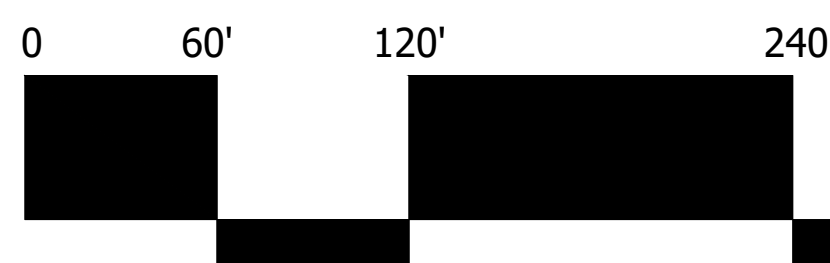
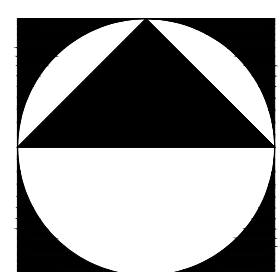


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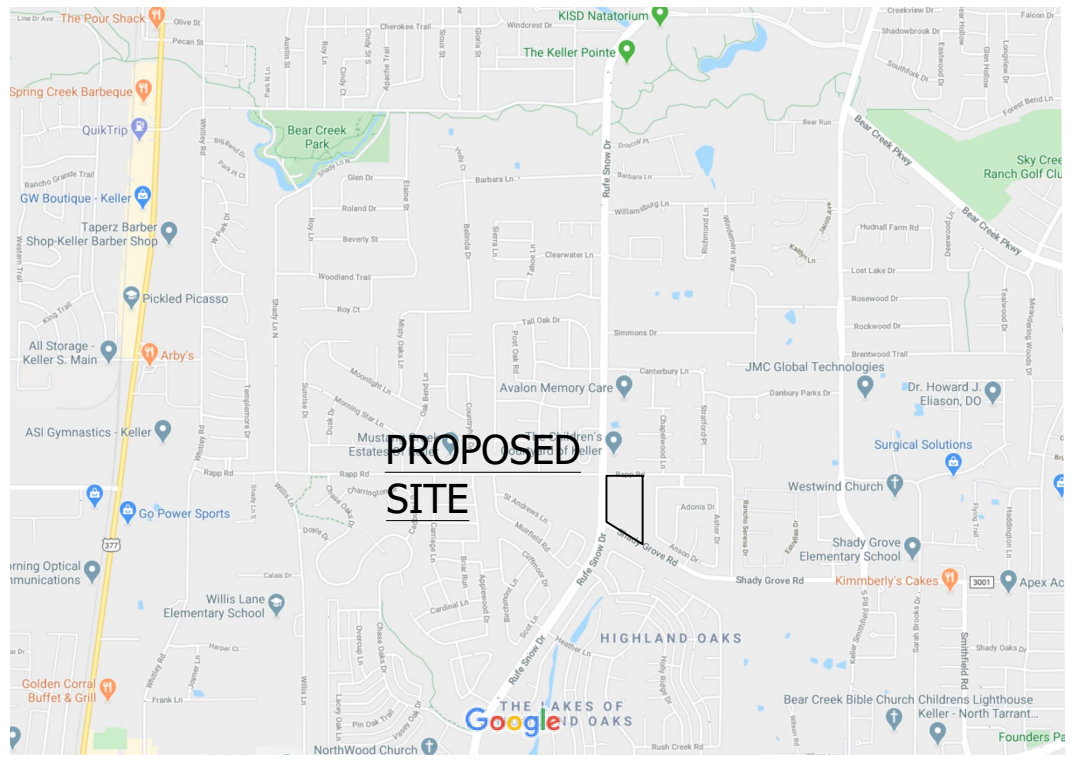
Boundary with Aerial

