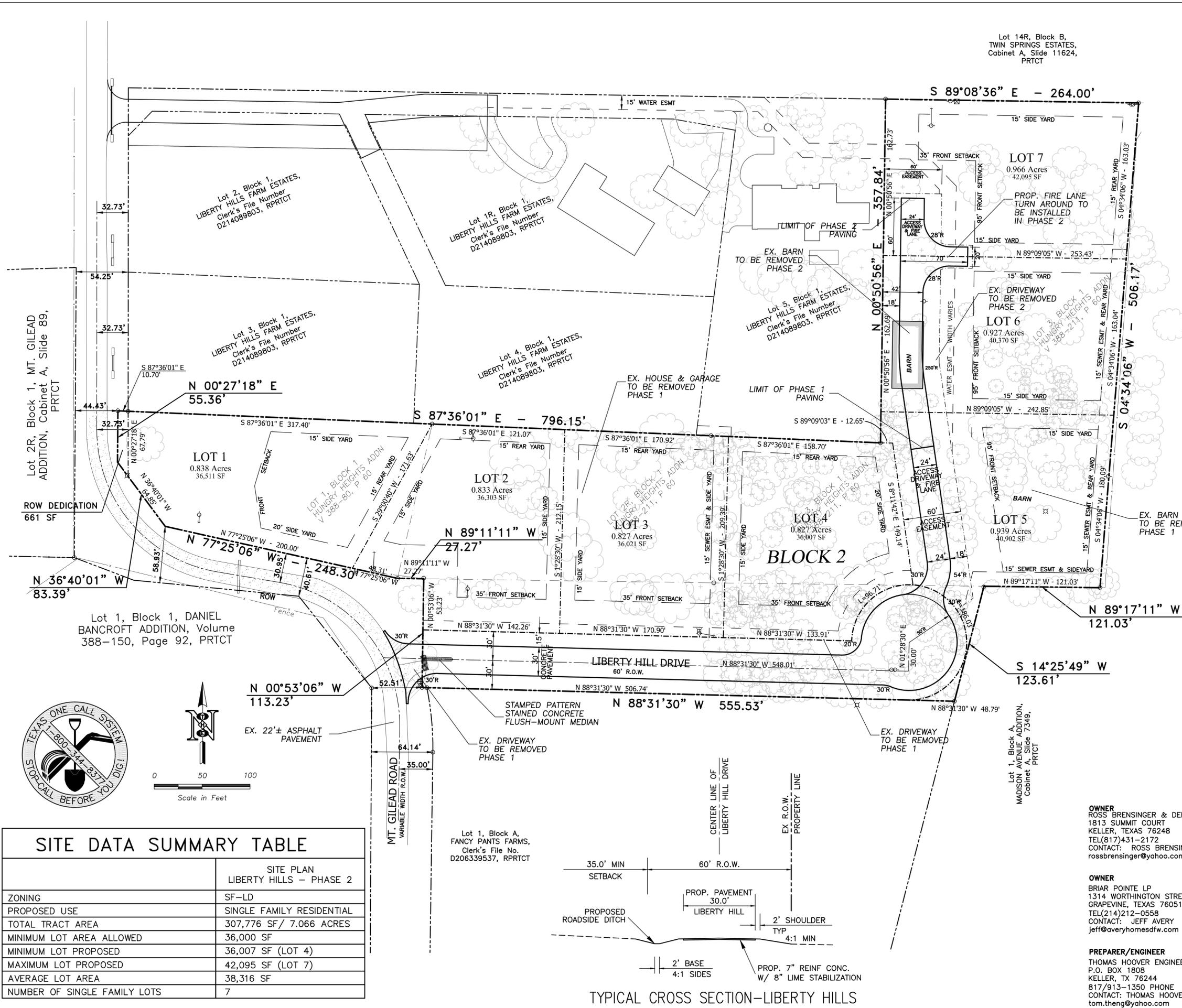
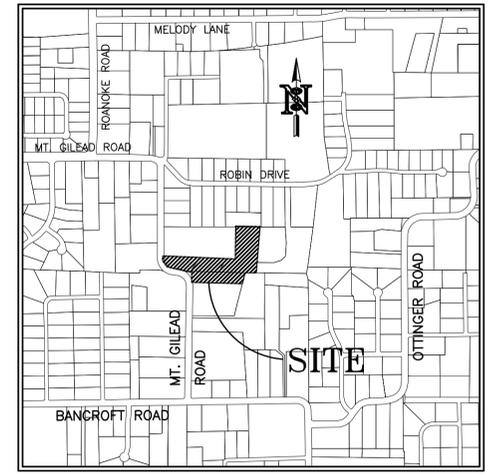


No.	REVISIONS/ SUBMISSIONS	Date



Lot 14R, Block B,  
TWIN SPRINGS ESTATES,  
Cabinet A, Slide 11624,  
PRTCT

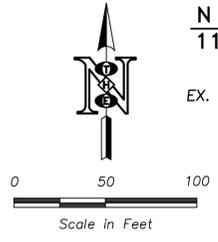


VICINITY MAP  
SCALE: 1"=1000'

