

Rosebury

Keller, Texas

DW Commercial, LLC
Zoning Case #: ZONE-2501-0002

Sage Group, Inc.
March 7, 2025

Request for Amendment to the City of Keller Zoning Plan

Today, we are excited to present to you “Rosebury,” a proposed Commercial development and Residential community of luxury homes in Keller, Texas. The multi-use nature of this submittal responds to the differing Future Land Use Plan designations for each end of the property, reflecting the site frontage on both the Commercial oriented US-377, and the Residential (PGT) behind that frontage.

The Property:

Rosebury is located between Main Street (US-377) and the Keller-Harvel Elementary School, along the north side of Johnson Road. The existing building materials business at the corner of Johnson and US-377, will not be a part of this proposal, and will remain with the current owners.

A 1.67 acre portion of the property closest to Main Street, on either side of a proposed street accessing the development, currently zoned for Commercial, will be reserved for similar designated Commercial Uses, as specified in the Design Standards.

The residential proposal includes 21 minimum 8,400 sf home sites and common open space areas on 7.53 acres, a density of 2.79 homes per gross acre. Average lot size is 9,874 sf.

Existing Zoning/ Land Use Designation/Requested FLUP Amendment

The existing zoning designation attached to the property is primarily C (Commercial), with a small portion designated SF-36. It is shown as RTC (Retail Commercial) and PGT- Patio/Garden/Townhomes on the Future Land Use Plan of the City of Keller. This proposal will be basically consistent with that designation, although the proposed residential lots will be larger than specified in the PGT definition.

Proposed Zoning

The property within this submittal will be developed and used in accordance with the PD standards contained within the “Design Standards,” which are a part of this proposal.

Compatibility of Proposed Zoning with surrounding Zoning and Land Uses:

We feel the proposed zoning for this site will act as an effective transitional use between the Commercial Uses along US-377, the Elementary School to our east and existing residential across Johnson Road..

Important Physical Features

The site generally drains from the “hill” in the center of the property (approximately at the boundary of the Commercial portion and the Residential portion) either toward the west (to US-377) or to the southeast (toward the school), with some drainage sheet-flowing to the north.

Zoning Change Need

The zoning change is requested to best utilize this piece of property, as there is a need for this high-quality single-family housing in the Keller area. The City is becoming increasingly “built out” and development of smaller tracts, of this size, are the next logical step within the City Limits. We feel the proposed zoning for this site will be very compatible with the surrounding uses, and provide yet another great neighborhood to Keller.

Neighbor Outreach

During the entire zoning process, we have reached out to the residents and businesses in the area, to communicate our intentions and respond to their comments and questions. Such outreach has or will include knocking on doors, mailers to nearby homeowners, as well as a community meeting to present the project and answer questions in group form.

Adequacy of Public Facilities and Services

City water and sewer services are readily available at this site. The proposed subdivision will be served by an existing major water mains within US-377 and Johnson Road and a waste water line located to the east.

The storm water drainage plan has been submitted with this proposal. All proposed infrastructure (roads, water, sewer, storm drainage) will be designed per City Code.

Home Owners Association

A Home Owners Association will be formed for the Residential portion, which will be responsible for the maintenance of all entry features, landscaping within Open Space Lots, and Open Space Lot Maintenance.

Perimeter Screening, Fencing and Street Trees

As noted on the Concept Plan exhibit, there will be a masonry wall built along the frontage with Johnson Road, and between the residential component and the future and existing Commercial sites; an ornamental iron fence built along the common boundary with the school, and wood fences along the northern boundary, and adjacent residential.

All fences on Residential Lots, fronting (parallel to) the streets, or adjacent to open space lots, shall be of ornamental iron, and shall not extend forward of the front building setback line.

Landscaping:

All Commercial areas shall be landscaped according to the requirements of the UDC. On the residential lots, each lot shall have at least: two (2), minimum 3” caliper Shade Trees, planted in the front yard.

Sidewalks

A 5’ concrete sidewalk shall be installed along all internal residential lot street frontages, as shown on Zoning Concept Plan. The Home Builders shall install sidewalks in front of all residential lots with the construction of the homes; the developer shall install all other sidewalks. In addition, a 10’ concrete Trail along the Johnson Road and N. Main Street frontages. 5’ trails and accessing the Open Space will be provided, generally as shown on the Zoning Concept Plan.

Project Schedule / Phasing

Assuming zoning is granted, the residential portion will proceed immediately to final design, platting and development, which is anticipated to be developed in one phase. For the Commercial portion, we will explore co-developing with the adjacent property to the south, or when market conditions warrant.

Keller – Rosebury Design Standards

Zoning Case No. ZONE-2501-0002

The following design standards shall apply to the Rosebury development:

Commercial Portion

1. Uses shall be those allowable within the existing designation- Section 8.23- “C” Commercial District (which includes Section 8.16 – “R” – Retail) of the City of Keller UDC.
2. The Concept Plan illustrates a potential layout, given the constraints of the site and current market conditions.
3. Prior to approval for construction, a Detailed Site Plan shall be prepared and approved by the City Council, showing detailed plans, elevations, building materials and proposed uses. Such Site Plan shall meet the requirements of Section 8.23, and the UDC.
4. Architectural Standards:
 - a. Colors: All building materials shall be of earth tones, natural colors of stone, metal and wood, or variations of grey.
 - b. Materials: Minimum of 80% masonry or metal (metal no more than 20%), up to 20% wood.
5. Front Setback (US-377) shall be thirty (30’) feet, minimum.
6. Internal Street Setback shall be thirty (30’) feet, minimum.
7. Side and Rear setbacks shall be ten (10’) feet, minimum.
8. Landscape Buffer Yard adjacent to Residential shall be fifteen (15’) minimum.
9. Signs: All signs shall follow the standards of the Keller Unified Development Code for Non-Residential Districts at the time of sign permit application.
10. Lighting: The site shall meet the Lighting Standards set forth in the Keller Unified Development Code.

