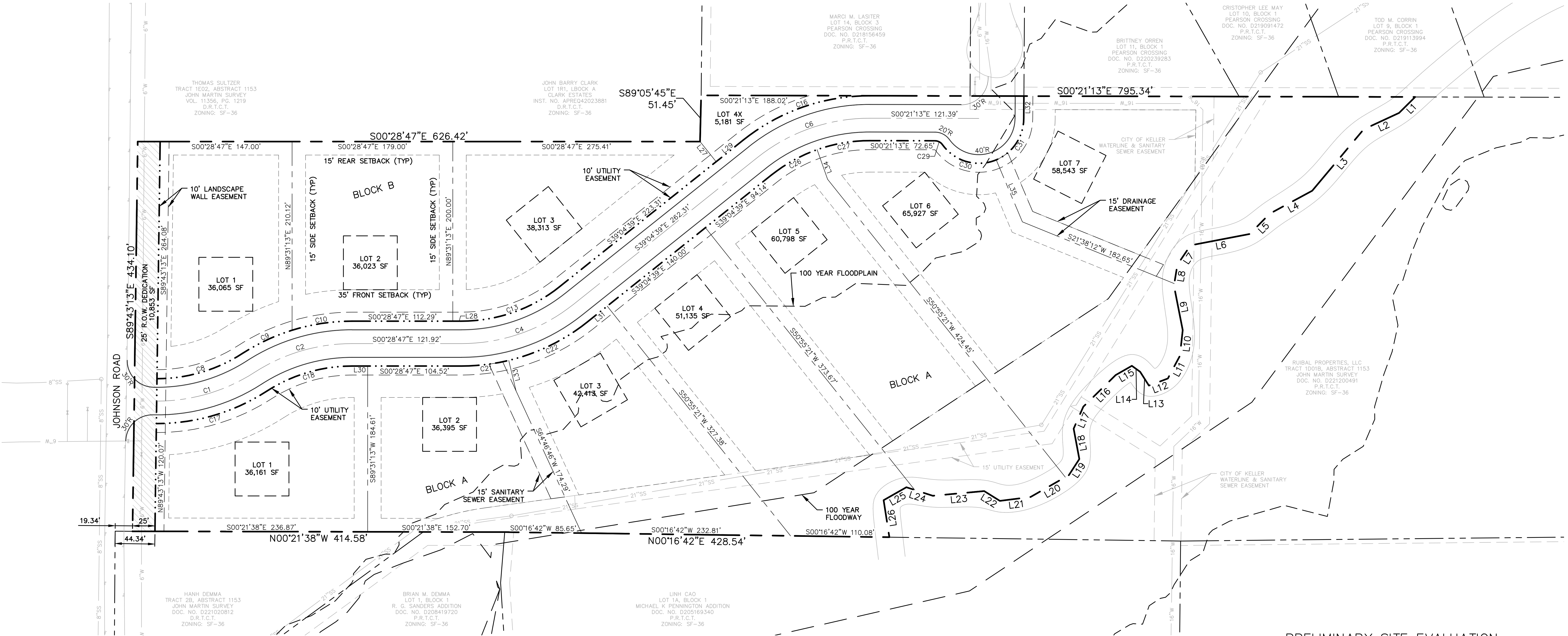
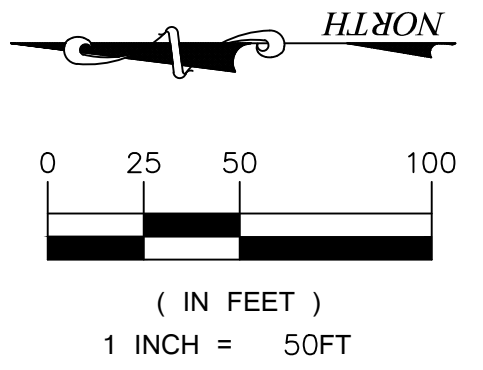
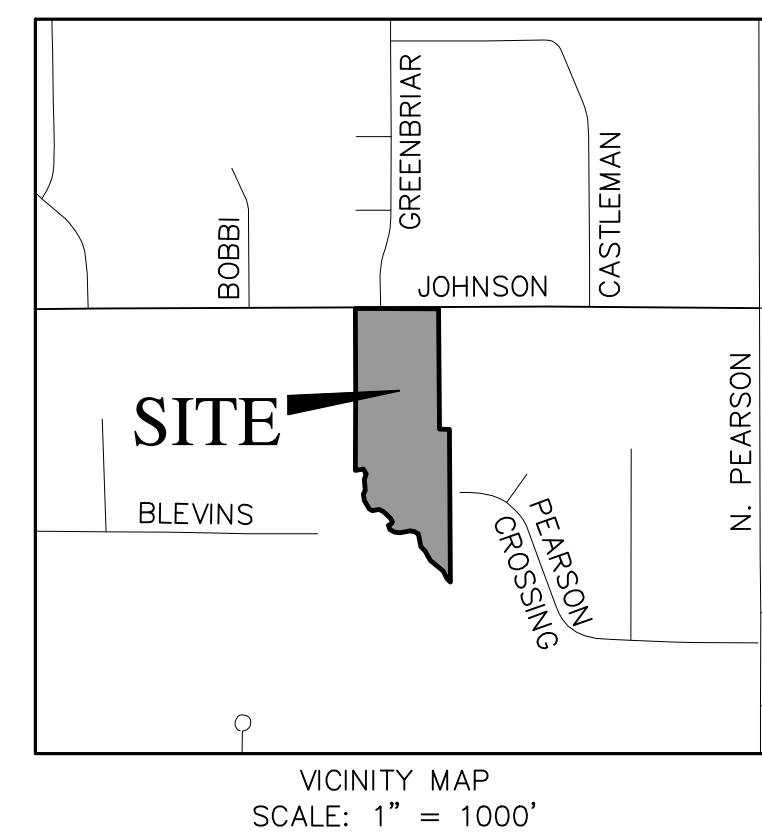


LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	25.24'	N45°22'31"W	L16	50.24'	N44°45'09"W	L31	28.17'	S39°04'39"E
L2	43.33'	N25°13'06"W	L17	26.82'	N66°44'51"W	L32	25.21'	N89°53'14"E
L3	89.35'	N50°29'17"W	L18	34.44'	S78°56'03"W	L33	35.00'	S75°58'42"W
L4	53.95'	N28°54'47"W	L19	21.28'	N57°23'21"W	L34	35.00'	S70°02'56"W
L5	31.60'	N45°59'28"W	L20	49.22'	N30°09'29"W	L35	75.00'	S66°38'12"W
L6	67.31'	N11°21'16"W	L21	34.41'	N07°44'55"W			
L7	26.16'	N56°35'59"W	L22	20.64'	N31°17'10"E			
L8	23.30'	N81°13'01"W	L23	57.38'	N05°41'56"W			
L9	50.61'	S78°25'00"W	L24	30.95'	N17°26'40"E			
L10	28.89'	N84°06'57"W	L25	28.24'	N30°09'07"W			
L11	28.45'	N62°34'10"W	L26	41.64'	S80°36'53"W			
L12	22.56'	N21°00'58"W	L27	28.73'	N50°55'21"E			
L13	18.20'	N57°04'49"E	L28	9.63'	S00°28'47"E			
L14	11.39'	N35°24'45"E	L29	38.99'	S39°04'39"E			
L15	20.83'	N30°19'39"W	L30	17.41'	S00°28'47"E			

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH	
C1	115.17'	200.00'	32°59'40"	S16°51'28"E	113.59'	
C2	114.76'	200.00'	32°52'31"	S16°55'02"E	113.19'	
C4	134.73'	200.00'	38°35'52"	S19°46'43"E	132.20'	
C6	135.17'	200.00'	38°43'26"	S19°42'56"E	132.61'	
C8	100.50'	175.00'	32°54'10"	S16°54'12"E	99.12'	
C9	61.37'	225.00'	15°37'42"	S25°32'26"E	61.18'	
C10	67.73'	225.00'	17°14'49"	S09°06'11"E	67.47'	
C13	117.89'	175.00'	38°35'52"	S19°46'43"E	115.67'	
C16	152.07'	225.00'	38°43'26"	S19°42'56"E	149.19'	
C17	129.85'	225.00'	33°03'56"	S16°49'20"E	128.05'	
C18	100.41'	175.00'	32°52'31"	S16°55'02"E	99.04'	
C21	53.18'	225.00'	13°32'31"	S07°15'02"E	53.06'	
C22	98.39'	225.00'	25°03'21"	S26°32'58"E	97.61'	
C26	58.41'	174.93'	19°07'50"	S29°30'44"E	58.13'	
C27	59.87'	175.21'	19°34'39"	S10°09'29"E	59.58'	
C29	9.48'	10.00'	54°18'55"	S26°48'15"W	9.13'	
C30	67.32'	49.94'	77°14'23"	S15°20'31"W	62.33'	
C31	58.33'	50.13'	66°40'33"	S56°36'57"E	55.10'	

SITE DATA	
NUMBER OF LOTS	10 RESIDENTIAL 1 OPEN SPACE
NUMBER OF LOTS PER ZONING CATEGORY	11
TOTAL ACERAGE	12.21 ACRES
MINIMUM LOT SIZE	36,000 SF
MINIMUM DWELLING UNIT SIZE	2,400 SF
DENSITY PER ACRE	0.90 LOTS/ACRES

- NOTES:
- ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
 - FOR LOT 1, BLOCK A FOR AN AVERAGE DEPTH OF 152.34' IN LIEU OF THE REQUIRED 200' DEPTH.
 - FOR LOT 2, BLOCK A FOR AN AVERAGE DEPTH OF 196.95' IN LIEU OF THE REQUIRED 200' DEPTH.



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

MAYOR _____ DATE _____
CITY SECRETARY _____ DATE _____

OWNER:
FOUNDERS DEVELOPMENT COMPANY, LP
6449 NORTHPORT DRIVE
DALLAS, TEXAS 75230
(817) 480-9904
CONTACT: CARY CLARKE

ENGINEER:
REDINGER GROUP, LLC
P.O. BOX 93206
SOUTHLAKE, TEXAS 76092
PHONE: (817) 253-5727-6210
CONTACT: CLAYTON REDINGER

PRELIMINARY SITE EVALUATION
OF
WINDING CREEK
10 RESIDENTIAL LOTS & 1 OPEN SPACE LOT
JOHN MARTIN SURVEY
ABSTRACT NO. 1153, TRACTS 1D & 1D01
IN THE
CITY OF KELLER, TARRANT COUNTY, TEXAS
BEING
12.21 ACRES
EXISTING ZONING: SF-36
PROPOSED ZONING: SF-36
PREPARED: APRIL 2022

