

LINE TABLE			
LINE #	LENGTH	BEARING	
L1	40.00'	S88°34'17"W	

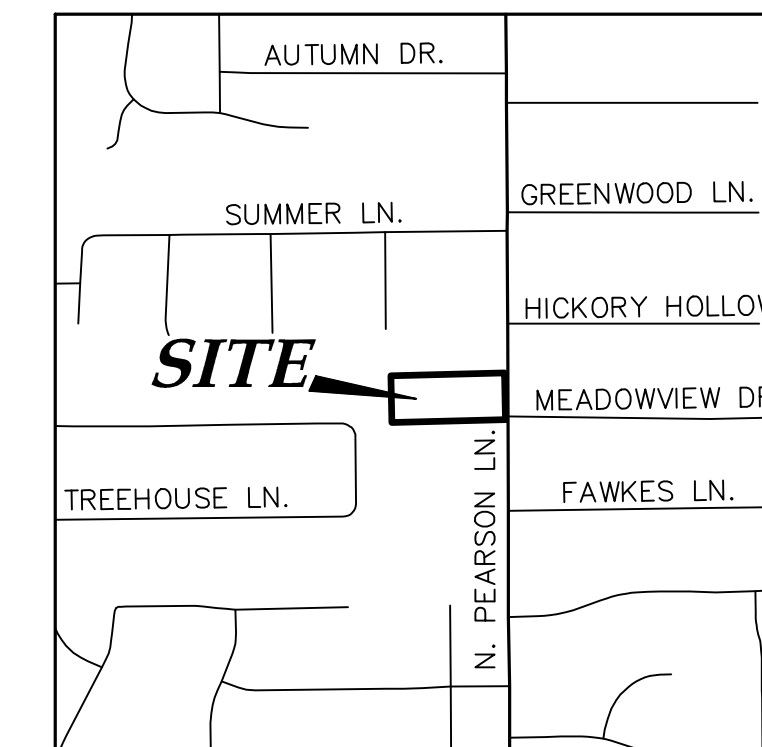
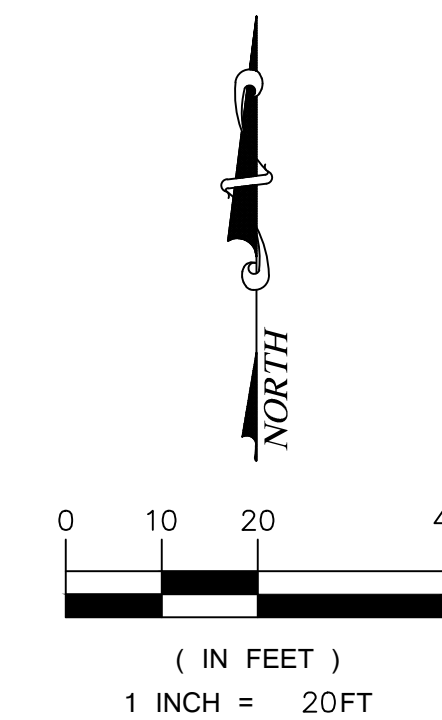
CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	24.75'	50.00'	28°21'27"	S74°23'33"W	24.49'
C2	24.75'	50.00'	28°21'27"	S74°23'33"W	24.49'

