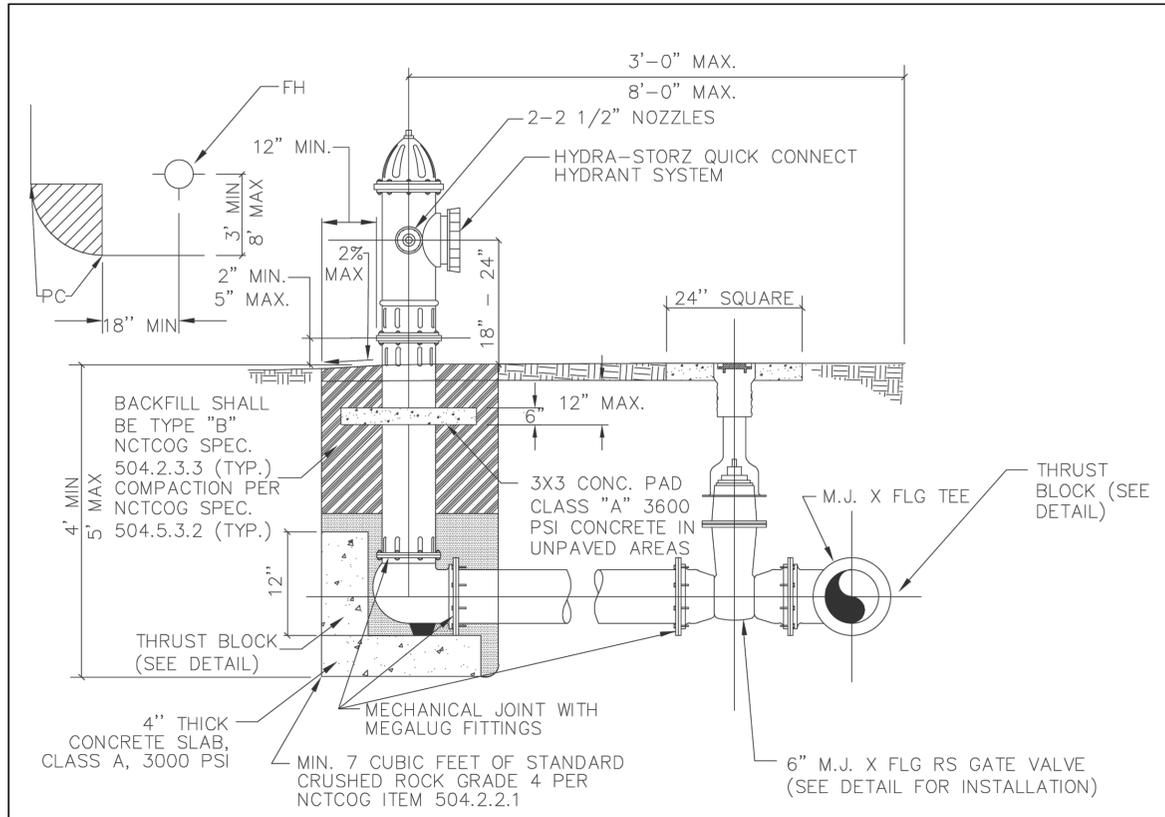
REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

**DETAILED SITE PLAN**

PROJECT:  
  
