

NO. DESCRIPTION DATE

6221 Southwest Boulevard, Suite 100 Fort Worth, Texas 76132 (O) 817.231.8100 (F) 817.231.8144 kas Registered Engineering Firm F-109 xas Registered Survey Firm F-1015880 www.barronstark.com

> Sarron-St Engineers

FOR INTERIM REVIEW ONLY

CONSTRUCTION PURPOSES, PLANS
PREPARED BY CHARLES F. STARK, F
REGISTRATION No. 57357,

NOT FOR BIDDING, PERMIT OF

___11-8-2024

PRELIMINARY PLAT
MSTRONG HILLS
CITY OF KELLER

CLIENT No. 551

PROJECT No. 10387

DESIGN: DRG

DRAWN: DRG

CHECKED: WWS

SHEET

C1.1

1. All lots in this subdivision are subject to the following building line setbacks:

Front Building Line = 40 Feet

Rear Building Line = 15 Feet

Side Building Line = 10 Feet

- Unless noted otherwise on the face of the plat, all lots within this subdivision have XX' utility easement along lot frontage.
- Project is not located in ETJ of any municipality.
- 4. Total Number of Single Family Residential Lots = 50
- Lot sizes range from 0.09 acres to 3.35 acres.
- The subdivision final plat and the PID or property owners association documents shall contain language that the PID or association and the residents as the owner of the streets, agree to release, indemnify, defend and hold harmless the City, any government or public utility for damages to the private streets occasioned by the reasonable use of the private street by the City, government, or public utility; for damages or injury (including death) arising out of the condition of said private street; for damages or injury (including death) arising out of the use by the City, government, or public utility of any restricted access gate or entrance; and for damages and injury (including death) arising out of the use of the subdivision by the City, government, or public utility. The indemnifications contained in this paragraph apply whether or not such damages and injury (including death) are caused by the negligent act of omission of the City, government, or public utility, or their representative officers, employees or agents. Those portions of the PID or homeowners association's documents pertaining to the subject matter contained in this paragraph shall not be amended without the approval of the City Council.
- Water, sewer and drainage facilities, landscaping, screening walls, street lights, and signs placed within the private street right-of-way or public utility easement shall be built to City standards. Unless otherwise stated on the plat or within the development agreements, all maintenance and operation costs of landscaping, street lights, screening walls, and signage shall be the responsibility of the PID, homeowners association, or homeowners, whichever is applicable. The City of Keller will maintain the public water, sanitary sewer, and storm drainage infrastructure.
- Lot 55X is to be dedicated in its entirety to be a private access, drainage & utility easement.
- 9. Lots 54X, 56X & 57X are to be dedicated in their entirety as green space.
- 10. Lots 51X, 52X & 53X are to be dedicated in their entirety as green space & drainage easements.

	Approved by the City of Keller Planning and on for the Preparation of a Final Plat:	
Chairman	Date	
Secretary	Date	

Vicinity Map NOT TO SCALE

Preliminary Plat Approved by the City of Keller City Council for the Preparation of a Final Plat:

Chairman Date

Date Secretary

DEDICATION

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, Holmes Builders, are the Owners of the herein described property: 48.34 acres being more particularly described, as follows:

Being a 48.34 acre tract of land being situated in the Thomas J. Thompson Survey, Abstract No. 1501 & J.W. Haynes Survey, Abstract No. 791 Tarrant County, Texas and being all of that certain tract of land conveyed to LLB Armstrong Family LP as recorded in deed number recorded under Instrument Number D211233155, Deed Records, Tarrant County, Texas (O.P.R.T.C.T.) and being more particularly described by metes and bounds as

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron Stark" set for southwest corner of Lancarjo, LLC as recorded under Instrument Number D219225773 Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.);

THENCE NORTH 89°16'19" EAST, a distance of 357.97 feet to a set 1/2 inch capped iron rod inscribed "Barron

THENCE NORTH 88°50'40" EAST, a distance of 1611.47 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark" from which a 1/2 inch iron rod found for southeast corner of Lot 4, Block A Highlander Hill Addition Cab A, Slide 5540 Plat Records, Tarrant County, Texas (P.R.T.C.T.) bears NORTH 88°21'17" WEST, a distance of 68.88

THENCE NORTH 87°15'40" EAST, a distance of 117.82 feet to a set 1/2 inch capped iron rod inscribed "Barron

THENCE NORTH 89°50'09" EAST, a distance of 209.57 to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE NORTH 88°49'37" EAST, a distance of 612.04 to a set 1/2 inch capped iron rod inscribed "Barron Stark" set for southeast corner of the tract described in the deed to Ricky & Suzan Lear Revocable Trust as recorded under Instrument Number D223161907 (O.P.R.T.C.T.);

THENCE SOUTH 00°30'48" EAST, a distance of 1009.80 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark" from which a found 5/8 inch iron rod bears NORTH 03°15'52" WEST, a distance of 37.22 feet;

THENCE SOUTH 88°43'41" WEST, passing a found 5/8 inch iron rod at 214.57 feet continuing in all a distance of 345.85 feet to a found 3/8 inch iron rod found in the north line of the tract described in the deed to Gerard Leblanc as recorded under Instrument Number D206246150 (O.P.R.T.C.T.);

THENCE SOUTH 89°00'04" WEST, a distance of 175.92 feet to a 3/8 inch iron rod found in the north line of the Lot 1, Block 1 Cogburn Estates, as recorded in Cabinet A, Slide 9765 (P.R.T.C.T.)

THENCE SOUTH 88°43'31" WEST, a distance of 174.94 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set in the north line of the Frank Trazzera And Karen T. Trazzera as recorded under Instrument Number D221370767 (O.P.R.T.C.T.);

THENCE SOUTH 89°09'17" WEST, a distance of 350.67 to a 3/8 inch iron rod found in the north line of Lot 1, Block A, Segien Place as recorded under Instrument Number D216075978 (O.P.R.T.C.T.)

