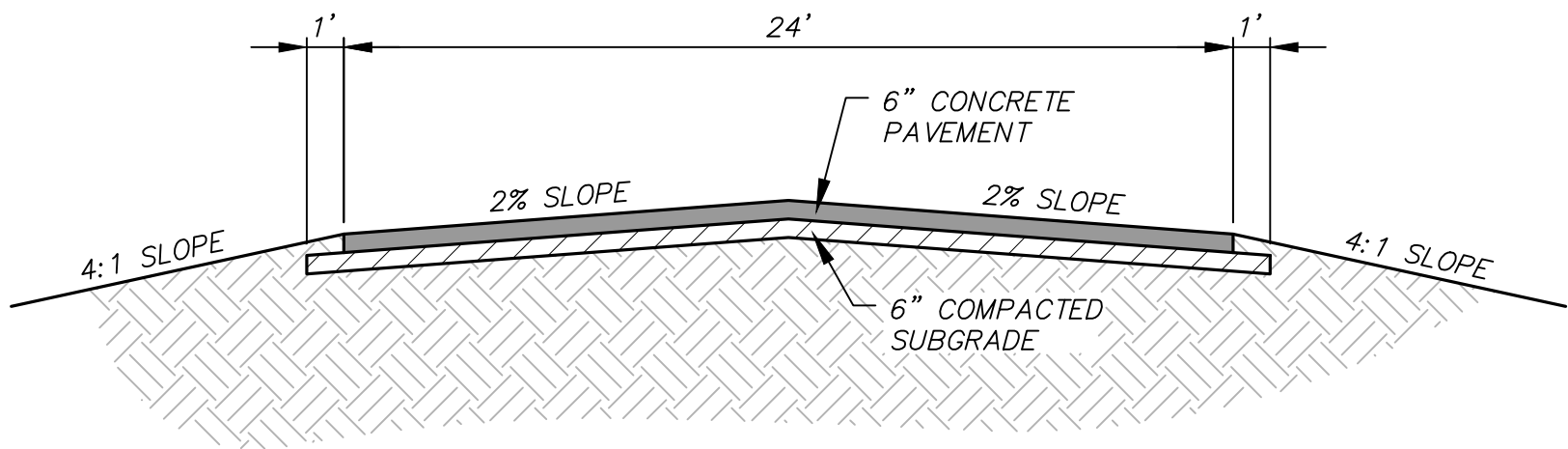
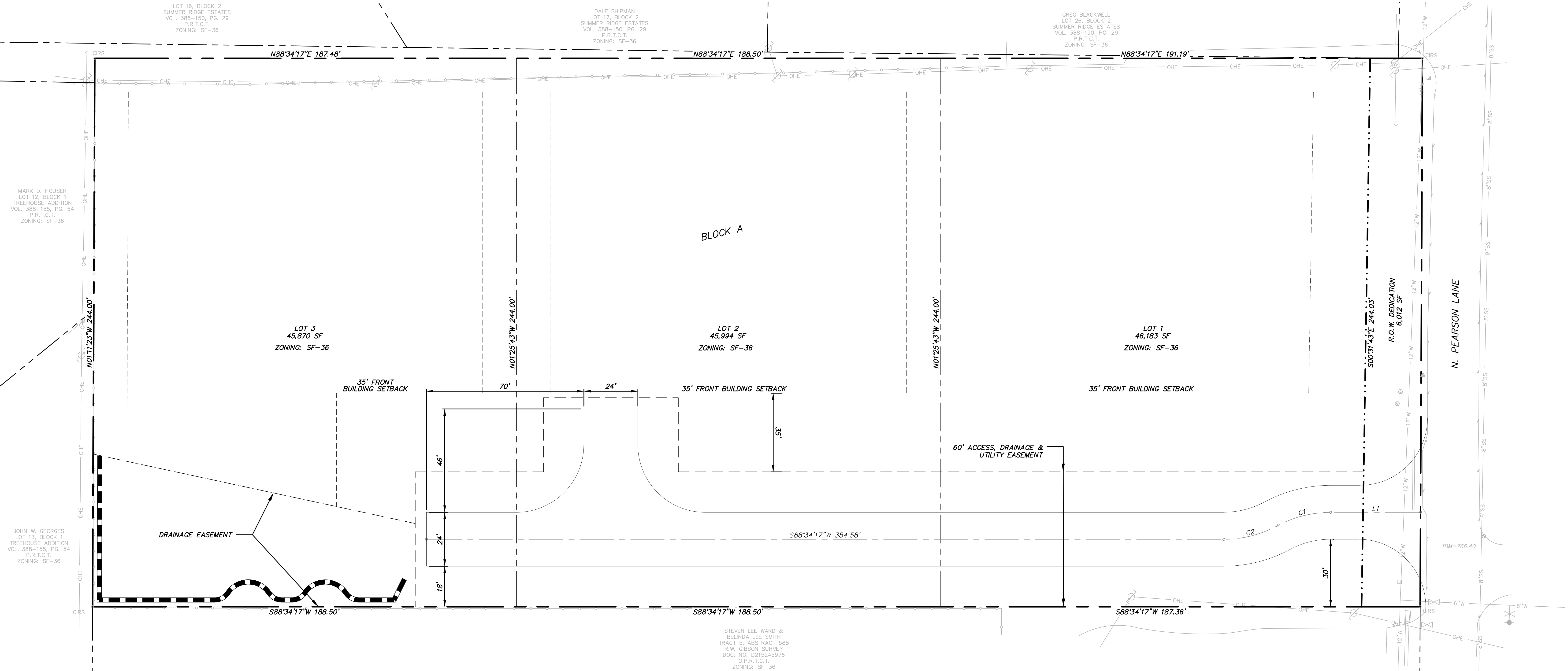
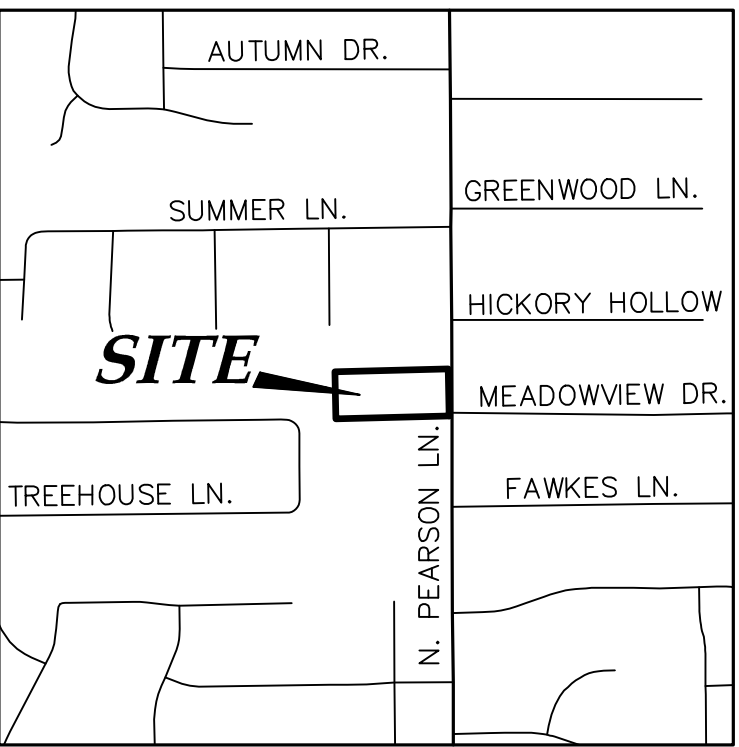
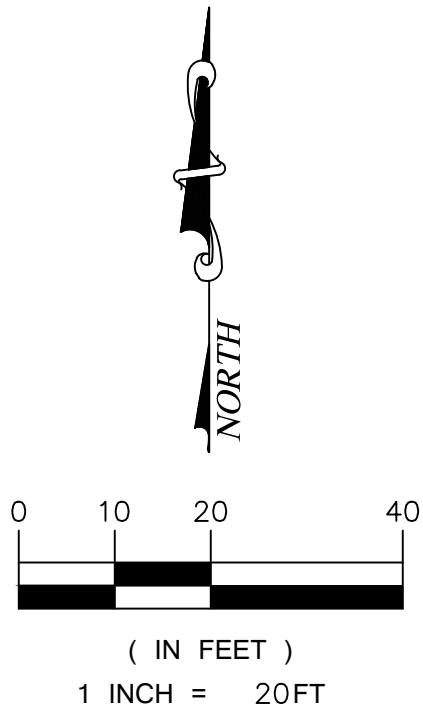


