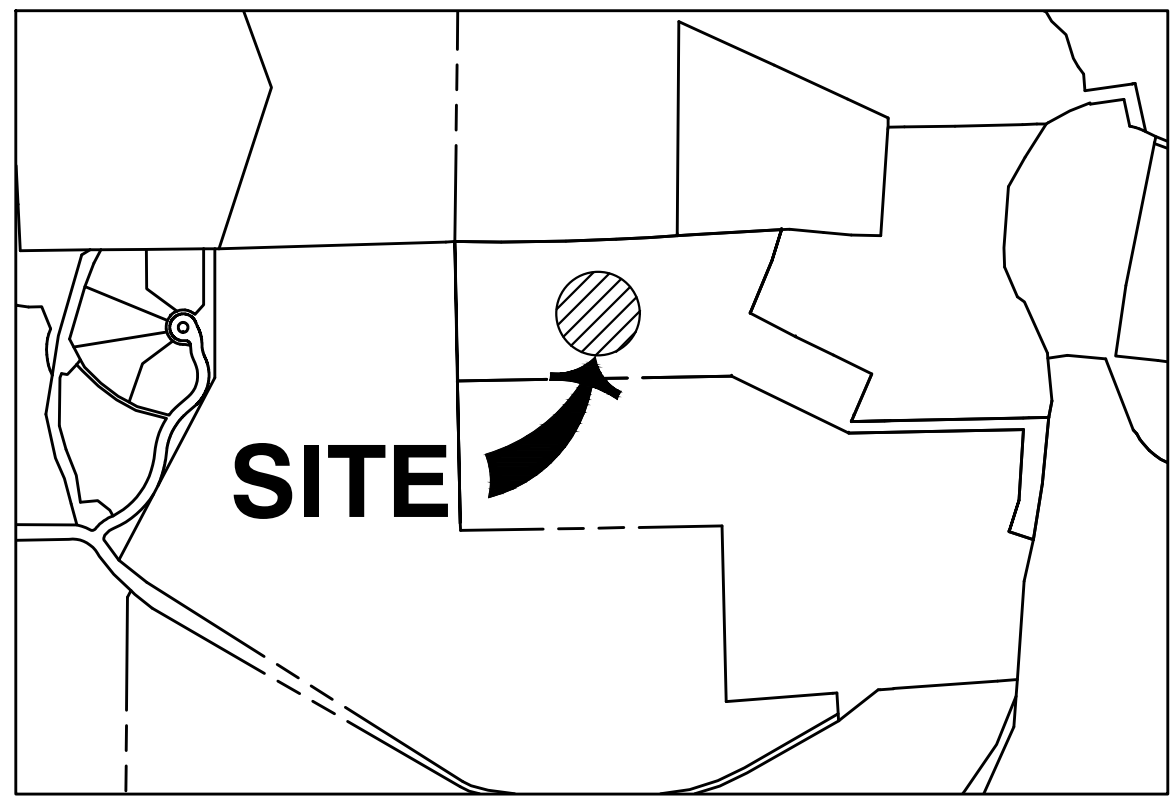


# PRELIMINARY PLAT

FOR

## OVERLOOK AT BUNKER RANCH

CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX



VICINITY MAP  
SCALE: 1"=1000'



### OWNER/TEAM INFORMATION

#### CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550  
AUSTIN, TX 78746  
PH: (512) 439-0400  
CONTACT: BRIAN ESTES, PE

#### OWNER / DEVELOPER

OVERLOOK AT BUNKER RANCH, LLC  
STEVE HARREN  
6836 BEE CAVES ROAD  
AUSTIN, TEXAS 78746

#### LAND SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550  
AUSTIN, TX 78746  
PH: (512) 439-0400  
CONTACT: FRANK FUNK, RPLS

### SUMMARY

#### AREAS

LOTS 16.47 AC. 90%  
R.O.W. 1.78 AC. 10%  
TOTAL= 18.25 AC.

#### IMPERVIOUS COVER

ASPHALT 30,677 S.F.  
CURB & GUTTER 4,016 S.F.  
ASSUMED I.C. PER LOT 10,000 S.F.

IMPERVIOUS COVER TOTAL 154,693 S.F.  
IMPERVIOUS COVER TOTAL 3.55 AC.  
TOTAL AREA 18.25 AC.