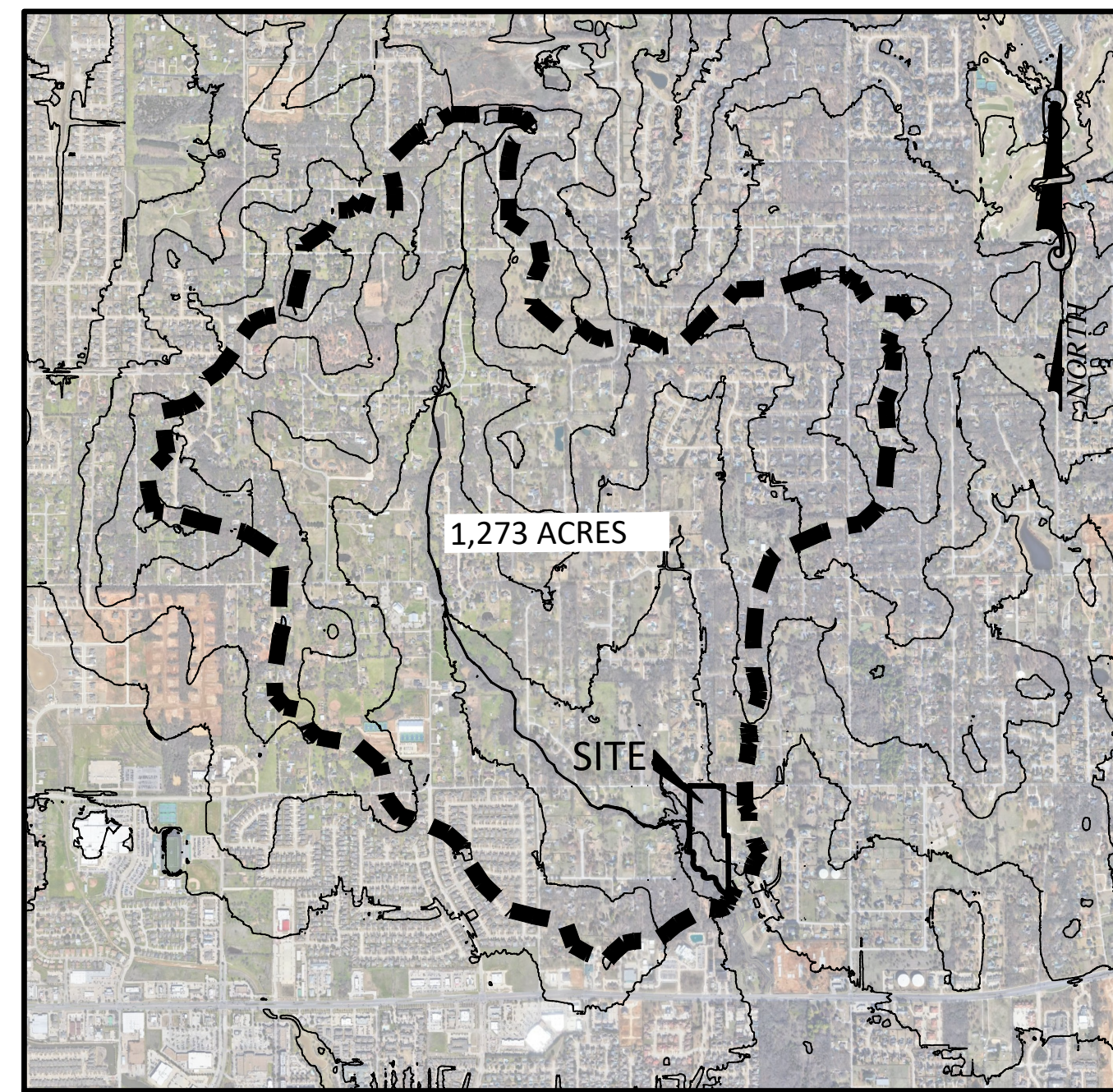
LEGEND

- NAME AC 0100 DRAINAGE AREA LABEL
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- DESIGN POINT

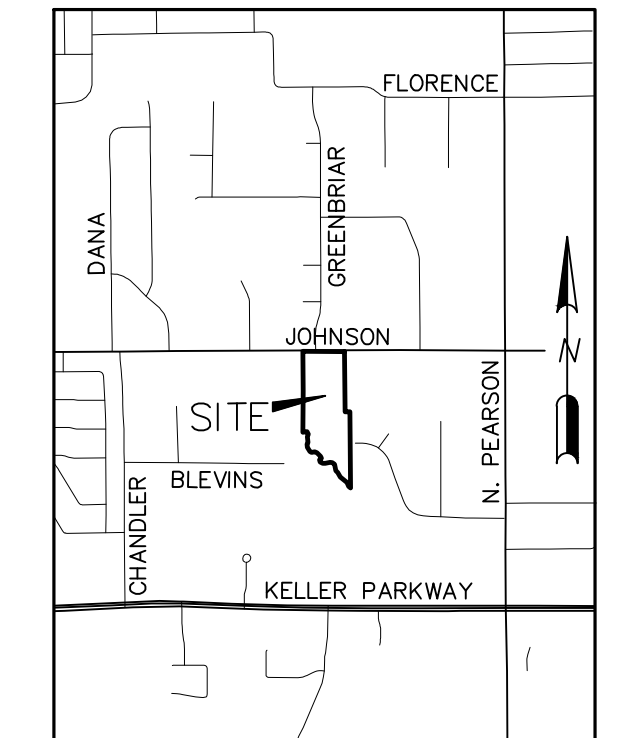
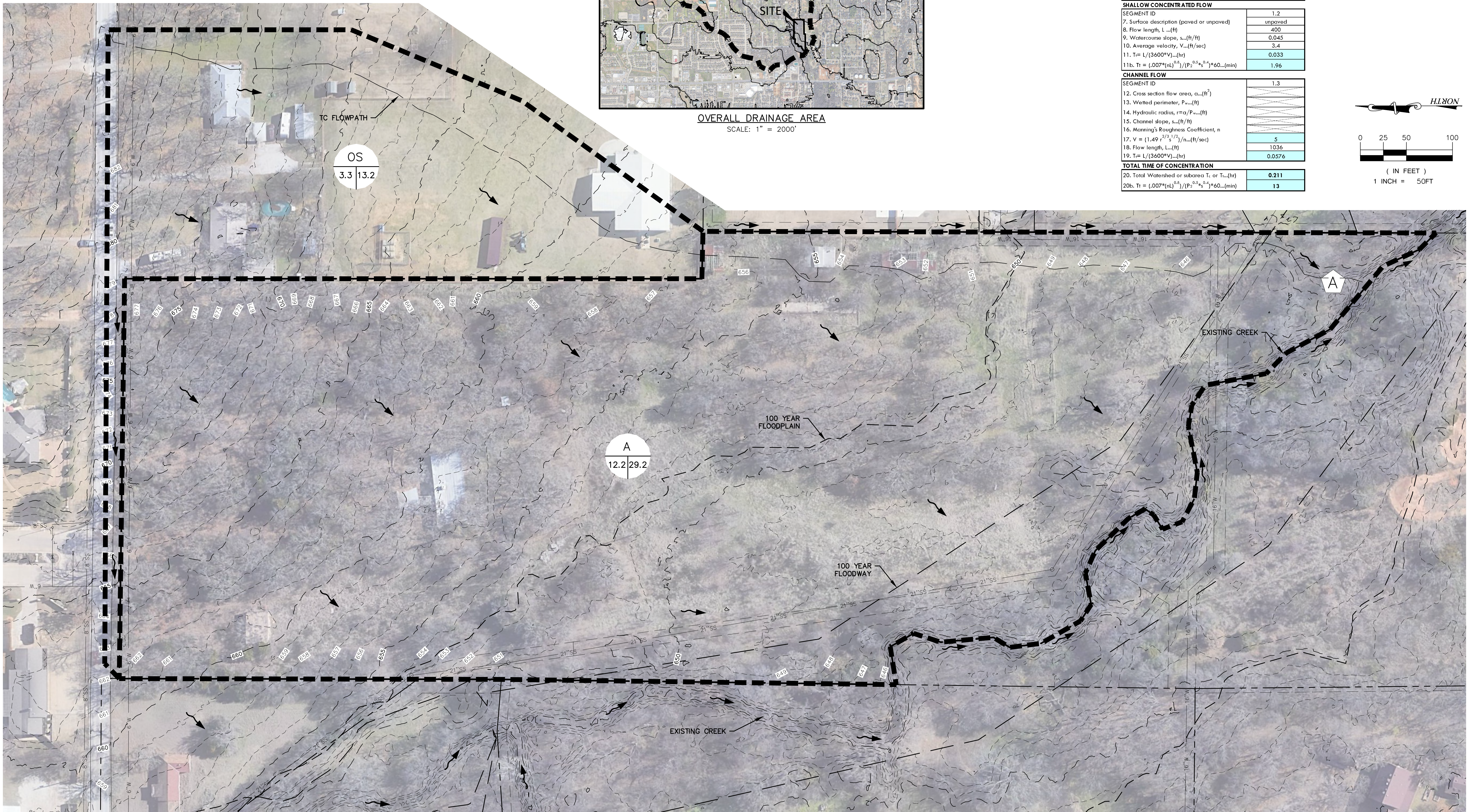
RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)