LINE TABLE					
LINE #	LENGTH	BEARING			
L1	40.00'	S88°34'17"W			

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	24.75'	50.00'	28°21'27"	S74°23'33"W	24.49'
C2	24.75'	50.00'	28°21'27"	S74°23'33"W	24.49'

SITE DATA	
NUMBER OF LOTS	3
NUMBER OF LOTS PER ZONING CATEGORY	3
TOTAL ACERAGE	3.31 ACRES
MINIMUM LOT SIZE	43,560 SF
MINIMUM DWELLING UNIT SIZE	XXX SF
DENSITY PER ACRE	1.1 LOTS/ACRES

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



PRELIMINARY SITE EVALUATION APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION FOR THE PREPARATION OF A FINAL PLAT

CHARIMAN _____ DATE _____
SECRETARY _____ DATE _____

OWNER:
METAIRIE BG PARTNERS, LLC
1206 N. CARROLL AVENUE
SOUTH LAKE, TEXAS 76092
(817) 481-6426
CONTACT: PAUL ROSTRON

ENGINEER:
ICON CONSULTING ENGINEERS, INC.
2840 W. SOUTHLAKE BLVD., SUITE 110
SOUTHLAKE, TEXAS 76092
PHONE: (817) 552-6210
CONTACT: CLAYTON REDINGER