IMPERVIOUS COVER 19.5%

#### LOT COUNT

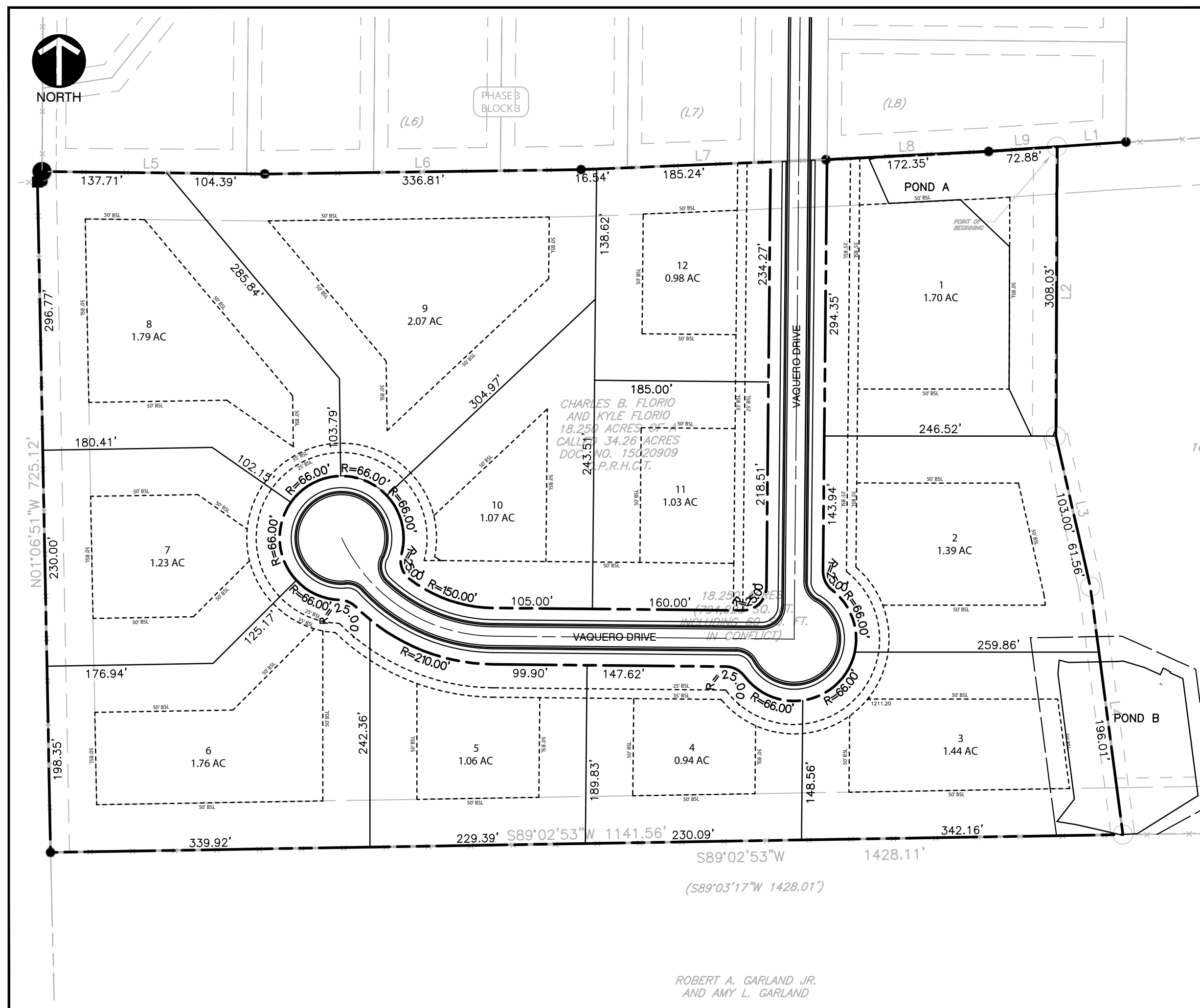
NUMBER OF LOTS = 12  
AVERAGE LOT = 1.37 AC.  
TOTAL PHASE = 18.25 AC.

#### BUILDING SETBACKS

FRONT = 35'  
BACK = 50'  
SIDE = 50'

#### PLAT NOTES

- 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.
- ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
- NO PORTION OF THIS TRACT FALLS WITHIN FEMA 1% ANNUAL CHANCE FLOOD HAZARD AREA PER FEMA PANEL 48209C0085F DATED 9/2/2005
- WATER PROVIDER: DRIPPING SPRINGS WATER SUPPLY CORP.
- SURFACE WATER WILL BE USED FOR THIS PROJECT, WITH COMPLIANCE WITH LCRA AND USFWS
- GROUND WATER WILL BE USED FOR THIS PROJECT.
- NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- 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.



