

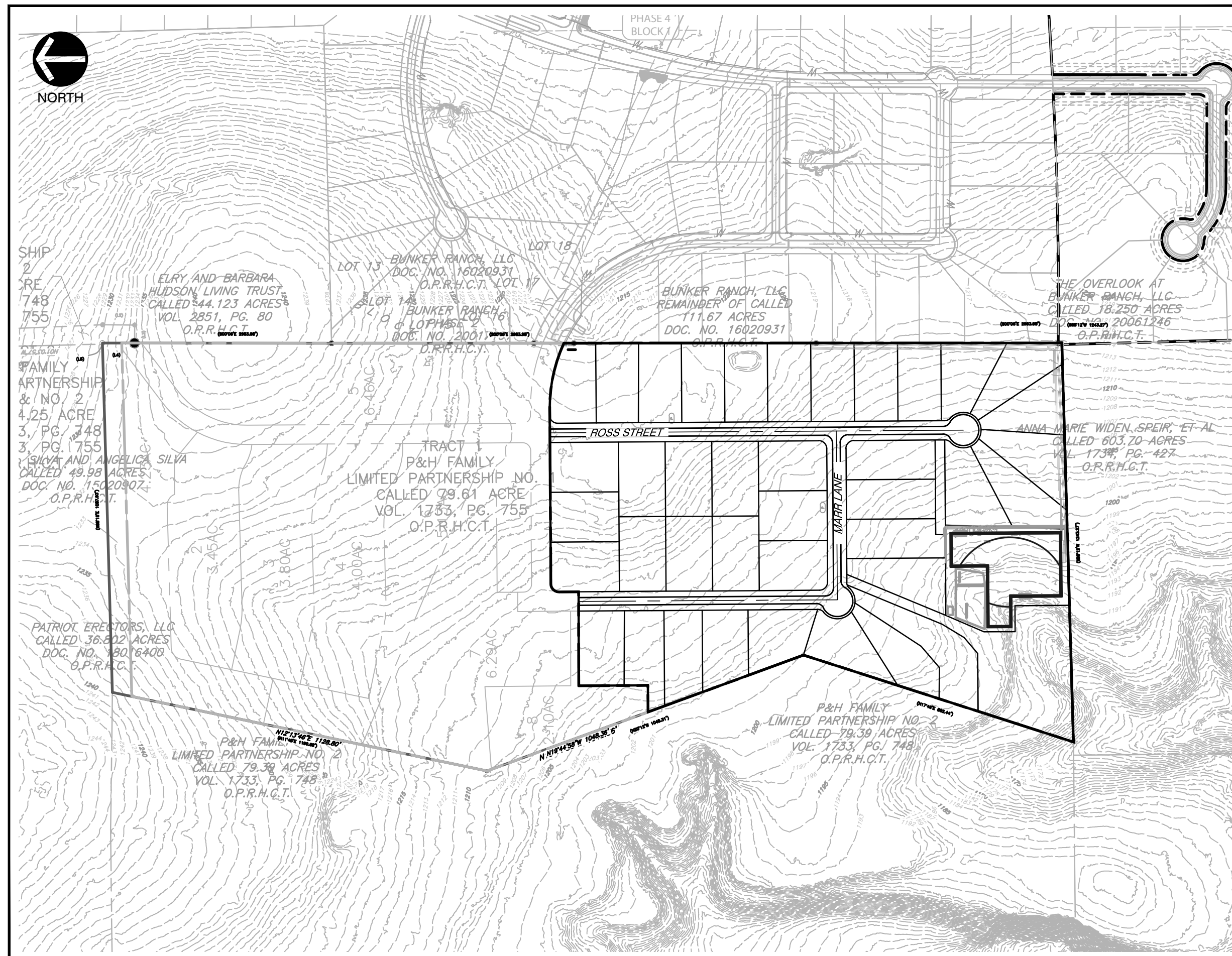
VICINITY MAP  
SCALE: 1"=1000'

# PRELIMINARY PLAT

FOR

## HARDY T LAND SOUTH

CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX



SITE MAP  
SCALE: 1"=300'

### 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

HARDY T LAND, LLC  
STEVE HARREN  
317 GRACE LANE #240  
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: SYDNEY SMITH XINOS, R.P.L.S.

### SUMMARY

FULL PURPOSE CITY LIMITS  
ZONING: SF-2

### AREAS

LOTS (40)	32.45 AC	82.5%
POND LOTS(1)	3.00 AC	7.62%
R.O.W.	3.86 AC	9.8%
TOTAL=	39.34 AC.	

### IMPERVIOUS COVER

ASPHALT = 75,103 S.F.  
ASSUMED I.C. PER RESIDENTIAL LOT = 8,500 S.F.

IMPERVIOUS COVER TOTAL = 415,103 S.F.  
IMPERVIOUS COVER TOTAL = 9.53 AC.  
TOTAL AREA = 39,341 AC.

PROPOSED IMPERVIOUS COVER = 24.2%  
MAX. ALLOWED IMPERVIOUS COVER = 40%

### LOT COUNT

NUMBER OF LOTS = 40  
AVERAGE LOT = 0.81 AC  
TOTAL = 32.45 AC

### 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.
- A 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.
- THE HOA SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES.
- DRIPPING SPRINGS WATER SUPPLY CORPORATION WILL OWN AND OPERATE THE WATER FACILITIES AS PER NOTE 4.

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	WATER & EROSION CONTROL PLAN

### LEGAL DESCRIPTION

BEING A 39.341 ACRE TRACT OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.021 ACRE TRACT BEING ALL OF TRACT 1, CONVEYED TO HARDY T LAND, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 21051171, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.)