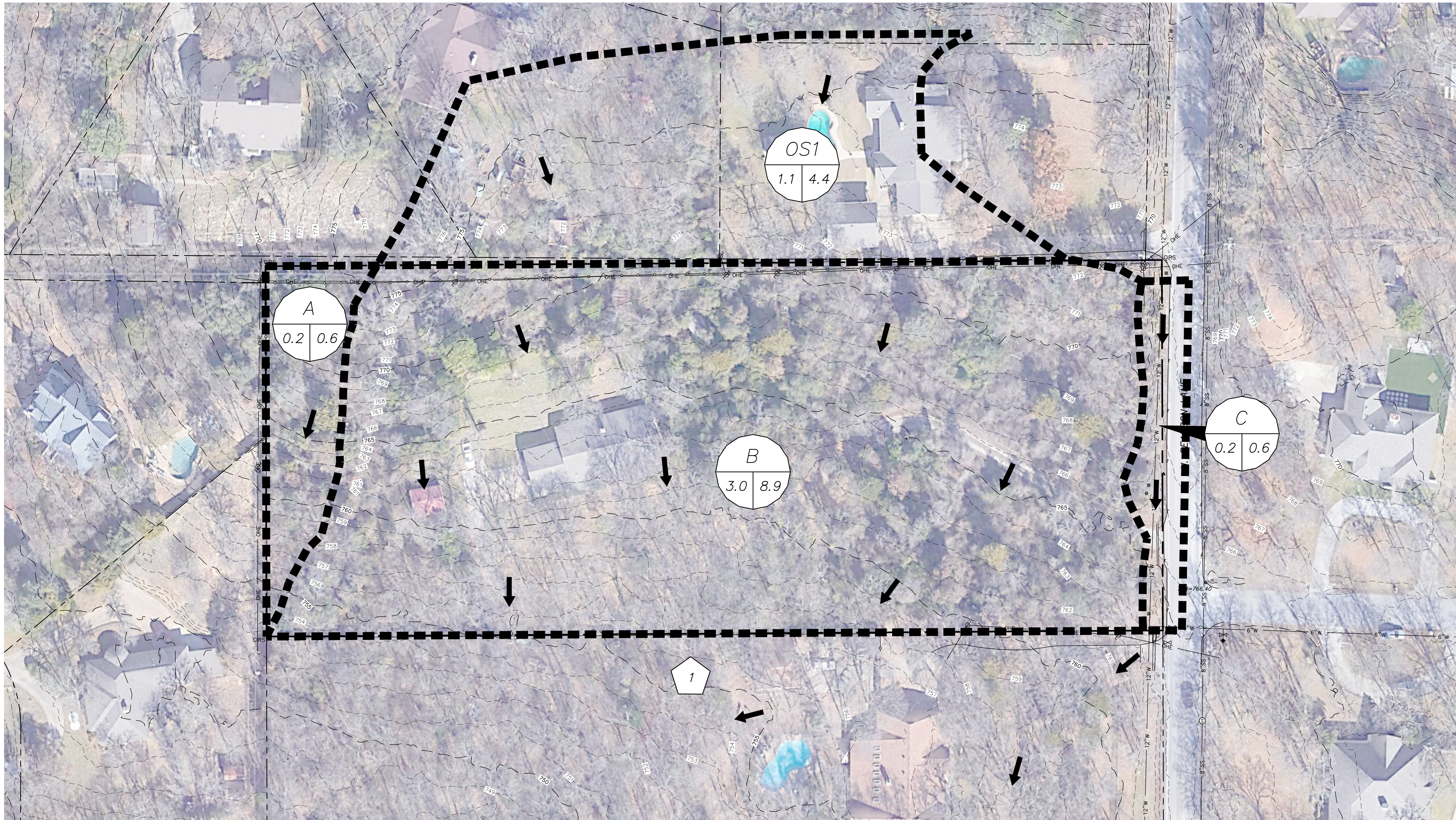
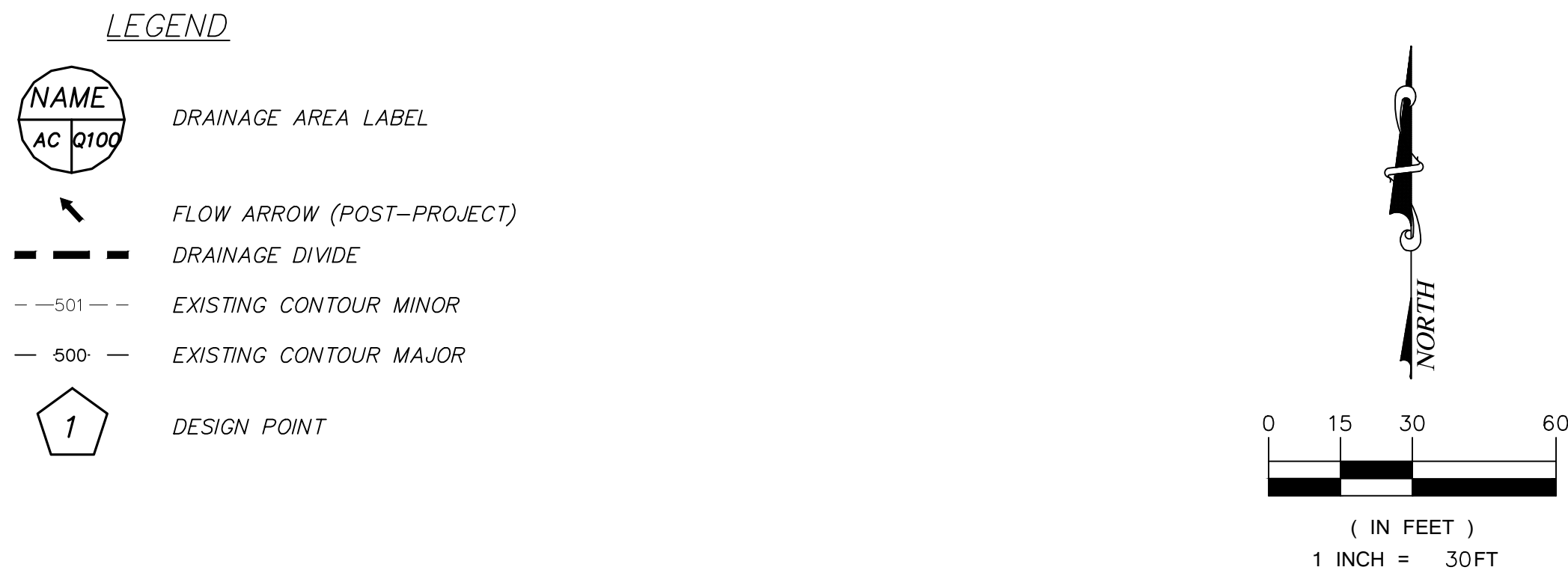
PRELIMINARY SITE EVALUATION
OF
PEARSON WOODS
R.W. GIBSON SURVEY
ABSTRACT NO. 588, TRACT 5B
IN THE
CITY OF KELLER, TARRANT COUNTY, TEXAS
BEING
3.31 ACRES
EXISTING ZONING: SF-36
PROPOSED ZONING: SF-36
PREPARED: AUGUST 2021