SITE MAP  
SCALE: 1"=100'

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

### 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 1/2 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. 16011837, 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.T.;

THENCE, ALONG THE COMMON LINE OF SAID 34.26 ACRE TRACT AND OF SAID 5.01 ACRE TRACT, S86°47'54"W, A DISTANCE OF 543.83 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERLY COMMON CORNER OF SAID 5.01 ACRE TRACT AND OF THE REMAINDER OF A CALLED 111.67 ACRE TRACT CONVEYED TO BUNKER RANCH, LLC BY DEED OF RECORD IN DOCUMENT NO. 16020931, O.P.R.H.C.T.;

THENCE, ALONG THE 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 FEET TO A 1/2 INCH IRON ROD WITH "CEC" CAP SET FOR THE 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 1/2 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 00025571, 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 1/2 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 1/2 INCH IRON ROD;
- N87°07'43"E, A DISTANCE OF 173.46 FEET TO A FOUND 1/2 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.

NO.	DATE	REVISION RECORD DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
3711 South Mopac Expressway - Building 1, Suite 550 - Austin, TX 78746  
Ph: 512.439.0400 - Fax: 512.329.0096  
www.ceshc.com

**OVERLOOK AT BUNKER RANCH, LLC**  
**OVERLOOK AT BUNKER RANCH**  
**DRIPPING SPRINGS, HAYS COUNTY, TX**

COVER SHEET	
DATE:	MARCH, 2021
DRAWN BY:	BRIAN ESTES
DRAFT SCALE:	1"=60'
CHECKED BY:	BRIAN ESTES
PROJECT NO.:	304-065
APPROVED BY:	BRIAN ESTES

APPROVED BY:

CITY ADMINISTRATOR \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_

APPROVED BY:

DRIPPING SPRINGS WATER SUPPLY CORPORATION \_\_\_\_\_

HAYS COUNTY ESD #6 \_\_\_\_\_

SITE PERMIT NUMBER \_\_\_\_\_

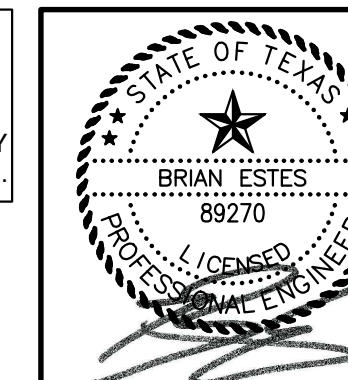
SUBMITTED BY: BRIAN ESTES, PE

03/15/21

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION FOR FORMAL CITY APPROVAL.



**!!! 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.



A:\100-2001\100-065-065-0000\Drawings\Phase 1\001\100-065-065-0000-001 - COVER SHEET.dwg (15/03/2021 3:53 PM)



PHASE 3  
BLOCK 3

P & H FAMILY LIMITED  
PARTNERSHIP NO. 1  
CALLED 60.25 ACRES  
DOC. NO. 00025538  
O.P.R.H.C.T.

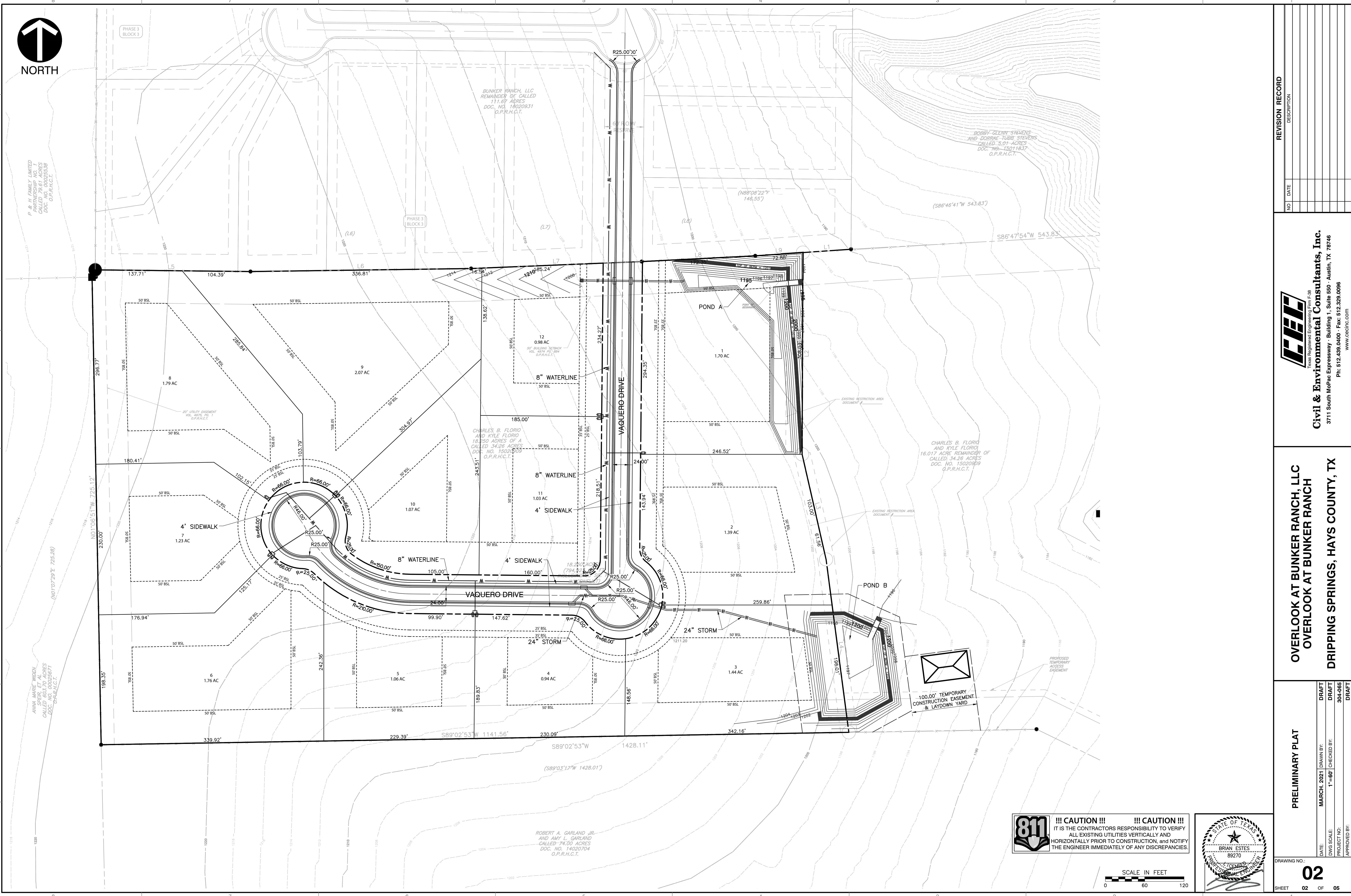
BUNKER RANCH, LLC  
REMAINDER OF CALLED  
111.69 ACRES  
DOC. NO. 18020931  
O.P.R.H.C.T.

