

DETAILED SITE PLAN

THE HERITAGE GROVE

IN THE CITY OF KELLER
TARRANT COUNTY, TEXAS
8660 CLARA LANE



CITY COUNCIL MEMBERS

MAYOR: ARMIN MIZANI
COUNCIL - PLACE 1: SHANNON DUBBERLY
COUNCIL - PLACE 2: GREG WILL
COUNCIL - PLACE 3: KAREN BRENNAN
COUNCIL - PLACE 4: TAG GREEN
COUNCIL - PLACE 5: CHRIS WHATLEY
MAYOR PRO TEM: ROSS MCMULLIN

DEVELOPER

CAMERON - SQRL, SANFORD LLC
4512 LEGACY DRIVE UNIT 100, PLANO, TX 75024
TEL. (617) 956 2285
SEETHA@SUMAMONDE.COM

ENGINEER

OPTIMA DESIGN & ENGINEERING PLLC
2808 WILDCREEK CT,KELLER TEXAS
TEL. (817) 466-6503
TEXAS FIRM REGISTRATION NO. F-23565
EMAIL:P.ALIKHANI@OPTIMA ENGINEERING.COM

OWNER

CHARLES H. TALLEY
8660 CLARA LANE, KELLER, TX, 76248

ITEMS CHANGED FROM PNZ

- 1- BOUNDARY AND AREA OF THE LOTS 1 TO 7
- 2- THE AREA OF THE POND BY ADDING A SIDEWALK EASEMENT AROUND IT
- 3- 10 FEET EASEMENT (LANDSCAPE AND SIDEWALK) ADDED AT THE BACK OF LOT 3 & 4 , IN THE RIGHT OF WAY OF CLARA LANE
- 4- STORM DRAINING EASEMENT
- 5- SEWER AND WATER LINE LOCATION
- 6- BOTH ACCESS DOORS IN SIDEWALK ARE ELIMINATED (NEAR THE ENTRANCE GATES)
- 7- LOCATION OF THE ACCESS DOOR TO THE POND
- 8- LOCATION OF THE DRIVE WAY IN LOTS 2,5 & 6

SHEET INDEX

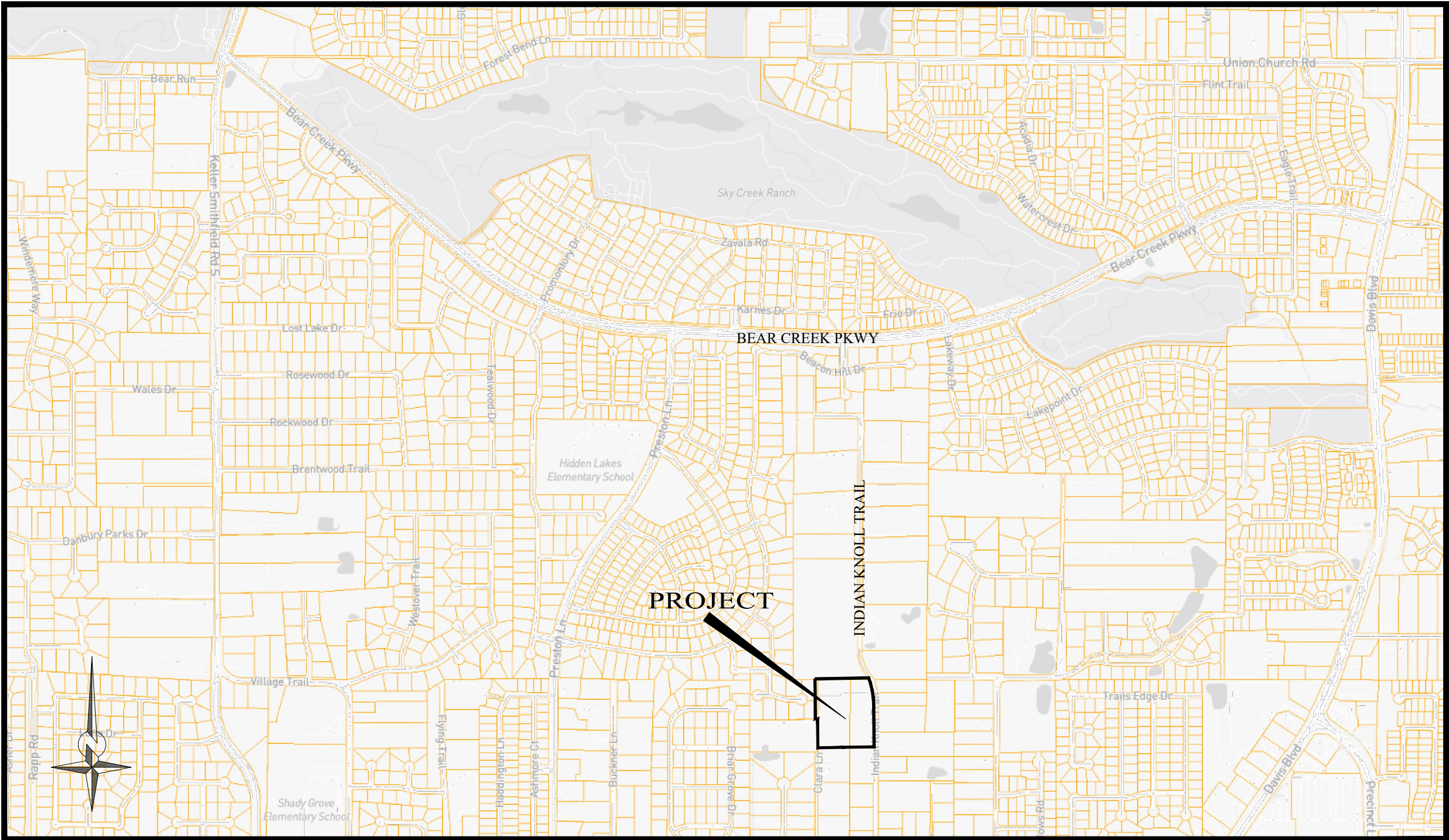
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- 6. AERIAL PHOTO AND TREE PRESERVATION
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- 11. CONSTRUCTION DETAILS
- 12. CONSTRUCTION DETAILS
- 13. CONSTRUCTION DETAILS
- 14. CONSTRUCTION DETAILS

SURVEYOR

CBG SURVEYING TEXAS LLC
1413 E. IH - 30, STE. 7 GARLAND, TX 75043
TEL. (214) 349-9485
TEXAS FIRM REGISTRATION NO. 10168800
HTTPS://WWW.CBGTLCC.COM

SIGNATURE:

PRELIMINARY SITE EVALUATION APPROVED
BY THE CITY OF KELLER CITY COUNCIL FOR
THE PREPARATION OF A FINAL PLAT



LOCATION MAP
SCALE: 1" = 1000'

8660 Clara Lane

Being a lot, tract or parcel of land situated in the Thomas Peck Survey, Abstract No. 1210, City of Keller, Tarrant County, Texas, same being a tract of land conveyed to Charles H. Talley and wife, Margaret Anne Talley, by deed recorded in Volume 4133, Page 346, Deed Records, Tarrant County, Texas, same being a tract of land conveyed to Charles Talley, by deed recorded in Volume 5300, Page 336, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being along the South line of that tract of land conveyed to Anthony James and Tessa James, by deed recorded in Instrument No. D220217942, Official Public Records, Tarrant County, Texas, said corner being the Northeast corner of Lot 51, Block A of Idlewood Estates, Phase 2, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 4608, Plat Records, Tarrant County, Texas;

THENCE North 88 degrees 59 minutes 21 seconds East, along the South line of said James tract, a distance of 284.01 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Charles Talley, by deed recorded in Volume 5300, Page 336, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 03 minutes 14 seconds East, along the South line of said James tract, passing a 1/2 inch iron rod found at 163.40 feet and continuing a total distance of 193.00 feet to a point for corner, said corner being in Indian Knoll Road (Public right of way);

THENCE South 17 degrees 14 minutes 53 seconds East, along said Indian Knoll Road, a distance of 43.68 feet to a point for corner, and being the beginning of a curve to the right, having a radius of 702.20 feet, a central angle of 16 degrees 48 minutes 00 seconds, a chord bearing of South 08 degrees 50 minutes 53 seconds East, a chord distance of 205.16 feet;

THENCE along said curve to the right, an arc length of 205.90 feet to a point for corner, said corner being along the West line of a tract of land conveyed to John and Sharon Barmore Trust, by deed recorded in Instrument No. D213076009, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 26 minutes 53 seconds East, along the West line of said John and Sharon Barmore Trust tract, a distance of 367.79 feet to a point for corner;

THENCE South 89 degrees 17 minutes 57 seconds West, passing a 5/8 inch iron rod at 30.00 feet and continuing a total distance of 234.70 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of Lot 1, Block A of Ellis Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D214266568, Plat Records, Tarrant County, Texas;

THENCE South 88 degrees 52 minutes 38 seconds West, along the North line of said Ellis Addition, a distance of 284.83 feet to a point for corner, said corner being along the East line of Lot 1, Block A of Miller's Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 4851, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 27 minutes 20 seconds West, along the East line of said Miller's Addition, a distance of 612.49 feet to the POINT OF BEGINNING and containing 314,594 square feet or 7.22 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Charles Talley, in connection with the transaction described in G.F. _____ that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 11th day of September, 2023

Jonathan M. Quill
Registered Professional Land Surveyor



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTES: EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: According to the F.I.R.M. in Map No. 48439C0090L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

REVISIONS		
DATE	BY	NOTES
9/21/2023	TO	BOUNDARY

LEGEND	
CM CONTROLLING MONUMENT	PE POOL EQUIPMENT
1/2" IRON ROD FOUND	COLUMN
1/2" IRON ROD SET	A/C AIR CONDITIONING
1" IRON PIPE FOUND	FIRE HYDRANT
5/8" ROD FOUND	DES DES
FENCE POST CORNER	CHP CHP
"X" FOUND / SET	COVERED PORCH, DECK OR CARPORT
UNDERGROUND ELECTRIC	OVERHEAD ELECTRIC SERVICE
OVERHEAD ELECTRIC	OVERHEAD POWER LINE
POWER POLE	CONCRETE PAVING
POINT FOR CORNER	DOUBLE SIDED WOOD FENCE
GRAVEL/ROCK ROAD OR DRIVE	



1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.2455
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	9/11/2023	2314033	N/A	TO

METES AND BOUNDS SURVEY

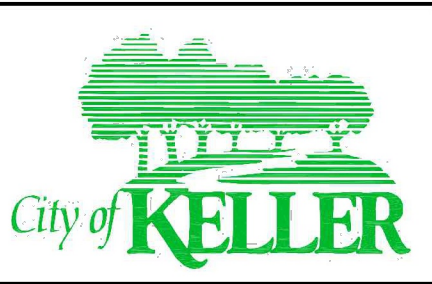
THOMAS PECK SURVEY, ABSTRACT NO. 1210

CITY OF KELLER, TARRANT COUNTY, TEXAS

8660 CLARA LANE

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF KELLER STANDARDS AND SPECIFICATIONS.
2. UTILITY CONTRACTOR AND STREET CONTRACTOR ARE TO NOTIFY A CITY TECHNICAL CONSTRUCTION INSPECTOR, AT 817-743-4080, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL SANITARY SEWER PIPE SHALL BE SDR 35 PVC (ASTM D-3034).
4. ALL STORM DRAINAGE PIPE SHALL BE ASTM C-76, CLASS III REINFORCED CONCRETE, UNLESS NOTED OTHERWISE.
5. ALL WATER MAINS SHALL BE PVC AWWA-C900, DR18, CLASS 150.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF A MAXIMUM NUMBER OF PASSING FIELD DENSITY TESTS ON LIME AND CEMENT STABILIZED SUBGRADE EQUAL TO THE RATIO OF 1 PER 100 LINEAR FEET OF STREET AND ALL FAILING DENSITY TESTS AND REQUIRED MOISTURE-DENSITY CURVES.
7. ALL FILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D-698).
8. ROUTE WATER LINES AROUND STORM DRAIN INLETS WITH A MINIMUM OF 12" CLEARANCE OUT-TO-OUT.
9. "CURB RAMPS" ARE TO BE CONSTRUCTED ON ALL PERMANENT CURB RETURNS AT INTERSECTIONS OF ALL STREETS OR AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
10. ALL CONSTRUCTION BARRICADING TO BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATIONS CURRENT "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" GUIDELINES.
11. GATE VALVES SHALL CONFORM TO CURRENT ADOPTED VERSION OF SPECIFICATION ANSI/AWWA C509-87.
12. ALL ROCK RIPRAP TO BE PLACED ON FILTER FABRIC.
13. ALL EXPOSED CONCRETE PORTIONS OF BRIDGES, CULVERTS, WINGWALLS, AND HEADWALLS WILL REQUIRE A TWO-RUB FINISH IN ACCORDANCE WITH NCTCOG ITEM NO. 702.4.13.1, TYPE 1 WITH TWO-RUB FINISH.
14. MATERIAL DISPOSAL FOR CITY PROJECTS- THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DIRECTOR IN WRITING OF PROPOSED MATERIAL DISPOSAL SITES TO BE UTILIZED WITHIN THE CITY OF KELLER. THE NOTIFICATION SHALL INCLUDE THE LEGAL LOT/BLOCK, ADDITION DESCRIPTION AND ADDRESS OF THE PROPOSED SITE. THE PUBLIC WORKS DIRECTOR SHALL BE NOTIFIED TWO (2) WEEKS IN ADVANCE OF ANY MATERIAL BEING DEPOSITED.
15. MATERIAL DISPOSAL FOR DEVELOPER PROJECTS- THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DIRECTOR IN WRITING OF PROPOSED MATERIAL DISPOSAL SITES TO BE UTILIZED OUTSIDE OF THE PROJECT LIMITS AND INSIDE OF THE CITY OF KELLER. PROJECT LIMITS SHALL BE DEFINED AS PROPERTY OWNED BY THE DEVELOPER AND PART OF THE ADDITION BEING CONSTRUCTED. THE NOTIFICATION SHALL INCLUDE LEGAL LOT/BLOCK, ADDITION DESCRIPTION AND ADDRESS OF THE PROPOSED SITE. THE PUBLIC WORKS DIRECTOR SHALL BE NOTIFIED TWO (2) WEEKS IN ADVANCE OF ANY MATERIAL BEING DEPOSITED.

	GENERAL NOTES	REVISION DATE: 12/10/2010
		SHEET: 1

NOTE:

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

NOTE:
THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTORS DURING THE RESPECTIVE WORK.

