



City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, June 6, 2023 at 7:00 PM

Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes for the regular scheduled Planning and Zoning meeting held on May 2,2023.
- 4.2. Consideration and possible action on the meeting minutes for the Special Called Planning and Zoning meeting held on May 16,2023.
- 4.3. Consideration and possible action to disapprove the proposed Lidell Walker Phase 1 Final Plat, 25.134 acres, more or less, of land, 86 residential lots, one (1) amenity lot and one (1) park lot, located on County Road 132.
- 4.4. Consideration and possible action to disapprove the proposed Lidell Walker Phase 2 Final Plat, 39.937 acres, more or less, of land, 194 residential lots, six (6) open space/detention lots, and one (1) park lot, located on the northwest corner of County Road 132 and County Road 133.

5. AGENDA ITEMS

- 5.1. Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 901 Ed Schmidt Boulevard, to allow a drive-through facility (UDC 10.304.10).
- 5.2. Hold a public hearing for the proposed North Town Commons Block B Preliminary Plat, 3.1 acres, more or less, of land, 2 commercial lots, located on Limmer Loop.
- 5.3. Consideration and possible action to approve the proposed Ironwood Final Plat, 117.552 acres, more or less, of land, six (6) industrial lots, located on the northeast corner of Innovation Boulevard and US Highway 79.
- 5.4. Presentation and discussion on the 2024 Capital Improvement Plan.

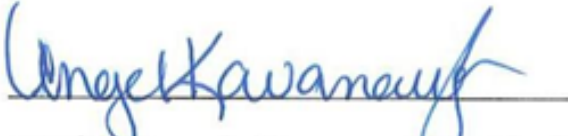
6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the June 6, 2023 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on June 2,2023 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

4.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes for the regular scheduled Planning and Zoning meeting held on May 2, 2023.
Meeting: Tuesday, June 6, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning meeting minutes 5.2.2023



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, May 2, 2023 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

Meeting Called to order at 7:00 PM.

2. ROLL CALL

Commissioners in attendance were: Jim Morris, Vice Chair Bryan Lee, Jerica Lawyer, Susanna Boyer, and Chair Rick Hudson. Commissioners not in attendance were : Kurt Schwerdtfeger and David Meyer.

- 2.1. Jim Morris
- Bryan Lee
- Jerica Lawyer
- Kurt Schwerdtfeger
- David Meyer
- Rick Hudson
- Susanna Boyer

3. PUBLIC COMMENT

There was no Public Comment

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on March 7, 2023.

Commissioner Jim Morris made a motion to approve 4.1 and 4.2 meeting minutes,seconded by Vice Chair Bryan Lee. Motions passed 5 Ayes to 0 Nays.

- 4.2. Consideration and possible action on the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on April 4, 2023.

Commissioner Jim Morris made a motion to approve 4.1 and 4.2 meeting minutes,seconded by Vice Chair Bryan Lee. Motions passed 5 Ayes to 0 Nays.

- 4.3. Consideration and possible action on the proposed SJS Final Plat, 11.139 acres, more or less, of land, one (1) commercial lot, located on Limmer Loop.

Discussion on some commissioners questions, A motion was made by Chair Rick Hudson to approve the proposed SJS Final Plat, 11.139 acres, more or less, of land, one (1) commercial lot, located on Limmer Loopas presented, seconded by Vice Chair Bryan Lee. Motion passed 5 Ayes to 0 Nays.

5. AGENDA ITEMS

- 5.1. Consideration and possible action on the proposed Townwest Commons Section Eight Final Plat, 15.7215 acres, more or less, of land, one commercial lot, located on Alliance Boulevard at US 79 (West).

Staff presented applicants request on the proposed Townwest Commons Section Eight Final Plat, 15.7215 acres, more or less, of land, one commercial lot, located on Alliance Boulevard at US 79 (West). Discussion ensued between staff and commissioners. A motion was made by Commissioner Jerica Lawyer to approve the proposed Townwest Commons Section Eight Final Plat, 15.7215 acres, more or less, of land, one commercial lot, located on Alliance Boulevard at US 79 (West) as presented , seconded by commissioner Susanna Boyer. Motion passed 5 Ayes to 0 Nays

6. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Bailey updated commissioners.
Election of chair and vice chair in June .

7. ADJOURNMENT

Meeting adjourned at 7:21 PM.

8. CERTIFICATION

I certify that this notice of the May 2,2023 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on April 28,2023 at 5:00 P.M.

Planning and Zoning Chair

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes for the Special Called Planning and Zoning meeting held on May 16, 2023.
Meeting: Tuesday, June 6, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Special Called Planning and Zoning meeting minutes 5.16.23



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, May 16, 2023 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The meeting was called to order at 7:00 PM.

2. ROLL CALL

Commissioners in attendance were: Jim Morris, Kurt Schwerdtfeger, Chair Rick Hudson, Susanna Boyer, Commissioners not in attendance were Jerika Lawyer, David Meyer.

3. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on May 16, 2023. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

There were no Public Comments

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the minor modification application of La Parrilla food truck to be located in the Historic District at 209 Farley Street.

Staff presented the applicant's request for the minor modification for La Parrilla food truck to be located in the Historic District at 209 Farley Street. A motion was made to approve applicants' request by Commissioner Jim Morris, seconded by Commissioner Susanna Boyer. Motion passed 4 Ayes to 0 Nays.

- 4.2. Hold a public hearing and consider a recommendation to City Council for the Planned Unit Development (PUD) zoning ordinance request for the property known as Schmidt Fields Planned Unit Development (PUD), 46.778 acres, more or less, of land, located on CR 119.

Staff presented applicants' request to hold a public hearing and consider a recommendation to City Council for the Planned Unit Development (PUD) zoning ordinance request for the property known as Schmidt Fields Planned Unit Development (PUD), 46.778 acres, more or less, of land, located on CR 119.

The public hearing opened at 7:11 PM Juan Peni spoke about making it a walkable

environment. public hearing closed at 7:14 PM. Amanda Brown presented and answered questions.

A motion was made by Commissioner Kurt Schwerdtfeger on a recommendation to City Council for the Planned Unit Development (PUD) zoning ordinance request for the property known as Schmidt Fields Planned Unit Development (PUD), 46.778 acres, more or less, of land, located on CR 119 to approve with the conditions that 5% minor modification is updated to reflect the 10% cumulative revision, the residential buffer is a four foot hedge that abuts all residential neighborhood, that the 2 story buildings that are within the 125 ft setback have a height limitation of 35 feet based off the average between the top plate and the top of the roof, and the 10 foot trail is provided at phase 3 along Ed Schmidt pending approval and 5 fencing at phase 3 is provided along the residential neighborhood either with masonry or masonry and wood fencing, Seconded by Chair Rick Hudson. Motion passed 4 Ayes to 0 Nays.

- 4.3. Consideration and possible recommendation on the Planned Unit Development (PUD) zoning ordinance request for the property known as Upper Schmidts Creek Planned Unit Development (PUD), 40.8 acres, more or less, of land, located at the southeast corner of Limmer Loop and Ed Schmidt Blvd.

Staff presented applicants request on the Planned Unit Development (PUD) zoning ordinance request for the property known as Upper Schmidts Creek Planned Unit Development (PUD), 40.8 acres, more or less, of land, located at the southeast corner of Limmer Loop and Ed Schmidt Blvd.

Discussion between Staff and Commissioners. The public Hearing opened at 8:07 PM, closed public hearing at 8:07 PM. Amanda Brown presented.

A motion was made by Commissioner Kurt Schwerdtfeger to approve the Planned Unit Development (PUD) zoning ordinance request for the property known as Upper Schmidts Creek Planned Unit Development (PUD), 40.8 acres, more or less, of land, located at the southeast corner of Limmer Loop and Ed Schmidt Blvd with the following conditions: the 5% minor modifications shall be mended to 10% cumulative allowance, limit the commercial development to three quicker facilities, lot 7 either a drainage zone or a masonry and wood 8 ft fence be provided along residential units, and finally that the commercial development areas the lighting, all parking lot lighting at 9:00 PM be configured so that 50% of the parking lot lights will turn off the remainder of the 50% will be on motion sensors that will dim down to 50% and activate upon motion, seconded by Chair Rick Hudson. Motion passed 4 Ayes to 0 Nays.