THENCE SOUTH 88°53'05" WEST, a distance of 525.77 feet to a 3/8 inch iron rod found at the northeast corner of Lot 1. Block A Bandit Hideout Addition as recorded under Instrument Number D209154917 (O.P.R.T.C.T.):

THENCE SOUTH 89°00'06" WEST, a distance of 184.89 feet to a 1/2 inch iron rod found at the southeast corner of Lot 1. Block C, Rolling Wood Addition as recorded in Cabinet A, Slide 5708 (P.R.T.C.T.);

THENCE with the common line of the said Lot 1, Block C the following calls:

NORTH 01°01'38" WEST, a distance of 718.53 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark" set at the northeast corner Rolling Wood Addition;

SOUTH 88°58'35" WEST, a distance of 1125.17 feet to a 3/8 inch iron rod found at the northwest corner of Rolling Wood Addition and being in the west right-of-way line of Davis Blvd same being the beginning of a curve to the left having a radius of 1969.86 feet;

THENCE continuing along the arc of said curve to the left an arc distance of 141.01 feet, passing through a central angle of 04°06'05" (having a chord bearing of NORTH 03°13'57" WEST, a chord distance of 140.98 feet) to a "X" Cut set in the west right-of-way line of Davis Blvd;

THENCE NORTH 05°18'15" WEST, a distance of 148.79 feet returning to the POINT OF BEGINNING and enclosing 48.34 Acres (2,105,657 Square Feet) more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Witness our Hands This the

THAT we, The LLB Armstrong Family, LP, Owners, do hereby adopt that plat designating the hereinabove described property as Lots 1 Thru 17, Block 1, Lots 1 Thru 23, Block 2, Lots 1 Thru 10, Block 3 & Lots 50X-59X, Blocks 1 Thru 3, an addition to the City of Keller and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, or other improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. Trees and shrubs further than five-feet from the utility lines shall remain. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Day of

Printed Name		Signature	
STATE OF TEXAS COUNTY OF	}		
, Owne	er, known to me to be the perso	and for the State of Texas, on this on whose name is subscribed to the the purpose and considerations the	e foregoing instrument,
Given under my hand and	seal of office, this day of	, 20	
Notary Public in and for Th	e State of Texas		
My Board Expires On:			

Preliminary Plat

Armstrong Hills Addition

Lots 1 Thru 17, Block 1, Lot 1 Thru 23, Block 2, Lots 1 Thru 10, Block 3 & Lots 51X Thru 59X, Blocks 1 Thru 3 Being 48.34 Acres situated in the Thomas J. Thompson Survey, Abstract No. 1501 & J.W. Haynes Survey, Abst No. 791

Currently Zoned - SF-36

Owner: The LLB Armstrong Family, LP, 705 Bedford Court W, Hurst, Texas 76053, (XXX) XXX-XXXX

Developer: Holmes Builders, 225 E Hwy 121, Suite 120, Coppell, Texas 75019, (817) 504-7416

Surveyor: Charles F. Stark, 6221 Southwest Boulevard, Suite 100 Fort Worth, Texas 76132, (817) 231-8100

July 2024

PROJECT NO. 551-10387 DRAWN:ZDS SHEET 2 OF 2

6221 Southwest Boulevard, Suite 100 WNER: The LLB Fort Worth, Texas 76132 Armstrong Family, LP (O) 817.231.8100 (F) 817.231.8144 Barron Stark 705 Bedford Court W, Texas Registered Engineering Firm F-10998 Texas Registered Survey Firm F-10158800

www.barronstark.com

1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NOR) CENTRAL ZONE 4202). 2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OF LOOD HAZARD ZONES ARE AN ESTIMATE BASED ON OPEN CIRCLE INDICATES 1/2" CAPP INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR IRON ROD SET / FOUND STAMPED BARRON STARK FARRANT COUNTY, TEXAS, DATED 09/17/14 MAP NO. 48439C0095K, A PORTION OF THE PROPERTY DESCRIB

SOLID CIRCLE INDICATES CONTROL

MONUMENT FOUND AS LABELED

Hurst, Tx 76053

HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

NOT TO BE RECORDED FOR ANY PURPOSES Charles F. Stark Registered Professional Land Surveyor

Texas Registration No. 5084



6221 Southwest Boulevard, Suite 100 Fort Worth, Texas 76132

exas Registered Engineering Firm F-109 Texas Registered Survey Firm F-1015880

(O) 817.231.8100 (F) 817.231.8144

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FOR INTERIM REVIEW ONLY

NOT FOR BIDDING, PERMIT OR

CONSTRUCTION PURPOSES, PLANS PREPARED BY CHARLES F. STARK, P.I REGISTRATION No. 57357,

11-8-2024

4

PRELIMIN

CLIENT No.

ROJECT No

ESIGN:

DRAWN:

PLANTING GENERAL NOTES:

FINAL GRADE SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT.

- . CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EASEMENTS, UNDERGROUND UTILITIES \$ STRUCTURES IN IO. A FULLY AUTOMATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS AND IN OPERATION PRIOR TO THE FEILD PRIOR TO CONSTRUCTION OR INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- 2. CONTRACTOR RESPONSIBLE FOR FINE GRADING IN ALL AREAS TO BE LANDSCAPED. FINE GRADE SHALL INCLUDE REMOVAL OF DEBRIS & OBSTRUCTIONS FROM THE SITE TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
- 3. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE CONDITIONS SUITABLE FOR PLANTING.
- 4. ALL TREE LOCATIONS AND SHRUB/GROUNDCOVER BEDS SHALL BE STAKED IN FIELD FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 5. CONTRACTOR TO INSTALL STEEL EDGING BETWEEN PLANT BEDS, LAWNS, NATIVE GRASS AND GRAVEL AREAS.
- 6. CONTRACTOR TO NOTIFY OWNER AND OWNER'S REPRESENTATIVE OF ANY CONDITIONS FOUND ON THE SITE THT PROHIBIT INSTALLATION AS SHOWN ON THE PLANS.
- 7. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- 8. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND/OR REMOVED.
- 9. QUANTITIES LISTED ON THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES.

