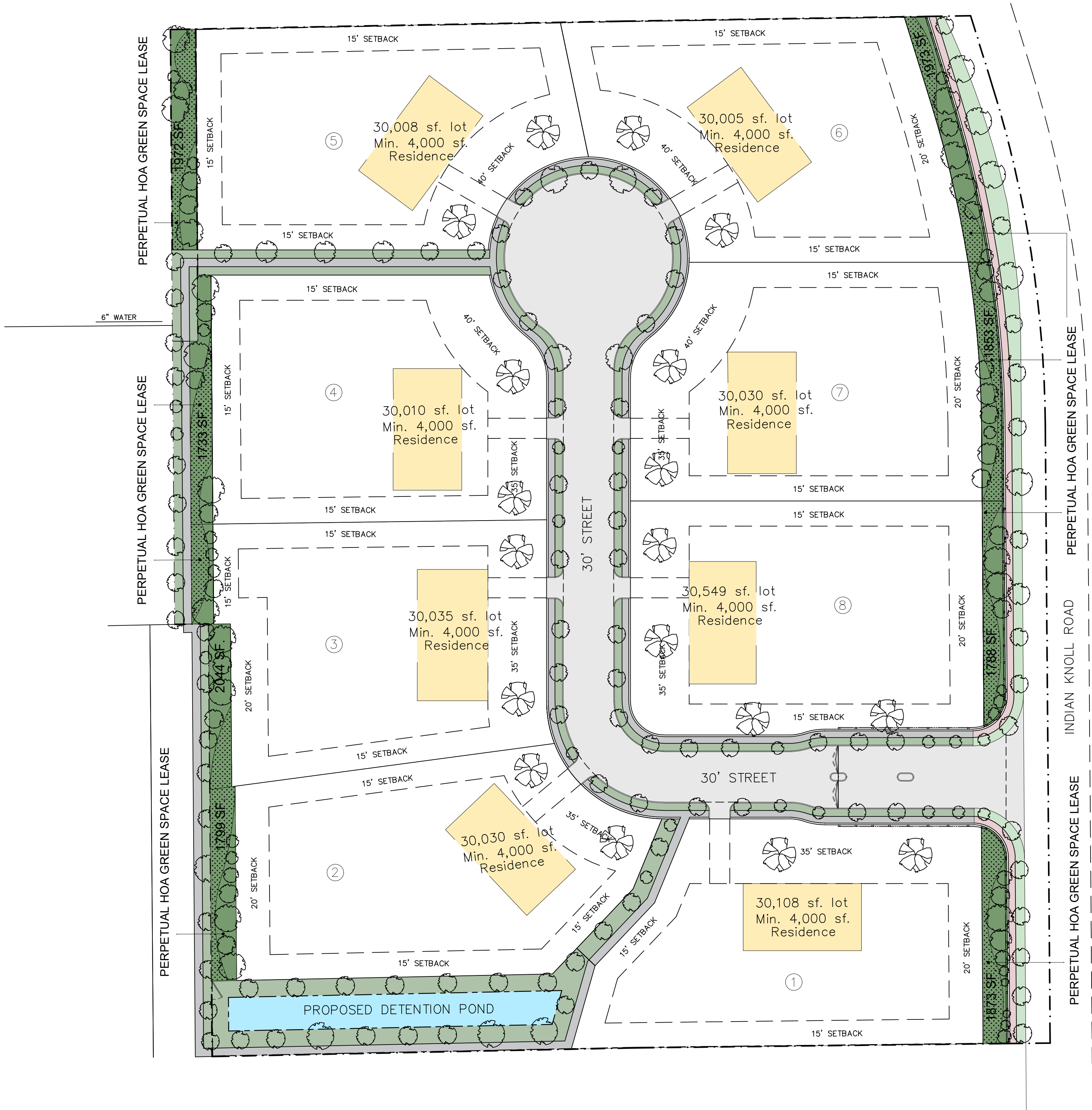




NOTE:

- Site plan information
- 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)

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
TOTAL	32130
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
TOTAL	15045

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

LEGEND:

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

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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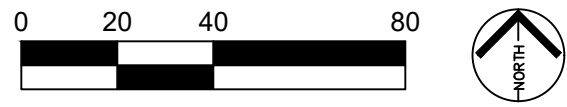
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BENCHMARK INFO:

NAME: MONUMENT #6
ELEVATION: 656.07'
LOCATION: SARAH BROOKS DRIVE
DESCRIPTION: THE SURVEYED 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 1' AT 100 SARAH BROOKS DRIVE.

BENCHMARK INFO:

NAME: MONUMENT #6
ELEVATION: 634.77'
LOCATION: BEAR CREEK PARKWAY
DESCRIPTION: THE SURVEYED TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MEDIAN OF BEAR CREEK PARKWAY APPROXIMATELY 15' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



OPTIMA
DESIGN & ENGINEERING PLLC

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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	07.02.2025

PLAN DEVELOPMENT

PROJECT:

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

SHEET TITLE

OPEN SPACE SITE PLAN

	DRAWN BY		ISSUE		ISSUE DATE
	H. G.				05.05.2025

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

	SCALE:		SHEET NO.
	1" = 40'		01