AREA NO.	AREA(AC)	DESCRIPTION	C VALUE	Tc(MIN)	I1 (IN/HR)	Q1 (CFS)	I10 (IN/HR)	Q10 (CFS)	I100 (IN/HR)	Q100 (CFS)
OS	3.3	RES (>0.5AC)	0.50	15	3.32	5.5	5.53	9.1	7.98	13.2
A	12.2	UNDEV.	0.30	15	3.32	12.2	5.53	20.2	7.98	29.2

THIS DEVELOPMENT DISCHARGES DIRECTLY TO A FEMA REGULATED FLOODPLAIN (STREAM BB-10). THE TOTAL DEVELOPED AREA IS APPROXIMATELY 12.2 ACRES. THE OVERALL WATERSHED OF BB-10 AT THE POINT OF DISCHARGE IS APPROXIMATELY 1,273 ACRES (1.99 SQUARE MILES) AND HAS A TIME OF CONCENTRATION OF APPROXIMATELY 45 MINUTES. THE DEVELOPED SITE REPRESENTS APPROXIMATELY 0.96% OF THE OVERALL WATERSHED WHICH IS WELL BELOW THE THRESHOLD OF THE "10 PERCENT RULE" ZONE OF INFLUENCE AS DEFINED BY NCTCOG'S ISWM. THEREFORE ONSITE DETENTION CONTROLS WOULD HAVE NO SIGNIFICANT IMPACT ON DOWNSTREAM CONDITIONS. DETENTION IS NOT RECOMMENDED FOR THIS SITE.



OVERALL DRAINAGE AREA
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

Time of Concentration or Travel Time Worksheet

Project: Winding Creek
By: CTR
Date: 6/2/22
Location: Keller, TX
Condition (Present/Proposed): Present (Local)

SHEET FLOW (Applicable to T_c only)

SEGMENT ID	1.1
1. Surface Description	Bermuda Grass
2. Manning's Roughness Coefficient	0.41
3. Flow Length, L (total L <= 300 ft)_(ft)	50
4. Two-yr 24 hr rainfall, P ₂ _(in)	3.522
5. Land Slope, s_(ft/ft)	0.07
6. Tr = (.007*(nL) ^{0.5})/(P ₂ ^{0.5} *s ^{0.4})_(hr)	0.121
6b. Tr = (.007*(nL) ^{0.5})/(P ₂ ^{0.5} *s ^{0.4})*60_(min)	7.26

SHALLOW CONCENTRATED FLOW

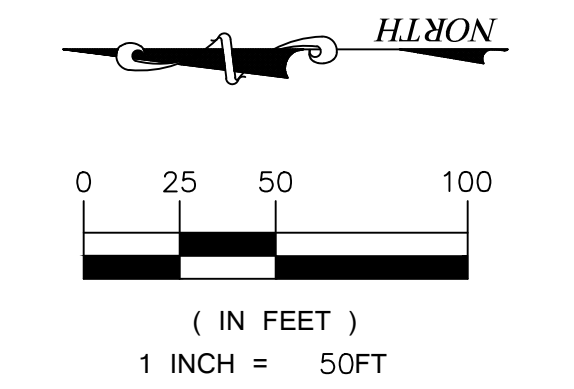
SEGMENT ID	1.2
7. Surface description (paved or unpaved)	unpaved
8. Flow length, L_(ft)	400
9. Watercourse slope, s_(ft/ft)	0.045
10. Average velocity, V_(ft/sec)	3.4
11. Tr = L/(3600*V)_(hr)	0.033
11b. Tr = (.007*(nL) ^{0.5})/(P ₂ ^{0.5} *s ^{0.4})*60_(min)	1.96