- 4.4. Consideration and possible action on the proposed North Town Commons Lots 2-4, Block A Final Plat, 2.864 acres, more or less, of land, three commercial lots, located south of FM 1660 along the east side of FM1660N.

Staff presented the applicant request for Consideration and possible action on the proposed North Town Commons Lots 2-4, Block A Final Plat, 2.864 acres, more or less, of land, three commercial lots, located south of FM 1660 along the east side of FM1660N. Commissioner Jim Morris made a motion to approve item 4.4 as presented, seconded by Commissioner Susanna Boyer. Motion passed 4 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Bailey updated commissioners

6. ADJOURNMENT

Meeting was adjourned at 9:00 PM.

7. CERTIFICATION

I certify that this notice of the May 16,2023 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on May 12,2023 before 5:00 P.M.

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action to disapprove the proposed Lidell Walker Phase 1 Final Plat, 25.134 acres, more or less, of land, 86 residential lots, one (1) amenity lot and one (1) park lot, located on County Road 132.
Meeting: Tuesday, June 6, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed Lidell Walker Phase 1 Final Plat consists of eighty-six (86) residential lots, one (1) amenity lot and one (1) park lot located on County Road 132, generally located north of County Road 132 and west of County Road 133. The current zoning on this property is Single Family (SF-1). This property is surrounded by Single Family (SF-1) to the north and west, Extraterritorial Jurisdiction (ETJ) to the south and Extraterritorial Jurisdiction (ETJ) with a Development Agreement to the east.

SUMMARY OF REQUEST:

STAFF REVIEW:

This application was reviewed to ensure consistency with the development standards of the Unified Development Code (UDC) and staff has determined that the request does not comply with the UDC. The comments and submitted plans are attached to this item.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Lidell-WalkerPh1FP-U1-ComIssued(5-18-23)



May 18, 2023

BGE Inc
Timothy Holland
1701 Directors Boulevard, #1000
Austin, TX 78744
tholland@bgeinc.com - communication provided via email

RE: Lidell Walker Phase 1 Final Plat, Hutto, TX 78634
Final Plat Review – Lidell Walker Phase 1 Final Plat - Comment Report to Update #1 Submittal (received 5-8-23)
Project No.: 2057-PLAT

Mr. Holland,

Upon review of the above referenced final plat Update #1 submitted on May 8, 2023, the following comments are required to be resolved.

Please provide **Update #2** addressing all comments. With your updated plat, please provide a comment response letter detailing how each comment was addressed in **both** digital and paper formats (all paper plan set sizes are required for an update submittal). If the plat contains more than one sheet, please combine all sheets into one document file

Planning Review – Sofia Sierra, Planner (512) 759-4038 – sofia.sierra@huttotx.gov

1. See attached markups.

Engineering Review – Matt Rector, PE, City Engineer (512) 759-4025 – matt.rector@huttotx.gov

2. See attached markups.

Fire Prevention Review – Eric Woods, Fire Marshal. WCESD #3 - (512) 759-2616 – ewoods@huttofirerescue.org

3. Comments addressed. No further comments.

This review is based only on the information provided. Please note that plats remain subject to additional staff comments throughout the duration of the review period. This review in no way alleviates the responsibility of the developer to comply with all ordinances adopted by the City of Hutto, or state and federal laws and codes. No code violations are approved by this department.

If you have specific questions regarding any of the comments in this report, please contact the department reviewer noted at the top of the corresponding section.

Sincerely,
Development Services Department

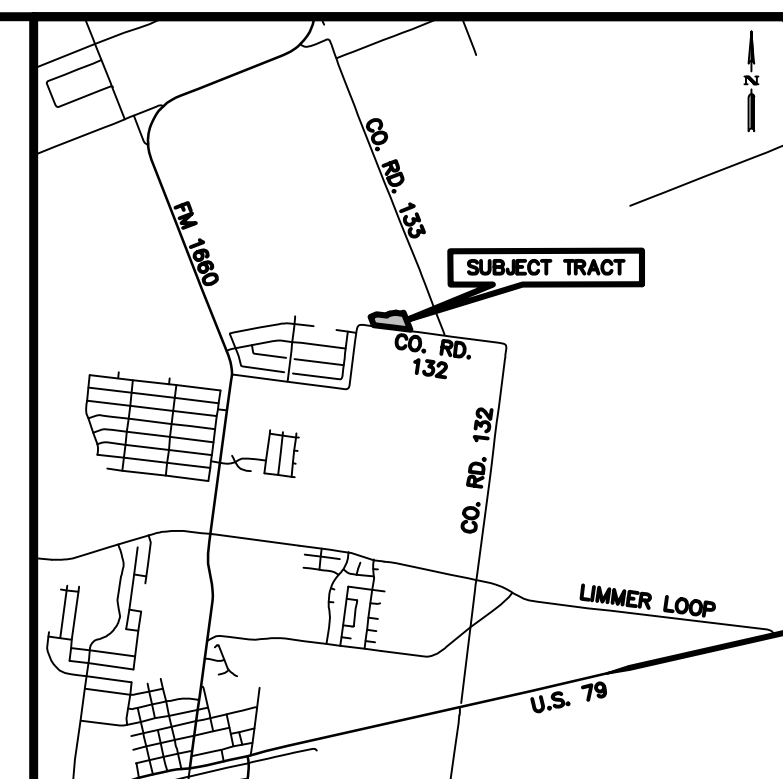
Lidell Walker Ph 1 FP - Update #1 - Staff Comments 5/18/2023

Attendees

jbyrum (john.byrum@huttotx.gov)
Sofia Sierra (sofia.sierra@huttotx.gov)
Mindy McDonough (mindy.mcdonough@huttotx.gov)
Matt Rector (matt.rector@huttotx.gov)

Documents

2057-PLAT-Lidell-WalkerPh1FP-U1-Plat(5-8-23).pdf
2057-PLAT-Lidell-WalkerPh1FP-U1-UtilityEx(5-8-23).pdf
2057-PLAT-Lidell-WalkerPh1FP-U1-DrainRpt(5-8-23).pdf



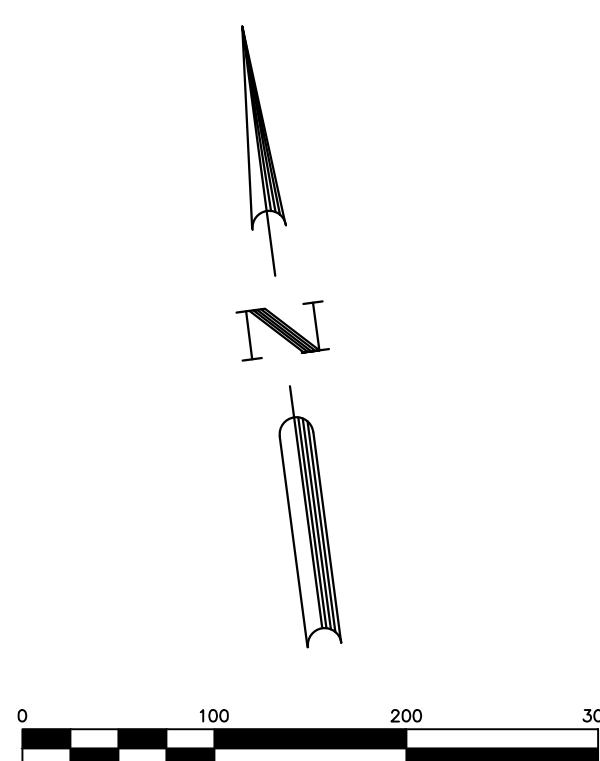
VICINITY MAP
NOT TO SCALE

CHARLES MERVIN WALKER AND GRACE E. WALKER
REMAINDER OF A
CALLED 105.75 ACRES
VOLUME 484, PAGE 331 D.R.W.C.