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

**HARDY T LAND LLC**  
**HARDY T LAND SOUTH**  
**DRIPPING SPRINGS, HAYS COUNTY, TX**

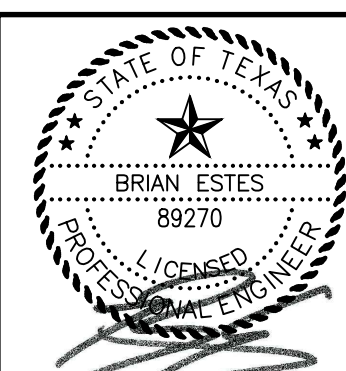
APPROVED BY:  CITY ADMINISTRATOR  CITY ENGINEER  PLANNING DIRECTOR  PLANNING & ZONING COMMISSION CHAIR	APPROVED BY:  CITY SECRETARY  DRIPPING SPRINGS WATER SUPPLY CORPORATION  HAYS COUNTY ESD #6  SITE PERMIT NUMBER
--	---

SUBMITTED BY : BRIAN ESTES, PE

12/17/2021

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

**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.



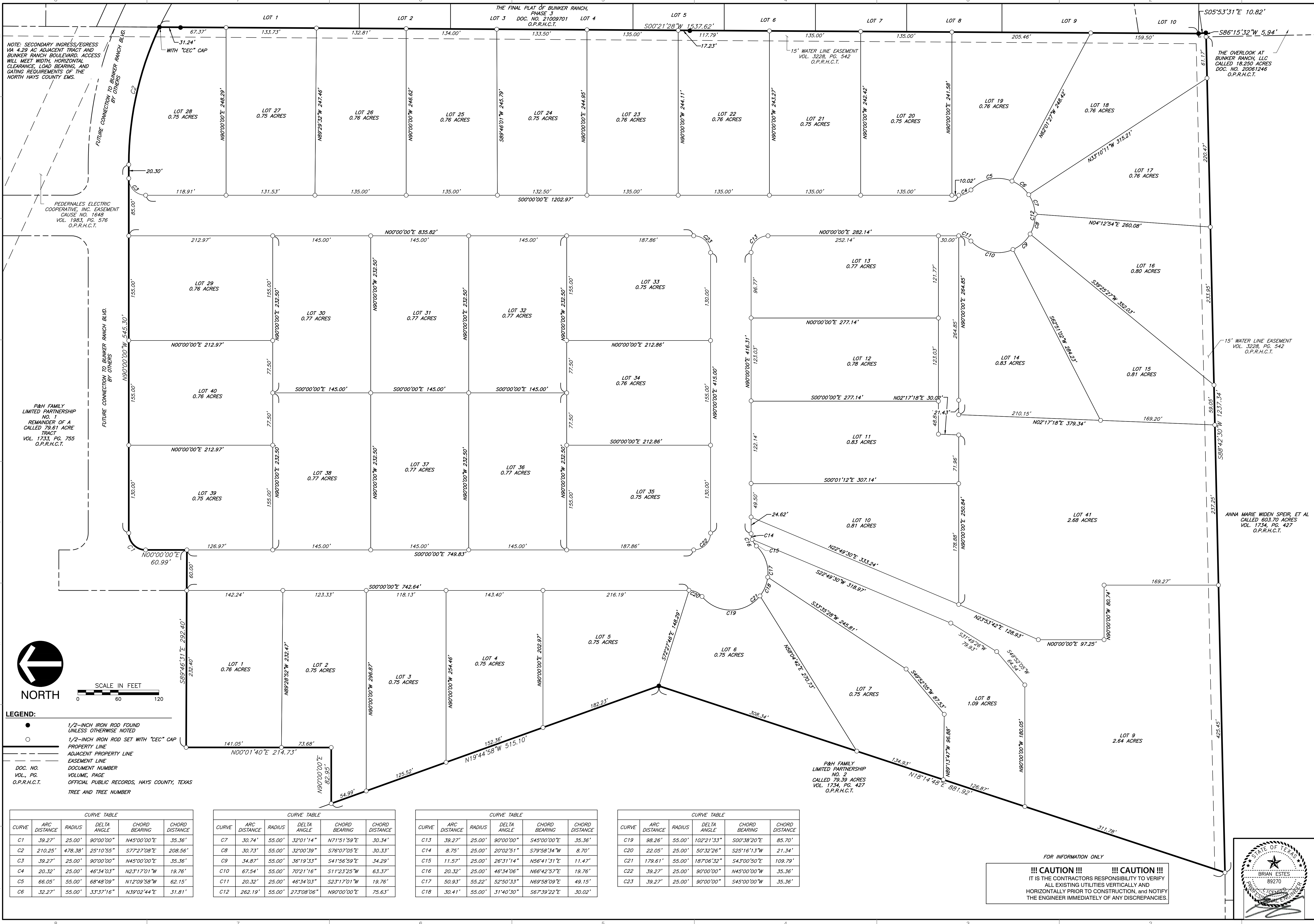
COVER SHEET

DATE: DEC. 2021 | DRAWN BY: [ ] | CHECKED BY: [ ]  
DATE: 12/17/2021 | DRAWN BY: [ ] | CHECKED BY: [ ]

STAFF: [ ]  
MISC: [ ]  
PROJECT NO: 304-065  
APPROVED BY: [ ]

DRAWING NO. **01**  
SHEET 01 OF 05

A:\300-3001\3001-0001-0002\Drawings\3001\3001 Preliminary Plans\01 - COVER SHEET.dwg (12/16/2021 10:40 PM)



NOTE: SECONDARY INGRESS/EGRESS VIA 4.29 AC ADJACENT TRACT AND BUNKER RANCH BOULEVARD. ACCESS WILL MEET WIDTH, HORIZONTAL CLEARANCE, LOAD BEARING, AND GATING REQUIREMENTS OF THE NORTH HAYS COUNTY EMS.