SITE DATA

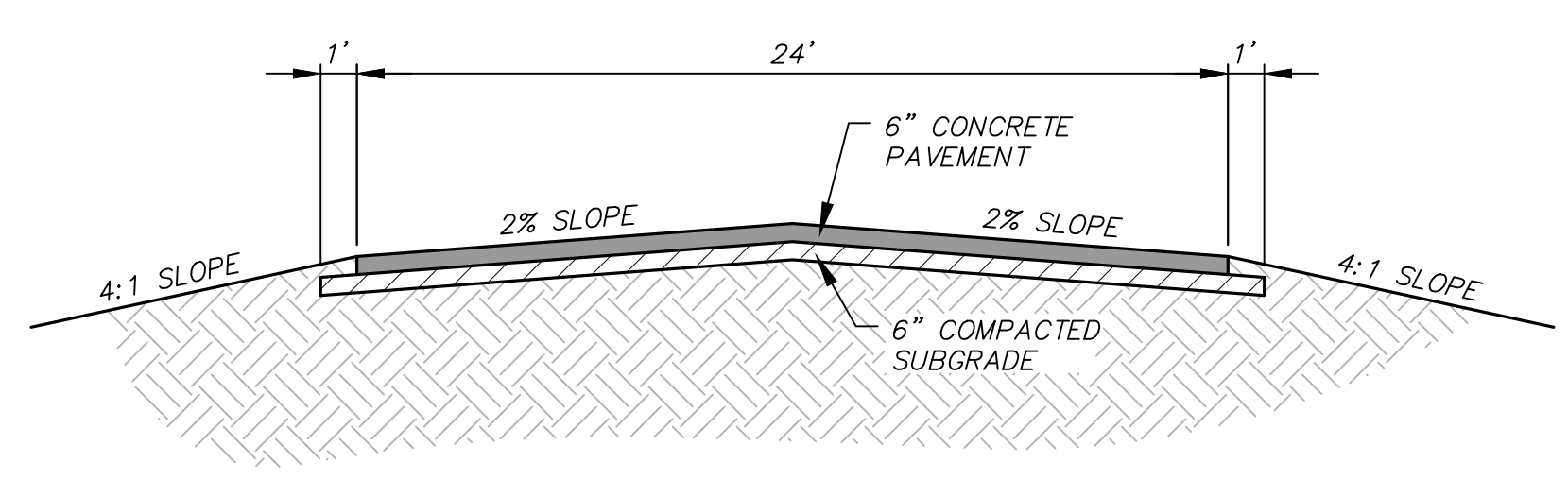
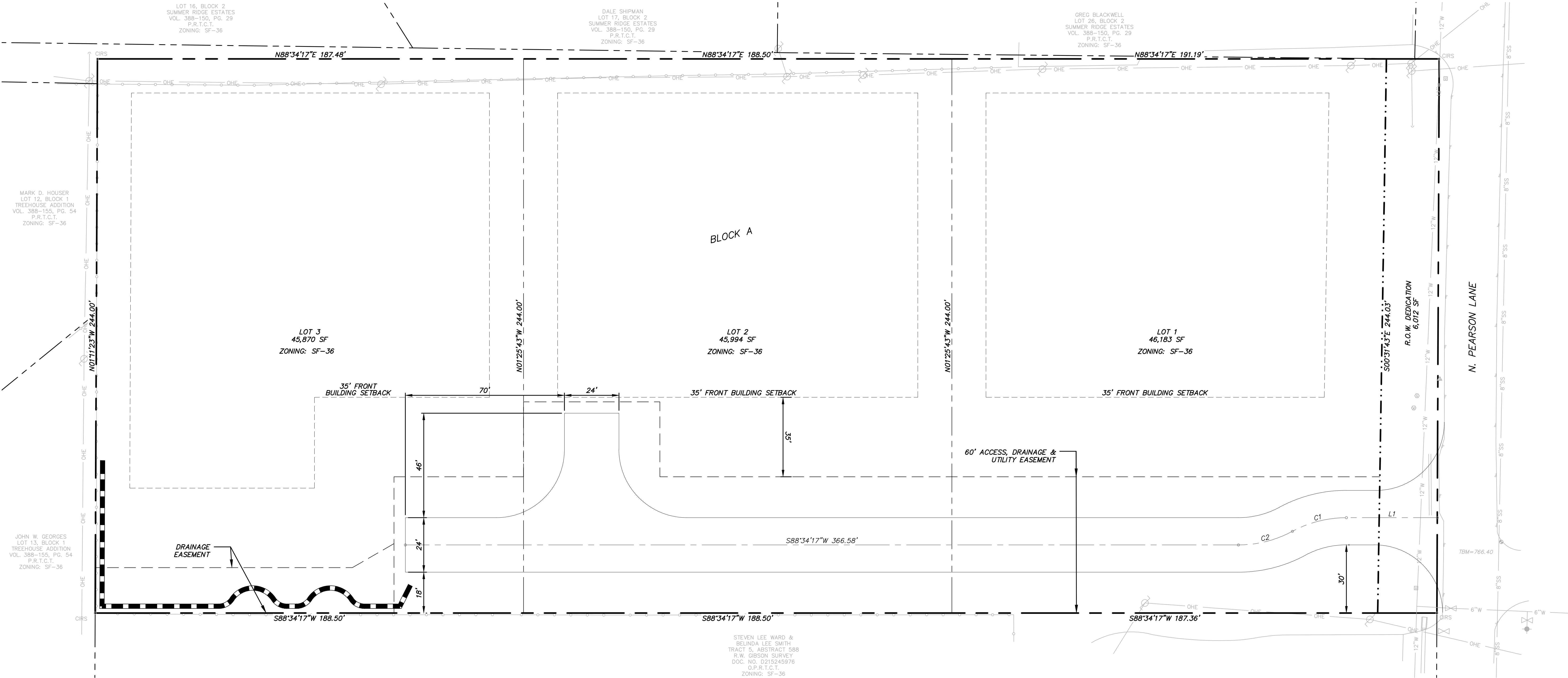
NUMBER OF LOTS	3
NUMBER OF LOTS PER ZONING CATEGORY	3
TOTAL ACERAGE	3.31 ACRES
MINIMUM LOT SIZE	43,560 SF
MINIMUM DWELLING UNIT SIZE	XXX SF
DENSITY PER ACRE	1.1 LOTS/ACRES