CANUTILLO COLONY
DITCH COMPANY
SURVEY, ABSTRACT
NO. 693



05/08/2023

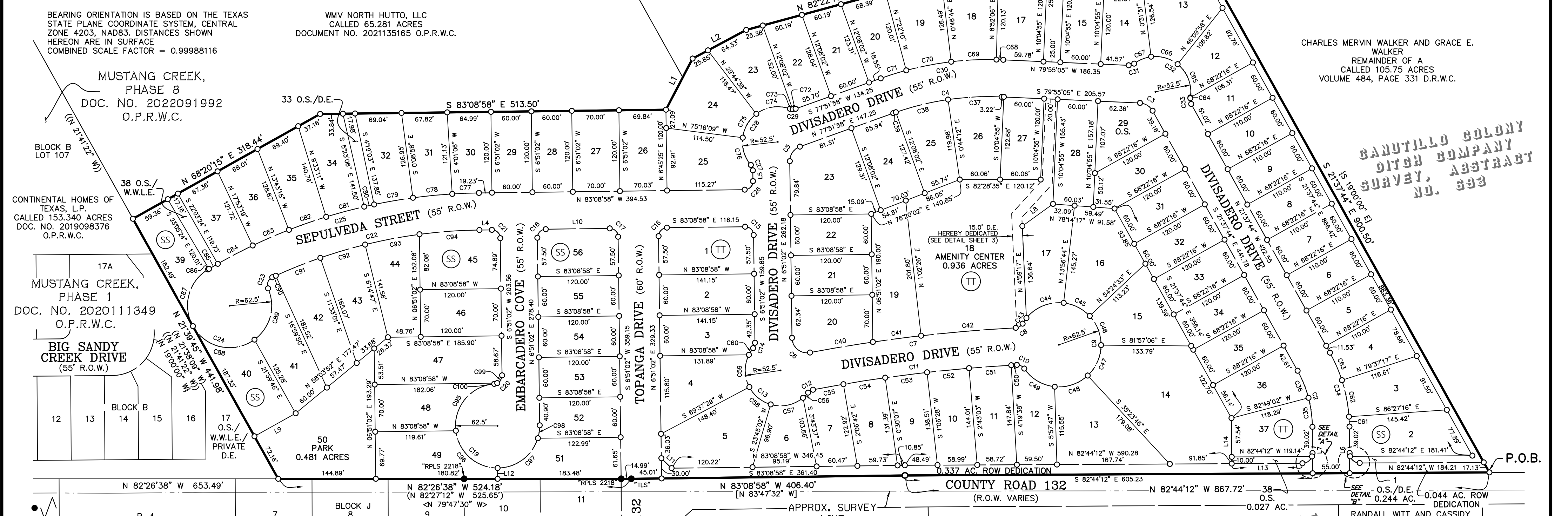
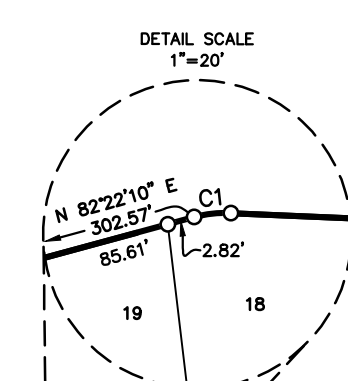


BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL
ZONE 4203, NAD83. DISTANCES SHOWN
HEREON ARE IN SURFACE
COMBINED SCALE FACTOR = 0.999888116

WMV NORTH HUTTO, LLC
CALLED 65.281 ACRES
DOCUMENT NO. 2021135165 O.P.R.W.C.

WMV NORTH HUTTO, LLC
CALLED 106.918 ACRES
DOCUMENT NO. 2021135163 O.P.R.W.C.



CONTINENTAL HOMES OF
TEXAS, L.P.
CALLED 153.340 ACRES
DOC. NO. 2019098376
O.P.R.W.C.

MUSTANG CREEK,
PHASE 1
DOC. NO. 2020111349
O.P.R.W.C.

BIG SANDY
CREEK DRIVE
(55' R.O.W.)

RIVER CROSSING SUBDIVISION
PHASE THREE
CABINET X, SLIDES 249-252
P.R.W.C.

- LEGEND**
- D.E. DRAINAGE EASEMENT
 - CAB. CABINET
 - DOC. DOCUMENT
 - D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
 - ELEC. ELECTRIC
 - ESMT. EASEMENT
 - NO. NUMBER
 - NOS. NUMBERS
 - O.S. OPEN SPACE
 - O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
 - PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY
 - R.O.W. RIGHT-OF-WAY
 - VOL. VOLUME
 - W.W.L.E. WASTEWATER LINE EASEMENT
 - () RECORD INFO., DOC. NO. 2019118089
 - () RECORD INFO., DOC. NO. 2020111349
 - [] RECORD INFO., DOC. NO. 2019117600
 - [] RECORD INFO., VOLUME 309, PG. 269
 - [] RECORD INFO., CAB. X, SLIDES 249-252
 - FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
 - CALCULATED POINT
 - SCALE BREAK SYMBOL

PAUL DAVID MASON, JR &
KAYLIE BROOKE MASON
CALLED 3.14 ACRES
DOC. NO. 2020164217
O.P.R.W.C.

RANDALL WITT AND CASSIDY
WITT
CALLED 4.7495 ACRES
DOC. NO. 2018096029
O.P.R.W.C.

JOSIAS B BEALLE
SURVEY, ABSTRACT
NO. 97

RANDALL WITT AND CASSIDY
WITT
CALLED 2.00 ACRE "TRACT 1"
DOC. NO. 2017043515
O.P.R.W.C.

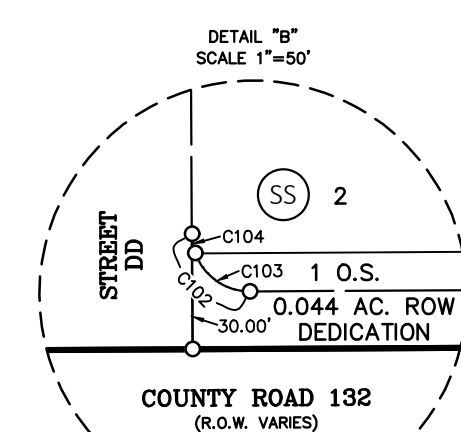
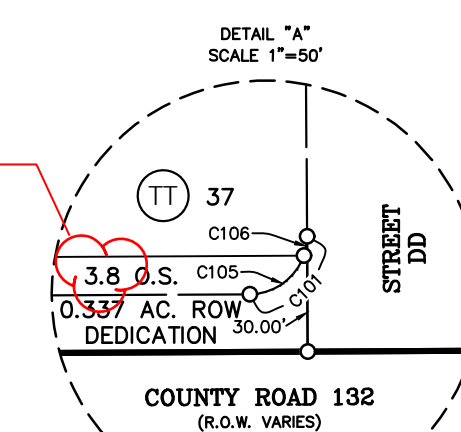
FINAL PLAT LIDELL WALKER PHASE 1

A SUBDIVISION OF 25.134 ACRES OF LAND
LOCATED IN THE
CANUTILLO COLONY DITCH COMPANY
SURVEY, ABSTRACT NO. 693
WILLIAMSON COUNTY, TEXAS

SUBMITTED DATE: FEBRUARY 6TH, 2023

OWNER: **should this be "38"**
WMV NORTH HUTTO, LLC
A TEXAS LIMITED PARTNERSHIP
3310 N CAPITAL OF TX HWY, SUITE 202
AUSTIN, TEXAS 78746
TEL: _____

ENGINEER & SURVEYOR:
BGE, INC.
101 W. LOUIS HENNA BLVD, STE 400
AUSTIN, TEXAS 78728
TEL: 512-879-0400



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

G:\TXC\Projects\WorMkwr\1188-00-Lidell_Walker_Ph1\1188-00-Lidell_Walker_Ph1.dwg, 5/01/2023 4:08 PM, mmmick, 1:0

A.C. – AMENITY CENTER R – RESIDENTIAL O.S. – OPEN SPACE
O.S.D. – OPEN SPACE/DRAINAGE EASEMENT O.S.W. – OPEN SPACE/WASTEWATER LINE EASEMENT P – PARK