**THE HERITAGE GROVE**  
IN THE CITY OF KELLER  
8660 CLARA LANE, KELLER, TEXAS

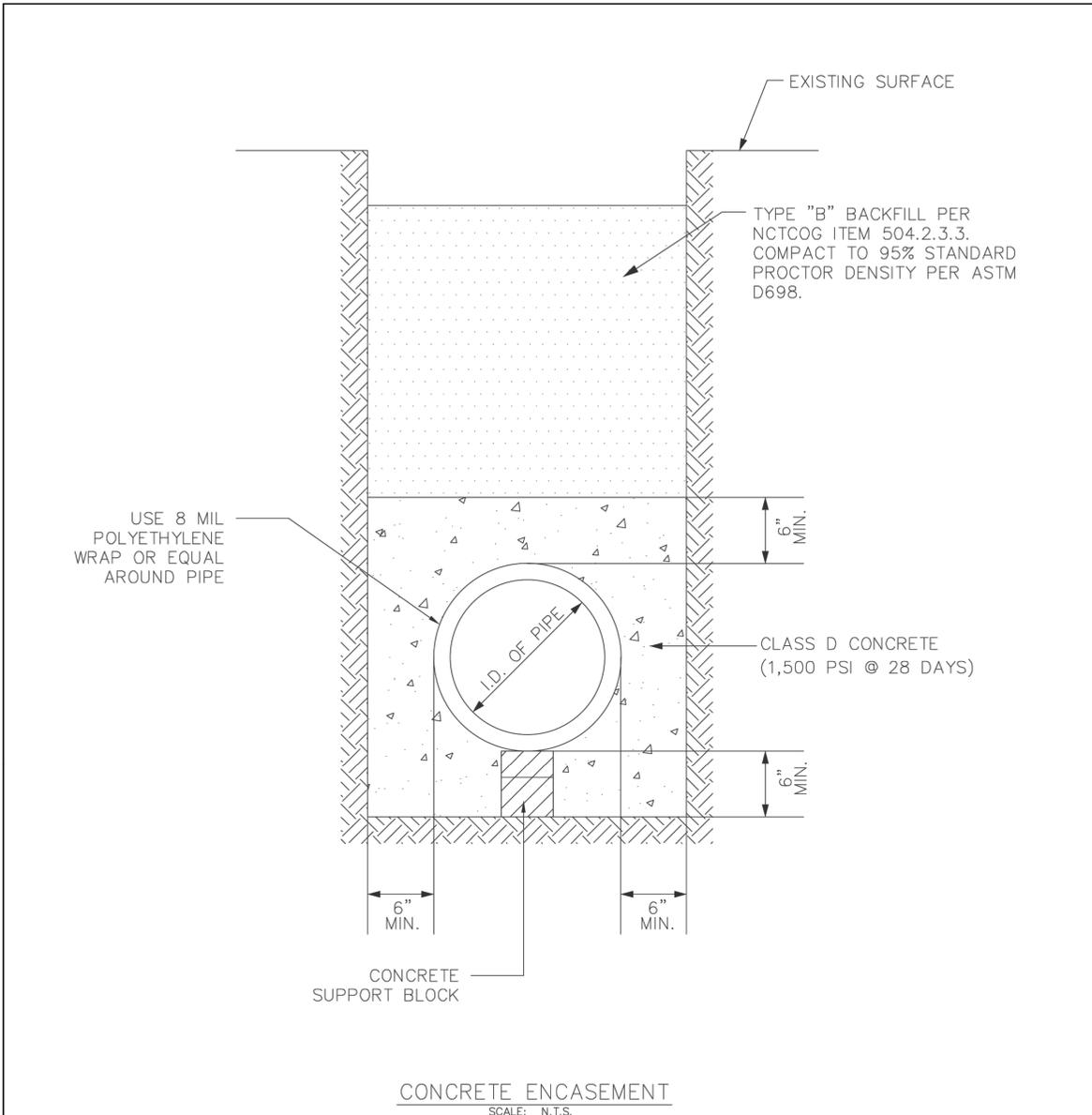
**PAVING CONSTRUCTION DETAILS**

■ DRAWN BY H. G.	■ ISSUE	■ ISSUE DATE 05.05.2025
■ PROJECT DATE MAY 2025	■ PROJECT NO. 001	■ REV. NO. 2
■ SCALE:	■ SHEET NO.	11



**NOTES:**

- APPROVED FIRE HYDRANT MANUFACTURERS ARE MUELLER, CLOW, AND M&H. ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS, C-502. FIRE HYDRANTS SHALL HAVE A 5 1/4" MIN VALVE OPENING AND AN INSIDE BARREL DIAMETER OF APPROXIMATELY 7". ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE.
- ACTUAL VALVE LOCATION WILL DEPEND ON LOCATION OF WATER MAIN.
- FIRE HYDRANT NO CLOSER THAN 18" TO EXISTING OR PROPOSED SIDEWALKS (TYPICAL) AND SHOULD BE LOCATED AT A MINIMUM OF 3' AND MAXIMUM OF 8' BEHIND THE CURB.
- BURY DEPTH SHALL NOT EXCEED 7 FEET.
- FIRE HYDRANT SHALL BE PLACED ON THE EXTENDED LOT LINE WHEN POSSIBLE.
- ALL BELOW GROUND IRON ASSEMBLIES SHALL BE WRAPPED IN 8MM THICK POLYETHYLENE ACCORDING TO AWWA C105.
- FIRE HYDRANT SHALL BE LOCATED A MINIMUM OF 18" OUTSIDE OF THE AREA BETWEEN THE P.C.'S OF THE CORNER TURNING RADIUS AT INTERSECTIONS. SEE DETAIL ON THIS SHEET.
- FIRE HYDRANT SHALL BE AT LEAST 42-INCHES FROM ANY ABOVE GROUND OBSTRUCTIONS, SUCH AS GUARDRAILS, RETAINING WALLS, BOLLARDS, ETC.
- ALL HYDRANTS SHALL OPEN BY TURNING THE OPERATING-STEM NUT TO THE LEFT (COUNTER CLOCKWISE). A CLEARLY VISIBLE CURVED ARROW AND THE WORD "OPEN" SHALL BE CAST IN RELIEF ON TOP OF THE HYDRANT TO INDICATE THE DIRECTION OF OPENING.
- OPERATING NUT SIZE: HYDRANTS SHALL HAVE A 4 1/2" STEAMER NUT AND 5" HYDRA-STORZ CONNECTION.
- FIRE HYDRANT SHALL BE SUPPLIED WITH BLACK PRIMER FROM THE MANUFACTURER AND PAINTED WITH 2 COATS OF FLYNT ALUMINUM SILVER BY THE CONTRACTOR.
- A BLUE LOCATION MARKER SHALL BE PLACED IN THE CENTER OF THE ROADWAY OPPOSITE FROM THE FIRE HYDRANT. (STEMSONITE 1-88-55A OR APPROVED EQUAL)



**CONCRETE ENCASEMENT**  
SCALE: N.T.S.

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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