Residential Portion

All lots shall comply with the SF-8.4 District, Single-Family Detached Residential, with the following clarifications and revisions:

1. Minimum lots size shall be 8,400 sf.
2. Minimum lot width shall be 65'. On cul-de-sacs and/or elbows, the minimum lot width shall be 60'. Minimum lot width shall be established at the front yard setback.
3. Minimum lot depth shall be 110' deep.
4. Minimum Front Setbacks: 25 feet.
5. Minimum Side Yard Setbacks shall be 6.5'. Minimum separation between structures shall be 13'. Minimum side yard on a corner lot adjacent to a street shall be 15'.
6. Minimum Rear Yard Setback: 15'
7. Minimum House Size: The homes on all lots shall have a 2,500 s.f. minimum house size built upon them.
8. Maximum Height: 2 ½ story/ 35' for the main building.
9. Maximum Lot Coverage: 50% for main building and 60% for main building and accessory buildings.
10. Garage Requirements:
 - a. A minimum of a 2-car garage shall be provided in all homes;
 - b. A minimum of 50% of the homes shall have 2-car "J-Swing" garages. Consistent with Section 9.02.C.5 of the UDC, these homes shall also be allowed an additional single, front-facing garage with a maximum of seventy-two square feet (72 S.F.) of garage door exposure to the street, if located a minimum of forty-five feet (45') behind the property line or right-of-way, whichever is closer;
 - c. The remaining homes shall be allowed 2 car, "front-facing" garages, with a maximum of one-hundred forty-four square feet (144 S.F.) of garage door exposure to the street, with a minimum setback of 25'.
11. Front Elevation Features (to be identified on building plans submitted for permits, to ensure compliance at the time of plan review)
 - a. Each residence shall contain at least four (4) of the following 'Features':
 - i. Divided light windows on street facing elevations (front elevation and sides on corner lots)
 - ii. Enhanced masonry details (contrasting brick or stone patterns and/or changes in materials)
 - iii. Metal seam roof accents
 - iv. Shutter accents
 - v. Cast stone accents (cast stone features at entries or windows)
 - vi. At least 2 masonry materials (i.e. cementitious siding, brick and stone)
 - vii. Decorative coach lighting

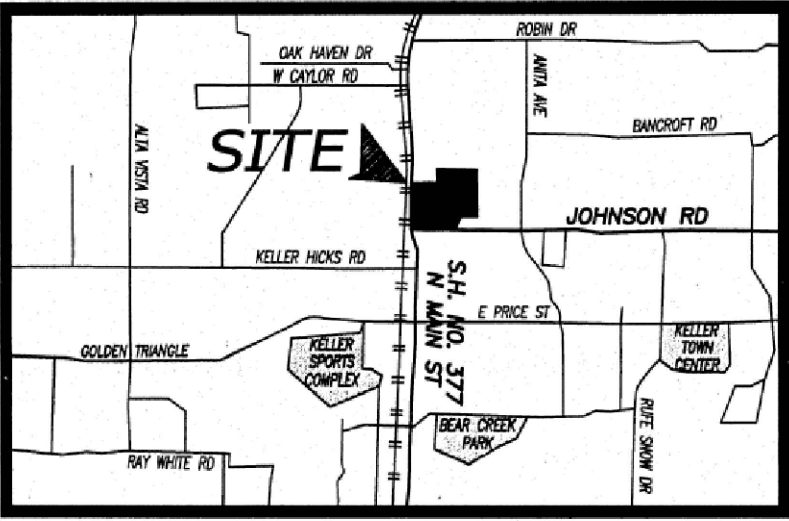
- viii. Pavers for sidewalk and/or driveway
 - ix. Low voltage landscape and path lighting
 - x. Cast stone address markers
- 12. Exterior wall materials for residences
 - a. 100% masonry on the front elevation (brick, stone or cementitious siding.
 - b. 80% overall masonry per elevation.
- 13. Roofing materials and pitch
 - a. 5:12 minimum primary roof pitch. Roof materials shall be constructed of at least 40-year shingles. Three-tab shingles are prohibited.
- 14. Garage door materials and decorative design
 - a. Raised panel, wood or decorative garage door(s) with opener.
- 15. Driveways shall be no wider than 20'.
- 16. Driveway surface materials (concrete, pavers, etc.)
 - a. Finished concrete, broom finish with smooth border at joints, pavers, or stamped and/or stained concrete.
- 17. Landscaping and irrigation requirements for individual lots:
 - a. All lots shall have full irrigation systems.
 - b. All front yards shall be fully landscaped, with a minimum of either two (2) minimum 3" Canopy trees, or one (1) minimum 3" caliper Canopy and 2" caliper Understory tree (chosen from the below mentioned Exhibit A- Quality Tree lists for Large and Understory Trees), and 10 shrubs.
 - c. Canopy Trees shall be a minimum of 3" caliper at installation, and shall be chosen from the list of tree species in the "Keller, Texas - Code of Ordinances; PART III - UNIFIED DEVELOPMENT CODE, Article Ten - TREE PRESERVATION, Section 10.02 – Tree Preservation Exhibits, Exhibit A- Quality Trees, Large Trees."
- 18. The fence design along the northern residential boundary shall be an 8' pre-stained cedar, with metal poles, top cap, top side trim; on the eastern boundary and surrounding the detention/open space lot, a 6' Iron Fence; adjacent to the existing residential behind Lots 1, 3-5, a 6' pre-stained wood fence; and adjacent to the Commercial tracts, a 6' masonry wall, as shown on the Wall/Fence Diagram on the PD Concept Plan.
- 19. The development's open spaces shall be generally landscaped in accordance with the conceptual landscape plans provided and that more detailed landscape plans prepared by a Registered Landscape Architect shall be reviewed and approved as part of the Detailed Site Plan prior to Final Plat approval. The Residential portion open space landscaping and irrigation must be installed and operational prior to final inspection of the first home in the development.

20. Decorative street lighting and/or street sign poles
 - a. Enhanced decorative street signs.
 - b. Sidewalks shall be built along the street frontage of each lot by the home builder or developer, as shown on the Site Plan exhibit. The sidewalk shall be five feet in width.
 - c. A 10' wide trail sidewalk shall be built by the developer along the Johnson Road frontage, the width of the development.
21. Cluster mailbox location and design
 - a. A cluster mailbox shall be provided, as per USPS standards.
22. Development entry sign location and design
 - a. Development shall have an Entry sign, with location to be determined.
23. All lateral and service lines for all utilities shall be placed and maintained underground.
24. An HOA shall be required and Common Area Open Space shall be maintained by the HOA.
25. Additional Requirements:
 - a.- No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or mobile homes, may be used for on-site dwelling purposes unless approved by a Specific Use Permit (SUP).
 - b.- Open Storage is prohibited (except for materials for the residents personal consumption i.e. firewood, gardening materials, etc.
 - c.- Single-family homes with side entry garages have special setback requirements as established in Section 9.02 – Off-Street Parking and Loading Requirements.
 - d.- *Other Regulations* – As established in Section 9.01 – Building Design and Development Standards.

Street Lights: Street lights shall be selected from the Tri-County decorative street light options and shall meet city standards for location and minimum spacing.

