REVISIONS					
No.	Revision Description	Prepared by:	(Date)	Reviewed by:	(Date)

PRELIMINARY PLAT
FOR
ARIZA DRIPPING SPRINGS MUTIFAMILY

13900 W. US- 290
DRIPPING SPRINGS, HAYS COUNTY, TEXAS

SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	01
PRELIMINARY PLAT	02
EXISTING CONDITIONS PLAN	03
EXISTING TREE LIST	04
PRELIMINARY SITE PLAN	05
PRELIMINARY UTILITY PLAN	06
EXISTING DRAINAGE AREA MAP	07
PROPOSED DRAINAGE AREA MAP	08
BATCH DETENTION POND PLAN	09

OWNER
CYPRESSBROOK 290 LLC
1776 WOODSTEAD CT
STE 218
SPRING, TEXAS 77380-1480

DEVELOPER:
CYPRESSBROOK COMPANY
1776 WOODSTEAD COURT, STE. 218
THE WOODLANDS, TEXAS 77380
PHONE: (832) 602-4779
CONTACT: LUIS BORDES

ENGINEER:
PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY BLDG 3 #200
AUSTIN, TEXAS 78759
PHONE: (512) 454-8711
FAX: (512) 459-8867
CONTACT: SHELLY MITCHELL

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY BLDG 3 #200
AUSTIN, TEXAS 78759
PHONE: (512) 454-8711
FAX: (512) 459-8867
CONTACT: PARKER J GRAHAM

ARCHITECT:
MUCASEY & ASSOCIATES ARCHITECTS
4808 GIBSON, SUITE 200
HOUSTON, TEXAS 77007
PHONE: (713) 521-1233
FAX: (713) 520-1904
CONTACT: MARK MUCASEY

SUMMARY

ZONING:
N/A

AREAS:

LOTS:	19.16 AC	(100%)
R.O.W.	0.00 AC	(0%)
TOTAL	19.16 AC	

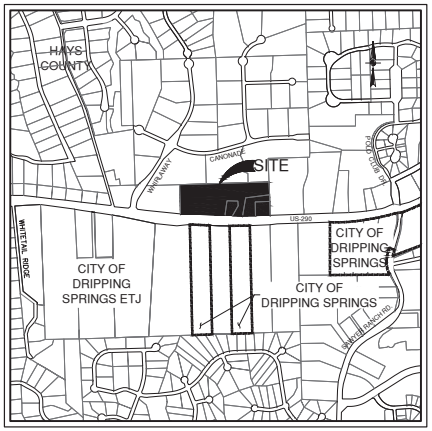
IMPERVIOUS COVER:

IMPERVIOUS COVER TOTAL	6.76 AC.
TOTAL AREA	19.16 AC
IMPERVIOUS COVER	35%

LOT COUNT:
NUMBER OF LOTS = 1
AVERAGE LOT = 19.16 AC.

TOTAL PHASE = 19.16 AC.

BUILDING SETBACKS:
FRONT = 10'
BACK = 5'
SIDE = 5'



LOCATION MAP
NOT-TO-SCALE

LEGAL DESCRIPTION
BEING A 19.16 ACRES OF LAND OUT OF THE E.B. HARGRAVES SURVEY ABSTRACT No. 240 IN HAYS COUNTY, TEXAS, AND BEING COMPRISED OF THE FOLLOWING:

TRACT ONE:
ALL OF THAT CERTAIN (14.875 ACRE) TRACT OF LAND AS CONVEYED TO KELLY GRAY 1999 INVESTMENT TRUST BY GENERAL WARRANTY DEED RECORDED IN VOLUME 3029 PAGE 128 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS,
AND
TRACT TWO:
ALL OF THAT CERTAIN (1.00 ACRE) TRACT OF LAND AS CONVEYED TO KELLY GRAY 1999 INVESTMENT TRUST BY GENERAL WARRANTY DEED RECORDED IN VOLUME 3029 PAGE 102 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS,
AND
TRACT THREE: ALL OF THAT CERTAIN (1.35 ACRE) TRACT OF LAND AS CONVEYED TO J. KELLY GRAY, TRUSTEE OF THE KELLY GRAY 1999 INVESTMENT TRUST BY WARRANTY DEED RECORDED IN VOLUME 3222 PAGE 74 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS,
AND
TRACT FOUR: ALL OF THAT CERTAIN (1.9362 ACRE) TRACT OF LAND AS CONVEYED TO J. KELLY GRAY, TRUSTEE OF THE KELLY GRAY 1999 INVESTMENT TRUST BY WARRANTY DEED RECORDED IN VOLUME 3222 PAGE 74 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED ON U.S. HIGHWAY No. 290 WEST.

PLAT NOTES
1. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST REPLY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
3. NO PORTION OF THIS TRACT FALLS WITHIN FEMA 1% ANNUAL CHANCE FLOOD HAZARD AREA PER FEMA PANEL 48209C0109F, EFFECTIVE 9/2/2005.
4. WATER PROVIDER: WEST TRAVIS COUNTY PUA.
5. SURFACE WATER WILL BE USED FOR THIS PROJECT, WITH COMPLIANCE WITH LCRA AND USFWS.
6. GROUND WATER WILL NOT BE USED FOR THIS PROJECT.
7. THE ENTIRETY OF THIS PROJECT LIES WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
8. THE JURISDICTIONAL AUTHORITY FOR ONSITE SEWAGE FACILITIES (OSSF) FALLS UNDER THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY. THE AUTHORIZED AGENT IS THE CITY OF DRIPPING SPRINGS.
9. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE POND ON-SITE.
10. SECONDARY INGRESS/EGRESS WILL BE PROVIDED BY A DRIVEWAY CONNECTION TO THE AUSTIN POLO TENNIS & FITNESS CLUB ENTRY DRIVE AND BY A DRIVEWAY CONNECTION TO 290. ACCESS WILL MEET WIDTH, HORIZONTAL CLEARANCE, LOAD BEARING, AND GATING REQUIREMENTS OF THE HAYS COUNTY FIRE MARSHALL.

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER

I, SHELLY MITCHELL, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

SUBMITTED BY:
Shelly Mitchell — 04/25/2022
PAPE-DAWSON ENGINEERS — DATE
SHELLY MITCHELL, P.E.
VICE PRESIDENT

APPROVED BY:

CHAIR OF THE PLANNING & ZONING COMMISSION — DATE

CITY SECRETARY — DATE

WEST TRAVIS COUNTY PUA — DATE

HAYS COUNTY FIRE DEPARTMENT — DATE

(TBD)
SITE PERMIT NUMBER

CYPRESSBROOK COMPANY
1776 WOODSTEAD COURT, STE. 218
THE WOODLANDS, TEXAS 77380

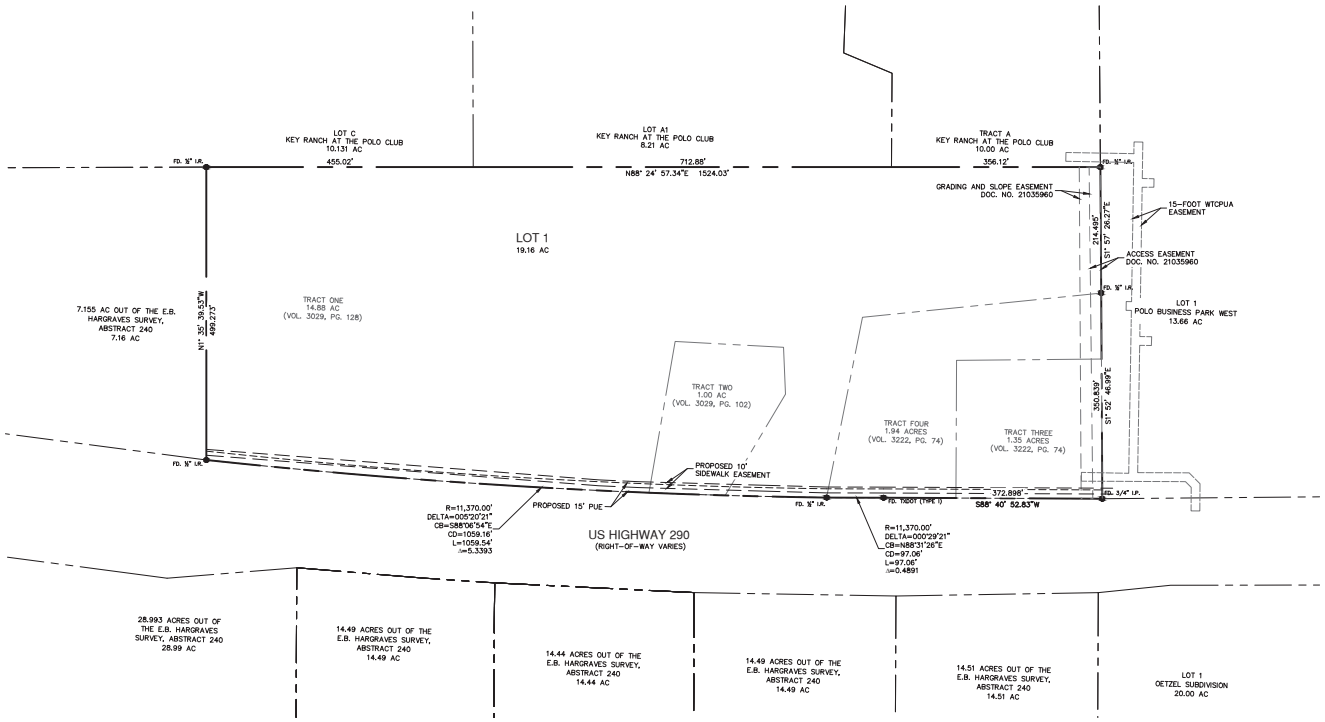
FEBRUARY 18, 2022

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

PD JOB NO. 51312-00 ARIZA DRIPPING SPRINGS MUTIFAMILY

Date: Apr 25, 2022, 4:44pm User ID: AKollis
File: S:\Projects\51X\51312\00\127 Preliminary\Civil\CS51312-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



LEGEND

- PROPERTY LINE
- EXISTING ADJACENT BOUNDARY
- EXISTING EASEMENT
- EXISTING TRACT LINE
- EXISTING SURVEY MONUMENT
- PROPOSED EASEMENT

PLAT NOTES

1. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST REPLY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
3. NO PORTION OF THIS TRACT FALLS WITHIN FEMA 1% ANNUAL CHANCE FLOOD HAZARD AREA PER FEMA PANEL 48209C0109F, EFFECTIVE 9/2/2005.
4. WATER PROVIDER: WEST TRAVIS COUNTY PUA.
5. SURFACE WATER WILL BE USED FOR THIS PROJECT, WITH COMPLIANCE WITH LCRA AND USFWS.
6. GROUND WATER WILL NOT BE USED FOR THIS PROJECT.
7. THE ENTIRETY OF THIS PROJECT LIES WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
8. THE JURISDICTIONAL AUTHORITY FOR ONSITE SEWAGE FACILITIES (OSSF) FALLS UNDER THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY. THE AUTHORIZED AGENT IS THE CITY OF DRIPPING SPRINGS.
9. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE POND ON-SITE.
10. SECONDARY INGRESS/EGRESS WILL BE PROVIDED BY A DRIVEWAY CONNECTION TO THE AUSTIN POLO TENNIS & FITNESS CLUB ENTRY DRIVE AND BY A DRIVEWAY CONNEDCTION TO 290. ACCESS WILL MEET WIDTH, HORIZONTAL CLEARANCE, LOAD BEARING, AND GATING REQUIREMENTS OF THE HAYS COUNTY FIRE MARSHALL.

NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER
04/25/2022
Shelly Mitchell

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

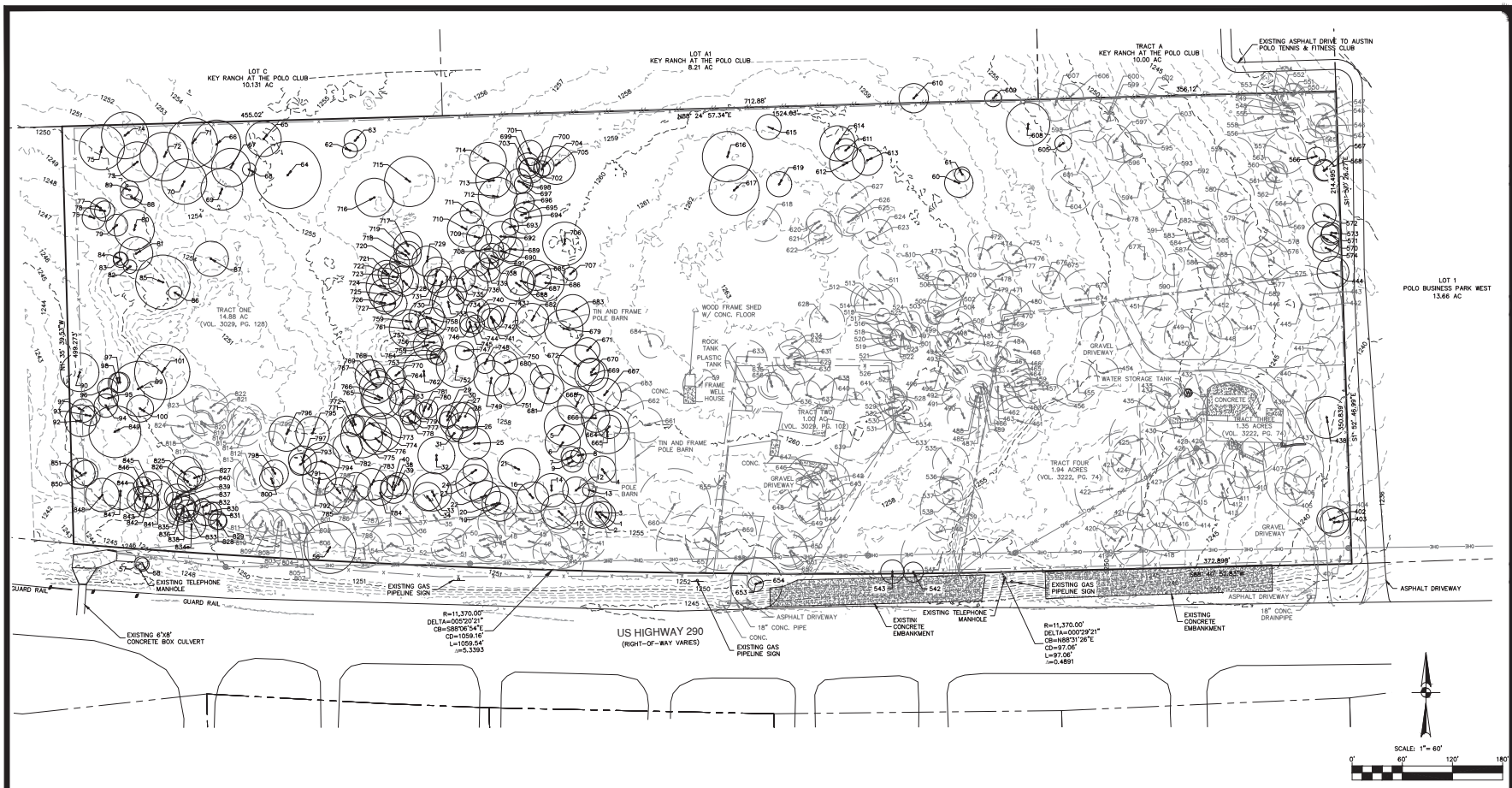
ARIZA DRIPPING SPRINGS MUTIFAMILY
13900 W. US-290, DRIPPING SPRINGS, TEXAS

PRELIMINARY PLAT

JOB NO. 51312-00
DATE FEBRUARY 2022
DESIGNER HJG
CHECKED EAL DRAWN GM
SHEET 02 OF 09

Date: Apr 25, 2022, 4:44pm, User ID: AKollis
File: J:\Projects\51X\51312\00-23-Fernando\Civil\C551312-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



GENERAL NOTES:

1. EXISTING CONTOUR INFORMATION SHOWN IS AT ONE (1) FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD SURVEY DATA FROM 01/12/2022.
2. A TREE SURVEY FOR TREES 8 INCHES AND GREATER WAS PERFORMED ON OR ABOUT 01/22/2022.
3. SEE SHEET 04 FOR TREE LIST.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING WATER WELL
- EXISTING UTILITY POLE
- 760 EXISTING CONTOUR LINE
- OHE EXISTING OVERHEAD ELECTRIC
- EASEMENT LINE
- TREE TO REMAIN
- TREE TO BE REMOVED

NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER
04/25/2022
Shelly Mitchell

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

ARIZA DRIPPING SPRINGS MUTIFAMILY
13900 W. US-290, DRIPPING SPRINGS, TEXAS
EXISTING CONDITIONS PLAN

JOB NO. 51312-00
DATE FEBRUARY 2022
DESIGNER HJG
CHECKED EAL DRAWN GM
SHEET 03 OF 09

Date: Apr 25, 2022, 4:43pm User ID: AKollis
File: S:\Projects\51X\51312\00\25-Engineering\Civil\12451312-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

ON-SITE TREE LIST:

TREE#	STATUS	SIZE(IN)	TYPE
1		16	LIVE OAK
2		14	LIVE OAK
3		19	LIVE OAK
4		16	LIVE OAK
5		24	LIVE OAK
6		21	LIVE OAK
7		12	LIVE OAK
8		9	LIVE OAK
9		13	LIVE OAK
12		16	LIVE OAK
13		8	HACKBERRY
14		20	LIVE OAK
15		21	LIVE OAK
16		19	LIVE OAK
17	X	18	LIVE OAK
18	X	23	LIVE OAK
19		21	LIVE OAK
20		14	LIVE OAK
21		25	LIVE OAK
22		18	LIVE OAK
23		22	LIVE OAK
24		15	LIVE OAK
25		19	LIVE OAK
26		18	LIVE OAK
27		22	LIVE OAK
28		17	LIVE OAK
29		13	LIVE OAK
30		10	LIVE OAK
31		10	LIVE OAK
32		22	LIVE OAK
33		23	LIVE OAK
34		17	LIVE OAK
35	X	30	LIVE OAK (M)
36	X	20	LIVE OAK (M)
37	X	16	LIVE OAK
38		16	LIVE OAK
39		14	LIVE OAK
40		12	LIVE OAK
41	X	28	LIVE OAK
42	X	25.5	LIVE OAK (M)
43	X	22	LIVE OAK
44	X	19	LIVE OAK
45	X	25	LIVE OAK
46	X	28	LIVE OAK
47	X	17	LIVE OAK
48	X	14	LIVE OAK
49	X	20.5	LIVE OAK (M)
50	X	12	LIVE OAK
51	X	17	LIVE OAK
52	X	9	LIVE OAK
53	X	13	LIVE OAK
54	X	27	LIVE OAK
55	X	23	LIVE OAK
56		31	LIVE OAK
57		8	LIVE OAK
58		8	LIVE OAK
59	X	20	LIVE OAK
60		17	LIVE OAK
61		9	LIVE OAK
62		9	LIVE OAK
63		13	LIVE OAK
64		40	LIVE OAK (M)
65		21	LIVE OAK
66		29	LIVE OAK
67		23	LIVE OAK
68		8	HACKBERRY
69		25	LIVE OAK
70		27	LIVE OAK
71		30	LIVE OAK
72		29	LIVE OAK
73		24	LIVE OAK
74		28	LIVE OAK
75		27	LIVE OAK
76		14	LIVE OAK
77		12	LIVE OAK
78		12	LIVE OAK
79		13	LIVE OAK
80		24	LIVE OAK
81		20	LIVE OAK
82		8	LIVE OAK
83		9	LIVE OAK
84		8	LIVE OAK
85		32.5	LIVE OAK (M)
86		8	LIVE OAK
87		21	POST OAK
88		13	LIVE OAK
89		11	LIVE OAK
90		23	LIVE OAK
91		14	LIVE OAK
92		19	LIVE OAK
93		12	LIVE OAK
94		14	LIVE OAK
95		12	LIVE OAK
96		12	LIVE OAK
97		12	LIVE OAK
98		12	LIVE OAK
99		33	LIVE OAK
100		16	LIVE OAK
101		33	LIVE OAK
401	X	32	LIVE OAK
402		16	LIVE OAK
403		17	LIVE OAK
404		13	LIVE OAK
405	X	19	LIVE OAK
406	X	13	LIVE OAK
407	X	21	LIVE OAK
408	X	22	LIVE OAK
409	X	25	LIVE OAK
410	X	25	LIVE OAK
411	X	23	LIVE OAK (M)
412	X	16	LIVE OAK
413	X	33	LIVE OAK (M)
414	X	17	LIVE OAK
415	X	21	LIVE OAK
416	X	17	LIVE OAK
417	X	15	LIVE OAK
418	X	27	LIVE OAK (M)
419	X	26	LIVE OAK
420	X	16	LIVE OAK
421	X	18	LIVE OAK
422	X	44	LIVE OAK
423	X	23	LIVE OAK
424	X	28	LIVE OAK
425	X	39	LIVE OAK
426	X	19	LIVE OAK
427	X	19	LIVE OAK
428	X	17	LIVE OAK
429	X	10	LIVE OAK
430	X	27	LIVE OAK
431	X	23	LIVE OAK
432	X	20	LIVE OAK
433	X	16	LIVE OAK
434	X	15	LIVE OAK
435	X	20.5	LIVE OAK (M)
436	X	34	LIVE OAK
437	X	21	LIVE OAK
438		25	LIVE OAK
439	X	28.5	LIVE OAK (M)
440	X	28	LIVE OAK
441	X	16	LIVE OAK
442		14	LIVE OAK
443	X	14	LIVE OAK
444		19	LIVE OAK
445	X	47	LIVE OAK
446	X	18	LIVE OAK
447	X	32	LIVE OAK
448	X	27	LIVE OAK
449	X	34	LIVE OAK
450	X	32	LIVE OAK
451	X	21	LIVE OAK
452	X	34	LIVE OAK
453	X	21	LIVE OAK
454	X	18	LIVE OAK
455	X	24.5	LIVE OAK (M)
456	X	17	LIVE OAK (M)
457	X	15	LIVE OAK
458	X	12	LIVE OAK
459	X	16.5	LIVE OAK (M)
460	X	13	LIVE OAK
461	X	28	LIVE OAK (M)
462	X	17	LIVE OAK
463	X	14	LIVE OAK
464	X	12	LIVE OAK
465	X	21	LIVE OAK (M)
466	X	20	LIVE OAK (M)
467	X	12	LIVE OAK
468	X	16	LIVE OAK
469	X	9	LIVE OAK
470	X	14	LIVE OAK
471	X	19	LIVE OAK (M)
472	X	13	LIVE OAK
473	X	12	LIVE OAK
474	X	24	LIVE OAK
475	X	11	LIVE OAK
476	X	11	LIVE OAK
477	X	17	LIVE OAK
478	X	11	LIVE OAK
479	X	20.5	LIVE OAK (M)
480	X	18	LIVE OAK
481	X	10	LIVE OAK
482	X	22	LIVE OAK (M)
483	X	11.5	LIVE OAK (M)
484	X	14	LIVE OAK
485	X	11	LIVE OAK
486	X	12	LIVE OAK
487	X	13	LIVE OAK
488	X	13	LIVE OAK
489	X	8	LIVE OAK
490	X	20	LIVE OAK (M)
491	X	11	LIVE OAK
492	X	9	LIVE OAK
493	X	10	LIVE OAK
494	X	9	LIVE OAK
495	X	8	LIVE OAK
496	X	12	LIVE OAK
497	X	13	LIVE OAK
498	X	13	LIVE OAK
499	X	15	LIVE OAK
500	X	22.5	LIVE OAK (M)
501	X	19	LIVE OAK
502	X	11	LIVE OAK
503	X	9	LIVE OAK
504	X	8	LIVE OAK
505	X	21.5	LIVE OAK (M)
506	X	20	RED OAK
507		17	LIVE OAK
508	X	12	LIVE OAK
509	X	19	LIVE OAK
510	X	16	RED OAK
511	X	23	LIVE OAK
512	X	18.5	LIVE OAK (M)
513	X	23	LIVE OAK (M)
514	X	24	LIVE OAK
515	X	9	LIVE OAK
516	X	13	LIVE OAK
517	X	13	LIVE OAK (M)
518	X	11	LIVE OAK
519	X	12	LIVE OAK
520	X	10	LIVE OAK
521	X	16	LIVE OAK (M)
522	X	13	LIVE OAK
523	X	16	LIVE OAK (M)
524	X	10	LIVE OAK
525	X	9	LIVE OAK
526	X	10	LIVE OAK
527	X	11	LIVE OAK
528	X	9	LIVE OAK
529	X	16.5	LIVE OAK (M)
530	X	12	LIVE OAK
531	X	15	LIVE OAK (M)
532	X	11	LIVE OAK
533	X	11	LIVE OAK
534	X	12	LIVE OAK
535	X	21.5	LIVE OAK (M)
536	X	20.5	LIVE OAK (M)
537	X	17	LIVE OAK
538	X	12	LIVE OAK
539	X	37	LIVE OAK (M)
540	X	10	LIVE OAK
541	X	47.5	LIVE OAK (M)
542		12	LIVE OAK (M)
543		14	LIVE OAK
544	X	19	LIVE OAK
545	X	17.5	LIVE OAK (M)
546	X	14	LIVE OAK
547	X	15	LIVE OAK
548	X	11	LIVE OAK
549	X	19.5	LIVE OAK (M)
550	X	13	LIVE OAK
551	X	15	LIVE OAK
552	X	9	LIVE OAK
553	X	17	LIVE OAK (M)
554	X	20	LIVE OAK
555	X	8	LIVE OAK
556	X	14	LIVE OAK
557	X	25	LIVE OAK
558	X	23	LIVE OAK (M)
559	X	23	LIVE OAK
560	X	11	LIVE OAK
561	X	11	LIVE OAK
562	X	13	LIVE OAK