**DETAILED SITE PLAN**

**PROJECT:**  
**THE HERITAGE GROVE**  
**IN THE CITY OF KELLER**  
8660 CLARA LANE, KELLER, TEXAS

**WATER CONSTRUCTION DETAILS**

**FIRE HYDRANT INSTALLATION**

REVISION DATE:  
2/1/2024

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SHEET: W-01

**WATER CONSTRUCTION DETAILS**

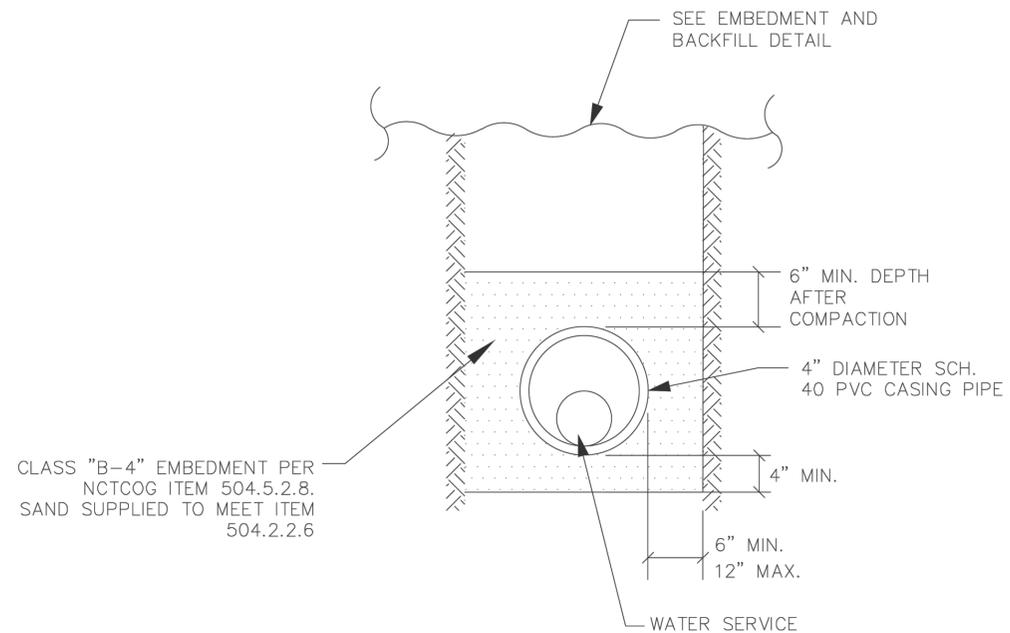
**CONCRETE ENCASEMENT**

REVISION DATE:  
2/1/2024

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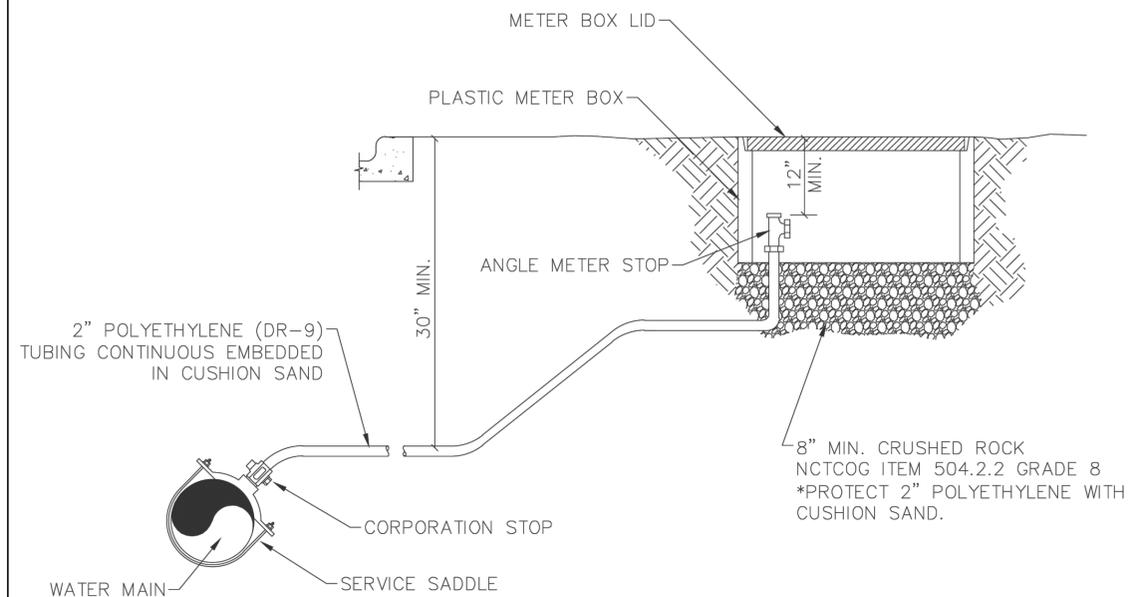
SHEET: W-09

SHEET TITLE		
<b>WATER CONSTRUCTION DETAILS</b>		
DRAWN BY H. G.	ISSUE	ISSUE DATE 05.05.2025
PROJECT DATE MAY 2025	PROJECT NO. 001	REV. NO. 2
SCALE: -	SHEET NO. 12	



SERVICE LINE CASING  
SCALE: N.T.S.

SERVICE	CASING
1"	2"
2"	4"



NOTES:

- SERVICES ALONG ROADWAYS WITHOUT CURB AND GUTTER SHALL BE LOCATED A MINIMUM OF 18" BELOW THE DITCH FLOWLINE.
- SERVICE LINES CROSSING UNDER THE ROADWAY SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE AND BE ENCASED IN A 4" SCHEDULE 40 PVC PIPE.
- METERS AND TAPS SHALL BE LOCATED ON SAME SIDE OF MAIN.

SERVICE LINE	2"
SERVICE SADDLE	FORD FC202-CC7 OR APPROVED EQUAL
CORPORATION STOP	FORD FB1000-7-G OR APPROVED EQUAL
ANGLE STOP	FORD BFA43-777WG OR APPROVED EQUAL
METER BOX W/ LID	DFW PLASTICS DFW65C-14-AF1F DEEP

NOTE:  
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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