- INSTALLATION OF ANY PLANT MATERIAL.
- I I.PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. FOR CALIPER, HEIGHT, AND ROOTBALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- 12. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER. HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN, UNLESS OTHERWISE SPECIFIED. ANY SUBSTITUTIONS BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- 13. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE. CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS TAKING CARE TO NOT DAMAGE THE ROOTBALL.
- 14. TREES OVERHANGING INTO THE PUBLIC R.OW. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS AND/OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- I 5.CONTRACTOR RESPONSIBLE FOR PROVIDING AND INSTALLING ALL ITEMS PER DRAWINGS & SPECIFICATIONS. IF ANY DISCREPANCIES WITH PLAN AND MATERIALS SHOULD OCCUR, CONTRACTOR IS TO VERIFY WITH OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 16. ALL QUANTITIES PROVIDED ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY OWNER'S REPRESENTATIVE OF ANY MAJOR DISCREPANCIES.
- 17. BASE INFORMATION HAS BEEN PROVIDED TO THE LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEERS PLANS FOR ADDITIONAL INFORMATION.
- 18. CONTRACTOR SHALL REFER TO SPECIFIC DETAILS AND MATERIALS SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND DETAILS.

I. ALL LANDSCAPED AREAS TO BE IRRIGATED. DETAILED IRRIGATION PLANS WILL BE SUBMITTED WITH CONSTRUCTION PLANS.

2. ALL LANDSCAPED AREAS TO BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS. 3. RE: CIVIL FOR TREE PRESERVATION/MITIGATION

CONTRACTOR RESPONSIBLE FOR VERIFYING ALL PLANT AND LANDSCAPE MATERIALS QUANTITIES

TREES AT IV IV IV IV IV IV IV IV IV I	/ E M W	7 34 7 13	SHANTUNG MAPLE / ACER TRUNCATUM YAUPON HOLLY / ILEX VOMITORIA EASTERN REDCEDAR / JUNIPERUS VIRGINIANA CHINKAPIN OAK / QUERCUS MUEHLENBERGII	B & B 30 GAL 30 GAL	4"CAL 2"CAL	
IN JE ON ON ON TO USE OF ONE O	/ E M W	34 7 13	YAUPON HOLLY / ILEX VOMITORIA EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	30 GAL		
JE QX QX TD UC VC	E MM	1	EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	30 GAL	2"CAL	
AND DESCRIPTION OF THE PROPERTY OF THE PROPERT	RM V	13				
av Duc VC	?✓		CHINKAPIN OAK / QUERCUS MUEHLENBERGII	100 641		
QV QV QV TD UC VC		40		100 GAL		
TD UC	.√2		SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	45 GAL	3"CAL	
UC VC		4	SPECIMEN SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	MACHINE MOVED	10"	
UC VC	D	5	BALD CYPRESS / TAXODIUM DISTICHUM	В \$ В	4"CAL	
	c	36	CEDAR ELM / ULMUS CRASSIFOLIA	45 GAL	3"CAL	
SYMBOL CO	′C2	10	CHASTE TREE / VITEX AGNUS-CASTUS	45 GAL	3"CAL	
	ODE	QTY	COMMON / BOTANICAL NAME	CONT		SPACING
SHRUBS AR	Ð	60	ROSE CREEK ABELIA / ABELIA X 'ROSE CREEK'	7 GAL		36" o.c.
(•) 16		17	INKBERRY HOLLY / ILEX GLABRA	5 GAL		42" o.c.
MAN • WAY MC		292	PINK MUHLY GRASS / MUHLENBERGIA CAPILLARIS	7 GAL		36" o.c.
30000mm	-					
GRASSES CT	т2	701	TEXAS SEDGE / CAREX TEXENSIS	I GAL		12" o.c.
MS	is	49	ADAGIO EULALIA GRASS / MISCANTHUS SINENSIS 'ADAGIO'	7 GAL		36" o.c.
₹•} MM	ſM	8	MORNING LIGHT EULALIA GRASS / MISCANTHUS SINENSIS 'MORNING LIGHT'	7 GAL		48" o.c.
· # ML		408	LINDHEIMER'S MUHLY / MUHLENBERGIA LINDHEIMERI	7 GAL		36" o.c.
PERENNIALS						
TREMINALS		46	WALKER'S LOW CATMINT / NEPETA X 'WALKER'S LOW'	3 GAL		24" o.c.
Ç•} R H:	:H2	62	RUDBECKIA / RUDBECKIA HIRTA	I GAL, FULL		12" o.c.
RH:	н	31	HENRY DUELBERG MEALY SAGE / SALVIA FARINACEA 'HENRY DUELBERG'	I GAL		24" o.c.
%	L	44	MEXICAN BUSH SAGE / SALVIA LEUCANTHA	3 GAL		36" o.c.
GROUND COV	VERS					
B6		2,434	'BLONDE AMBITION' BLUE GRAMA GRASS / BOUTELOUA GRACILIS 'BLONDE AMBITION'	I GAL		24" o.c.
CN		3,659	TEVAC CEDCE / CAREV RETROELEVA TEVENCIC	1 6 1		8" o.c.
SOD/SEED	N		TEXAS SEDGE / CAREX RETROFLEXA TEXENSIS	I GAL		J 0.0.

HYDRO-MULCH

20,488 SF NATIVE SEED MIX / NATIVE SEED MIX

KATIE UNICORN SERVICES 1200 Main St. #1504 Dallas, TX 75202 713.553.7217 tel SEAL:

NOT FOR CONSTRUCTION

ISSUE: SITE PLAN REVIEW

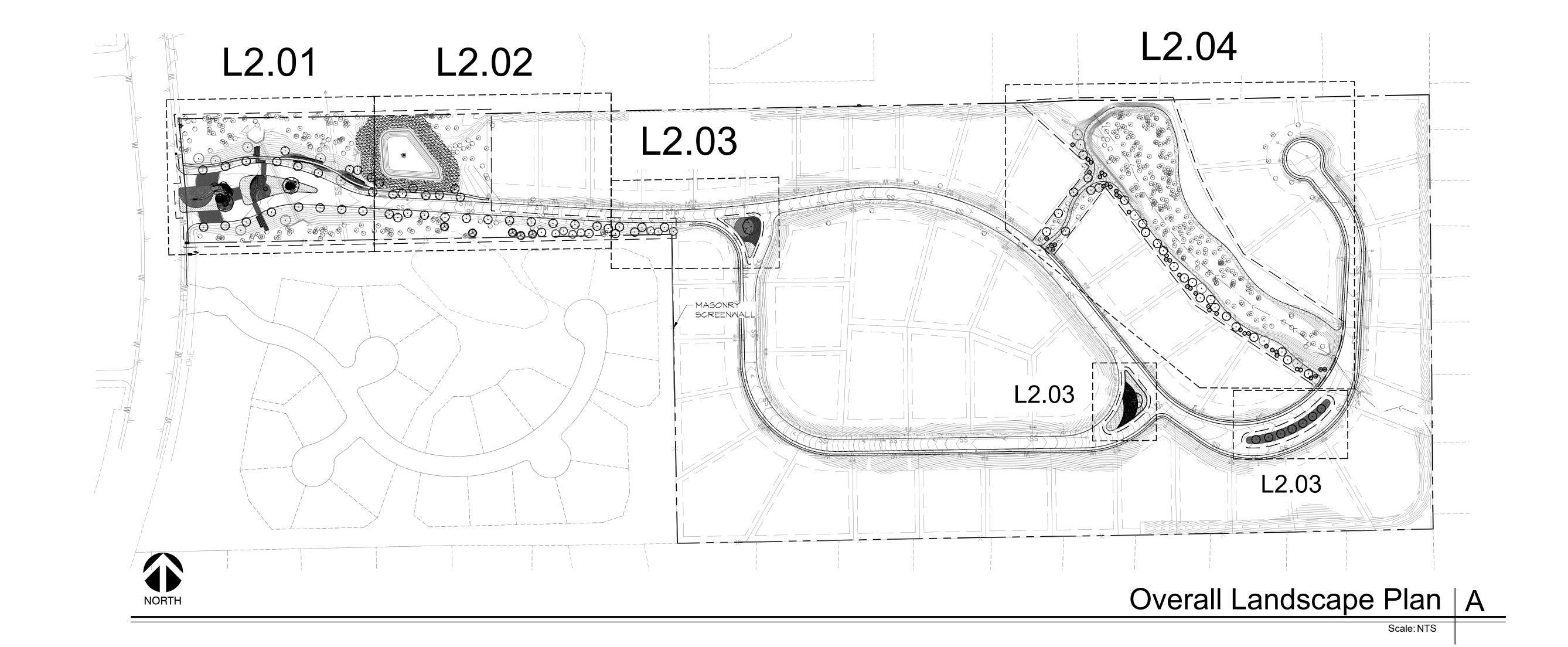
Issue Date: 11.15.2024 Project No: 24005

REVISIONS/ADDENDA: Rev. Date Remarks				
Rev. Date Remarks	RE\	/ISION	IS/ADDENDA:	
	Rev.	Date	Remarks	

SHEET TITLE: Overall Landscape Plan, Reference Notes & Schedules

SHEET NO:

L2.00



PLANT SCHEDULE

TE: Re: Shee

1. RE: SHEET L2.00 FOR REFERENCE NOTES \$

2. ALL LANDSCAPED AREAS TO BE IRRIGATED. DETAILED IRRIGATION PLANS WILL BE SUBMITTED WITH

CONSTRUCTION PLANS.

3. ALL LANDSCAPED AREAS TO BE MAINTAINED IN

ACCORDANCE WITH CITY REGULATIONS.

4. RE: CIVIL FOR TREE PRESERVATION/MITIGATION

KATIE UNICORN SERVICES 1200 Main St. #1504 Dallas, TX 75202 713.553.7217 tel

SEAL:

NOT FOR CONSTRUCTION

ISSUE: SITE PLAN REVIEW

Issue Date: 11.15.2024

Project No: 24005

Armstrong Hills
Keller, Texas

REVISIONS/ADDENDA:

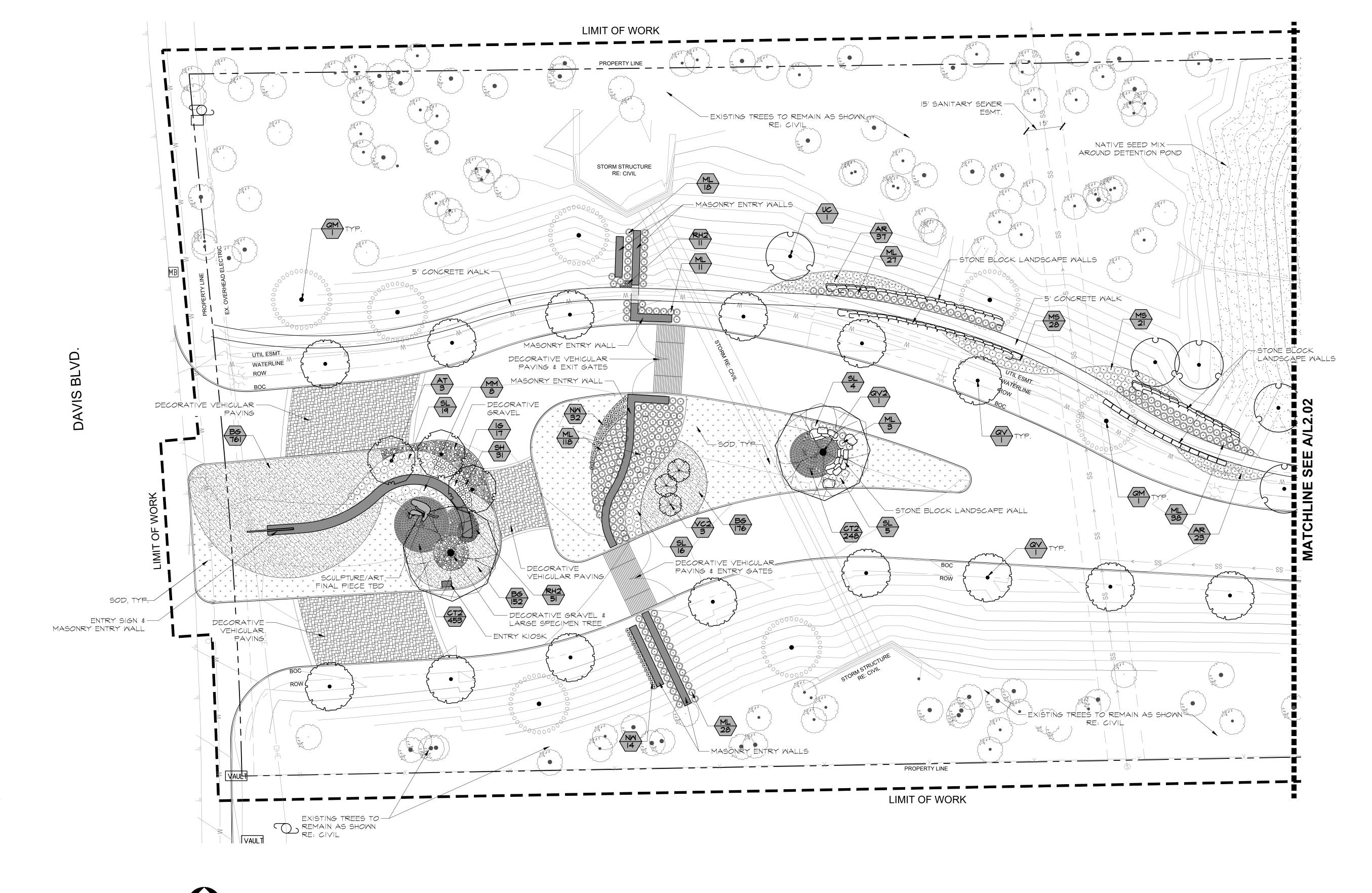
Rev. Date Remarks

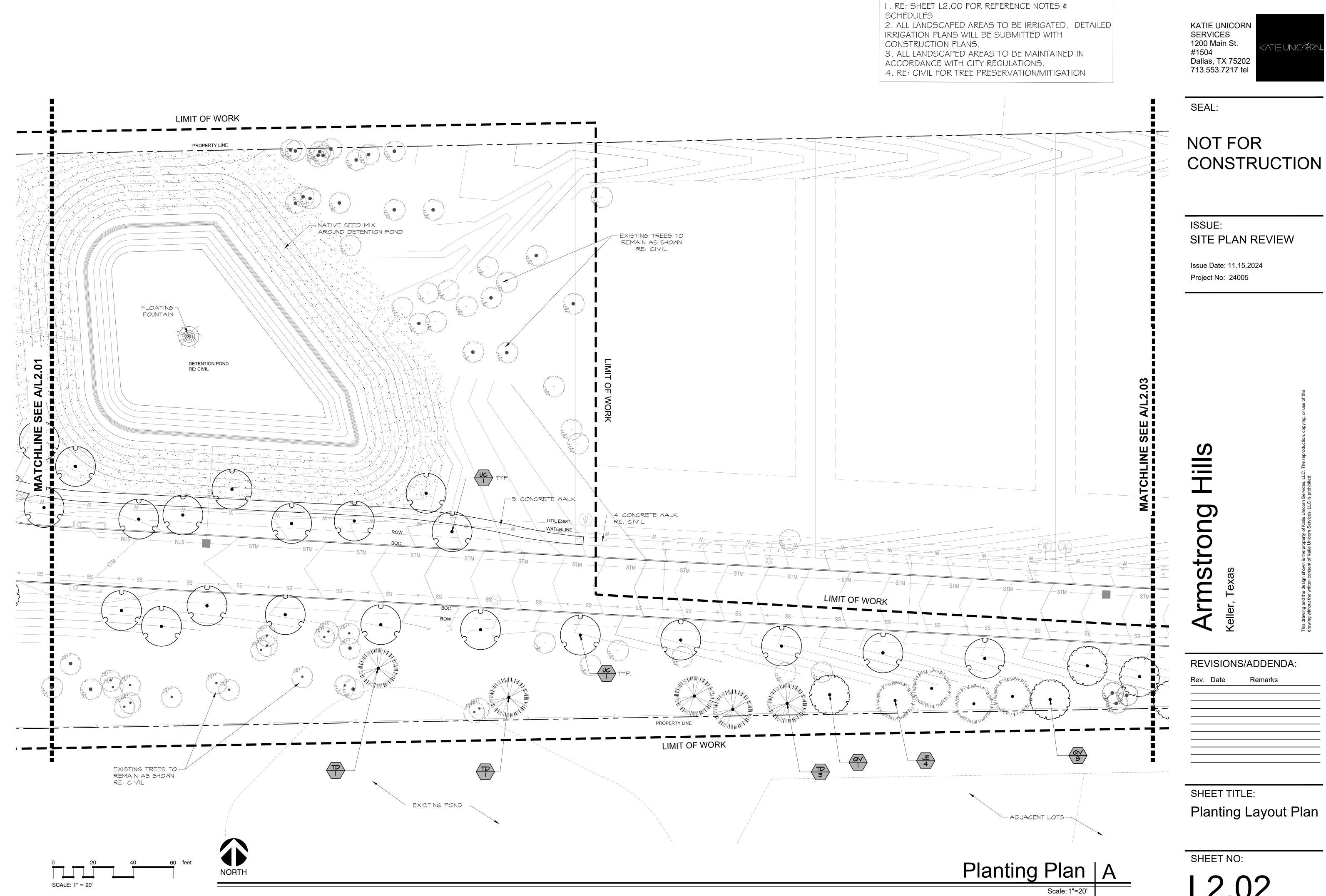
SHEET TITLE:

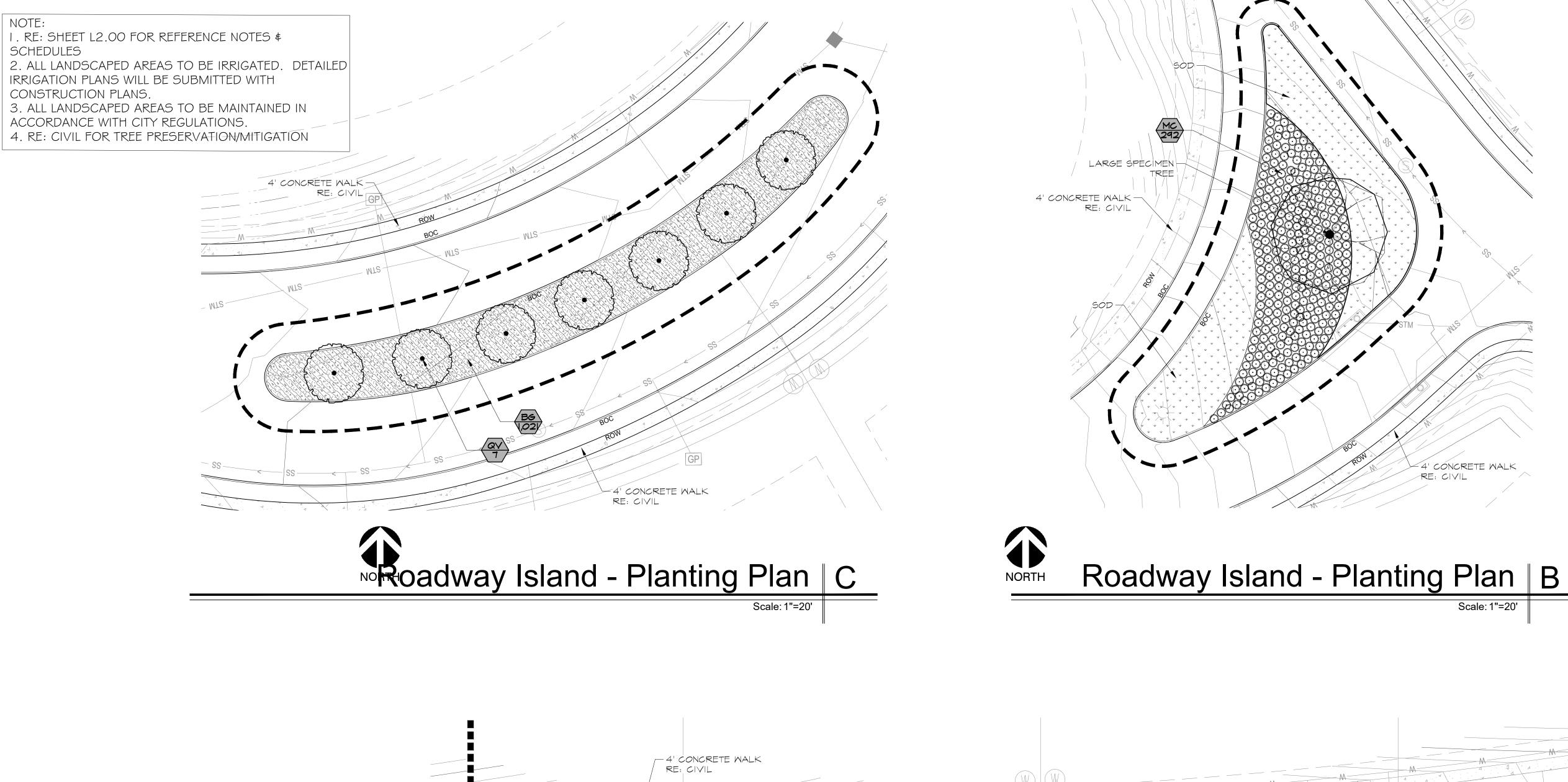
Planting Layout Plan

SHEET NO:

L2.01







4' CONCRETE WALK RE: CIVIL

4' CONCRETE WALK -RE: CIVIL

MASONRY SCREENWALL

KATIE UNICORN SERVICES 1200 Main St. #1504 Dallas, TX 75202 713.553.7217 tel

SEAL:

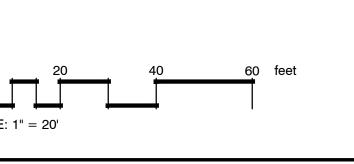
NOT FOR CONSTRUCTION

ISSUE: SITE PLAN REVIEW

Issue Date: 11.15.2024 Project No: 24005

SHEET TITLE: Planting Layout Plan

SHEET NO:



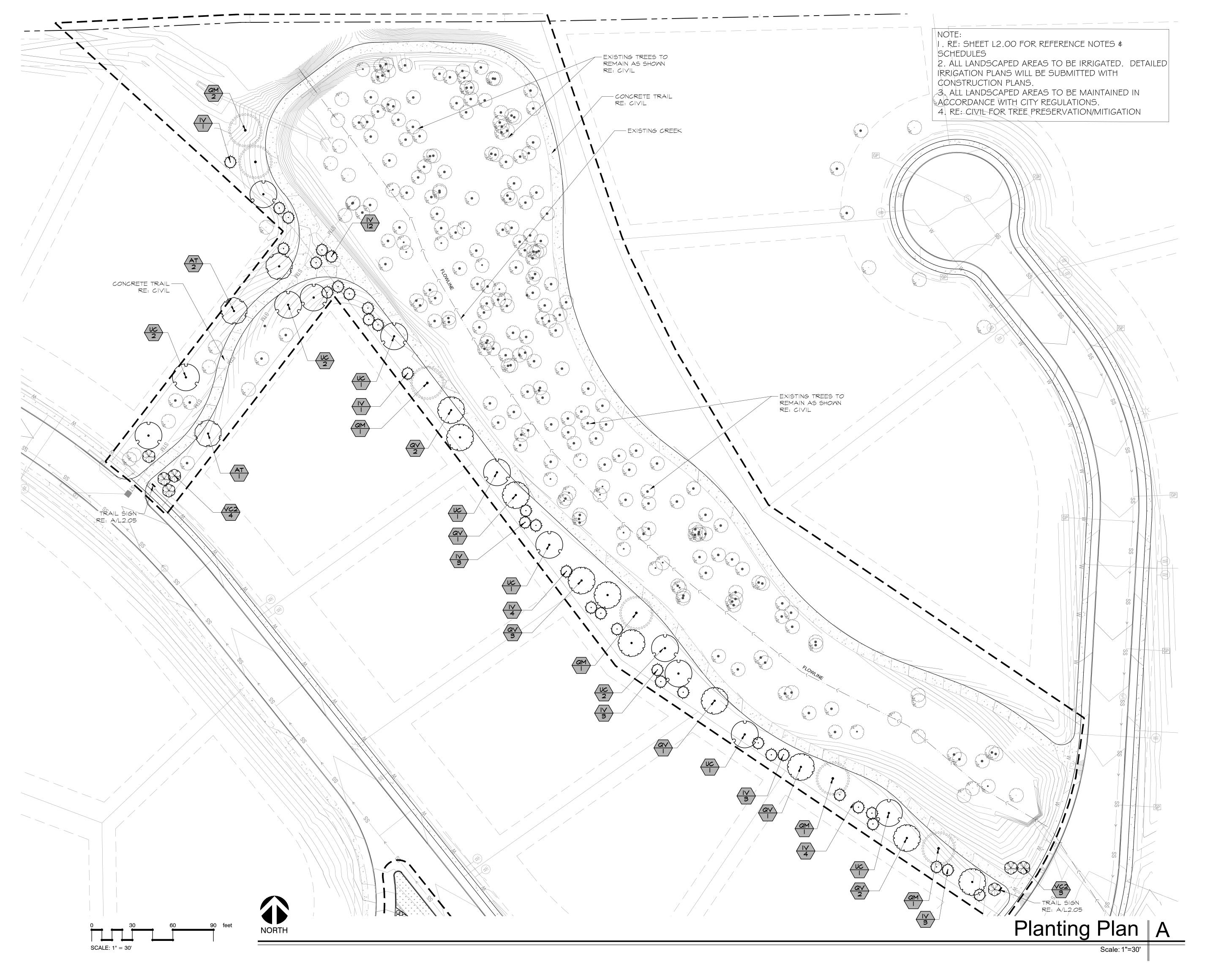
- ADJACENT LOTS

WATERLINE

PROPERTY LINE

Planting Plan | A

Scale: 1"=20'



KATIE UNICORN
SERVICES
1200 Main St.
#1504
Dallas, TX 75202
713.553.7217 tel

SEAL:

NOT FOR CONSTRUCTION

ISSUE: SITE PLAN REVIEW

Issue Date: 11.15.2024 Project No: 24005

rmstrong Hills

REVISIONS/ADDENDA	:

Rev.	Date	Remarks	

SHEET TITLE:

Planting Layout Plan

SHEET NO:

L2.04

KATIE UNICORN SERVICES 1200 Main St. #1504 Dallas, TX 75202 713.553.7217 tel

SEAL:

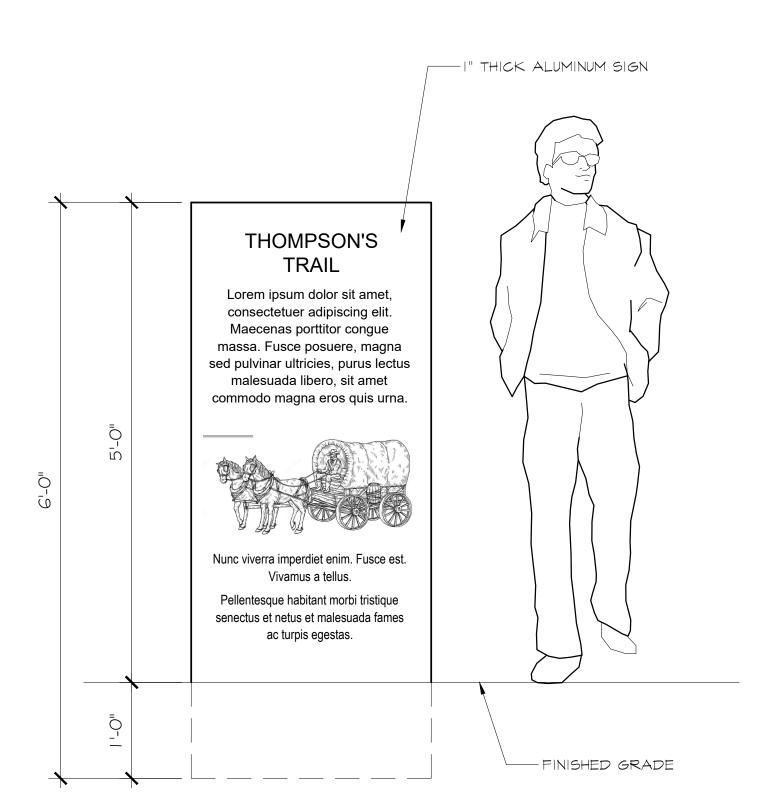
NOT FOR CONSTRUCTION

ISSUE:

SITE PLAN REVIEW

Issue Date: 11.15.2024 Project No: 24005

I. SIGN GRAPHICS SHOWN ARE CONCEPTUAL IN NATURE. FINAL GRAPHICS AND TEXT TBD.



Schematic Trail Sign - Elevation | A

Scale: 1"=1'

Armstrong

REVISION	S/ADDENDA:
Rev. Date	Remarks

SHEET TITLE: Schematic Trail Sign

SHEET NO:

L2.05

Block	Lot	Lot Width	Lot Depth	Block	Lot	Lot Width	Lot Depth	Block	Lot	Lot Width	Lot Depth
Α	Lot 1	120.19	200.60	В	Lot 1	316	232.62	С	Lot 1	310	182.21
Α	Lot 2	120	210.20	В	Lot 2	139	194.93	С	Lot 2	197	281.13
Α	Lot 3	120	219.43	В	Lot 3	96	194.93	С	Lot 3	180	228.01
Α	Lot 4	120	226.55	В	Lot 4	135	236.22	С	Lot 4	231	145.31
Α	Lot 5	120	226.58	В	Lot 5	87	167.89	С	Lot 5	453	145.31
Α	Lot 6	121	219.32	В	Lot 6	108	157.81	С	Lot 6	144	183.45
Α	Lot 7	122	204.64	В	Lot 7	120	157.81	С	Lot 7	145	235.88
Α	Lot 8	120	187.10	В	Lot 8	112	165.92	С	Lot 8	154	253.00
Α	Lot 9	109	186.74	В	Lot 9	94	212.69	С	Lot 9	303	200.39
Α	Lot 10	112	217.41	В	Lot 10	96	185.99	С	Lot 10	160	203.87
Α	Lot 11	123	246.64	В	Lot 11	125	185.99				
Α	Lot 12	108	209.20	В	Lot 12	153	180.28				
Α	Lot 13	120	195.20	В	Lot 13	106	211.73				
Α	Lot 14	125	192.58	В	Lot 14	155	198.86				
Α	Lot 15	156	211.82	В	Lot 15	154	198.86				
Α	Lot 16	309	194.32	В	Lot 16	154	198.86				
				В	Lot 17	154	199.55				
				В	Lot 18	123	200.28				
				В	Lot 19	95	249.00				
				В	Lot 20	102	168.13				
				В	Lot 21	112	158.10				
				В	Lot 22	127	158.10				
				В	Lot 23	258	158.12				