1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
2. CRITERIA BASED ON CITY OF FORT WORTH ISWM CRITERIA MANUAL FOR SITE DEVELOPMENT AND CONSTRUCTION. (LATEST EDITION)
3. DOCUMENTATION AND SUPPORTING CALCULATIONS FOR DETENTION ASSESSMENT TO BE PROVIDED BY SEPARATE REPORT.
4. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)										
AREA NO.	AREA(AC)	DESCRIPTION	C' VALUE	Tc(MIN)	II (IN/HR)	Q1 (CFS)	II0 (IN/HR)	Q10 (CFS)	II100 (IN/HR)	Q100 (CFS)
OS1	1.1	RES (>0.5AC)	0.50	15	3.32	1.8	5.53	3.0	7.98	4.4
A	0.2	SEE NOTE	0.37	15	3.32	0.2	5.53	0.4	7.98	0.6
B	3.0	SEE NOTE	0.37	15	3.32	3.7	5.53	6.1	7.98	8.9
C	0.2	SEE NOTE	0.37	15	3.32	0.2	5.53	0.4	7.98	0.6
DP1	4.3	CALCULATED	0.40	15	3.32	5.8	5.53	9.6	7.98	13.8

NOTE: EXISTING SITE IS 3-ACRE RES LOT. EXISTING 'C' WEIGHTED AS TWO ACRES UNDEVELOPED (C=0.3) AND ONE ACRE AS RESIDENTIAL LOT (C=0.5).

DESIGN POINT 1 = DRAINAGE AREAS A + B + OS



CITY CASE NO. ---

icon Consulting Engineers, Inc.
Civil Engineers - Designers - Planners
2840 W. Southlake Blvd., Suite 110
Southlake, TX 76092
Phone: (817) 552-8210
Fax: (817) 778-4845
Engineering Firm Registration Number F-9007

EXISTING DRAINAGE PLAN
PEARSON WOODS
KELLER, TEXAS

BENCHMARKS:
TBM
X-CUT
ELEV = 766.40

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date: 9/07/2021

Date: 9/07/2021
Scale: 1"=30'
Drawn By: DSM
Reviewed By: CTR
Project: 5218-07

SHEET
2

ICON PROJECT No. 5218-07 - SITE PLAN FOR PEARSON WOODS - KELLER, TEXAS

1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
2. CRITERIA BASED ON CITY OF FORT WORTH ISWM CRITERIA MANUAL FOR SITE DEVELOPMENT AND CONSTRUCTION. (LATEST EDITION)
3. DOCUMENTATION AND SUPPORTING CALCULATIONS FOR DETENTION ASSESSMENT TO BE PROVIDED BY SEPARATE REPORT.
4. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)										
AREA NO.	AREA(AC)	DESCRIPTION	C' VALUE	Tc(MIN)	I1 (IN/HR)	Q1 (CFS)	I10 (IN/HR)	Q10 (CFS)	I100 (IN/HR)	Q100 (CFS)
OS1.1	0.3	RES (>0.5AC)	0.50	15	3.32	0.5	5.53	0.8	7.98	1.2
OS1.2	0.8	RES (>0.5AC)	0.50	15	3.32	1.3	5.53	2.2	7.98	3.2
A	0.2	RES (>0.5AC)	0.50	15	3.32	0.3	5.53	0.6	7.98	0.8
B1	1.1	RES (>0.5AC)	0.50	15	3.32	1.8	5.53	3.0	7.98	4.4
B2	1.6	RES (>0.5AC)	0.50	15	3.32	2.7	5.53	4.4	7.98	6.4
B3	0.3	RES (>0.5AC)	0.50	15	3.32	0.5	5.53	0.8	7.98	1.2
C	0.2	RES (>0.5AC)	0.50	15	3.32	0.3	5.53	0.6	7.98	0.8
DP1	4.3	RES (>0.5AC)	0.50	15	3.32	7.1	5.53	11.9	7.98	17.2