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OPTIMA

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TEXAS FIRM REGISTRATION NO. F-23565

EMAIL:P.ALIKHANI@OPTIMA ENGINEERING.COM

REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

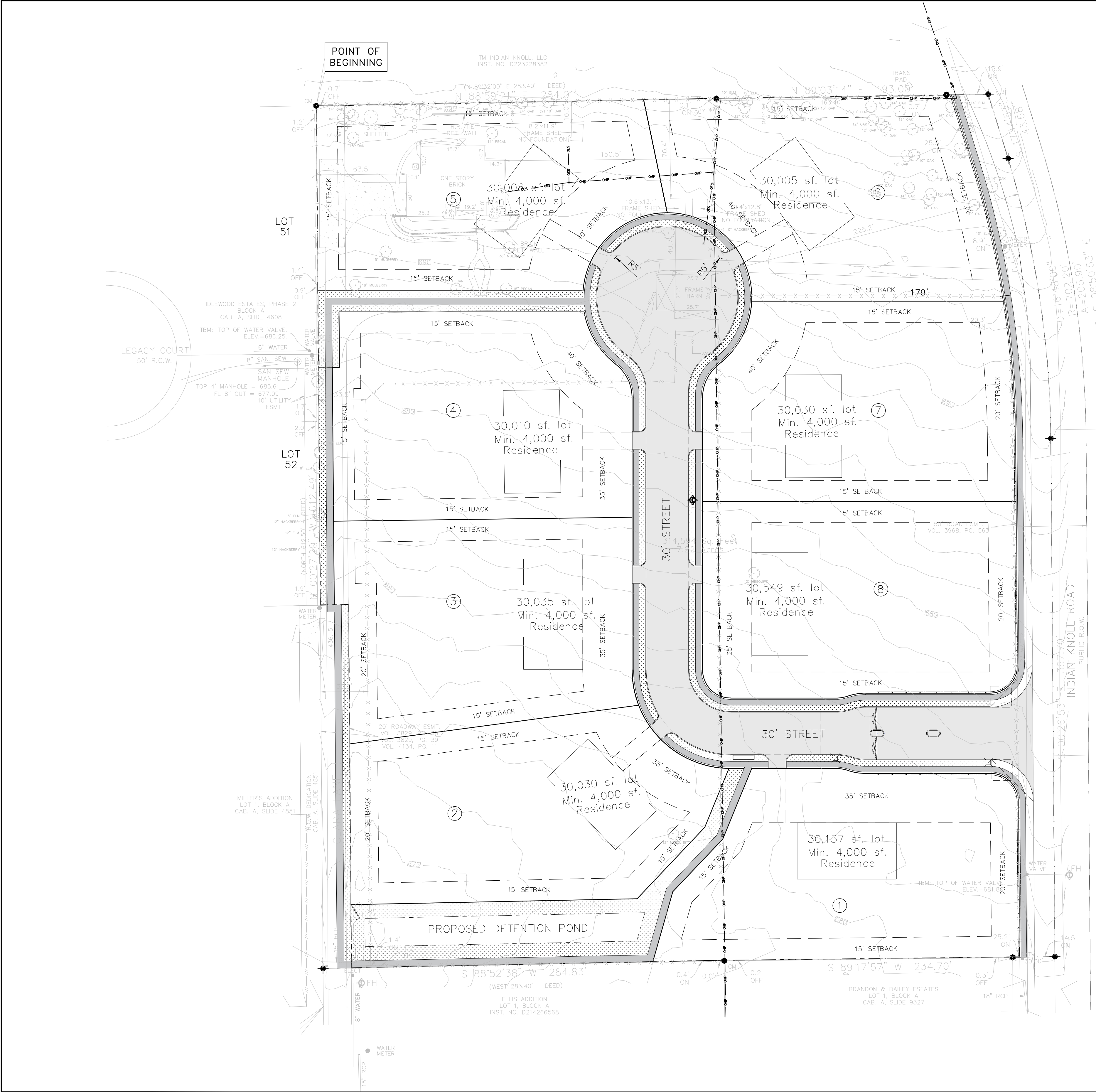
DETAILED SITE PLAN

PROJECT:

THE HERITAGE GROVE
IN THE CITY OF KELLER

8660 CLARA LANE, KELLER, TEXAS

SHEET TITLE		
GENERAL NOTE		
DRAWN BY H. G.	ISSUE	ISSUE DATE 05.05.2025
PROJECT DATE MAY 2025	PROJECT NO. 001	REV. NO: 2
SCALE: -	SHEET NO. 03	



NOTE:

- Site plan information
- Density per acre: 8 units / 7.22 acres = 1.1 unite per acre

TOTAL NUMBER OF LOTS	8
NUMBER OF LOTS PER ZONING CATEGORY	8
TOTAL ACREAGE PER PHASE	7.22 ACERS
NUMBER OF LOTS PER PHASE	8
MINIMUM LOT SIZE	30,000 SQFT
MINIMUM DWELLING UNIT SIZE	4,000 SQFT
DENSITY PER ACRE	1.1 (8 LOT PER 7.22 ACERS)

LOT NUMBER	AREA	LOT WIDTH	LOT DEPTH
LOT 1	30,137 SF	204'	133.5'
LOT 2	30,030 SF	120'	236'
LOT 3	30,035 SF	138'	201'
LOT 4	30,010 SF	159'	212'
LOT 5	30,008 SF	144'	203.5'
LOT 6	30,005 SF	168'	205'
LOT 7	30,030 SF	155'	201'
LOT 8	30,549 SF	140'	224'

LEGEND:

- ALL SYMBOLS MAY NOT APPLY
- STREET SIGN
 - ELECT. PIT
 - ELECT. POLE
 - SIDE ENTRY PIT
 - TREE
 - WATER VALVE
 - WATER METER
 - S/W PROPERTY INLET
 - SEWER PROPOSED MANHOLE
 - SEWER EXISTING MANHOLE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - STORM WATER PIT
 - ELECTRIC LINES (OVER HEAD PIPE)
 - PROPOSED IRON FENCE
 - PROPOSED BRICK WALL
 - EXISTING PIPE FENCE
 - EXISTING BARBED WIRE FENCE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - PROPERTY LINE
 - STORM WATER PIPE
 - EASEMENT
 - PROPOSED ASPHALT
 - PROPOSED SIDEWALK
 - PROPOSED LANDSCAPE

NOTE:
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BENCHMARK INFO:
NAME: MONUMENT #8
ELEVATION: 658.85
LOCATION: SARAH BROOKS DRIVE
DESCRIPTION: THE BENNETT TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED 3' EAST OF THE EAST BACK OF CURB OF SARAH BROOKS DRIVE INSIDE OF THE EASEMENT AND APPROXIMATELY AT 1800 SARAH BROOKS DRIVE.

BENCHMARK INFO:
NAME: MONUMENT #6
ELEVATION: 654.72
LOCATION: BEAR CREEK PARKWAY
DESCRIPTION: THE BENNETT TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MEDIAN OF BEAR CREEK PARKWAY APPROXIMATELY 16' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

DETAILED SITE PLAN

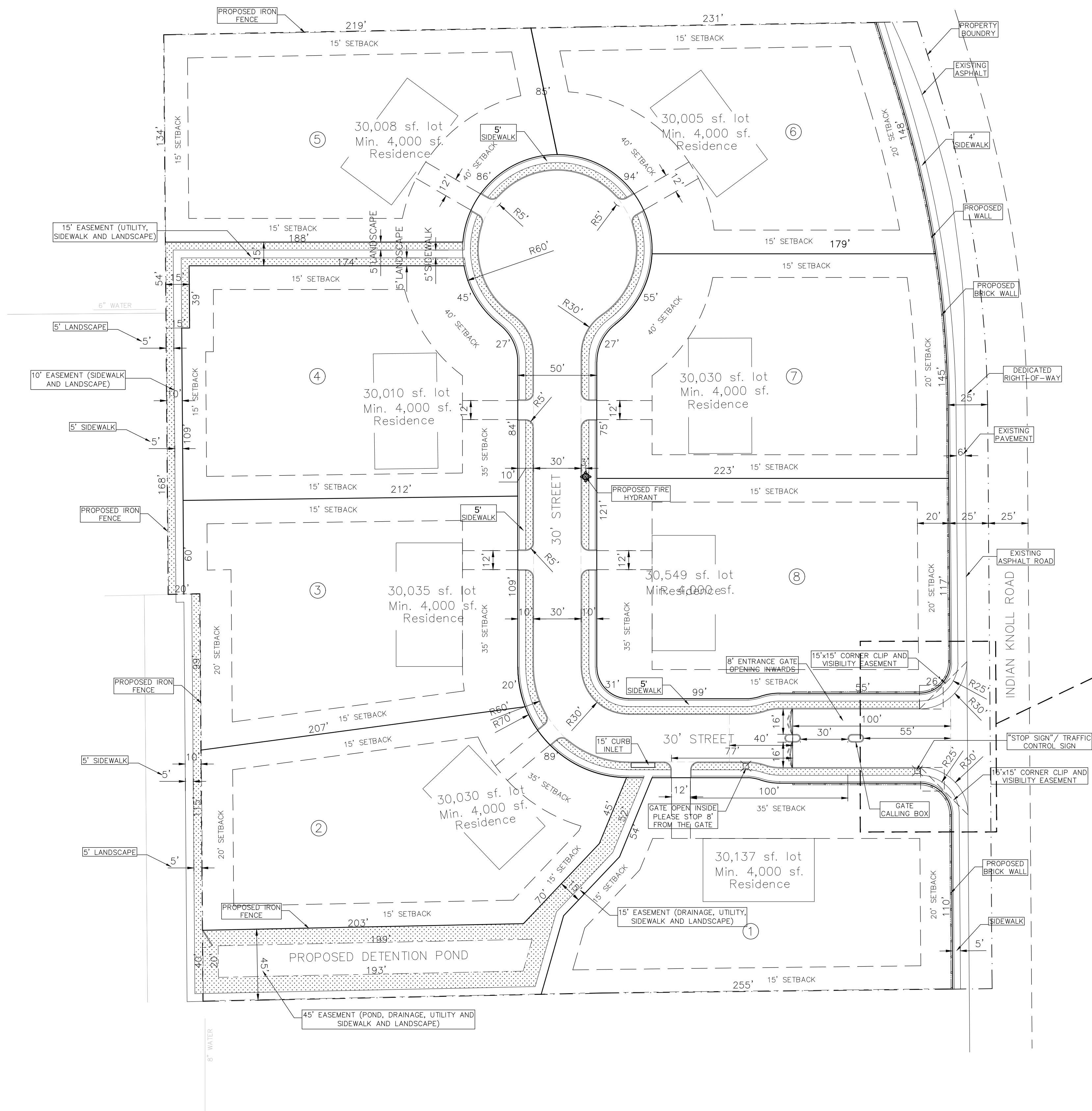
PROJECT:
**THE HERITAGE GROVE
IN THE CITY OF KELLER**
8660 CLARA LANE, KELLER, TEXAS

SHEET TITLE
SITE PLAN

DRAWN BY: H. G. ISSUE: ISSUE DATE: 05.05.2025

PROJECT DATE: MAY 2025 PROJECT NO.: 001 REV. NO.: 2

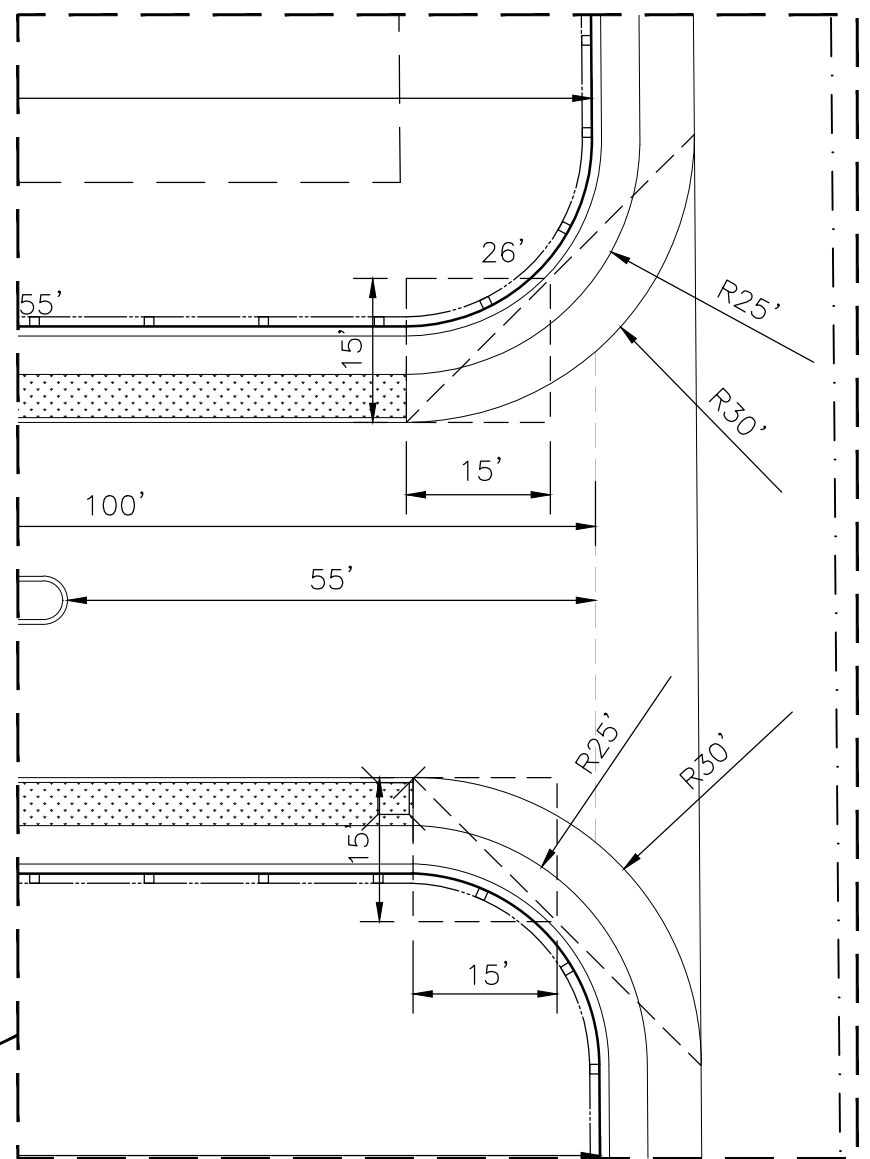
SCALE: 1" = 40' SHEET NO.: 04



NOTE:

- Site plan information
- Density per acre: 8 unites / 7.22 acres = 1.1 unite per acre

TOTAL NUMBER OF LOTS	8
NUMBER OF LOTS PER ZONING CATEGORY	8
TOTAL ACREAGE PER PHASE	7.22 ACERS
NUMBER OF LOTS PER PHASE	8
MINIMUM LOT SIZE	30,000 SQFT
MINIMUM DWELLING UNIT SIZE	4,000 SQFT
DENSITY PER ACRE	1.1 (8 LOT PER 7.22 ACERS)



CORNER CLIP DIAGRAM
SCALE: 1" = 20'

LEGEND:

- ALL SYMBOLS MAY NOT APPLY
- STREET SIGN
 - ELECT. PIT
 - ELECT. POLE
 - SIDE ENTRY PIT
 - TREE
 - WATER VALVE
 - WATER METER
 - S/W PROPERTY INLET
 - SEWER PROPOSED MANHOLE
 - SEWER EXISTING MANHOLE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - STORM WATER PIT
 - ELECTRIC LINES (OVER HEAD PIPE)
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 - PROPOSED BRICK WALL
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BENCHMARK INFO:
NAME: MONUMENT #8
ELEVATION: 658.85
LOCATION: SARAH BROOKS DRIVE
DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED 3' EAST OF THE EAST BACK OF CURB OF SARAH BROOKS DRIVE INSIDE OF THE EASEMENT AND APPROXIMATELY AT 1800 SARAH BROOKS DRIVE.