Street Signs/ Enhanced Cluster Mailboxes:





Vicinity Map

Residential Site Data Summary Chart

Single Family Residential Lots	21
Open Spaces	3

Residential Lots	63.21 %	4.76 ac.
Open Spaces	17.66 %	1.33 ac.
R.O.W.	19.13 %	1.44 ac.

Gross Acreage	100.00%	7.53 ac.
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Site Data

Gross Acreage	7.53 ac.
Gross Density	2.79/units per ac.

Lot Summary

Residential Lots	21
Minimum Lot Size	8,417 s.f.
Average Lot Size	9,874 s.f.

Commercial Site Data Summary Chart

Commercial Lots	2
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Commercial Lots	82.63%	1.38 ac.
R.O.W.	17.37 %	0.29 ac.

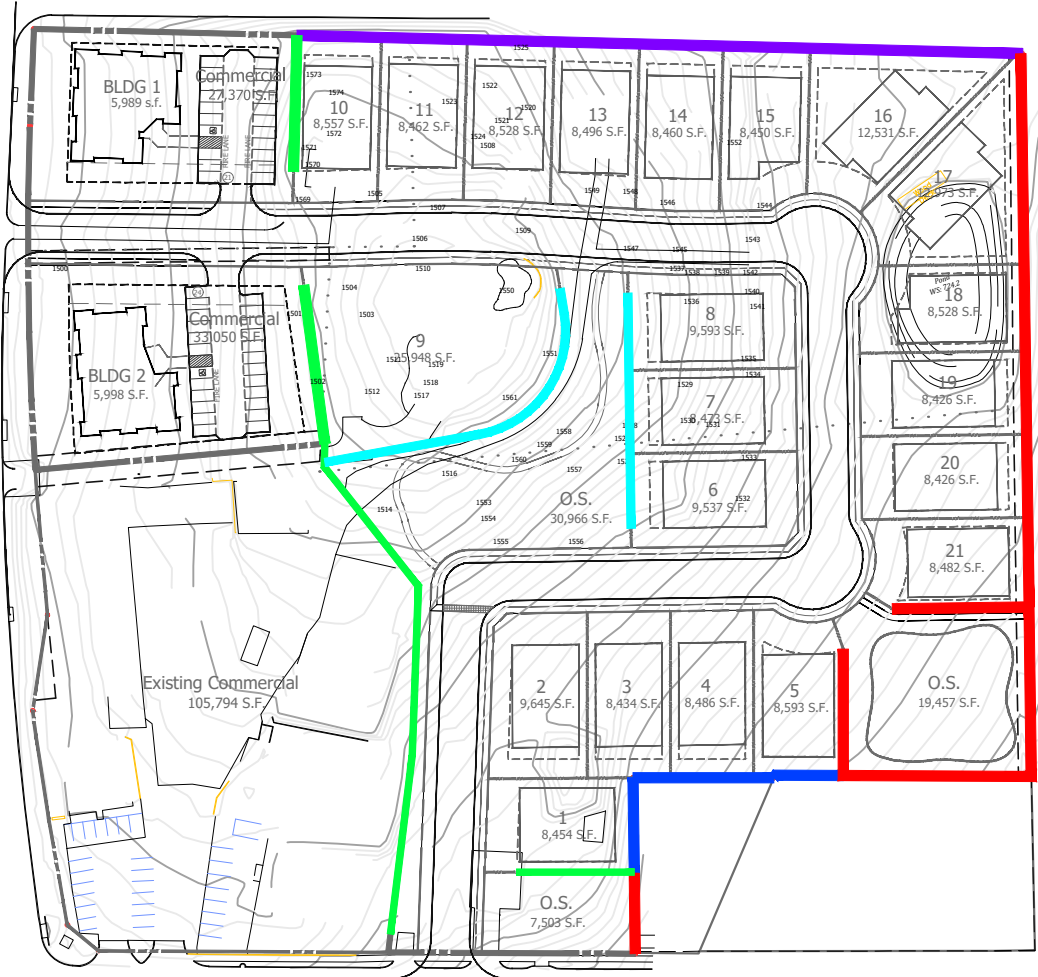
Gross Acreage	100.00%	1.67 ac.
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Total Area

Gross Acreage	9.20 ac.
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Fence Legend

8" Wood Fence on metal posts with a cap	
6" Wood Fence	
6" Iron Fence with Masonry Columns at Corners	
6" Masonry Wall	
6" Iron Fence	



Fence / Wall Diagram

Owner:

Mark & Chryste Keel
McDonnell Building Materials Co.,Inc.
550 N. Main Street
Keller, TX 76248
mkeel@mbmkeller.com
817 - 992 - 5071

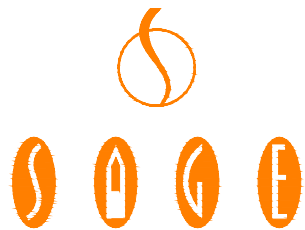
Applicant:

DW Commercial, LLC.
P.O. Box 466
Keller, TX 76244
Contact: David Washington, Jr.

Engineer:

Deotte, Inc.
112 Keystone Dr.
Southlake, TX 76092
TEL. 817-337-8899
Contact: Richard DeOtte, P.E.

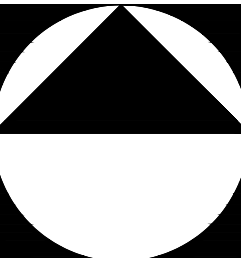
Planner:



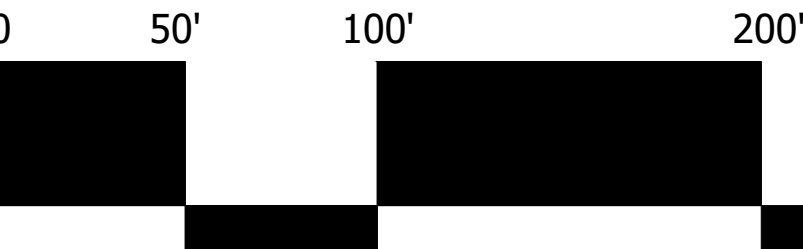
SAGE GROUP, INC.