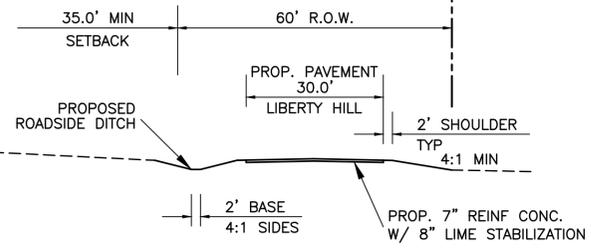
- NOTE:
1. PHASE 1 WILL CONSIST OF INSTALLATION OF LIBERTY HILL DRIVE, DRAINAGE SYSTEM FOR THE PUBLIC PAVING, WATER AND SEWER MAINS INCLUDING SERVICES SHOWN IN UTILITY PLAN, FIRE LANE FROM THE CUL-DE-SAC ON LIBERTY HILLS DRIVE TO 35'± SHORT OF THE NORTH LINE OF LOT 5.
  2. PHASE 2 WILL CONSIST OF COMPLETING THE FIRE LANE FROM THE PHASE 1 TERMINATION TO THE FIRE LANE TURN AROUND AT THE COMMON LOT LINE OF LOTS 6 AND 7.
  3. A VARIANCE IS BEING REQUESTED TO ALLOW 1) WAIVE THE REQUIREMENT OF A DIVIDED ENTRY WITH A RAISED LANDSCAPED ISLAND/MEDIAN; 2) WAIVE THE SCREENING WALL AND LANDSCAPING REQUIREMENTS FOR RESIDENTIAL SUBDIVISIONS; 3) WAIVE THE SIDEWALK REQUIREMENT FOR RESIDENTIAL STREETS; AND, 4) WAIVE THE DETENTION REQUIREMENTS FOR RESIDENTIAL SUBDIVISIONS.
  4. ACCESS FOR LOT 2, BLOCK 2 SHALL BE FROM LIBERTY HILL DRIVE. NO DRIVEWAY ACCESS TO MT. GILEAD IS PROPOSED.

LEGEND

- PHASE 1 FIRE LANE
- PHASE 2 FIRE LANE
- PROPOSED RURAL SECTION STREET PAVEMENT



SITE DATA SUMMARY TABLE	
	SITE PLAN LIBERTY HILLS - PHASE 2
ZONING	SF-LD
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
TOTAL TRACT AREA	307,776 SF/ 7.066 ACRES
MINIMUM LOT AREA ALLOWED	36,000 SF
MINIMUM LOT PROPOSED	36,007 SF (LOT 4)
MAXIMUM LOT PROPOSED	42,095 SF (LOT 7)
AVERAGE LOT AREA	38,316 SF
NUMBER OF SINGLE FAMILY LOTS	7