563	X	13	LIVE OAK
564	X	14	LIVE OAK
565	X	17	LIVE OAK
566		11	LIVE OAK
567		12	LIVE OAK
568		13	LIVE OAK
569	X	18	LIVE OAK (M)
570		19	LIVE OAK
571		12	LIVE OAK
572		14	LIVE OAK
573		12	LIVE OAK
574		16	LIVE OAK
575	X	23	LIVE OAK
576	X	22	LIVE OAK
577	X	20	LIVE OAK
578	X	23	LIVE OAK
579	X	27	LIVE OAK
580	X	22	LIVE OAK
581	X	11	LIVE OAK
582	X	8	LIVE OAK
583	X	13	LIVE OAK
584	X	15	LIVE OAK
585	X	14	LIVE OAK
586	X	8	LIVE OAK
587	X	12.5	LIVE OAK (M)
588	X	19	LIVE OAK
589	X	16	LIVE OAK
590	X	13	LIVE OAK
591	X	16	LIVE OAK
592	X	17	LIVE OAK
593	X	9	LIVE OAK
594	X	32	LIVE OAK (M)
595	X	15	LIVE OAK
596	X	18	LIVE OAK
597	X	21.5	LIVE OAK (M)
598	X	25	LIVE OAK
599	X	10	LIVE OAK
600	X	11	LIVE OAK
601	X	34.5	LIVE OAK (M)
602	X	14	LIVE OAK
603	X	12	LIVE OAK
604	X	26.5	LIVE OAK (M)
605		10	LIVE OAK
606	X	16	LIVE OAK
607	X	19.5	LIVE OAK (M)
608		26	LIVE OAK
609		10	LIVE OAK
610		17.5	LIVE OAK (M)
611		14	LIVE OAK
612		21	LIVE OAK
613		18	LIVE OAK
614		21	LIVE OAK
615		15	POST OAK
616		30	LIVE OAK
617		30	LIVE OAK
618	X	21	LIVE OAK
619		15	LIVE OAK
620	X	15	LIVE OAK
621	X	18	LIVE OAK
622	X	20	LIVE OAK
623	X	10	LIVE OAK
624	X	15	LIVE OAK
625	X	17	LIVE OAK
626	X	18	LIVE OAK
627	X	19	LIVE OAK (M)
628	X	21	LIVE OAK
629	X	27.5	BLACK OAK (M)
630	X	16	BLACK OAK (M)
631	X	13	BLACK OAK
632	X	15	BLACK OAK
633	X	25	BLACK OAK (M)
634	X	16	RED OAK
635	X	16	BLACK OAK
636	X	22.5	BLACK OAK (M)
637	X	18	HACKBERRY
638	X	18	LIVE OAK
639	X	37	LIVE OAK (M)
640	X	8	LIVE OAK
641	X	8	LIVE OAK
642	X	23	LIVE OAK
643	X	22	LIVE OAK
644	X	29	LIVE OAK
645	X	20	LIVE OAK
646	X	19	LIVE OAK
647	X	31	LIVE OAK (M)
648	X	33	LIVE OAK
649	X	31	LIVE OAK
650	X	21	LIVE OAK
651	X	19.5	LIVE OAK (M)
652	X	21	LIVE OAK
653		9	HACKBERRY
654		31	LIVE OAK
655	X	9	HACKBERRY
656		13	HACKBERRY
657	X	36	LIVE OAK
658	X	13	HACKBERRY
659	X	42.5	LIVE OAK (M)
660	X	43	LIVE OAK (M)
661	X	21	LIVE OAK
662	X	23	LIVE OAK
663	X	11	LIVE OAK
664		14	LIVE OAK
665		26	LIVE OAK
666		17	LIVE OAK
667		20	LIVE OAK
668		22	LIVE OAK
669		20	LIVE OAK
670		16	LIVE OAK
671		15	LIVE OAK
672		25	LIVE OAK
673	X	28.5	LIVE OAK (M)
674	X	15	POST OAK
675	X	12	LIVE OAK (M)
676	X	16.5	LIVE OAK (M)
677	X	25	LIVE OAK
678	X	18	LIVE OAK
679		23	LIVE OAK
680		14	LIVE OAK
681		18	LIVE OAK
682		20	LIVE OAK
683		20	LIVE OAK
684	X	14.5	POST OAK (M)
685		22	LIVE OAK
686		18	LIVE OAK
687		17	LIVE OAK
688		21	LIVE OAK
689		15	LIVE OAK
690		10	LIVE OAK
691		15	LIVE OAK
692		18	LIVE OAK
693		10	LIVE OAK
694		19	LIVE OAK (M)
695		9	LIVE OAK
696		12	LIVE OAK
697		11	LIVE OAK
698		15	LIVE OAK
699		14	LIVE OAK
700		10	LIVE OAK
701		15	LIVE OAK
702		15	LIVE OAK
703		12	LIVE OAK
704		12	LIVE OAK
705		23	LIVE OAK (M)
706		26	LIVE OAK
707		8	LIVE OAK
708		17	LIVE OAK
709		15	LIVE OAK
710		22	LIVE OAK
711		13	LIVE OAK
712		23	LIVE OAK
713		21	LIVE OAK
714		22	LIVE OAK
715		30	POST OAK
716		23	LIVE OAK
717		17	LIVE OAK
718		14	LIVE OAK
719		15	LIVE OAK
720		12	LIVE OAK
721		12	LIVE OAK
722		17	LIVE OAK
723		19	LIVE OAK
724		22	LIVE OAK
725		20	LIVE OAK
726		13	LIVE OAK
727		15	LIVE OAK
728		18	LIVE OAK
729		18	LIVE OAK
730		17	LIVE OAK
731		14	LIVE OAK
732		18	LIVE OAK
733		19	LIVE OAK
734		11	LIVE OAK
735		19	LIVE OAK
736		15	LIVE OAK
737		15	LIVE OAK
738		11	LIVE OAK
739		14	LIVE OAK
740		14	LIVE OAK
741		17	LIVE OAK
742		16	LIVE OAK
743		18	LIVE OAK
744		11	LIVE OAK
745		12	LIVE OAK
746		12	LIVE OAK
747		11	LIVE OAK
748		12	LIVE OAK
749		21	LIVE OAK
750		15	LIVE OAK
751		19	LIVE OAK
752		25	LIVE OAK
753		10	LIVE OAK
754		11	LIVE OAK
755		17	LIVE OAK
756		11	LIVE OAK
757		17	LIVE OAK
758		21	LIVE OAK
759		10	LIVE OAK
760		12	LIVE OAK
761		23	LIVE OAK (M)
762		25	LIVE OAK (M)
763		16	LIVE OAK
764		16	LIVE OAK
765		20	LIVE OAK
766		25	LIVE OAK
767		20	LIVE OAK
768		10	LIVE OAK
769		18	LIVE OAK
770		11	LIVE OAK
771		13	LIVE OAK
772		12	LIVE OAK
773		20	LIVE OAK
774		23	LIVE OAK
775		25	LIVE OAK
776		19	LIVE OAK
777		11	LIVE OAK
778		9	LIVE OAK
779		15	LIVE OAK
780		11	LIVE OAK
781		10	LIVE OAK
782		17.5	LIVE OAK (M)
783		19	LIVE OAK
784		15	LIVE OAK
785		17	LIVE OAK
786	X	17	LIVE OAK
787	X	18	LIVE OAK
788	X	30	LIVE OAK (M)
789	X	15	LIVE OAK
790	X	16	LIVE OAK
791		18	LIVE OAK
792		20	LIVE OAK
793		13	LIVE OAK
794		22	LIVE OAK
795		20	LIVE OAK
796		21	LIVE OAK
797		17	LIVE OAK
798		16	LIVE OAK
799	X	15	LIVE OAK
800		14	LIVE OAK
801	X	19	LIVE OAK
802	X	14	LIVE OAK
803	X	13	LIVE OAK
804	X	18	LIVE OAK (M)
805	X	17	LIVE OAK
806	X	12	LIVE OAK
807	X	16	LIVE OAK
808	X	16	LIVE OAK
809	X	22	LIVE OAK (M)
810	X	13	LIVE OAK
811	X	16	LIVE OAK
812	X	22.5	LIVE OAK (M)
813	X	19	LIVE OAK
814	X	20	LIVE OAK
815	X	19	LIVE OAK
816	X	18	LIVE OAK
817	X	16	LIVE OAK
818	X	15	LIVE OAK
819	X	14	LIVE OAK
820	X	11	LIVE OAK
821	X	12	LIVE OAK
822	X	21	LIVE OAK
823	X	16	LIVE OAK
824	X	14	LIVE OAK
825		21	LIVE OAK
826		12	LIVE OAK
827		13	LIVE OAK
828		11	LIVE OAK
829		10	LIVE OAK
830		11	LIVE OAK
831		14.5	LIVE OAK (M)
832		10	LIVE OAK
833		13	LIVE OAK
834		17	LIVE OAK
835		13	LIVE OAK
836		15.5	LIVE OAK (M)
837		15	LIVE OAK
838		14	LIVE OAK
839		9	LIVE OAK
840		15	LIVE OAK
841		18	LIVE OAK
842		15	LIVE OAK
843		13	LIVE OAK
844		15	LIVE OAK
845		15	LIVE OAK
846		12	LIVE OAK
847		22	LIVE OAK
848		20	LIVE OAK
849		31	LIVE OAK
850		15	LIVE OAK
851		18	LIVE OAK