BENCHMARK INFO:
NAME: MONUMENT #8
ELEVATION: 654.72
LOCATION: BEAR CREEK PARKWAY
DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MEDIAN OF BEAR CREEK PARKWAY APPROXIMATELY 16' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



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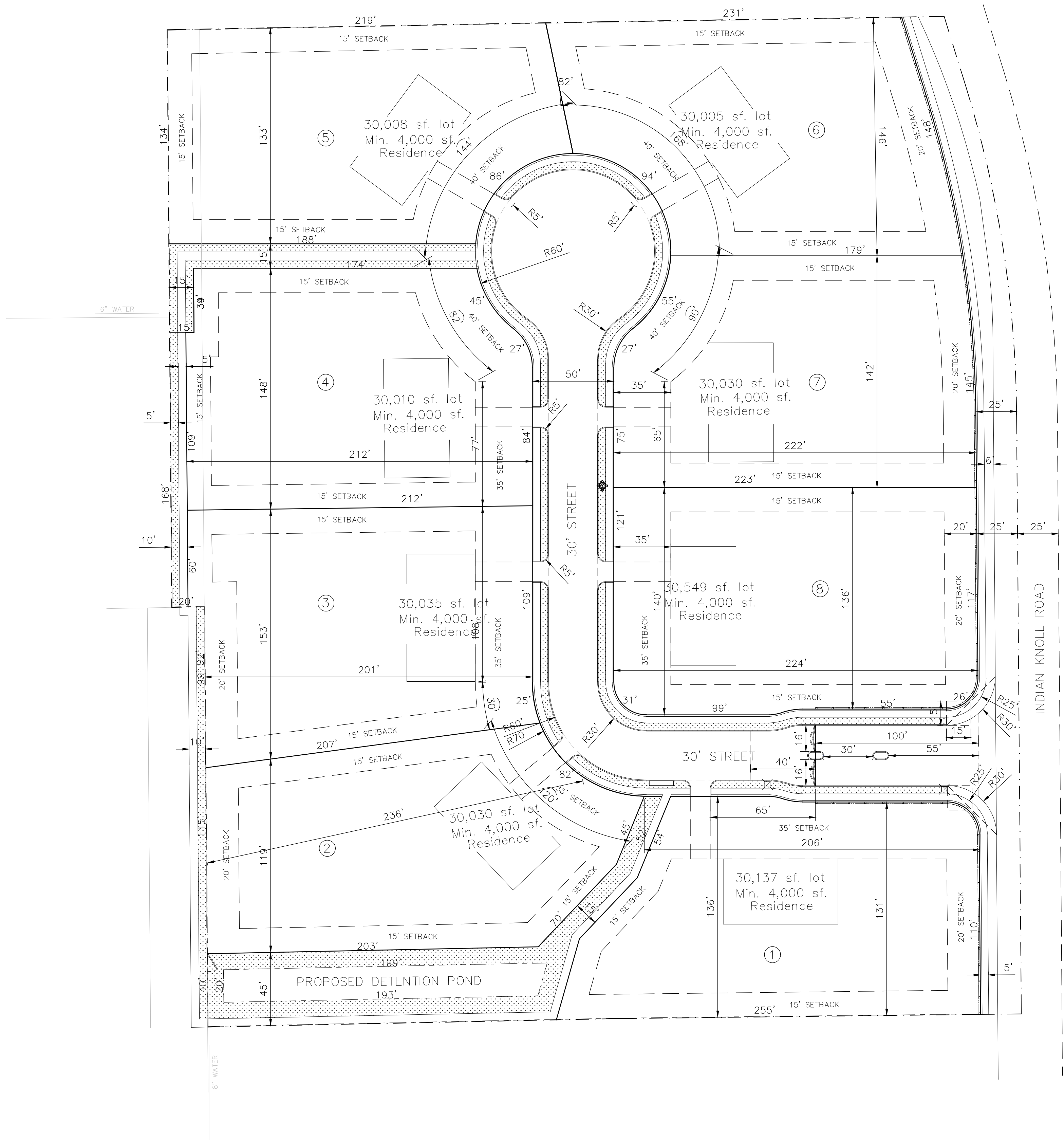
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DIMENSION SITE PLAN

DRAWN BY: H. G. ISSUE: 05.05.2025

PROJECT DATE: MAY 2025 PROJECT NO: 001 REV. NO: 2

SCALE: 1" = 40' SHEET NO: 05



NOTE:

- Site plan information
- Density per acre: 8 unites / 7.22 acres = 1.1 unite per acre

TOTAL NUMBER OF LOTS	8
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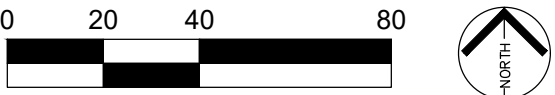
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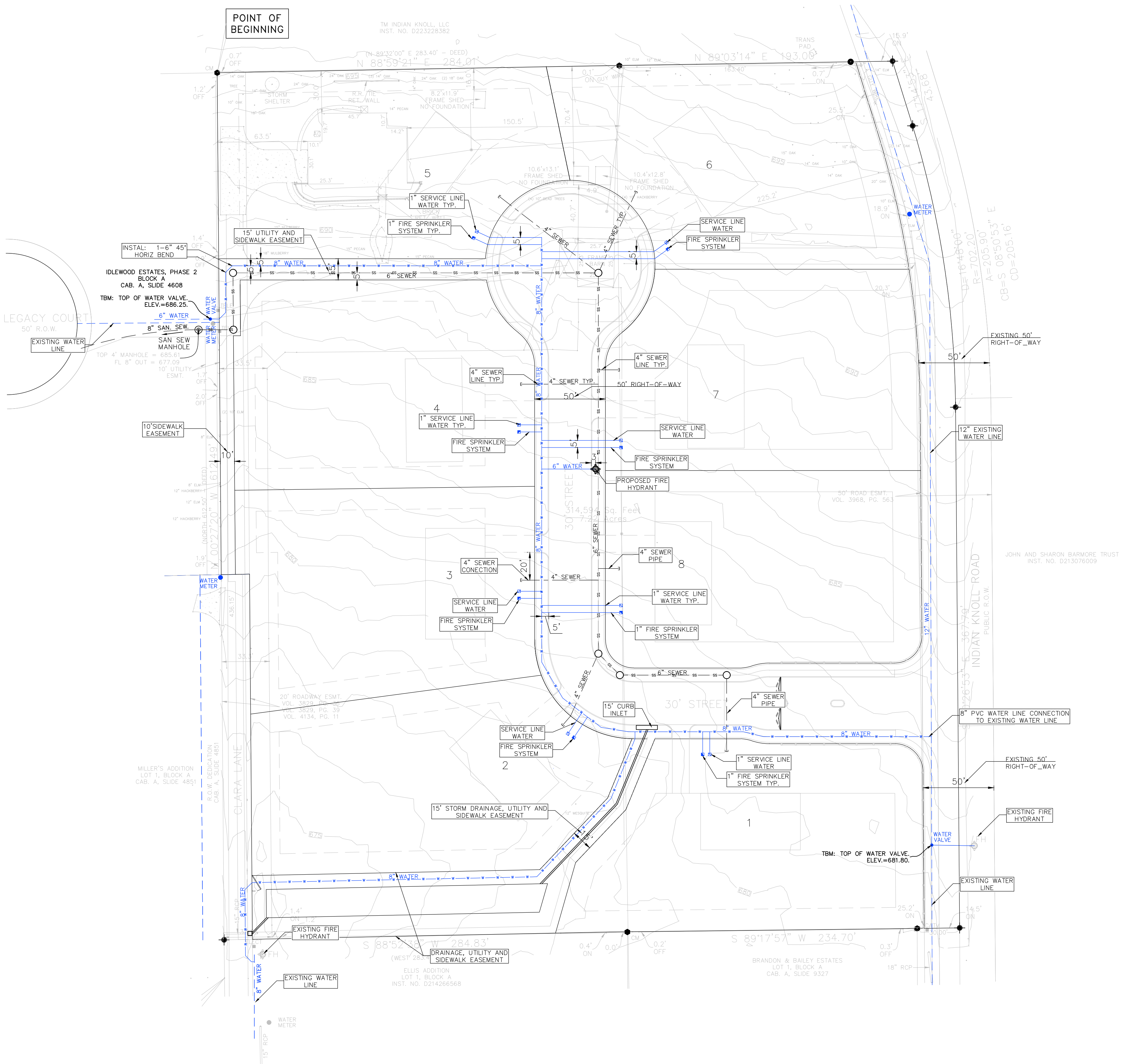
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8660 CLARA LANE, KELLER, TEXAS

SHEET TITLE
**DIMENSION SITE PLAN
(LOT WIDTH AND DEPTH)**

DRAWN BY: H. G. ISSUE: 05.05.2025

PROJECT DATE: MAY 2025 PROJECT NO: 001 REV. NO: 2

SCALE: 1" = 40' SHEET NO: 05.1



NOTE:

- Service line should be extended 10' from the proposed lot line (right - of - way).
- Typical 5' distance between service line is required.
- Install one 1" domestic water service according to city detail W-20 and another 1" residential fire sprinkler service according to city detail W-15 on each lot.

NOTE:
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BENCHMARK INFO:
NAME: MONUMENT #8
ELEVATION: 658.85
LOCATION: SARAH BROOKS DRIVE
DESCRIPTION: THE SEVENTH TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED 3' EAST OF THE EAST BACK OF CURB OF SARAH BROOKS DRIVE INSIDE OF THE EASEMENT AND APPROXIMATELY AT 1800 SARAH BROOKS DRIVE.

BENCHMARK INFO:
NAME: MONUMENT #6
ELEVATION: 654.72
LOCATION: BEAR CREEK PARKWAY
DESCRIPTION: THE SEVENTH TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MEDIAN OF BEAR CREEK PARKWAY APPROXIMATELY 16' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



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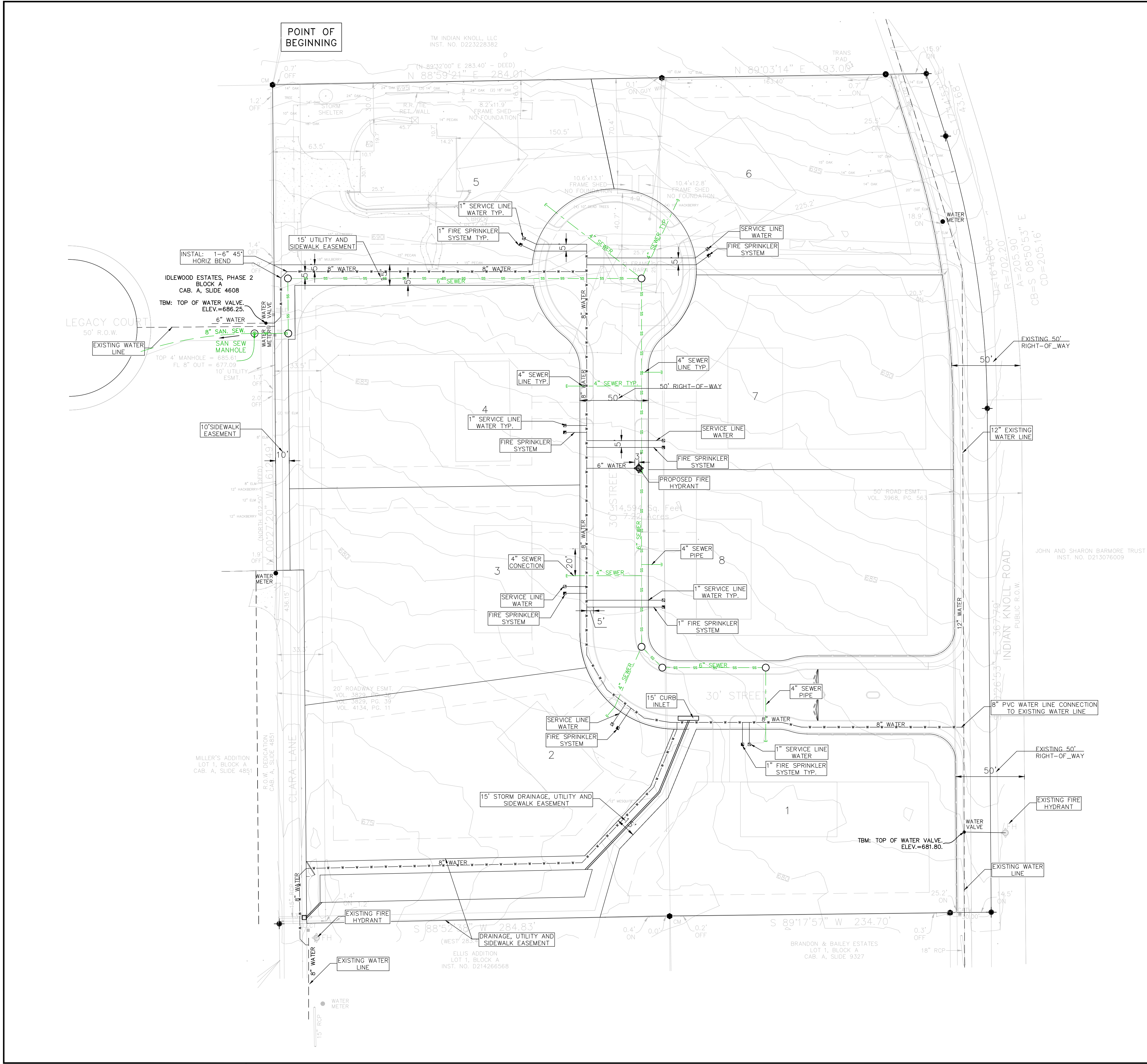
2808 WILDCREEK CT, KELLER TEXAS
TEL. (817) 466-6503
TEXAS FIRM REGISTRATION NO. F-23565
EMAIL: P.ALIKHANI@OPTIMAENGINEERING.COM

REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

DETAILED SITE PLAN

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

SHEET TITLE		
WATER PLAN		
DRAWN BY H. G.	ISSUE	ISSUE DATE 05.05.2025
PROJECT DATE MAY 2025	PROJECT NO. 001	REV. NO. 2
SCALE: 1" = 40'	SHEET NO. 07	



NOTE:

1. Service line should be extended 10' from the proposed lot line (right - of - way).
2. Typical 5' distance between service line is required.
3. Install one 1" domestic water service according to city detail W-20 and another 1" residential fire sprinkler service according to city detail W-15 on each lot.