TYPICAL CROSS SECTION-LIBERTY HILLS

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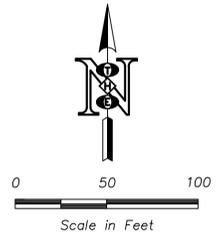
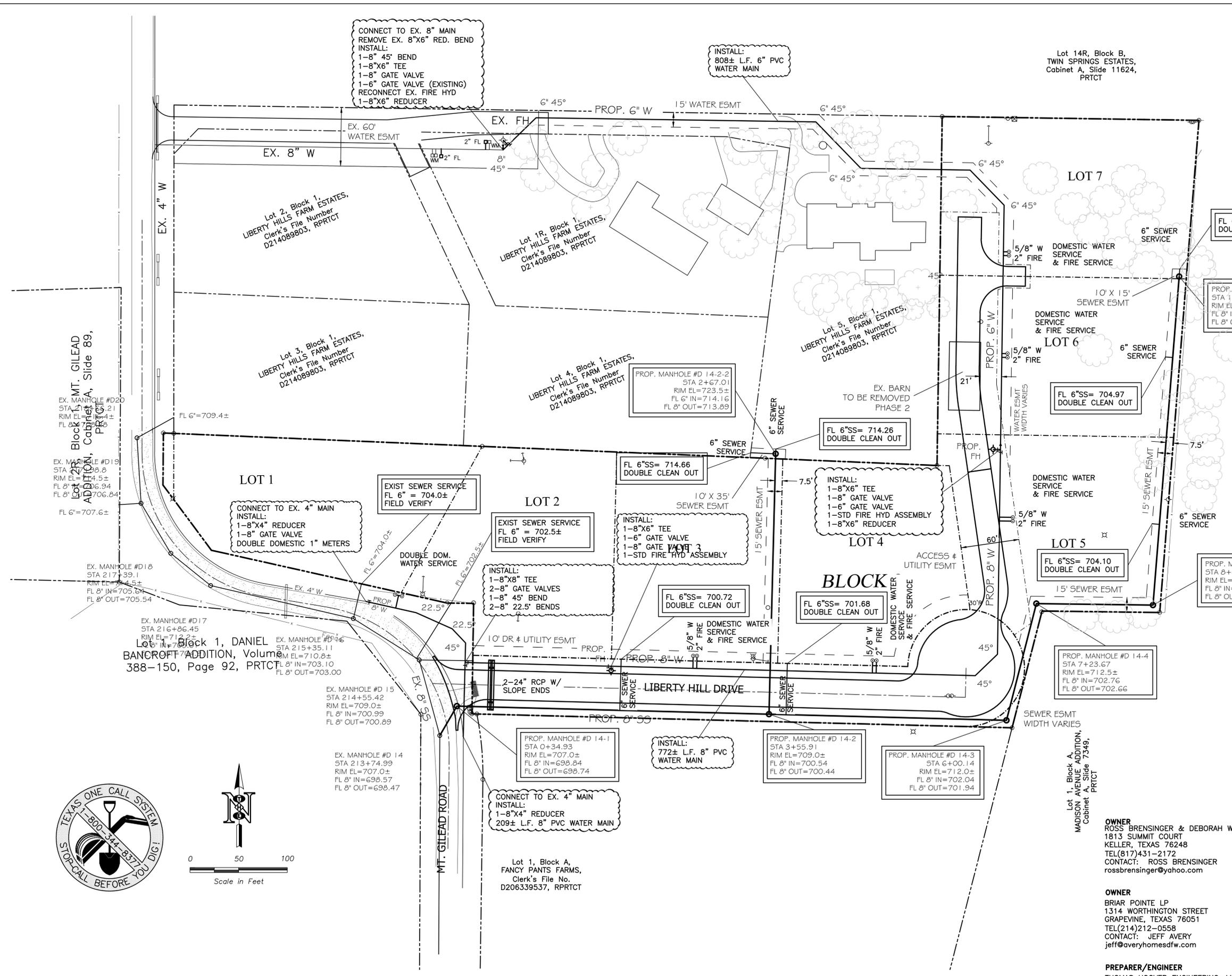
**LIBERTY HILLS FARMS ESTATES  
PHASE TWO  
BEING LOTS 1, 2R, & 3, BLOCK 1  
HUNGRY HEIGHTS ADDITION  
AND TRACT 2AE & TRACT 2E  
OF THE D. BANCROFT SURVEY A-141  
IN THE CITY OF KELLER,  
TARRANT COUNTY, TEXAS.  
7.066 ACRES OF LAND  
CURRENT ZONING - "SF-LD" SINGLE FAMILY**

