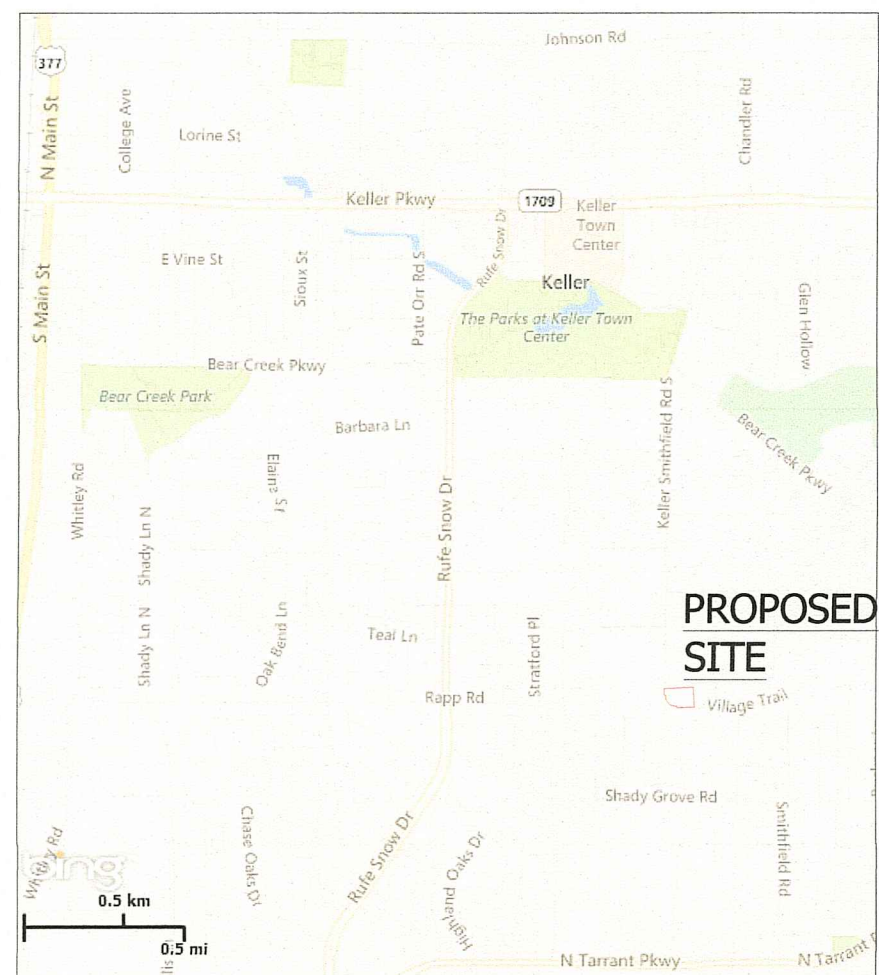


Legend

Keller Smithfield Road
& Village Trail
R.O.W. Dedication



VICINITY MAP

Owner:
Brian and April Adams
800 Glenmont Road
Keller, TX 76248
Tel: 817-994-6555
Contact: Brian and April Adams

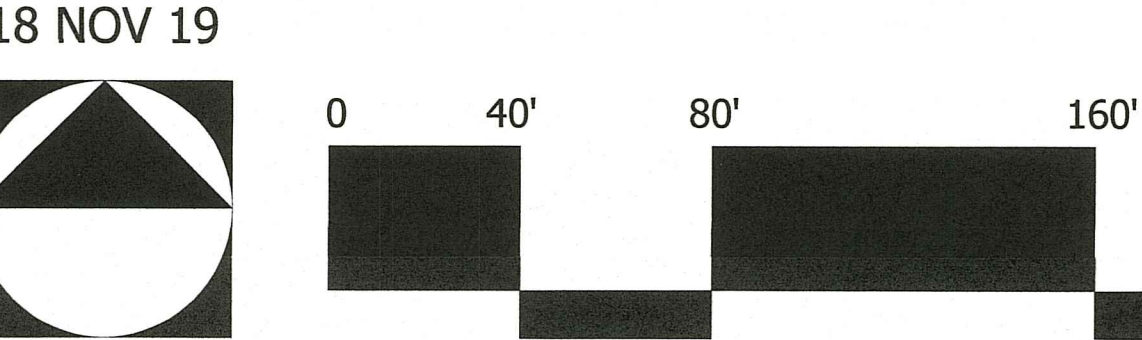
Developer:
Burk Collins Company
500 Grapevine Hwy, Suite 224
Hurst, TX 76054
Tel: 817-268-5489
Contact: Danny Hooper

Engineer:
Deotte, Inc.
420 Johnson Rd., Suite 303
Keller, TX 76248
Tel: 817-337-8899
Contact: Clayton Redinger

Applicant:
Sage Group, Inc.
1130 N. Carroll Ave., Suite 200
Southlake, TX 76092
Tel: 817-424-2626
Contact: Curtis Young

Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



Concept Plan



Area Summary	
Residential Lots	4.10 ac.
Internal Streets	0.623 ac.
Keller Smithfield & Village Trail R.O.W. ded.	0.45 ac.
Gross Site Area	5.173 ac.