NOTES:

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



VICINITY MAP
SCALE: 1" = 1000'



TYPICAL STREET SECTION
SCALE: 1"=5'

PRELIMINARY SITE EVALUATION APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION FOR THE PREPARATION OF A FINAL PLAT

CHARIMAN _____ DATE _____
SECRETARY _____ DATE _____

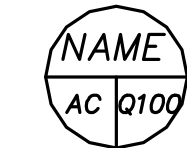




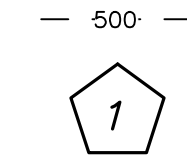
OWNER:
METAIRIE BG PARTNERS, LLC
1206 N. CARROLL AVENUE
SOUTHLAKE, TEXAS 76092
(817) 481-6426
CONTACT: PAUL ROSTRON

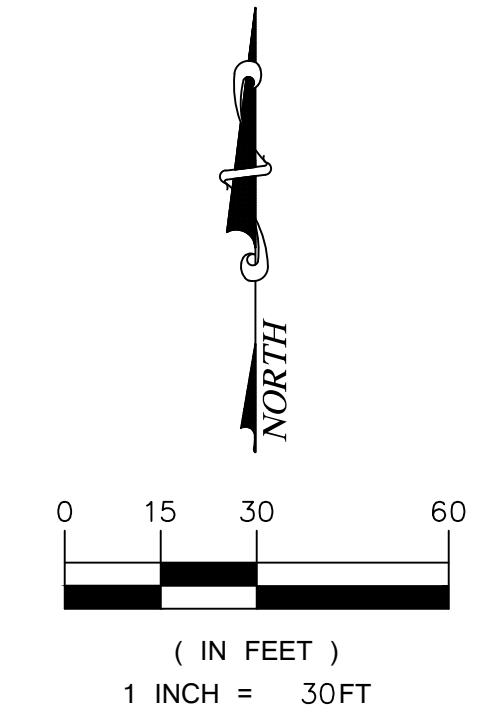
ENGINEER:
ICON CONSULTING ENGINEERS, INC.
2840 W. SOUTHLAKE BLVD., SUITE 110
SOUTHLAKE, TEXAS 76092
PHONE: (817) 552-6210
CONTACT: CLAYTON REDINGER

PRELIMINARY SITE EVALUATION
OF
PEARSON WOODS
R.W. GIBSON SURVEY
ABSTRACT NO. 588, TRACT 5B
IN THE
CITY OF KELLER, TARRANT COUNTY, TEXAS
BEING
3.31 ACRES
EXISTING ZONING: SF-36
PROPOSED ZONING: SF-36
PREPARED: AUGUST 2021

