To whom it may concern,

We will be staying in the existing dwelling while building our new home on the front of the property. After completion of the new home, the existing home will be demolished. The building process for the new home is expected to be 24 months. We will demo the existing structure within 6 months of moving into the new structure.

Thank you,

Danny Ahlers

09/18/2025

GENERAL NOTES:

1. ALL FIRST FINISHED FLOOR TO BE 0'-0" U.N.O.
2. ALL FIRST FLOOR CEILINGS TO BE 10'-0" U.N.O.
3. ALL SECOND FINISHED FLOOR TO BE 11'-0" U.N.O.
4. ALL SECOND FLOOR CEILINGS TO BE 9'-0" U.N.O.
5. ALL BASEMENT FINISHED FLOOR TO BE -8'-0" U.N.O.
6. SITE DIMENSIONS TO LOCATE: EXTERIOR EDGE OF BUILDING TO PROPERTY/BUILD LINE & EXTERIOR SLABS
7. EXTERIOR DIMENSIONS ON FLOOR PLANS MEASURE FROM: EXTERIOR EDGE OF STUD FOR SIDING WALLS, EXTERIOR SURFACES ON MASONRY/CONCRETE WALLS & CENTER OF STRUCTURAL COLUMNS.
8. INTERIOR WALL DIMENSIONS MEASURE FROM CENTER OR EDGE OF WALL.
9. KITCHEN ISLAND LOCATED FROM EDGE OF ISLAND COUNTER TO EDGE OF CABINET.
10. STAIR DIMENSIONS MEASURED FROM EDGE OF TREAD/ LANDING TO EDGE OF TREAD/LANDING.
11. ALL DOORS TO BE LOCATED 4" FROM WALL OR CENTER OF ROOM UNLESS DIMENSIONED OTHERWISE.
12. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
13. EXTERIOR/INTERIOR FINISHES FIXTURES AND EQUIPMENT SHOWN FOR REFERENCE ONLY. FINAL SELECTIONS AND LOCATIONS TO BE DETERMINED BY OWNER/CONTRACTOR.

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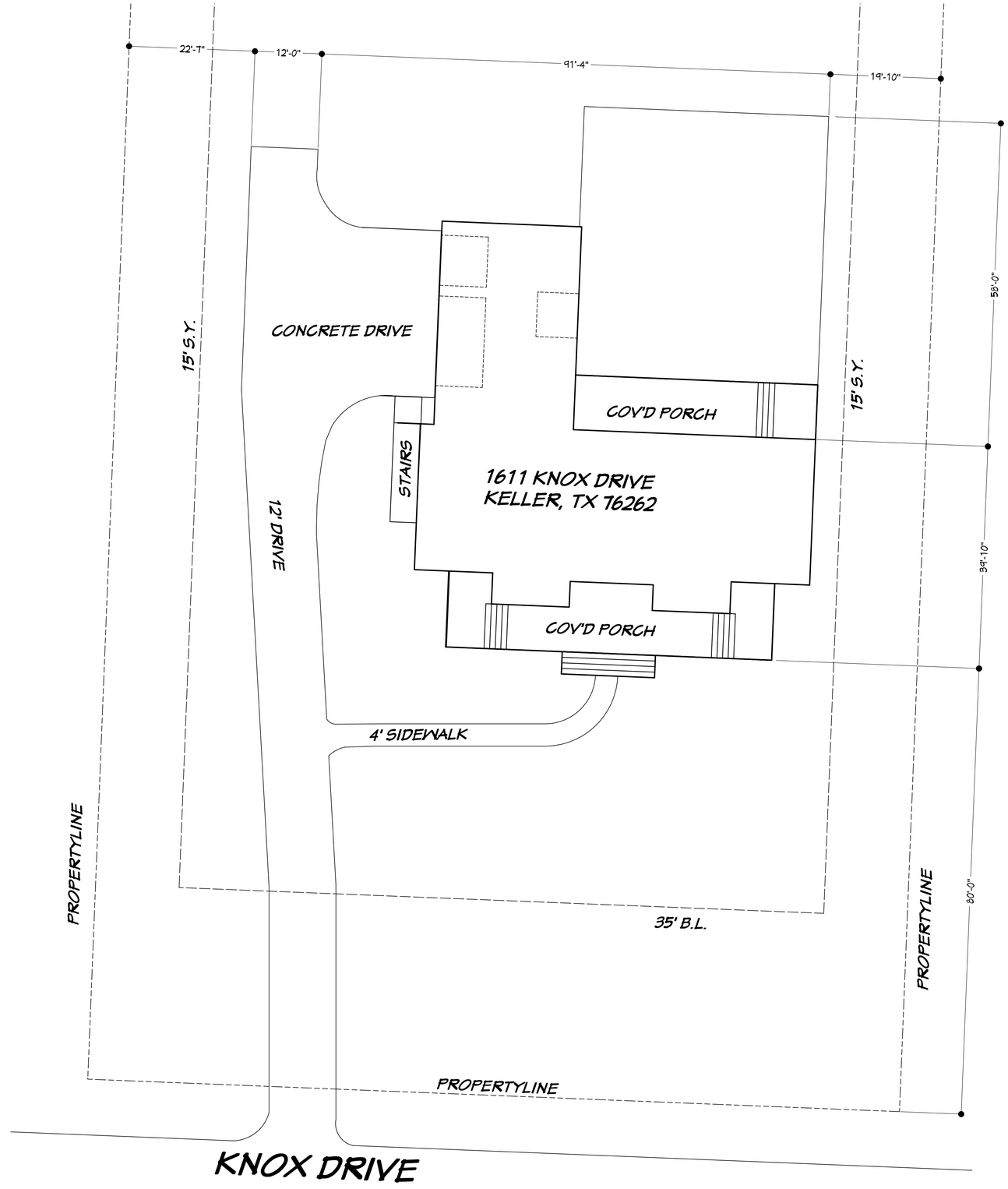
1 - PROJECT OVERVIEW AND SITE PLAN
2 - 1ST FLOOR
3 - 2ND FLOOR & BASEMENT PLAN
4 - 1ST FLOOR ELECTRICAL PLAN
5 - 2ND FLOOR& BASEMENT ELECTRICAL PLAN
6 - ELEVATIONS
7 - ELEVATIONS
8 - ROOF PLAN
9 - DETAILS

FOOTAGE CALCULATIONS	
1ST FLOOR A/C AREA	2,034 SQFT
2ND FLOOR A/C AREA	1,335 SQFT
BASEMENT A/C AREA	2,011 SQFT
GARAGE AREA	907 SQFT
PORCH AREA	944 SQFT
2ND FLOOR OPEN DECK AREA	239 SQFT
BASEMENT STAIRWELL AREA	75 SQFT
TOTAL A/C AREA	5,380 SQFT
TOTAL AREA UNDER ROOF	7,231 SQFT

"AHLERS HOUSE PLAN"



1 SITE PLAN

REVISED 10.11.22

JOSEPH REEVES
DRAFTING & DESIGN
13912 VALLEY RANCH RD.
(940-445-7223)

PROJECT OVERVIEW & SITE PLAN

THIS PLAN IS PROPERTY OF JOSEPH REEVES AND IS NOT TO BE REPRODUCED OR USED WITHOUT EXPRESS WRITTEN PERMISSION FROM JOSEPH REEVES. THIS PLAN IS INTENDED TO PROVIDE THE INFORMATION NECESSARY TO BUILD THE SAID STRUCTURE. BUILDER AND OWNER OR OWNER'S AGENT SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. LIABILITY OF JOSEPH REEVES IS LIMITED TO THE INVOICE VALUE OF THESE PLANS.

Date 09/18/22
Scale 1" = 10'-0"
AHLERS HOUSE PLAN
Sheet 1

GENERAL NOTES:

1. ALL FIRST FINISHED FLOOR TO BE 0'-0" U.N.O.
2. ALL FIRST FLOOR CEILINGS TO BE 10'-0" U.N.O.
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4. ALL SECOND FLOOR CEILINGS TO BE 9'-0" U.N.O.
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6. SITE DIMENSIONS TO LOCATE: EXTERIOR EDGE OF BUILDING TO PROPERTY/BUILD LINE & EXTERIOR SLABS
7. EXTERIOR DIMENSIONS ON FLOOR PLANS MEASURE FROM: EXTERIOR EDGE OF STUD FOR SIDING WALLS, EXTERIOR SURFACES ON MASONRY/CONCRETE WALLS & CENTER OF STRUCTURAL COLUMNS.
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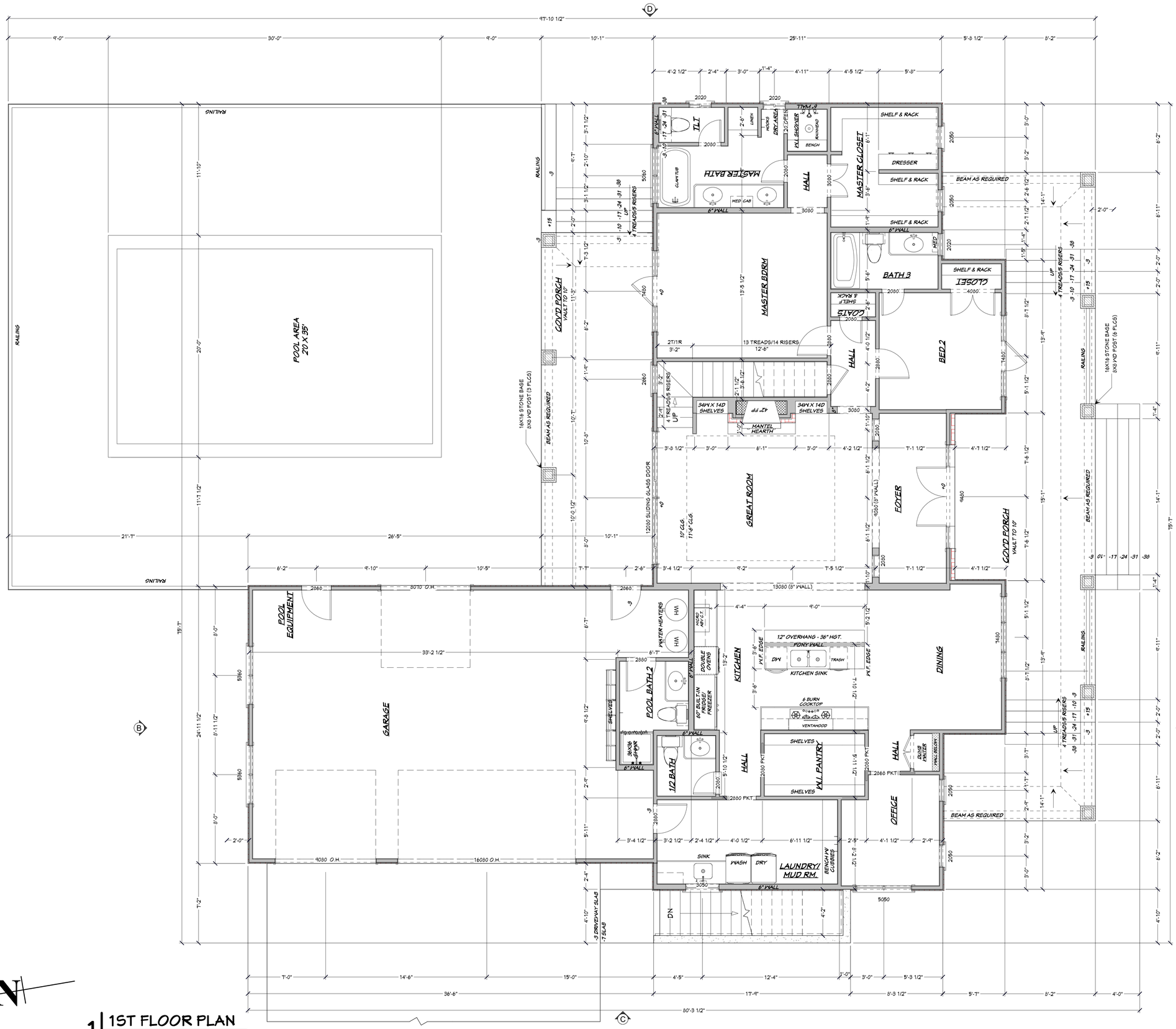