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

03 MAR 25



1" = 50'



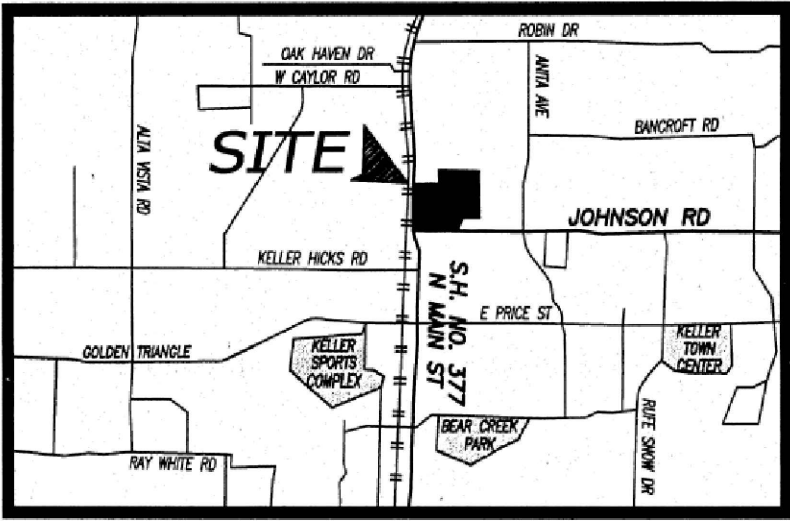
SF-8.4 Concept Plan



Zoning Case ZONE-2501-0002

Rosebury

Keller, Tarrant County, Texas



Vicinity Map

Legend

Canopy Tree - 4" cal. - Live Oak (Bufferyard - 4" cal)

Canopy Tree - 3" cal. - Live Oak

Canopy Tree - 3" cal. - Red Oak

Canopy Tree - 3" cal. - Eastern Red Cedar

Ornamental Tree - 6' ht min. Mexican Plum

Little Gem Magnolia

Shrubs - 3' ht min. Dwarf Yaupon Holly

Groundcover - 4" pots

Legend

Existing Tree

Cedar Elm

Live Oak

Red Oak

Desert Willow

PARKING LOT PLANTING

PARKING LOT TREES - 3" cal	REQUIRED	PROVIDED
	8	8

SCREENING SHRUBS ARE PROVIDED AT THE PROPOSED PARKING LOT - 3' HT MIN.

PARKING LOT AREA 15% MIN. LANDSCAPE REQUIRED.

PARKING LOT AREA = 7,628 S.F. / LANDSCAPE AREA = 1,150 S.F. = 15.08% COVERAGE

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1" = 50'

Landscape Plan



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Rosebury

Keller, Tarrant County, Texas

Site Data Summary Chart

Residential & Commercial Area

Total Number of Trees

63

Trees to be removed

20

Trees to remain

43

Tree Conservation Legend

Trees to be removed

Trees to be saved

TREES TO REMAIN	
Tree #	Size & Species
1500	10" Oak
1501	34" Oak
1502	34" Oak
1503	22" Oak
1504	24" Oak
1510	8" Crape Myrtle
1511	16" Oak
1512	16" Oak
1513	30" Oak
1514	22" Oak
1516	20" Oak
1517	6" Magnolia
1518	6" Magnolia
1519	8" Magnolia
1550	24" Oak
1551	36" Oak
1552	14" Pecan
1553	18" Oak
1554	32" Oak
1557	123" Oak
1558	8" Crape Myrtle
1559	8" Crape Myrtle
1560	8" Crape Myrtle
1561	14" Pecan

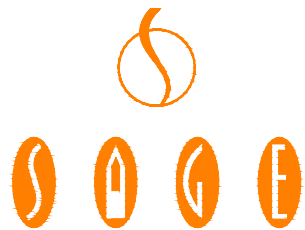
TREES TO BE REMOVED	
Tree #	Size & Species
1505	30" Oak
1506	20" Oak
1507	15" Oak
1508	34" Oak
1509	17" Oak
1520	8" Peach
1521	6" Oak
1522	6" Oak
1523	8" Crape Myrtle
1524	32" Oak
1525	8" Oak
1526	24" Oak
1527	26" Oak
1528	6" Oak
1529	24" Oak
1530	12" Oak
1531	20" Oak
1532	8" Oak
1533	20" Oak
1534	17" Oak
1535	18" Oak
1536	22" Oak
1537	8" Oak
1538	12" Oak
1539	20" Oak
1540	15" Oak
1541	28" Oak
1542	8" Crape Myrtle
1543	8" Crape Myrtle
1544	20" Oak
1545	26" Oak
1546	24" Oak
1547	26" Oak
1548	9" Oak
1549	10" Oak
1555	22" Oak
1556	6" Oak
1574	4" Crape Myrtle
1570	30" Oak
1571	15" Oak
1572	40" Oak
1573	22" Maple
1569	15" Maple

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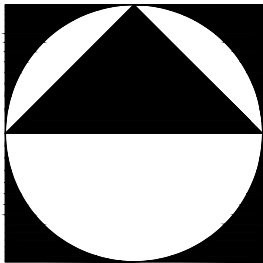
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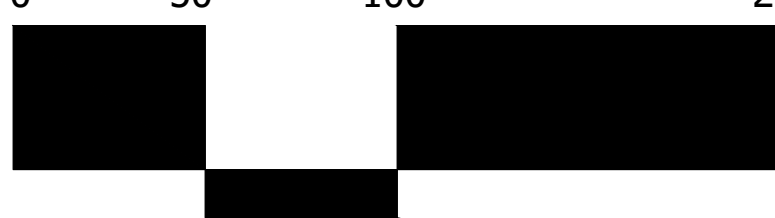
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Tree Conservation Plan



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Rosebury

Keller, Tarrant County, Texas

Rosebury- Home Design Examples

Garage J-Swing Entry:



Rosebury- Home Design Examples

Garage J-Swing Entry:



Rosebury- Home Design Examples

Garage Front Entry:



Rosebury- Home Design Examples

Garage Front Entry:



Rosebury- Home Design Examples

Garage Front Entry:



Trip Generation Data Form (Part 1)

Land Use/Building Type: ¹ 21 Lots of Single Family Residential and 2 office buildings				ITE Land Use Code:	
Source:				Source No. (ITE use only):	
Name of Development: Rosebury				Day of the Week:	
City: Keller	State/Province: Texas	Zip/Postal Code: 76248	Day:	Month:	Year:
Country: USA				Metropolitan Area:	