**SITE PLAN**

DESIGNED	TLH	SCALE	1"=50'	PROJECT NO.		SHEET	C-1
DRAWN	SDS	DATE	06-30-17			of	
CHECKED	TLH						

No.	REVISIONS/ SUBMISSIONS	Date

Lot 14R, Block B,  
TWIN SPRINGS ESTATES,  
Cabinet A, Slide 11624,  
PRCT



Lot 1, Block 1, DANIEL  
BANCROFT ADDITION, Volume  
388-150, Page 92, PRCT

Lot 1, Block A,  
FANCY PANTS FARMS,  
Clerk's File No.  
D206339537, RPRTCT

Lot 1, Block A,  
MADISON AVENUE ADDITION,  
Cabinet A, Slide 7349,  
PRCT

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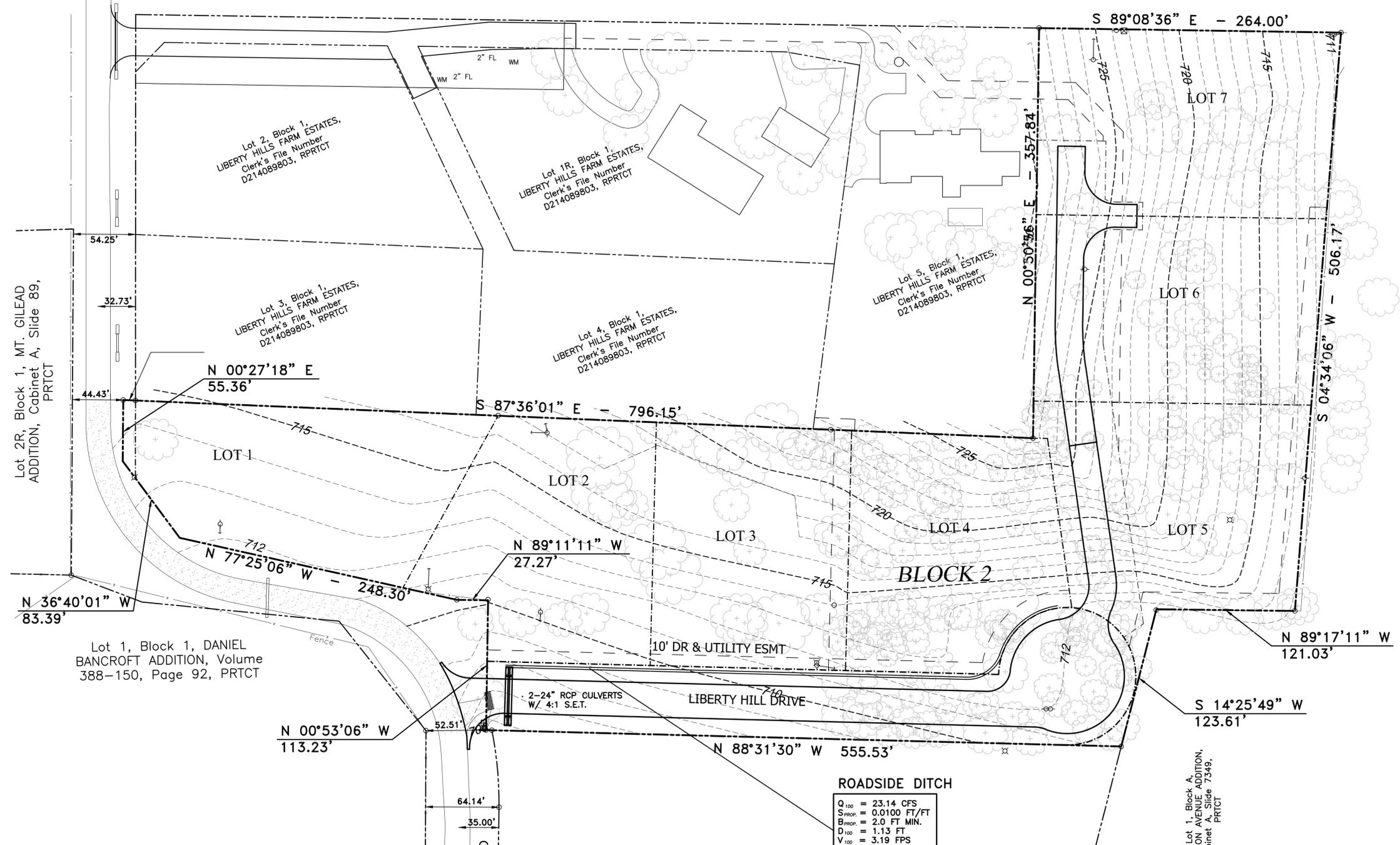
**LIBERTY HILLS FARMS ESTATES  
PHASE TWO  
BEING LOTS 1, 2R, & 3, BLOCK 1  
HUNGRY HEIGHTS ADDITION  
AND TRACT 2AE & TRACT 2E  
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IN THE CITY OF KELLER,  
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7.066 ACRES OF LAND  
CURRENT ZONING - "SF-LD" SINGLE FAMILY**

**SITE PLAN**

DESIGNED	TLH	SCALE	1"=50'	PROJECT NO.		SHEET	C-2
DRAWN	SDS	DATE	06-30-17			of	
CHECKED	TLH						

Lot 14R, Block B,  
TWIN SPRINGS ESTATES,  
Cabinet A, Slide 11624,  
PRTCT

No.	REVISIONS/ SUBMISSIONS	Date



LIBERTY HILLS									
April 21, 2017									
NORTH SIDE OF ROAD									
Offsite Area=	2.33								
Onsite Area=	3.47								
Total Area=	5.8								
C=	0.5								
Tc=	15min								
I100=	7.98								
Design Flow =	23.14 cfs								
base	side slope	D	n	slope	A	WP	Q	V	
	2	4	1.13	0.035	0.01	7.37	11.32	23.50	3.19
	2	4	2.00	0.035	0.01	20.00	18.49	89.47	4.47 CAPACITY

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**LIBERTY HILLS FARMS ESTATES  
 PHASE TWO  
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 HUNGRY HEIGHTS ADDITION  
 AND TRACT 2AE & TRACT 2E  
 OF THE D. BARCROFT SURVEY A-141  
 IN THE CITY OF KELLER,  
 TARRANT COUNTY, TEXAS.  
 7.066 ACRES OF LAND  
 CURRENT ZONING - "SF-LD" SINGLE FAMILY**

**CONCEPTUAL GRADING PLAN**

DESIGNED	TLH	SCALE	1"=40'	PROJECT NO.		SHEET	C-3
DRAWN	SDS	DATE	06-30-17			of	
CHECKED	TLH						

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Lot 1, Block A,  
FANCY PANTS FARMS,  
Clerk's File No.  
D206339537, RPRCT

Lot 1, Block A,  
MADISON AVENUE ADDITION,  
Cabinet A, Slide 7349,  
PRTCT

Lot 2R, Block 1, MT. GILEAD  
ADDITION, Cabinet A, Slide 89,  
PRTCT

Lot 2, Block 1,  
LIBERTY HILLS FARM ESTATES,  
Clerk's File Number  
D214089803, RPRCT

Lot 1R, Block 1,  
LIBERTY HILLS FARM ESTATES,  
Clerk's File Number  
D214089803, RPRCT