1 1ST FLOOR PLAN

REVISED 10.11.22

JOSEPH REEVES
DRAFTING & DESIGN
13912 VALLEY RANCH RD.
(940-445-7223)

1ST FLOOR PLAN

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Date 09/18/22
Scale 1/4" = 1'-0"

AHLERS HOUSE PLAN

Sheet 2

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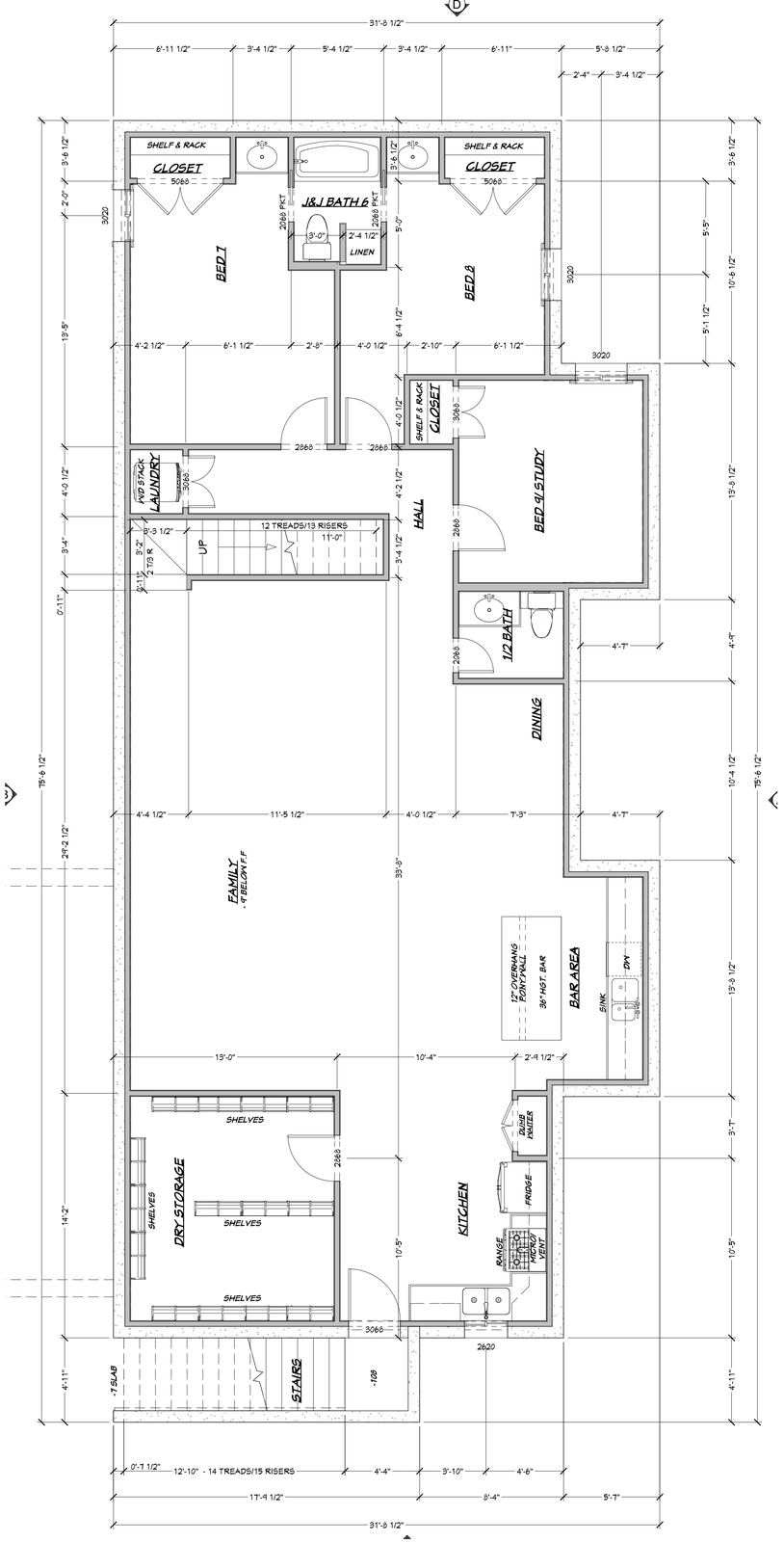
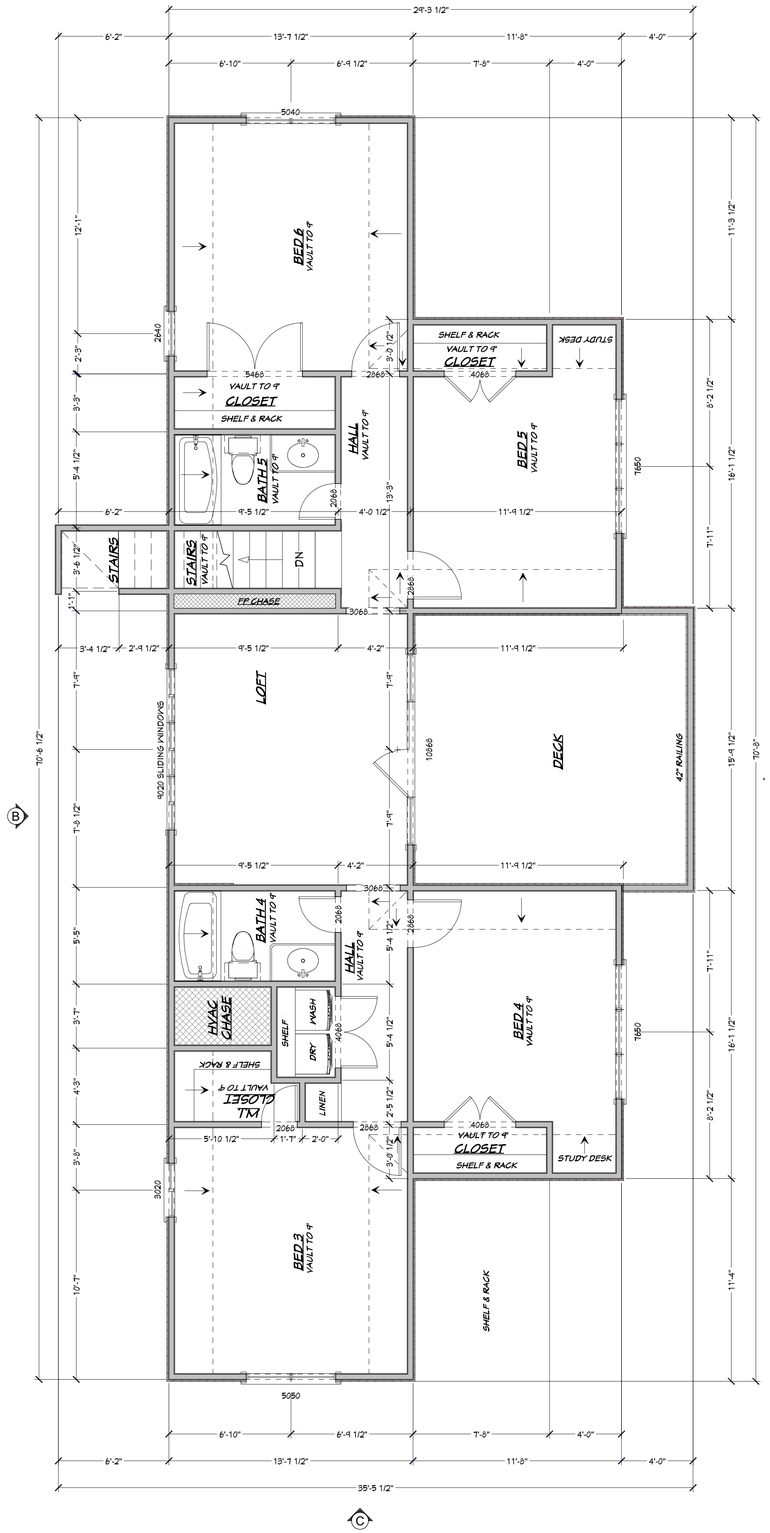


2 BASEMENT FLOOR PLAN



1 2ND FLOOR PLAN

JOSEPH REEVES
DRAFTING & DESIGN
13912 VALLEY RANCH RD.
(940-445-7223)

2ND FLOOR & BASEMENT PLAN

THIS PLAN IS PROPERTY OF JOSEPH REEVES AND IS NOT TO BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION FROM JOSEPH REEVES. THIS PLAN IS INTENDED TO PROVIDE THE INFORMATION NECESSARY TO BUILD THE SAID STRUCTURE. BUILDER AND OWNER OR OWNER'S AGENT SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. LIABILITY OF JOSEPH REEVES IS LIMITED TO THE INVOICE VALUE OF THESE PLANS.

Date	09/18/22
Scale	1/4" = 1'-0"

AHLERS HOUSE PLAN

Sheet **3**

REVISED 10.11.22

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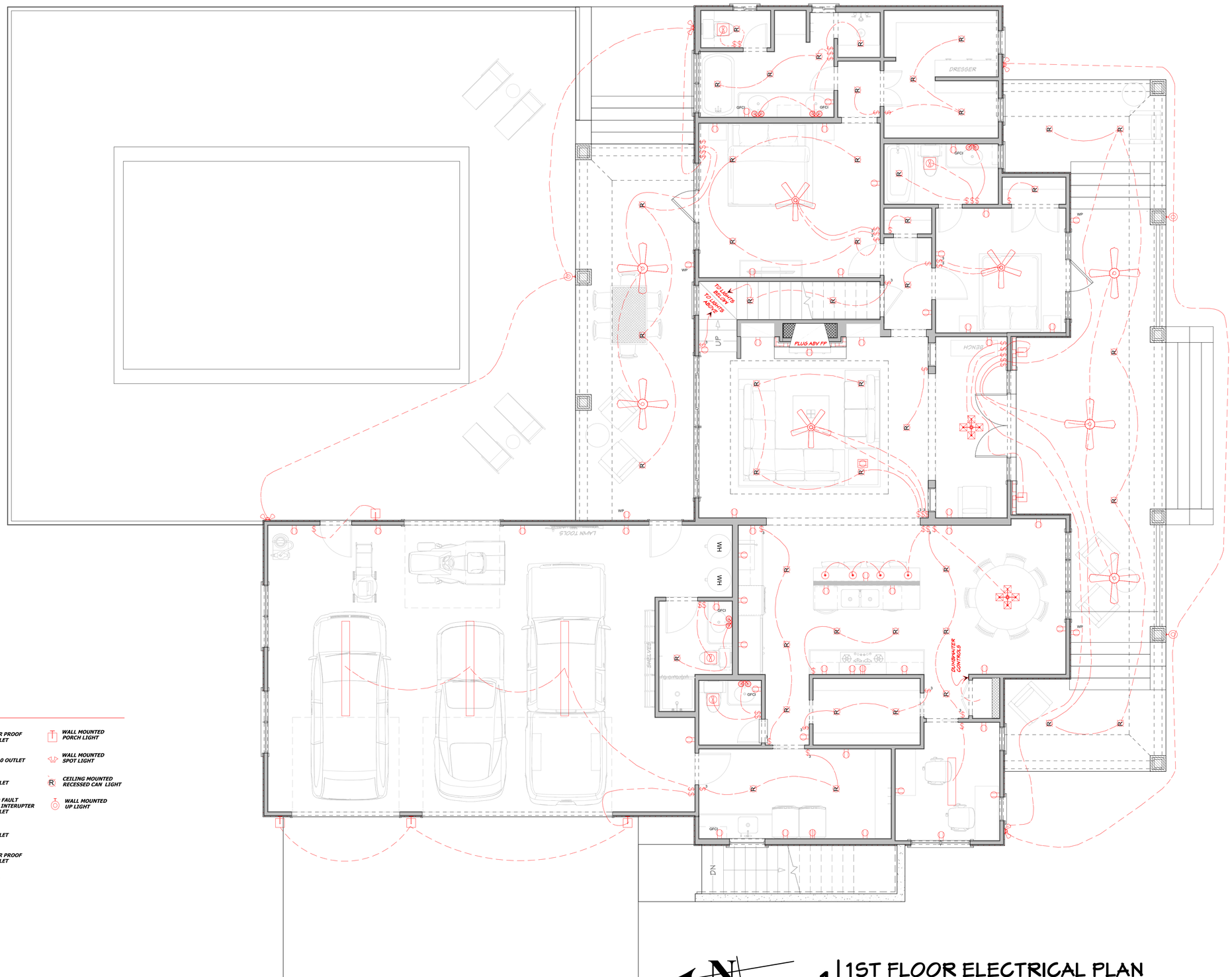