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

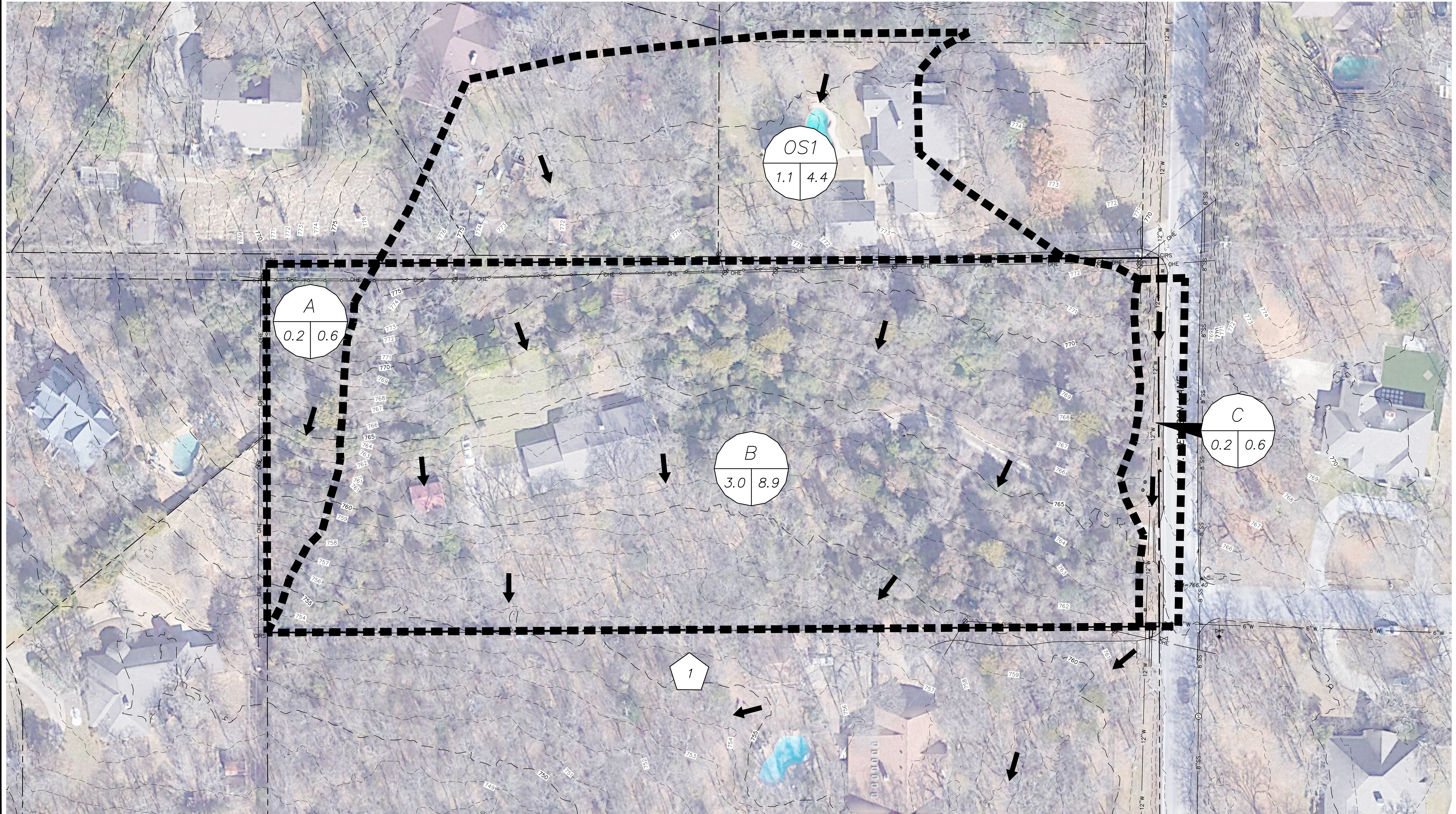
-  DRAINAGE AREA LABEL
-  FLOW ARROW (POST-PROJECT)
-  DRAINAGE DIVIDE
-  EXISTING CONTOUR MINOR
-  EXISTING CONTOUR MAJOR
-  DESIGN POINT



RATIONAL METHOD RUNOFF CALCULATIONS (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)
OS1	1.1	RES (>0.5AC)	0.50	15	3.32	1.8	5.53	3.0	7.98	4.4
A	0.2	SEE NOTE	0.37	15	3.32	0.2	5.53	0.4	7.98	0.6
B	3.0	SEE NOTE	0.37	15	3.32	3.7	5.53	6.1	7.98	8.9
C	0.2	SEE NOTE	0.37	15	3.32	0.2	5.53	0.4	7.98	0.6
DP1	4.1	CALCULATED	0.42	15	3.32	5.8	5.53	9.6	7.98	13.8

NOTE: EXISTING SITE IS 3-ACRE RES LOT. EXISTING 'C' WEIGHTED AS TWO ACRES UNDEVELOPED (C=0.3) AND ONE ACRE AS RESIDENTIAL LOT (C=0.5).
DESIGN POINT 1 = DRAINAGE AREAS A + B + OS



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Engineering Firm Registration Number F-9007