CHANNEL FLOW

SEGMENT ID	1.3
12. Cross section flow area, a_(ft ²)	
13. Wetted perimeter, P_w_(ft)	
14. Hydraulic radius, r=a/P_w_(ft)	
15. Channel slope, s_(ft/ft)	
16. Manning's Roughness Coefficient, n	
17. V = (1.49 * r ^{2/3} / n) * s ^{0.5} _(ft/sec)	5
18. Flow length, L_(ft)	1036
19. Tr = L/(3600*V)_(hr)	0.0576

TOTAL TIME OF CONCENTRATION

20. Total Watershed or subarea T _c or T _{tr} _(hr)	0.211
20b. Tr = (.007*(nL) ^{0.5})/(P ₂ ^{0.5} *s ^{0.4})*60_(min)	13



REDINGER GROUP, LLC
P.O. BOX 93006
DALLAS, TEXAS 75293
PHONE: (817) 233-2277
FAX: (817) 233-2278
ENGINEERING REGISTRATION NUMBER: 7-23239
PREPARED FOR:
FOUNDERS DEVELOPMENT
6448 NORTHPOINT DRIVE
KELLER, TEXAS 75424
PHONE: (817) 460-5904

EXISTING DRAINAGE PLAN
WINDING CREEK
KELLER, TEXAS

BENCHMARKS:
BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX




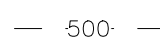
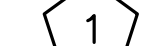

PRELIMINARY
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Not for Construction or Permit Purposes
CLAYTON L. REDINGER
Engineer
P.E. No. 87497
6202022

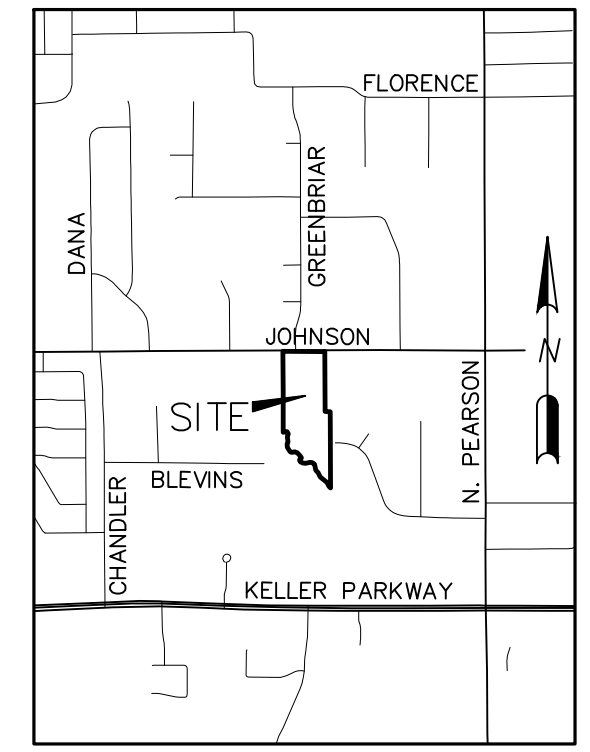
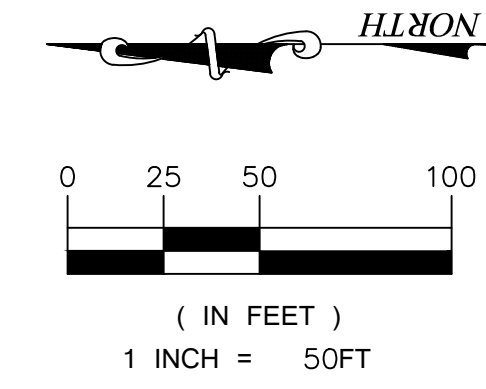
Date: 6/20/2022
Drawn By: DSM
Reviewed By: CTR
Project: 1001-01

SHEET
2

1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
2. CRITERIA BASED ON CITY OF FORT WORTH ISWM CRITERIA MANUAL FOR SITE DEVELOPMENT AND CONSTRUCTION. (LATEST EDITION)
3. DOCUMENTATION AND SUPPORTING CALCULATIONS FOR DETENTION ASSESSMENT TO BE PROVIDED BY SEPARATE REPORT.
4. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