FUTURE CONNECTION TO BUNKER RANCH BLVD. BY OTHERS

FEDERNALES ELECTRIC COOPERATIVE, INC. EASEMENT CAUSE NO. 1648 VOL. 1983, PG. 576 O.P.R.H.C.T.

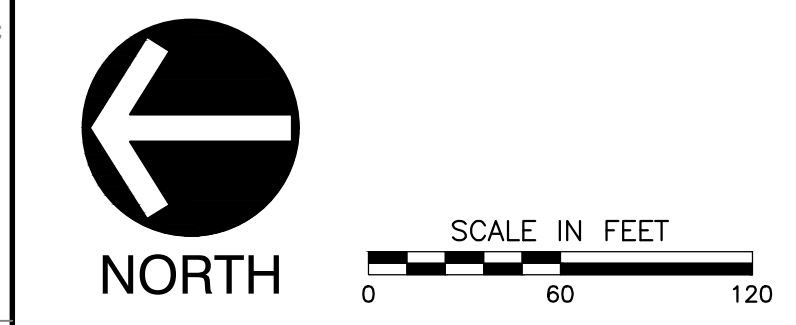
P&H FAMILY LIMITED PARTNERSHIP NO. 1 REMAINDER OF A CALLED 79.81 ACRE TRACT VOL. 1733, PG. 755 O.P.R.H.C.T.

FUTURE CONNECTION TO BUNKER RANCH BLVD. BY OTHERS

THE OVERLOOK AT BUNKER RANCH, LLC CALLED 18.250 ACRES DOC. NO. 20061246 O.P.R.H.C.T.

15' WATER LINE EASEMENT VOL. 3228, PG. 542 O.P.R.H.C.T.

ANNA MARIE WIDEN SPEIR, ET AL CALLED 603.70 ACRES VOL. 1734, PG. 427 O.P.R.H.C.T.



**LEGEND:**

- 1/2-INCH IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2-INCH IRON ROD SET WITH "CEC" CAP
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- · - · - EASEMENT LINE

DOC. NO. VOLUME, PAGE O.P.R.H.C.T.

DOCUMENT NUMBER VOLUME, PAGE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

TREE AND TREE NUMBER

CURVE	ARC DISTANCE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'00"	N45°00'00"E	35.36'
C2	210.25'	478.38'	25°10'55"	S77°27'08"E	208.56'
C3	39.27'	25.00'	90°00'00"	N45°00'00"E	35.36'
C4	20.32'	25.00'	46°34'03"	N23°17'01"W	19.76'
C5	66.05'	55.00'	68°48'09"	N12°09'58"W	62.15'
C6	32.27'	55.00'	33°37'16"	N39°02'44"E	31.81'

CURVE	ARC DISTANCE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C7	30.74'	55.00'	32°01'14"	N71°51'59"E	30.34'
C8	30.73'	55.00'	32°00'39"	S76°07'05"E	30.33'
C9	34.87'	55.00'	36°19'33"	S41°56'59"E	34.29'
C10	67.54'	55.00'	70°21'16"	S11°23'25"W	63.37'
C11	20.32'	25.00'	46°34'03"	S23°17'01"W	19.76'
C12	262.19'	55.00'	273°08'06"	N90°00'00"E	75.63'

CURVE	ARC DISTANCE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C13	39.27'	25.00'	90°00'00"	S45°00'00"E	35.36'
C14	8.75'	25.00'	20°02'51"	S79°58'34"W	8.70'
C15	11.57'	25.00'	26°31'14"	N56°41'31"E	11.47'
C16	20.32'	25.00'	46°34'06"	N66°42'57"E	19.76'
C17	50.93'	55.22'	52°50'33"	N69°58'09"E	49.15'
C18	30.41'	55.00'	31°40'30"	S67°39'22"E	30.02'

CURVE	ARC DISTANCE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C19	98.26'	55.00'	102°21'33"	S00°38'20"E	85.70'
C20	22.05'	25.00'	50°32'26"	S25°16'13"W	21.34'
C21	179.61'	55.00'	187°06'32"	S43°00'50"E	109.79'
C22	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C23	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'