TREE LIST LEGEND:

X – TREE TO BE REMOVED
(M) – MULTI-TRUNK TREE

NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER
04/25/2022
Shelly Mitchell

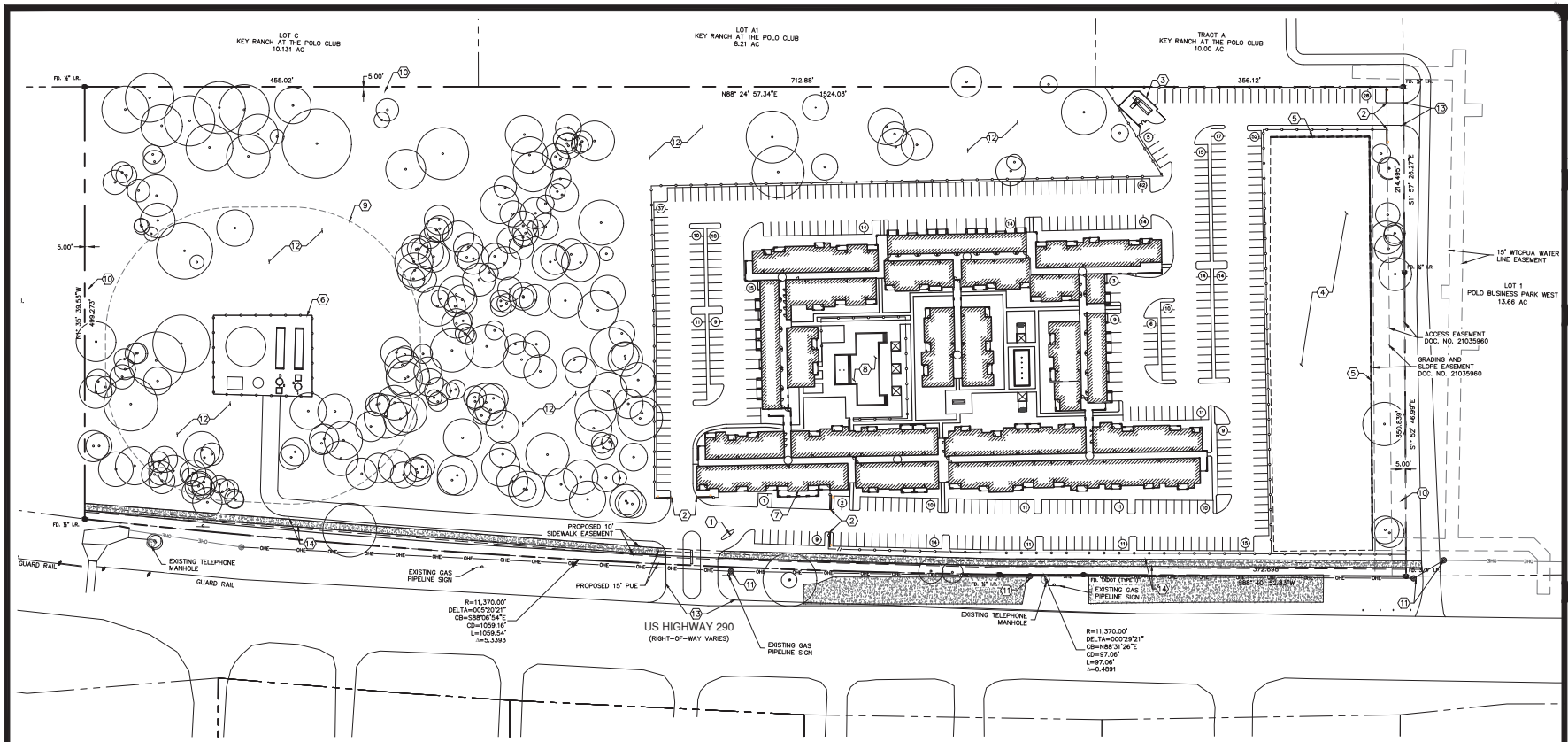
PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

ARIZA DRIPPING SPRINGS MUTIFAMILY
13900 W. US-290, DRIPPING SPRINGS, TEXAS

EXISTING TREE LIST

JOB NO. 51312-00
DATE FEBRUARY 2022
DESIGNER HJG
CHECKED EAL DRAWN GM
SHEET 04 OF 09

Date: Apr 25, 2022, 4:45pm User ID: AKolfis
File: J:\Projects\51X\51X00\51X-Parmenter\Civil\DM\51312-00.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



Site Data Table	
Ariza Dripping Springs Multifamily	
Proposed Use	Multifamily Residential
Unit Count	293
Proposed Lot Area	834,674 SF / 19.16 AC
Proposed Impervious Cover	35%
Proposed Parking Spaces	533 spaces (11 of which will be ADA spaces)
Building Setbacks	10' front
	5' side
	5' rear

KEYED NOTES

1. PROPOSED GUEST ENTRY KIOSK
2. PROPOSED MOTORIZED GATE
3. PROPOSED DUMPSTER ENCLOSURE
4. PROPOSED GRASS-BOTTOM POND (SEE SHEET 09)
5. PROPOSED RETAINING WALL
6. PROPOSED WASTEWATER TREATMENT PLANT
7. PROPOSED LEASING OFFICE
8. PROPOSED POOL
9. REQUIRED OFFSET FROM PROPOSED WASTEWATER TREATMENT PLANT
10. REQUIRED BUILDING SETBACK
11. PROPOSED UTILITY POLE
12. PROPOSED SEPTIC FIELD AREA
13. PROPOSED DRIVEWAY
14. PROPOSED 8' SHARED USE PATH

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING OVERHEAD ELECTRICAL
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED BUILDING

SCALE: 1"= 60'

0' 60' 120' 180'

NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER
04/25/2022
Shelly Mitchell

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPELS FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