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	SS	10,609	O.S.D.
2	SS	10,469	R
3	SS	9,151	R
4	SS	7,515	R
5	SS	6,600	R
6	SS	6,600	R
7	SS	6,600	R
8	SS	6,600	R
9	SS	6,600	R
10	SS	6,600	R
11	SS	6,589	R
12	SS	7,116	R
13	SS	13,321	R
14	SS	8,057	R
15	SS	7,200	R
16	SS	3,000	O.S.D.
17	SS	8,541	R
18	SS	9,360	R
19	SS	9,363	R
20	SS	7,667	R
21	SS	7,540	R
22	SS	7,823	R
23	SS	8,587	R
24	SS	10,580	R
25	SS	10,238	R
26	SS	8,392	R
27	SS	8,400	R
28	SS	7,200	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
29	SS	7,200	R
30	SS	7,455	R
31	SS	7,795	R
32	SS	8,361	R
33	SS	2,276	O.S.D.
34	SS	9,260	R
35	SS	8,519	R
36	SS	7,873	R
37	SS	7,572	R
38	SS	1,927	O.S.W.
39	SS	8,140	R
40	SS	9,577	R
41	SS	9,492	R
42	SS	10,983	R
43	SS	9,586	R
44	SS	9,569	R
45	SS	10,296	R
46	SS	8,400	R
47	SS	13,057	R
48	SS	9,250	R
49	SS	10,210	R
50	SS	20,950	P
51	SS	9,167	R
52	SS	7,219	R
53	SS	7,200	R
54	SS	7,200	R
55	SS	7,200	R
56	SS	8,333	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	TT	9,813	R
2	TT	8,469	R
3	TT	8,400	R
4	TT	10,613	R
5	TT	13,007	R
6	TT	6,747	R
7	TT	7,160	R
8	TT	7,754	R
9	TT	8,212	R
10	TT	8,585	R
11	TT	8,858	R
12	TT	8,054	R
13	TT	13,704	R
14	TT	25,665	R
15	TT	10,415	R
16	TT	12,799	R
17	TT	9,468	R
18	TT	40,780	A.C.
19	TT	12,152	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
20	TT	9,331	R
21	TT	7,200	R
22	TT	7,200	R
23	TT	12,997	R
24	TT	8,986	R
25	TT	8,420	R
26	TT	8,740	R
27	TT	7,280	R
28	TT	9,378	R
29	TT	7,088	O.S.
30	TT	7,990	R
31	TT	7,200	R
32	TT	7,200	R
33	TT	7,200	R
34	TT	7,200	R
35	TT	7,200	R
36	TT	8,510	R
37	TT	8,677	R
38	TT	1,153	O.S.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 35°07'34" E	85.65'
L2	N 69°33'22" E	90.18'
L3	N 68°22'16" E	126.23'
L4	S 83°08'58" E	18.38'
L5	S 06°51'02" W	15.98'
L6	N 07°15'48" E	69.02'
L7	S 07°15'48" W	69.02'
L8	S 61°54'00" W	56.09'
L9	S 68°20'13" W	70.00'
L10	S 83°08'58" E	95.00'
L11	S 38°08'58" E	21.21'
L12	N 07°33'22" E	16.00'
L13	N 82°44'12" W	105.00'
L14	S 07°15'48" W	67.54'

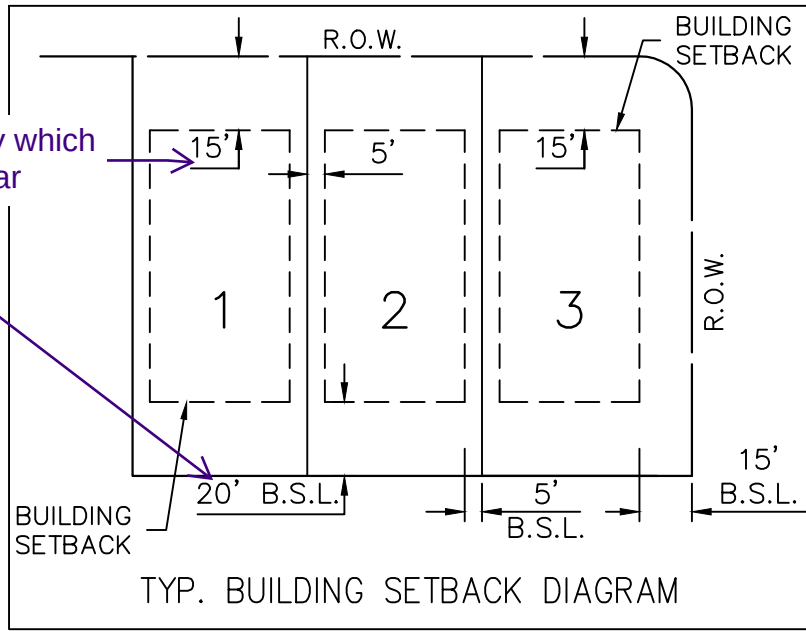


05/08/2023

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
SEPULVEDA STREET	55 FT.	880 FT.
EMBARCADERO COVE	55 FT.	370 FT.
TOPANGA DRIVE	60 FT.	399 FT.
DIVISADERO DRIVE	55 FT.	2,015 FT.
TOTAL LINEAR FEET		3,664 FT.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	86	17.498 AC.
AMENITY CENTER	1	0.936 AC.
PARK	1	0.481 AC.
OPEN SPACE	2	0.189 AC.
OPEN SPACE/DRAINAGE ESMT.	3	0.365 AC.
OPEN SPACE/W.W.L.E.	1	0.044 AC.
RIGHT-OF-WAY	–	5.213 AC.
RIGHT-OF-WAY DEDICATION	2	0.408 AC.
TOTAL	96	25.134 AC.

Please identify which is front and rear



CURVE TABLE				
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	3.86'	12.50'	17°42'45"	N 88°46'27" W
C2	86.99'	172.50'	28°53'31"	N 07°10'58" W
C3	22.89'	22.50'	58°17'21"	N 50°46'24" W
C4	163.82'	422.50'	22°12'57"	S 88°58'27" W
C5	27.89'	22.50'	71°00'56"	S 42°21'30" W
C6	39.27'	22.50'	99°59'38"	S 43°08'47" E
C7	307.94'	2,286.60'	7°42'58"	N 89°17'07" W
C8	12.43'	12.50'	56°58'30"	N 66°05'06" E
C9	322.37'	62.50'	295°31'51"	N 05°21'47" E
C10	12.78'	12.50'	58°35'04"	N 56°09'49" W
C11	305.08'	2,231.60'	7°49'59"	N 89°22'20" W
C12	8.78'	12.50'	40°14'54"	S 66°35'13" W
C13	165.03'	52.50'	180°06'10"	S 43°29'09" E
C14	8.66'	12.50'	39°42'54"	N 26°42'29" E
C15	19.63'	12.50'	90°00'00"	N 38°08'58" W
C16	19.63'	12.50'	90°00'00"	S 51°51'02" W
C17	19.63'	12.50'	90°00'00"	N 38°08'58" W
C18	19.63'	12.50'	90°00'00"	S 51°51'02" W
C19	290.35'	62.50'	266°10'39"	S 40°03'39" E
C20	18.80'	12.50'	86°10'39"	N 49°56'21" E
C21	19.63'	12.50'	90°00'00"	N 38°08'58" W
C22	317.95'	750.00'	24°17'22"	S 84°42'21" W
C23	19.43'	12.50'	89°04'50"	S 28°01'15" W
C24	287.20'	62.50'	263°17'03"	S 64°52'39" E
C25	422.71'	805.00'	30°05'10"	S 81°48'27" W
C26	19.63'	12.50'	90°00'00"	N 51°51'02" E
C27	8.66'	12.50'	39°42'54"	N 13°00'25" W
C28	137.85'	52.50'	150°26'45"	S 42°21'30" W
C29	8.66'	12.50'	39°42'54"	S 82°16'34" E
C30	185.14'	477.50'	22°12'57"	S 88°58'27" W
C31	8.66'	12.50'	39°42'54"	N 80°13'28" E
C32	126.19'	52.50'	137°43'10"	N 50°46'24" W
C33	8.66'	12.50'	39°42'54"	S 01°46'16" E
C34	114.72'	227.50'	28°53'31"	N 07°10'58" W
C35	43.49'	172.50'	14°26'46"	N 00°02'25" E
C36	43.49'	172.50'	14°26'46"	N 14°24'21" W
C37	79.78'	422.50'	10°49'08"	N 85°19'39" W

