

SHEET LIST						
SHEET #	DESCRIPTION					
01	COVER SHEET					
02	PRELIMINARY PLAT					
03	EXISTING DRAINAGE AREA MAP					
04	PROPOSED DRAINAGE AREA MAP					
05	DETENTION POND PLAN					
06	TREE PLAN & LIST					

# LEGAL DESCRIPTION

BEING AN 18.250 ACRE TRACT OF LAND (INCLUDING A 60 SQUARE FOOT AREA IN CONFLICT) OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28. ABSTRACT NO. 222. SITUATED IN HAYS COUNTY. TEXAS. BEING A PORTION OF A CALLED 34.26 ACRE TRACT CONVEYED TO CHARLES B. FLORIO AND KYLE FLORIO BY DEED OF RECORD IN VOLUME 5262, PAGE 573, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); SAID 18.250 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING, AT A ½ INCH IRON ROD FOUND IN THE SOUTH LINE OF A CALLED 5.01 ACRE TRACT CONVEYED TO BOBBY GLENN STEVENS AND DORRAE TUBB STEVENS BY DEED OF RECORD IN DOCUMENT NO. 15011837, O.P.R.H.C.T. AT THE NORTHERLY COMMON CORNER OF SAID 34.26 ACRE TRACT AND OF A CALLED 34.27 ACRE TRACT CONVEYED TO BARBARA JEAN JOHNSON BY DEED OF RECORD IN VOLUME 1055. PAGE 894. O.P.R.H.C.1

IENCE. ALONG THE COMMON LINE OF SAID 34.26 ACRE TRAC 386°47'54"W. A DISTANCE OF 543.83 FEET TO A ½ INCH IRON ROD FOUND A INKER RANCH. LLC BY DEED OF RECORD IN DOCUMENT NO. 16020931. O.P.R.H.C.T HE COMMON LINE OF SAID 34.26 ACRE TRACT AND SAID REMAINDER OF 111.67 ACRE TRACT. S86°01'29"W. A DISTANCE OF 73 64 FFFT TO A ½ INCH IRON ROD WITH "CFC" CAP SET FOR TH POINT OF BEGINNING. HEREOF

THENCE, OVER AND ACROSS SAID 34.26 ACRE TRACT. THE FOLLOWING THREE (3) COURSES AND DISTANCES

S00°13'03"W, A DISTANCE OF 308.03 FEET TO A SET ½ INCH IRON ROD; S12°51'27"E, A DISTANCE OF 164.56 FEET TO A SET 1/2 INCH IRON ROD

S07°29'25"E, A DISTANCE OF 266.18 FEET TO A 1/2 INCH IRON ROD SET IN THE COMMON LINE OF SAID 34.26 ACRE TRACT AND OF A CALLED 74.00 ACRE TRACT CONVEYED TO ROBERT A. GARLAND, JR. AND AMY L. GARLAND BY DEED OF RECORD IN DOCUMENT NO. 14020704. O.P.R.H.C.T.

THENCE, ALONG THE COMMON LINE OF SAID 34.26 ACRE TRACT AND OF SAID 74.00 ACRE TRACT, S89°02'53"W, A DISTANCE OF 1,141.56 FEET TO A 5/8 INCH IRON ROD WITH "STAUDT SURVEYING" CAP FOUND IN THE EAST LINE OF A CALLED 603.70 ACRE TRACT CONVEYED TO ANNA MARIE WIDEN SPEIR, ET AL, BY DEED OF RECORD IN DOCUMENT 00025671, O.P.R.H.C.T., AT THE WESTERLY COMMON CORNER OF SAID 34.26 ACRE TRACT AND OF SAID 74.00 ACRE TRACT:

THENCE, ALONG THE COMMON LINE OF SAID 34.26 ACRE TRACT AND OF SAID 603.70 ACRE TRACT, N01°06'51"W, PASSING AT A DISTANCE OF 713.92 FEET, AN 8" CEDAR FENCE POST FOUND IN THE COMMON LINE OF SAID 603.70 ACRE TRACT AND OF A CALLED 79.61 ACRE TRACT CONVEYED TO P & H FAMILY LIMITED PARTNERSHIP NO. 1 BY DEED OF RECORD IN DOCUMENT NO. 00025538, O.P.R.H.C.T., FROM SAID FENCE POST, A FOUND 1/2 INCH IRON ROD BEARS N86°15'32"E, A DISTANCE OF 5.94 FEET, AND CONTINUING AN ADDITIONAL 11.21 FEET (BOUNDING AREA IN CONFLICT) FOR A TOTAL DISTANCE OF 725.12 FEET TO A SET 1/2 INCH IRON ROD WITH "CEC" CAP;