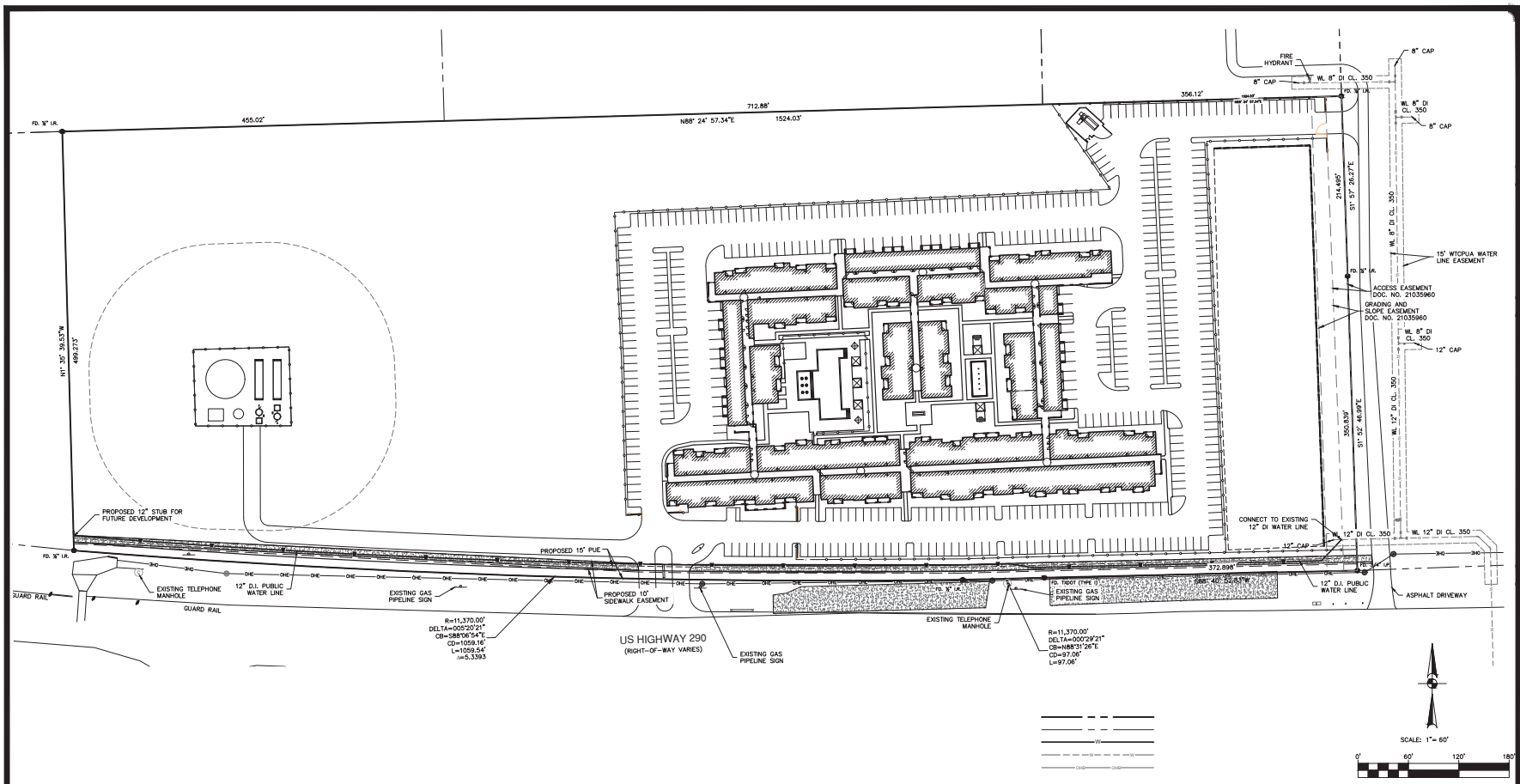
ARIZA DRIPPING SPRINGS MUTIFAMILY
13900 W. US-290, DRIPPING SPRINGS, TEXAS

PRELIMINARY SITE PLAN

JOB NO. 51312-00
DATE FEBRUARY 2022
DESIGNER HJG
CHECKED EAL DRAWN GM
SHEET 05 of 09

Date: Apr 25, 2022, 4:43pm User ID: AKollis
File: S:\Projects\51X\51312\00\127 Preliminary\Civil\SP51312-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER
04/25/2022
Shelly Mitchell

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

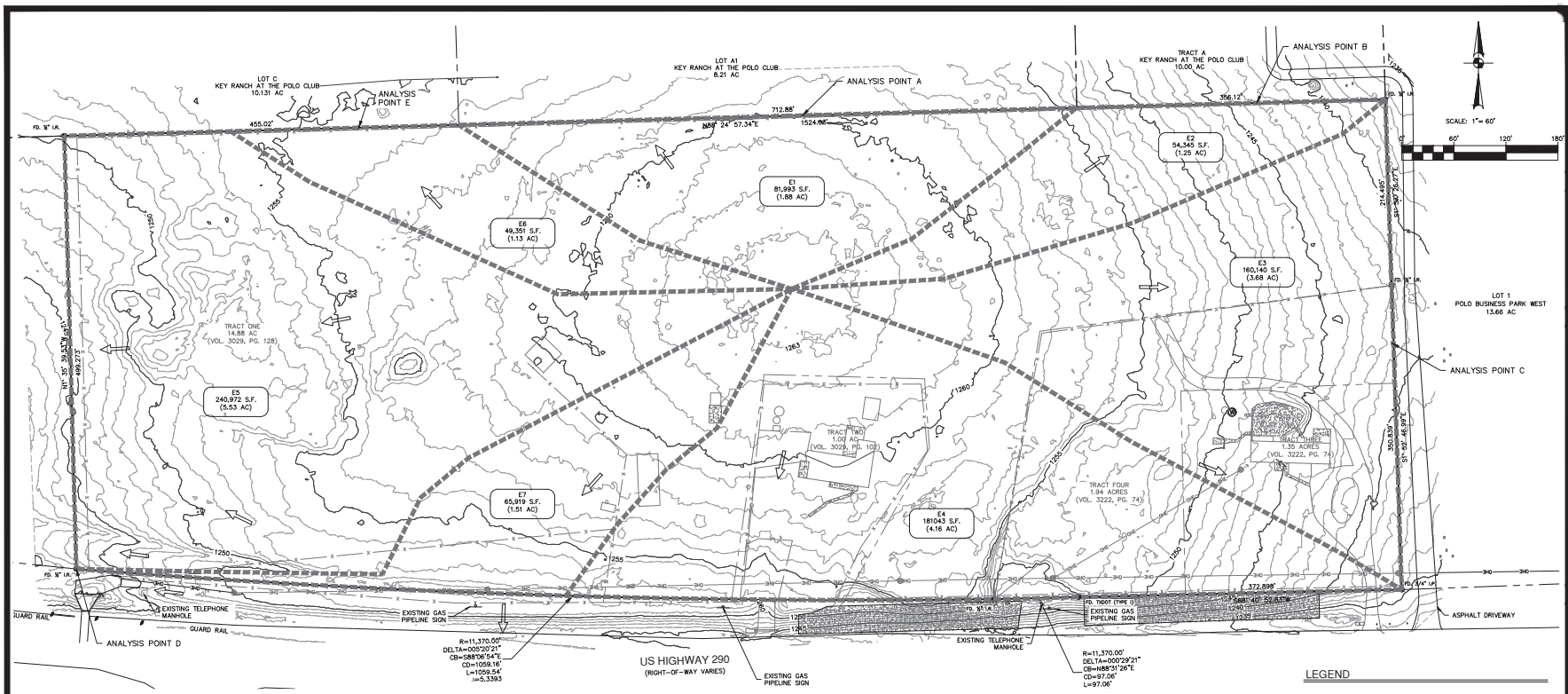
ARIZA DRIPPING SPRINGS MUTIFAMILY
13900 W. US-290, DRIPPING SPRINGS, TEXAS

PRELIMINARY UTILITY PLAN

JOB NO. 51312-00
DATE FEBRUARY 2022
DESIGNER HJG
CHECKED EAL DRAWN GM
SHEET 06 OF 09

Date: Apr 25, 2022, 4:45pm User ID: AKolls
File: S:\Projects\51X\51312\00\02 Preliminary\Civil\U\051312-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



LEGEND

- DRAINAGE BOUNDARY
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- TC FLOW LINE
- 760 EXISTING CONTOUR LINE
- EXISTING DRAINAGE FLOW ARROW
- E-1 XX,XXX S.F. (X.XX AC) DRAINAGE AREA

ANALYSIS POINTS:

A. TO ADJACENT PROPERTY: LOT A1, KEY RANCH AT THE POLO CLUB.
B. TO ADJACENT PROPERTY: TRACT A, KEY RANCH AT THE POLO CLUB.
C. TO ADJACENT PROPERTY: LOT 1, POLO BUSINESS PARK WEST.
D. TO EXISTING INFRASTRUCTURE IN TXDOT ROW FOR US HIGHWAY 290.
E. TO ADJACENT PROPERTY: 7.155 AC TRACT WEST OF SITE.
F. TO ADJACENT PROPERTY: LOT C, KEY RANCH AT THE POLO CLUB.