Site Data	
Gross Acreage	5.173 ac.
Net Acreage	4.10 ac.
Gross Density	1.36 du/ac.

Lot Summary	
Residential Lots	7
Minimum Building Lot Area	25,033 s.f.
Average Building Lot Area	25,518 s.f.

L.U.D./Zoning	
Existing L.U.D.:	Single Family Low Density
Existing Zoning:	SF-LD
Proposed L.U.D.:	Single Family Low Density
Proposed Zoning:	SF-25

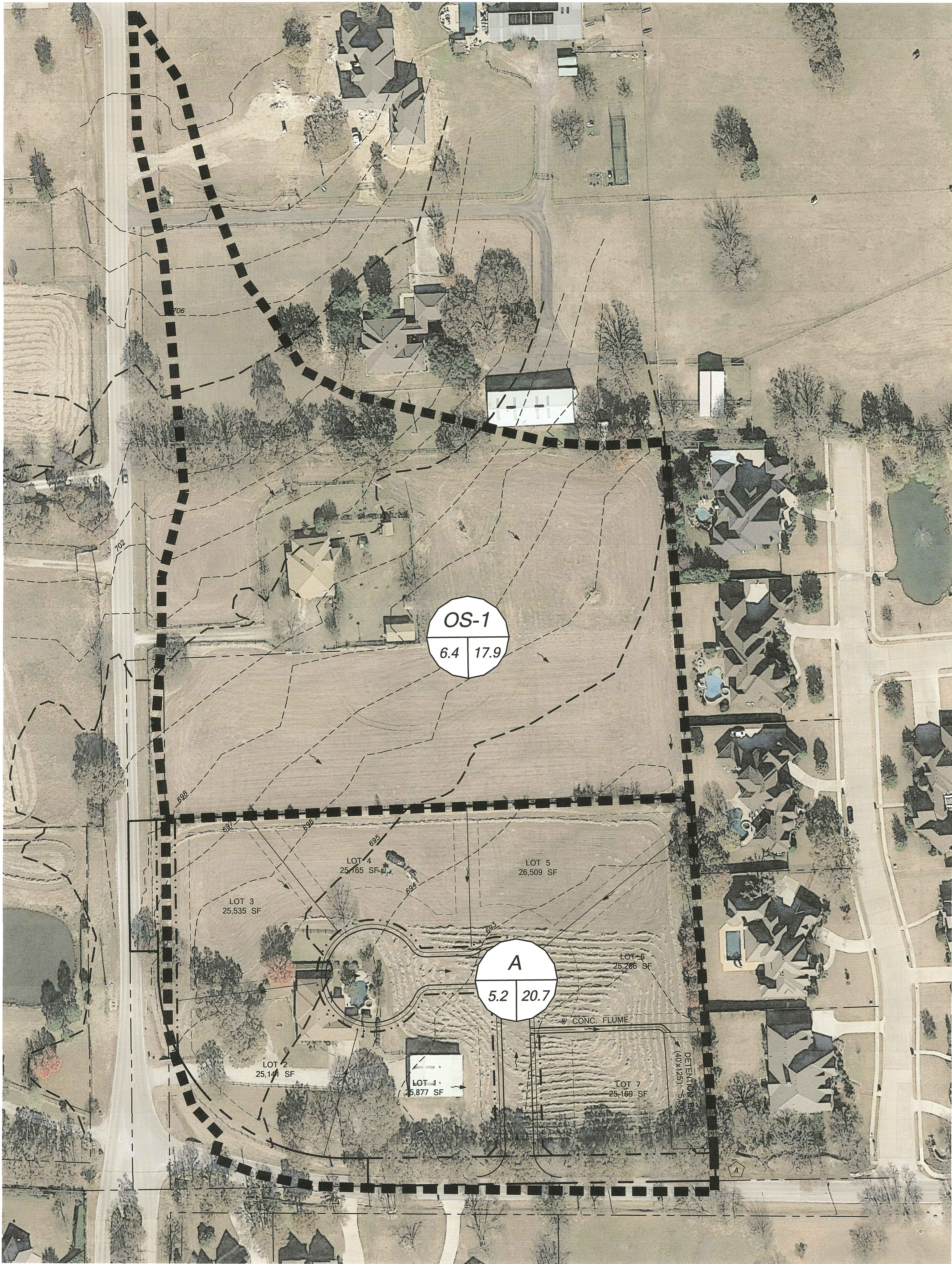
Zoning District Req'mnts.
(Per City Unified Development Code)
SF-25 (Single Family Residential) - (25,000 s.f. min.)
Shall comply with the City of Keller Unified
Development Code for SF-25 zoning with the
requested variances.