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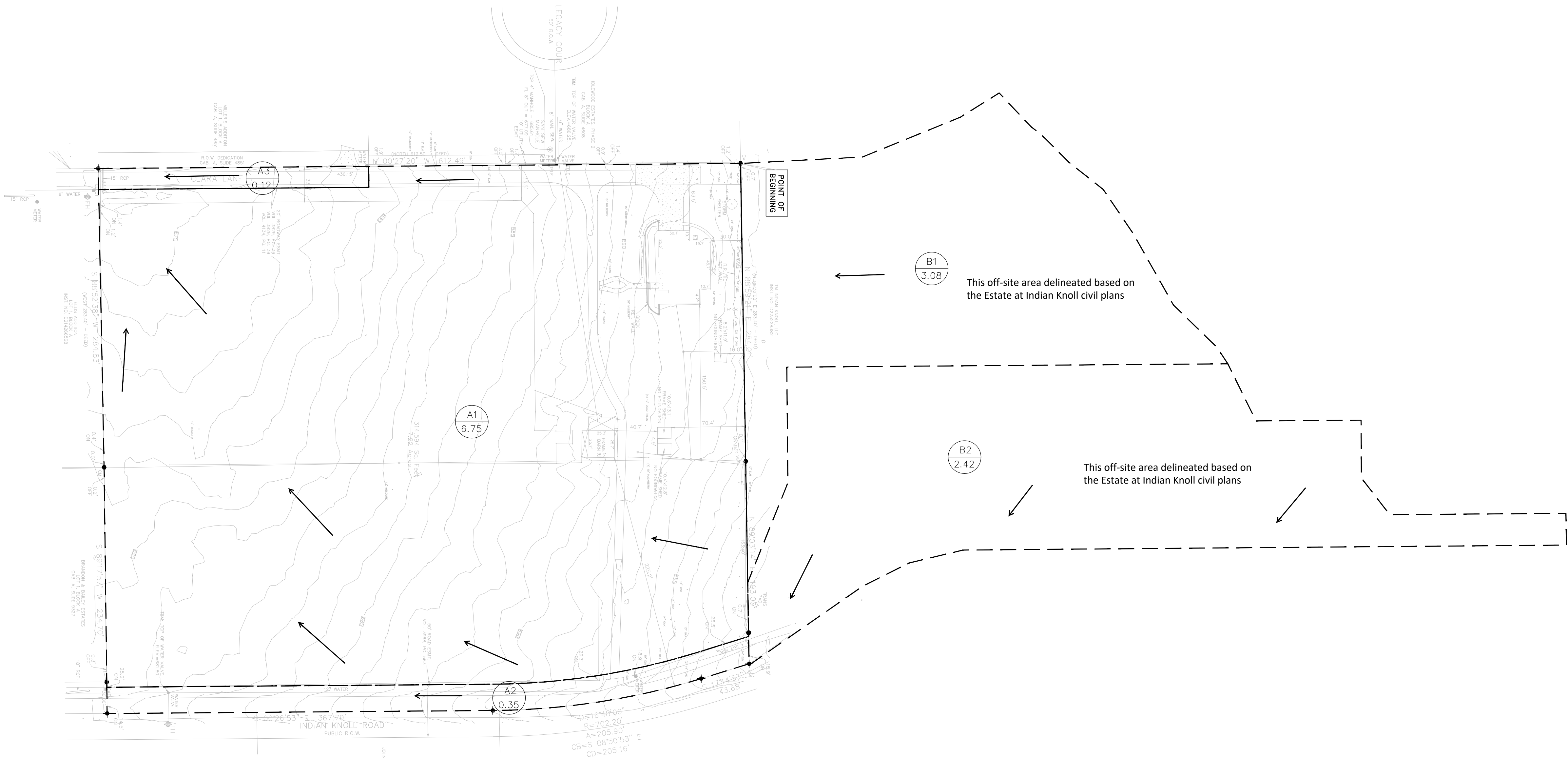
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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

DETAILED SITE PLAN

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

SHEET TITLE		
SEWER PLAN		
DRAWN BY HASTI	ISSUE	ISSUE DATE 05.05.2025
PROJECT DATE MAY 2025	PROJECT NO. 001	REV. NO. 2
SCALE: 1" = 40'	SHEET NO. 08	



EXISTING DRAINAGE AREA SUMMARY								
DRAINAGE AREA	AREA [ac]	RUNOFF COEFF	CA	T _c [min]	I5 [in/hr]	Q5 [cfs]	I100 [in/hr]	Q100 [cfs]
A1	6.75	0.30	2.03	15.0	4.86	9.8	7.98	16.2
A2	0.35	0.30	0.11	15.0	4.86	0.5	7.98	0.8
A3	3.08	0.30	0.92	15.0	4.86	4.5	7.98	7.4
B1	3.08	0.30	0.92	15.0	4.86	4.5	7.98	7.4
B2	2.42	0.30	0.73	10.0	5.74	4.2	9.24	6.7

LEGEND:

- DRAINAGE AREA NAME
AREA (ACRE)
- FLOW DIRECTION
- DRAINAGE DIVIDE

NOTE:

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BENCHMARK INFO:

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0 30 60 120

NORTH

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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

DETAILED SITE PLAN

PROJECT:

THE HERITAGE GROVE
IN THE CITY OF KELLER

8660 CLARA LANE, KELLER, TEXAS

SHEET TITLE

EXISTING DRAINAGE AREA MAP

DRAWN BY	ISSUE	ISSUE DATE
H. G.		05.05.2025

PROJECT DATE	PROJECT NO.	REV. NO.
MAY 2025	001	2

SCALE:

1" = 60'

SHEET NO.

09

100-YEAR STORM EVENT DETENTION CALCULATIONS - Modified Rational Method

Required Detention Volume
19,227 cubic feet required
0.441 acre feet required

On-Site Areas Drain to Pond
Area*= 6.75 acres
Time (Tc)= 15 minutes
C value**= 0.50
I-100yr= 7.98 in/hr
Q100= 26.92 cfs
* Includes A1

On-Site Areas Bypass the Pond
Area*= 0.00 acres
Time (Tc)= 10 minutes
C value**= 0.50
I-100yr= 9.24 in/hr
Q100= 0.00 cfs

Existing On-Site Areas
Area*= 6.75 acres
Time (Tc)= 15 minutes
C value**= 0.30
I-100yr= 7.98 in/hr
Q100= 16.15 cfs
* Includes A1

Allowable Release Rate
Existing Runoff= 23.52 cfs
Ultimate Runoff Routed Through Pond= 34.29 cfs
Ultimate Bypass Runoff= 0.00 cfs
Allowable Release Rate= 23.52 cfs

Off-Site Areas Drain to Pond
Area*= 3.08 acres
Time (Tc)= 15 minutes
C value**= 0.30
I-100yr= 7.98 in/hr
Q100= 7.37 cfs
* Includes B1 (Existing condition)

Off-Site Areas Bypass the Pond
Area*= 0.00 acres
Time (Tc)= 10 minutes
C value**= 0.70
I-100yr= 9.24 in/hr
Q100= 0.00 cfs

Existing Off-Site Areas
Area*= 3.08 acres
Time (Tc)= 15 minutes
C value**= 0.30
I-100yr= 7.98 in/hr
Q100= 7.37 cfs
* Includes B1

On-Site Areas Runoff				
Time (min.)	I-100yr (in/hr)	C value	Area (acre)	Runoff (cfs)
10	9.24	0.50	6.75	31.20
15	7.98	0.50	6.75	26.92
20	7.05	0.50	6.75	23.78
30	5.76	0.50	6.75	19.45
40	4.91	0.50	6.75	16.58
50	4.30	0.50	6.75	14.52
60	3.84	0.50	6.75	12.97

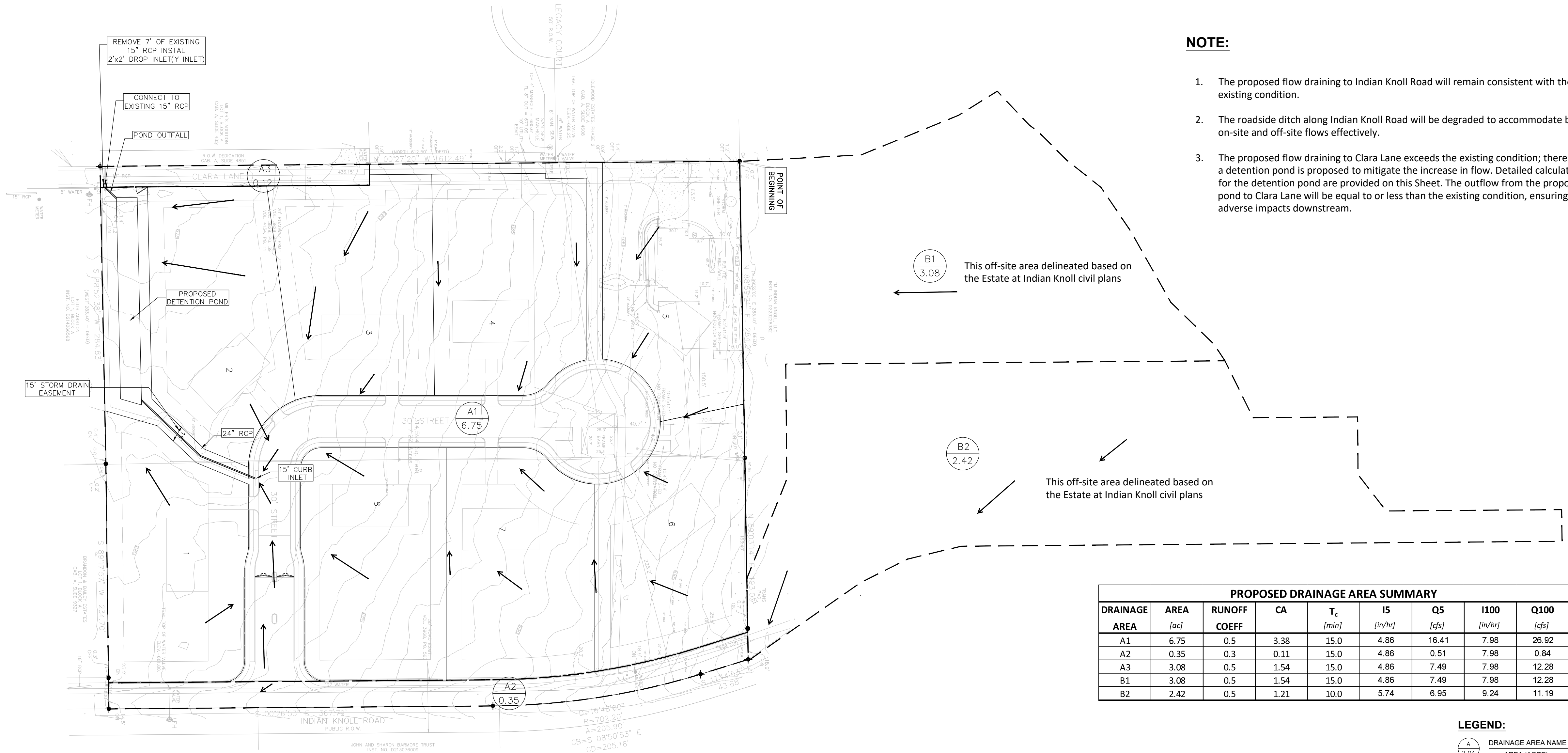
Off-Site Areas Runoff				
Time (min.)	I-100yr (in/hr)	C value	Area (acre)	Runoff (cfs)
10	9.24	0.50	3.08	14.24
15	7.98	0.50	3.08	12.28
20	7.05	0.50	3.08	10.85
30	5.76	0.50	3.08	8.87
40	4.91	0.50	3.08	7.56
50	4.30	0.50	3.08	6.63
60	3.84	0.50	3.08	5.92

Total Runoff	
Runoff (cfs)	
45.44	
39.20	
34.63	
28.32	
24.14	
21.15	
18.88	

Inflow Volume to the Pond		
Time (min.)	Runoff (cfs)	Inflow volume (ft³)
10	45.44	27,261
15	39.20	21,168
20	34.63	17,554
30	28.32	14,979
40	24.14	14,469
50	21.15	13,436
60	18.88	12,975

Outflow Volume to the Pond			
Time (min.)	OutflowTime (min.)	Allowable Release	Outflow Volume (ft³)
10	25	23.52	17,640
15	30	23.52	21,168
20	35	23.52	24,696
30	45	23.52	31,752
40	55	23.52	38,808
50	65	23.52	45,864
60	75	23.52	52,920

Required Detention Volume				
Time (min.)	Inflow volume (ft³)	Outflow Volume (ft³)	Storage (ft³)	Storage (acre-ft)
10	27,261	17,640	9,621	0.221
15	35,282	21,168	14,114	0.324
20	41,554	24,696	16,858	0.387
30	50,979	31,752	19,227	0.441
40	57,939	38,808	19,131	0.439
50	63,436	45,864	17,573	0.403
60	67,975	52,920	15,055	0.346



NOTE:

- The proposed flow draining to Indian Knoll Road will remain consistent with the existing condition.
- The roadside ditch along Indian Knoll Road will be degraded to accommodate both on-site and off-site flows effectively.
- The proposed flow draining to Clara Lane exceeds the existing condition; therefore, a detention pond is proposed to mitigate the increase in flow. Detailed calculations for the detention pond are provided on this Sheet. The outflow from the proposed pond to Clara Lane will be equal to or less than the existing condition, ensuring no adverse impacts downstream.