Drainage Area	Area		Area		Impervious Area			Weighted CN
	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(%)	
E1	81,993	1.88	81,993	1.88	0	0.00	0%	85.00
E2	54,345	1.25	54,345	1.25	0	0.00	0%	85.00
E3	160,140	3.68	145,231	3.33	14,909	0.34	9%	85.93
E4	181,043	4.16	174,112	4.00	6,931	0.16	4%	85.38
E5	240,972	5.53	240,078	5.51	893	0.02	0%	85.04
E6	49,351	1.13	49,351	1.13	0	0.00	0%	85.00
E7	65,919	1.51	64,354	1.48	1,565	0.04	2%	85.24
Total	**833,764**	**19.14**	**809,466**	**18.58**	**24,298**	**0.56**	**3%**	**85.29**

Drainage Area Comparison Table

Condition	Analysis Point A	Analysis Point B	Analysis Point C	Analysis Point D	Analysis Point E
2-Year Flow (CFS)					
Pre-Development	6.40	3.90	12.50	71.90	3.80
Post-Development	4.90	0.70	6.60	27.90	3.60
10-Year Flow (CFS)					
Condition	**Analysis Point A**	**Analysis Point B**	**Analysis Point C**	**Analysis Point D**	**Analysis Point E**
Pre-Development	11.20	6.90	21.40	71.90	6.70
Post-Development	8.60	1.20	15.50	46.90	6.30
25-Year Flow (CFS)					
Condition	**Analysis Point A**	**Analysis Point B**	**Analysis Point C**	**Analysis Point D**	**Analysis Point E**
Pre-Development	14.40	8.90	46.00	92.00	8.60
Post-Development	11.10	1.50	4.00	59.30	8.10
100-Year Flow (CFS)					
Condition	**Analysis Point A**	**Analysis Point B**	**Analysis Point C**	**Analysis Point D**	**Analysis Point E**
Pre-Development	19.80	12.20	36.90	125.90	11.80
Post-Development	15.20	2.00	34.80	80.00	11.10

Existing Drainage Area Calculations

Drainage Area	Flow Destination	Area (SF)	Area (AC)	% IC	Lag Time (min)	Runoff (CFS) Q_2	Q_{10}	Q_{25}	Q_{100}
E1	Flows overland to Analysis Point A	81,993	1.88	0%	6.59	6.40	11.20	14.40	19.80
E2	Flows overland to Analysis Point B	54,345	1.25	0%	7.86	3.90	6.90	8.90	12.20
E3	Flows overland to Analysis Point C	160,140	3.68	9%	7.90	12.50	21.40	27.20	36.90
E4	Flows overland to Analysis Point D	181,043	4.16	4%	3.79	22.80	39.80	50.70	69.30
E5	Flows overland to Analysis Point D	240,972	5.53	0%	8.01	17.60	31.00	39.90	54.70
E6	Flows overland to Analysis Point E	49,351	1.13	0%	7.30	3.80	6.70	8.60	11.80
E7	Flows overland to Analysis Point D	65,919	1.51	2%	8.56	0.60	1.10	1.40	1.90
TOTAL	-	**833,764**	**19.14**	**3%**	-	**67.60**	**118.10**	**151.10**	**206.60**

NOTES:

1. EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD SURVEY DATA FROM 01/12/22.
2. SOIL ON-SITE IS HYDROLOGIC SOIL GROUP D PER THE NRCS WEB SOIL SURVEY ACCESSED ONLINE ON 01/12/22.
3. DRAINAGE CALCULATIONS WERE PERFORMED USING HEC-HMS 4.2 AND ATLAS-14 RAINFALL DATA.

NO.	REVISION	DATE

STATE OF TEXAS
SHELLY MITCHELL
103662
LICENSED
PROFESSIONAL ENGINEER
04/25/2022
Shelly Mitchell

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

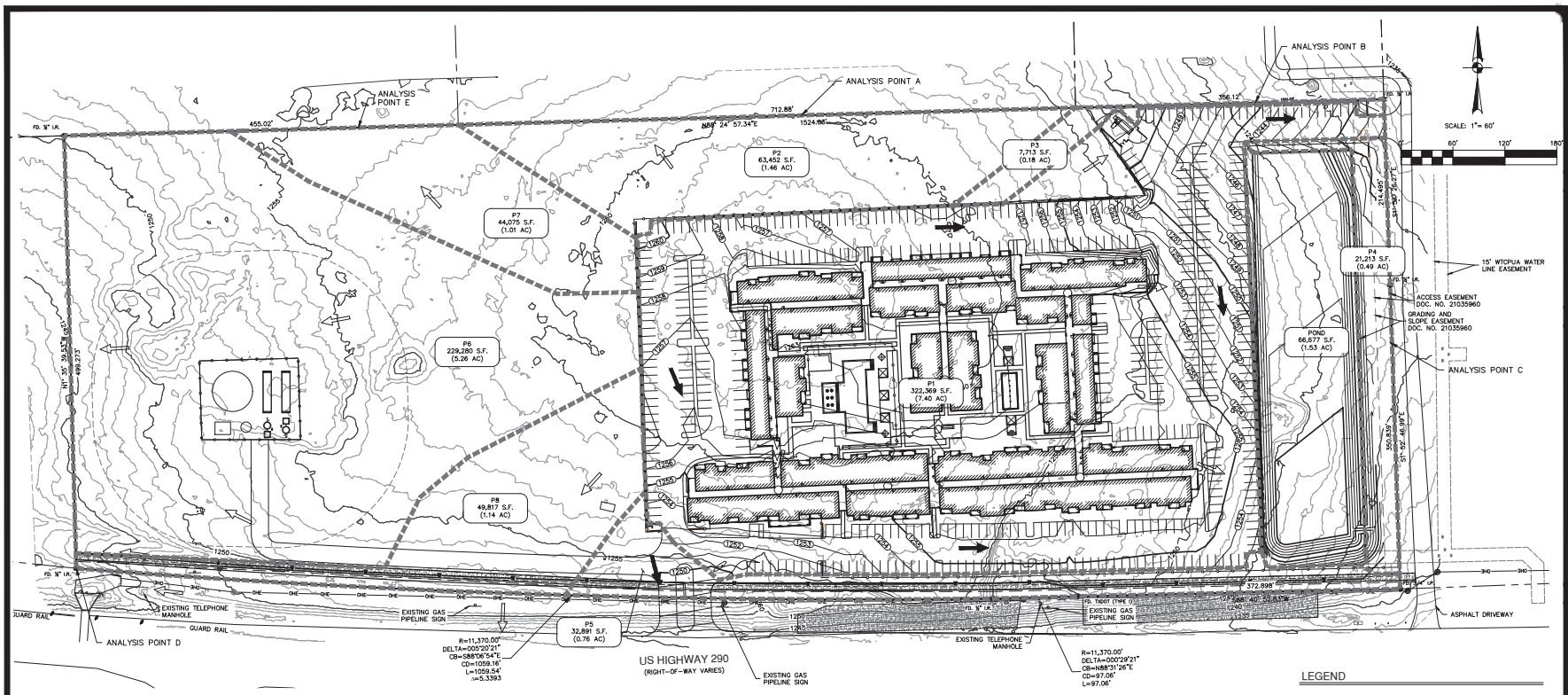
ARIZA DRIPPING SPRINGS MUTIFAMILY
13900 W. US-290, DRIPPING SPRINGS, TEXAS

EXISTING DRAINAGE AREA MAP

JOB NO. 51312-00
DATE FEBRUARY 2022
DESIGNER HJG
CHECKED EAL DRAWN GM
SHEET 07 OF 09

Date: Apr 25, 2022, 4:45pm User ID: AKolfa
File: J:\Projects\51X\51X00\51X-Fleischer\Civil\05051312-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



LEGEND

- DRAINAGE BOUNDARY
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING CONTOUR LINE (760)
- PROPOSED CONTOURS (790)
- EXISTING DRAINAGE FLOW ARROW
- DRAINAGE AREA (P# XX,XXX S.F. (X.XX AC))

NOTES:

1. EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD SURVEY DATA FROM JANUARY 2022.
2. EXISTING RUNOFF CALCULATIONS PERFORMED USING HEC-HMS 4.2 AND ATLAS 14 RAINFALL DATA.
3. SEE SHEET 09 FOR THE PROPOSED POND ON-SITE.