DETAILED SITE PLAN

PROJECT:  
**THE HERITAGE GROVE  
IN THE CITY OF KELLER**  
8660 CLARA LANE, KELLER, TEXAS

SHEET TITLE  
**WATER CONSTRUCTION DETAILS**

DRAWN BY: H. G.      ISSUE:      ISSUE DATE: 05.05.2025

PROJECT DATE: MAY 2025      PROJECT NO.: 001      REV. NO.: 2

SCALE:      SHEET NO.: 13



**WATER CONSTRUCTION DETAILS**  
**SERVICE LINE CASING**

REVISION DATE:  
2/1/2024

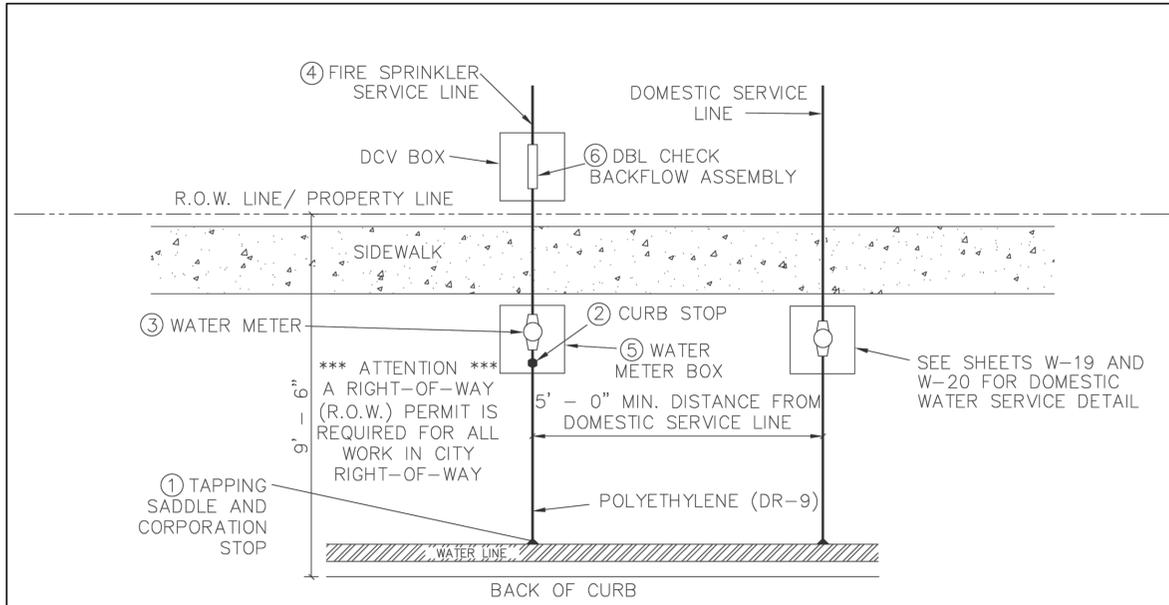
SHEET: W-11



**WATER CONSTRUCTION DETAILS**  
**2" WATER SERVICE ASSEMBLY**

REVISION DATE:  
2/1/2024

SHEET: W-14



**NOTES:**

- CORPORATION STOP SHALL BE CC X COMPRESSION. SEE TABLE BELOW.
- CURB/ANGLE STOP SHALL BE COMPRESSION X MN. SEE TABLE BELOW.
- WATER METER MUST BE SIZED PER DESIGN REQUIREMENTS BUT CAN NOT BE LESS THAN 3/4", WHICH IS INSTALLED BY THE CITY OF KELLER.
- FIRE SPRINKLER SERVICE LINE PER FIRE SPRINKLER DESIGN SPECIFICATIONS, INSTALLED BY PLUMBER OR FIRE PROTECTION CONTRACTOR.
- SEE TABLE BELOW.
- DOUBLE CHECK VALVE ASSEMBLY AND BOX WILL BE INSTALLED BY PLUMBER OR FIRE PROTECTION AND INSPECTED BY CITY OF KELLER.
- "DO NOT CLOSE VALVE" LOCKOUT TAG ATTACHED TO THE FIRE LINE METER BY CITY OF KELLER. FIRE SPRINKLER SYSTEM BACKFLOW PREVENTION DEVICES TO BE OWNED, MAINTAINED, AND TESTED BY PROPERTY OWNER.

FIRE LINE/METER SIZE	3/4	1"	1 - 1/2"	2"
TAPPING SADDLE	FORD FC101-CC4 OR APPROVED EQUAL	FORD FC101-CC4 OR APPROVED EQUAL	FORD FC202-CC7 OR APPROVED EQUAL	FORD FC202-CC7 OR APPROVED EQUAL
CORPORATION STOP	FORD F1000-4-G OR APPROVED EQUAL	FORD F1000-4-G OR APPROVED EQUAL	FORD FB1000-7-G OR APPROVED EQUAL	FORD FB1000-7-G OR APPROVED EQUAL
WATER SERVICE	POLYETHYLENE (DR-9) TYP.	POLYETHYLENE (DR-9) TYP.	POLYETHYLENE (DR-9) TYP.	POLYETHYLENE (DR-9) TYP.
CURB/ANGLE STOP	FORD BA43-444WG OR APPROVED EQUAL	FORD BA43-444WG OR APPROVED EQUAL	FORD BFA43-777WG OR APPROVED EQUAL	FORD BFA43-777WG OR APPROVED EQUAL
METER BOX (BODY)	DFW PLASTICS DFW37C-12-AF1F DEEP	DFW PLASTICS DFW37C-12-AF1F DEEP	DFW PLASTICS DFW65C-14-AF1F DEEP	DFW PLASTICS DFW65C-14-AF1F DEEP
METER BOX (LID)	DFW PLASTICS DFW37C-12-AF4F DEEP FIRE-LID	DFW PLASTICS DFW37C-12-AF4F DEEP FIRE-LID	DFW PLASTICS DFW65CB-AF4F DEEP FIRE-LID	DFW PLASTICS DFW65CB-AF4F DEEP FIRE-LID

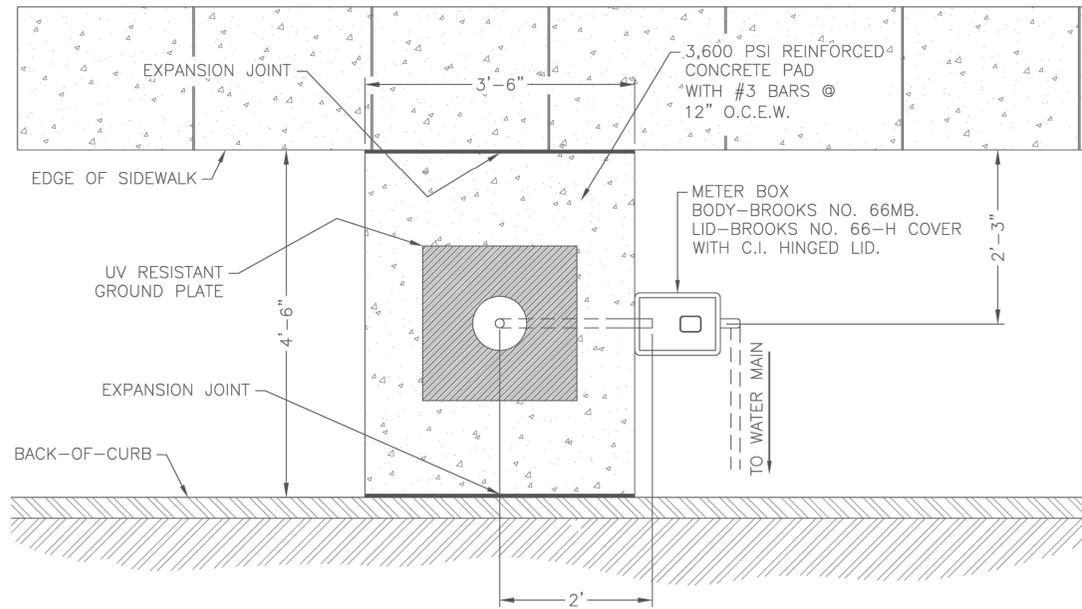
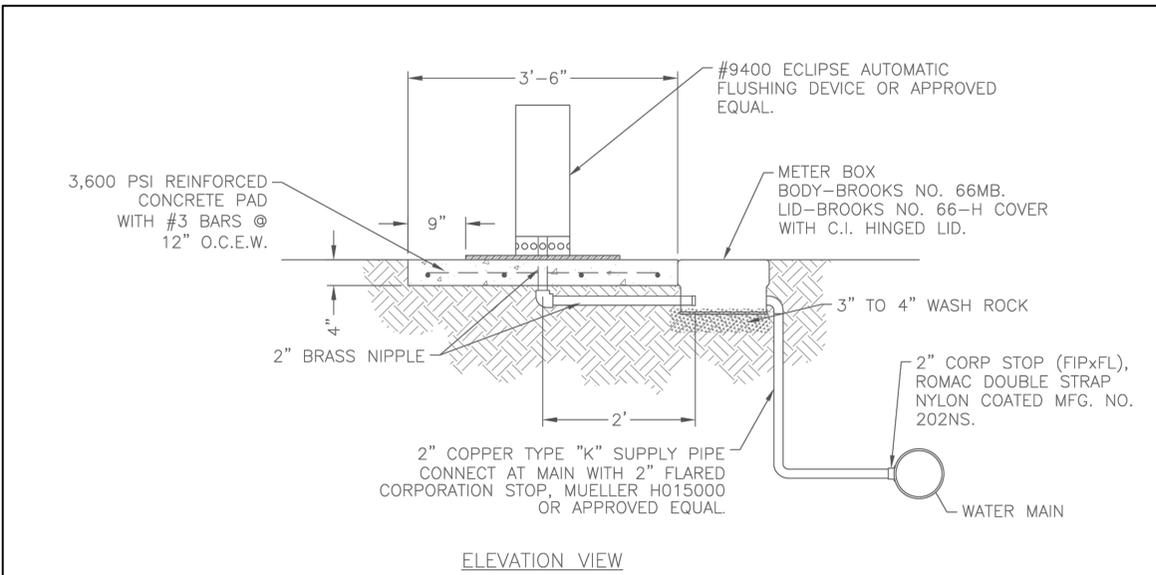