EXISTING DRAINAGE PLAN
PEARSON WOODS
KELLER, TEXAS

BENCHMARKS:
TBM
X-CUT
ELEV = 766.40

PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/04/2021

Date: 10/04/2021
Scale: 1"=30'
Drawn By: DSM
Reviewed By: CTR
Project: 5218-07

SHEET
2

ICON PROJECT No. 5218-07 - SITE PLAN FOR PEARSON WOODS - KELLER, TEXAS

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

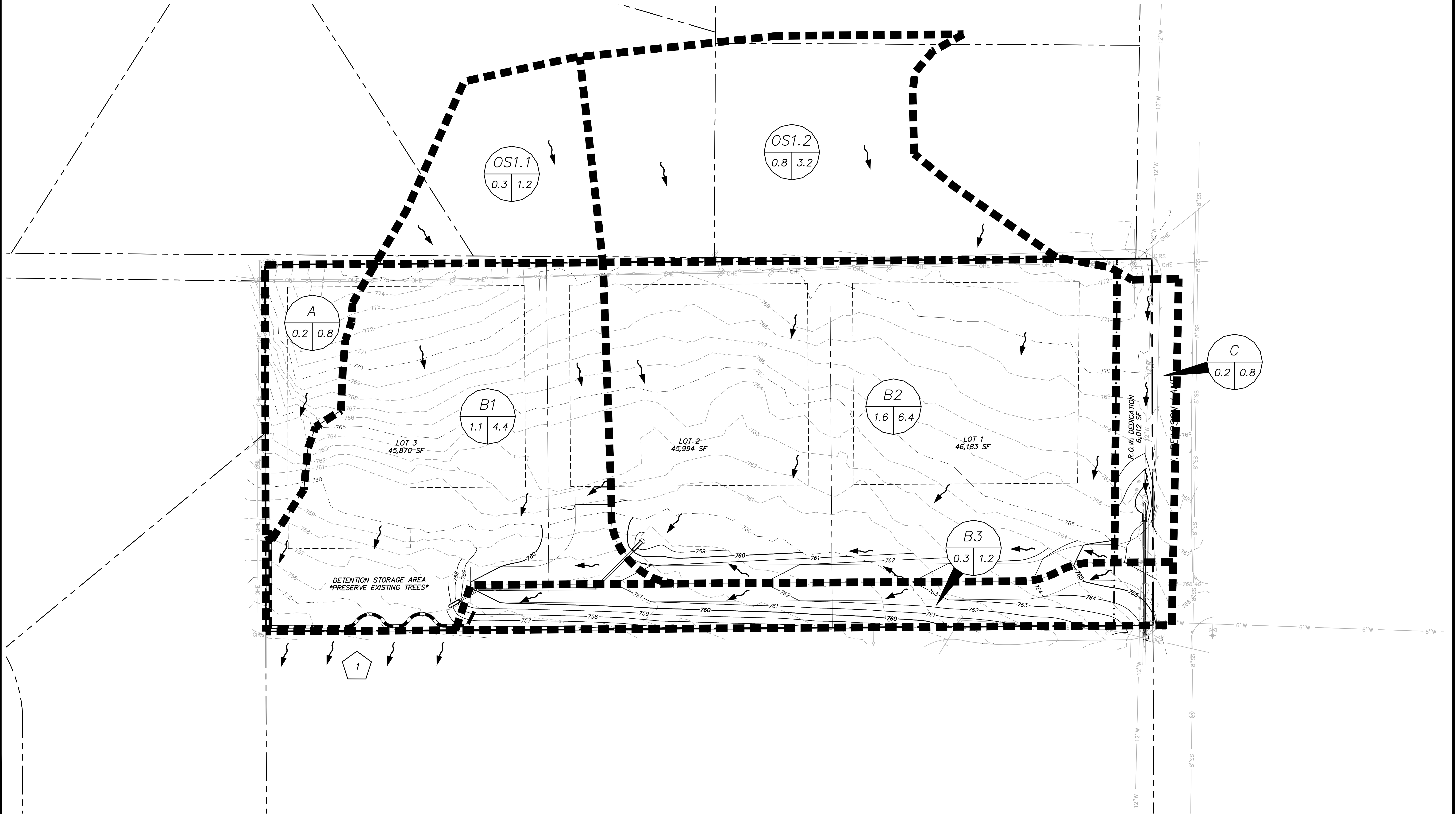
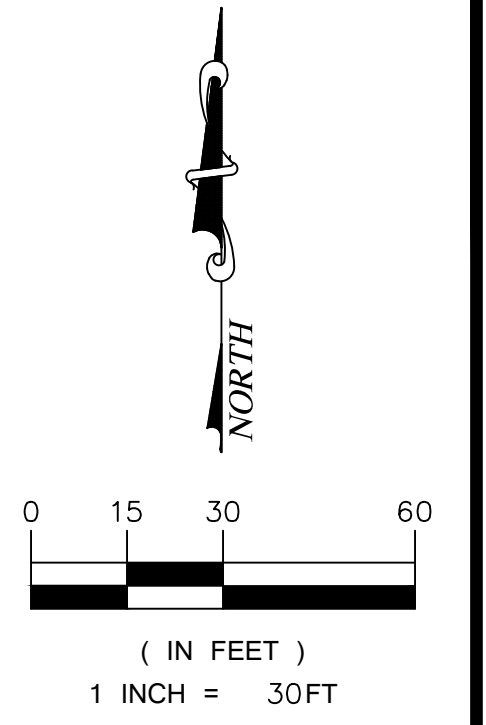
LEGEND