DESIGN POINT 1 = DRAINAGE AREAS A + B + OS

LEGEND

NAME
AC Q100

DRAINAGE AREA LABEL

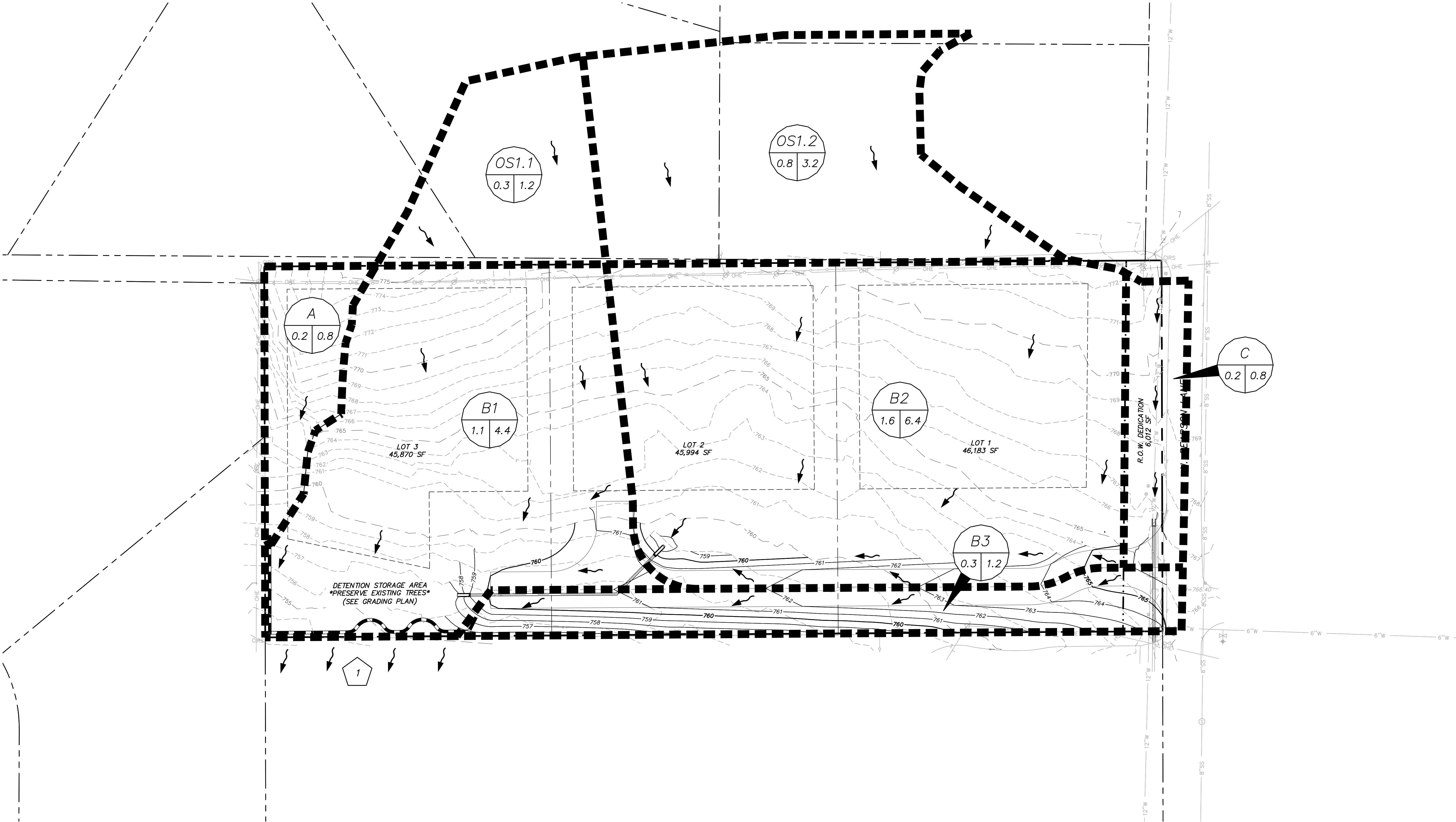
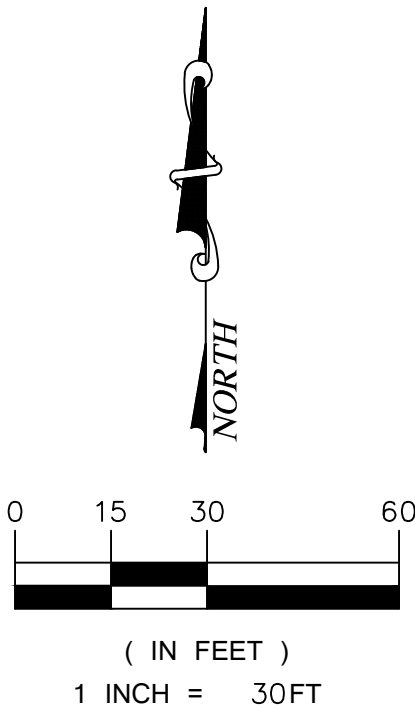
FLOW ARROW (POST-PROJECT)

DRAINAGE DIVIDE

EXISTING CONTOUR MINOR

EXISTING CONTOUR MAJOR

DESIGN POINT



CITY CASE NO. ----

icon Consulting Engineers, Inc.
Civil Engineers - Designers - Planners
2840 W. Southlake Blvd., Suite 110
Southlake, TX 76092
Phone: (817) 552-8210
Fax: (817) 778-4945
Engineering Firm Registration Number F-9007