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BENCHMARK INFO:
NAME: MONUMENT #8
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LOCATION: BEAR CREEK PARKWAY
DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MEDIAN OF BEAR CREEK PARKWAY APPROXIMATELY 16' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

DETAILED SITE PLAN

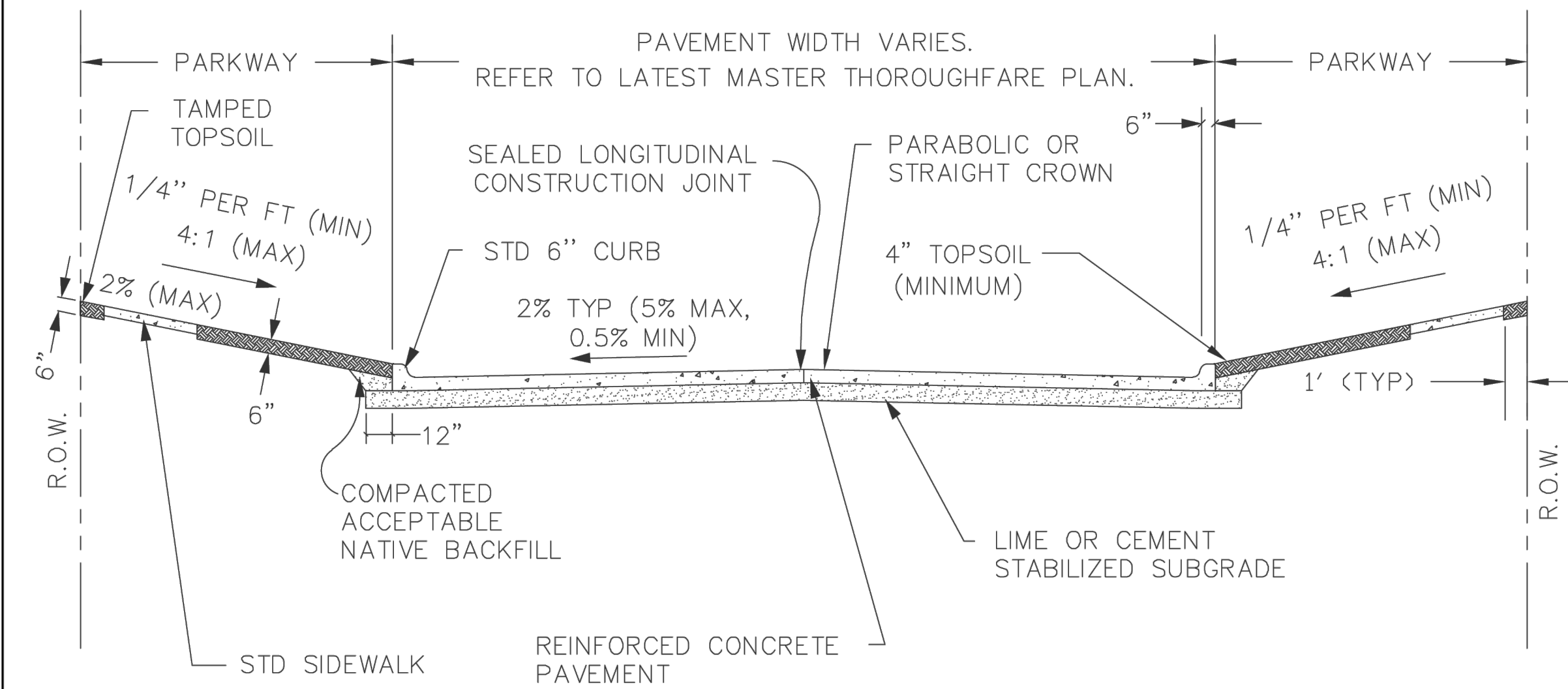
PROJECT:

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

SHEET TITLE
PROPOSED DRAINAGE AREA MAP
AND STORM SYSTEM

DRAWN BY H. G.	ISSUE	ISSUE DATE 05.05.2025
PROJECT DATE MAY 2025	PROJECT NO. 001	REV. NO. 2

SCALE: 1" = 60'
SHEET NO. 10



- NOTE:
1. LOCAL - #3 BARS ON 18" O.C.E.W.
 2. COLLECTOR/ARTERIAL - #4 BARS ON 18" O.C.E.W.
 3. STREET RUNOFF CAPACITY TO BE CALCULATED BASED ON PARABOLIC CROWN ONLY.
 4. MACHINE FINISHED CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4 INCHES AND A MIN. 3600 PSI COMPRESSIVE STRENGTH AT 28 DAYS, WITH UP TO 20% TYPE C FLY ASH REPLACEMENT ALLOWED.
 5. HAND FINISHED CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES AND A MIN. 3600 PSI COMPRESSIVE STRENGTH AT 28 DAYS. NO FLY ASH ALLOWED IN HAND FINISHED CONCRETE.

TYPICAL UNDIVIDED CONCRETE SECTION

SCALE: N.T.S.

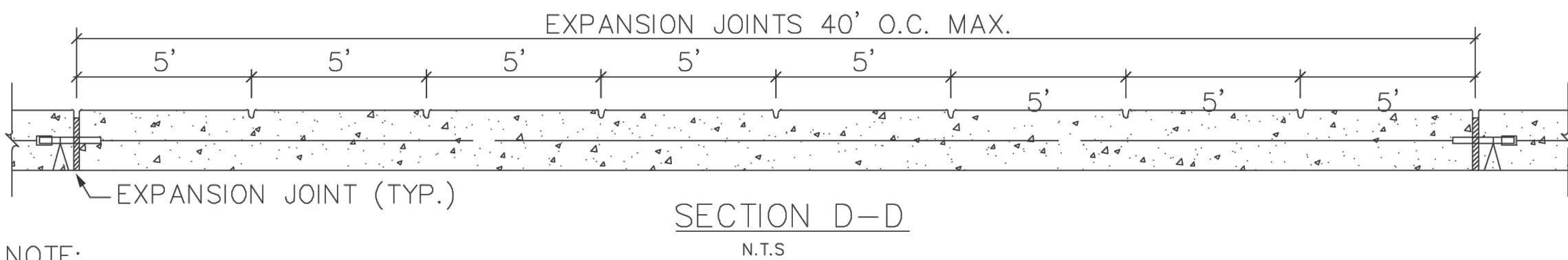
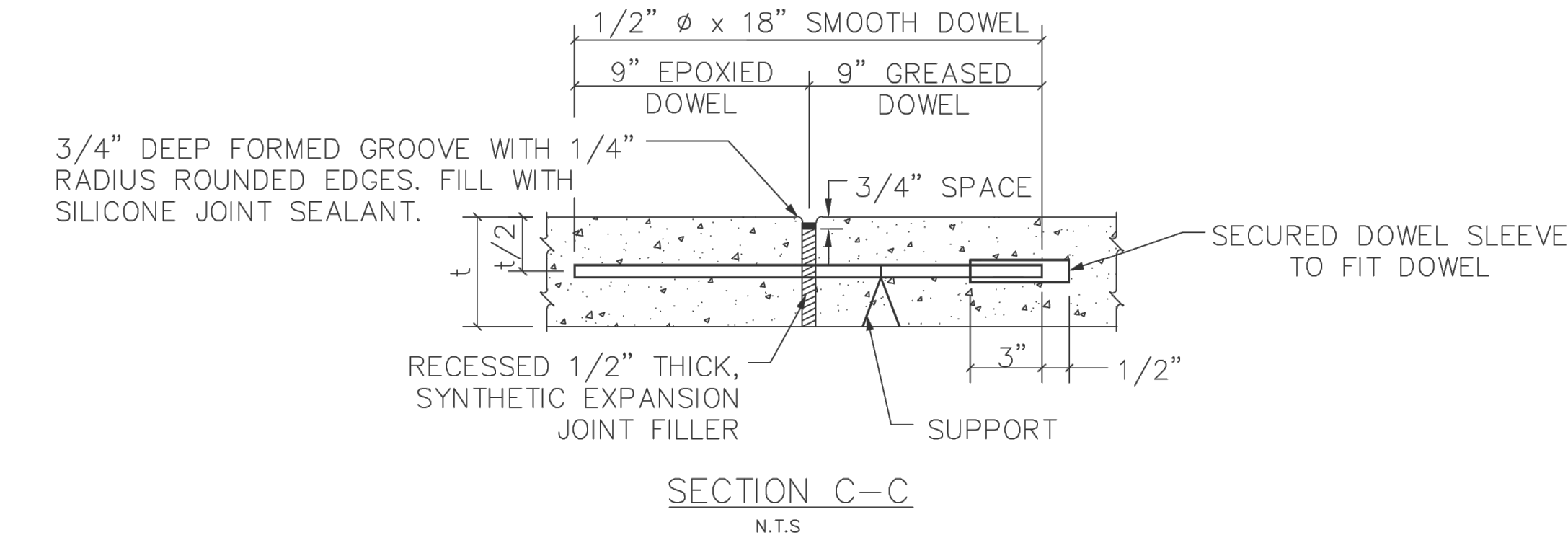
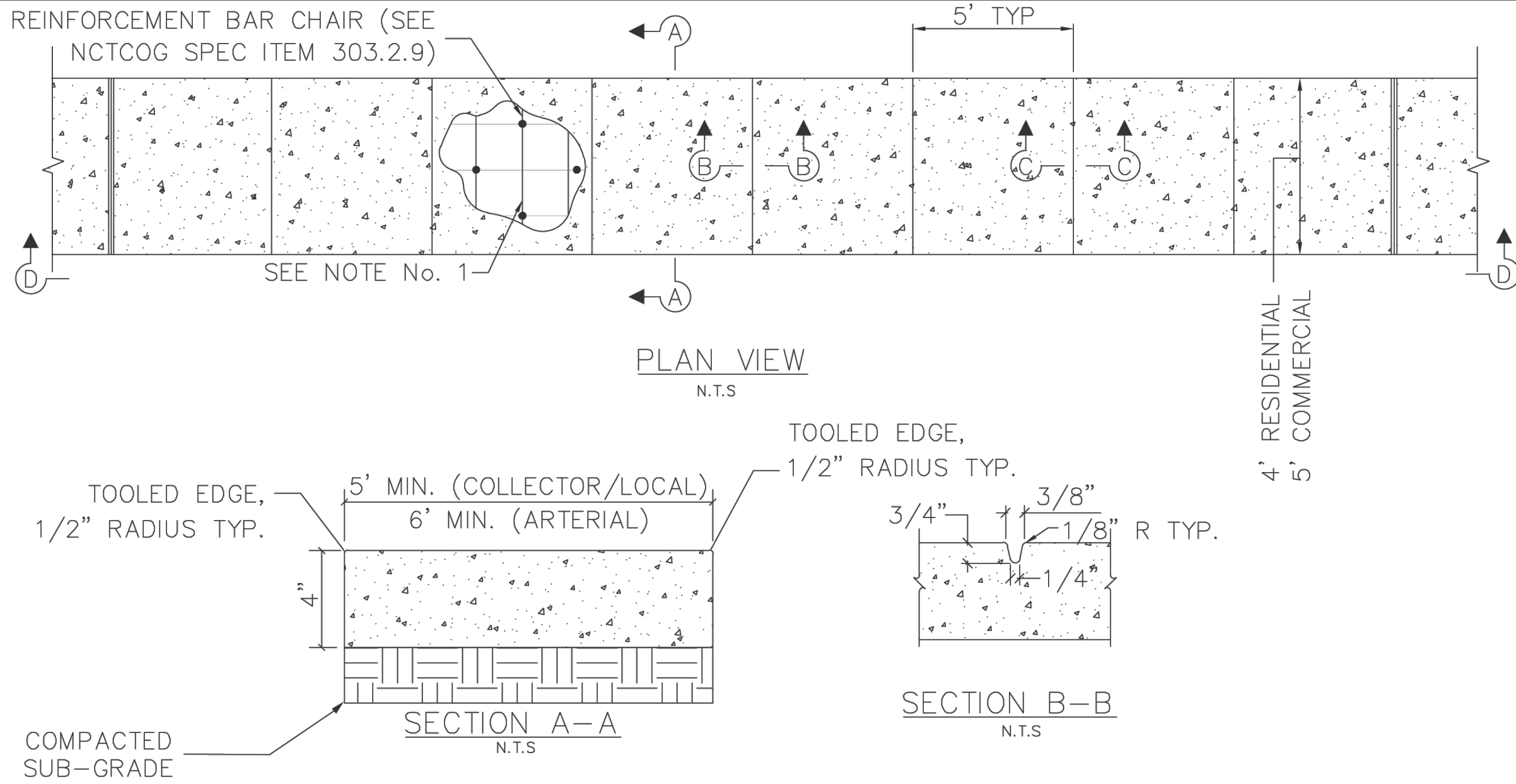
STREET CLASSIFICATION	PAVEMENT THICKNESS	CROWN HEIGHT	STABILIZED SUBGRADE THICKNESS
LOCAL	6"	6"	6"
COLLECTOR	7"	7"	8"
ARTERIAL	8"	8"	9"



PAVING CONSTRUCTION DETAILS
TYPICAL UNDIVIDED CONCRETE STREET SECTION

REVISION DATE:
2/1/2024

SHEET: P-01



- NOTE:
1. REINFORCEMENT TO BE #3 BARS AT 18" O.C.E.W.
 2. DOWEL WITH #4 BARS AT 18" C-C WHEN CONNECTING TO EXISTING SIDEWALKS, DRIVEWAYS, CURBS AND GUTTER - MINIMUM PENETRATION 6".
 3. INSTALL 1/2" ϕ X 18" SMOOTH DOWELS @ 18" (GREASE ONE END & CAP) THROUGH EXPANSION JOINTS.
 4. CONCRETE FOR SIDEWALKS SHALL BE CLASS C 3600 PSI.
 5. ALL PROPOSED VALVES SHALL BE PLACED AT LEAST ONE FOOT OFF THE EDGE OF THE SIDEWALK. PROPOSED MANHOLES SHALL HAVE LIDS CENTERED IN THE SIDEWALK OR BLOCK OUT EXISTING VALVES/MANHOLES.
 6. SIDEWALK CROSS SLOPE 1/4"/FT (TYPICAL) MAX.
 7. EXPANSION JOINTS TO BE RECESSED 3/4" AND FILLED WITH SILICONE SEALANT.
 8. IF SIDEWALK IS LESS THAN 60" WIDE, A "PASSING SPACE" AT INTERVALS OF 200 FT SHALL BE PROVIDED. PASSING SPACE MUST BE 60" (MIN) BY 6" (MIN)



PAVING CONSTRUCTION DETAILS
CONCRETE SIDEWALK

REVISION DATE:
2/1/2024

SHEET: P-15

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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

DETAILED SITE PLAN

PROJECT:

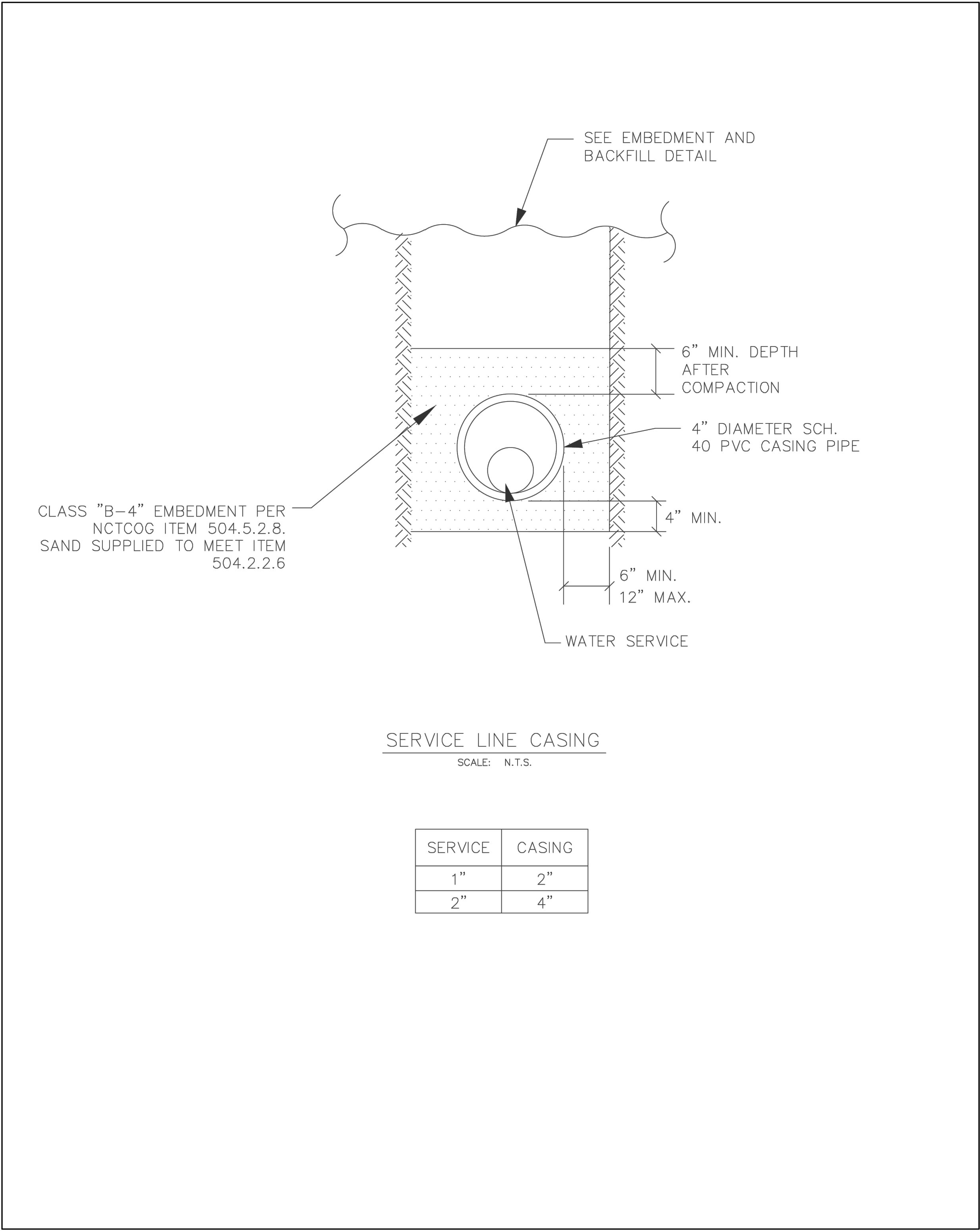
THE HERITAGE GROVE
IN THE CITY OF KELLER
8660 CLARA LANE, KELLER, TEXAS

SHEET TITLE
PAVING CONSTRUCTION DETAILS

DRAWN BY: H. G. ISSUE: 05.05.2025

PROJECT DATE: MAY 2025 PROJECT NO: 001 REV. NO: 2

SCALE: SHEET NO. 11



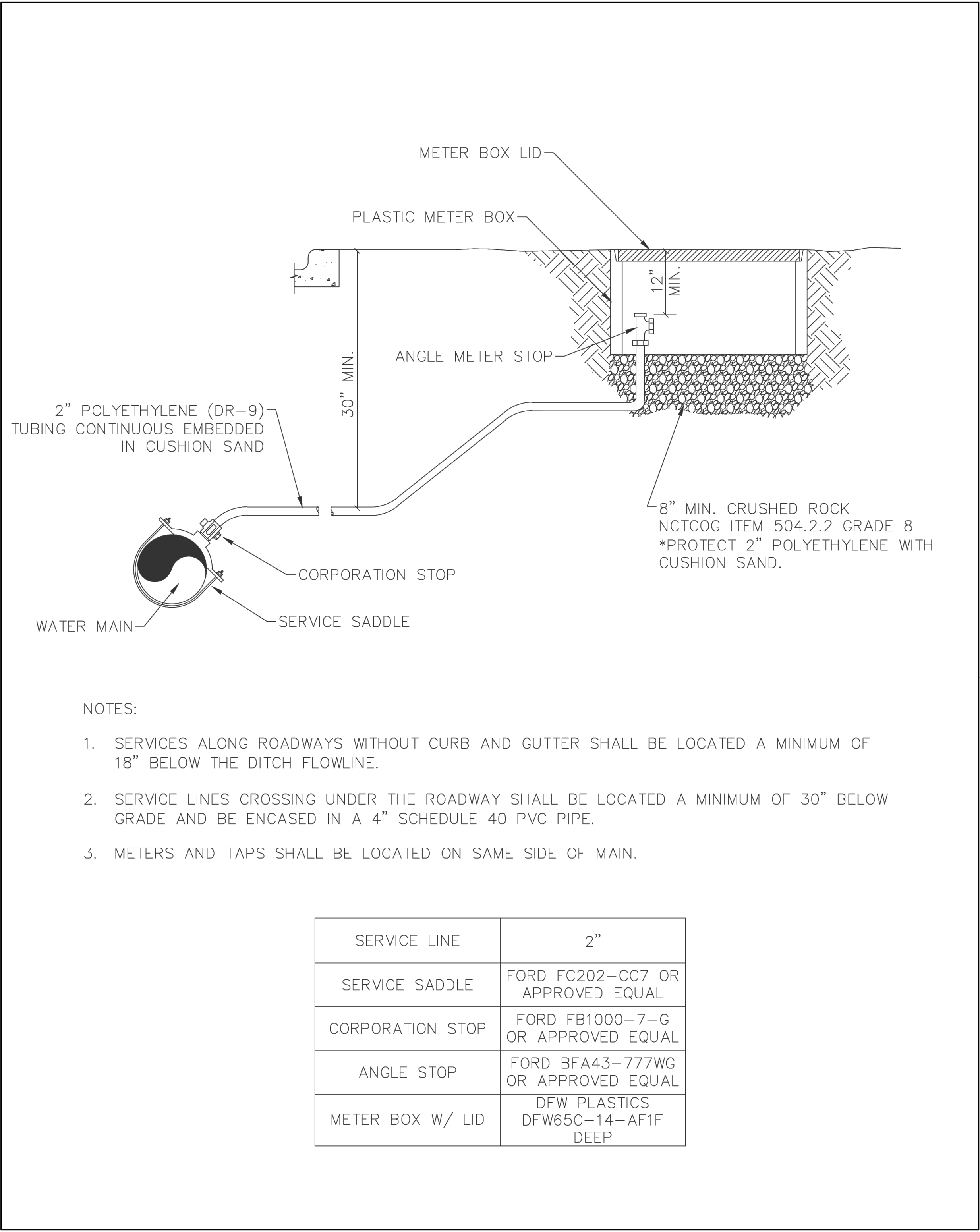


WATER CONSTRUCTION DETAILS

SERVICE LINE CASING

REVISION DATE:
2/1/2024

SHEET: W-11





WATER CONSTRUCTION DETAILS

2" WATER SERVICE ASSEMBLY

REVISION DATE:
2/1/2024

SHEET: W-14

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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

DETAILED SITE PLAN

PROJECT:

THE HERITAGE GROVE
IN THE CITY OF KELLER

8660 CLARA LANE, KELLER, TEXAS

SHEET TITLE

WATER CONSTRUCTION DETAILS

DRAWN BY
H. G.

ISSUE

ISSUE DATE
05.05.2025

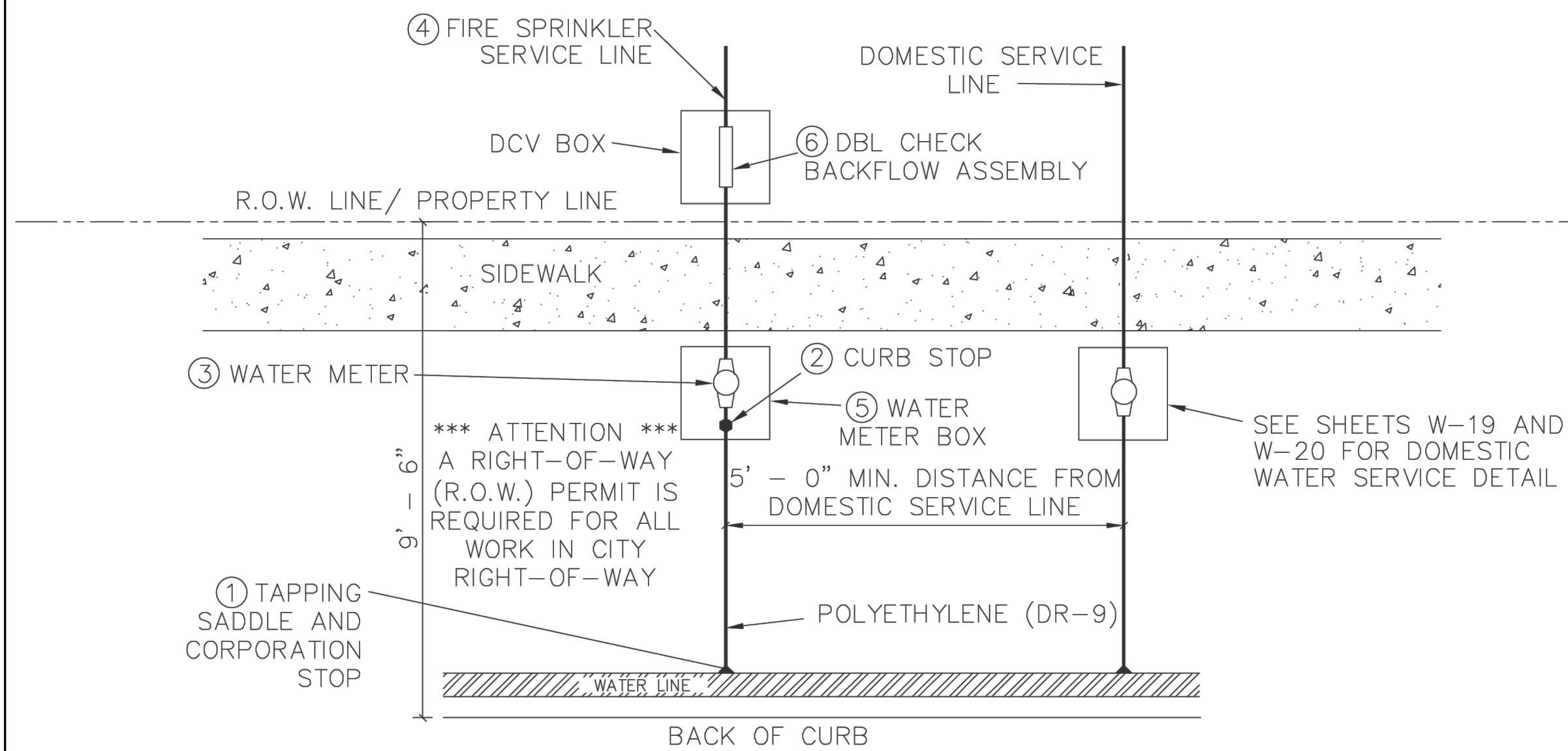
PROJECT DATE
MAY 2025

PROJECT NO.
001

REV. NO:
2

SCALE:

SHEET NO.
13



NOTES:

1. CORPORATION STOP SHALL BE CC X COMPRESSION. SEE TABLE BELOW.
2. CURB/ANGLE STOP SHALL BE COMPRESSION X MN. SEE TABLE BELOW.
3. WATER METER MUST BE SIZED PER DESIGN REQUIREMENTS BUT CAN NOT BE LESS THAN 3/4", WHICH IS INSTALLED BY THE CITY OF KELLER.
4. FIRE SPRINKLER SERVICE LINE PER FIRE SPRINKLER DESIGN SPECIFICATIONS, INSTALLED BY PLUMBER OR FIRE PROTECTION CONTRACTOR.
5. SEE TABLE BELOW.
6. DOUBLE CHECK VALVE ASSEMBLY AND BOX WILL BE INSTALLED BY PLUMBER OR FIRE PROTECTION AND INSPECTED BY CITY OF KELLER.
7. "DO NOT CLOSE VALVE" LOCKOUT TAG ATTACHED TO THE FIRE LINE METER BY CITY OF KELLER. FIRE SPRINKLER SYSTEM BACKFLOW PREVENTION DEVICES TO BE OWNED, MAINTAINED, AND TESTED BY PROPERTY OWNER.

FIRE LINE/METER SIZE	3/4	1"	1 - 1/2"	2"
TAPPING SADDLE	FORD FC101-CC4 OR APPROVED EQUAL	FORD FC101-CC4 OR APPROVED EQUAL	FORD FC202-CC7 OR APPROVED EQUAL	FORD FC202-CC7 OR APPROVED EQUAL
CORPORATION STOP	FORD F1000-4-G OR APPROVED EQUAL	FORD F1000-4-G OR APPROVED EQUAL	FORD FB1000-7-G OR APPROVED EQUAL	FORD FB1000-7-G OR APPROVED EQUAL
WATER SERVICE	POLYETHYLENE (DR-9) TYP.	POLYETHYLENE (DR-9) TYP.	POLYETHYLENE (DR-9) TYP.	POLYETHYLENE (DR-9) TYP.
CURB/ANGLE STOP	FORD BA43-444WG OR APPROVED EQUAL	FORD BA43-444WG OR APPROVED EQUAL	FORD BFA43-777WG OR APPROVED EQUAL	FORD BFA43-777WG OR APPROVED EQUAL
METER BOX (BODY)	DFW PLASTICS DFW37C-12-AF1F DEEP	DFW PLASTICS DFW37C-12-AF1F DEEP	DFW PLASTICS DFW65C-14-AF1F DEEP	DFW PLASTICS DFW65C-14-AF1F DEEP
METER BOX (LID)	DFW PLASTICS DFW37C-12-AF4F DEEP FIRE-LID	DFW PLASTICS DFW37C-12-AF4F DEEP FIRE-LID	DFW PLASTICS DFW65CB-AF4F DEEP FIRE-LID	DFW PLASTICS DFW65CB-AF4F DEEP FIRE-LID

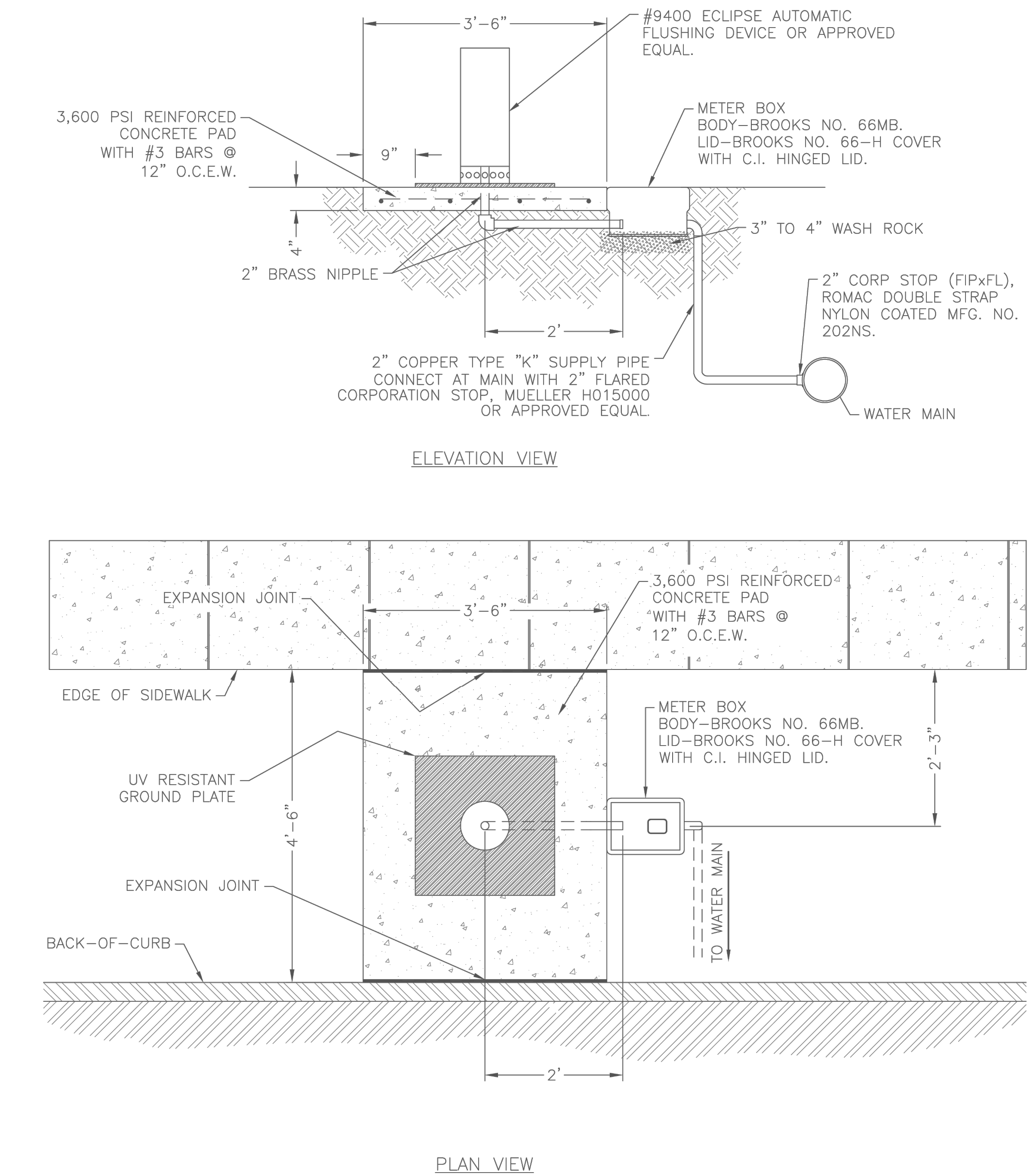


WATER CONSTRUCTION DETAILS
RESIDENTIAL FIRE SPRINKLER SERVICE

REVISION DATE:
2/1/2024

SHEET: W-15

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WATER CONSTRUCTION DETAILS
AUTOMATIC FLUSHING VALVE

REVISION DATE:
2/9/2009

SHEET: W-20

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OPTIMA
DESIGN & ENGINEERING PLLC