BOBBY GLENN STEWENS  
AND DORRINE TUBB STEWENS  
CALLED 3.01 ACRES  
DOC. NO. 15011837  
O.P.R.H.C.T.

ANNA MARIE WIDEN  
CALLED 60.370 ACRES  
DOC. NO. 00025671  
O.P.R.H.C.T.

ROBERT A. GARLAND JR.  
AND AMY L. GARLAND  
CALLED 74.00 ACRES  
DOC. NO. 14020704  
O.P.R.H.C.T.

PL 130-2001-001-0002 [Copy] Phase 3 (07) Preliminary Plans 1304085-001-0002 - PRELIMINARY PLAT 15/03/2021 - ammawid - LP 3/15/2021 3:53 PM



NO.	DATE	REVISION RECORD	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
 3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746  
 Ph: 512.439.0400 - Fax: 512.329.0096  
 www.cecinc.com

**OVERLOOK AT BUNKER RANCH, LLC  
 OVERLOOK AT BUNKER RANCH  
 DRIPPING SPRINGS, HAYS COUNTY, TX**

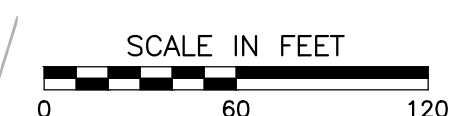
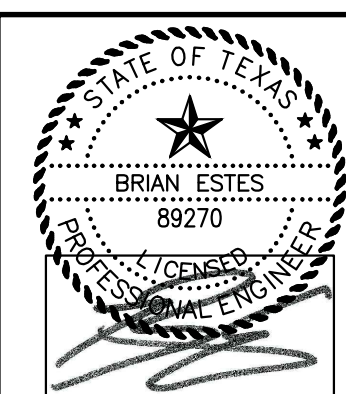
**PRELIMINARY PLAT**

DATE: MARCH, 2021 | DRAWN BY: [ ]  
 DWG SCALE: 1"=60' | CHECKED BY: [ ]  
 PROJECT NO: 304-065  
 APPROVED BY: [ ]