Zoning Case #Z-20-0002  
**Adare Grove**  
Keller, Tarrant County, Texas



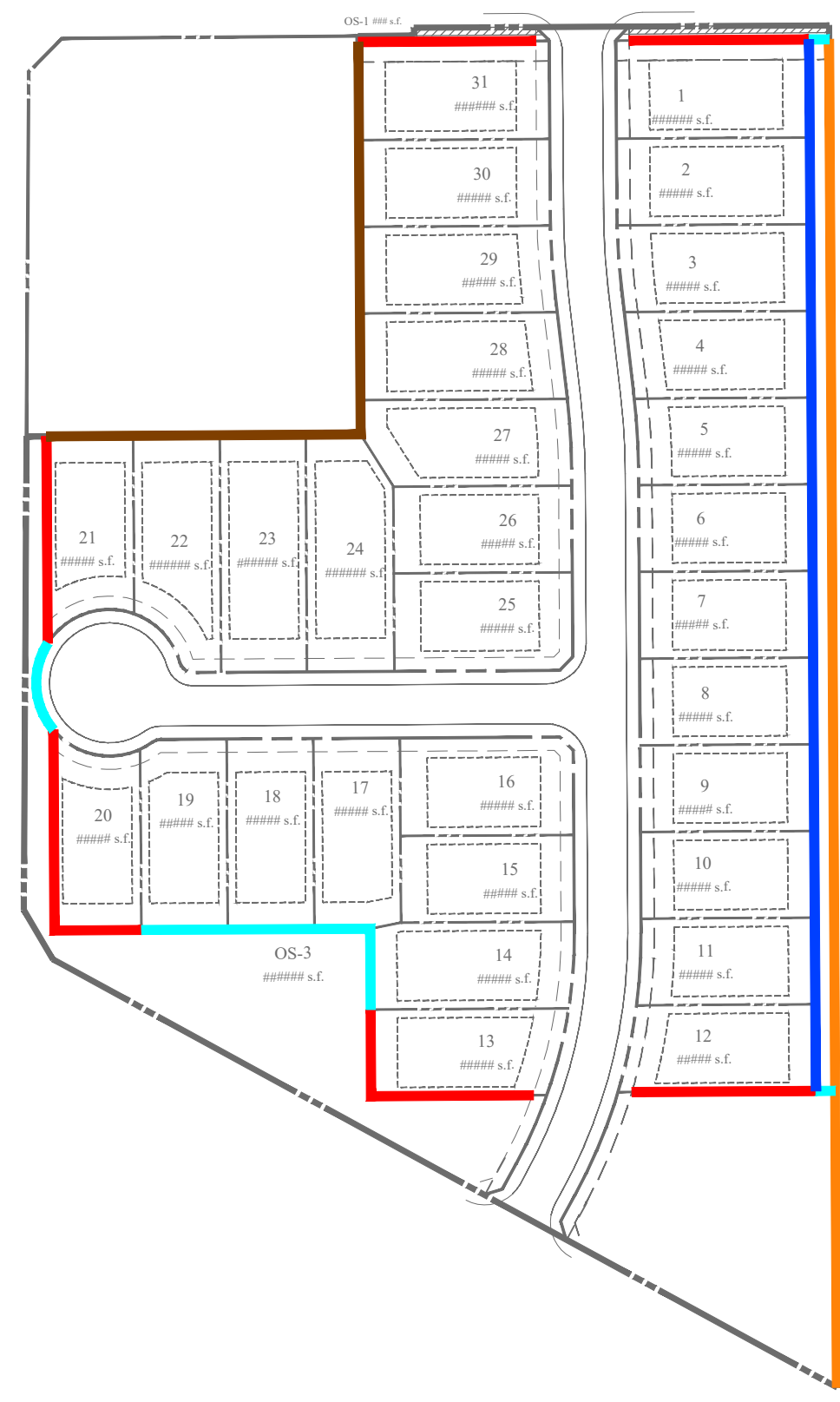
**Legend**  
 Rapp Road R.O.W. Dedication

**VICINITY MAP**



**Fence Diagram**

- 6' Masonry Wall
- 8' Cedar Fence
- 6' Cedar Fence
- 6' Iron Fence
- 5' Iron Fence



**Owner:**  
 Bursery Commercial, Ltd.  
 2111 North Collins, Suite 323  
 Arlington, TX 76011  
 Phone: 214-555-1550  
 Contact:

**Developer:**  
 WPC Acquisitions, Inc.  
 4131 N. Central Expy, Suite 990  
 Dallas, TX 75024  
 Phone: 972-479-0697  
 Contact:

**Engineer:**  
 J. Volk Consulting  
 830 Central Parkway East, Suite 300  
 Richardson, TX 75074  
 Tel: 972-201-3100  
 Contact: Jay Volk

**Applicant:**  
 Sage Group, Inc.  
 1130 N. Carroll Ave., Suite 200  
 Southlake, TX 76092  
 Tel: 817-424-2626  
 Contact: Curtis Young

**Planner:**

**SAGE GROUP, INC.**  
 Master Planning  
 Urban Design  
 Architecture  
 Landscape Architecture  
 1130 N. Carroll Ave., Ste. 200  
 Southlake, Texas 76092  
 817-424-2626

31 JUL 2020

**Detailed Site Plan**



**Area Summary**

Residential Lots	6.585 ac.
Rapp Road R.O.W. ded.	0.036 ac.
Open Space Areas (3 lots - 18.61%)	1.879 ac.
Interior Streets	1.595 ac.
Gross Site Area	10.095 ac.

**Site Data**

Gross Acreage	10.095 ac.
Gross Density	3.07 du/ac.

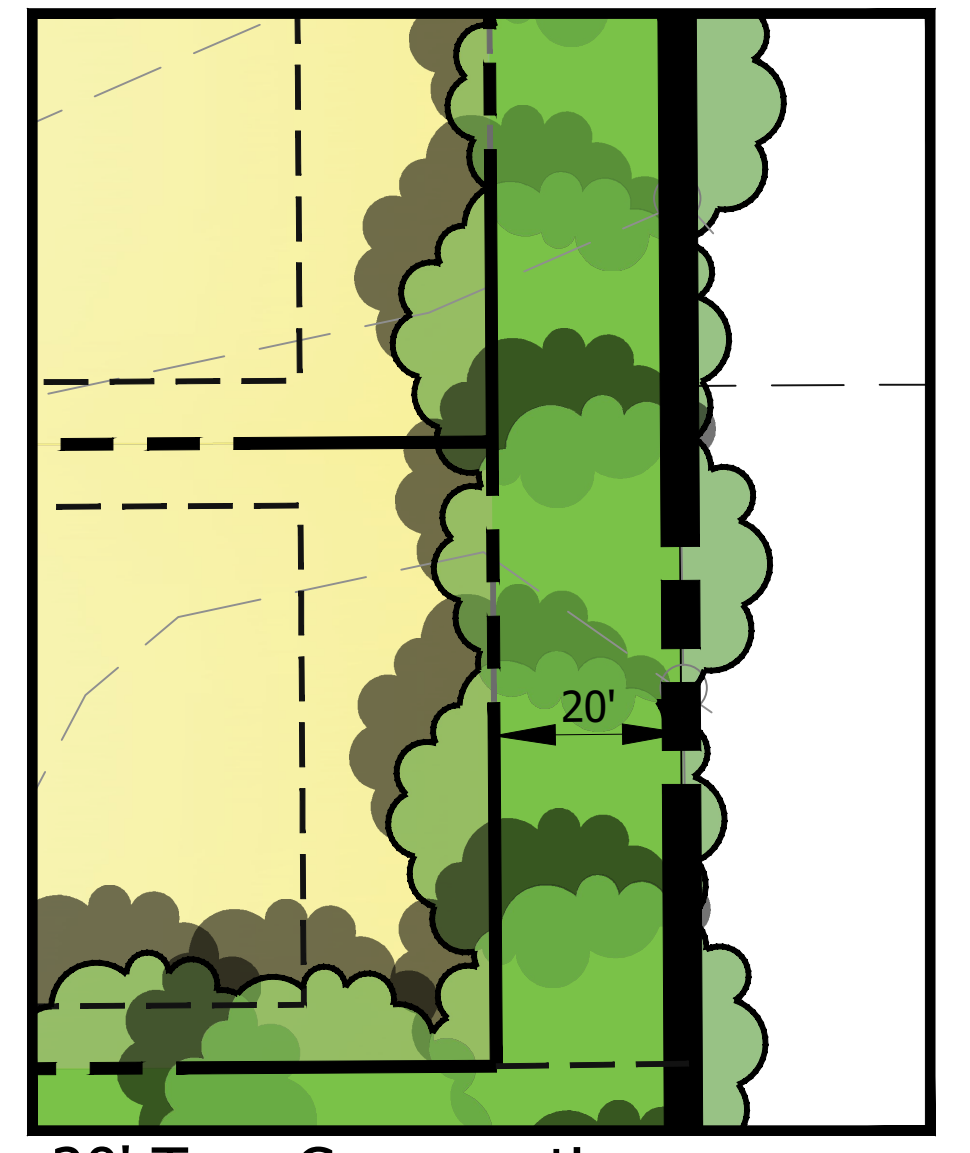
**Lot Summary**

Residential Lots	31
Open Space Areas	3
Minimum Building Lot Area	8,450 s.f.
Average Building Lot Area	9,251 s.f.

**L.U.D./Zoning**

Existing L.U.D.:	Single Family Med Density
Existing Zoning:	RT - Retail
Proposed L.U.D.:	Single Family High Density
Proposed Zoning:	PD (SF-8.4)

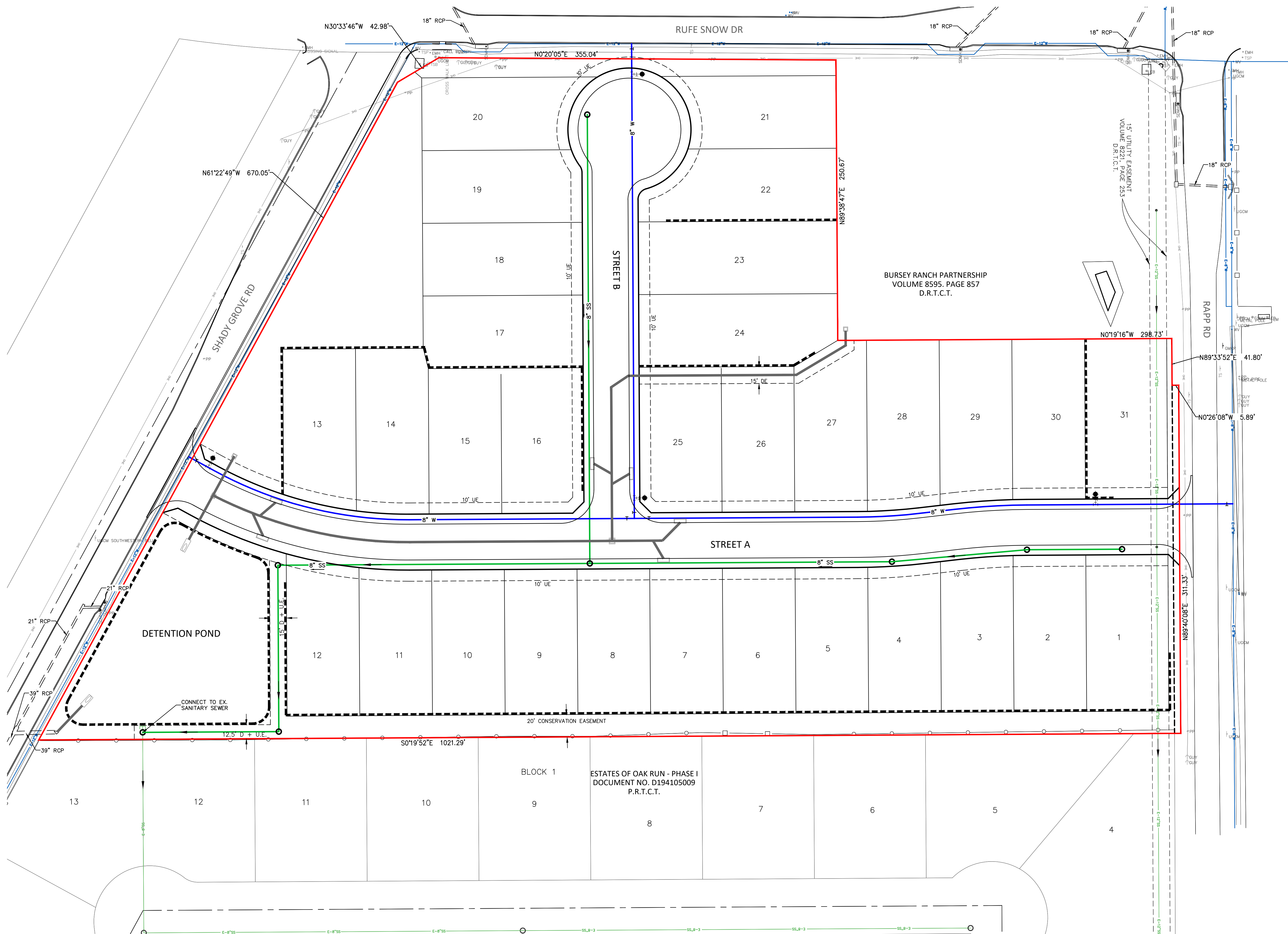
**Zoning District Req'mnts.**  
 (Per City Unified Development Code)  
 SF-8.4 (Single Family Residential) - (8,400 s.f. min.)  
 Shall comply with the City of Keller Unified Development Code for SF-8.4 zoning, as modified.