PRELIMINARY GRADING &
DRAINAGE PLAN
PEARSON WOODS
KELLER, TEXAS

BENCHMARKS:
TBM
X=CUT
ELEV = 766.40

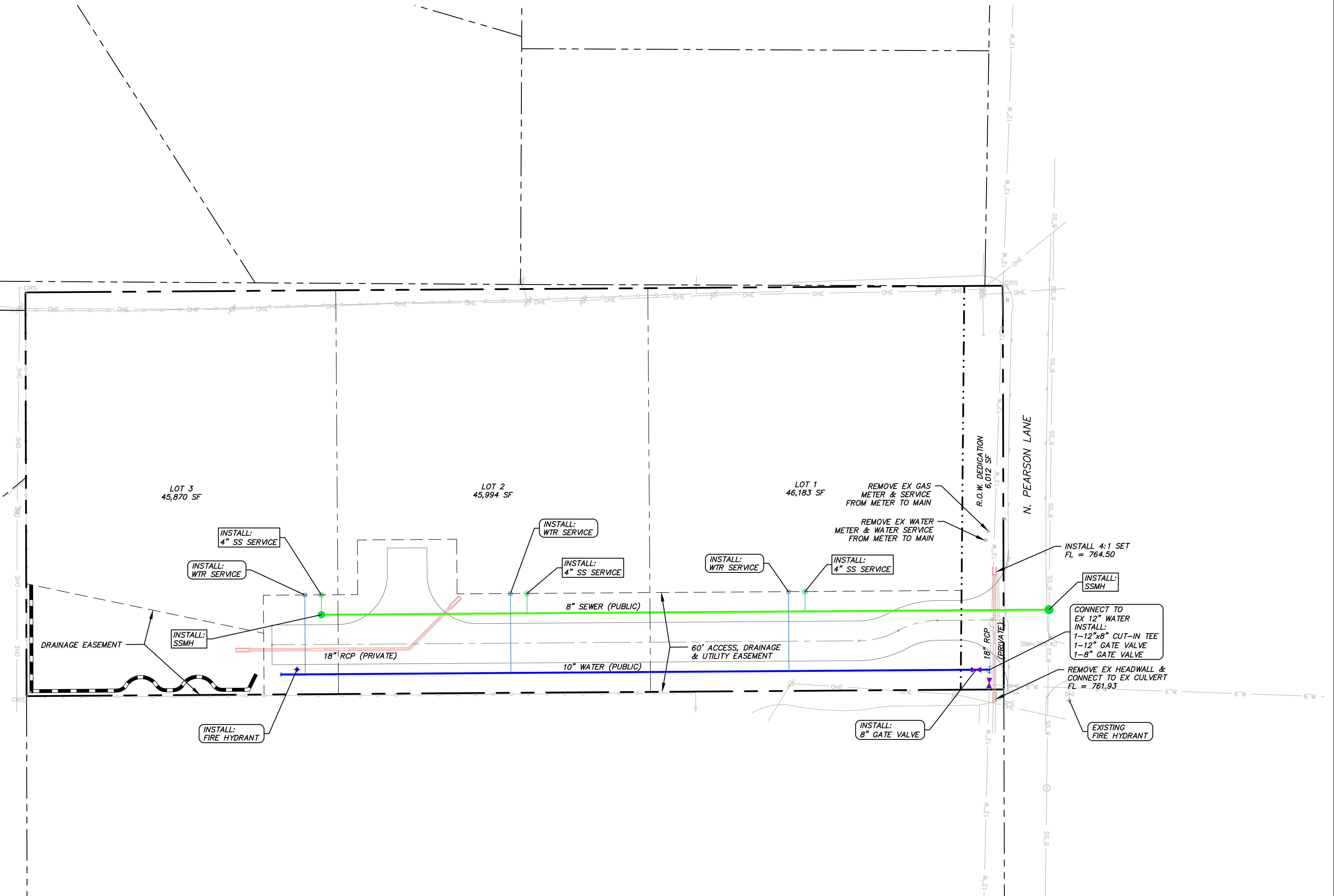
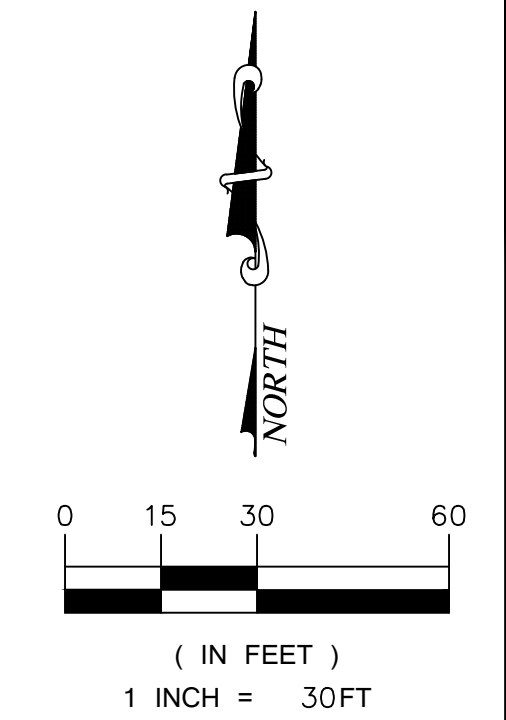
PRELIMINARY
FOR REVIEW ONLY
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Engineer: CLAYTON L. REDINGER
P.E. No. 97497 Date: 9/07/2021

Date: 9/07/2021
Scale: 1"=30'
Drawn By: DSM
Reviewed By: CTR
Project: 5218-07

SHEET

1. ALL SEWER LINE SHALL BE SDR-35 PVC.
2. ALL WATER PIPE SHALL BE SDR-18 C-900.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF KELLER STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
4. ALL SEWER SERVICES ARE PRIVATE FROM THE BUILDING TO THE EASEMENT LINE AND PUBLIC FROM THE EASEMENT LINE TO THE SEWER MAIN.
5. ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
6. ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
7. THE LOCATION OF EXISTING WATER AND SANITARY SEWER UTILITIES ARE APPROXIMATE. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN SOME MINOR ADJUSTMENTS TO THIS PLAN.
8. ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
9. FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.
10. PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.
11. INSTALL BACKFLOW PROTECTION (DOUBLE CHECK VALVE) FOR SPRINKLER SYSTEM ON RISER.