2808 WILDCREEK CT, KELLER TEXAS
TEL. (817) 466-6503
TEXAS FIRM REGISTRATION NO. F-23565
EMAIL: P.ALIKHANI@OPTIMAENGINEERING.COM

REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

DETAILED SITE PLAN

PROJECT:

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

SHEET TITLE
WATER CONSTRUCTION DETAILS

DRAWN BY: H. G. ISSUE: 05.05.2025

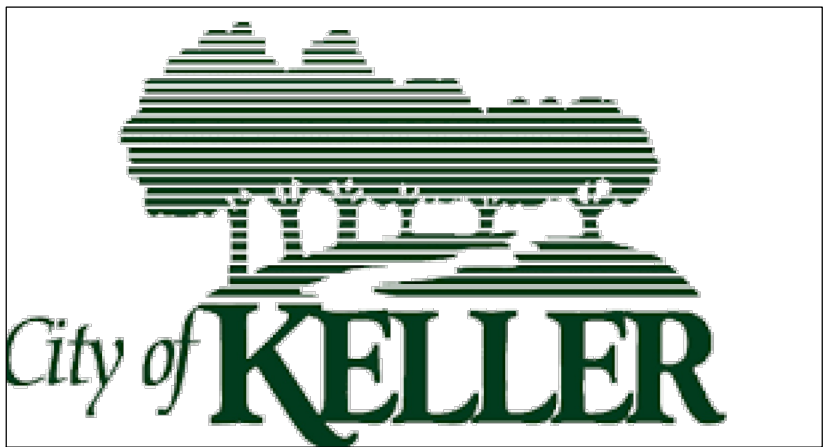
PROJECT DATE: MAY 2025 PROJECT NO. 001 REV. NO. 2

SCALE: SHEET NO. 14

DEVELOPMENT PLAN

THE HERITAGE GROVE

IN THE CITY OF KELLER
TARRANT COUNTY, TEXAS
8660 CLARA LANE



CITY COUNCIL MEMBERS

MAYOR: ARMIN MIZANI
COUNCIL - PLACE 1: SHANNON DUBBERLY
COUNCIL - PLACE 2: GREG WILL
COUNCIL - PLACE 3: KAREN BRENNAN
COUNCIL - PLACE 4: TAG GREEN
COUNCIL - PLACE 5: CHRIS WHATLEY
MAYOR PRO TEM: ROSS MCMULLIN

DEVELOPER

CAMERON - SQRL, SANFORD LLC
4512 LEGACY DRIVE UNIT 100, PLANO, TX 75024
TEL. (617) 956 2285
SEETHA@SUMAMONDE.COM

ENGINEER

OPTIMA DESIGN & ENGINEERING PLLC
2808 WILDCREEK CT,KELLER TEXAS
TEL. (817) 466-6503
TEXAS FIRM REGISTRATION NO. F-23565
EMAIL:P.ALIKHANI@OPTIMA ENGINEERING.COM

OWNER

CHARLES H. TALLEY
8660 CLARA LANE, KELLER, TX, 76248

SHEET INDEX

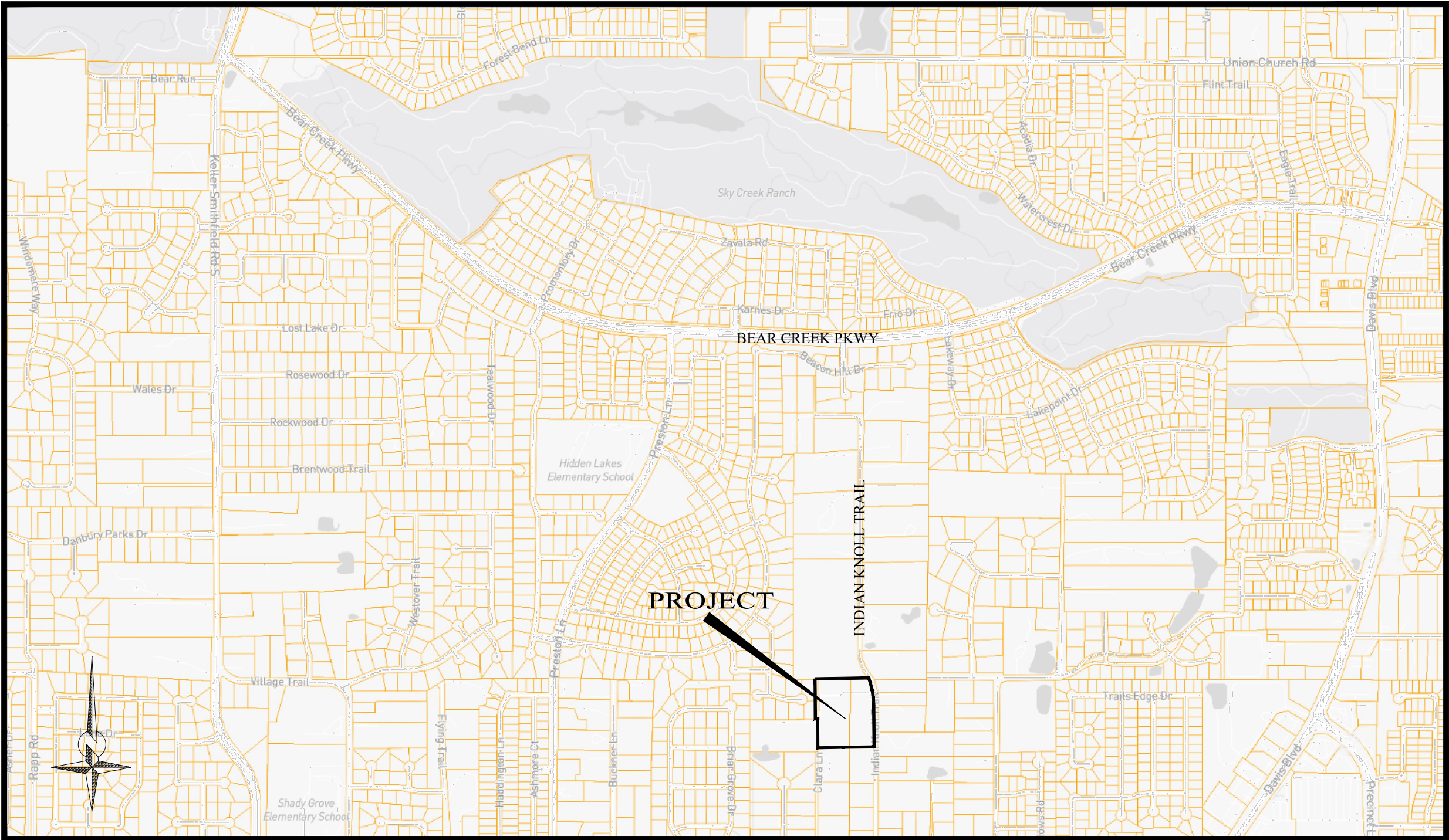
- 1. COVER SHEET
- 2. OPEN SPACE PLAN
- 3. OPEN SPACE CALCULATION
- 4. LANDSCAPING PLAN
- 5. FENCE PLAN

SURVEYOR

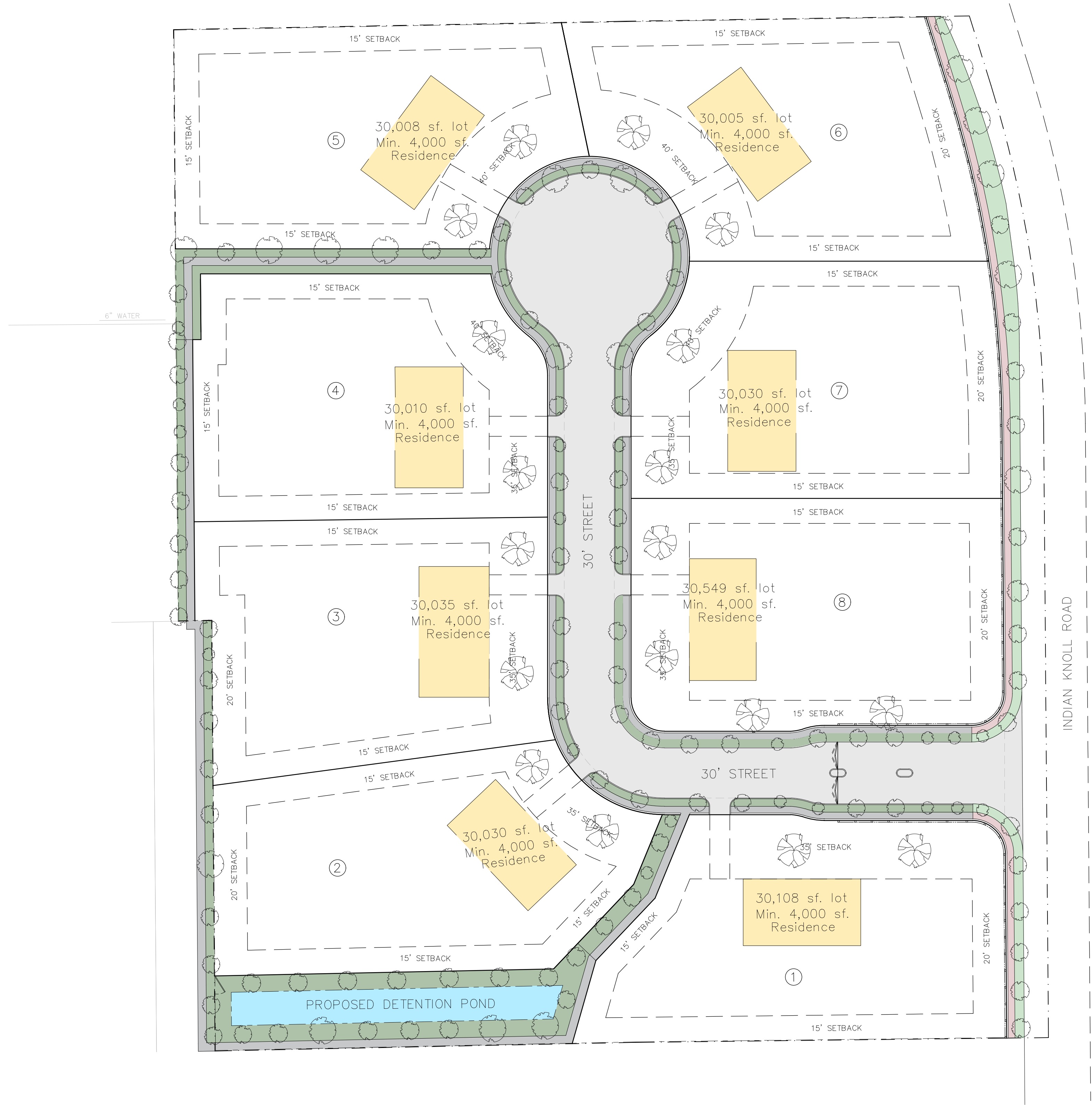
CBG SURVEYING TEXAS LLC
1413 E. IH - 30, STE. 7 GARLAND, TX 75043
TEL. (214) 349-9485
TEXAS FIRM REGISTRATION NO. 10168800
HTTPS://WWW.CBGTLLC.COM

SIGNATURE:

PRELIMINARY SITE EVALUATION APPROVED
BY THE CITY OF KELLER CITY COUNCIL FOR
THE PREPARATION OF A FINAL PLAT



LOCATION MAP
SCALE: 1" = 1000'



NOTE:

- Site plan information
- Density per acre: 8 unites / 7.22 acres = 1.1 unite per acre

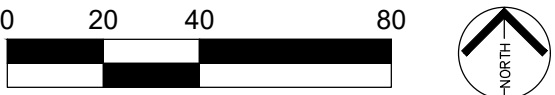
TOTAL NUMBER OF LOTS	8
NUMBER OF LOTS PER ZONING CATEGORY	8
TOTAL ACREAGE PER PHASE	7.22 ACERS
NUMBER OF LOTS PER PHASE	8
MINIMUM LOT SIZE	30,000 SQFT
MINIMUM DWELLING UNIT SIZE	4,000 SQFT
DENSITY PER ACRE	1.1 (8 LOT PER 7.22 ACERS)

NOTE:
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BENCHMARK INFO:
NAME: MONUMENT #8
ELEVATION: 658.85
LOCATION: SARAH BROOKS DRIVE
DESCRIPTION: THE SEVENTEEN TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED 3' EAST OF THE EAST BACK OF CURB OF SARAH BROOKS DRIVE INSIDE OF THE EASEMENT AND APPROXIMATELY AT 1800 SARAH BROOKS DRIVE.