ELECTRICAL SYMBOLOGY

- CEILING FAN
- SURFACE MOUNT LED
- CHANDELIER
- CEILING MOUNTED HANGING LIGHT
- EXHAUST FAN
- WALL MOUNTED VANITY LIGHT
- WP WEATHER PROOF 110 OUTLET
- 4 QUAD 110 OUTLET
- 220 OUTLET
- GFCI GROUND FAULT CIRCUIT INTERUPTER 110 OUTLET
- 110 OUTLET
- WP WEATHER PROOF 110 OUTLET
- $ SWITCH
- WALL MOUNTED PORCH LIGHT
- WALL MOUNTED SPOT LIGHT
- CEILING MOUNTED RECESSED CAN LIGHT
- WALL MOUNTED UP LIGHT

N

1 1ST FLOOR ELECTRICAL PLAN

REVISED 10.11.22

JOSEPH REEVES
DRAFTING & DESIGN
13912 VALLEY RANCH RD.
(940-445-7223)

1ST FLOOR & ELECTRICAL PLAN

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Date	09/18/22
Scale	

AHLERS HOUSE PLAN

Sheet **4**

GENERAL NOTES:

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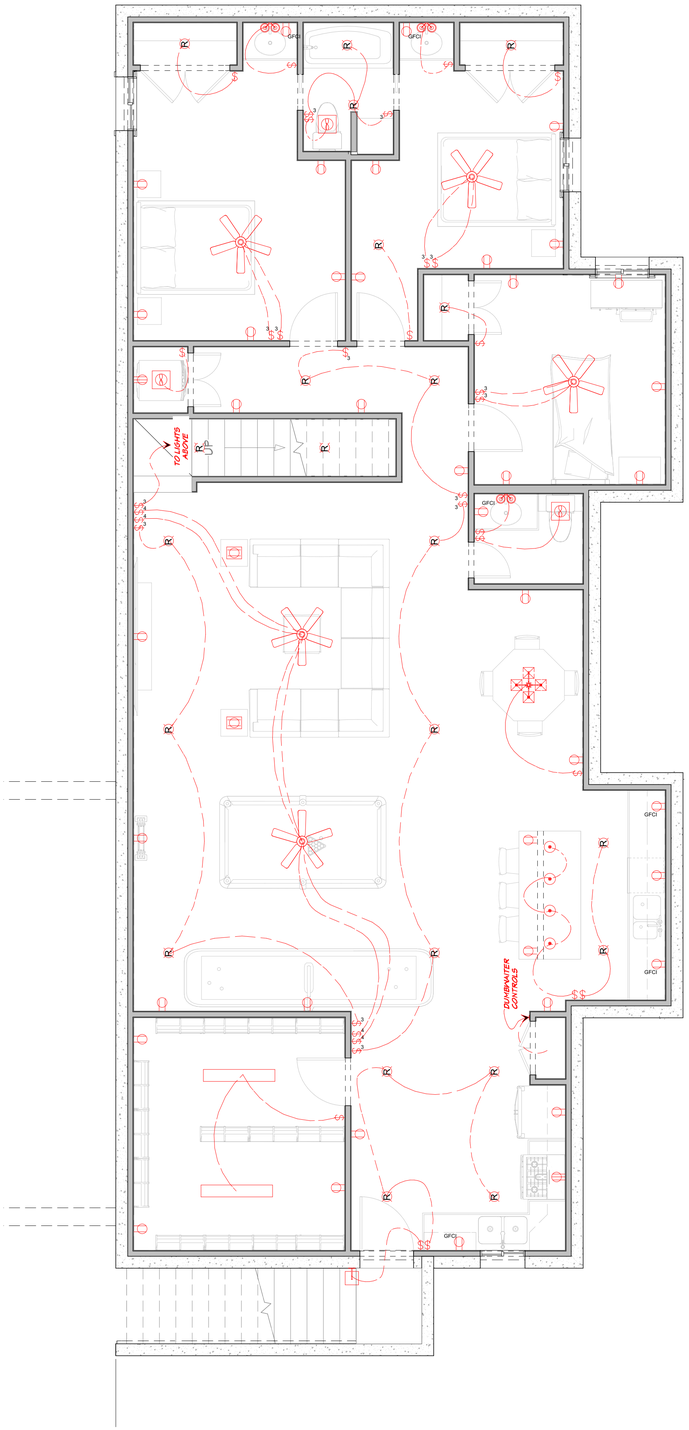
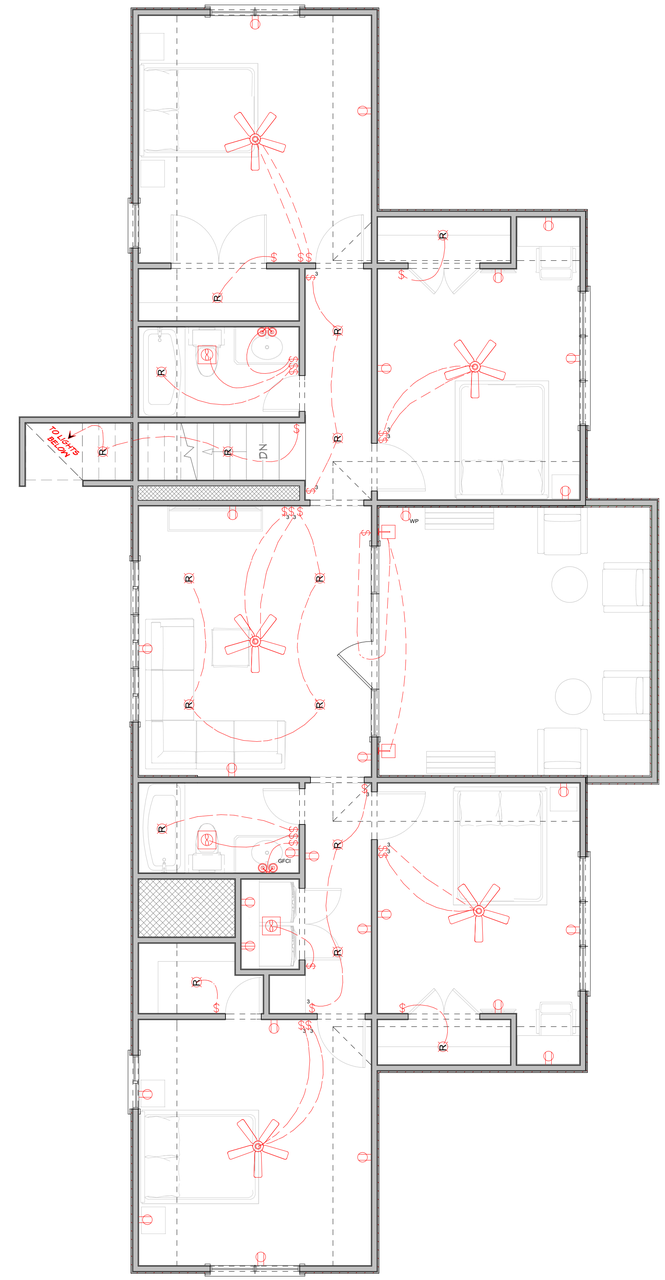
ELECTRICAL SYMBOLOGY

- CEILING FAN
- SURFACE MOUNT LED
- CHANDELIER
- CEILING MOUNTED HANGING LIGHT
- EXHAUST FAN
- WALL MOUNTED VANITY LIGHT
- WEATHER PROOF 110 OUTLET
- QUAD 110 OUTLET
- 220 OUTLET
- GROUND FAULT CIRCUIT INTERUPTER 110 OUTLET
- 110 OUTLET
- WEATHER PROOF 110 OUTLET
- SWITCH
- WALL MOUNTED PORCH LIGHT
- WALL MOUNTED SPOT LIGHT
- CEILING MOUNTED RECESSED CAN LIGHT
- WALL MOUNTED UP LIGHT



2 BASEMENT ELECTRICAL PLAN



1 2ND FLOOR ELECTRICAL PLAN

REVISED 10.11.22

JOSEPH REEVES
DRAFTING & DESIGN
13912 VALLEY RANCH RD.
(940-445-7223)

2ND FLOOR & BASEMENT ELECTRICAL PLAN

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Date 09/18/22

Scale

AHLERS HOUSE PLAN

Sheet 5

GENERAL NOTES:

1. ALL FIRST FINISHED FLOOR TO BE 0'-0" U.N.O.
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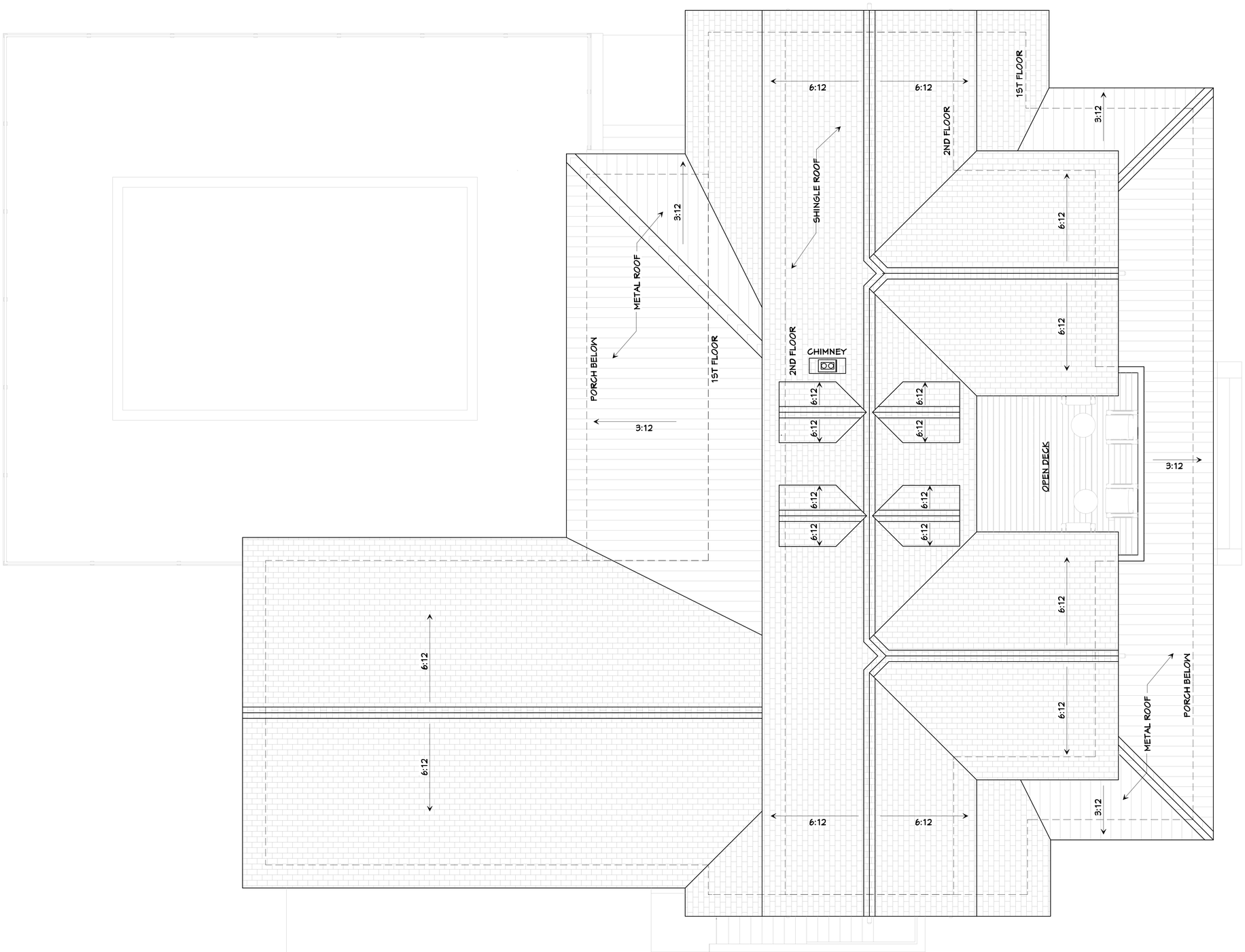