- 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	Tc(MIN)	I1 (IN/HR)	Q1 (CFS)	I10 (IN/HR)	Q10 (CFS)	I100 (IN/HR)	Q100 (CFS)
OS1.1	0.3	RES (>0.5AC)	0.50	15	3.32	0.5	5.53	0.8	7.98	1.2
OS1.2	0.8	RES (>0.5AC)	0.50	15	3.32	1.3	5.53	2.2	7.98	3.2
A	0.2	RES (>0.5AC)	0.50	15	3.32	0.3	5.53	0.6	7.98	0.8
B1	1.1	RES (>0.5AC)	0.50	15	3.32	1.8	5.53	3.0	7.98	4.4
B2	1.6	RES (>0.5AC)	0.50	15	3.32	2.7	5.53	4.4	7.98	6.4
B3	0.3	RES (>0.5AC)	0.50	15	3.32	0.5	5.53	0.8	7.98	1.2
C	0.2	RES (>0.5AC)	0.50	15	3.32	0.3	5.53	0.6	7.98	0.8
DP1	4.1	RES (>0.5AC)	0.50	15	3.32	6.8	5.53	11.3	7.98	16.4

DESIGN POINT 1 = DRAINAGE AREAS A + B + OS



CITY CASE NO. ----

icon Consulting Engineers, Inc.
Civil Engineers - Designers - Planners
2840 W. Southlake Blvd., Suite 110
Southlake, TX 76092
Phone: (817) 552-8210
Fax: (817) 778-4845
Engineering Firm Registration Number F-9007

PRELIMINARY GRADING & DRAINAGE PLAN
PEARSON WOODS
KELLER, TEXAS

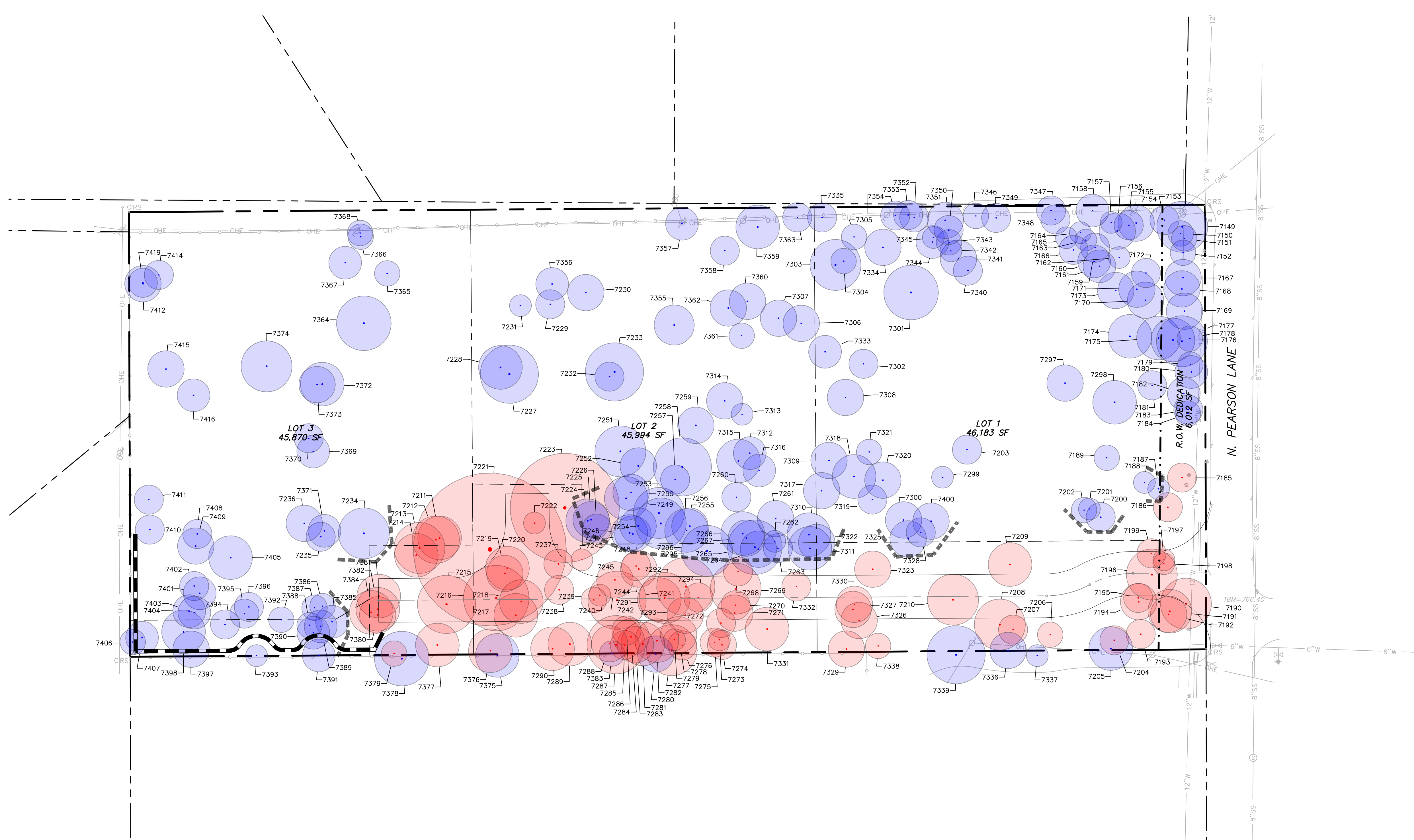
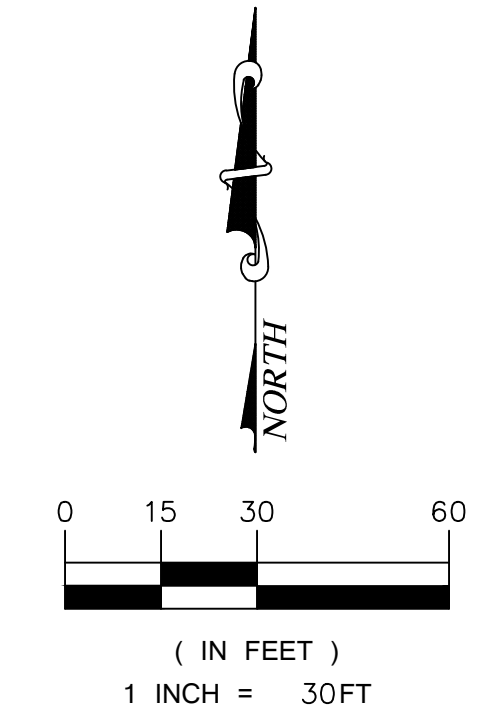
BENCHMARKS:
TBM
X-CUT
ELEV = 766.40