DRAFT  
 DRAFT  
 304-065  
 DRAFT

DRAWING NO. **02**  
 SHEET 02 OF 05

**811 !!! CAUTION !!! !!! 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.







**Time of Concentration (TR-55 method) - Proposed Site Conditions**

Subbasin	PR-1	PR-2	PR-3
<b>Area</b>			
sf	392475	154466.85	247944
ac	9.01	3.55	5.69
sq mi	0.014078	0.0055407	0.008894
<b>Impervious</b>			
%	19%	20%	22%
<b>Pervious</b>			
Cn	82	82	82
<b>Composite</b>			
Cn	85	85	86
<b>Sheet Flow</b>			
Slope	0.0100	0.0100	0.0134
Length	300	190	300
Roughness	0.0805	0.15	0.1036
Time	0.28	0.32	0.30
<b>Shallow Concentrated</b>			
Slope	0.0191	0.0150	0.0185
Length	157	502	100
Paved?	u	p	u
Time	0.02	0.06	0.01
<b>Channel Flow</b>			
Slope	0.0520	0.0200	0.0100
Length	286	387	0
Velocity	14.69	13.24	6.44
Time	0.005	0.008	0.000
<b>Summary</b>			
Travel Time	0.30	0.38	0.32
Tc	18.22	22.93	18.96
Lag Time	10.93	13.76	11.37
<b>Existing Run-off Values from HEC-HMS</b>			
2 Year	17.70	6.60	11.30
10 Year	34.00	12.70	21.50
25 Year	46.60	17.40	29.40
100 Year	70.50	26.20	44.20

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

NO.	DATE	DESCRIPTION

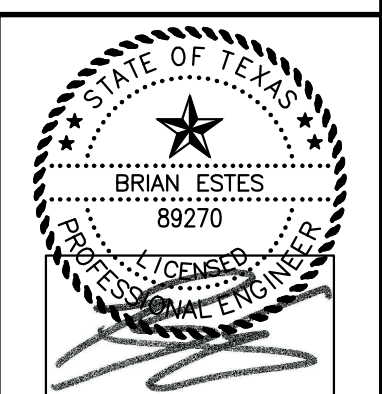
**Civil & Environmental Consultants, Inc.**  
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 Ph: 512.439.0400 - Fax: 512.329.0096  
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**OVERLOOK AT BUNKER RANCH, LLC  
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 DRIPPING SPRINGS, HAYS COUNTY, TX**