**WATER CONSTRUCTION DETAILS  
RESIDENTIAL FIRE SPRINKLER SERVICE**

REVISION DATE:  
2/1/2024

SHEET: W-15

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- NOTES:**
- EMBEDMENT FROM MAIN TO CURB VALVE SHALL MEET STANDARD CITY EMBEDMENT REQUIREMENTS.
  - BACKFILL TO BE COMPACTED IN 6" LIFTS.



**WATER CONSTRUCTION DETAILS  
AUTOMATIC FLUSHING VALVE**

REVISION DATE:  
2/9/2009

SHEET: W-20

**NOTE:**  
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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

**DETAILED SITE PLAN**

**PROJECT:**  
**THE HERITAGE GROVE  
IN THE CITY OF KELLER**  
8660 CLARA LANE, KELLER, TEXAS

**SHEET TITLE**  
**WATER CONSTRUCTION DETAILS**

■ DRAWN BY: H. G. ■ ISSUE: ■ ISSUE DATE: 05.05.2025

■ PROJECT DATE: MAY 2025 ■ PROJECT NO.: 001 ■ REV. NO.: 2

■ SCALE: - ■ SHEET NO.: 14

PLAN DEVELOPMENT PLAN

# THE HERITAGE GROVE

IN THE CITY OF KELLER  
TARRANT COUNTY, TEXAS  
8660 CLARA LANE



**CITY COUNCIL MEMBERS**

MAYOR: ARMIN MIZANI  
COUNCIL - PLACE 1: SHANNON DUBBERLY  
COUNCIL - PLACE 2: GREG WILL  
COUNCIL - PLACE 3: KAREN BRENNAN  
COUNCIL - PLACE 4: TAG GREEN  
COUNCIL - PLACE 5: CHRIS WHATLEY  
MAYOR PRO TEM: ROSS MCMULLIN

**DEVELOPER**

CAMERON - SQRL, SANFORD LLC  
4512 LEGACY DRIVE UNIT 100, PLANO, TX 75024  
TEL. (617) 956 2285  
SEETHA@SUMAMONDE.COM

**ENGINEER**

OPTIMA DESIGN & ENGINEERING PLLC  
2808 WILDCREEK CT, KELLER TEXAS  
TEL. (817) 466-6503  
TEXAS FIRM REGISTRATION NO. F-23565  
EMAIL: P.ALIKHANI@OPTIMA ENGINEERING.COM

**OWNER**

CHARLES H. TALLEY  
8660 CLARA LANE, KELLER, TX, 76248

**SHEET INDEX**

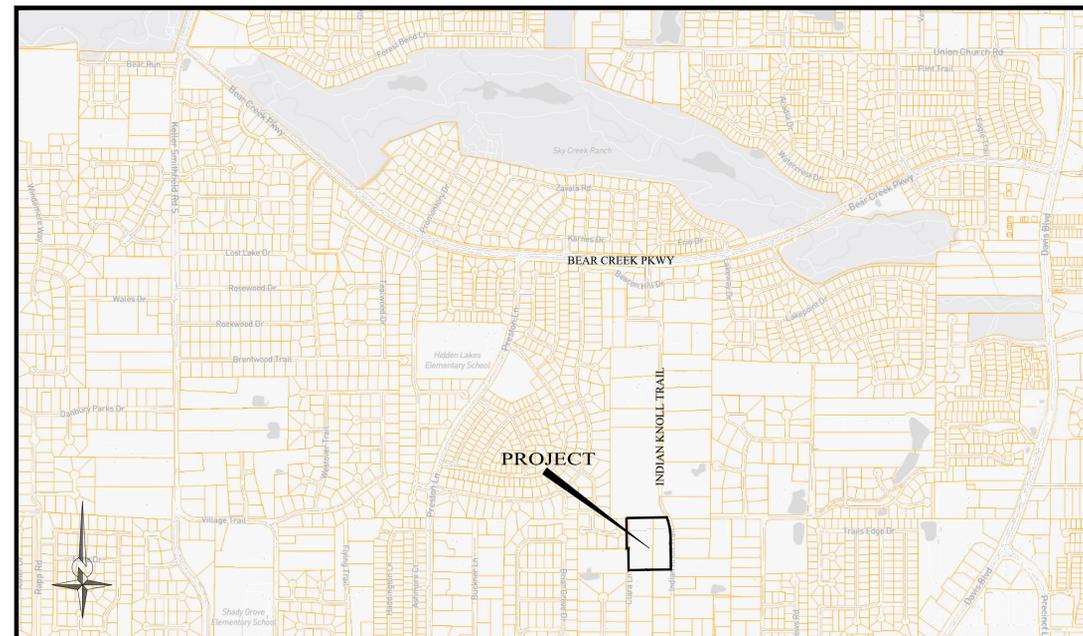
1. COVER SHEET
2. OPEN SPACE PLAN
3. OPEN SPACE CALCULATION
4. LANDSCAPING PLAN
5. FENCE PLAN