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C38	79.98'	422.50'	10°50'45"	S 83°50'25" W	79.86'
C39	4.06'	422.50'	0°33'04"	S 78°08'30" W	4.06'
C40	94.72'	2,286.60'	2°22'24"	S 88°02'36" W	94.71'
C41	72.26'	2,286.60'	1°48'38"	N 89°51'53" W	72.25'
C42	140.96'	2,286.60'	3°31'56"	N 87°11'36" W	140.94'
C43	10.15'	62.50'	9°18'24"	S 42°15'03" W	10.14'
C44	62.22'	62.50'	57°02'28"	S 75°25'30" W	59.68'
C45	44.14'	62.50'	40°27'50"	N 55°49'22" W	43.23'
C46	47.60'	62.50'	43°38'20"	N 13°46'16" W	46.46'
C47	50.78'	62.50'	46°33'21"	N 31°19'34" E	49.40'
C48	53.20'	62.50'	48°46'23"	N 78°59'26" E	51.61'
C49	54.27'	62.50'	49°45'05"	S 51°44'50" E	52.58'
C50	8.44'	2,231.60'	0°13'00"	N 85°33'51" W	8.44'
C51	62.70'	2,231.60'	1°36'35"	N 86°28'39" W	62.70'
C52	62.70'	2,231.60'	1°36'35"	N 88°05'14" W	62.70'
C53	62.70'	2,231.60'	1°36'35"	N 89°41'50" W	62.70'
C54	62.70'	2,231.60'	1°36'35"	S 88°41'35" W	62.70'
C55	45.84'	2,231.60'	1°10'37"	S 87°17'59" W	45.84'
C56	10.83'	52.50'	11°48'54"	N 52°22'13" E	10.81'
C57	50.83'	52.50'	55°28'21"	N 86°00'51" E	48.87'
C58	42.03'	52.50'	45°52'28"	S 43°18'45" E	40.92'
C59	49.75'	52.50'	54°17'25"	S 06°46'12" W	47.91'
C60	11.59'	52.50'	12°39'02"	S 40°14'25" W	11.57'
C61	14.76'	227.50'	3°43'04"	N 05°24'16" E	14.76'
C62	55.29'	227.50'	13°55'27"	N 03°25'00" W	55.15'
C63	44.67'	227.50'	11°15'01"	N 16°00'13" W	44.60'
C64	1.28'	52.50'	1°23'32"	N 17°23'25" E	1.28'
C65	55.46'	52.50'	60°31'41"	N 13°34'11" W	52.92'
C66	41.82'	52.50'	45°38'07"	N 66°39'05" W	40.72'
C67	27.64'	52.50'	30°09'51"	S 75°26'56" W	27.32'
C68	10.11'	477.50'	1°12'49"	N 80°31'29" W	10.11'
C69	67.42'	477.50'	8°05'22"	N 85°10'35" W	67.36'
C70	67.91'	477.50'	8°08'54"	S 86°42'17" W	67.85'
C71	39.70'	477.50'	4°45'51"	S 80°14'54" W	39.69'
C72	4.39'	12.50'	20°07'08"	N 87°55'32" E	4.37'
C73	4.28'	12.50'	19°35'47"	S 72°13'00" E	4.25'
C74	52.53'	52.50'	57°19'31"	S 88°55'08" W	50.36'

CURVE TABLE				
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C75	41.71'	52.50'	45°31'31"	S 37°29'37" W
C76	43.61'	52.50'	47°35'44"	S 09°04'01" E
C77	39.79'	805.00'	2°49'56"	N 84°33'56" W
C78	58.56'	805.00'	4°10'04"	N 88°03'56" W
C79	58.56'	805.00'	4°10'04"	S 87°46'00" W
C80	15.00'	805.00'	1°04'03"	S 85°08'56" W
C81	58.56'	805.00'	4°10'04"	S 82°31'52" W
C82	58.56'	805.00'	4°10'04"	S 78°21'47" W
C83	58.56'	805.00'	4°10'04"	S 74°11'43" W
C84	58.56'	805.00'	4°10'04"	S 70°01'38" W
C85	15.00'	805.00'	1°04'03"	S 67°24'35" W
C86	1.56'	805.00'	0°06'41"	S 66°49'12" W
C87	96.46'	62.50'	88°25'36"	S 22°33'04" W
C88	105.69'	62.50'	96°53'30"	S 70°06'30" E
C89	85.05'	62.50'	77°57'56"	N 22°27'47" E
C90	5.78'	750.00'	0°26'30"	S 72°46'55" W
C91	71.30'	750.00'	5°26'49"	S 75°43'35" W
C92	69.43'	750.00'	5°18'14"	S 81°06'06" W
C93	82.11'	750.00'	6°16'22"	S 86°53'24" W
C94	89.33'	750.00'	6°49'27"	N 86°33'41" W
C95	100.51'	62.50'	92°08'29"	S 46°57'26" W
C96	90.90'	62.50'	83°19'50"	S 40°46'43" E
C97	79.53'	62.50'	72°54'30"	N 61°06'07" E
C98	19.41'	62.50'	17°47'50"	N 15°44'57" E
C99	14.18'	12.50'	64°58'52"	N 39°20'28" E
C100	4.62'	12.50'	21°11'47"	N 82°25'48" E
C101	23.56'	15.00'	90°00'00"	N 52°15'48" E
C102	23.56'	15.00'	90°00'00"	S 37°44'12" E
C103	18.46'	15.00'	70°31'44"	S 47°28'20" E
C104	5.10'	15.00'	19°28'16"	S 02°28'20" E
C105	18.46'	15.00'	70°31'44"	N 61°59'56" E
C106	5.10'	15.00'	19°28'16"	N 16°59'56" E
C107	10.15'	62.50'	9°18'24"	N 42°15'03" E
C108	10.85'	12.50'	49°42'54"	N 62°27'18" E
C109	1.58'	12.50'	7°15'37"	S 89°03'27" E



05/08/2023

LEGAL DESCRIPTION

FIELD NOTES FOR A 25.134 ACRE TRACT OF LAND OUT OF THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE CALLED 106.918 ACRE TRACT OF LAND AND THE CALLED 65.281 ACRE TRACT OF LAND, BOTH CONVEYED TO WMV NORTH HUTTO, LLC BY GENERAL WARRANTY DEEDS WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBERS 2021135163 AND 2021135165, RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 25.134 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "BGE INC" set on the north right-of-way line of County Road 132 (variable width right-of-way, no deed of record found) at the southeast corner of the above described WMV North Hutto 106.918-acre tract, and the southwest corner of the remaining portion of a called 105.75 acre tract of land as conveyed to Charles Mervin Walker and Grace E. Walker by Warranty Deed recorded in Volume 484, Page 331 of the Deed Records of Williamson County, Texas, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the north right-of-way line of said County Road 132 and the south line of said WMV North Hutto 106.918 acre tract, N 82°44'12" W a distance of 867.72 feet to a 1/2-inch iron rod found at the southwest corner of said WMV North Hutto 106.918 acre tract and at the southeast corner of said WMV North Hutto 65.281 acre tract, for an angle point of the herein described tract;

THENCE, with the north right-of-way line of said County Road 132 and the south line of said WMV North Hutto 65.281 acre tract, N 83°08'58" W a distance of 406.40 feet to a 1/2-inch iron rod with a cap stamped "TLS" found at the northeast corner of a fifteen (15') foot right-of-way tract as dedicated by plat of RIVER CROSSING SUBDIVISION PHASE THREE, a subdivision as recorded in Cabinet X, Slides 249-252 of the Plat Records of Williamson County, Texas, at an angle point of said WMV North Hutto 65.281 acre tract, for an angle point of the herein described tract;