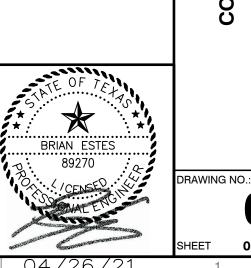
THENCE, S89°22'34'E, PASSING AT 5.01 FEET (BOUNDING AREA OF CONFLICT), A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF SAID REMAINDER OF 111.67 ACRE TRACT, CONTINUING ALONG THE COMMON LINE OF SAID 34.26 ACRE TRACT AND SAID REMAINDER OF 111.67 ACRE TRACT FOR A TOTAL DISTANCE OF 242.11 FEET TO A FOUND <sup>1</sup>/<sub>2</sub> INCH IRON ROD;

THENCE, CONTINUING WITH THE COMMON LINE OF SAID 34.26 ACRE TRACT AND SAID REMAINDER OF 111.67 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

N89°12'53"E, A DISTANCE OF 336.81 FEET TO A FOUND 1/2 INCH IRON ROD;

N87°39'49"E, A DISTANCE OF 260.74 FEET TO A FOUND ½ INCH IRON ROD; N87°07'43"E, A DISTANCE OF 173.46 FEET TO A FOUND ½ INCH IRON ROD;

N86°01'29"E, A DISTANCE OF 72.88 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.250 ACRES (794,923 SQUARE FEET, INCLUDING 60 SQUARE FEET IN CONFLICT) OF LAND, MORE OR LESS.



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IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND IORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY

THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

CAUTION !!! !!! CAUTION

04/26/21



NORTH
SCALE IN FEET

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PARCEL TABLE - BLOCK 1							
LOT #	AREA (sf)	AREA (ac)					
1	50,300 SF	1.15					
2	50,584 SF	1.16					
3	42,785 SF	0.98					
4	43,193 SF	0.99					
5	78,276 SF	1.80					
6	53,780 SF	1.23					
7	77,925 SF	1.79					
8	90,190 SF	2.07					
9	46,400 SF	1.07					
10	44,915 SF	1.03					
11	42,476 SF	0.98					
12	96,487 SF	2.22					

STREET DATA:	BRYCE LANE
ITEM	QTY.
STREET LENGTH: TOTAL	1081 LF
STREET SF: TOTAL	36,485 SF

Texas Registered Engineering Firm F-38	UIVII & ENVIRONMENTAI CONSULTANTS, INC.	11 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746	Ph: 512.439.0400 · Fax: 512.329.0096	www.cecinc.com	F
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OVERLOOK AT BUNKER RANCH, LLC OVERLOOK AT BUNKER RANCH		RIPPING SPRINGS. HAYS COUNTY. TX			D
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	DRAFT	DRAFT	304-065	DRAFT	
PRELIMINARY PLAT	APRIL. 2021 DRAWN BY:	1"=60' CHECKED BY:			В

DATE: DWG (

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SHEET **02** OF **06** 

DRAWING NO.:

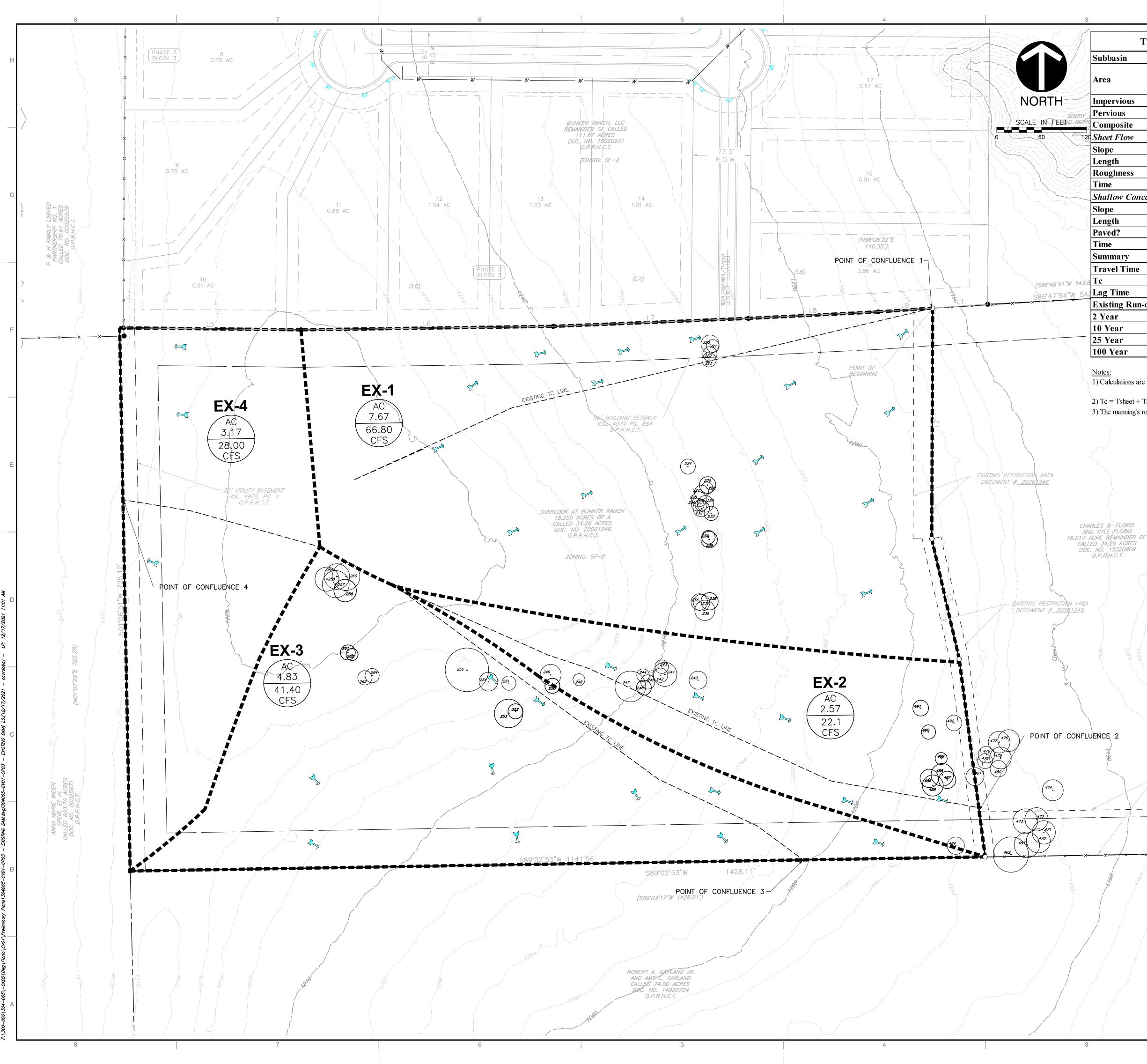


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EXISTING TEMPORARY ACCESS EASEMENT DOCUMENT # 20061247

III CAUTION III III CAUTION !!! IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES

04/26/21



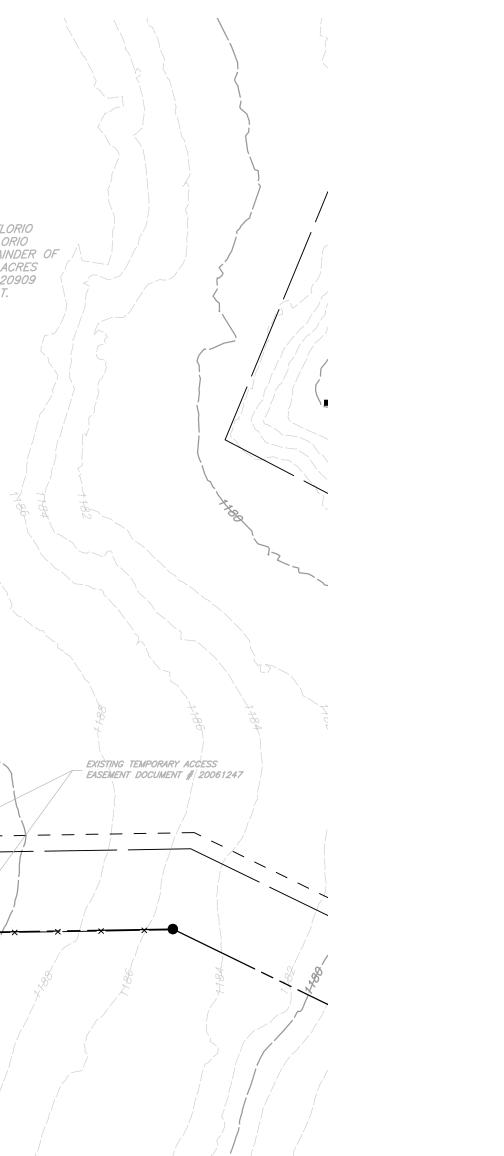
Tim	e of Con	centration (TR-5	55 method) - Ex	kisting Site Condi	tions
Subbasin		EX-1	EX-2	EX-3	EX-4
	sf	334105	111949.2	210395	138085
Area	ac	7.67	2.57	4.83	3.17
	sq mi	0.0119844	0.00401563	0.0075469	0.00495312
mpervious	%	0%	0%	0%	0%
Pervious	Cn	82	82	82	82
Composite	Cn	82	82	82	82
Sheet Flow					
Slope	in/in	0.0150	0.0150	0.0150	0.0150
ength	ft.	100	100	100	100
Roughness	n	0.15	0.15	0.15	0.15
ſime	hr.	0.16	0.16	0.16	0.16
Shallow Concent	trated				
Slope	in/in	0.0389	0.0295	0.0289	0.0207
Length	ft.	707.8	762.41	778	169
Paved?	p/u	u	u	u	u
ſime	hr.	0.06	0.08	0.08	0.02
Summary					
<b>Fravel Time</b>	hr.	0.22	0.24	0.24	0.18
Гc	min.	13.42	14.30	14.44	10.92
Lag Time	min.	8.05	8.58	8.66	6.55
Existing Run-off	Values fr	om HEC-HMS			
2 Year	cfs	14.90	4.90	9.20	6.30
0 Year	cfs	30.50	10.10	18.90	12.90
25 Year	cfs	42.80	14.10	26.50	18.00
00 Year	cfs	66.80	22.10	41.40	28.00

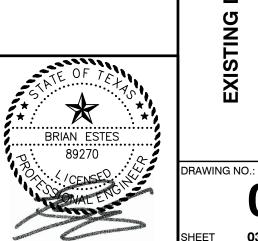
### Notes:

1) Calculations are based upon aerial photography, topography, and field observation of the existing conditions.

2) Tc = Tsheet + Tshallow + Tchannel

3) The manning's roughness coefficient was selected from TR-55, Table 3-1 Roughness coefficients (Manning's n) for sheet flow