1 ROOF PLAN

REVISED 10.11.22

JOSEPH REEVES
DRAFTING & DESIGN
13912 VALLEY RANCH RD.
(940-445-7223)

ROOF PLAN

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Date 09/18/22

Scale 1/4" = 1'-0"

AHLERS HOUSE PLAN

Sheet 6

2 ELEVATION 'B'

1 ELEVATION 'A'

REVISED 10.11.22

JOSEPH REEVES
DRAFTING & DESIGN
13912 VALLEY RANCH RD.
(940-445-7223)

ELEVATIONS

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Date 09/18/22

Scale 1/4" = 1'-0"

AHLERS HOUSE PLAN

Sheet 7

2 ELEVATION 'D'

1 ELEVATION 'C'

REVISED 10.11.22

JOSEPH REEVES
DRAFTING & DESIGN
13912 VALLEY RANCH RD.
(940-445-7223)

ELEVATIONS

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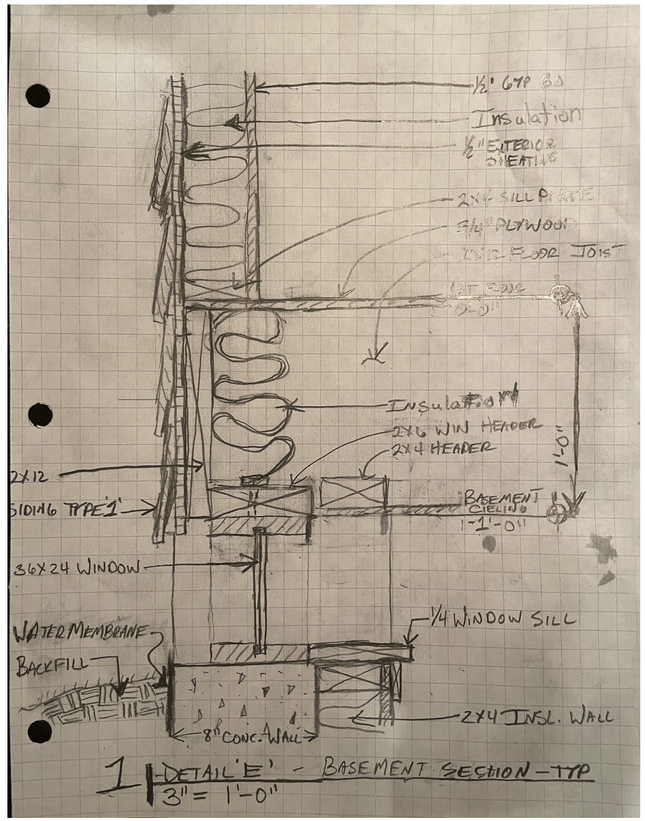
Date 09/18/22

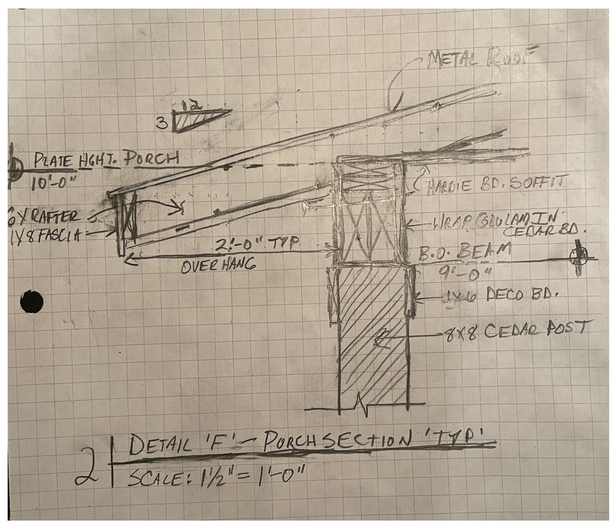
Scale 1/4" = 1'-0"

AHLERS HOUSE PLAN

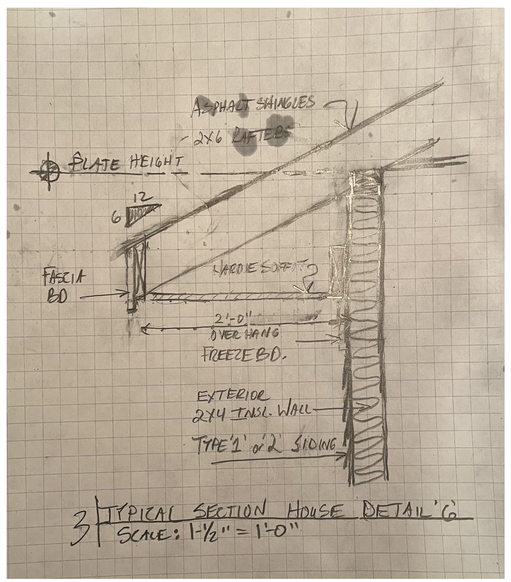
Sheet 8



1 DETAIL 'E' - BASEMENT SECTION - TYP
3" = 1'-0"



2 DETAIL 'F' - PORCH SECTION 'TYP'
SCALE: 1 1/2" = 1'-0"



3 TYPICAL SECTION HOUSE DETAIL 'G'
SCALE: 1-1/2" = 1'-0"

JOSEPH REEVES
DRAFTING & DESIGN
13912 VALLEY RANCH RD.
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SECTION DETAILS

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Date 09/18/22

Scale SEE VIEW

AHLERS HOUSE PLAN

Sheet **9**

REVISED 10.11.22

GENERAL NOTES:

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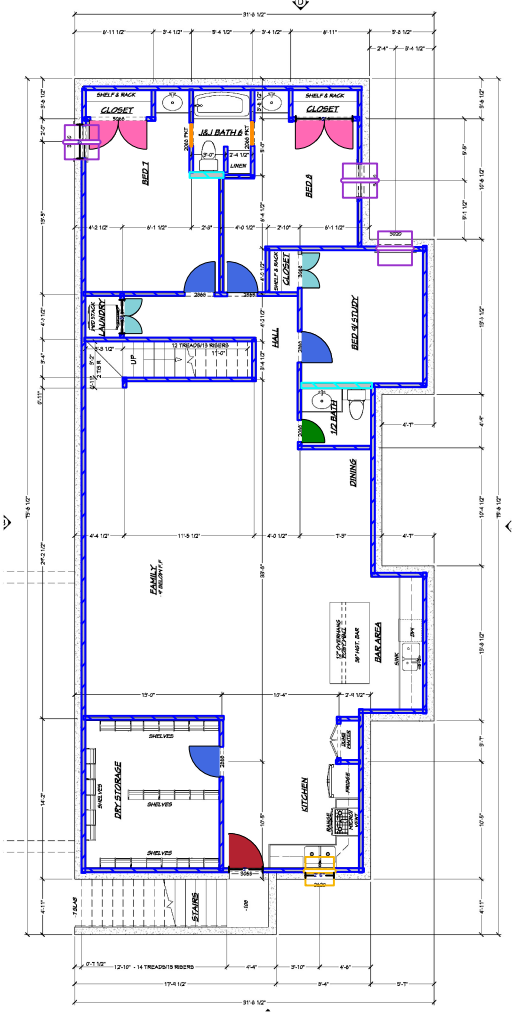
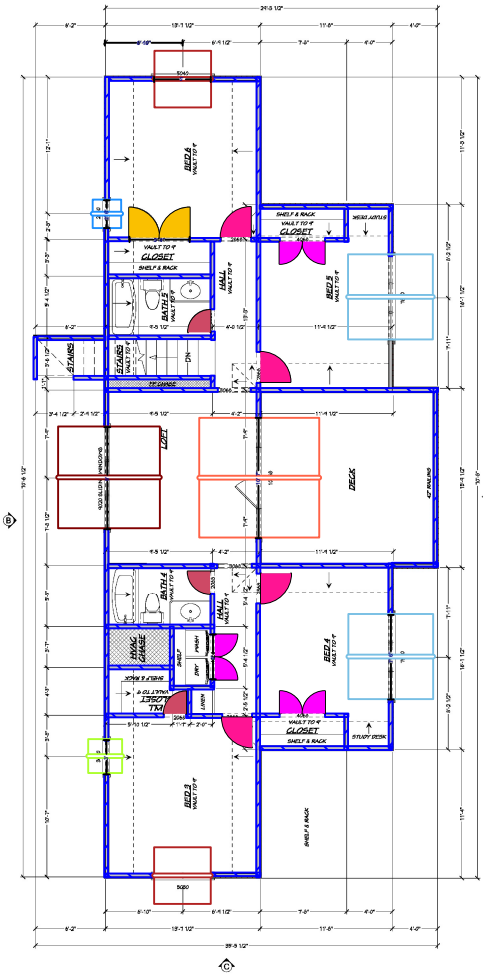
1 - 4" Walls - 671 LF
2 - 6" Walls - 9 LF
25 - 2868 Basement Door - 4 EA
26 - 3080 Basement Double Door - 2 EA
27 - 2068 Basement Door - 1 EA
28 - 3068 Basement Door - 1 EA
29 - 5068 Basement Double Door - 2 EA
30 - 3020 Basement Window - 3 EA
31 - 2620 Basement Window - 1 EA
32 - 2068 Basement PKT Door - 2 EA
34 - 5040 2nd Flr. Window - 2 EA
35 - 2640 2nd Flr. Window - 1 EA
36 - 7650 2nd Flr. Window - 2 EA
37 - 3020 2nd Flr. Window - 1 EA
38 - 9020 Sliding 2nd Flr. Window - 1 EA
39 - 2068 2nd Flr.Door - 3 EA
40 - 2868 2nd Flr. Door - 4 EA
41 - 4068 2nd Flr. Double Door - 3 EA
42 - 5468 2nd Flr. Double Door - 1 EA
43 - 10868 Patio Deck 2nd Flr. Window - 1 EA



2 BASEMENT FLOOR PLAN



1 2ND FLOOR PLAN

REVISED 10.11.22

JOSEPH REEVES
DRAFTING & DESIGN
13912 VALLEY RANCH RD.
(940-445-7223)

2ND FLOOR & BASEMENT PLAN

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Date 09/16/22
Scale 1/4" = 1'-0"

AHLERS HOUSE PLAN

Sheet 3

1 - 4" Walls - 332 LF
2 - 6" Walls - 66 LF
3 - 8" Walls - 20 LF
4 - 2080 Door - 5 EA
5 - 9480 Double Door - 1 EA
6 - 2868 Door - 2 EA
7 - 3080 Double Door - 1 EA
8 - 2880 Door - 5 EA
9 - 7480 Door - 2 EA
10 - 4080 Double Door - 1 EA
11 - 12080 Sliding Glass Door - 1 EA
12 - 16080 Garage OH Door - 1 EA
13 - 9080 Garage OH Door - 1 EA
14 - 8010 Garage OH Door - 1 EA
15 - 2020 Window - 3 EA
16 - 5060 Window - 1 EA
17 - 5360 Window - 2 EA
18 - 3050 Window - 1 EA
19 - 5050 Window - 1 EA
20 - 2050 Window - 4 EA
21 - 2660 Window - 1 EA
22 - 7480 Window - 1 EA
23 - Side Window - 6 EA
33 - 2880 1st Flr. PKT Door - 1 EA

1 1ST FLOOR PLAN

REVISED 10.11.22

JOSEPH REEVES
DRAFTING & DESIGN
13912 VALLEY RANCH RD.
(940-445-7223)

1ST FLOOR PLAN

THIS PLAN IS PROPERTY OF JOSEPH REEVES AND IS NOT TO BE REPRODUCED OR RELEASED WITHOUT WRITTEN PERMISSION REVIEW AND ACCEPTANCE OF THIS PLAN IS ASSUMED TO PROVIDE THE INFORMATION NECESSARY TO BUILD THE SAID STRUCTURE(S) DESCRIBED HEREIN. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. LIABILITY FOR ERRORS IS LIMITED TO THE INVOICE VALUE OF THESE PLANS.