BENCHMARK INFO:
NAME: MONUMENT #8
ELEVATION: 654.72
LOCATION: BEAR CREEK PARKWAY
DESCRIPTION: THE SEVENTEEN TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MEDIAN OF BEAR CREEK PARKWAY APPROXIMATELY 16' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

DEVELOPMENT PLAN

PROJECT:

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

OPEN SPACE PLAN

DRAWN BY: H. G. ISSUE: ISSUE DATE: 05.05.2025

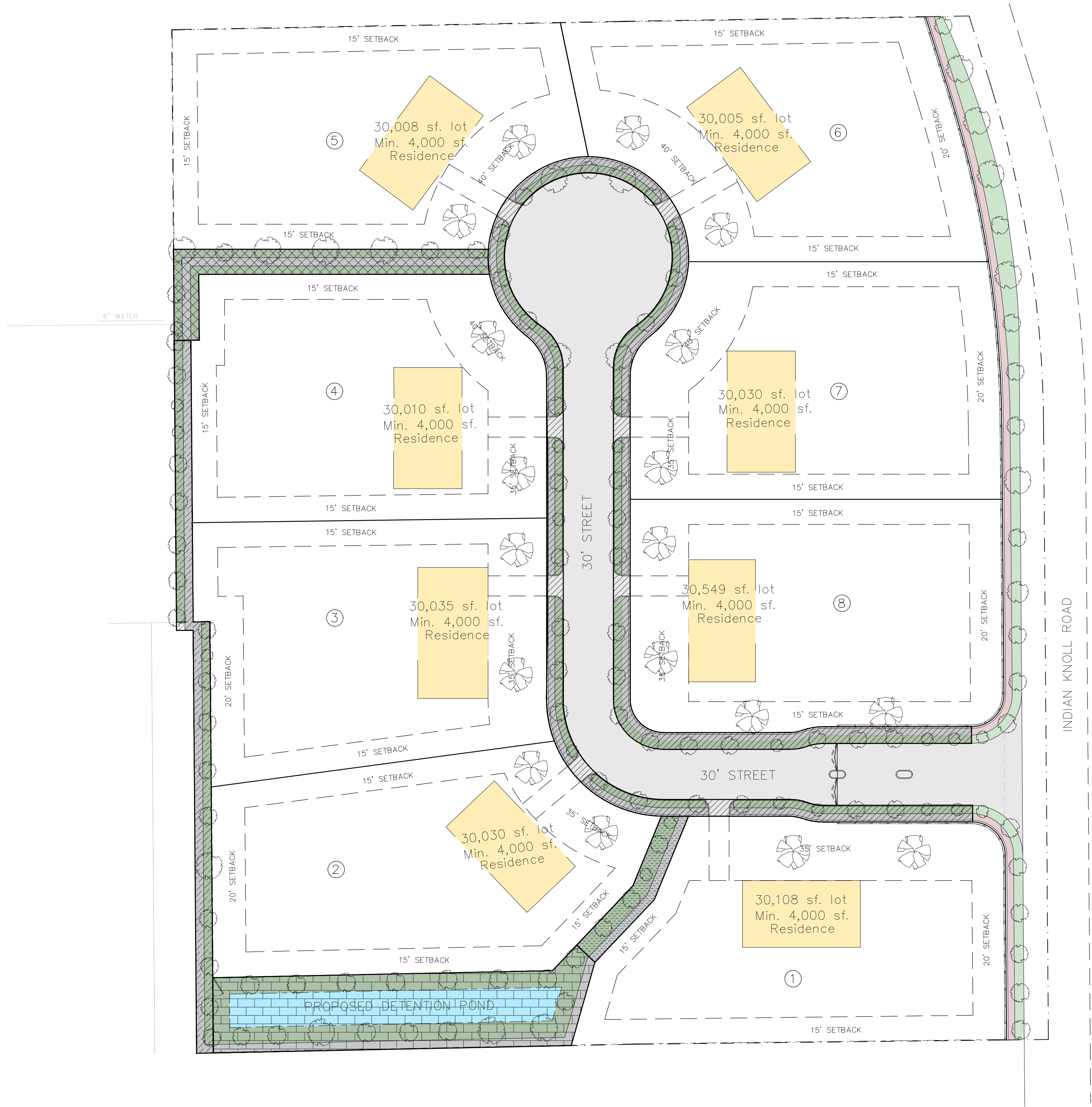
PROJECT DATE: MAY 2025 PROJECT NO.: 001 REV. NO.: 1

SCALE: 1" = 40' SHEET NO.: 01

LEGEND:

- RESIDENTIAL - SINGLE FAMILY HOMES
- 30' STREET
- INDIAN KNOLL GREEN AREA
- INDIAN KNOLL SIDE WALK
- PROPOSED DETENTION POND
- GREEN AREA
- SIDE WALK

OPEN SPACE (0.75 ACRE)



NOTE:

- Site plan information
- Density per acre: 8 unites / 7.22 acres = 1.1 unite per acre

TOTAL NUMBER OF LOTS	8
NUMBER OF LOTS PER ZONING CATEGORY	8
TOTAL ACREAGE PER PHASE	7.22 ACERS
NUMBER OF LOTS PER PHASE	8
MINIMUM LOT SIZE	30,000 SQFT
MINIMUM DWELLING UNIT SIZE	4,000 SQFT
DENSITY PER ACRE	1.1 (8 LOT PER 7.22 ACERS)

GREEN AREA AND SIDEWALK	AREA (SQFT)
1- 10' SIDE WALK AND LANDSCAPE INSIDE OF THE GATED COMMUNITY	12751
2- 15' SIDE WALK AND LANDSCAPE	3417
3- 10' SIDE WALK AND LANDSCAPE BESIDE CLARA LANE	4315
4- POUND AREA, SIDE WALK AND LANDSCAPE AROUND POUND	10151
2- 15' SIDE WALK AND LANDSCAPE	1496
TOTAL	32130
10% OF THE TOTAL LAND AREA (32130 SQFT/ 0.75 ACRES) IS DEDICATED AS OPEN SPACE.	

- LEGEND:
- RESIDENTIAL - SINGLE FAMILY HOMES
 - 30' STREET
 - INDIAN KNOLL GREEN AREA
 - INDIAN KNOLL SIDE WALK
 - PROPOSED DETENTION POND
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ELEVATION: 658.85
LOCATION: SARAH BROOKS DRIVE
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BENCHMARK INFO:

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0 20 40 80

1" = 40'

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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

DEVELOPMENT PLAN

PROJECT:

THE HERITAGE GROVE
IN THE CITY OF KELLER

8660 CLARA LANE, KELLER, TEXAS

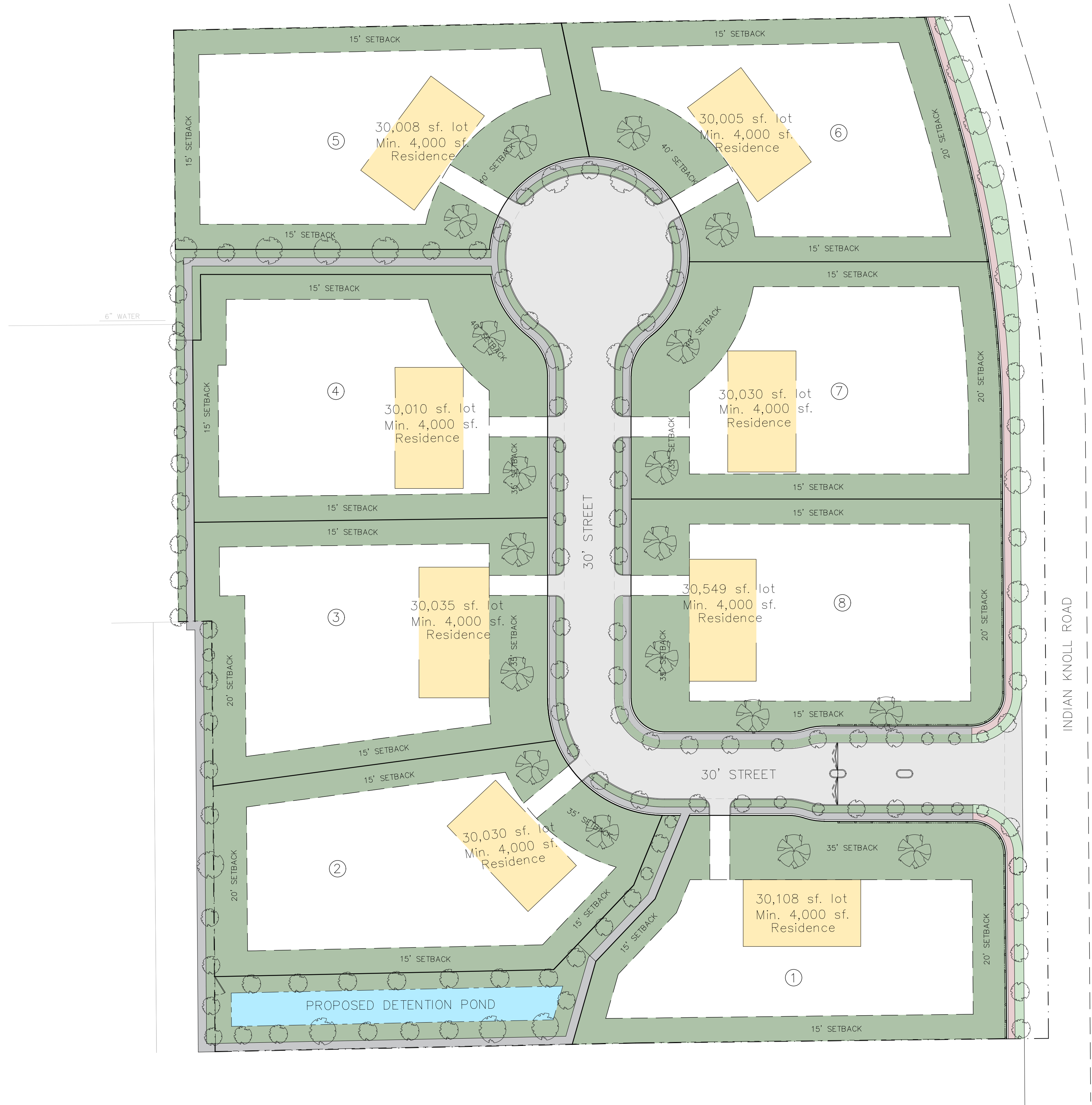
SHEET TITLE

OPEN SPACE CALCULATION

DRAWN BY H. G.	ISSUE	ISSUE DATE 05.05.2025
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PROJECT DATE MAY 2025	PROJECT NO. 001	REV. NO. 1
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SCALE: 1" = 40'	SHEET NO. 02
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NOTE:

- Site plan information
- Density per acre: 8 unites / 7.22 acres = 1.1 unite per acre

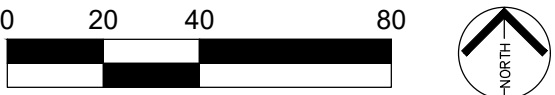
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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

DEVELOPMENT PLAN

PROJECT:

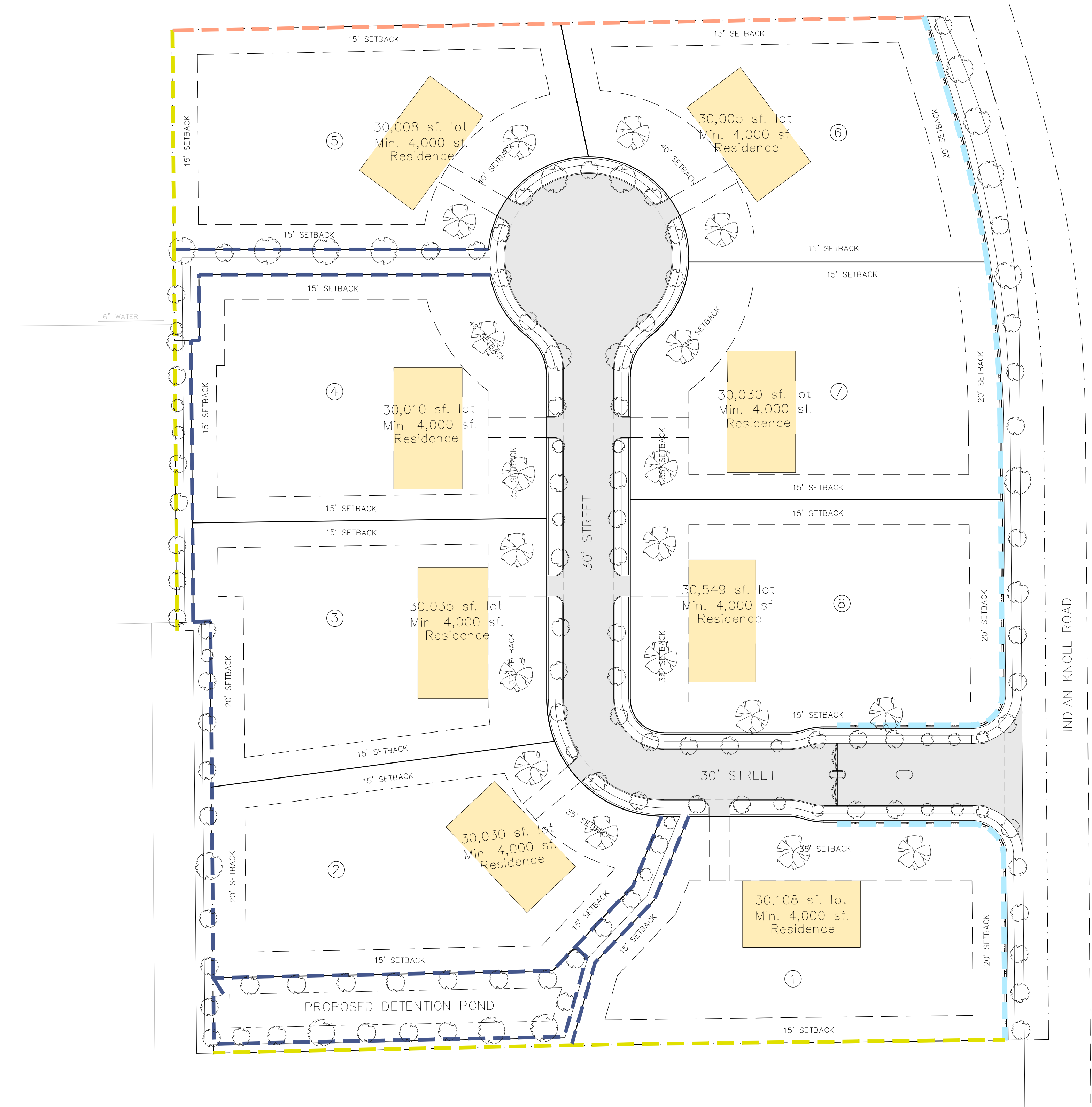
THE HERITAGE GROVE
IN THE CITY OF KELLER
8660 CLARA LANE, KELLER, TEXAS

LANDSCAPING PLAN

DRAWN BY H. G.	ISSUE	ISSUE DATE 05.05.2025
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PROJECT DATE MAY 2025	PROJECT NO. 001	REV. NO. 1
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SCALE: 1" = 40'	SHEET NO. 03
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NOTE:

- Site plan information
- Density per acre: 8 unites / 7.22 acres = 1.1 unite per acre

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REVISION NO.	REVISION	REV. DATE
2	UPDATE BASE ON THE CITY COMMENTS	06.10.2025

DEVELOPMENT PLAN

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

SHEET TITLE
FENCE PLAN

DRAWN BY: H. G. ISSUE: 05.05.2025

PROJECT DATE: MAY 2025 PROJECT NO.: 001 REV. NO.: 1

SCALE: 1" = 40' SHEET NO.: 04