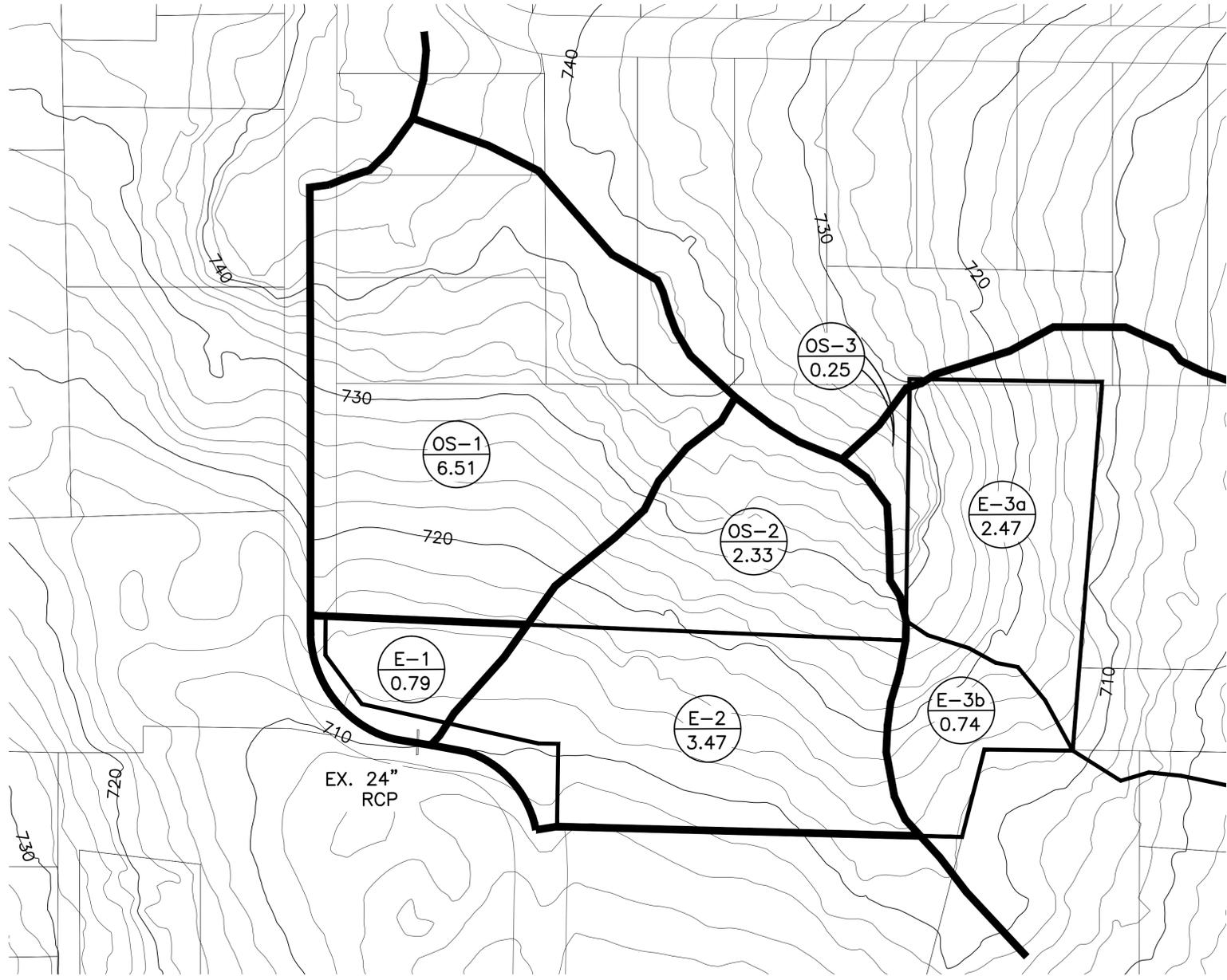
Lot 5, Block 1,  
LIBERTY HILLS FARM ESTATES,  
Clerk's File Number  
D214089803, RPRCT

Lot 3, Block 1,  
LIBERTY HILLS FARM ESTATES,  
Clerk's File Number  
D214089803, RPRCT

Lot 4, Block 1,  
LIBERTY HILLS FARM ESTATES,  
Clerk's File Number  
D214089803, RPRCT

Lot 1, Block 1, DANIEL  
BANCROFT ADDITION, Volume  
388-150, Page 92, PRTCT

No.	REVISIONS/ SUBMISSIONS	Date



EXISTING DRAINAGE AREAS										
AREA	Tc	Ac	C	I 1	Q 1	I 10	Q 10	I 100	Q 100	COMMENTS
E-1	15	0.79	0.35	3.32	0.92	5.53	1.53	7.98	2.21	DRAINS TO EX 24" RCP AT MT. GILEAD
OS-1	15	6.51	0.50	3.32	10.81	5.53	18.00	7.98	25.97	DRAINS TO SITE
<b>SUBTOTAL</b>					<b>11.72</b>		<b>19.53</b>		<b>28.18</b>	<b>TOTAL TO EX 24" RCP</b>
E-2	15	3.47	0.35	3.32	4.03	5.53	6.72	7.98	9.69	DRAINS TO EX ROADSIDE DITCH AT MT. GILEAD
OS-2	15	2.33	0.50	3.32	3.87	5.53	6.44	7.98	9.30	DRAINS TO SITE
<b>SUBTOTAL</b>					<b>7.90</b>		<b>13.16</b>		<b>18.99</b>	<b>TOTAL TO EX ROADSIDE DITCH</b>
<b>TOTAL</b>					<b>19.62</b>		<b>32.69</b>		<b>47.17</b>	<b>TOTAL TO MT. GILEAD</b>
E-3a	15	2.47	0.35	3.32	2.87	5.53	4.78	7.98	6.90	DRAINS TO EAST
E-3b	15	0.74	0.35	3.32	0.86	5.53	1.43	7.98	2.07	DRAINS TO SOUTHEAST
OS-3	15	0.25	0.50	3.32	0.42	5.53	0.69	7.98	1.00	DRAINS TO SITE
<b>SUBTOTAL</b>					<b>4.15</b>		<b>6.90</b>		<b>9.96</b>	<b>TOTAL TO THE EAST</b>