Date 09/16/22
Scale 1/4" = 1'-0"
AHLERS HOUSE PLAN
Sheet 2

Geotechnical Study & Foundation Recommendations
Proposed Residential Structure

1611 Knox Road
Keller, TX 76262

Caminante Custom Homes

AUSTIN	AUSTIN	BELTON/TEMPLE	SAN ANTONIO	DALLAS/FT. WORTH
Geotechnical Dept	**Engineering Dept**	2016 S. Highway Blvd.	464 Rodeo Dr.	4329 Clay Avenue
13801 Avenue K	3700 W Parmer Ln	Belton, TX 76513	Spring Branch, TX 78070	Haltom City, TX 76117
Austin, TX 78728	Austin, TX 78728	(254) 939-0888	(210) 657-2741	(817) 577-9444
(512) 251-1304	(512) 251-1044			

May 15, 2019

Project Number: 19-3322

To: Caminante Custom Homes

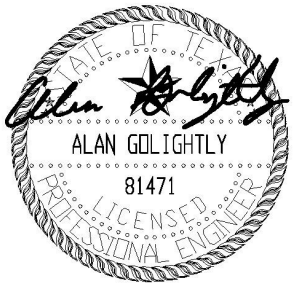
Reference: *Geotechnical Study & Foundation Recommendations for the Proposed Residential Structure at 1611 Knox Road, Keller, TX 76262.*

CRI*Labs* is pleased to submit the results of the geotechnical study for the above-referenced project. This report briefly presents the findings of the study along with our conclusions and recommendations for the design of the foundation for the proposed new residence at *1611 Knox Road, Keller, TX 76262.*

We appreciate the opportunity to serve you and look forward to working with you in other future projects. Should you have any questions regarding this report, please do not hesitate to email us at *geotech@critexas.com* or call us at (512) 251-1304.

Respectfully submitted,

CRI*Labs*



Alan Golightly, PE
F-4031

Ray Schlitz
Geotechnical Project Manager

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Appendix:

Figure A.1. - Site Geological Location Map
Figure A.2. - Site Geography Map
Bore Log(s)
Key to Symbols

Introduction

Purpose

The purpose of this geotechnical investigation is to provide engineering recommendations for the design, construction, and maintenance of a ground supported residential foundation. These recommendations are based on the assessment of the existing surface and subsurface conditions and also include recommendations for foundation subgrade preparation, structural fill and final drainage around the building.

This geotechnical study and foundation recommendation has been prepared at the request of Caminante Custom Homes, for the proposed residential construction at *1611 Knox Road, Keller, TX 76262.*

Scope of Work

a. **Subsurface Exploration and Field Assessment:** Utilizing our in-house drilling equipment, a geotechnical soil investigation was conducted onsite on April 30, 2019. A representative of CRI*Labs* conducted a site evaluation and two soil borings were both drilled to a depth of approximately 20 ft below existing grade. The borings were advanced using a rotary head equipped drilling rig with conventional solid stem continuous flight auger. A two-inch outside diameter split barrel sampler was used to collect subsurface samples. Samples were visually classified by a representative of CRI*Labs* onsite, wrapped in foil and placed in sealed containers to reduce moisture loss and disturbance during transport to the lab. The geotechnical engineer at the lab analyzes samples. A log for the borings is included in this report.

b. **Groundwater:** Subsurface groundwater conditions were monitored at the time of drilling.

c. **Laboratory Testing:** Based upon the results of the subsurface exploration program, a geotechnical laboratory testing program was established. The following tests on cohesive soil samples were performed: Atterberg limits, and in-situ water content determinations.

d. **Geotechnical Engineering Report:** The results of the subsurface exploration and the laboratory testing program were interpreted and summarized in this geotechnical engineering report. The engineering evaluation focused on viable foundation types and provided geotechnical engineering parameters for the design of the proposed foundations. The report may address a variety of foundation types including, but not limited to, the following: slab on grade foundation (post-tension or rebar) with or without concrete drilled piers.

e. **Design Assistance Services:** Since CRI*Labs* and Consolidated Reinforcement LP are sister companies, our engineers worked closely during preparation of the engineering drawings and construction specifications. This service ensures that proper integration of the geotechnical requirements is incorporated into the design and construction documents.

Project Information

The proposed project consists of a single-family residential structure, one or two stories in height. The estimated superimposed loads can be assumed to be in the range of 1,200 to 2,000 pounds per linear foot applied to the soil along the

perimeter of the foundation and 60 to 100 pounds per square foot applied by the concrete slab. It is anticipated that the superstructure will consist of wood framing construction, stick-built and/or using prefabricated floor/roof trusses.

The foundation structure will consist of a monolithic, ground supported, stiffened concrete slab reinforced with unbonded post-tension tendons. The design and construction of this foundation shall follow guidelines set forth by the Post-Tension Institute (PTI) publications *"Design of Post-Tensioned Slabs-on-Ground"*, 3rd Edition (2008) and *"Construction and Maintenance Manual for Post-Tensioned Slab-on-Ground Foundations"* (2006).

Site Information

Site Geology and Soil Information

The proposed site is located in the Woodbine Formation (Kwb). The Woodbine Formation (Kwb) is a series of sandy, iron-stained, argillaceous clay strata and ironstone. This formation weathers into low rolling hills with open glades and flats of bottomland. The Woodbine has been divided into two divisions -- the lower (Dexter) sands and the upper (Lewisville) beds. The latter are locally fossiliferous (Geology of Tarrant County 1919). A partial geologic map of the location is shown on Figure A2.

Site Stratigraphy

A subsurface investigation was conducted at the site and two soil borings were both drilled to a depth of approximately 20 ft below existing grade to evaluate a generalized nature to highlight the major stratification features and material characteristics. Standard Penetration Test (SPT) was conducted following ASTM Standard Test Method D1586-11. Collected subsurface soil samples show that

there are three distinct soil stratums present within the boring depth as shown in Table 1.

Table 1. Soil Profile

Stratum	Approximate Depth (ft)	USCS Soil Group Symbol	Description of Soil
1	From Surface to 6 ft (B1) From Surface to 8 ft (B2)	SP	Poorly Graded Sand, Brown
2	From 6 ft to 15 ft (B1) From 8 ft to 20 ft (B2)	SP	Poorly Graded Sand, Brown
3	From 15 ft to 20 ft	SP	Poorly Graded Sand, Brown

The boring log (attached to this report) shows specific information at the boring locations. The boring log includes soil descriptions, stratifications, penetration resistance, and groundwater information (if encountered) at the approximate locations of the sample observed. The stratifications shown on the boring log represent the conditions only at the actual boring locations. Variations may occur and should be expected across the site. The stratifications represent the approximate boundary between subsurface materials and the actual transition may be gradual.

Site Topography and Groundwater

The site shows a low topography. Subsurface water was not encountered during the drilling operation. Subsurface water levels may fluctuate due to seasonal changes in precipitation amounts or due to construction activities in the

area. Additionally, discontinuous zones of perched water may exist within the overburden.

Geotechnical Considerations

From a geotechnical engineering viewpoint, it is our professional opinion that this site is suitable for the proposed development. The **effective Plasticity Index (PI) for this site is 16**. **The Potential Vertical Rise (PVR) is less than 1.0 inch** (TxDOT Method Tex-124-E) based on the dry water content. Therefore, this building site has a **very low potential for soil induced movement** of the foundation. The foundation design shall reflect adequate stiffness to ensure that the soil induced movements are kept below acceptable limits.

For sites with expansive clays, the builder/owner has the option to improve the soil condition by removing the expansive clays under the proposed foundation to a specified depth as instructed by the geotechnical engineer and replacing it with compacted select fill material or other available chemical/water injection techniques. The design parameters given in this report are based on an unimproved condition (Refer to Section: Subgrade Preparation for additional info).

Foundation Recommendations

The recommended foundation type for this project is a post-tension slab-on-grade with stiffening beams (*"floating slab"*). Parameters for the design of a **post-tension slab-on-grade foundation** are given below. If the client wishes to choose another foundation type, the engineer of record should be contacted to provide adequate parameters for design.

Subgrade Preparation

All topsoil materials must be removed to a minimum depth of 6 in. Inform fill shall consist of low plasticity materials (PI equal or less than 15) and free of

organic soil. **Where the topography requires structural fill, this shall be placed according to the recommendations set forth on Section: *Residential Structural Fill.*** All perimeter beams of the foundation must be founded on compacted structural fill or natural soil. Required embedment into natural grade or compacted fill is 12 in minimum.

Design Parameters

Presented in Table 2 are the parameters for the design of post-tension ribbed foundation. The values of Edge Moisture Variation Distance, e_m, and the Differential Vertical Soil Movement, y_m, are calculated based on the design method described in the 3rd Edition of the Post-Tension Institute "*Design of Post-Tensioned Slabs-on-ground*", 2008. The value of Allowable Bearing Capacity is estimated from the correlation between the SPT value (or N value) and the allowable bearing capacity.

Table 2. PTI Design Parameters: 3rd Edition

Parameter		Value
Edge Moisture Variation Distance, e_m (ft)	Center Lift	9.0
	Edge Lift	5.7
Differential Vertical Soil Movement, y_m (in)	Center Lift	0.1
	Edge Lift	0.2
Allowable Bearing Capacity, psf		2000

Structural Fill

Structural fill materials are usually used in order to provide a flat building pad for the foundation or as a method to improve soil conditions by replacing some of the highly expansive clays with properly compacted fill. Suitable fill materials for foundation construction are coarse-grained soils (USCS symbols SW, SP or SM). Fine grained soils may be used (USCS symbols ML or CL) provided that the soils are properly compacted. As an overall requirement, all imported soil for structural fill should conform to the following Atterberg values:

- Maximum Liquid Limit: **30**
- Maximum Plasticity Index: **15**
- Minimum Plasticity Index: **4**

The building pad or excavation area should extend a minimum of 5 feet beyond the proposed building surface area. Fill placement should be performed in lifts of 6 in to 8 in (loose thickness). Each lift must be moisture conditioned and mechanically compacted to attain 95% of the maximum dry unit weight of the soil, as determined by the Standard Proctor Method (ASTM D698).

Imported clay soils should be compacted within a moisture content range from 0 to 3 percent above the optimum moisture content. Imported granular soils should be compacted within a moisture content range from 3 percent below to 3 percent above the optimum moisture content unless modified by the project geotechnical engineer. *Failure to comply with these requirements will invalidate all the conclusions in this report as well as the design recommendations.*

If onsite soils are to be used for structural fill, it is recommended that the fill material have a liquid limit of less than 30. If the liquid limit is slightly higher than 30, the geotechnical engineer of record should be notified.

If a third-party company is hired to perform quality control of the placement and compaction of the select fill, records for the sampling and test results must be submitted to the geotechnical engineering company for approval.