- PROP. 8" WATER LINE
- PROP. FIRE HYDRANT
- PROP. SEWER MANHOLE
- PROP. 8" SEWER LINE
- PROP. CULVERT
- EXIST. WATER MAIN
- EXIST. SEWER MAIN



CITY CASE NO. ----

PRELIMINARY UTILITY PLAN
PEARSON WOODS
KELLER, TEXAS

TBM
X-CUT
ELEV = 766.40

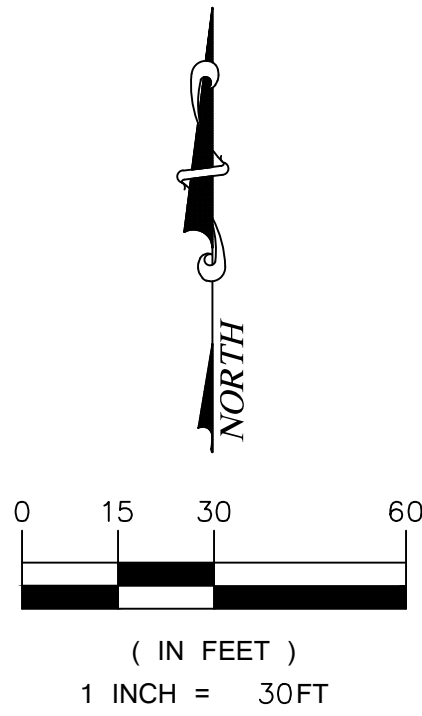
Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 9/07/2021