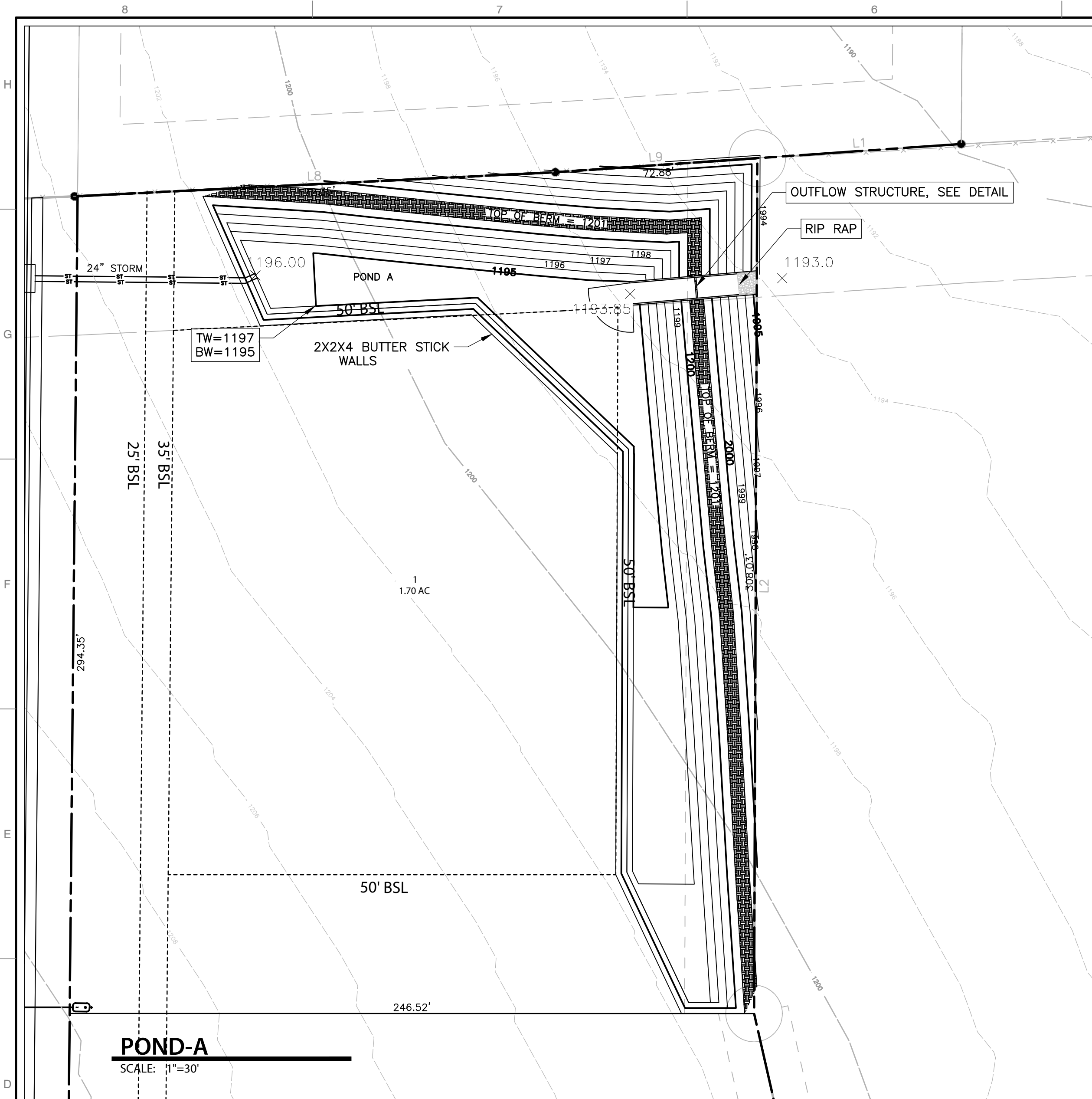
**PROPOSED DRAINAGE AREA MAP**

DATE:	MARCH, 2021	DRAWN BY:	
DWG SCALE:	1"=60'	CHECKED BY:	
PROJECT NO:	304-065	APPROVED BY:	

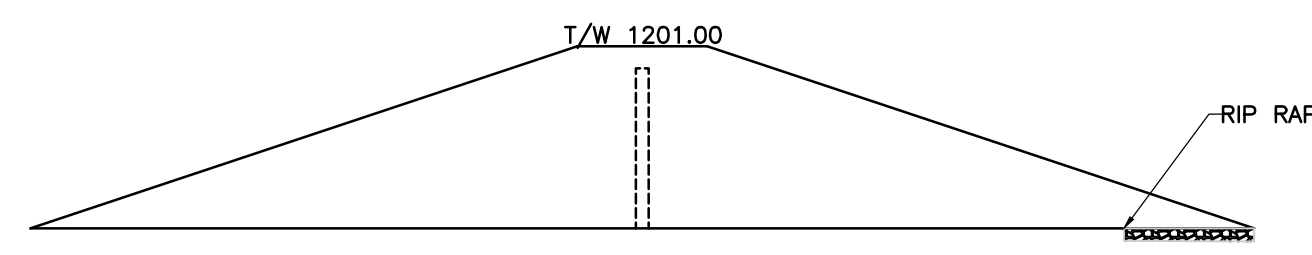
**811 !!! CAUTION !!!**  
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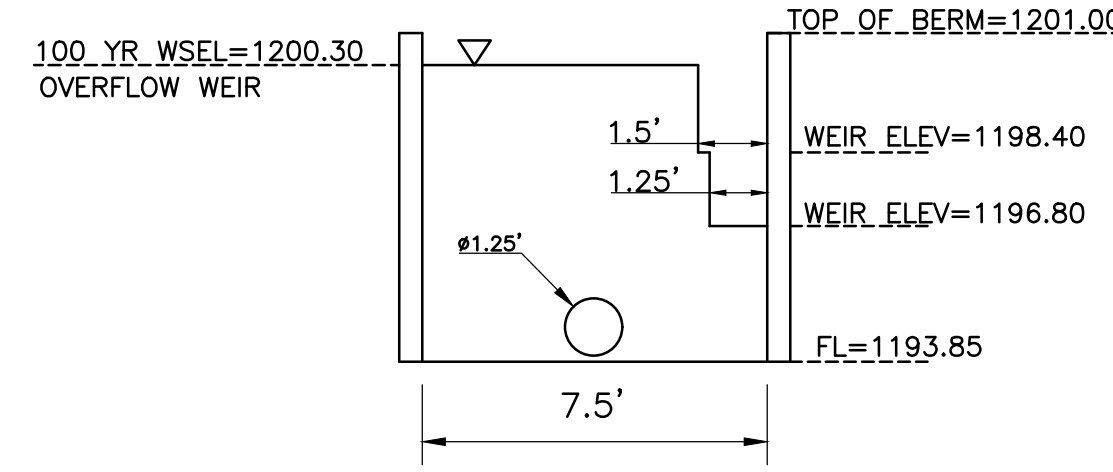
A:\100-2001-001-0000\Drawings\Phase 3\Phase 3\Proposed DMU LSC\15\2021 - amm\mmx.dwg - Proposed DMU LSC\15\2021 - amm\mmx.dwg - LP: 3/15/2021 3:54 PM