THENCE, partially with the north right-of-way line of said County Road 132 and partially with the north line of said RIVER CROSSING SUBDIVISION PHASE THREE and the south line of said WMV North Hutto 65.281 acre tract, N 82°26'38" W, pass a 1/2-inch iron rod with a cap stamped "RPLS 2218" found at the northeast corner of Lot 11, Block J of said RIVER CROSSING SUBDIVISION PHASE THREE at a distance of 15.00 feet, pass a 1/2-inch iron rod with a cap stamped "RPLS 2218" found at the common north corner of Lot 9 and Lot 10, Block J of said RIVER CROSSING SUBDIVISION PHASE THREE at a distance of 233.17 feet, and continuing on for a total distance of 524.18 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the southwest corner of said WMV North Hutto 65.281 acre tract, and at the southeast corner of MUSTANG CREEK, PHASE 1, a subdivision as recorded in Document Number 2020111349 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract, from which a 1/2-inch iron rod found on the north line of said RIVER CROSSING SUBDIVISION PHASE THREE subdivision bears N 82°26'38" W a distance of 653.49 feet;

THENCE, departing the north line of said RIVER CROSSING SUBDIVISION PHASE THREE with the west line of said WMV North Hutto 65.281-acre tract and the east line of said MUSTANG CREEK, PHASE 1, N 21°39'45" W, a distance of 441.98 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the east line of Lot 107 of MUSTANG CREEK, PHASE 8, a subdivision as recorded in Document Number 2022091992 of the Official Public Records of Williamson County, Texas, for the northwest corner of the herein described tract;

THENCE, departing the east line of said Lot 107, over and across said WMV North Hutto 65.281-acre tract, N 68°20'15" E a distance of 318.44 feet to a 1/2-inch iron rod with cap stamped "BGE INC" for an angle point;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 83°08'58" E a distance of 513.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior angle point;

THENCE, over and across said WMV North Hutto 65.281-acre tract and said WMV North Hutto 106.918-acre tract, N 35°07'34" E a distance of 85.65 feet to a 1/2-inch iron rod with cap stamped "BGE INC" for an angle point;

THENCE continuing over and across said WMV North Hutto 106.918-acre tract, N 69°33'22" E a distance of 90.18 feet to a 1/2-inch iron rod with cap stamped "BGE INC" for an angle point;

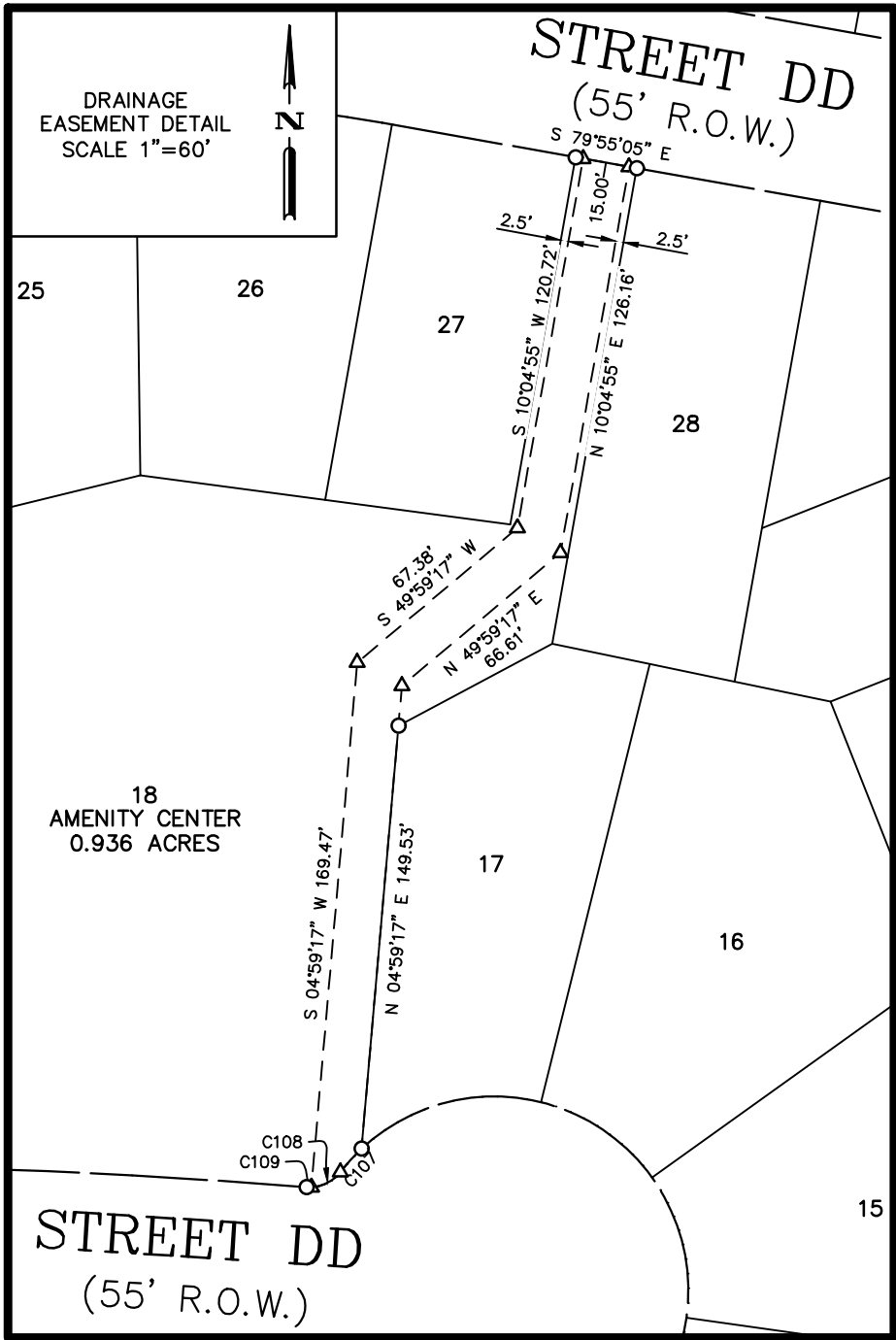
THENCE continuing over and across said WMV North Hutto 106.918-acre tract, N 82°22'10" E a distance of 302.57 feet to a 1/2-inch iron rod with cap stamped "BGE INC" at a point of curvature of a curve to the right;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract along said curve to the right, an arc distance of 3.86 feet, having a radius of 12.50 feet, a central angle of 17°42'45" and a chord which bears N 88°46'27" W a distance of 3.85 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 79°55'05" E a distance of 258.47 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, N 68°22'16" E a distance of 126.23 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the east line of said WMV North Hutto 106.918-acre tract and the west line of said Walker 105.75-acre tract for the northeast corner of the herein described tract;

THENCE, with the common line of said WMV North Hutto 106.918-acre tract and said Walker 105.75-acre tract, S 21°37'44" E a distance of 900.50 feet to the southeast corner and POINT OF BEGINNING and containing 25.134 acres of land, more or less.



FINAL PLAT
LIDELL WALKER
PHASE 1

A SUBDIVISION OF 25.134 ACRES OF LAND
LOCATED IN THE
CANUTILLO COLONY DITCH COMPANY
SURVEY, ABSTRACT NO. 693
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT WMV NORTH HUTTO, LLC, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND JAMES DOUGHERTY, BEING THE OWNER OF A CALLED 106.918 ACRES OF LAND, AND A CALLED 65.281 ACRES OF LAND, BOTH OUT OF THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NUMBER 693, AS CONVEYED TO IT BY INSTRUMENTS RECORDED IN DOCUMENT NUMBERS 2021135163 AND 2021135165, RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 25.134 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LIDELL WALKER PHASE 1

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

JAMES DOUGHERTY
3310 N CAPITAL OF TX HWY, SUITE 202
AUSTIN, TEXAS 78746

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JAMES DOUGHERTY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, TIMOTHY M. HOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

TIMOTHY M. HOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94848
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744

DATE

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON APRIL 21, 2021.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
11. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
12. THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10970. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
14. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
15. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
16. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
17. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS, IF NECESSARY.
18. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
20. THIS SUBDIVISION IS ZONED SF-1 VILLAGE.
21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
22. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 57%.
23. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
24. STREETS 26 FEET WIDE TO LESS THAN 32 FEET WIDE REQUIRE FIRE LANE STRIPING ON ONE SIDE OF THE STREET.