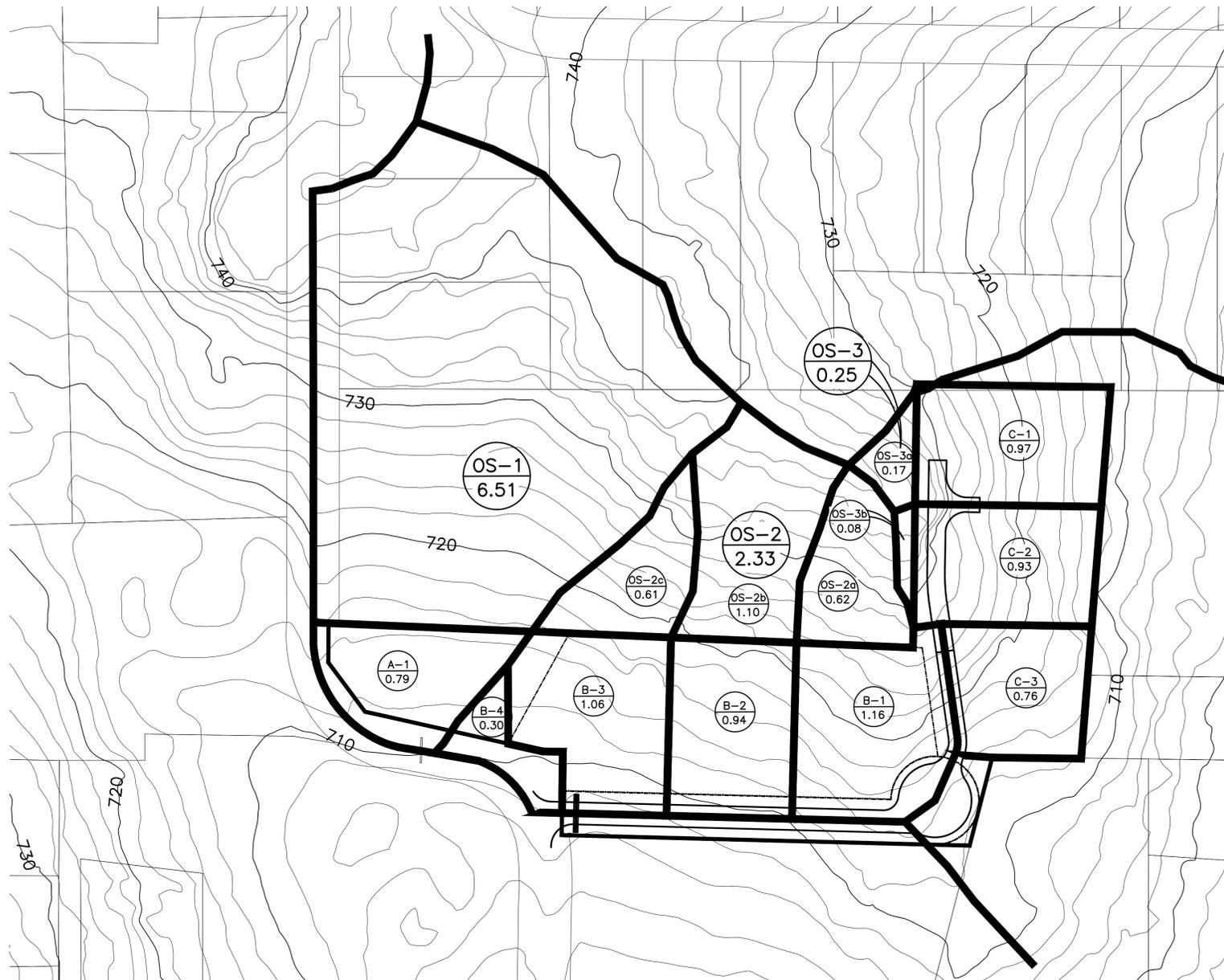
**OWNER**  
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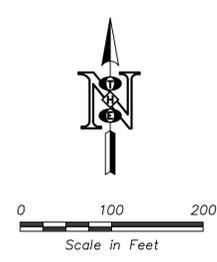
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	<b>THOMAS HOOVER ENGINEERING, LLC</b> P.O. BOX 1808 KELLER, TEXAS 76244 (817) 913-1350 PH. T.B.P.E. FIRM REGISTRATION NO. 006009				
	<b>LIBERTY HILLS FARMS ESTATES</b> <b>PHASE TWO</b> <b>BEING LOTS 1, 2R, &amp; 3, BLOCK 1</b> <b>HUNGRY HEIGHTS ADDITION</b> <b>AND TRACT 2AE &amp; TRACT 2E</b> <b>IN THE CITY OF KELLER,</b> <b>TARRANT COUNTY, TEXAS.</b> <b>7.066 ACRES OF LAND</b> <b>CURRENT ZONING - "SF-LD" SINGLE FAMILY</b>				
<b>EXISTING DRAINAGE AREA MAP</b>					
DESIGNED	TLH	SCALE	1"=100'	PROJECT NO.	SHEET
DRAWN	SDS	DATE	06-30-17		C-4
CHECKED	TLH				of