FOR INFORMATION ONLY

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NO.	DATE	DESCRIPTION

**REVISION RECORD**

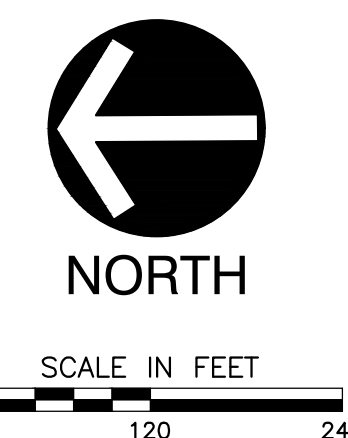
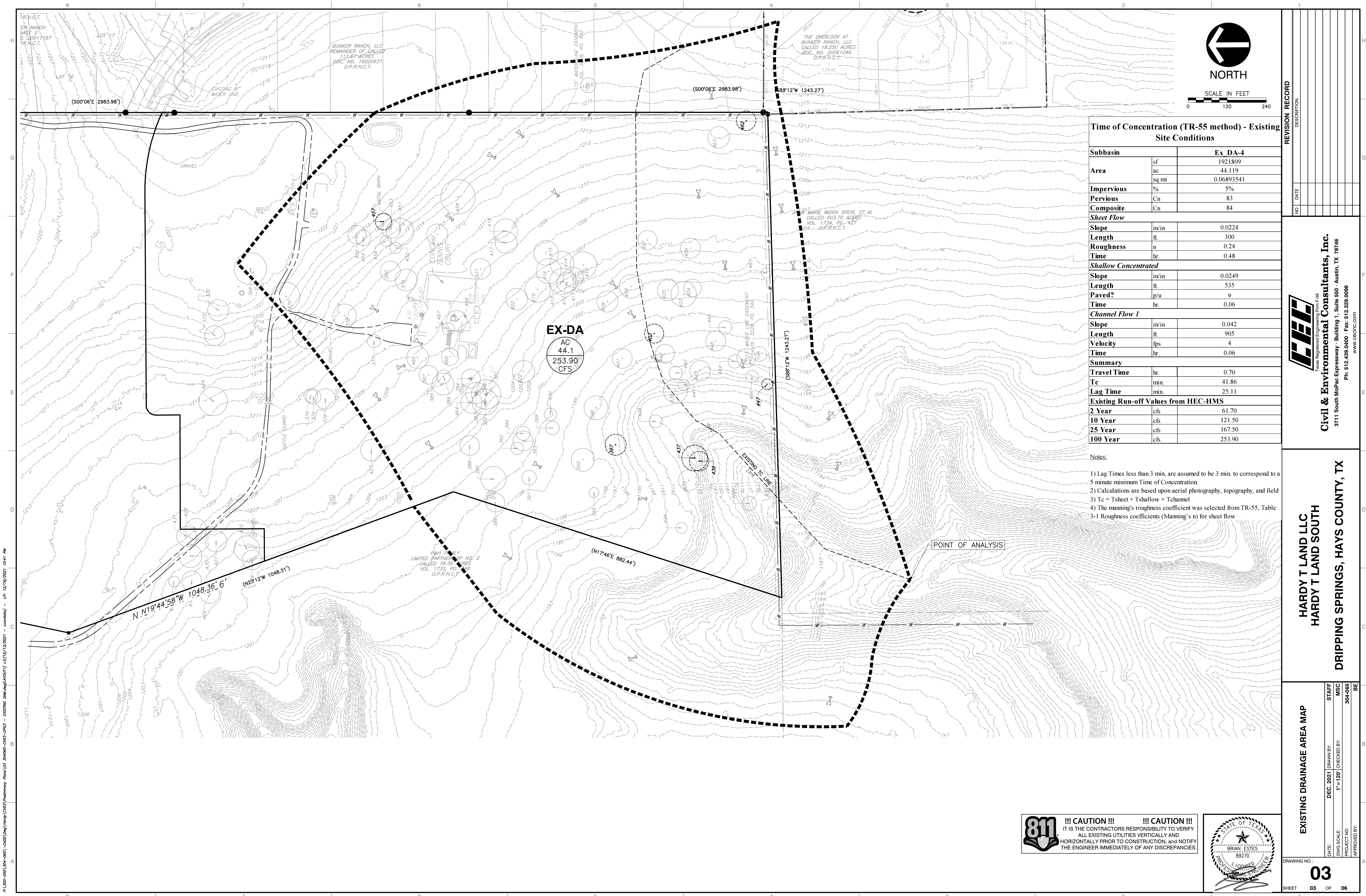
**CEC**  
Civil & Environmental Consultants, Inc.  
Texas Registered Surveying Firm 10194419 Texas Registered Engineering Firm F-38  
3711 South Mofac Expressway - Building 1, Suite 550 - Austin, TX 78746  
Ph: 512.439.0400 - Fax: 512.329.0096  
www.cecinc.com

**HARDY T LAND LLC**  
**HARDY T LAND SOUTH**  
**DRIPPING SPRINGS, HAYS COUNTY, TX**

**PRELIMINARY PLAT**

DATE: DECEMBER 16, 2021 DRAWN BY: AJH  
DWS SCALE: 1"=60' CHECKED BY: ESH  
PROJECT NO.: 304-065  
APPROVED BY: SSK

DRAWING NO. **SV01**  
SHEET 2 OF 5



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

Subbasin		Ex DA-4
Area	sf	1921809
	ac	44.119
	sq mi	0.06893541
Impervious	%	5%
Pervious	Cn	83
Composite	Cn	84
<b>Sheet Flow</b>		
Slope	in/in	0.0224
Length	ft.	300
Roughness	n	0.24
Time	hr.	0.48
<b>Shallow Concentrated</b>		
Slope	in/in	0.0249
Length	ft.	535
Paved?	p/u	u
Time	hr.	0.06
<b>Channel Flow 1</b>		
Slope	in/in	0.042
Length	ft.	905
Velocity	fps	4
Time	hr.	0.06
<b>Summary</b>		
Travel Time	hr.	0.70
Tc	min.	41.86
Lag Time	min.	25.11
<b>Existing Run-off Values from HEC-HMS</b>		
2 Year	cfs	61.70
10 Year	cfs	121.50
25 Year	cfs	167.50
100 Year	cfs	253.90

- Notes:
- 1) Lag Times less than 3 min. are assumed to be 3 min. to correspond to a 5 minute minimum Time of Concentration.
  - 2) Calculations are based upon aerial photography, topography, and field
  - 3) Tc = Tsheet + Tshallow + Tchannel
  - 4) The Manning's roughness coefficient was selected from TR-55, Table 3-1 Roughness coefficients (Manning's n) for sheet flow

REVISION RECORD	
NO.	DATE

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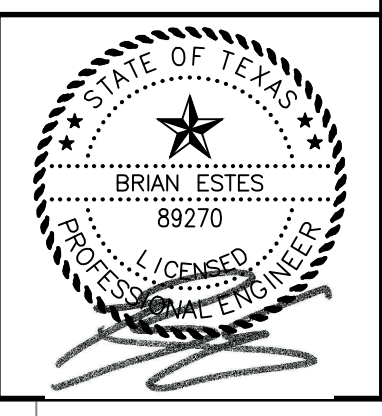
**HARDY T LAND LLC**  
**HARDY T LAND SOUTH**  
**DRIPPING SPRINGS, HAYS COUNTY, TX**