1. For fast-food land use, please specify if hamburger- or nonhamburger-based.

Location Within Area: ☐ (1) CBD ☒ (3) Suburban (Non-CBD) ☐ (5) Rural ☐ (2) Urban (Non-CBD) ☐ (4) Suburban CBD ☐ (6) Freeway Interchange Area (Rural) ☐ (7) Not Given						Detailed Description of Development:³ Development consists of: 2-commercial buildings (LUC 710) totaling 11,987 s.f. 9.74 VTD/1,000 s.f. =117 VTPD and 21 single family detached lots (LUC 210) 9.43 VTPD/Lot =198 VTPD TOTAL = 315 VTPD																																																																	
Independent Variable: (include data for as many as possible)² <table border="1"> <thead> <tr> <th></th> <th>Actual</th> <th>Estimated</th> <th></th> <th>Actual</th> <th>Estimated</th> </tr> </thead> <tbody> <tr> <td>_____ (1) Employees (#)</td> <td>☐</td> <td>☐</td> <td>_____ (9) Parking Spaces (% occupied: _____)</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>LUC 210 _____ (2) Persons (#)</td> <td>☐</td> <td>☐</td> <td>_____ (10) Beds (% occupied: _____)</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>21 Lots _____ (3) Total Units (#) (indicate unit: _____)</td> <td>☒</td> <td>☐</td> <td>_____ (11) Seats (#)</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>LUC 710 _____ (4) Occupied Units (#) (indicate unit: _____)</td> <td>☐</td> <td>☐</td> <td>_____ (12) Servicing Positions/Vehicle Fueling Positions</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>11987 _____ (5) Gross Floor Area (gross sq. ft.)</td> <td>☒</td> <td>☐</td> <td>_____ (13) Shopping Center % Out-parcels/pads</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>_____ (% of development occupied _____)</td> <td></td> <td></td> <td>_____ (14) A.M. Peak Hour Volume of Adjacent Street Traffic</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>_____ (6) Net Rentable Area (sq. ft.)</td> <td>☐</td> <td>☐</td> <td>_____ (15) P.M. Peak Hour Volume of Adjacent Street Traffic</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>_____ (7) Gross Leasable Area (sq. ft.)</td> <td>☐</td> <td>☐</td> <td>_____ (16) Other _____</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>_____ (% of development occupied _____)</td> <td></td> <td></td> <td>_____ (17) Other _____</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>_____ (8) Total Acres (% developed: _____)</td> <td>☐</td> <td>☐</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>									Actual	Estimated		Actual	Estimated	_____ (1) Employees (#)	☐	☐	_____ (9) Parking Spaces (% occupied: _____)	☐	☐	LUC 210 _____ (2) Persons (#)	☐	☐	_____ (10) Beds (% occupied: _____)	☐	☐	21 Lots _____ (3) Total Units (#) (indicate unit: _____)	☒	☐	_____ (11) Seats (#)	☐	☐	LUC 710 _____ (4) Occupied Units (#) (indicate unit: _____)	☐	☐	_____ (12) Servicing Positions/Vehicle Fueling Positions	☐	☐	11987 _____ (5) Gross Floor Area (gross sq. ft.)	☒	☐	_____ (13) Shopping Center % Out-parcels/pads	☐	☐	_____ (% of development occupied _____)			_____ (14) A.M. Peak Hour Volume of Adjacent Street Traffic	☐	☐	_____ (6) Net Rentable Area (sq. ft.)	☐	☐	_____ (15) P.M. Peak Hour Volume of Adjacent Street Traffic	☐	☐	_____ (7) Gross Leasable Area (sq. ft.)	☐	☐	_____ (16) Other _____	☐	☐	_____ (% of development occupied _____)			_____ (17) Other _____	☐	☐	_____ (8) Total Acres (% developed: _____)	☐	☐	
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2. Definitions for several independent variables can be found in the *Trip Generation*, Second Edition, *User's Guide Glossary*.

3. Please provide all pertinent information to describe the subject project, including the presence of bicycle/pedestrian facilities. To report bicycle/pedestrian volumes, please refer to Part 4 of this data form.

Other Data: Vehicle Occupancy (#): _____ A.M. _____ P.M. _____ 24-hour % Percent by Transit: _____ A.M. % _____ P.M. % _____ 24-hour % Percent by Carpool/Vanpool: _____ A.M. % _____ P.M. % _____ 24-hour % Employees by Shift: N/A First Shift: Start Time _____ End Time _____ Employees (#) _____ Second Shift: Start Time _____ End Time _____ Employees (#) _____ Third Shift: Start Time _____ End Time _____ Employees (#) _____ Parking Cost on Site: Hourly _____ Daily _____			Transportation Demand Management (TDM) Information: At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) underway? ☒ No ☐ Yes (If yes, please check appropriate box/boxes, describe the nature of the TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary) <table border="0"> <tr> <td>☐ (1) Transit Service</td> <td>☐ (5) Employer Support Measures</td> <td>☐ (9) Tolls and Congestion Pricing</td> </tr> <tr> <td>☐ (2) Carpool Programs</td> <td>☐ (6) Preferential HOV Treatments</td> <td>☐ (10) Variable Work Hours/Compressed Work Weeks</td> </tr> <tr> <td>☐ (3) Vanpool Programs</td> <td>☐ (7) Transit and Ridesharing Incentives</td> <td>☐ (11) Telecommuting</td> </tr> <tr> <td>☐ (4) Bicycle/Pedestrian Facilities and Site Improvements</td> <td>☐ (8) Parking Supply and Pricing Management</td> <td>☐ (12) Other _____</td> </tr> </table>			☐ (1) Transit Service	☐ (5) Employer Support Measures	☐ (9) Tolls and Congestion Pricing	☐ (2) Carpool Programs	☐ (6) Preferential HOV Treatments	☐ (10) Variable Work Hours/Compressed Work Weeks	☐ (3) Vanpool Programs	☐ (7) Transit and Ridesharing Incentives	☐ (11) Telecommuting	☐ (4) Bicycle/Pedestrian Facilities and Site Improvements	☐ (8) Parking Supply and Pricing Management	☐ (12) Other _____
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☐ (4) Bicycle/Pedestrian Facilities and Site Improvements	☐ (8) Parking Supply and Pricing Management	☐ (12) Other _____															

Please Complete Form on Other Side

ite Institute of Transportation Engineers
Trip Generation Data Form (Part 2)

Summary of Driveway Volumes

(All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)

	Average Weekday (M-F)						Saturday						Sunday					
	Enter			Exit			Enter			Exit			Enter			Exit		
	All	Trucks		All	Trucks	Total	All	Trucks		All	Trucks	Total	All	Trucks		All	Trucks	Total
24-Hour Volume						315												
A.M. Peak Hour of Adjacent ¹ Street Traffic (7 – 9) Time (ex.: 7:15 - 8:15):																		
P.M. Peak Hour of Adjacent ¹ Street Traffic (4 – 6) Time:																		
A.M. Peak Hour Generator ² Time:																		
P.M. Peak Hour Generator ² Time:																		
Peak Hour Generator ³ Time (Weekend):																		

¹ Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.). Please specify the peak hour.

² Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.

³ Highest hourly volume during the entire day. Please specify the peak hour.