Barron Stark Engineers

Septermber 18th, 2024

City of Keller Keller Town Hall, 1100 Bear Creek Pkwy Keller, TX 76244

Adjacent Property Owners Notification/Discussion Log

RE: Armstrong Hills Development – 8740 Davis Blvd.

8/27/2024

Terry Holmes (Developer) met with Sherry and London Frazer, owners of the 14-acre property along Creek Dr. to the North of the development site.

Summary of Discussion:

- 1. Discussed fences and preferences of building wooden stockade fence or 6' wrought iron fence. The Frazers also expressed interest in splitting the cost of stone wall.
- 2. Frazers did not like potential of 2nd floor windows looking onto their property but understand it is largely out of their control. Discussion of them providing survey of their homes so future structures can be designed to decrease lines of sight directly onto their property/into their windows.
- 3. Overall, the Frazers have no major issues with the Armstrong Hills development as planned.

8/28/2024

Terry Holmes (Developer) met with Rolling Wood HOA board and HOA President Rob McNair. Residents were also invited to attend the meeting.

Summary of Discussion:

- 1. HOA would possibly like to partner with Developer to address existing pond outfall condition and standing water at their pond. Developer agreed to investigate relocation of pond inlet and ponding water at Davis Blvd.
- **2.** HOA requested that Developer implement a landscape buffer at Lots 37-39 to provide some privacy between proposed homes and existing homes.
- 3. Discussion regarding implementation of dark sky streetlights with proposed development.
- 4. Overall, the Rolling Wood HOA and residents have no major issues with Armstrong Hills development.

HE Institute of Transportation Engineers

Trip Generation Data Form (Part 1)

Land Usa Building Type: 1 Single Family Detached Housing		ITE Land Use Code:	
g Generation 6th Edition	143	Source No. (by ITE):	
		Day of the Week:	
City: Kelker State/Province: 77X	Zip/Postal Code: 7 4248	Day: Year:	
Country: United States		Metropolitan Area:	

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

Detailed Description of Development ³ So -unit, large lot	Estimated	- October Springer						0			
	Actual Es		0			ŀ		0			0
Ci (5) Rural Ci (6) Freeway interchange Area (Rural) Ci (7) Not Given	ated	(10) Parking Spaces (#)	(11) Occupied Beds (#)	(12) Seats (#)	(13) Servicing Positions/Vehicle Fuelling	Positions	(14) Shopping Center % Out-parcels/pads	(15) AM Peak Hour Volume of Adjacent Street Traffic	(16) PM Peak Hour Volume of Adjacent Street Traffic	(17) Other	(18) Other
÷											
Non-CBD) :BD	Actual		0	Z	0		سفسر		0		0
Location Within Area: (1) CBD (2) Suburban (Non-CBD) (4) Suburban CBD	Independent Variable: (include data for as many as possible) 2	(1) Employees (1)	(2) Persons (#)	(3) Labs (3)	(4) Occupied Units (#)	(5) Building Area (gross sq. ft.)	(% of development occupied)	(6) Net Rentable Area (sq. ft.)	(7) Gross Leasable Area (sq. ft.)	(8) Occupied Gross Leasable Area (sq. ft.)	(9) Acres

2. Definitions for several independent variables can be found in the Trip Generation User's Guide.

3. Please provide all pertinent information that helps to describe the subject project. If necessary, attach a detailed report.

Other Data:				Transportation Damand Management (TDM) Information	nant (TDM) Information:	The state of the s
Vehicle Occupancy (#)	ancy (#)	i		At the time of this study, was the	re a TDM program (that may have impacted the t	At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) under way?
MA V	P.	2	24-hour %	80		
AM % DV Hansu.	PW %		24-hour %	☐ Yes (If yes, please check appr	opriate box/boxes, describe the nature of this TD	Tes (If yes, please check appropriate boxboxes, describe the nature of this TDM program(s) and provide a source for any studies that
Percent by C	Percent by Carpool/Vanpool:	ļ		may help quantify this impact.	may help quantify this impact. Attach additional sheets if necessary)	
- SES	2 2	1	24-nour %	•		
Full-time Employees by Shift:	### ### ### ### ### ### ### ### #######			(1) Transit Service	☐ (5) Employer Support Measures	☐ (9) Tolls and Congestion Pricing
Tags .	3		:	☐ (2) Carpool Programs	☐ (6) Preferential HOV Treatments	C) (10) Variable Work Hours/Compressed Work Weeks
			Employees (#)	☐ (3) Vanpool Programs	☐ (7) Transit and Ridesharing Incentives	D (11) Telecommuling
Second Shift: Time			Employees (8)	☐ (4) Blcycle/Pedestrian	☐ (8) Parking Supply and Pricing	(12) Other
Start Thard Shaft: Time	End The		Employees (#)	Facilities and Site	Management	
Parking Cost on Site:	Hourty	Hounty	Daily	Implovements		

Please Complete Form on Other Side

Institute of Transportation Engineers

Trip Generation Data Form (Part 2)

Summary of Driveway Volumes

(All = All Vehicles Countad: Trucks = Heavy Duty Trucks & Brees)

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1, 2. Please rafer to the Trip Generation User's Guide for a definition of the terms.

Detailed Driveway Yolumes—Average Weekday (M.F.)

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Please attach any additional site information or comments regarding special site characteristics, if available.

Check if additional information is attached.
Survey conducted by: Name:

unization: Tess: State/Zip: Shore #: Fav #:	
Organization: Address: City/State/Zlp: Talephone #:	