**POND-A**  
SCALE: 1"=30'



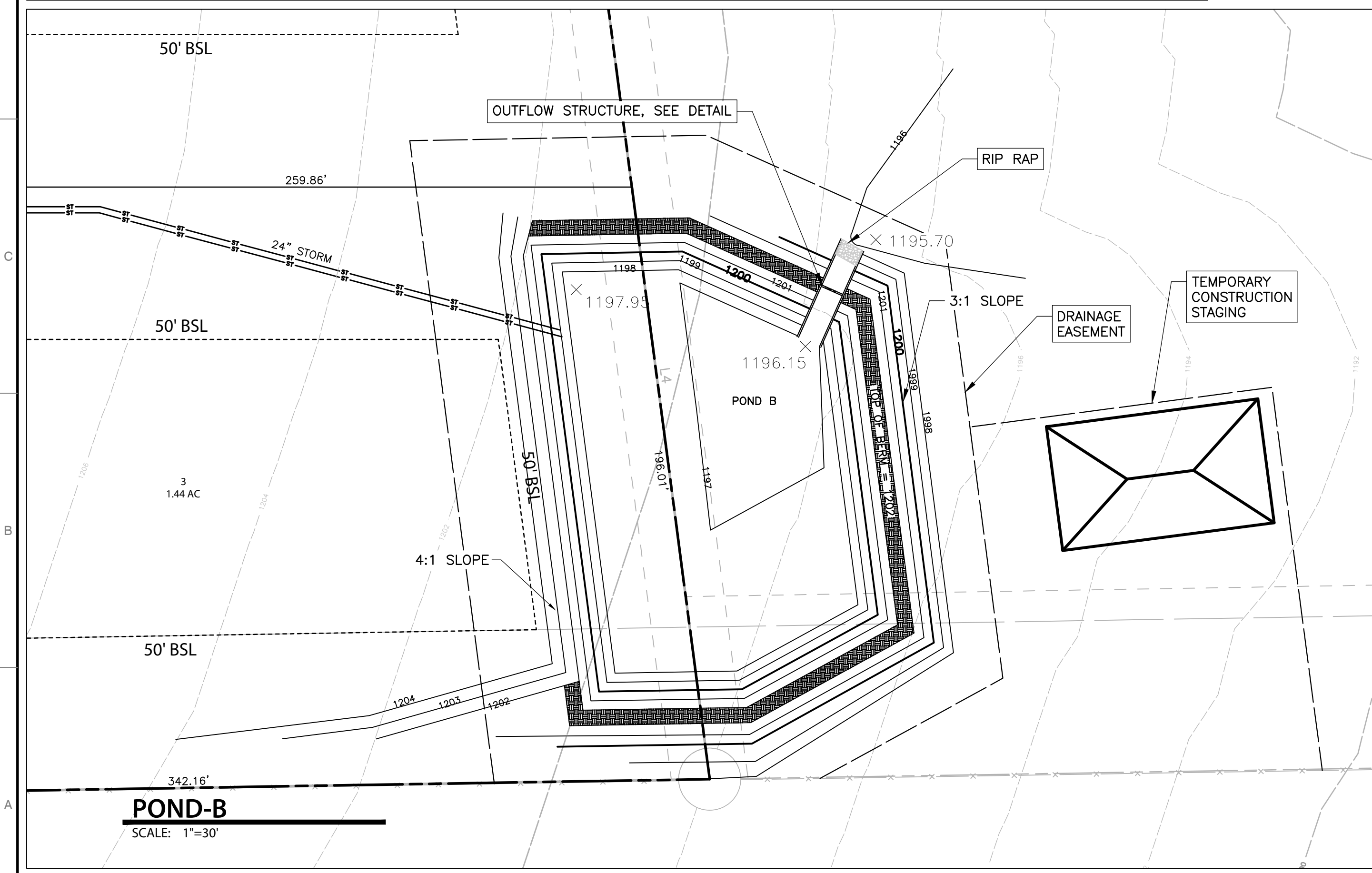
**A SIDE VIEW CROSS SECTION - POND A**  
SCALE: NTS



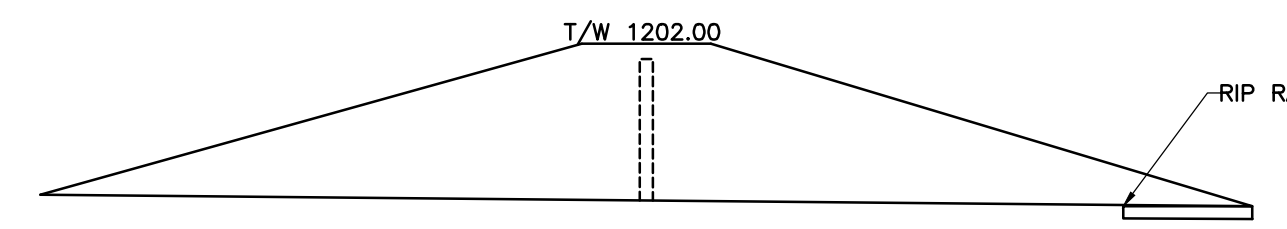
**B OUTFALL CROSS SECTION - POND A**  
SCALE: NTS