No.	REVISIONS/ SUBMISSIONS	Date



PROPOSED DRAINAGE AREAS										
AREA	Tc	Ac	C	I 1	Q 1	I 10	Q 10	I 100	Q 100	COMMENTS
A-1	15	0.79	0.50	3.32	1.31	5.53	2.18	7.98	3.15	DRAINS TO EX. 24" RCP ON MT. GILEAD
OS-1	15	6.51	0.50	3.32	10.81	5.53	18.00	7.98	25.97	DRAINS TO EX 24" RCP AT MT. GILEAD
<b>SUBTOTAL</b>					<b>12.12</b>		<b>20.18</b>		<b>29.13</b>	<b>TOTAL TO EX 24" RCP</b>
<b>TOTAL</b>					<b>12.12</b>		<b>20.18</b>		<b>29.13</b>	<b>TOTAL TO EX. 24" CULVERT AT MT. GILEAD</b>
OS-2a	15	0.62	0.50	3.32	1.03	5.53	1.71	7.98	2.47	DRAINS TO PROP. LOT 4
B-1	15	1.16	0.50	3.32	1.93	5.53	3.21	7.98	4.63	DRAINS TO LIBERTY HILL - PROP 2-24" CULVERT
<b>SUBTOTAL</b>					<b>2.95</b>		<b>4.92</b>		<b>7.10</b>	<b>TOTAL TO LIBERTY HILL</b>
OS-2b	15	1.10	0.50	3.32	1.83	5.53	3.04	7.98	4.39	DRAINS TO PROP. LOT 3
B-2	15	0.94	0.50	3.32	1.56	5.53	2.60	7.98	3.75	DRAINS TO LIBERTY HILL - PROP 2-24" CULVERT
<b>SUBTOTAL</b>					<b>3.39</b>		<b>5.64</b>		<b>8.14</b>	<b>TOTAL TO LIBERTY HILL</b>
OS-2c	15	0.61	0.50	3.32	1.01	5.53	1.69	7.98	2.43	DRAINS TO PROP. LOT 2
B-3	15	1.06	0.50	3.32	1.76	5.53	2.93	7.98	4.23	DRAINS TO LIBERTY HILL - PROP 2-24" CULVERT
B-4	15	0.30	0.50	3.32	0.50	5.53	0.83	7.98	1.20	DRAINS TO LIBERTY HILL - PROP 2-24" CULVERT
<b>SUBTOTAL</b>					<b>3.27</b>		<b>5.45</b>		<b>7.86</b>	<b>TOTAL TO LIBERTY HILL</b>
<b>TOTAL</b>					<b>9.61</b>		<b>16.01</b>		<b>23.10</b>	<b>TOTAL TO PROP 2-24" CULVERT AT LIBERTY HILL</b>
OS-3a	15	0.17	0.50	3.32	0.28	5.53	0.47	7.98	0.68	DRAINS TO PROP. LOT 7
C-1	15	0.97	0.50	3.32	1.61	5.53	2.68	7.98	3.87	DRAINS TO EAST
<b>SUBTOTAL</b>					<b>1.89</b>		<b>3.15</b>		<b>4.55</b>	<b>TOTAL EAST OF LOT 7</b>
OS-3b	15	0.08	0.50	3.32	0.13	5.53	0.22	7.98	0.32	DRAINS TO PROP. LOT 6
C-2	15	0.93	0.50	3.32	1.54	5.53	2.57	7.98	3.71	DRAINS TO EAST
<b>SUBTOTAL</b>					<b>1.68</b>		<b>2.79</b>		<b>4.03</b>	<b>TOTAL EAST OF LOT 6</b>
C-3	15	0.76	0.50	3.32	1.26	5.53	2.10	7.98	3.03	DRAINS TO EAST
<b>SUBTOTAL</b>					<b>1.26</b>		<b>2.10</b>		<b>3.03</b>	<b>TOTAL EAST OF LOT 5</b>
<b>SUBTOTAL</b>					<b>4.83</b>		<b>8.05</b>		<b>11.61</b>	<b>TOTAL TO THE EAST</b>