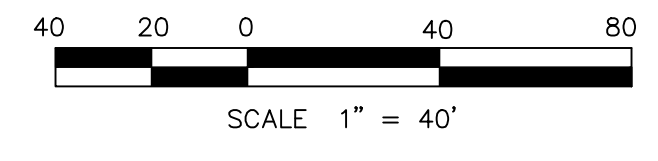
20' Tree Conservation Easement Enlargement  
 SCALE: 1"=20'

Zoning Case #Z-20-0002  
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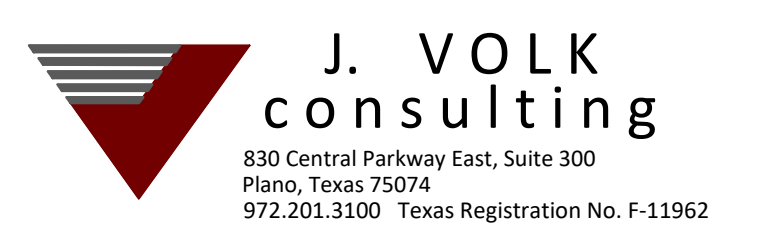
LEGEND	
	PROPOSED 8" SANITARY SEWER
	PROPOSED 8" WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED STORM DRAIN
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	PROPERTY LINE