Surface Drainage

The property must be positively graded at all times to provide for rapid removal of surface water runoff from the foundation system and to prevent ponding of water under floors or seepage toward the foundation system at any time during or after construction. Ponded water will cause undesirable soil swell and loss of soil strength. As a minimum requirement, finished grades should have slopes of at least 5 percent or 6 in drop within the first 10 feet from the exterior walls to allow surface water to drain positively away from the structure. The slope gradient away from the foundation may be reduced to 3 percent for paved areas.

All surface water runoff should be collected and discharged into outlets approved by the civil engineer. Landscape mounds must not interfere with this requirement. In addition, each lot should drain individually by providing positive drainage or sufficient area drains around the buildings to remove excessive surface water.

Requirements for Landscaping Irrigation

Sprinkler systems should not be installed where they may cause ponding or saturation of foundation soils within 5 feet of the walls or under a structure. Ponding or saturation of foundation soils may cause soil swell, consequent loss of strength, and movement of the foundation and slab.

Irrigation of landscaped areas should be strictly limited to the amount necessary to sustain vegetation. Excessive irrigation could result in saturating, weakening, and possible swelling of foundation soils.

Trees

The presence of trees near the foundation will change the suction profile used for the determination of the design parameters. Typically, all large trees in the vicinity of the foundation pad should be removed to avoid larger than anticipated foundation movement. The expression “large trees” usually refers to trees with a diameter of the trunk equal or more than 24 in. If removal of the trees is not permitted, the geotechnical engineer must be notified of the presence of large trees in order to adjust the design recommendations. Alternatively, a tree barrier may be installed alongside the perimeter of the foundation to prevent tree roots from changing the moisture content under the slab.

Utilities

Pipe zone backfill (i.e. material beneath and immediately surrounding the pipe) may consist of a well-graded import or native material less than ¾ inch in maximum dimension compacted in accordance with recommendations provided above for structural fill.

Trench zone backfill (i.e. material placed between the pipe zone backfill and the ground surface) may consist of native soil compacted in accordance with recommendations for structural fill.

Where import material is used for pipe zone backfill, we recommend it consist of fine-to-medium-grained sand or a well-graded mixture of sand and gravel and that this material not be used within 2 feet of finish grades. In general, uniformly graded gravel should not be used for pipe or trench zone backfill due to the potential for migration of (1) soil into the relatively large void spaces present in this type of material and (2) water along trenches backfilled with this type of material.

All utility trenches entering buildings and paved areas should be backfilled entirely with native materials or concrete. Where the trenches pass under the building perimeter and curb line, the length of the backfill zone should extend at

least 3 feet to either side of the crossing and should replace both the pipe zone (bedding and shading) and trench zone material. This is to prevent surface water from percolating into the imported trench backfill material and moving under the foundation and pavement where such water would remain trapped in a perched condition.

Driveways/Parking Areas

Driveways and other flat-work structures should be constructed structurally independent of the foundation system. This would allow the flatwork movement to occur with a minimum of foundation distress. Driveway slabs should be conventionally reinforced to control crack width and frequency. Additionally, control joints should be provided to control cracking (8 feet to 10 feet on centers, max.). Driveway slabs should have a minimum thickness of 4 in and should slope away from the buildings to prevent water from flowing toward the building.

Report Limitations

The scope of this report is limited to the design of post-tension foundations for residential/light commercial buildings and for specific application to this project. The design parameters presented do not account for uncontrollable conditions such as plumbing leaks, improper subgrade preparation or improper fill material, presence of large trees close to the foundation or improper maintenance of the yard around the perimeter of the slab. The conclusions and recommendations contained in this report are based upon applicable standards of our practice in this geographic area at the time this report was prepared. If deviations from the noted subsurface conditions are encountered during construction, they should be brought to the attention of the geotechnical engineer. No other warranty, expressed or implied, is made.

REFERENCES

1. American Concrete Institute (ACI) 302.1R-04, Guide for Concrete Floor and Slab Construction.

2. American Society of Civil Engineers (ASCE), Texas Section, Guidelines for the Evaluation and Repair of Residential Foundations, Version 1, January 1, 2003.

3. American Society of Civil Engineers (ASCE), Texas Section, Recommended Practice for The Design of Residential Foundations, Version 1, January 1, 2003.

4. Geologic Atlas of Texas, Dallas Sheet, Bureau of Economic Geology, The University of Texas at Austin. 1972.

5. W.M. Winton and W.S. Adkins, Geology of Tarrant County, University of Texas. Bulletin No. 1931: June 1, 1919.

6. Post-Tensioning Institute. Design of Post-Tensioned Slabs-on-Ground. 3rd ed. USA with 2008 Addendum, Post-Tension Institute, Phoenix, Arizona.

ATTACHMENTS

Field Test Procedures

Standard Penetration Test (SPT) - ASTM D-1586

This test consists of driving the split spoon sampler (SS) into the ground using a standard weight slide hammer (140 lb hammer) with 30 in of fall. The sampler is driven 6 in into the ground and then the number of blows to advance the sampler an additional 12 in is counted. The amount of blows necessary to advance the sampler the last 12 in is designated SPT value or N-value.

The N-value provides an indication of consistency and unconfined compressive strength of cohesive soil. The strength of soil is directly proportional to N-value. The correlation between N-value and the unconfined compressive strength of cohesive soils is shown in Table A1.

Table A1. Correlation between N-value and q_u

N-value	Consistency	Unconfined Compressive Strength, q_u PSF
0 – 2	Very Soft	0 – 500
2 – 5	Soft	500 – 1000
5 – 10	Medium Stiff	1000 – 2000
10 – 20	Stiff	2000 – 4000
20 – 30	Very Stiff	4000 – 8000
>30	Hard	>8000

The relative density and shear strength parameter (friction angle) of cohesionless soil is also directly proportional to the N-value. Thus, the relative density and the friction angle can be estimated from the empirical relationship. The correlation between N-value with the relative density and the friction angle of cohesionless soil is shown in Table A2.

Table A2. Correlation between N-value and Friction Angle

N-value	Density	Relative Density (%)	Friction Angle (^{0})
0 – 4	Very Loose	<20	<30
4 –10	Loose	20 – 40	30 – 35
10 – 30	Compact	40 – 60	35 – 40
30 – 50	Dense	60 – 80	40 – 45
> 50	Very Dense	>80	>45

Laboratory Tests

Laboratory tests are performed on selected samples to aid in soil classification and to evaluate physical properties of the soils, which may affect the geotechnical aspects of project design and construction. A description of the laboratory testing program is presented below. Some or all of the following laboratory tests are performed.

Moisture Content - ASTM D-2216

Moisture content tests are performed to evaluate moisture-conditioning requirements during site preparation and earthwork grading.

Atterberg Limits - ASTM D-4318

Atterberg Limits tests are performed to aid in soil classification and to evaluate the plasticity characteristics of the material. Additionally, test results are correlated to published data to evaluate the shrink/swell potential of near-surface site soils. Atterberg Limits refer to the following:

Liquid Limit (LL): water content corresponding to the behavior change between the liquid and plastic states of silt or clay.

Plastic Limit (PL): water content corresponding to the behavior change between the plastic and semisolid states of silt or clay.

Shrinkage Limit (SL): water content corresponding to the transition from semisolid to solid state of silt or clay.

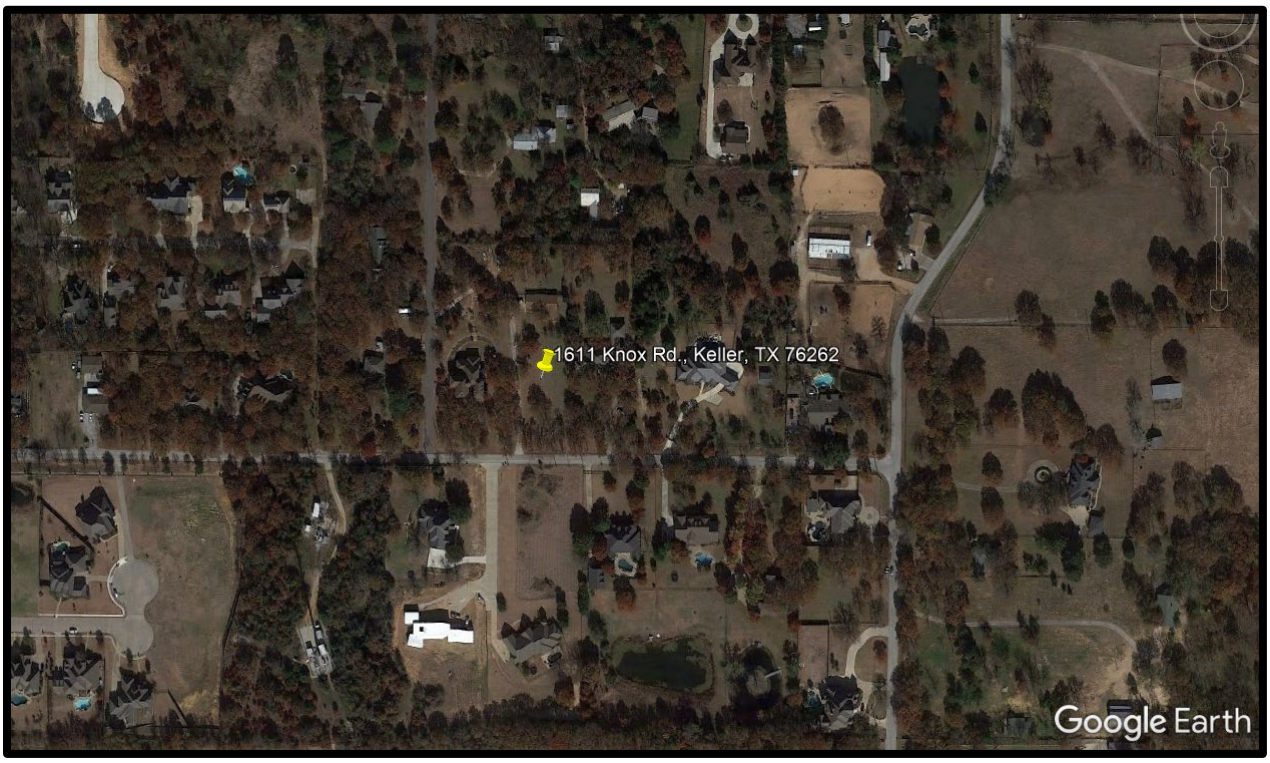


Figure A1. Site Geographic Location.