**SURVEYOR**

CBG SURVEYING TEXAS LLC  
1413 E. IH - 30, STE. 7 GARLAND, TX 75043  
TEL. (214) 349-9485  
TEXAS FIRM REGISTRATION NO. 10168800  
HTTPS://WWW.CBGTLIC.COM

**SIGNATURE:**

PRELIMINARY SITE EVALUATION APPROVED  
BY THE CITY OF KELLER CITY COUNCIL FOR  
THE PREPARATION OF A FINAL PLAT



LOCATION MAP  
SCALE: 1" = 1000'



**NOTE:**

1. Site plan information
2. Density per acre: 8 units / 7.22 acres = 1.1 units per acre

TOTAL NUMBER OF LOTS	8
NUMBER OF LOTS PER ZONING CATEGORY	8
TOTAL ACREAGE PER PHASE	7.22 ACRES
NUMBER OF LOTS PER PHASE	8
MINIMUM LOT SIZE	30,000 SQFT
MINIMUM DWELLING UNIT SIZE	4,000 SQFT
DENSITY PER ACRE	1.1 (8 LOT PER 7.22 ACRES)

**NOTE:**  
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**BENCHMARK INFO:**  
 NAME: MONUMENT #55  
 ELEVATION: 555.07'  
 LOCATION: SARAH BROOKS DRIVE  
 DESCRIPTION: THE SURVEYED TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED APPROXIMATELY 1' EAST OF THE EAST BACK OF CURB OF SARAH BROOKS DRIVE INSIDE OF TAX EASEMENT AND APPROXIMATELY 1' FROM SARAH BROOKS DRIVE.

**BENCHMARK INFO:**  
 NAME: MONUMENT #56  
 ELEVATION: 534.77'  
 LOCATION: BEAR CREEK PARKWAY  
 DESCRIPTION: THE SURVEYED TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MIDDLE OF BEAR CREEK PARKWAY APPROXIMATELY 14' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



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 EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025
3	NEW OPEN SPACE SITE PLAN	07.10.2025