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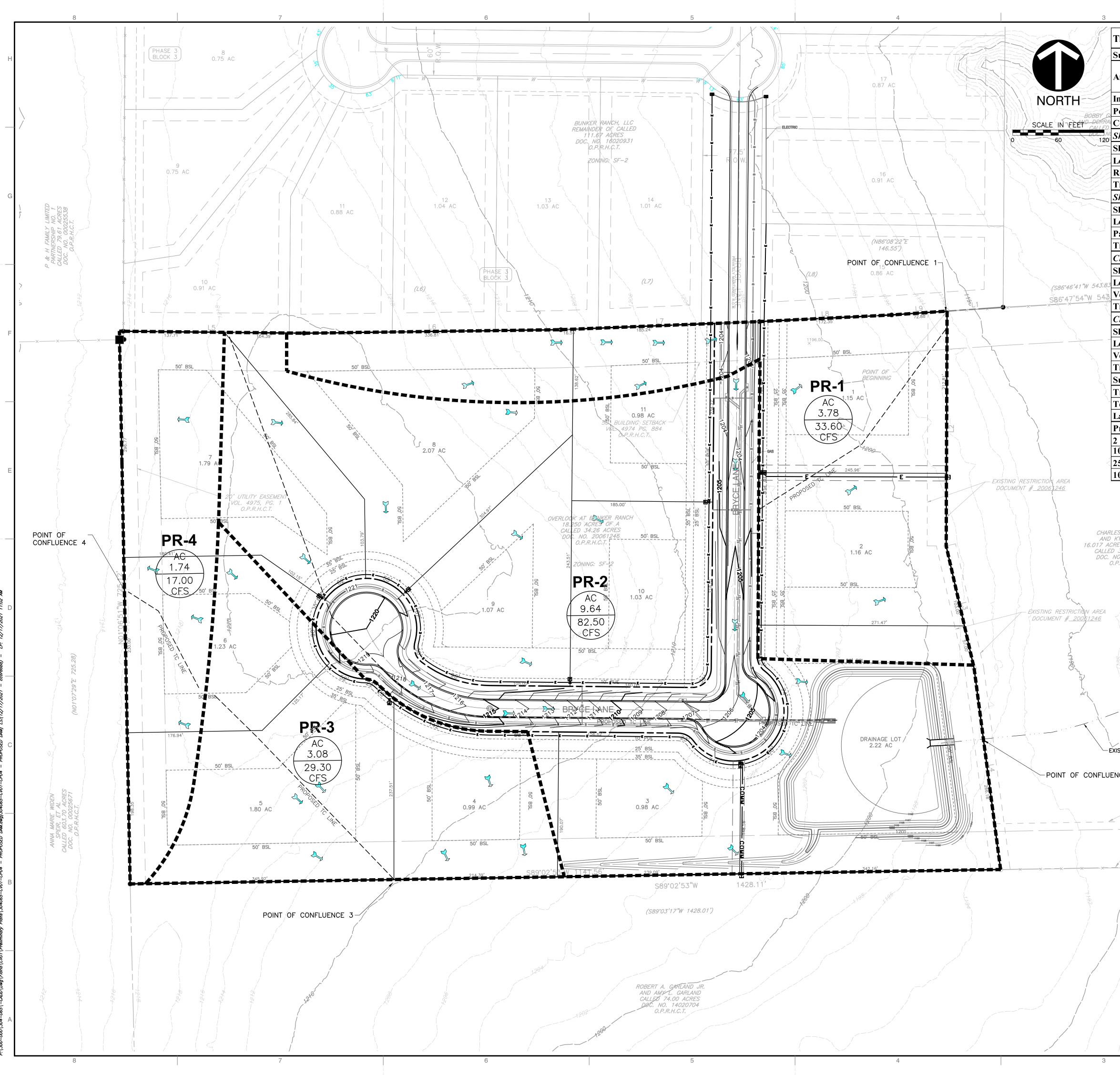