**EXISTING DRAINAGE AREA MAP**

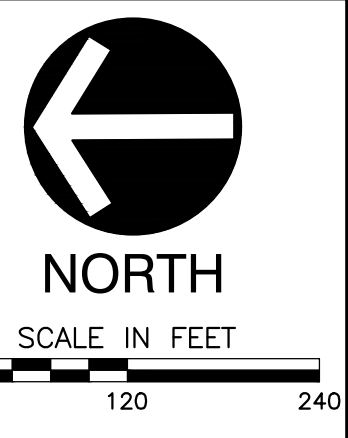
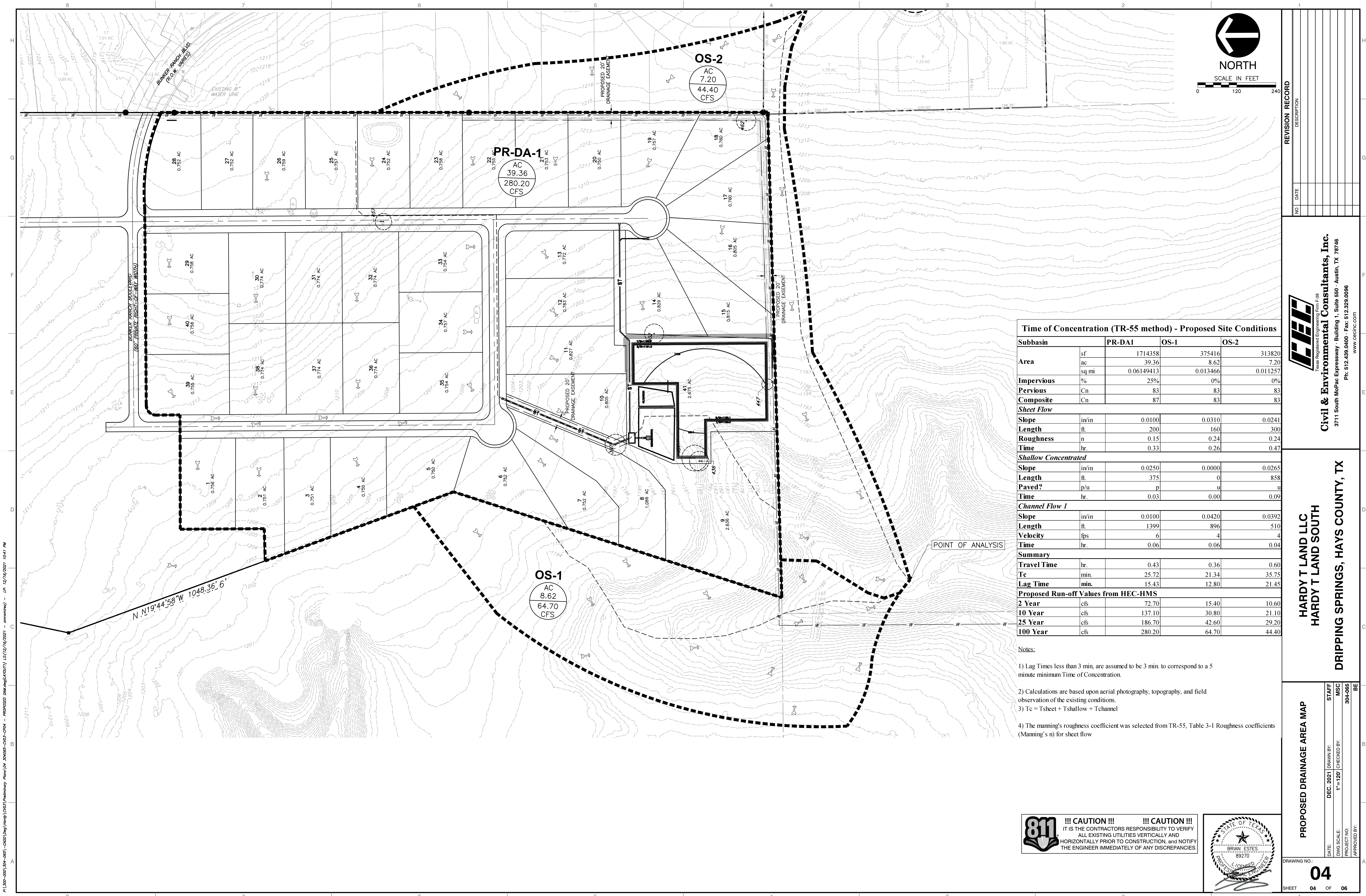
DATE: DEC. 2021 | DRAWN BY: STAFF  
 DWG SCALE: 1"=120' | CHECKED BY: MSC  
 PROJECT NO: 304-065  
 APPROVED BY: BE