**PLAN DEVELOPMENT PLAN**

**PROJECT:**  
 THE HERITAGE GROVE  
 IN THE CITY OF KELLER  
 8660 CLARA LANE, KELLER, TEXAS

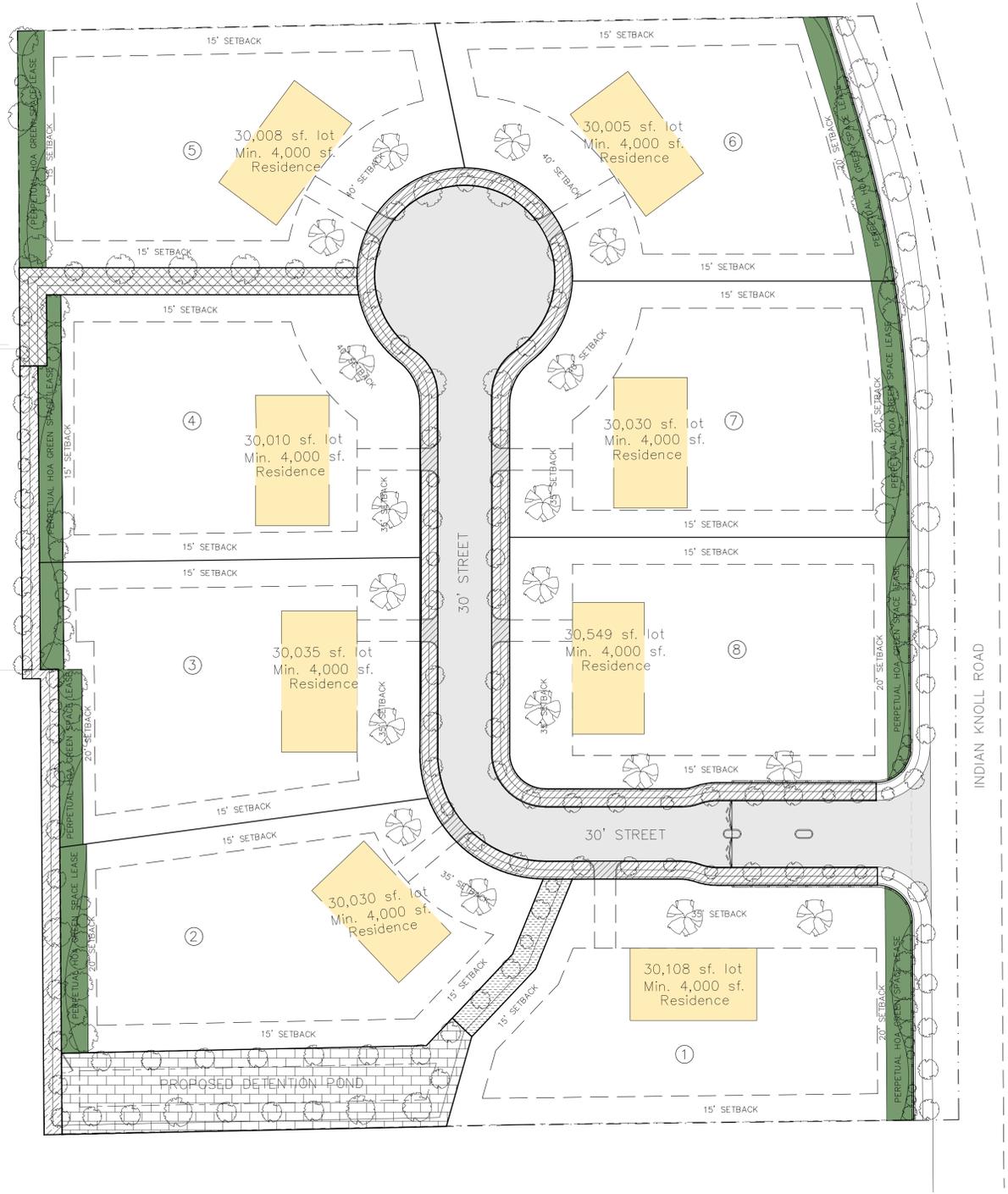
**SHEET TITLE**  
 OPEN SPACE PLAN

**DRAWN BY:** H. G. **ISSUE:** **ISSUE DATE:** 05.05.2025

**PROJECT DATE:** MAY 2025 **PROJECT NO.:** 001 **REV. NO.:** 3

**SCALE:** 1" = 40' **SHEET NO.:** 02

- LEGEND:**
- RESIDENTIAL - SINGLE FAMILY HOMES
  - 30' STREET
  - INDIAN KNOLL GREEN AREA
  - INDIAN KNOLL SIDE WALK
  - PROPOSED DETENTION POND
  - GREEN AREA
  - SIDEWALK
  - PERPETUAL HOA GREEN SPACE LEASE
- } OPEN SPACE (1.08 ACRE)



**NOTE:**

1. Site plan information
2. Density per acre: 8 unites / 7.22 acres = 1.1 unite per acre

TOTAL NUMBER OF LOTS	8
NUMBER OF LOTS PER ZONING CATEGORY	8
TOTAL ACREAGE PER PHASE	7.22 ACRES
NUMBER OF LOTS PER PHASE	8
MINIMUM LOT SIZE	30,000 SQFT
MINIMUM DWELLING UNIT SIZE	4,000 SQFT
DENSITY PER ACRE	1.1 (8 LOT PER 7.22 ACRES)

GREEN AREA AND SIDEWALK	AREA (SQFT)
1- 10' SIDEWALK AND LANDSCAPE INSIDE OF THE GATED COMMUNITY	12751
2- 15' SIDEWALK AND LANDSCAPE	3417
3- 10' SIDEWALK AND LANDSCAPE BESIDE CLARA LANE	4315
4- POND AREA, SIDEWALK AND LANDSCAPE AROUND POND	10151
2- 15' SIDEWALK AND LANDSCAPE	1496
<b>TOTAL</b>	<b>32130</b>

10% OF THE TOTAL LAND AREA (32130 SQFT/ 0.75 ACRE) IS DEDICATED AS OPEN SPACE.

PERPETUAL HOA GREEN SPACE LEASE	AREA (SQFT)
LOT 1	1873
LOT 2	1799
LOT 3	2044
LOT 4	1733
LOT 5	1972
LOT 6	1973
LOT 7	1853
LOT 8	1788
<b>TOTAL</b>	<b>15045</b>

**OPEN SPACE AREA = 47175 SQFT = 15% OF 7.2 ACRES**

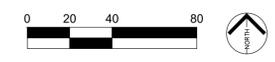
**LEGEND:**

- RESIDENTIAL - SINGLE FAMILY HOMES
- 30' STREET
- PERPETUAL HOA GREEN SPACE LEASE

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**BENCHMARK INFO:**  
 NAME: MONUMENT #1  
 ELEVATION: 656.07'  
 LOCATION: SARAH BROOKS DRIVE  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED 3' EAST OF THE EAST BACK OF CURB OF SARAH BROOKS DRIVE INSIDE OF TAU EASEMENT AND APPROXIMATELY AT 1000 SARAH BROOKS DRIVE.

**BENCHMARK INFO:**  
 NAME: MONUMENT #1  
 ELEVATION: 634.77'  
 LOCATION: BEAR CREEK PARKWAY  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MIDDLE OF BEAR CREEK PARKWAY APPROXIMATELY 16' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025
3	NEW OPEN SPACE SITE PLAN	07.10.2025

**PLAN DEVELOPMENT PLAN**

PROJECT:  
**THE HERITAGE GROVE**  
**IN THE CITY OF KELLER**  
 8660 CLARA LANE, KELLER, TEXAS

**SHEET TITLE**  
**OPEN SPACE CALCULATION**

DRAWN BY H. G.	ISSUE	ISSUE DATE 05.05.2025
PROJECT DATE MAY 2025	PROJECT NO. 001	REV. NO. 3

SCALE: 1" = 40'  
 SHEET NO. 03



**NOTE:**

1. Site plan information
2. Density per acre: 8 units / 7.22 acres = 1.1 unite per acre

TOTAL NUMBER OF LOTS	8
NUMBER OF LOTS PER ZONING CATEGORY	8
TOTAL ACREAGE PER PHASE	7.22 ACRES
NUMBER OF LOTS PER PHASE	8
MINIMUM LOT SIZE	30,000 SQFT
MINIMUM DWELLING UNIT SIZE	4,000 SQFT
DENSITY PER ACRE	1.1 (8 LOT PER 7.22 ACRES)

**LEGEND:**

	SIDEWALK
	RESIDENTIAL - SINGLE FAMILY HOMES
	INDIAN KNOLL GREEN AREA
	INDIAN KNOLL SIDE WALK
	30' STREET
	PROPOSED DETENTION POND
	GREEN AREA
	PERPETUAL HOA GREEN SPACE LEASE

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**BENCHMARK INFO:**  
 NAME: MONUMENT #1  
 ELEVATION: 556.07'  
 LOCATION: SARAH BROOKS DRIVE  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED 3' EAST OF THE EAST BACK OF CURB OF SARAH BROOKS DRIVE INSIDE OF TYP EASEMENT AND APPROXIMATELY AT 100' SARAH BROOKS DRIVE.