Please refer to the *Trip Generation User's Guide* for full definition of terms.

Hourly Driveway Volumes- Average Weekday (M-F)

A.M. Period	Enter		Exit		Total		Mid-Day Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
6:00-7:00							11:00-12:00							3:00-4:00						
6:15-7:15							11:15-12:15							3:15-4:15						
6:30-7:30							11:30-12:30							3:30-4:30						
6:45-7:45							11:45-12:45							3:45-4:45						
7:00-8:00							12:00-1:00							4:00-5:00						
7:15-8:15							12:15-1:15							4:15-5:15						
7:30-8:30							12:30-1:30							4:30-5:30						
7:45-8:45							12:45-1:45							4:45-5:45						
8:00-9:00							1:00-2:00							5:00-6:00						

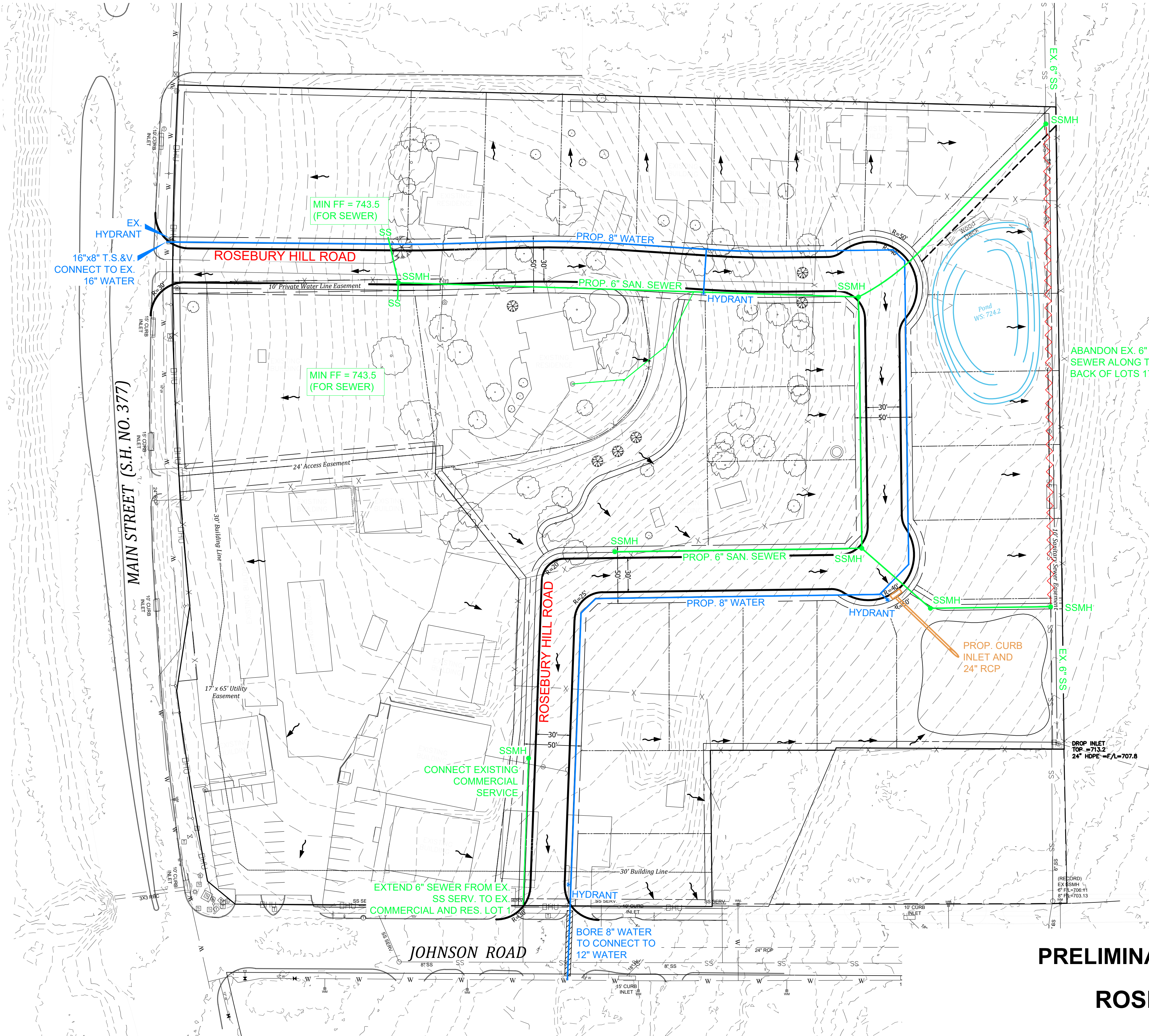
☐ Check if Part 3, 4 and/or additional information is attached.

Survey conducted by: Name: Richard W. DeOtte
 Organization: DeOtte, Inc. (Civil Engineering)
 Address: 112 Keystone Drive
 City/State/Zip: Southlake, Texas 76092
 Telephone #: 817-946-6088 Fax #: _____ E-mail: richdeotte@deotte.com

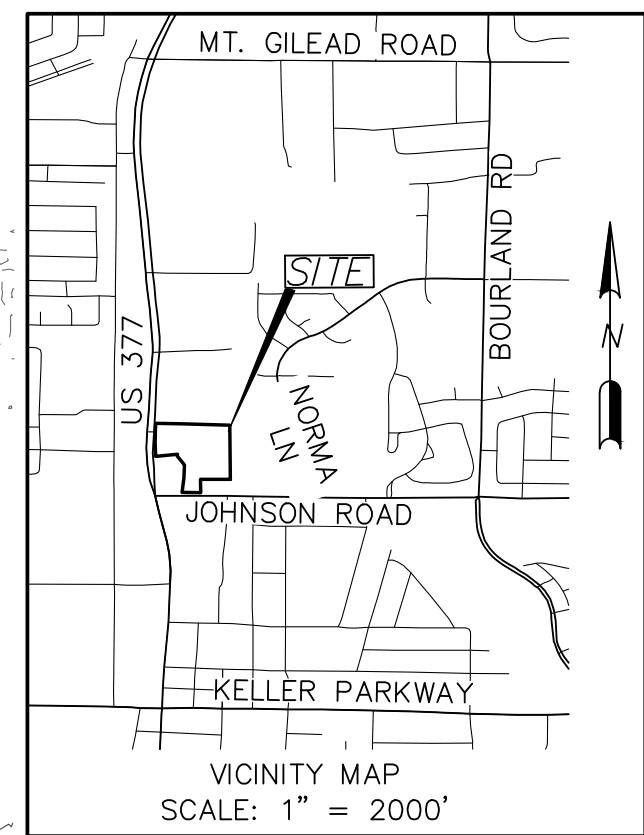
Please return to: Institute of Transportation Engineers
 Technical Projects Division
 1627 I ST NW, STE 550
 Washington, DC, 20006, USA
 Telephone: +1 202-289-0222

NOTES:

1. ALL SEWER LINE SHALL BE SDR-35 OR SDR-26 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.
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.
11. INSTALL BACKFLOW PROTECTION (DOUBLE CHECK VALVE) FOR SPRINKLER SYSTEM ON RISER.