DRAWING NO. **03**  
 SHEET 03 OF 06

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

Subbasin		PR-DA1	OS-1	OS-2
<b>Area</b>	sf	1714358	375416	313820
	ac	39.36	8.62	7.20
	sq mi	0.06149413	0.013466	0.011257
<b>Impervious</b>	%	25%	0%	0%
	Cn	83	83	83
<b>Composite</b>	Cn	87	83	83
<b>Sheet Flow</b>				
<b>Slope</b>	in/in	0.0100	0.0310	0.0241
<b>Length</b>	ft.	200	160	300
<b>Roughness</b>	n	0.15	0.24	0.24
<b>Time</b>	hr.	0.33	0.26	0.47
<b>Shallow Concentrated</b>				
<b>Slope</b>	in/in	0.0250	0.0000	0.0265
<b>Length</b>	ft.	375	0	858
<b>Paved?</b>	p/u	p	u	u
<b>Time</b>	hr.	0.03	0.00	0.09
<b>Channel Flow 1</b>				
<b>Slope</b>	in/in	0.0100	0.0420	0.0392
<b>Length</b>	ft.	1399	896	510
<b>Velocity</b>	fps	6	4	4
<b>Time</b>	hr.	0.06	0.06	0.04
<b>Summary</b>				
<b>Travel Time</b>	hr.	0.43	0.36	0.60
<b>Tc</b>	min.	25.72	21.34	35.75
<b>Lag Time</b>	min.	15.43	12.80	21.45
<b>Proposed Run-off Values from HEC-HMS</b>				
<b>2 Year</b>	cfs	72.70	15.40	10.60
<b>10 Year</b>	cfs	137.10	30.80	21.10
<b>25 Year</b>	cfs	186.70	42.60	29.20
<b>100 Year</b>	cfs	280.20	64.70	44.40

- Notes:
- 1) Lag Times less than 3 min, are assumed to be 3 min. to correspond to a 5 minute minimum Time of Concentration.
  - 2) Calculations are based upon aerial photography, topography, and field observation of the existing conditions.
  - 3) Tc = Tsheet + Tshallow + Tchannel
  - 4) The Manning's roughness coefficient was selected from TR-55, Table 3-1 Roughness coefficients (Manning's n) for sheet flow

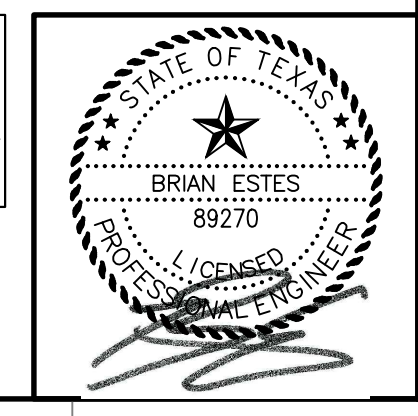
NO.	DATE	DESCRIPTION

**HARDY T LAND LLC  
HARDY T LAND SOUTH  
DRIPPING SPRINGS, HAYS COUNTY, TX**

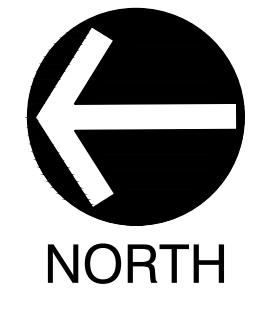
**PROPOSED DRAINAGE AREA MAP**

DATE: DEC. 2021 | DRAWN BY: STAFF  
 DWS SCALE: 1"=120' | CHECKED BY: MISC  
 PROJECT NO: 304-065  
 APPROVED BY: BE

**811 !!! CAUTION !!! !!! CAUTION !!!**  
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NORTH



	Existing and Proposed Conditions at Points of Analysis	
	Existing Drainage Area	Proposed Drainage Area
Contributing Drainage Areas	Ex_Point of Analysis D	Pr_Off 1, 2, PR-POND-routed
2-Yr Peak Discharge, $Q_2$	61.70	55.30
10-Yr Peak Discharge, $Q_{10}$	121.50	112.30
25-Yr Peak Discharge, $Q_{25}$	167.50	159.80
100-Yr Peak Discharge, $Q_{100}$	253.90	253.30

Pond B - Detention Pond Values from HEC-HMS Hydrologic Modeling Software

Storm Event	Q-Ex (cfs)	Q-Pr (cfs)	PR-POND-Routed (cfs)	WS Elevation (ft)
2-yr	61.70	72.70	37.1	1191.6
10-yr	121.50	137.10	75.7	1193.1
25-yr	167.50	186.70	108.3	1194.1
100-yr	253.90	280.20	173.9	1195.9

POND B - Detention Pond Stage Values

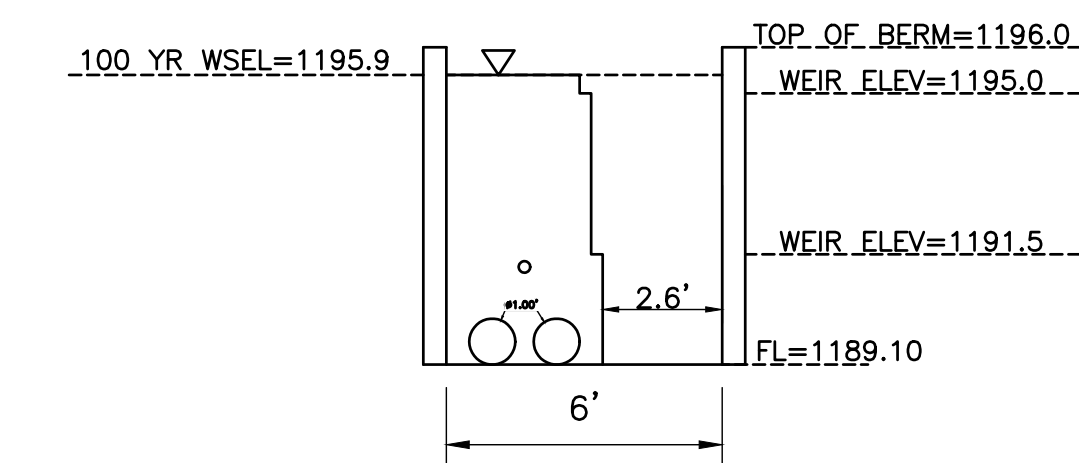
Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1189.1	0	0	0	0	0.0000
1190.0	41,559	0.954063361	18,702	18,702	0.4293
1191.0	59,345	1.362373737	50,452	69,154	1.5875
1192.0	59,345	1.362373737	59,345	128,499	2.9499
1193.0	61,840	1.419651056	60,593	189,091	4.3409
1194.0	61,840	1.419651056	61,840	250,931	5.7606
1195.0	64,366	1.477640037	63,103	314,034	7.2092
1196.0	64,366	1.477640037	64,366	378,400	8.6869