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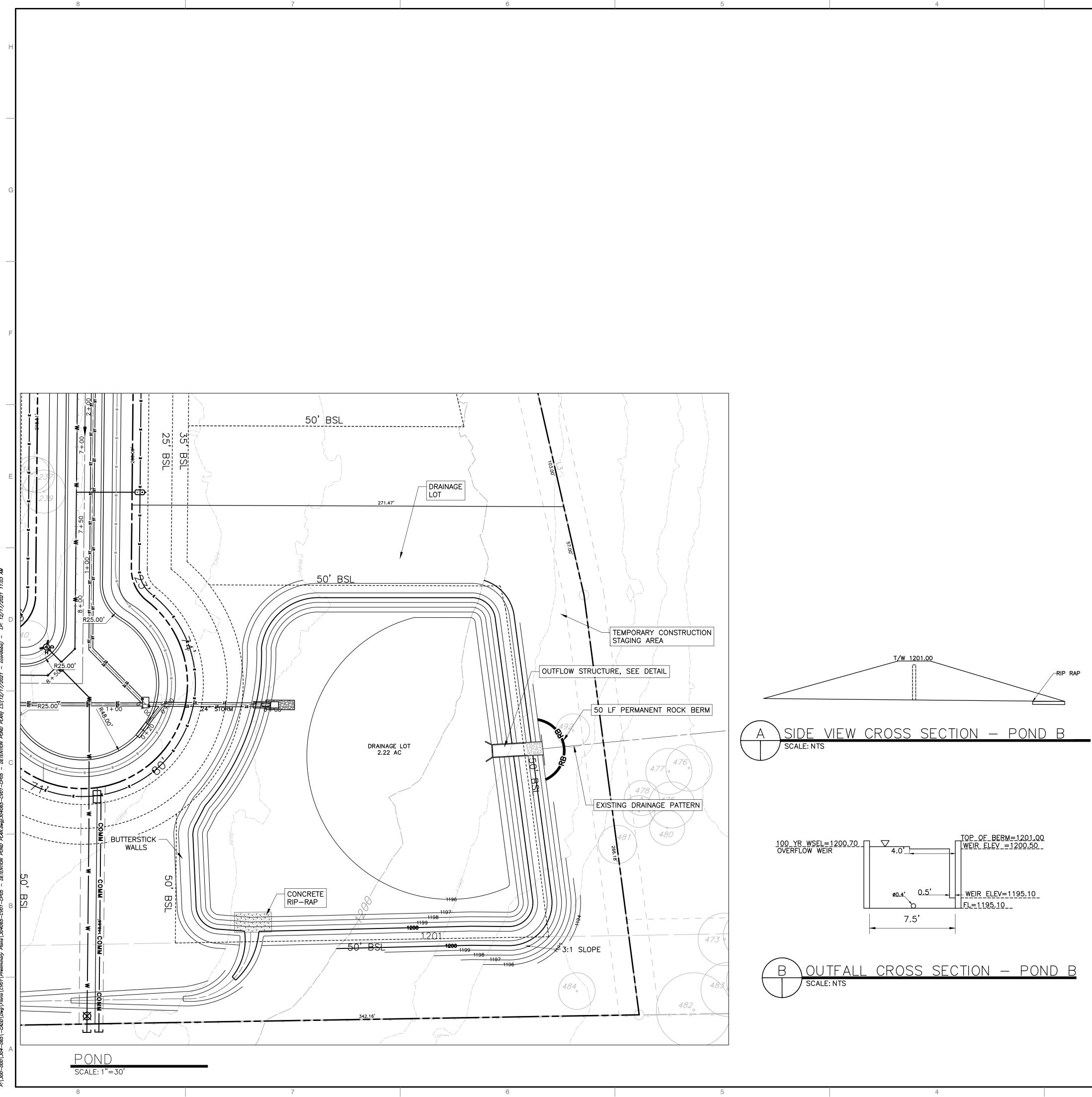