Requested Variances

Requesting variances to minimum lot widths (120').

*Req'd. for: Lot 2, Block A - 112'
Lot 3, Block A - 95'
Lot 5, Block A - 106'
Lot 6, Block A - 107'

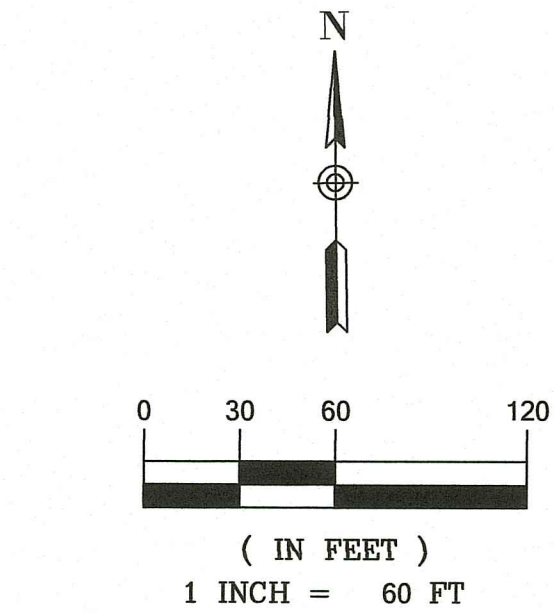
Zoning Case #Z-19-0003
Keller-Smithfield
Keller, Tarrant County, Texas



Rational Method Runoff Calculations - EXISTING										
DESIGN POINT	AREA DESIGNATION	AREA (ACRES)	RUNOFF COEFF	Tc (MIN)	I(1) (IN/HR)	Q1 (CFS)	I(10) (IN/HR)	Q10 (CFS)	I(100) (IN/HR)	Q100 (CFS)
	OS-1	6.4	0.35	15	3.32	7.4	5.53	12.4	7.98	17.9
	A	5.2	0.35	15	3.32	6.0	5.53	10.1	7.98	14.5
A	OS-1 & A	11.6	0.35	15	3.32	13.5	5.53	22.5	7.98	32.4

Rational Method Runoff Calculations - PROPOSED										
DESIGN POINT	AREA DESIGNATION	AREA (ACRES)	RUNOFF COEFF	Tc (MIN)	I(1) (IN/HR)	Q1 (CFS)	I(10) (IN/HR)	Q10 (CFS)	I(100) (IN/HR)	Q100 (CFS)
	OS-1	6.4	0.35	15	3.32	7.4	5.53	12.4	7.98	17.9
	A	5.2	0.50	15	3.32	8.6	5.53	14.4	7.98	20.7
A	OS-1 & A	11.6	0.42	15	3.32	16.1	5.53	26.8	7.98	38.6

KELLER - SMITHFIELD - POND				
MODIFIED RATIONAL METHOD DETENTION CALCULATIONS				
(Per ISWM 2.1.7 on pages 2.1-38 to 2.1-41)				
	2 - YEAR	10 - YEAR	100 - YEAR	COMMENTS
County	Tarrant	Tarrant	Tarrant	
Rainfall Coeff. "a"	0.61144	0.79952	0.77962	Rainfall Coefficients from ISWM Rainfall Tables, Appendix A
Rainfall Coeff. "b"	51.393	77.103	110.202	
Rainfall Coeff. "d"	9	12	15	
EXISTING				
Area	acres	11.6	11.6	
c		0.35	0.35	
Tc	min	15	15	
I	in/hr	3.90	5.53	7.98
Q(allowable) (EQ. 2.1.26)	cfs	16	22	32
DEVELOPED / PROPOSED				
Area	acres	11.6	11.6	
c		0.42	0.42	
Tc	min	15	15	
I	in/hr	3.90	5.53	7.98
Q(allowable) (EQ. 2.1.26)	cfs	16	22	32
Q(developed) (EQ. 2.1.26)	cfs	19	27	39
a		121.960	203.930	322.070
b		15.704	21.090	24.386
V(pre) (EQ. 2.1.26a)	cf	3374	5518	8810
W(180)	in/hr	0.73	1.15	1.81
P(180) (Fr. Rainfall Table)	inches	2.19	3.46	5.44
Td (EQ. 2.1.27)	min	19	22	24
W(d)	in/hr	3.44	4.60	6.48
P(d) (Fr. Rainfall Table)	inches	1.09	1.89	2.58
V(max) EQ. 2.1.26b)	cf	8.788	11.312	18.531
V(max)	ac/ft	0.15	0.25	0.43