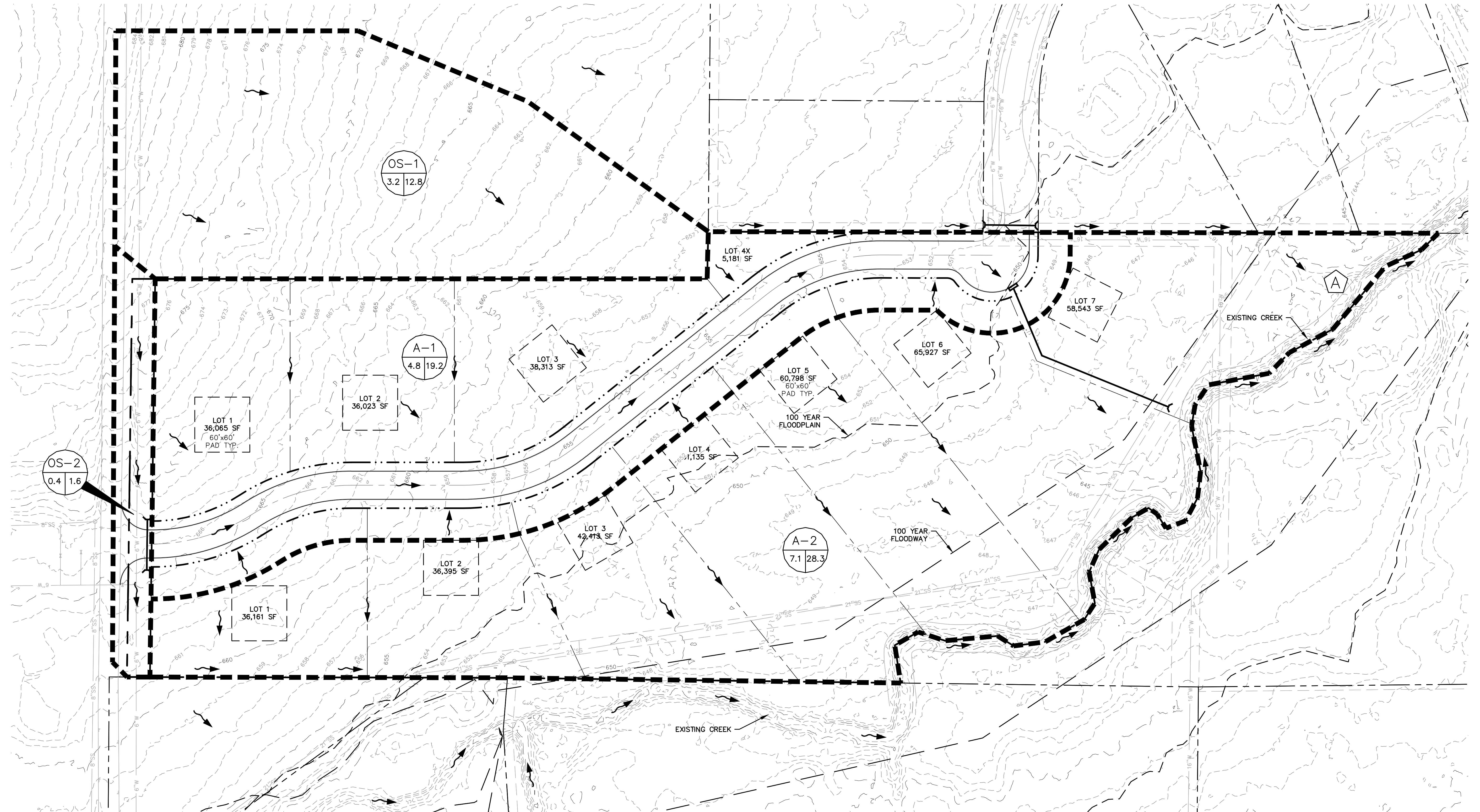
LEGEND

-  DRAINAGE AREA LABEL
-  FLOW ARROW (POST-PROJECT)
-  DRAINAGE DIVIDE
-  EXISTING CONTOUR MINOR
-  EXISTING CONTOUR MAJOR
-  DESIGN POINT



RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)

AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	T _c (MIN)	I1 (IN/HR)	Q1 (CFS)	I10 (IN/HR)	Q10 (CFS)	I100 (IN/HR)	Q100 (CFS)
OS-1	3.2	RES (>0.5AC)	0.50	15	3.32	5.3	5.53	8.8	7.98	12.8
OS-2	0.4	RES (>0.5AC)	0.50	15	3.32	0.7	5.53	1.1	7.98	1.6
A-1	4.8	RES (>0.5AC)	0.50	15	3.32	8.0	5.53	13.3	7.98	19.2
A-2	7.1	RES (>0.5AC)	0.50	15	3.32	11.8	5.53	19.6	7.98	28.3



REDINGER GROUP, LLC
 P.O. BOX 93004
 SUITE 100
 FORT WORTH, TEXAS 76163
 PHONE: (817) 233-2277
 ENGINEERING REGISTRATION NUMBER: 7-23259
 PREPARED FOR:
 FOUNDERS DEVELOPMENT
 6445 NORTHPOINT DRIVE
 KELLER, TEXAS 76248
 PHONE: (817) 460-5904

PRELIMINARY GRADING & DRAINAGE PLAN
WINDING CREEK
KELLER, TEXAS

BENCHMARKS:
 BM1
 XXX
 ELEV = XXX
 BM2
 XXX
 ELEV = XXX

PRELIMINARY FOR REVIEW ONLY
 Not for Construction or Permit Purposes
 Engineer: CLAYTON L. REDINGER
 P.E. No. 97497
 Date: 6/20/2022