Please add a note stating TIF will be due based on Ordinance 2021-014

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF HUTTO, THIS THE ____ DAY OF _____, 20____.

ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR DATE

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE ON THE ____ DAY OF _____, 20____.

RICHARD HUDSON, CHAIR DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____, 20____ A.D., AT ____ O'CLOCK ____M. AND DULY RECORDED ON THE ____DAY OF _____, 20____ A.D., AT ____ O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

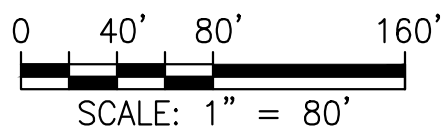
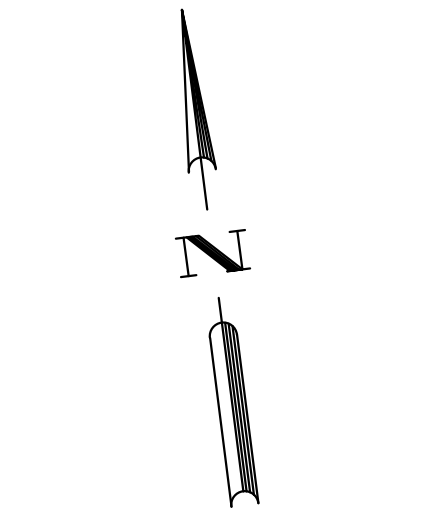
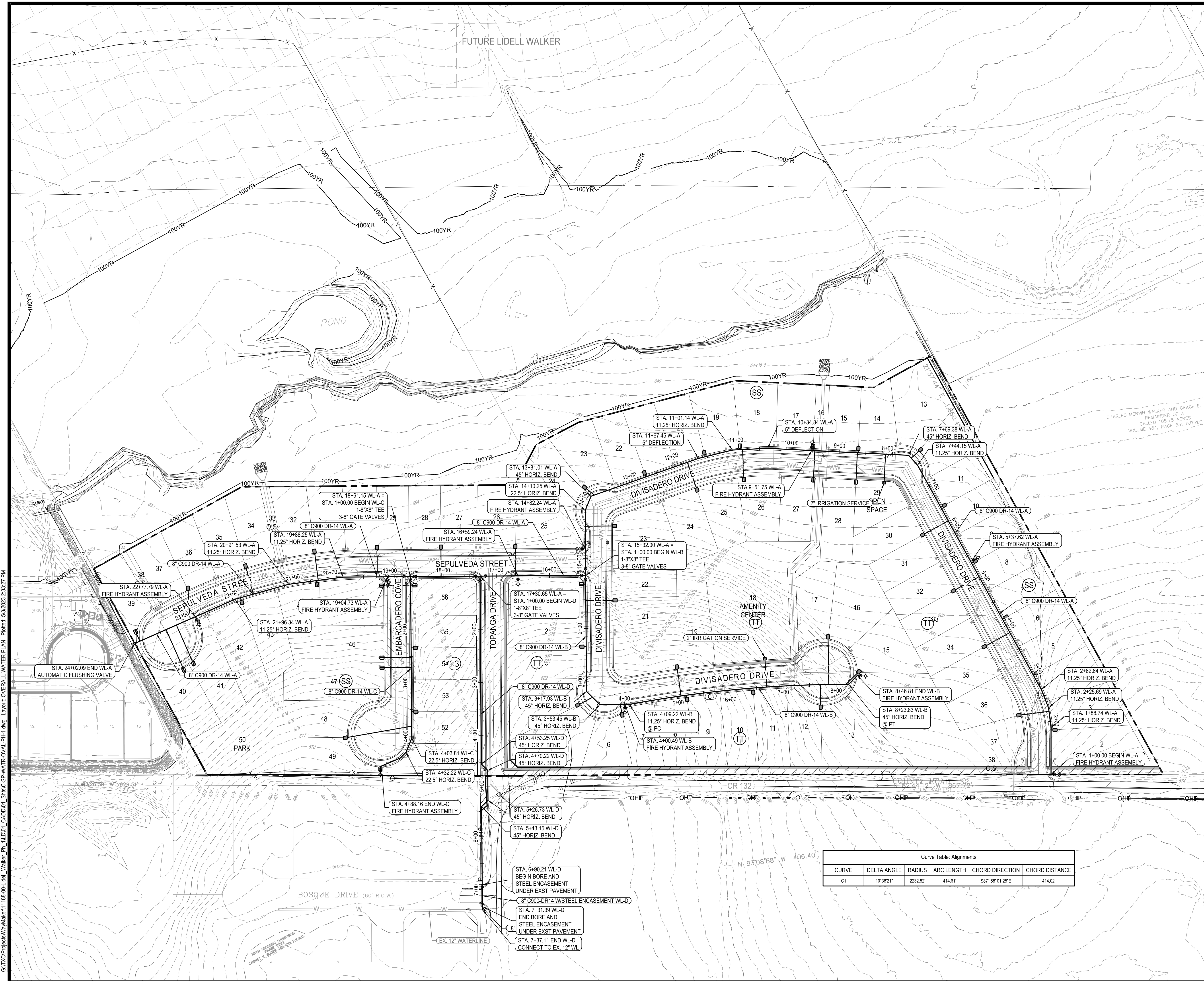
BY: _____
DEPUTY



05/08/2023



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ENGINEERED 100YR FLOODPLAIN
	ENGINEERED INTERIM 100YR FLOODPLAIN (PRIOR TO DEVELOPMENT OF PHASE 3)
	FIRE HYDRANT ASSEMBLY
	GATE VALVE
	CAP
	IRRIGATION SERVICE
	AIR RELEASE VALVE
	AUTOMATIC FLUSHING VALVE
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE
	DOUBLE WASTEWATER SERVICE
	SINGLE WASTEWATER SERVICE
	1 - 4" SLEEVE
	1 - 6" SLEEVE

* ALL WATER SYMBOLS ARE NOT TO SCALE AND ARE ONLY SHOWN FOR ILLUSTRATION PURPOSES. ALL WATER APPURTENANCES SHALL BE INSTALLED PER STANDARD DETAILS PROVIDED IN THE PLAN SET. CONTRACTOR TO PLACE ALL WATER APPURTENANCES AWAY FROM CURBS, VALLEY GUTTERS, AND DRIVEWAYS.

Curve Table: Alignments					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C1	10°38'21"	2232.82'	414.61'	S87° 58' 01.25"E	414.02'



05/08/2023

LIDELL WALKER, PHASE I
HUTTO, TEXAS

OVERALL WATER PLAN

SUBMITTAL
DATE: 4/27/2023

SHEET
33 OF 51

[illegible]

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL.: 512-879-0400 www.browningay.com

Lidell-Walker Subdivision

Waymaker Corporation

Drainage Impact Analysis



05/08/2023

ENGINEERING REVIEW

Review is for general compliance only. Sole responsibility for correctness remains with the Engineer of Record.

- ☐ No Exceptions Taken
- ☐ Revise as Noted
- ☒ Denied. Revise and Resubmit.

Williamson County, Texas



BGE, Inc.
TBPE Registration No. F-1046

BGE Project No. 8626-00
April 2023



Contents

Section 1 Introduction	3
1.1 General	3
Section 2 Methodology.....	4
2.1 Hydrology	4
2.1.1 Precipitation	4
2.1.2 Drainage Area.....	4
2.1.3 Infiltration Losses	5
2.1.4 Unit Hydrograph Method.....	6
2.1.5 Time of Concentration	7
Section 3 Hydrologic Results.....	10
Section 4 Conclusions	12
Appendices	

Appendices

Appendix A:

- Location Map
- Drainage Area Delineations (Overall Pre- and Post-Development)
- Existing Conditions Basin (HEC-HMS)
- Proposed Conditions Basin (HEC-HMS)
- USDA Soil Report Map

Appendix B:

- Existing and Proposed Curve Number Summary

Appendix C:

- Time of Concentration Calculations

Appendix D:

- HEC-HMS (Electronic Files)

Appendix E:

- Pre-Development vs. Post-Development Flow Comparison @ POI-1
- Pre-Development vs. Post-Development Flow Comparison @ POI-2
- Pre-Development vs. Post-Development Flow Comparison @ POI-3

Appendix F:

- BGE-Calculated 100-YR Fully Developed Floodplain
- HEC-RAS Results and Cross Sections

Section 1

Introduction

1.1 General

This report presents the results of a hydrologic analysis to define the drainage impact at the outfall locations along the Lidell-Walker property boundary. The subject property is in Williamson County and the City of Hutto ETJ. The preliminary plan proposes 1095 single family residences and 49,954 linear feet of public roadways within 263.02 acres. A **Location Map** is presented in **Appendix A** of this report.