**BENCHMARK INFO:**  
 NAME: MONUMENT #1  
 ELEVATION: 534.77'  
 LOCATION: BEAR CREEK PARKWAY  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MIDDLE OF BEAR CREEK PARKWAY APPROXIMATELY 14' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



**OPTIMA**  
 DESIGN & ENGINEERING PLLC  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025
3	NEW OPEN SPACE SITE PLAN	07.10.2025

**PLAN DEVELOPMENT PLAN**

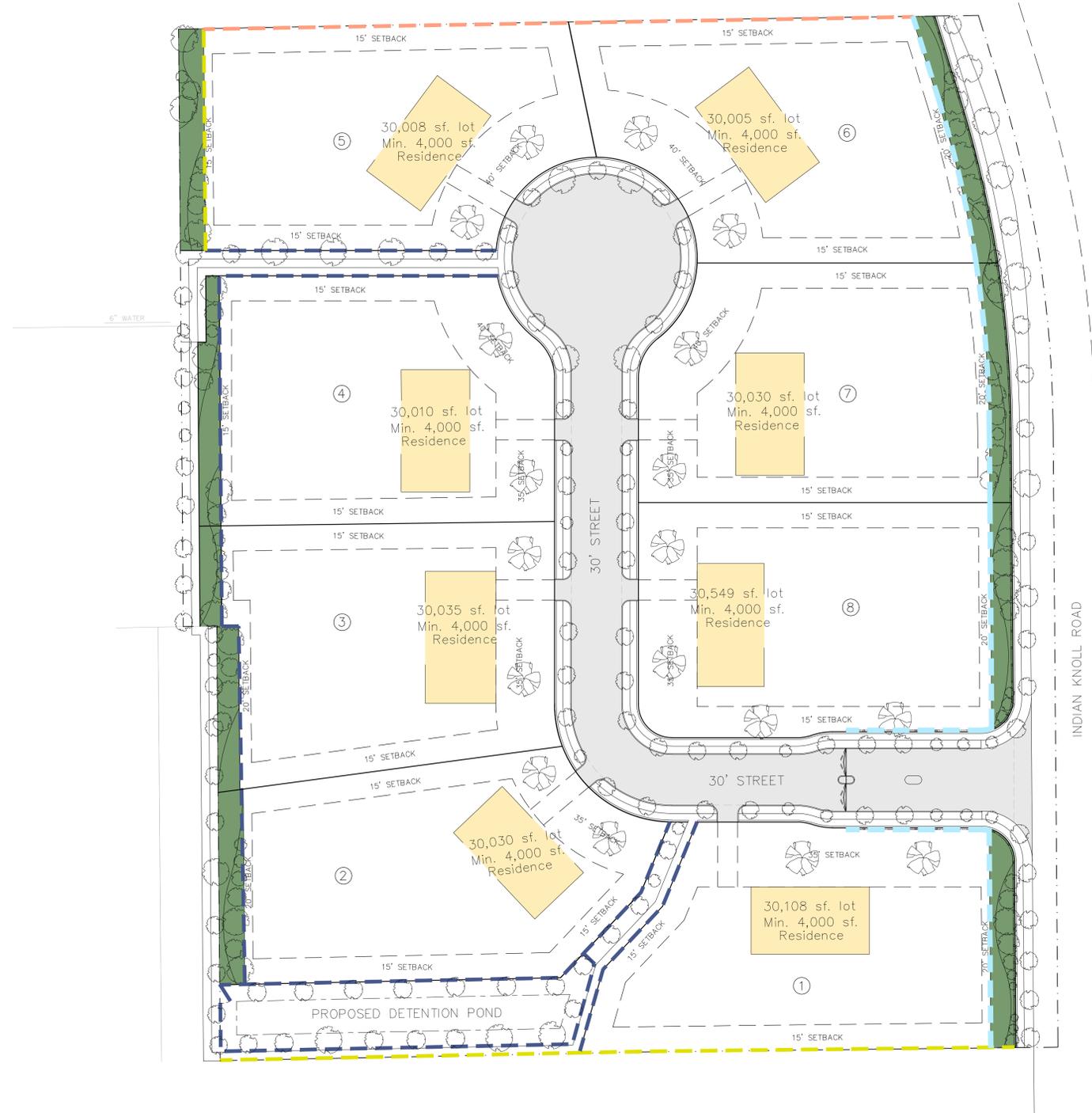
**PROJECT:**  
 THE HERITAGE GROVE  
 IN THE CITY OF KELLER  
 8660 CLARA LANE, KELLER, TEXAS

**LANDSCAPING PLAN**

**DRAWN BY:** H. G. **ISSUE DATE:** 05.05.2025

**PROJECT DATE:** MAY 2025 **PROJECT NO.:** 001 **REV. NO.:** 3

**SCALE:** 1" = 40' **SHEET NO.:** 04



**NOTE:**

1. Site plan information
2. Density per acre: 8 units / 7.22 acres = 1.1 unite per acre

TOTAL NUMBER OF LOTS	8
NUMBER OF LOTS PER ZONING CATEGORY	8
TOTAL ACREAGE PER PHASE	7.22 ACRES
NUMBER OF LOTS PER PHASE	8
MINIMUM LOT SIZE	30,000 SQFT
MINIMUM DWELLING UNIT SIZE	4,000 SQFT
DENSITY PER ACRE	1.1 (8 LOT PER 7.22 ACRES)

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**BENCHMARK INFO:**  
 NAME: MONUMENT #5  
 ELEVATION: 558.07'  
 LOCATION: SARAH BROOKS DRIVE  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED APPROXIMATELY 1' EAST OF THE EAST BACK OF CURB OF SARAH BROOKS DRIVE INSIDE OF TAX EASEMENT AND APPROXIMATELY AT 1000 SARAH BROOKS DRIVE.

**BENCHMARK INFO:**  
 NAME: MONUMENT #6  
 ELEVATION: 534.77'  
 LOCATION: BEAR CREEK PARKWAY  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MIDDLE OF BEAR CREEK PARKWAY APPROXIMATELY 14' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025
3	NEW OPEN SPACE SITE PLAN	07.10.2025

**PLAN DEVELOPMENT PLAN**

**PROJECT:**  
 THE HERITAGE GROVE  
 IN THE CITY OF KELLER  
 8660 CLARA LANE, KELLER, TEXAS

**SHEET TITLE**  
 FENCE PLAN

DRAWN BY: H. G.      ISSUE:      ISSUE DATE: 05.05.2025

PROJECT DATE: MAY 2025      PROJECT NO.: 001      REV. NO.: 3

SCALE: 1" = 40'      SHEET NO.: 05

- LEGEND:**
- MASONRY WALL / BRICK WALL - IRON
  - WOOD FENCE
  - IRON FENCE
  - EXISTING FENCE
  - RESIDENTIAL - SINGLE FAMILY HOMES
  - 30' STREET
  - GATE CAR DOOR
  - PERPETUAL HOA GREEN SPACE LEASE