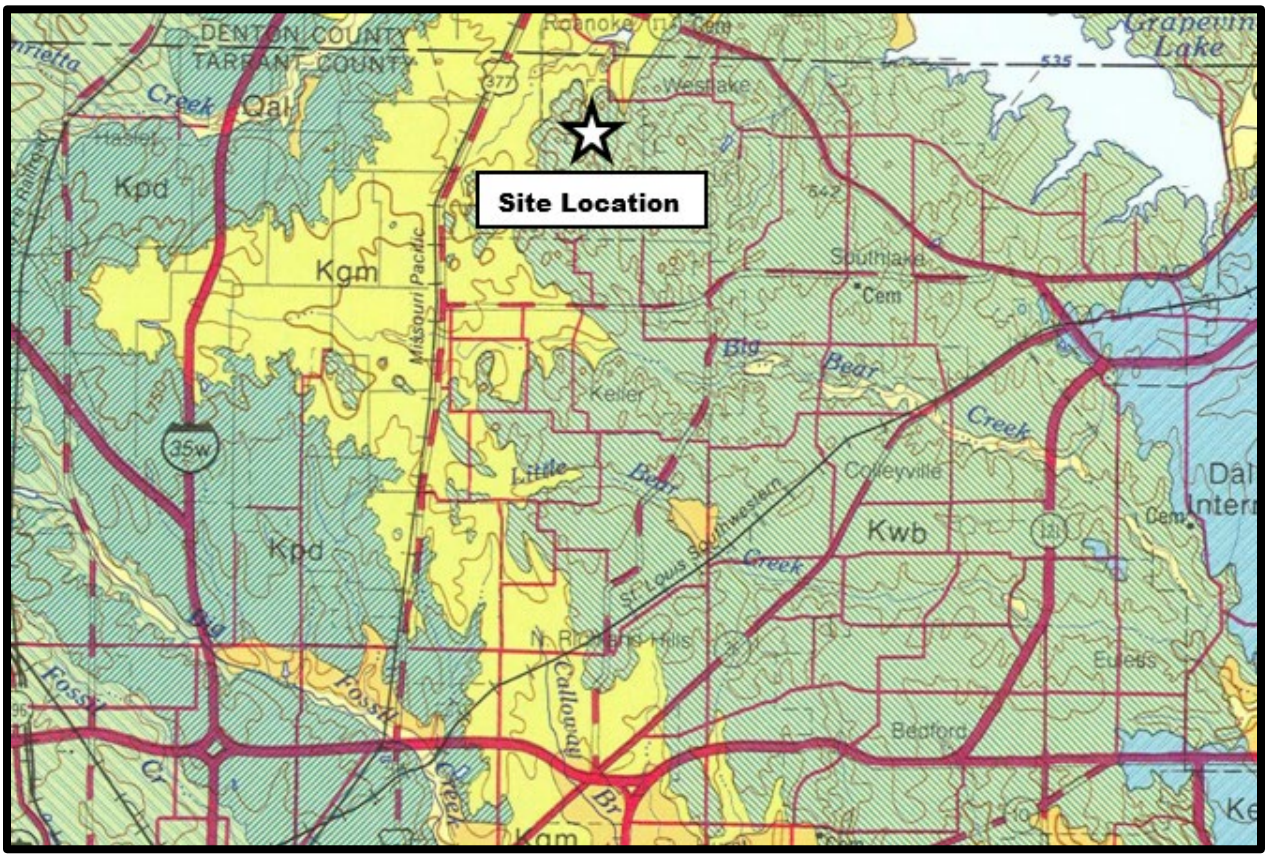


Figure A2. Site Geology.

Source: Geologic Atlas of Texas, Dallas Sheet, Bureau of Economic Geology, The University of Texas at Austin.

BORING NUMBER 1

CRI Labs

CLIENT Caminante Custom Homes
PROJECT NAME 1611 Knox Road
PROJECT NUMBER 19-3322
PROJECT LOCATION Keller, TX 76262
DATE STARTED 4/30/19 **COMPLETED** 4/30/19
HOLE SIZE 4.5 inches
DRILLING CONTRACTOR CRILABS
GROUND WATER LEVELS: ∇ N/A
DRILLING METHOD Solid Stem Auger
LOGGED BY VL **CHECKED BY** RS
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	BLOW COUNTS (N VALUE)	PASSING # (200%)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX
0		(SP) Poorly Graded Sand, Brown						
			50/3"					
					14			
			50/2"					
5								
		(SP) Poorly Graded Sand, Brown						
			50/1"					
10								
					6			
15								
		(SP) Poorly Graded Sand, Brown						
					12			
20								

Boring Terminated @20'-0"

BORING NUMBER 2

CRI Labs

CLIENT Caminante Custom Homes
PROJECT NAME 1611 Knox Road
PROJECT NUMBER 19-3322
PROJECT LOCATION Keller, TX 76262
DATE STARTED 4/30/19 **COMPLETED** 4/30/19
HOLE SIZE 4.5 inches
DRILLING CONTRACTOR CRILABS
GROUND WATER LEVELS: ∇ N/A
DRILLING METHOD Solid Stem Auger
LOGGED BY VL **CHECKED BY** RS
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	BLOW COUNTS (N VALUE)	PASSING # (200%)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX
0		(SP) Poorly Graded Sand, Brown						
			1-4-9 (13)					
					19			
5			5-6-7 (13)					
		(SP) Poorly Graded Sand, Brown	50/2"					
10								
					8			
15								
20								

Boring Terminated @20'-0"

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS GRAPH	SYMBOLS LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS MORE THAN 50 % OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50 % OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		(LITTLE OR NO FINES)		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
		(APPRECIABLE AMOUNT OF FINES)		GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50 % OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
		(LITTLE OR NO FINES)		SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES		SM	SILTY SANDS, SAND - SILT MIXTURES
		(APPRECIABLE AMOUNT OF FINES)		SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50 % OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

STD LAND SURVEYING
5740 Newt Paterson Road
Mansfield, Texas 76063
Phone 817-247-6307

GF No. : 016-217941-RTT
Borrower:

Legal Description for: 1611 Knox Road Keller, Texas (1.537 Acres)

Being all that certain lot, tract or parcel of land out of the Anderson Barnes Survey, Abstract No. 142, situated in Tarrant County, Texas, and being that same tract of land conveyed by deed to M.R. and Zelma Franklin as recorded in Volume 5178, Page 537 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

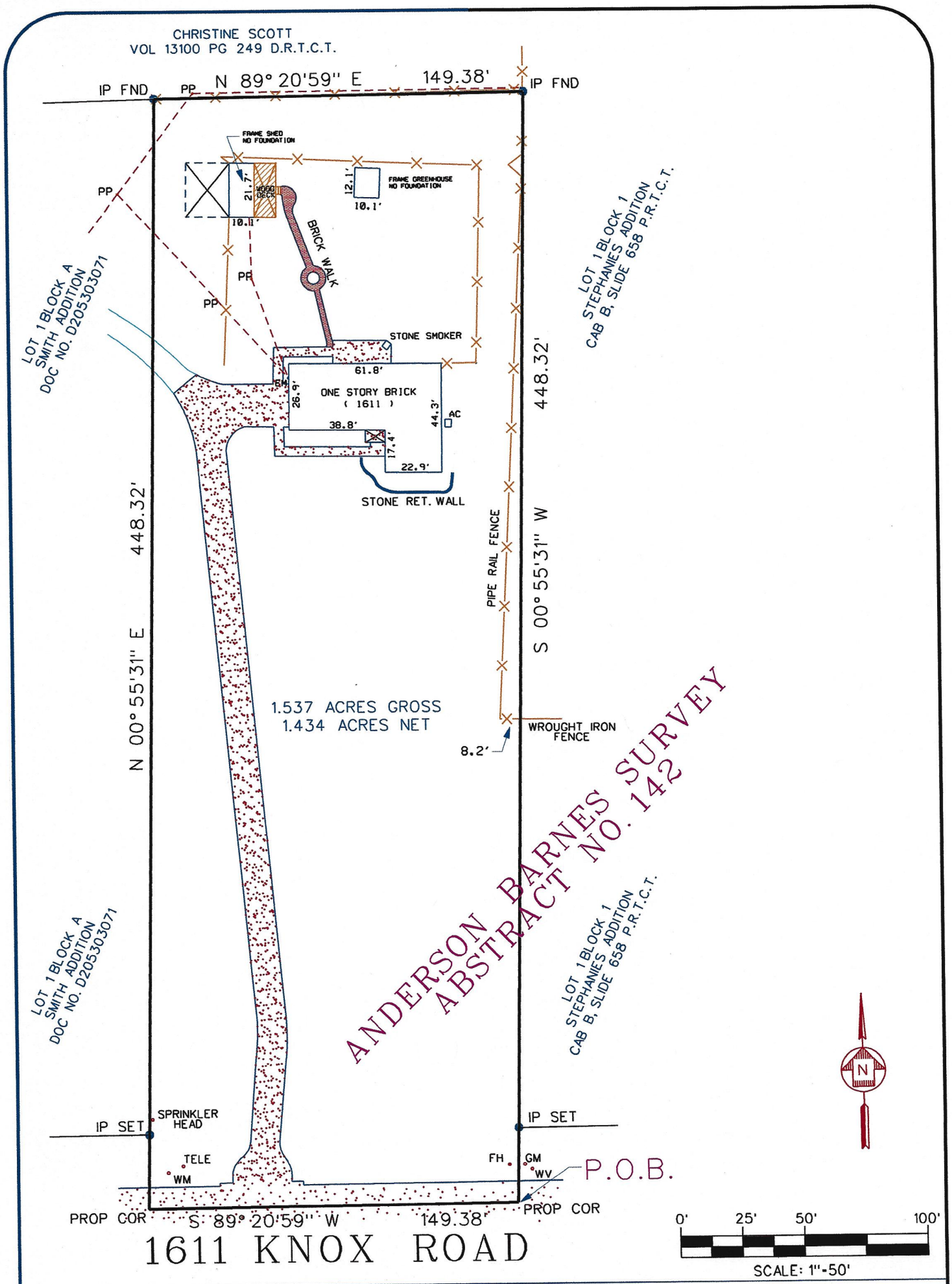
BEGINNING at a point for corner in the center of Knox Road, a 60-foot wide public right-of-way, said point being the Southeast corner of said Franklin tract, and said point being South 00 deg 55 min 31 sec West, a distance of 30.00 feet from an iron rod set for the Southwest corner of Lot 1 Block 1, Stephanie's Addition, an addition to the City of Keller, according to the plat thereof recorded in Cabinet B, Slide 658 of the Plat Records of Tarrant County, Texas;

THENCE South 89 deg 20 min 59 sec West, with the center of said Knox Road, and with the South line of said Franklin tract, a distance of 149.38 feet to a point for corner, said corner being the Southwest corner of said Franklin tract;

THENCE North 00 deg 55 min 31 sec East, with the West line of said Franklin tract, at 30.00 feet passing an iron rod set for reference in the North line of said Knox Road, said iron rod being the Southeast corner of Lot 1 Block A of Smith Addition, an addition to the City of Keller, according to the plat thereof recorded in Document No. D205303071, Plat Records of Tarrant County, Texas, continuing along the West line of said Franklin tract, and with the East line of said Lot 1 Block A, Smith Addition, a total distance of 448.32 feet to an iron rod found for corner, said corner being the Northwest corner of said Franklin tract, and being the Northeast corner of said Lot 1 Block A, Smith Addition, and said corner being in the South line of a tract of land conveyed by deed to Christine Scott, as recorded in Volume 13100, Page 249 of the Deed Records of Tarrant County, Texas;

THENCE North 89 deg 20 min 59 sec East, with the North line of said Franklin tract, and with the South line of said Scott tract, and generally along a fence line, a distance of 149.38 feet to an iron rod found for corner, said corner being the Northeast corner of said Franklin tract, and being the Northwest corner of said Lot 1 Block 1 Stephanie's Addition;

THENCE South 00 deg 55 min 31 sec West, with the common line of said Franklin tract and Lot 1 Block 1 Stephanie's Addition at 418.32 feet passing said set iron rod for reference in the North line of said Knox Road, continuing a total distance of 448.32 feet to the POINT OF BEGINNING, and containing 1.537 acres of land, of which 0.103 acres lies within Knox Road R.O.W., leaving 1.434 acres of land, more or less.



LEGAL DESCRIPTION ON ATTACHED SHEET

BORROWER:
GF NO: 1016-217941-RTT

THE PROPERTY SHOWN APPEARS TO BE LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP.

The undersigned hereby certifies to (lender) and/or (owner) and Title Company that this survey (1) was made on the ground as per the property description shown hereon, (2) correctly shows the boundary lines and dimensions and ares of the land indicated hereon (3) correctly shows the location of all buildings, structures, and other improvement and visible items on the property, and (4) correctly shows the locations of all alleys, streets, roads, other right-of-way, easements, and other matters of record of which the undersigned has been advised effecting the property according to the description in such recorded instruments; and except as shown, there are no visible easements, rights-of-way, party walls or other common structures or use of the property by adjacent property owners, encroachments of improvements of adjoining premises, protrusions of improvements onto adjoining premises, or boundary conflicts.