PRELIMINARY UTILITY PLAN
For
ROSEBURY HILL



DEOTTE, INC.
CIVIL ENGINEERING | TBPENo. E-003116
112 Keystone Drive | Keller, Texas 76244
817-337-8899 (01863)
PREPARED FOR: DW COMMERCIAL, LLC.
P.O. BOX 466
KELLER, TEXAS 76244
PHONE: (817) 728-6266
CONTACT: DAVID WASHINGTON

PRELIMINARY UTILITY PLAN
ROSEBURY HILL
KELLER, TEXAS

LEGEND

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

BENCHMARKS:

BM #1	
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Prepared By: David W. Deotte
Rep. No.: 17032
Date: 1/13/2025

DOI No. 2024104-00

C-1

DOI No. 202210400 — PRELIMINARY ENGINEERINGS FOR ROSEBURY HILL, KELLER, TEXAS

Owner:
Mark & Chryste Keel
McDonnell Building Materials Co., Inc.
550 N. Main Street
Keller, Texas 76248
Phone: 817-992-5071
email: mkeel@mbmkeller.com

Applicant:
DW Commercial, LLC.
P.O. Box 466
Keller, Texas 75244
Contact: David Washington, Jr.
Phone: 817-728-6266
email: david@dwcommercial.com

Planner:
Sage Group, Inc.
1130 N. Carroll, Suite 200
Southlake, Texas 76092
Contact: Curtis Young
Phone: 817-424-2626
email: cyoung@sage-dfw.com

Date of Preparation: January 10, 2025

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PRELIMINARY DRAINAGE PLAN (EXISTING)
For
ROSEBURY HILL

Owner:
Mark & Chryste Keel
McDonnell Building Materials Co., Inc.
550 N. Main Street
Keller, Texas 76248
Phone: 817-992-5071
email: mkeel@mbmkeller.com

Applicant:
DW Commercial, LLC.
P.O. Box 466
Keller, Texas 75244
Contact: David Washington, Jr.
Phone: 817-728-6266
email: david@dwcommercial.com

Planner:
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Southlake, Texas 76092
Contact: Curtis Young
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email: cyoung@sage-dfw.com

Date of Preparation: January 10, 2025

DEOTTE, INC.
CIVIL ENGINEERING | TBPE No. E-003116
112 Kyleside Drive | Keller, Texas 76244
817-337-8899 (0186)
PREPARED FOR: DW COMMERCIAL, LLC.
P.O. BOX 466
KELLER, TEXAS 76244
PHONE: (817) 728-6266
CONTACT: DAVID WASHINGTON

PRELIMINARY DRAINAGE PLAN
(EXISTING)
ROSEBURY HILL
KELLER, TEXAS

BENCHMARKS:	
BM #1	
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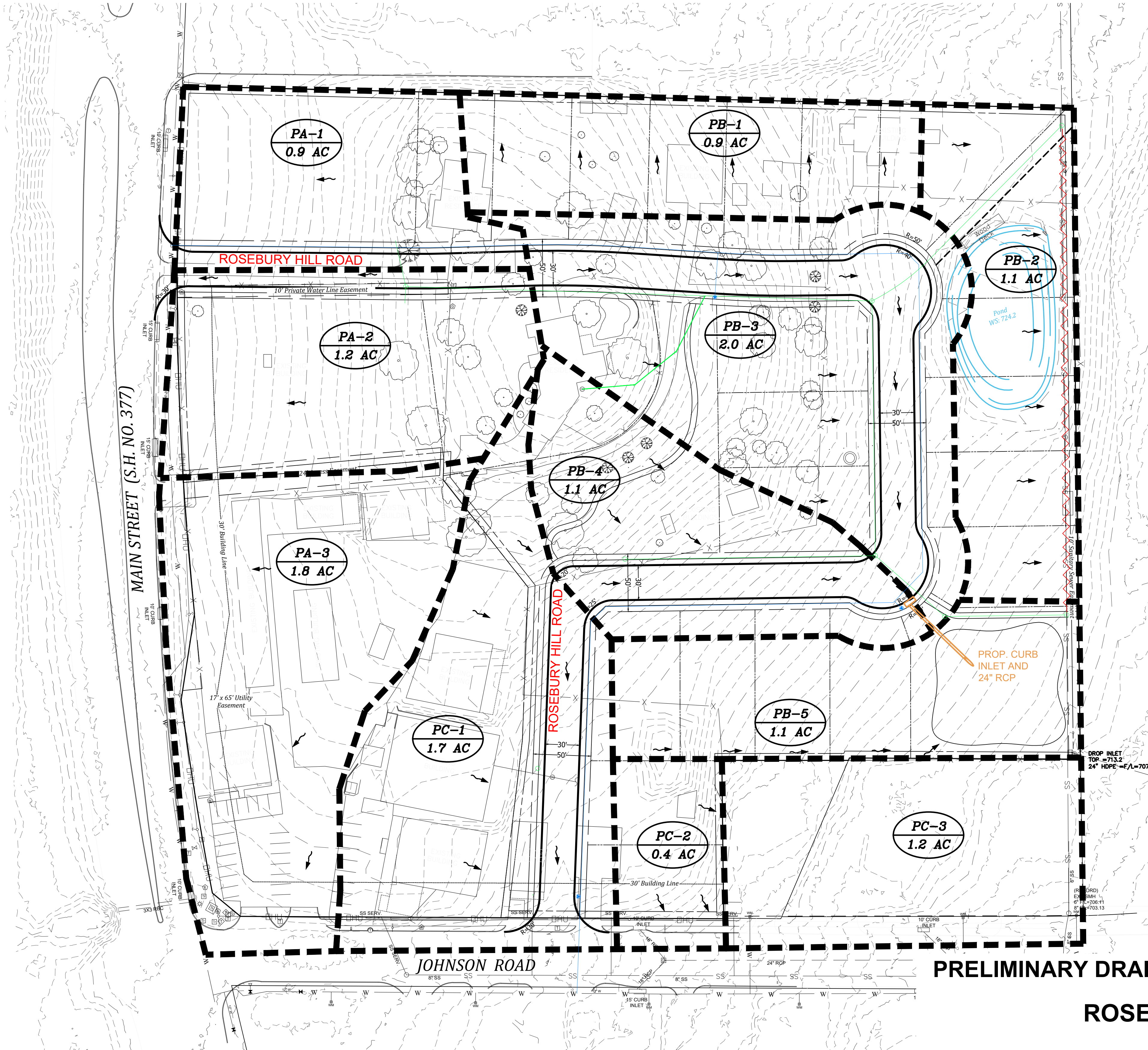
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C-2