FLORIO POND A-Detention Pond Stage Values					
Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1193.85	0.00	0.00000	0 cf	0 cf	0.0000
1194.0	192.00	0.00441	14	14	0.0003
1195.0	3567.00	0.08189	1,880	1,894	0.0435
1196.0	6671.00	0.15315	5,119	7,013	0.1610
1197.0	9171.00	0.21054	7,921	14,934	0.3428
1198.0	10438.00	0.23962	9,805	24,738	0.5679
1199.0	12550.00	0.28811	11,494	36,232	0.8318
1200.0	13874.00	0.31850	13,212	49,444	1.1351
1201.0	16077.00	0.36908	14,976	64,420	1.4789

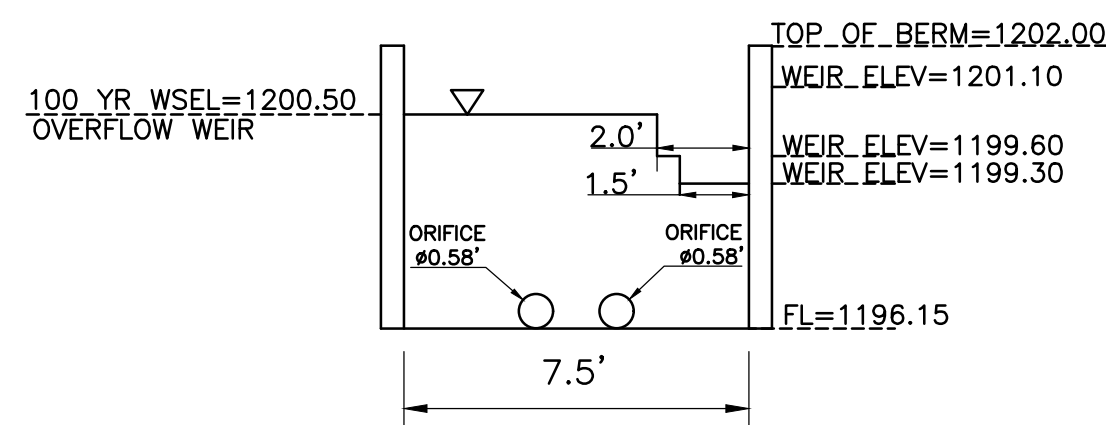
Pond A - Detention Pond Values from HEC-HMS Hydrologic Modeling Software				
Storm Event	Q-Ex (cfs)	Q-Pr (cfs)	PR-Routed (cfs)	WS Elevation (ft)
2-yr	15.30	17.70	9.8	1197
10-yr	31.00	34.00	21.6	1198.5
25-yr	43.20	46.60	33.7	1199.3
100-yr	66.10	70.50	55.6	1200.3



**POND-B**  
SCALE: 1"=30'



**C SIDE VIEW CROSS SECTION - POND B**  
SCALE: NTS



**D OUTFALL CROSS SECTION - POND B**  
SCALE: NTS

FLORIO POND B-Detention Pond Stage Values					
Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1196.2	0 sf	0.00000	0 cf	0 cf	0.0000
1197.0	2425 sf	0.05567	1,031	1,031	0.0237
1198.0	9,956	0.22856	6,191	7,221	0.1658
1199.0	11,182	0.25670	10,569	17,790	0.4084
1200.0	12,475	0.28639	11,829	29,619	0.6800
1201.0	13,835	0.31761	13,155	42,774	0.9819
1202.0	15,255	0.35021	14,545	57,319	1.3159

Pond B - 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	3.70	6.60	3.2	1198
10-yr	7.40	12.70	4.2	1199.1
25-yr	10.30	17.40	6.3	1199.8
100-yr	15.70	26.20	15.3	1200.5



NORTH

NO.	DATE	REVISION RECORD	DESCRIPTION

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 3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746  
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**OVERLOOK AT BUNKER RANCH, LLC**  
**OVERLOOK AT BUNKER RANCH**  
**DRIPPING SPRINGS, HAYS COUNTY, TX**

**DETENTION POND PLAN**

DRAFT

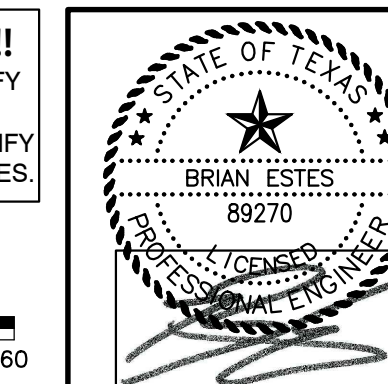
DATE: MARCH, 2021  
 DWS SCALE: 1"=30'  
 PROJECT NO: 304-065  
 APPROVED BY: [Signature]

DRAWING NO. **05**

SHEET **05** OF **05**



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A:\100-2021\100-065-10065\Draws\10065-065-000 - DETENTION POND PLAN (1/19/2021) - 3:54 PM