DATE: 05-06-17 JOB NO.: _____

STATE OF TEXAS
REGISTERED
DAVID M. MULLINS
3437
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: _____

ACCEPTED BY: _____

STD LAND SURVEYING

5740 Newt Patterson Rd
Mansfield, Texas 76063
Office 817-247-6307
Fax 682-518-9197

E-Mail us at:
stdlandsurveying@yahoo.com

DRAINAGE PLAN PACKAGE

FOR

PROPOSED NEW ACCESSORY BUILDING & MAIN RESIDENCE

1611 KNOX ROAD
KELLER, TX 76262

KELLER UNIFIED DEVELOPMENT CODE

SECTION 9.06 "ACCESSORY BUILDING AND USE REGULATIONS" CRITERION:

1) ALL COMBINED ACCESSORY BUILDINGS TO BE LESS THAN 50% OF MAIN STRUCTURE:
   a. NEW ACCESSORY BUILDING = 525 SF
   b. EXISTING GREEN HOUSE = 123 SF
   TOTAL = 648 SF WHICH IS LESS THAN 50% MAIN HOUSE: 2061 * 0.5 = 1031 SF
2) NEW ACCESSORY BUILDING TO BE CONSTRUCTED OUT OF ANY BUILDING MATERIAL THAT IS CURRENTLY APPROVED BY A NATIONAL MODEL CODE (THE INTERNATIONAL BUILDING CODE) AS PER HOUSE BILL 2439 (APPROVED 2019).
3) NEW ACCESSORY BUILDING DOES NOT HAVE A FULL KITCHEN.
4) NEW ACCESSORY BUILDING IS POSITIONED BEHIND MAIN STRUCTURE (EXISTING HOUSE).
5) SIDE AND REAR SETBACKS MEET CURRENT ZONING.
6) NEW ACCESSORY BUILDING IS NOT PLACED IN ANY EASEMENT OR ALLEY.
7) MAIN BUILDING (EXISTING HOUSE) IS CURRENTLY EXISTING.
8) MAXIMUM ROOF HEIGHT DOES NOT EXCEED 15'-0".
9) THERE ARE NO MORE THAN TWO (2) ACCESSORY BUILDINGS ON THIS LOT.
10) THE NEW ACCESSORY BUILDING IS NOT AN ACCESSORY DWELLING UNIT.

ARTICLE EIGHT SECTION C SF-36:

1) SINGLE FAMILY DETACHED DWELLING IS PERMITTED.
2) MAXIMUM OF TWO (2) DETACHED ACCESSORY BUILDINGS ARE SHOWN ON LOT.
3) NO ACCESSORY BUILDING IS OVER 1,200 SF.
4) EXISTING HOUSE OF 2061 SF WILL BE RAZED UPON COMPLETION OF PROPOSED NEW HOUSE.
5) BUILDING MATERIALS OF NEW HOUSE TO BE COMPLIANT WITH 2021 IRC AS PER H.B.2439.

VICINITY MAP
N.T.S

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	REV	REVISION DATE
CVR	COVER	A	07/23/2025
SUR0.1	SURVEY	A	07/23/2025
SUR0.2	EXISTING TREE SURVEY	A	07/23/2025
SP.1	EXISTING SITE CONDITIONS PLAN	A	07/23/2025
SP.2	PROPOSED SITE PLAN	A	07/23/2025
DP.1	PROPOSED SITE DRAINAGE PLAN	A	07/23/2025

ZONING: SF-36
LAND USE: LD-SF

ALL CONSTRUCTION TO FOLLOW CITY OF KELLER CURRENT BUILDING CODES

EEi INCORPORATED PRODUCED WORKS OF STD LAND SURVEYING (SURVEYING LINE WORK), BURNS SURVEYING (EXISTING TREE SURVEY), ED KELLIE OF KELLIE ENGINEERING (UNPROTECTED CAD LINE WORK), JOSEPH REVES DRAFTING AND DESIGN (CAD LINE WORK FOR NEW HOUSE FOOTPRINT) TO PREPARE THIS DRAWING AS A REQUIREMENT OF THE KELLER UNIFIED DEVELOPMENT CODE FOR THE DRAINAGE PLAN.

City of KELLER

REVIEWED
CITY OF KELLER
Released for Construction
Date _____

_____
Public Works Director / City Engineer

JULY 2025

STATE OF TEXAS
THOMAS A. EYEINGTON, JR.
90931
LICENSED
PROFESSIONAL ENGINEER

THOMAS A. EYEINGTON, JR.
ELECTRONIC SEAL DATE: 07/23/2025
EYEINGTON ENTERPRISES, INC.
F-8189

ENGINEER OF RECORD

EEi

EYEINGTON ENTERPRISES, INC.
THOMAS A. EYEINGTON, P.E.
1812 FAIRWAY BEND DR
HASLET, TEXAS 76052
817-368-0750
thomas.eyeington.pe@verizon.net
TBPE FIRM No. F-8189

APPLICANT/OWNER/BUILDER
DANNY AHLERS
1611 KNOX ROAD
KELLER, TX 76244
PH: 817-793-2424
EMAIL: DANNY@AHLERSROOFING.COM

LOT SURVEYOR
STD LAND SURVEYING
5740 NEWT PATTERSON RD
MANSFIELD, TX. 76063
PH: 817-247-6307

BURNS SURVEYING

TREE SURVEYOR
BURNS SURVEYING
2701 SUNSET RIDGE DRIVE
STE, 303
ROCKWALL, TX. 75032
PH: 214-326-1090
EMAIL: office@burnssurvey.com

STOP!

CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS

2521DA_RELEASED FOR CONSTRUCTION_REV. 0

No	DATE	DESCRIPTION OF REVISION
A	07/22/2025	RELEASED FOR REVIEW ONLY
0	07/23/2025	RELEASED FOR CONSTRUCTION

EEi EYEINGTON ENTERPRISES, INC.
APPLIED ENGINEERING AND DESIGN SOLUTIONS
CIVIL / STRUCTURAL / PROJECT MANAGEMENT
TEXAS PROFESSIONAL ENGINEER LICENSE #90931
TEXAS REGISTERED DRAFTING FIRM No. F-8189

THOMAS A. EYEINGTON JR., P.E
1812 FAIRWAY BEND DR
HASLET, TEXAS 76052

thomas.eyeington.pe@verizon.net
V: 817.382.8648
C: 817.368.0750
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RELEASED FOR CONSTRUCTION

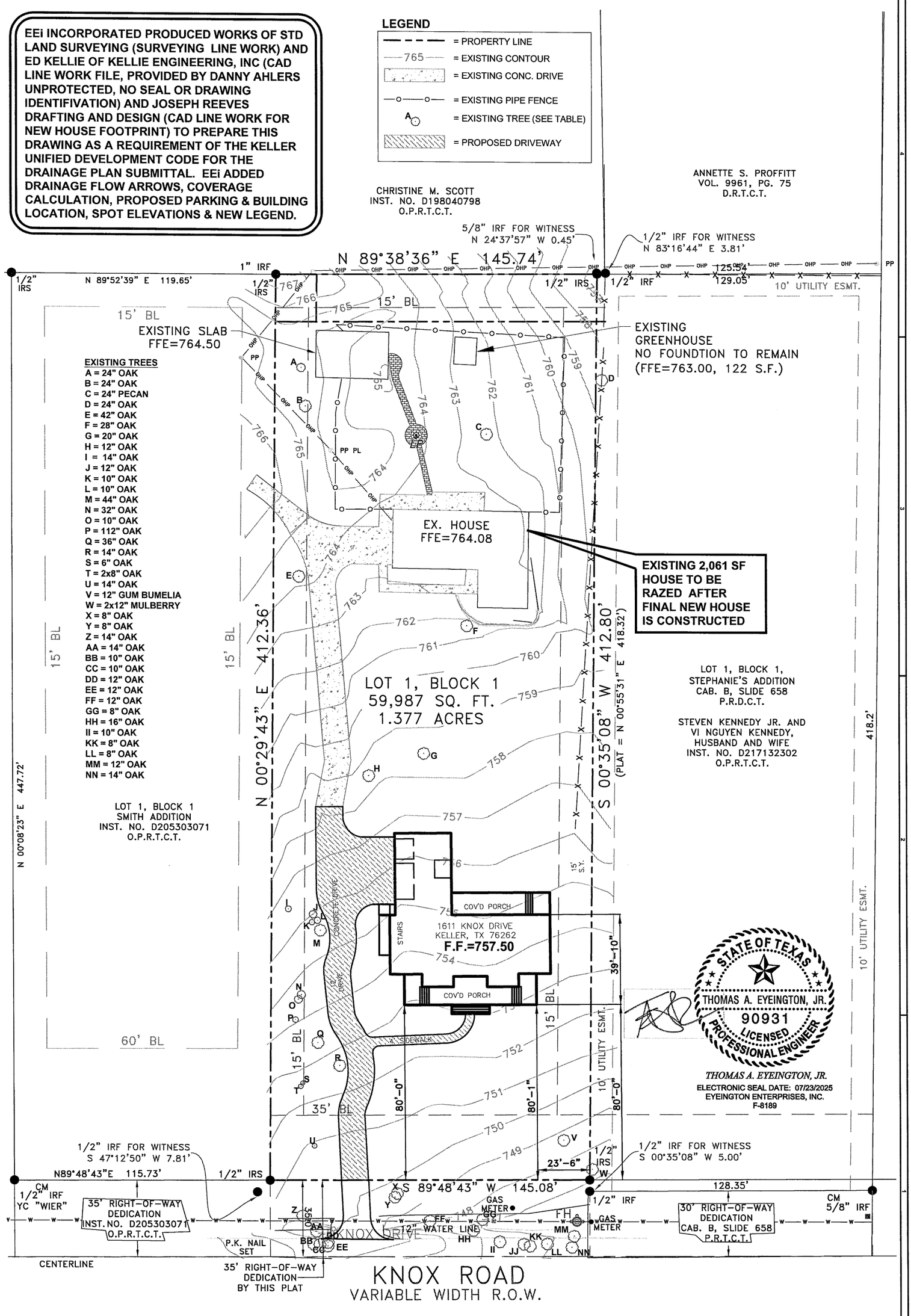
Drawn: JG
Checked: TAE
EEi Job No.: 2521DA
Scale: N/A
Date: 07/22/2025
Client Approved: DA

COVER

AHLERS - RESIDENCE
1611 KNOX ROAD
KELLER, TEXAS 76262

CVR

EEi INCORPORATED PRODUCED WORKS OF STD LAND SURVEYING (SURVEYING LINE WORK) AND ED KELLIE OF KELLIE ENGINEERING, INC (CAD LINE WORK FILE, PROVIDED BY DANNY AHLERS UNPROTECTED, NO SEAL OR DRAWING IDENTIFIVATION) AND JOSEPH REEVES DRAFTING AND DESIGN (CAD LINE WORK FOR NEW HOUSE FOOTPRINT) TO PREPARE THIS DRAWING AS A REQUIREMENT OF THE KELLER UNIFIED DEVELOPMENT CODE FOR THE DRAINAGE PLAN SUBMITTAL. EEi ADDED DRAINAGE FLOW ARROWS, COVERAGE CALCULATION, PROPOSED PARKING & BUILDING LOCATION, SPOT ELEVATIONS & NEW LEGEND.



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

2521DA_RELEASED FOR CONSTRUCTION_REV. 0

SP.2

EXISTING SITE CONDITIONS PLAN

AHLERS - RESIDENCE
1611 KNOX ROAD
KELLER, TEXAS 76262

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Drawn: JG
Checked: TAE
EEI Job No.: 2521DA
Scale: N/A
Date: 10/21/2024
Client Approved: DA

RELEASED FOR CONSTRUCTION

EEi EYEINGTON ENTERPRISES, INC.
APPLIED ENGINEERING AND DESIGN SOLUTIONS
CIVIL / STRUCTURAL / PROJECT MANAGEMENT
TEXAS PROFESSIONAL ENGINEER LICENSE #00031
TEXAS REGISTERED ENGINEERING FIRM No. F-8189
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No	DATE	DESCRIPTION OF REVISION
A	07/22/2025	RELEASED FOR REVIEW ONLY
0	07/23/2025	RELEASED FOR CONSTRUCTION