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Time of Concentrat	ion (TD 4	55 mathod) D-	magad Site C-	nditions							
ubbasin	лон ( <b>1 К-</b> 3	PR-1	PR-2	PR-3	PR-4						
uddasin	sf	<b>PK-1</b> 164651	<b>PR-2</b> 419897		<b>PK-4</b> 75794						
Area	ac	3.78									
mpervious	sq mi %	0.0059060									
Pervious	Cn	82	82		82						
Composite	Cn	84	85	84	84	RECORD					
Sheet Flow		I		I							
lope	in/in	0.0150				REVISION					
ength Poughnoss	ft.	100 0.15									
Roughness Time	n hr.	0.15									
Shallow Concentrated			0113	0.11	0.11						
lope	in/in	0.0150	0.0100	0.0318	0.0321						
ength	ft.	248	292	236	70		+++				
aved?	p/u	u	u	u	u						
ime	hr.	0.03	0.04	0.02	0.01						┝──┦
<i>hannel Flow-OPEN</i> lope			0.0233				2				
lope ength	in/in ft.		430			1					
elocity	fps		7.99					Inc.	746		
ime	hr.		0.015						( 78746		
hannel Flow - STOI	RM PIPE							Consultants,	'n, TX		
lope	in/in		0.0130					tar	Austin, TX		
ength elocity	ft.		385					In		960	
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ravel Time	hr.	0.20	0.25	0.14	0.13				ling	ax: 5	www.cecinc.com
c	min.	11.80						int	Build	<u>ч.</u>	cecil
ag Time	min.	7.08	9.18	5.15	4.58		aistere.	me	/ay ·	9.04(	MMM
roposed Run-off Val						Ц	Fexas Registered	Environmental	MoPac Expressway · Building 1	Ph: 512.439.0400 · Fax: 512.329.0096	
Year 0 Year	cfs cfs	7.90 15.60						, ir	Expr	h: 51	
5 Year	cfs	21.70						, ni	oPac	<b>D</b>	
00 Year	cfs	33.60	82.50	29.30	17.00			& H	3711 South Mo		
STING DRAINAGE PATTERN		A A A A A A A A A A A A A A A A A A A					OVERLOOK AT BUNKER RANCH, LI OVERLOOK AT BUNKER RANCH		DRIPPING SPRINGS. HAYS COUNTY		
CE 2 EXISTING EASEMEN	TEMPORARY ACC TOCUMENT #/2	ESS 20061247					20				Ŀ.
							ea map	DRAFT	DRAFT	304-065	DRAFT
×	200	H84					ge area	N BY:	KED BY:		
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O2	al Consultants, Inc.	ing 1, Suite 550 · Austin, TX 78746	ax: 512.329.0096	ic.com	F
Texas Registered Engineering Firm F-38	UIVII & Environmental Consultants, In	3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 787	Ph: 512.439.0400 · Fax: 512.329.0096	www.cecinc.com	E
NKER RANCH, LLC BUNKER RANCH		S. HAYS COUNTY. TX			D
OVERLOOK AT BUNKER RANCH, OVERLOOK AT BUNKER RANC		DRIPPING SPRINGS. HAYS COUNT			С
	DRAFT	DRAFT	304-065	DRAFT	
DETENTION POND PLAN	APRIL. 2021 DRAWN BY:	1"=30' CHECKED BY:			В
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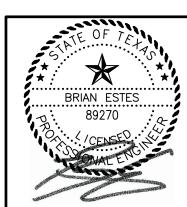
SUMMARY OF DRAINAGE FLOWS							
Point of Confluence	Existing	Proposed	Δ(Propos	ed-Existing)			
	Q <sub>2yr</sub> (cfs) = 14.9	$Q_{2yr}(cfs) = 7.9$	$\Delta Q_{2yr}(cfs) = -7$	[REDUCTION IN FLOW]			
1	$Q_{10yr}(cfs) = 30.5$	$Q_{10yr}(cfs) = 15.6$	$\Delta Q_{10yr} (cfs) = -14.9$	[REDUCTION IN FLOW]			
1	$Q_{25yr}(cfs) = 42.8$	$Q_{25yr}(cfs) = 21.7$	$\Delta Q_{25yr}(cfs) = -21.1$	[REDUCTION IN FLOW]			
	$Q_{100yr}(cfs) = 66.8$	$Q_{100yr}(cfs) = 33.6$	$\Delta Q_{100yr}$ (cfs) = -33.2	[REDUCTION IN FLOW]			
	$Q_{2yr}(cfs) = 4.9$	$Q_{2yr}(cfs) = 2.8$	$\Delta Q_{2yr} (cfs) = -2.1$	[REDUCTION IN FLOW]			
2	Q <sub>10yr</sub> (cfs) = 10.1	$Q_{10yr}(cfs) = 6.8$	$\Delta Q_{10yr} (cfs) = -3.3$	[REDUCTION IN FLOW]			
Z	$Q_{25yr}(cfs) = 14.1$	$Q_{25yr}(cfs) = 10.5$	$\Delta Q_{25yr}(cfs) = -3.6$	[REDUCTION IN FLOW]			
	$Q_{100yr}(cfs) = 22.1$	$Q_{100yr}(cfs) = 19.7$	$\Delta Q_{100yr} (cfs) = -2.4$	[REDUCTION IN FLOW]			
	$Q_{2yr}(cfs) = 9.2$	$Q_{2yr}(cfs) = 6.8$	$\Delta Q_{2yr} (cfs) = -2.4$	[REDUCTION IN FLOW]			
3	Q <sub>10yr</sub> (cfs) = 18.9	$Q_{10yr}(cfs) = 13.6$	$\Delta Q_{10yr} (cfs) = -5.3$	[REDUCTION IN FLOW]			
5	$Q_{25yr}(cfs) = 26.5$	$Q_{25yr}(cfs) = 18.9$	$\Delta Q_{25yr}(cfs) = -7.6$	[REDUCTION IN FLOW]			
	$Q_{100yr}(cfs) = 41.4$	$Q_{100yr}(cfs) = 29.3$	$\Delta Q_{100yr}$ (cfs) = -12.1	[REDUCTION IN FLOW]			
	$Q_{2yr}(cfs) = 6.3$	$Q_{2yr}(cfs) = 3.9$	$\Delta Q_{2yr} (cfs) = -2.4$	[REDUCTION IN FLOW]			
4	Q <sub>10yr</sub> (cfs) = 12.9	$Q_{10yr}(cfs) = 7.9$	$\Delta Q_{10yr} (cfs) = -5$	[REDUCTION IN FLOW]			
4	$Q_{25yr}(cfs) = 18$	$Q_{25yr}(cfs) = 11$	$\Delta Q_{25yr}(cfs) = -7$	[REDUCTION IN FLOW]			
	$Q_{100yr}(cfs) = 28$	$Q_{100yr}(cfs) = 17$	$\Delta Q_{100yr} (cfs) = -11$	[REDUCTION IN FLOW]			