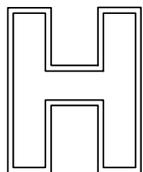
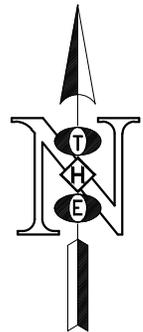
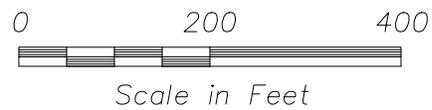
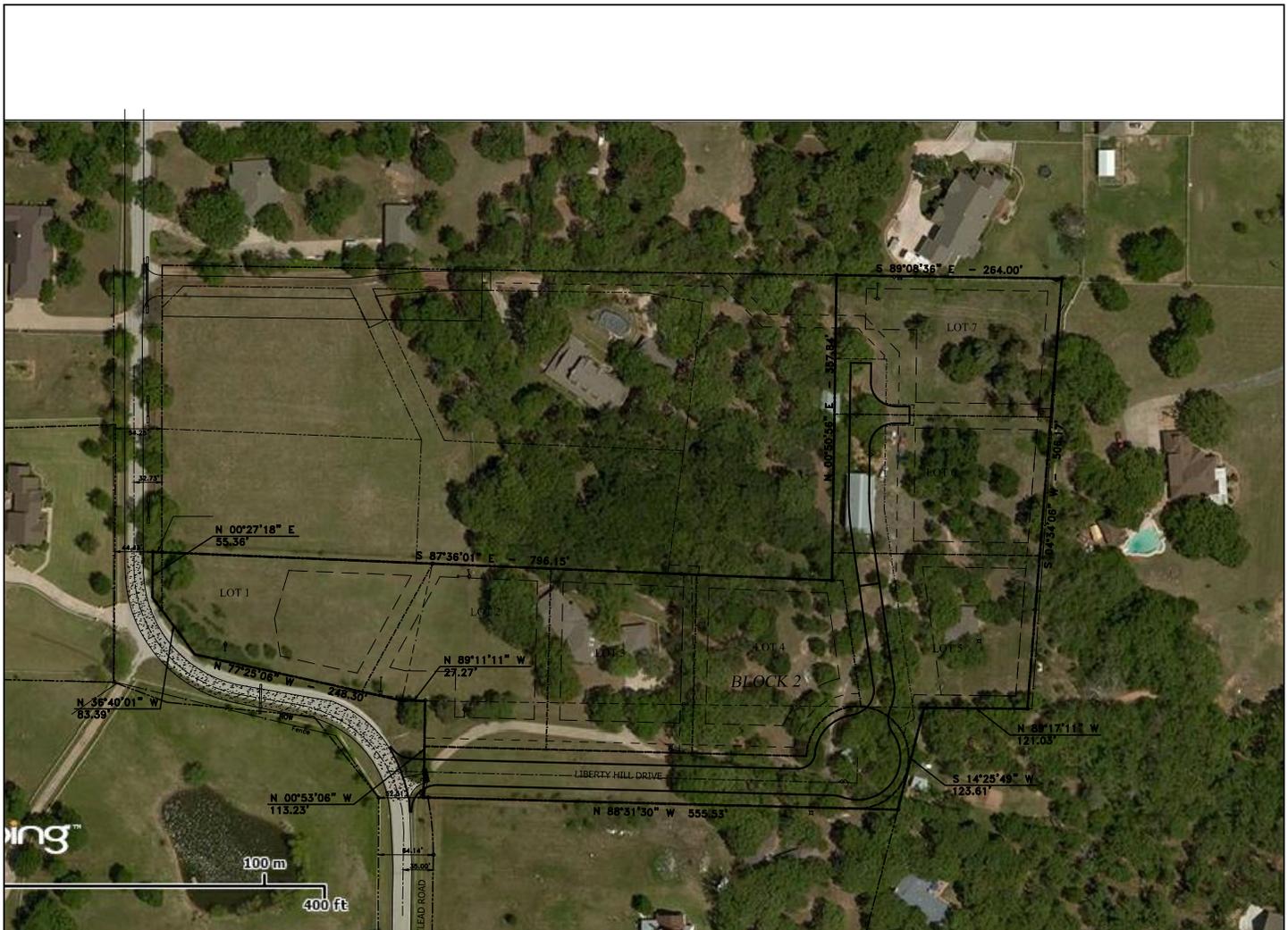


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	<b>LIBERTY HILLS FARMS ESTATES  PHASE TWO  BEING LOTS 1, 2R, &amp; 3, BLOCK 1  HUNGRY HEIGHTS ADDITION  AND TRACT 2AE &amp; TRACT 2E  OF THE D. BARCROFT SURVEY A-141  IN THE CITY OF KELLER,  TARRANT COUNTY, TEXAS.  7.066 ACRES OF LAND  CURRENT ZONING - "SF-LD" SINGLE FAMILY</b>		
<b>PROPOSED DRAINAGE AREA MAP</b>			
DESIGNED	TLH	SCALE	PROJECT NO.
DRAWN	SDS	1"=100'	
CHECKED	TLH	DATE	SHEET
		06-30-17	C-5 of



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SEAL

LIBERTY HILLS FARMS ESTATES  
 KELLER, TX.

AERIAL OVERLAY

DRAWN	SDS	CHECKED	TLH	REVIEWED	TLH
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DATE	06-30-17	SCALE	1" = 200'	PROJECT NO.	
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