Date: 6/20/2022
 Drawn By: DSM
 Reviewed By: CTR
 Project: 1001-01







CITY CASE NO. _____

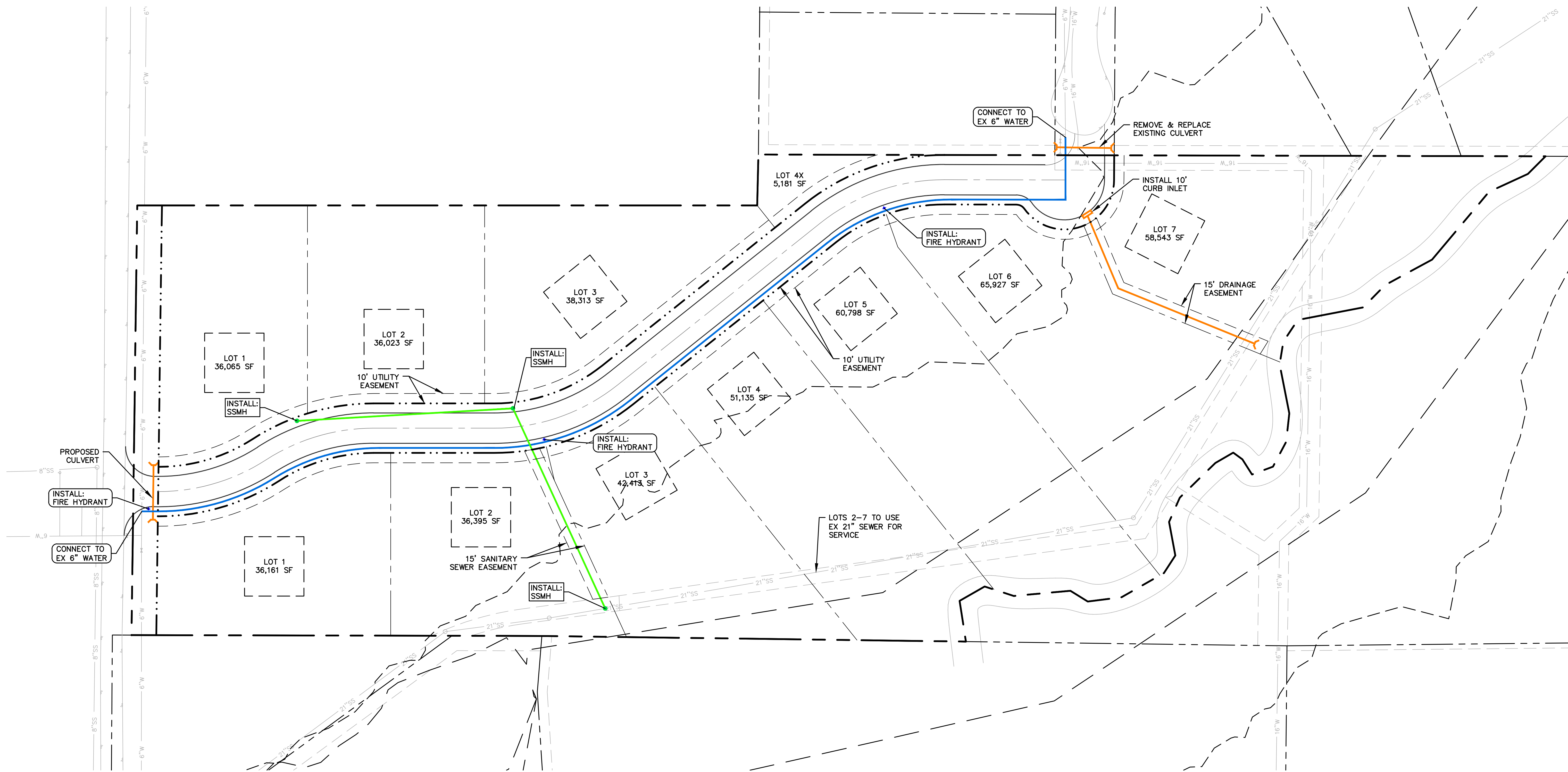
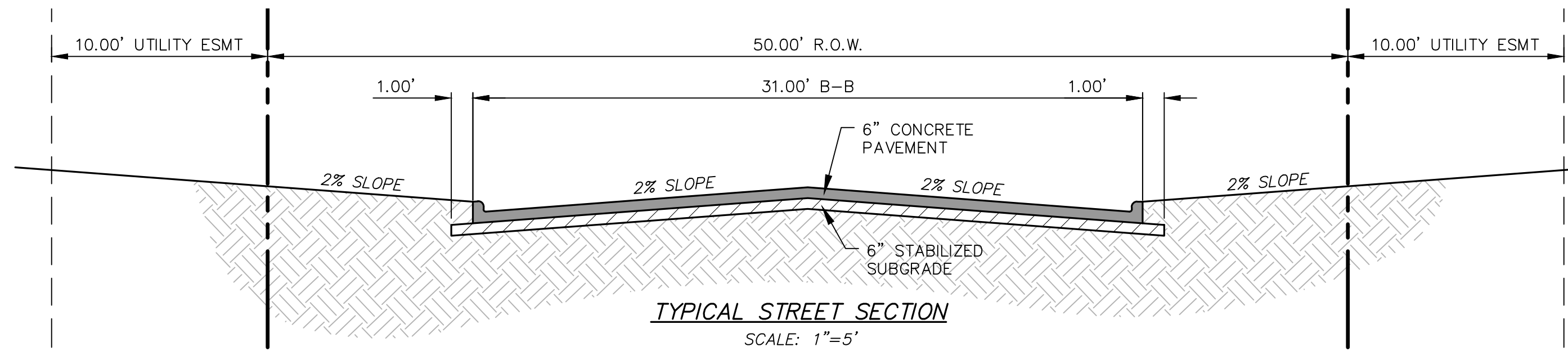
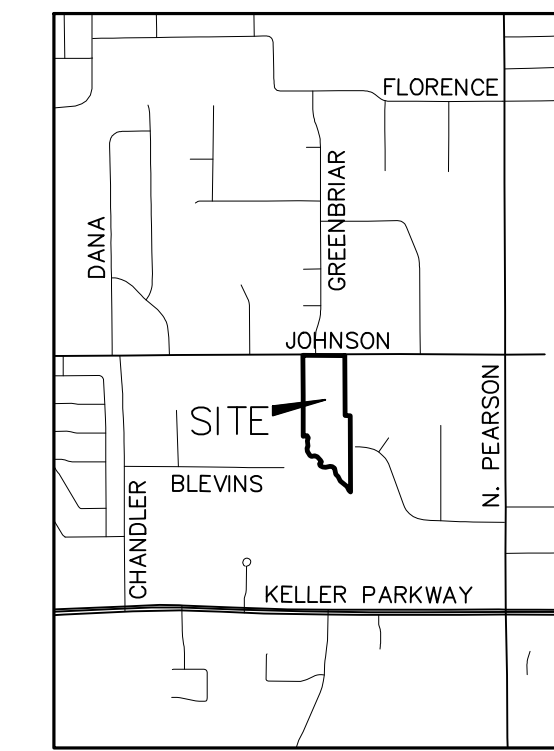
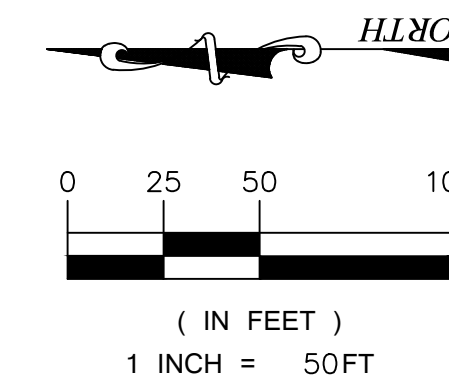
REDINGER GROUP PROJECT No. 1001-01 - SITE PLAN FOR WINDING CREEK - KELLER, TEXAS