Project: 5218-07

4

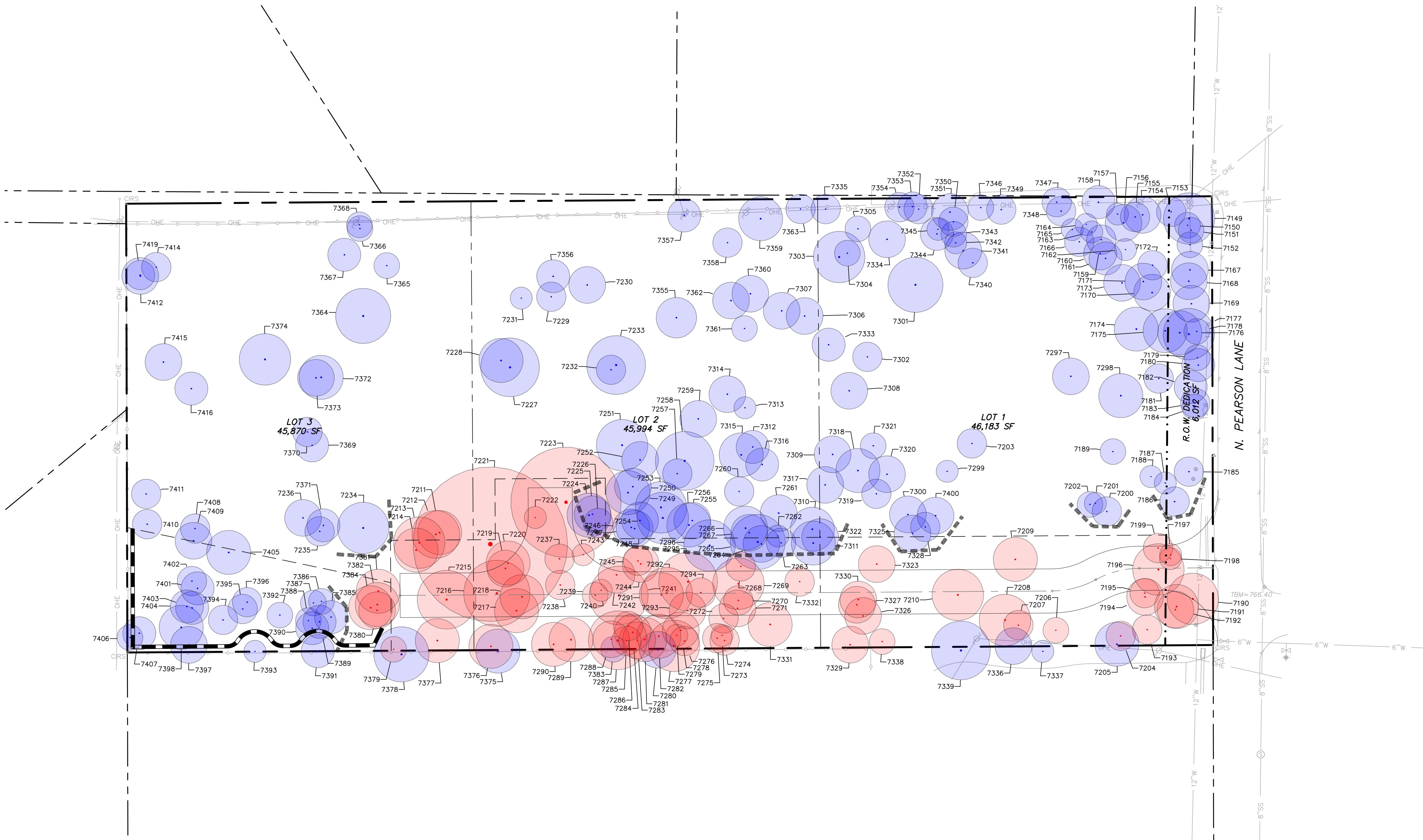
ICON PROJECT No. 5218-07 - SITE PLAN FOR PEARSON WOODS - KELLER, TEXAS

TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN		TREES TO REMAIN	
Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species
7149	14" OAK	7169	10" OAK	7189	7" OAK	7247	10" OAK	7267	10" OAK	7314	10" OAK	7343	7" OAK DEAD	7363	8" OAK	7390	9" OAK	7411	8" OAK	7190	14" OAK	7215	16" OAK
7150	7" OAK	7170	10" OAK	7200	8" OAK	7248	10" OAK	7280	10" OAK	7315	12" OAK TWIN	7344	9" OAK	7364	15" PINE	7391	9" OAK	7412	10" OAK	7191	12" OAK	7216	18" OAK
7151	7" OAK	7171	10" OAK	7201	6" OAK	7249	12" OAK	7296	14" OAK	7316	9" OAK	7345	6" OAK	7365	7" OAK	7392	7" OAK	7414	8" OAK	7192	10" OAK	7217	12" OAK
7152	7" OAK	7172	8" OAK	7202	7" OAK	7250	10" OAK	7297	10" CEDAR	7317	10" OAK	7346	7" OAK	7366	7" OAK	7393	6" OAK	7415	10" OAK	7193	8" OAK	7218	12" OAK
7153	8" OAK	7173	10" OAK	7203	8" OAK	7251	14" OAK	7298	12" CEDAR	7318	12" CEDAR	7347	8" OAK	7367	9" OAK	7394	8" OAK	7416	9" CEDAR	7194	10" OAK	7219	10" OAK
7154	10" OAK	7174	12" OAK	7205	12" OAK	7252	10" ELM	7299	6" OAK	7319	8" OAK	7348	8" OAK	7368	7" OAK	7395	8" OAK	7419	8" OAK	7195	8" OAK	7220	12" OAK
7155	8" OAK	7175	12" OAK	7224	12" OAK	7253	14" OAK DOUBLE	7300	10" OAK	7320	10" OAK	7349	8" OAK	7369	9" OAK	7396	8" OAK			7196	14" OAK	7221	42" TRIPLE OAK
7156	10" OAK	7176	12" OAK	7225	10" OAK	7254	14" OAK DOUBLE	7301	15" CEDAR	7321	7" OAK	7350	8" OAK	7370	8" CEDAR	7397	10" OAK			7197	6" OAK	7222	6" MAGNOLIA
7157	6" OAK	7177	14" OAK	7226	8" OAK	7255	10" OAK	7302	8" CEDAR	7322	10" OAK	7351	10" TREE	7371	9" OAK	7398	12" OAK			7198	6" OAK	7223	30" OAK DOUBLE
7158	9" OAK	7178	7" OAK	7227	16" OAK	7256	12" OAK	7303	14" ELM	7323	10" OAK	7352	8" OAK	7372	12" OAK TWIN	7400	10" OAK			7199	8" OAK	7224	42" TRIPLE OAK
7159	8" OAK	7179	7" OAK	7228	12" OAK	7257	8" OAK	7304	7" OAK	7324	8" CEDAR	7353	8" OAK	7373	10" HACKBERRY	7401	9" OAK			7204	8" OAK	7225	8" OAK
7160	9" OAK	7180	9" OAK	7229	8" CEDAR	7258	16" OAK	7305	7" OAK	7325	9" OAK	7354	8" OAK	7374	14" OAK	7402	8" OAK			7205	7" OAK	7226	30" OAK DOUBLE
7161	9" OAK	7181	8" OAK	7230	10" OAK	7259	10" OAK	7306	10" OAK	7326	10" OAK	7355	11" CEDAR	7375	12" OAK	7403	9" OAK			7206	7" OAK	7227	6" OAK
7162	6" OAK	7182	9" OAK	7231	6" CEDAR	7260	8" OAK	7307	10" OAK	7327	8" CEDAR	7356	9" HACKBERRY	7376	15" OAK	7404	9" OAK			7207	8" OAK	7228	8" OAK
7163	6" OAK	7183	8" OAK	7232	8" HACKBERRY	7261	10" OAK	7308	10" OAK	7328	6" OAK	7357	9" ELM	7377	7" OAK	7405	12" OAK			7208	14" OAK TWIN	7229	6" OAK
7164	6" OAK	7184	7" OAK	7233	16" OAK	7262	6" OAK	7309	10" OAK	7329	16" OAK TWIN	7358	8" HACKBERRY	7378	7" OAK	7406	7" OAK			7209	12" CEDAR	7230	10" OAK
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7168	10" OAK	7188	6" OAK	7246	10" OAK	7266	12" OAK	7313	6" OAK	7333	6" OAK	7362	10" CEDAR	7382	9" OAK	7410	8" OAK			7213	14" OAK	7234	14" OAK



LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE



CITY CASE NO. ----

icon Consulting Engineers, Inc.
Civil Engineers - Designers - Planners
2840 W. Southlake Blvd., Suite 110
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Phone: (817) 552-8210
Fax: (817) 778-4845
Engineering Firm Registration Number F-9007

TREE PRESERVATION PLAN
PEARSON WOODS
KELLER, TEXAS

BENCHMARKS:
B.M. X-CUT
ELEV = 766.40

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REIDINGER
P.E. No. 97497 Date: 9/07/2021

Date: 9/07/2021
Scale: 1"=30'
Drawn By: DSM
Reviewed By: CTR
Project: 5218-07

SHEET