**PRELIMINARY  
 WATER & SANITARY SEWER PLAN  
 ADARE GROVE**  
 CITY OF KELLER  
 TARRANT COUNTY, TEXAS

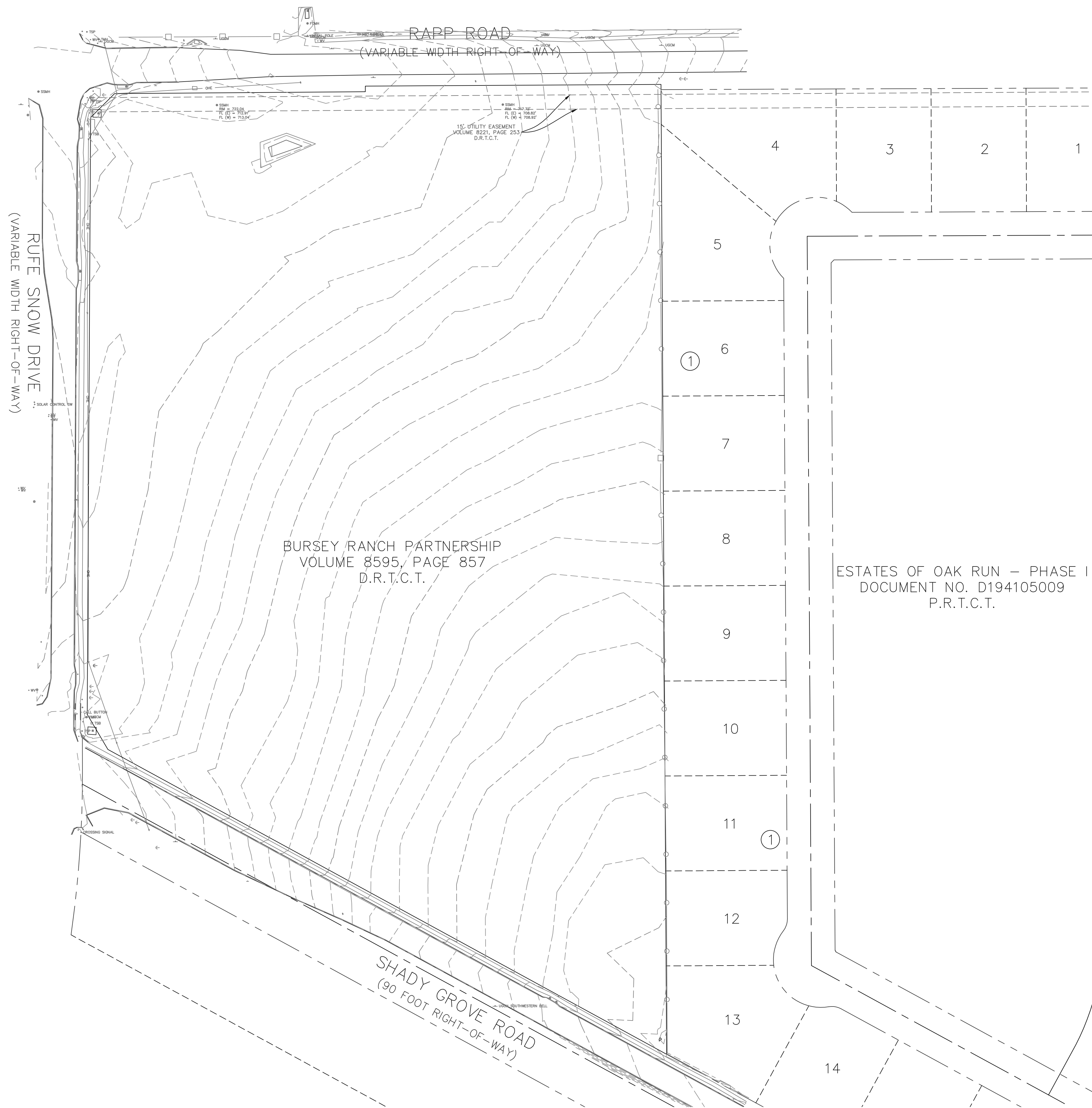
FOR INSPECTION PURPOSES ONLY. THIS DOCUMENT IS NOT OFFICIAL AND NOT APPROVED FOR RECORDING PURPOSES.

Engineer/Surveyor:  
 J. Volk Consulting, Inc.  
 830 Central Parkway East, Suite 300  
 Plano, Texas 75074  
 Phone: 972-201-3100  
 Contact: Jay Volk  
 Email: jay.volk@jvolconsulting.com



29 July 2020  
 SHEET 1 OF 1

**J. VOLK  
 consulting**  
830 Central Parkway East, Suite 300  
 Plano, Texas 75074  
 972.201.3100 Texas Registration No. F-11962



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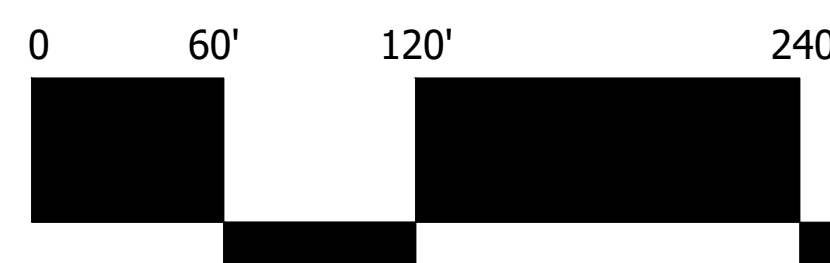
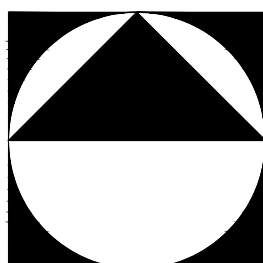
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20 JUL 2020



**Existing Conditions**

Zoning Case #Z-20-0002

**Adare Grove**

Keller, Tarrant County, Texas