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PRELIMINARY DRAINAGE PLAN (PROPOSED)
For
ROSEBURY HILL

LEGEND

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

DEOTTE, INC.
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817-337-8899 (01866)
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PHONE: (817) 728-6266
CONTACT: DAVID WASHINGTON

PRELIMINARY DRAINAGE PLAN
(PROPOSED)
ROSEBURY HILL
KELLER, TEXAS

BENCHMARKS:

BM #1			
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C-3

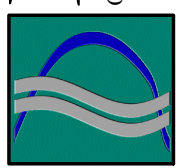
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Contact: Curtis Young
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email: cyoung@sage-dfw.com

Date of Preparation: January 10, 2025





DEOTTE, INC.
CIVIL ENGINEERING | TBPE No. E-003116
112 Keystone Drive | Keller, Texas 76244
817-337-8899 (Office)

PREPARED FOR: DW COMMERCIAL, LLC.
P.O. BOX 466
KELLER, TEXAS 76244
PHONE: (817) 728-6266

CONTACT: DAVID WASHINGTON

RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																	
DESIGN POINT	AREA DESIGNATION	AREA (ACRES)	RUNOFF COEFF. COEFF	TIME OF CONC. (MIN)	I(2) (IN/HR)	Q2 (CFS)	I(5) (IN/HR)	Q5 (CFS)	I(10) (IN/HR)	Q10 (CFS)	I(25) (IN/HR)	Q25 (CFS)	I(50) (IN/HR)	Q50 (CFS)	I(100) (IN/HR)	100YR Q. FACT	Q100 (CFS)
	A-1	0.9	0.3	15	4.3	1	5.6	2	6.6	2	7.7	2	8.7	2	9.6	1	3
	A-2	1.2	0.3	15	4.3	2	5.6	2	6.6	2	7.7	3	8.7	3	9.6	1	3
	A-3	1.8	0.8	10	5.2	7	6.7	10	7.9	11	9.2	13	10.5	15	11.6	1	17
	B-1	1.6	0.4	15	4.3	3	5.6	4	6.6	4	7.7	5	8.7	6	9.6	1	6
	B-2	3	0.3	15	4.3	4	5.6	5	6.6	6	7.7	7	8.7	8	9.6	1	9
	B-3	1.5	0.35	15	4.3	2	5.6	3	6.6	3	7.7	4	8.7	5	9.6	1	5
	C-1	1.7	0.8	10	5.2	7	6.7	9	7.9	11	9.2	13	10.5	14	11.6	1	16
	C-2	0.4	0.55	15	4.3	1	5.6	1	6.6	1	7.7	2	8.7	2	9.6	1	2
	C-3	1.2	0.55	15	4.3	3	5.6	4	6.6	4	7.7	5	8.7	6	9.6	1	6
RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																	
DESIGN POINT	AREA DESIGNATION	AREA (ACRES)	RUNOFF COEFF. COEFF	TIME OF CONC. (MIN)	I(2) (IN/HR)	Q2 (CFS)	I(5) (IN/HR)	Q5 (CFS)	I(10) (IN/HR)	Q10 (CFS)	I(25) (IN/HR)	Q25 (CFS)	I(50) (IN/HR)	Q50 (CFS)	I(100) (IN/HR)	100YR Q. FACT	Q100 (CFS)
	PA-1	0.9	0.8	10	5.2	4	6.7	5	7.9	6	9.2	7	10.5	8	11.6	1	8
	PA-2	1.2	0.8	10	5.2	5	6.7	6	7.9	8	9.2	9	10.5	10	11.6	1	11
	PA-3	1.8	0.8	10	5.2	7	6.7	10	7.9	11	9.2	13	10.5	15	11.6	1	17
NOFF CALC	PB-1	0.9	0.55	15	4.3	2	5.6	3	6.6	3	7.7	4	8.7	4	9.6	1	5
	PB-2	1.1	0.3	15	4.3	1	5.6	2	6.6	2	7.7	3	8.7	3	9.6	1	3
	PB-3	2	0.35	15	4.3	3	5.6	4	6.6	5	7.7	5	8.7	6	9.6	1	7
	PB-4	1.1	0.35	15	4.3	2	5.6	2	6.6	3	7.7	3	8.7	3	9.6	1	4
	PB-5	1.1	0.55	15	4.3	3	5.6	3	6.6	4	7.7	5	8.7	5	9.6	1	6
	PC-1	1.7	0.8	10	5.2	7	6.7	9	7.9	11	9.2	13	10.5	14	11.6	1	16
	PC-2	0.4	0.55	15	4.3	1	5.6	1	6.6	1	7.7	2	8.7	2	9.6	1	2
	PC-3	1.2	0.55	15	4.3	3	5.6	4	6.6	4	7.7	5	8.7	6	9.6	1	6

*One gutter flow for 30' street - 6" Rooftop Crown: Area=3.7 s.f., wp=15.5', n=0.21; Q=100*S^1/2

TOTAL OVERLAND STORMWATER FLOW TO THE NORTH
EX. (AREA B-1) = 6 CFS
PR. (AREA PB-1) = 5 CFS

TOTAL OVERLAND STORMWATER FLOW TO THE EAST
EX. (AREA B-2) = 9 CFS
PR. (AREA PB-2) = 3 CFS

DETENTION BASIN ON THE EAST SHALL BE SUFFICIENT TO
KEEP TOTAL PROPOSED DISCHARGE FROM ROSEBURY
HILL BELOW PRE-DEVELOPMENT OF EXISTING CONDITIONS
DISCHARGE.

DRAINAGE DETENTION DESIGN ON WEST SIDE SHALL BE
PROVIDED AT THE TIME OF COMMERCIAL DEVELOPMENT.
DESIGN SHALL BE SUFFICIENT TO MEET CITY DESIGN
CRITERIA AT THE TIME OF FINAL COMMERCIAL DESIGN.

LEGEND

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

BENCHMARKS:		
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Prepared By: David W. Deotte
Rep. No.: 10222
Date: 1/13/2025

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