POND B - Sedimentation Pond Stage Values

Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1189.2	0	0	0	0	0.0000
1190.0	10,352	0.237649219	4,141	4,141	0.0951
1191.0	10,352	0.237649219	10,352	14,493	0.3327
1192.0	10,352	0.237649219	10,352	24,845	0.5704
1193.0	10,352	0.237649219	10,352	35,197	0.8080
1194.0	10,352	0.237649219	10,352	45,549	1.0457
1195.0	10,352	0.237649219	10,352	55,901	1.2833

POND B - Filtration Pond Stage Values

Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1189.1	3,650	0.08379247	0	0	0.0000
1190.0	3,650	0.08379247	3,285	3,285	0.0754
1191.0	3,650	0.08379247	3,650	6,935	0.1592
1192.0	3,650	0.08379247	3,650	10,585	0.2430
1193.0	3,650	0.08379247	3,650	14,235	0.3268
1194.0	3,650	0.08379247	3,650	17,885	0.4106
1195.0	3,650	0.08379247	3,650	21,535	0.4944



A OUTFALL CROSS SECTION - POND B  
SCALE: NTS

NOTES:

- EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED [ECM 1.6.3(B)(4)].
- ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH COA STANDARD SPECIFICATIONS. SIDE SLOPES FOR EARTHEN EMBANKMENTS SHALL NOT EXCEED THREE TO ONE (3H:1V). ROCK SLOPES MAY EXCEED THESE LIMITS IF A GEOTECHNICAL REPORT WARRANTS A DEVIATION. ACTUAL FIELD CONDITIONS MAY OVERRIDE THE GEOTECHNICAL REPORT. CONCRETE WALLS SHALL BE BUILT TO COA STANDARD SPECIFICATIONS. EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED.

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REVISION RECORD

Civil & Environmental Consultants, Inc.  
3711 South McRae Expressway - Building 1, Suite 550 - Austin, TX 78746  
PH: 512.439.0400 - Fax: 512.329.0096  
www.cecfinc.com