NOTES:

1. ALL SEWER LINE SHALL BE SDR-35 PVC.
2. ALL WATER PIPE SHALL BE SDR-18 C-900.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF KELLER STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
4. ALL SEWER SERVICES ARE PRIVATE.
5. ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
6. ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
7. THE LOCATION OF EXISTING WATER AND SANITARY SEWER UTILITIES ARE APPROXIMATE. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN SOME MINOR ADJUSTMENTS TO THIS PLAN.
8. ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
9. FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.
10. PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.

LEGEND

-  PROP. 8" WATER LINE
-  PROP. FIRE HYDRANT
-  PROP. 8" SEWER LINE
-  PROP. CULVERT
-  EXIST. WATER MAIN
-  EXIST. SEWER MAIN



NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
 P.O. BOX 93204
 SUITE 100
 KELLER, TEXAS 75487
 PHONE: (817) 933-5277
 FAX: (817) 933-5278
 ENGINEERING FROM REGISTRATION NUMBER F-23259
 PREPARED FOR:
 FOUNDING DEVELOPMENT
 6445 NORTHPOINT DRIVE
 KELLER, TEXAS 75487
 PHONE: (817) 460-5904



**PRELIMINARY UTILITY PLAN
 WINDING CREEK
 KELLER, TEXAS**

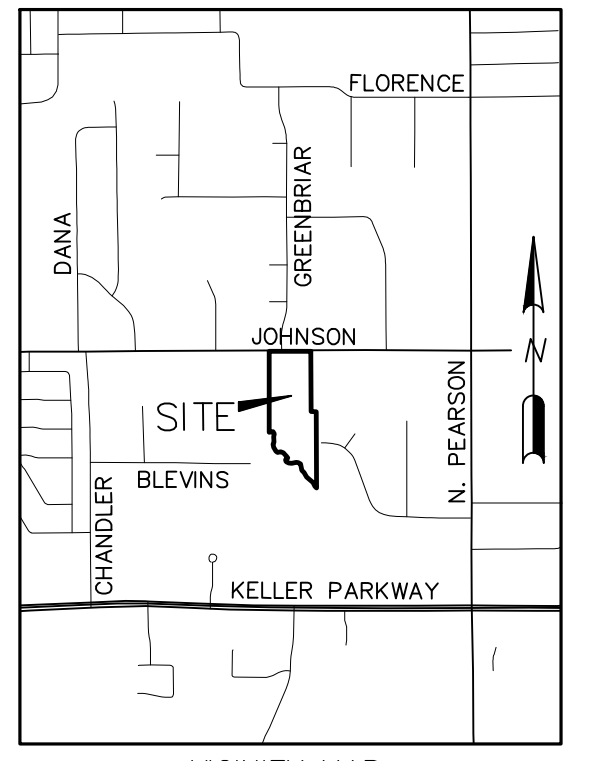
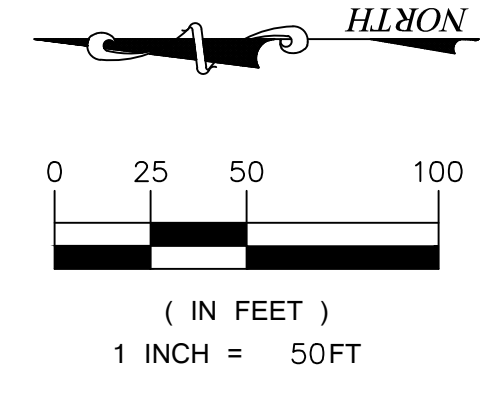
BENCHMARKS:
 BM1
 XXX
 ELEV = XXX
 BM2
 XXX
 ELEV = XXX

**PRELIMINARY
 FOR REVIEW ONLY**
 Not for Construction or Permit Purposes
 CLAYTON L. REDINGER
 P.E. No. 97497
 6202022

Date: 6/20/2022
 Drawn By: DSM
 Reviewed By: CTR
 Project: 1001-01

SHEET
 4

CITY CASE NO. ----



VICINITY MAP
SCALE: 1" = 2000'

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
 P.O. BOX 93206
 SUITE 100
 DALLAS, TEXAS 75220
 PHONE: (817) 233-2277
 FAX: (817) 233-2278
 ENGINEERING PERMITS REGISTRATION NUMBER: F-23259
 PREPARED FOR:
 FOUNDERS DEVELOPMENT
 6445 NORTHPOINT DRIVE
 DALLAS, TEXAS 75248
 PHONE: (817) 462-5904

**AERIAL OVERLAY
 WINDING CREEK
 KELLER, TEXAS**

BENCHMARKS:
 BM1
 XXX
 ELEV = XXX
 BM2
 XXX
 ELEV = XXX

**PRELIMINARY
 FOR REVIEW ONLY**
 Not for Construction or Permit Purposes
 Engineer: **CLAYTON L. REDINGER**
 P.E. No. **87497** Exp. Date **6/20/2022**

Date: 6/20/2022
 Drawn By: DSM
 Reviewed By: CTR
 Project: 1001-01

SHEET
 6

CITY CASE NO. ----

REDINGER GROUP PROJECT No. 1001-01 - SITE PLAN FOR WINDING CREEK - KELLER, TEXAS