# FLORIO POND A-Detention Pond Stage Values

			5		
Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1195.10	0	0.000000	0 cf	0 cf	0.0000
1196.00	28,530	0.654959	12,839	12,839	0.2947
1197.00	36,603	0.840289	32,567	45,405	1.0424
1198.00	37,803	0.867837	37,203	82,608	1.8964
1199.00	39,003	0.895386	38,403	121,011	2.7780
1200.00	40,203	0.922934	39,603	160,614	3.6872
1201.00	41,403	0.950482	40,803	201,417	4.6239

# Pond - Detention Pond Values from HEC-HMS Hydrologic Modeling

Software								
Storm Event	Q-Ex (cfs)	Q-Pr (cfs)	PR-Routed (cfs)	WS Elevation (ft)				
2-yr	4.9	19.8	2.8	1197.1				
10-yr	10.1	38.7	6.8	1198.3				
25-yr	14.1	53.50	10.5	1199.1				
100-yr	22.1	82.50	19.7	1200.7				



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P B B B C C C C C C C C C C C C C	TREE LIST TREE NUMBER 220 12 221 8.5 222 9.5 223 9.5 224 10, 8 (MULTI-STEM) *225 11 226 8 227 9.5 228 10 229 8.5 230 8 231 11 232 11 *233 9.5 *234 9 *235 11, 8 (MULTI-STEM) 236 11 237 11 *238 11.5 239 13.5 240 12, 10.5, 8 (MULTI-STEM) 241 16 242 9.5 243 9 244 8.5 245 9.5 246 10, 9.5 (MULTI-STEM) 241 13 10 (MULTI-STEM) 243 9 244 8.5 245 9.5 246 10, 9.5 (MULTI-STEM) 247 20.5 248 8 249 1413 10 (MULTI-STEM) 250 10 251 9.5 *252 10 *253 19, 12 (MULTI-STEM) 254 12.5 255 29 *256 15 257 18 258 16 259 17 260 18.5 *261 10, 9, 9, 6 (MULTI-STEM) 264 9.5, 8 (MULTI-STEM) 263 9.5, 8 (MULTI-STEM) 264 9.5, 8 (MULTI-STEM) 263 9.5, 8 (MULTI-STEM) 264 9.5, 8 (MULTI-STEM) 264 9.5, 8 (MULTI-STEM) 264 9.5, 8 (MULTI-STEM) 264 9.5, 9 (MULTI-STEM) 264 9.5, 9 (MULTI-STEM) 470 16 471 11.5, 8 (MULTI-STEM) 480 11 481 12 482 16, 15 (MULTI-STEM) 483 17 484 11.5 *485 9.5, 9 (MULTI-STEM) *487 11.5 *488 11.5, 7 (MULTI-STEM) *489 8 *490 7.5, 4 (MULTI-STEM) *491 10.5 *10 BE REMOVED	TREE TYPE       TOTAL DIAMETER         LIVE OAK       9.5         LIVE OAK       9.5         LIVE OAK       14         LIVE OAK       14         LIVE OAK       14         LIVE OAK       14         LIVE OAK       15         LIVE OAK       11         LIVE OAK       11         LIVE OAK       15         LIVE OAK       11         LIVE OAK       11.         LIVE OAK       11.         LIVE OAK       11.5         LIVE OAK       11.5         LIVE OAK       11.5         LIVE OAK       9.5         LIVE OAK       25.5         LIVE OAK       25.5         LIVE OAK       10         LIVE OAK       12.5         LIVE OAK       12.5         LIVE OAK       13	Image: Second Contract of the content of the contract of the contract of the co
LES B. FLORIO KYLE FLORIO SRE REMAINDER OF D. 34.26 ACRES NO. 15020909 D.P.R.H.C.T. EXISTING TEMPORARY ACCESS EASEMENT DOCUMENT # 20061247			OVERLOOK AT BUNKER RANCH, LLC OVERLOOK AT BUNKER RANCH DRIPPING SPRINGS, HAYS COUNTY, TX
			TREE PLAN & LIST APRIL. 2021 DRAFT 1"=60' CHECKED BY: DRAFT 304-065 BAT
ALL	AUTION !!! !!! CAUT !!! CONTRACTORS RESPONSIBILITY TO V EXISTING UTILITIES VERTICALLY AND ALLY PRIOR TO CONSTRUCTION, and N EER IMMEDIATELY OF ANY DISCREPA	ERIFY CENSED NUT	DRAWING NO.: BHEET 06 OF 06 1

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