HARDY T LAND LLC  
HARDY T LAND SOUTH  
DRIPPING SPRINGS, HAYS COUNTY, TX

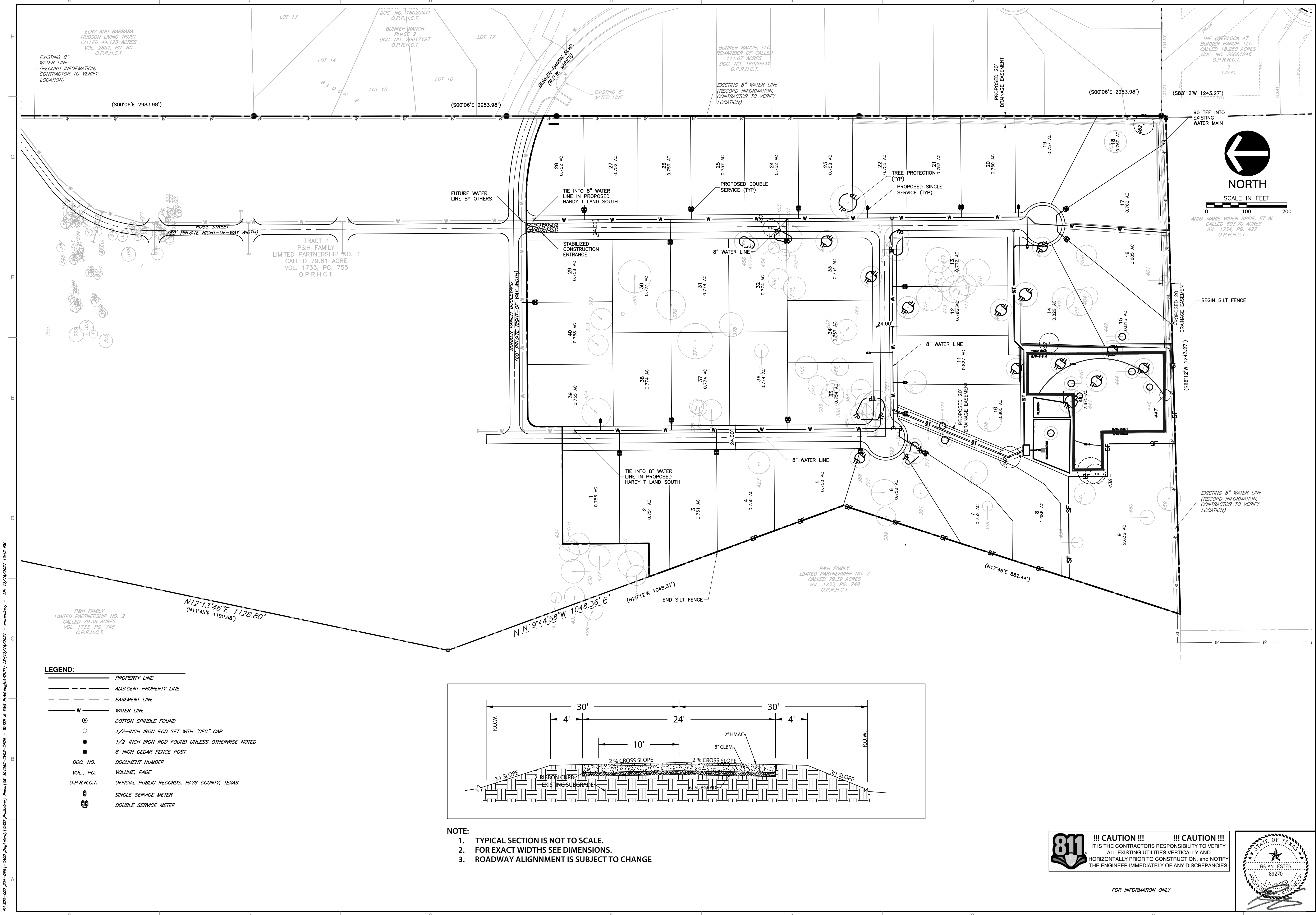
DETENTION POND PLAN

DRAWING NO. 05

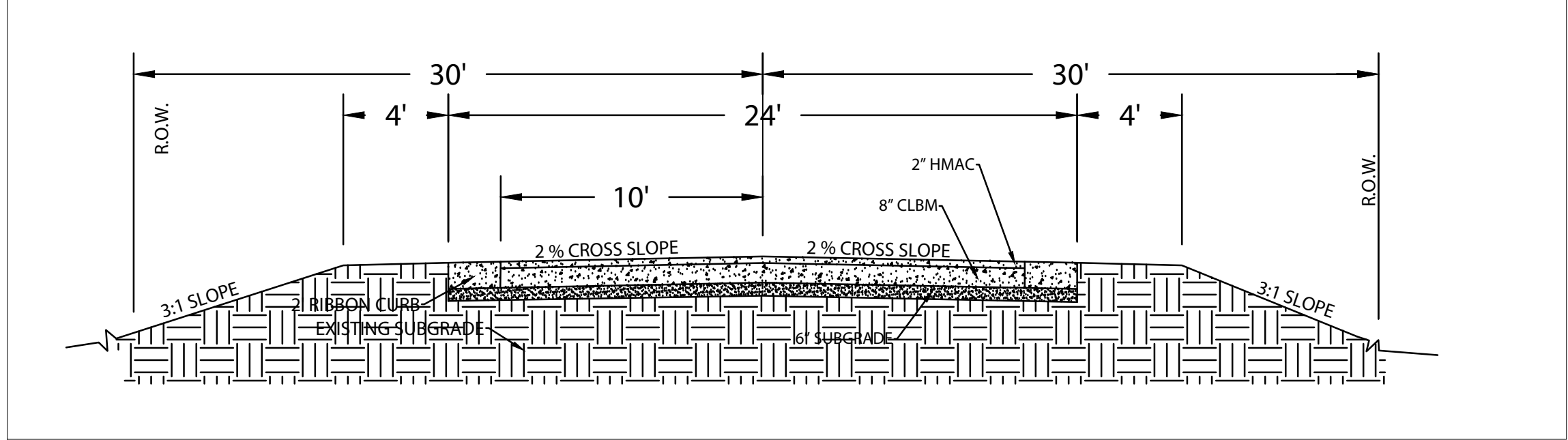
DATE: DEC. 2021 DRAWN BY: BSC  
DWG SCALE: 1"=30' CHECKED BY:  
PROJECT NO: 304-065  
APPROVED BY: BE

SHEET 05 OF 06

P:\100-0001\100-0001-001\Drawings\100-0001-001-005 - DETENTION POND PLAN.dwg (AUTOCAD) LSP:12/16/2021 10:57 AM



- LEGEND:**
- PROPERTY LINE
  - - - - - ADJACENT PROPERTY LINE
  - EASEMENT LINE
  - W WATER LINE
  - ⊙ COTTON SPINDLE FOUND
  - 1/2-INCH IRON ROD SET WITH "CEC" CAP
  - 1/2-INCH IRON ROD FOUND UNLESS OTHERWISE NOTED
  - 8-INCH CEDAR FENCE POST
  - DOC. NO. DOCUMENT NUMBER
  - VOL., PG. VOLUME, PAGE
  - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
  - ⊕ SINGLE SERVICE METER
  - ⊕⊕ DOUBLE SERVICE METER



**NOTE:**

1. TYPICAL SECTION IS NOT TO SCALE.
2. FOR EXACT WIDTHS SEE DIMENSIONS.
3. ROADWAY ALIGNMENT IS SUBJECT TO CHANGE

**REVISION RECORD**

NO.	DATE	DESCRIPTION

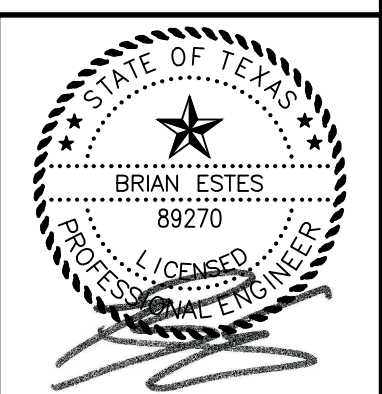
**Civil & Environmental Consultants, Inc.**  
 Texas Registered Engineering Firm F-38  
 3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746  
 Ph: 512.439.0400 - Fax: 512.329.0096  
 www.cecinc.com

**HARDY T LAND LLC  
 HARDY T LAND SOUTH  
 DRIPPING SPRINGS, HAYS COUNTY, TX**

**WATER & EROSION CONTROL PLAN**

DATE: DEC. 2021 | DRAWN BY: STAFF  
 DWG SCALE: 1" = 100' | CHECKED BY: MSC  
 PROJECT NO: 304-065 | APPROVED BY: BE

**811 !!! CAUTION !!!**  
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



FOR INFORMATION ONLY

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