PRELIMINARY FOR REVIEW ONLY
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Engineer: CLAYTON T. REIDINGER
P.E. No. 97487 Date: 10/04/2021

Date: 10/04/2021
Scale: 1"=30'
Drawn By: DSM
Reviewed By: CTR
Project: 5218-07

SHEET

TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN	
Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species
7149	14" OAK	7169	10" OAK	7201	6" OAK	7249	12" OAK	7296	14" OAK	7316	9" OAK	7345	6" OAK	7365	7" OAK	7392	7" OAK	7414	8" OAK	7185	8" OAK
7150	7" OAK	7170	10" OAK	7202	7" OAK	7250	10" OAK	7297	10" CEDAR	7317	10" OAK	7346	7" OAK	7366	7" OAK	7393	6" OAK	7415	10" OAK	7186	8" OAK
7151	7" OAK	7171	10" OAK	7203	8" OAK	7251	14" OAK	7298	12" CEDAR	7318	12" CEDAR	7347	8" OAK	7367	9" OAK	7394	8" OAK	7416	9" CEDAR	7190	14" OAK
7152	7" OAK	7172	8" OAK	7205	12" OAK	7252	10" ELM	7299	6" OAK	7319	8" OAK	7348	8" OAK	7368	7" OAK	7395	8" OAK	7419	8" OAK	7191	12" OAK
7153	8" OAK	7173	10" OAK	7224	12" OAK	7253	14" OAK DOUBLE	7300	10" OAK	7320	10" OAK	7349	8" OAK	7369	9" OAK	7396	8" OAK			7192	10" OAK
7154	10" OAK	7174	12" OAK	7225	10" OAK	7254	14" OAK DOUBLE	7301	15" CEDAR	7321	7" OAK	7350	8" OAK	7370	8" CEDAR	7397	10" OAK			7193	8" OAK
7155	8" OAK	7175	12" OAK	7226	8" OAK	7255	10" OAK	7302	8" CEDAR	7322	10" OAK	7351	10" TREE	7371	9" OAK	7398	12" OAK			7194	10" OAK
7156	10" OAK	7176	12" OAK	7227	16" OAK	7256	12" OAK	7303	14" ELM	7325	10" OAK	7352	8" OAK	7372	12" OAK TWIN	7400	10" OAK			7195	8" OAK
7157	6" OAK	7177	14" OAK	7228	12" OAK	7257	8" OAK	7304	7" OAK	7328	8" CEDAR	7353	8" OAK	7373	10" HACKBERRY	7401	9" OAK			7196	14" OAK
7158	9" OAK	7178	7" OAK	7229	8" CEDAR	7258	16" OAK	7305	7" OAK	7333	9" OAK	7354	8" OAK	7374	14" OAK	7402	8" OAK			7197	6" OAK
7159	8" OAK	7179	7" OAK	7230	10" OAK	7259	10" OAK	7306	10" OAK	7334	10" OAK	7355	11" CEDAR	7375	12" OAK	7403	9" OAK			7198	6" OAK
7160	9" OAK	7180	9" OAK	7231	6" CEDAR	7260	8" OAK	7307	10" OAK	7335	8" OAK	7356	9" HACKBERRY	7376	15" OAK	7404	9" OAK			7204	8" OAK
7161	9" OAK	7181	8" OAK	7232	8" HACKBERRY	7261	10" OAK	7308	10" OAK	7336	10" OAK	7357	9" ELM	7377	10" OAK	7405	12" OAK			7206	7" OAK
7162	6" OAK	7182	9" OAK	7233	16" OAK	7262	6" OAK	7309	10" OAK	7337	6" OAK	7358	8" HACKBERRY	7378	15" OAK	7406	7" OAK			7207	8" OAK
7163	6" OAK	7183	8" OAK	7234	14" SYCAMORE	7263	8" OAK	7310	12" OAK TWIN	7339	16" OAK TWIN	7359	12" OAK	7379	15" OAK	7407	9" OAK			7208	14" OAK TWIN
7164	6" OAK	7184	7" OAK	7235	8" OAK	7264	10" OAK	7311	12" OAK	7340	8" OAK	7360	10" CEDAR	7380	7" OAK	7408	8" OAK			7209	12" CEDAR
7165	6" OAK	7187	6" OAK	7236	10" HACKBERRY	7265	15" OAK TWIN	7312	9" OAK	7341	10" OAK	7361	7" OAK	7381	7" OAK	7409	10" OAK TWIN			7210	14" OAK TWIN
7166	8" OAK	7188	6" OAK	7246	10" OAK	7266	12" OAK	7313	6" OAK	7342	6" OAK	7362	10" CEDAR	7382	7" OAK	7410	8" OAK			7211	12" OAK
7167	10" OAK	7189	7" OAK	7247	10" OAK	7267	10" OAK	7314	10" OAK	7343	7" OAK DEAD	7363	8" OAK	7383	7" OAK	7411	8" OAK			7212	13" OAK
7168	10" OAK	7200	8" OAK	7248	10" OAK	7280	10" OAK	7315	12" OAK TWIN	7344	9" OAK	7364	15" PINE	7384	7" OAK	7412	10" OAK				