Drainage Area	Area (SF)	Area (AC)	Pervious Area (SF)	Pervious Area (AC)	Impervious Area (SF)	Impervious Area (AC)	Impervious Area (%)	Weighted CN
P1	322,369	7.40	53,563	1.23	268,807	6.17	83%	93.34
P2	63,452	1.46	63,452	1.46	0	0.00	0%	85.00
P3	7,713	0.18	7,713	0.18	0	0.00	0%	85.00
P4	21,213	0.49	21,213	0.49	0	0.00	0%	85.00
P5	32,891	0.75	13,254	0.30	19,637	0.45	60%	90.97
P6	229,280	5.26	216,767	4.98	12,512	0.29	5%	85.55
P7	44,075	1.01	44,075	1.01	0	0.00	0%	85.00
P8	49,817	1.14	45,289	1.04	4,528	0.10	9%	85.91
POND	66,677	1.53	66,678	1.53	0	0.00	0%	85.00
TOTAL	**837,487**	**19.23**	**532,004**	**12.21**	**305,484**	**7.01**	**36%**	**88.65**

Drainage Area Comparison Table

Condition	Analysis Point A	Analysis Point B	Analysis Point C	Analysis Point D	Analysis Point E
2-Year Flow (CFS)					
Pre-Development	6.40	3.90	12.50	71.90	3.80
Post-Development	4.90	0.70	6.60	27.90	3.60
10-Year Flow (CFS)					
Pre-Development	11.20	6.90	21.40	71.90	6.70
Post-Development	8.60	1.20	15.50	46.90	6.30
25-Year Flow (CFS)					
Pre-Development	14.40	8.90	46.00	92.00	8.60
Post-Development	11.10	1.50	4.00	59.30	8.10
100-Year Flow (CFS)					
Pre-Development	19.80	12.20	36.90	125.90	11.80
Post-Development	15.20	2.00	34.80	80.00	11.10

Proposed Drainage Area Calculations

Drainage Area	Flow Destination	Area (SF)	Area (AC)	% IC	Lag Time (min)	Runoff (CFS) Q_2	Q_{10}	Q_{25}	Q_{100}
P1	Flows through proposed storm sytem to Detention Pond	322,369	7.40	83%	5.58	36.30	55.00	67.20	88.20
P2	Flows overland to Analysis Point A	63,452	1.46	0%	7.20	4.90	8.60	11.10	15.20
P3	Flows overland to Analysis Point B	7,713	0.18	0%	6.76	0.70	1.20	1.50	2.00
P4	Flows overland to Analysis Point C	21,213	0.49	0%	6.42	1.80	3.10	4.00	5.50
P5	Flows overland to Analysis Point D	32,891	0.75	60%	5.77	8.60	13.40	16.50	21.70
P6	Flows overland to Analysis Point D	229,280	5.26	5%	6.90	18.40	31.90	40.70	55.50
P7	Flows overland to Analysis Point E	44,075	1.01	0%	6.30	3.60	6.30	8.10	11.10
P8	Flows overland to Analysis Point D	49,817	1.14	9%	6.24	0.90	1.60	2.10	2.80
POND	Outfalls to Analysis Point C	66,677	1.53	0%	6.24	4.80	12.40	18.80	29.30
TOTAL	-	**837,487**	**19.23**	**36%**	-	**43.70**	**78.50**	**102.80**	**143.10**

NO.	REVISION	DATE

SHELLY MITCHELL 103662 LICENSED PROFESSIONAL ENGINEER
04/25/2022
Shelly Mitchell

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

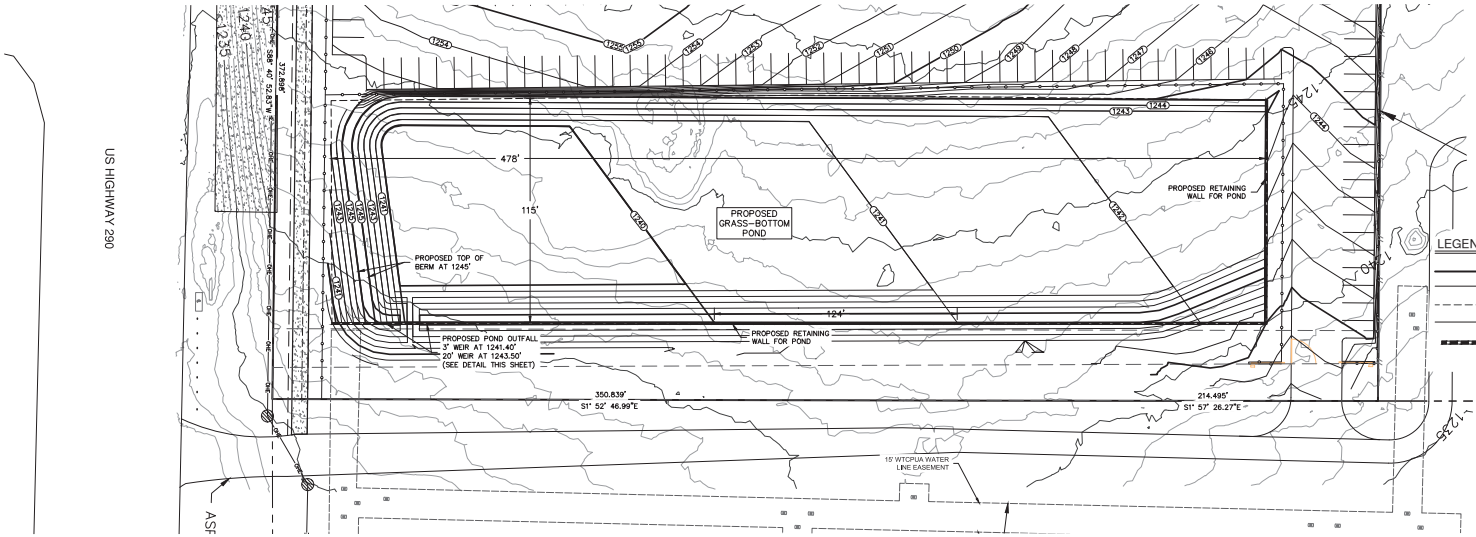
ARIZA DRIPPING SPRINGS MUTIFAMILY
13900 W. US-290, DRIPPING SPRINGS, TEXAS

PROPOSED DRAINAGE AREA MAP

JOB NO. 51312-00
DATE FEBRUARY 2022
DESIGNER HJG
CHECKED EAL DRAWN GM
SHEET 08 OF 09

Date: Apr 25, 2022, 4:45pm User ID: AKollis
File: J:\Projects\51X\51X100\51X-Elementary\Dwg\05\51312-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.


US HIGHWAY 290
PROPOSED GRASS-BOTTOM POND
PROPOSED TOP OF BERM AT 1245'
PROPOSED POND OUTFALL 3' WEIR AT 1241.40' 20' WEIR AT 1243.50' (SEE DETAIL THIS SHEET)
PROPOSED RETAINING WALL FOR POND
PROPOSED RETAINING WALL FOR POND
478'
115'
124'
350.839'
S1° 52' 46.99"E
214.495'
S1° 57' 26.27"E
15' WTCPUA WATER LINE EASEMENT
372.898'
S88° 40' 52.87"W
1240
1235
1245
1250
1255
1260
1265
1270
1275
1280
1285
1290
1295
1300
1305
1310
1315
1320
1325
1330
1335
1340
1345
1350
1355
1360
1365
1370
1375
1380
1385
1390
1395
1400
1405
1410
1415
1420
1425
1430
1435
1440