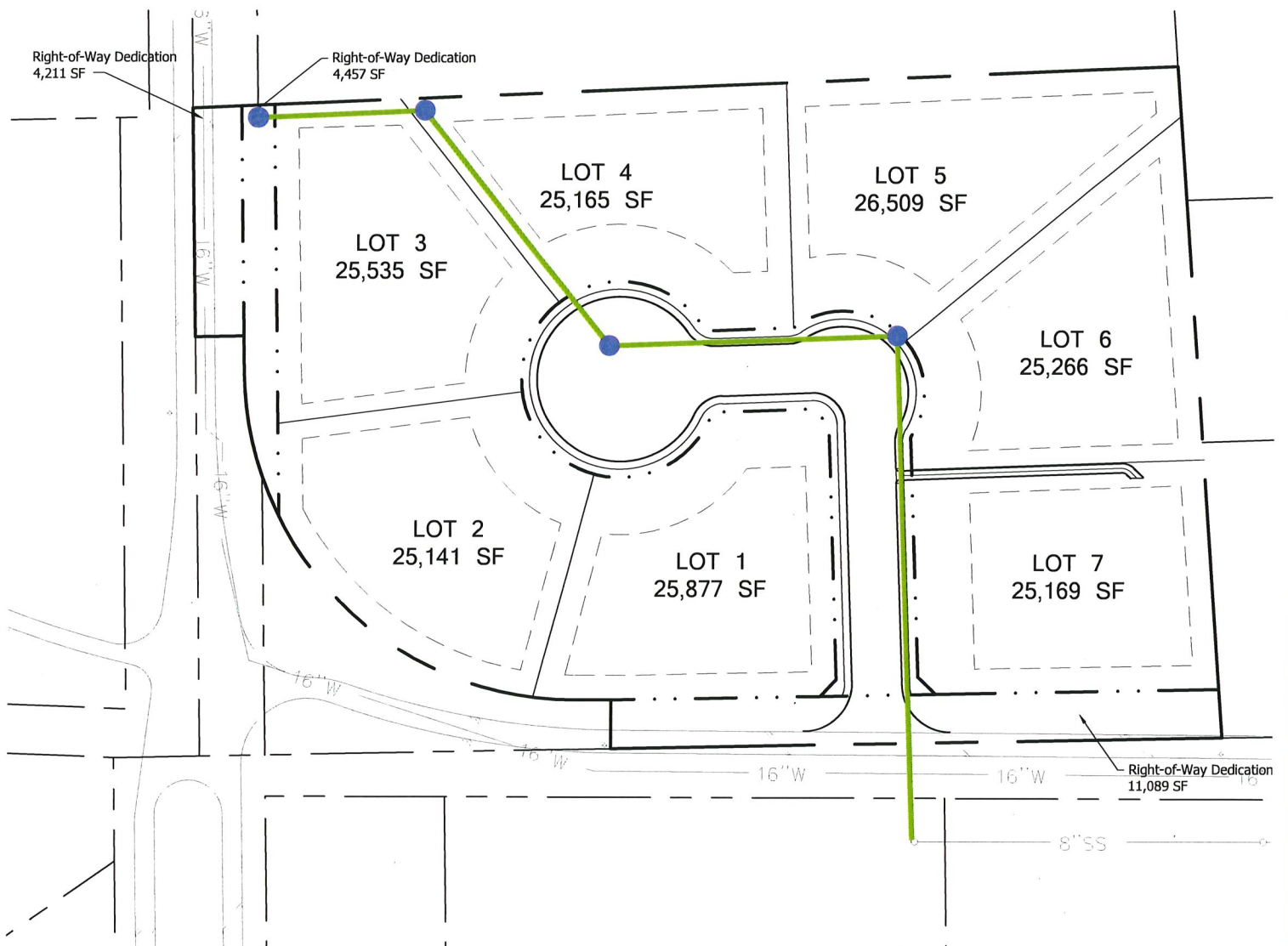
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BIDDING OR PERMIT PURPOSES.
BY: Clayton T. Redinger
Reg. No.: 97497
Firm No.: F-3116(TX)
Date: 11/15/2019

LEGEND

- 8" SANITARY SEWER LINE
- SANITARY SEWER MANHOLE



(IN FEET)
1 INCH = 100 FT



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BY: Clayton T. Redinger
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Date: 11/15/2019

KELLER VILLAGE TRAIL CONCEPTUAL SEWER PLAN KELLER, TEXAS				
<div>  DEOTTE, INC. </div> <div> <small>420 Johnson Road, Suite 303 Keller, Texas 76248 Fax 817-337-5133 Phone 817-337-8899 CIVIL ENGINEERING FIRM REGISTRATION: # P-003116 (TX) WWW.DEOTTE.COM</small> </div>				
DRAWN BY: DSM	SCALE: 1"=100'	DATE: 11/15/2019	PROJECT NO.: 2019106.00	SHEET: 1 OF 1