TREES TO BE REMOVED		TREES TO BE REMOVED		TREES TO BE REMOVED		TREES TO BE REMOVED	
Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species
7185	8" OAK	7213	14" OAK	7268	8" OAK	7289	12" OAK
7186	8" OAK	7214	12" OAK	7269	14" OAK	7290	12" OAK
7190	14" OAK	7215	16" OAK	7270	8" OAK	7291	12" OAK
7191	12" OAK	7216	18" OAK	7271	10" OAK	7292	14" OAK
7192	10" OAK	7217	12" OAK	7272	8" OAK	7293	10" OAK
7193	8" OAK	7218	12" OAK	7273	6" OAK	7294	8" OAK
7194	10" OAK	7219	10" OAK	7274	8" OAK	7295	16" OAK
7195	8" OAK	7220	12" OAK	7275	8" OAK	7323	10" OAK
7196	14" OAK	7221	42" TRIPLE OAK	7276	8" OAK	7326	10" OAK
7197	6" OAK	7222	6" MAGNOLIA	7277	14" OAK	7327	10" OAK
7198	6" OAK	7223	30" OAK DOUBLE	7278	10" OAK	7329	10" OAK
7199	8" OAK	7237	8" OAK	7279	6" OAK	7330	10" OAK
7204	8" OAK	7238	8" OAK	7281	12" OAK	7331	12" OAK
7206	7" OAK	7239	7" OAK	7282	12" OAK	7332	8" OAK
7207	8" OAK	7240	6" OAK	7283	10" OAK	7338	7" OAK
7208	14" OAK TWIN	7241	16" OAK	7284	10" OAK	7376	12" OAK
7209	12" CEDAR	7242	10" OAK	7285	8" OAK	7377	12" OAK
7210	14" OAK TWIN	7243	6" BRADFORD PEAR	7286	8" OAK	7379	7" OAK
7211	12" OAK	7244	10" OAK	7287	16" OAK	7380	10" OAK
7212	13" OAK	7245	8" OAK	7288	10" OAK	7381	12" OAK

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Engineering Firm Registration Number F-9007

BY: _____
REVISION: _____
DATE: _____

TREE PRESERVATION PLAN
PEARSON WOODS
KELLER, TEXAS

BENCHMARKS:
TBM
X-CUT
ELEV = 766.40

PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REIDINGER
P.E. No. 97487 Date: 10/04/2021

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