Based on the preliminary Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel No. 48491C0510F dated December 20, 2019, no portion of this property lies within a FEMA designated floodplain. The purpose of this report is to analyze the pre- and post-developed flow rates at POI-1, POI-2, POI-3, and DA-9. In the post-development conditions, a detention facility is not required to reduce the post-development flows to the pre-development values due to the timing of peak flows draining to POI-1, POI-2, POI-3, and DA-9.

Section 2 Methodology

2.1 Hydrology

The HEC-HMS 4.2.1 computer program developed by the Hydrologic Engineering Center of the U. S. Army Corps of Engineers (USACE) is used in this analysis to estimate peak flow rates at the POI-1, POI-2, and POI-3 junction. Peak flow rates are computed along the watercourse for the existing and proposed conditions 50%, 10%, 4%, and 1% annual chance (2-, 10-, 25-, and 100-year) storm events. This section describes the input parameters used in this study. The existing and proposed conditions HEC-HMS model is included in **Appendix D** of this report.

2.1.1 Precipitation

The precipitation depths for each frequency design storm are taken from Round Rock Rain (Rainfall data guidance) **Table 1** presents the cumulative storm depths for the various storms used in this study.

Table 1

Table 2: NOAA Atlas 14 Brushy Creek Watershed Centroid Rainfall Intensity for selected Durations and Frequencies (inches/hour); AC = Annual Chance

Duration	1-yr	2-yr	5-yr	10-yr	25-yr (4% AC)	50-yr	100-yr (1% AC)	200-yr	500-yr	1000-yr
5-min	5.26	6.24	7.80	9.13	11.1	12.6	14.2	15.8	18.0	19.8
10-min	4.18	4.97	6.22	7.30	8.84	10.1	11.4	12.6	14.3	15.5
15-min	3.52	4.17	5.19	6.08	7.33	8.34	9.39	10.5	11.9	13.0
30-min	2.48	2.93	3.64	4.25	5.11	5.79	6.51	7.26	8.31	9.13
60-min	1.61	1.91	2.39	2.80	3.39	3.85	4.35	4.89	5.66	6.28
2-hr	0.964	1.18	1.50	1.78	2.21	2.55	2.94	3.37	3.99	4.51
3-hr	0.699	0.868	1.12	1.35	1.69	1.98	2.30	2.67	3.21	3.67
6-hr	0.402	0.510	0.665	0.812	1.03	1.22	1.44	1.69	2.06	2.38
12-hr	0.227	0.290	0.380	0.466	0.596	0.708	0.838	0.988	1.22	1.41
24-hr	0.129	0.165	0.217	0.266	0.340	0.404	0.478	0.564	0.694	0.805

2.1.2 Drainage Area

The POI watersheds are delineated using two-foot contour interval topography data generated from LIDAR mapping technology provided by the Texas Natural Resources Information System (TNRIS).

See **Appendix A** for the illustration of the drainage area delineation. **Appendix A** also includes the **Existing** and **Proposed Conditions Basins** used in the HEC-HMS models.

2.1.3 Infiltration Losses

The U.S. Department of Agriculture Natural Resource Conservation Service (NRCS, formerly the Soil Conservation Service, SCS) has developed a rainfall runoff index, the runoff curve number (CN), which considers such factors as soil characteristics, land use/land condition, and antecedent soil moisture to derive a generalized rainfall runoff relationship for a given area. A description of these components and the equations for calculating runoff depth from rainfall are provided below.

The NRCS classifies soils into four hydrologic soil groups: A, B, C and D. These groups indicate the runoff potential of a soil, ranging from a low runoff potential (group A) to a high runoff potential (group D). The CN is estimated for each drainage area based on the information provided in the soil survey of Williamson County, Texas.

The NRCS provides runoff curve numbers for three Antecedent Runoff Conditions (ARC): I, II and III. ARC I represents dry soil conditions and ARC III represents saturated soil conditions. ARC II, which represents average soil moisture conditions, is assumed for this analysis. Runoff curve numbers vary from 0 to 100, with the smaller values representing lower runoff potential and the larger values representing higher runoff potential. Impervious cover values are entered separately from CN values into the HEC-HMS model.

There are two factors that play a significant role in the determination of curve numbers, one being the “hydrologic soil group” and the other one being the “land use”. For determination of the hydrologic soil group, a soil survey was completed on the United States Department of Agriculture Natural Resources Conservation Service’s website. Most of the soils within the drainage areas fall into the NRCS Soil Group D classification. The remaining soils consist of Soil Group B and C, as shown in **USDA Soil Report Map** in **Appendix A**. Land uses were determined based on an aerial image dated 3/25/2021 taken from Google Earth. The pre-development drainage area incorporates undeveloped land consisting of mainly row crops with a few residential areas along with pastures. For the post-development conditions, the drainage areas incorporating the Lidell-Walker Subdivision were assumed to contain residential lots with lots 1/8-acre lot sizes. ARC II is assumed for this analysis. The existing and proposed curve number calculations are included in **Appendix B**.

The runoff from pervious areas is estimated using the selected CN value and the following equations:

$$Q = (P - 0.2 \times S)^2 / (P + 0.8 \times S) \quad \text{Equation 1}$$

And

$$CN = 1000 / (10 + S) \quad \text{Equation 2}$$

Where:

$$\begin{aligned} Q &= \text{depth of runoff (in),} \\ P &= \text{depth of precipitation (in),} \\ S &= \text{potential maximum retention after runoff begins, and} \\ CN &= \text{runoff curve number.} \end{aligned}$$

2.1.4 Unit Hydrograph Method

A rainfall/runoff transformation is required to convert rainfall excess (total rainfall minus infiltration losses) into runoff from a particular subarea. The SCS Storm in HEC-HMS is used in this analysis to generate runoff hydrographs for all for points-of-interest. This method requires only one input parameter, lag time (T_{LAG}).

The dimensionless unit hydrograph developed by the NRCS (**Figure 1**) was developed by Victor Mockus and presented in *National Engineering Handbook, Section 4, Hydrology*, published by the U. S. Natural Resource Conservation Service. The dimensionless unit hydrograph has its ordinate values expressed in a dimensionless ratio, q/q_p , and its abscissa values as t/T_p . This unit hydrograph has a point of inflection approximately 1.7 times the time-to-peak (T_p), and the time-to-peak 0.2 of the time-of-base (T_b) (NRCS 1985).

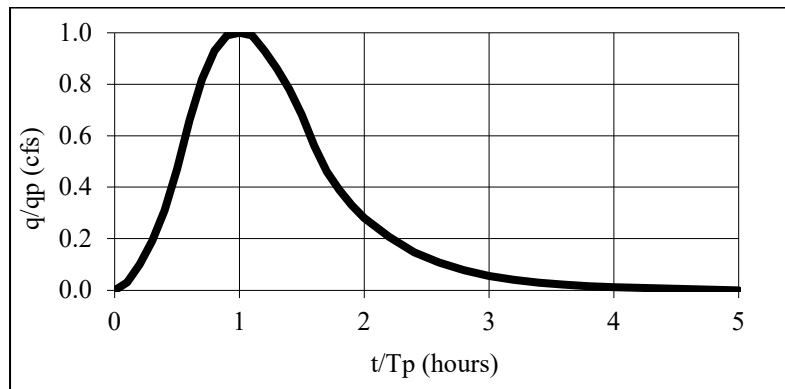


Figure 1. NRCS Unit Hydrograph

Input data for this method consists of a single parameter, T_{LAG} , which is equal to the time (hours) between the center of mass of rainfall excess and the peak of the unit hydrograph (NRCS 1985).

The time-to-peak is computed using the following equation:

$$T_{PEAK} = \Delta t/2 + T_{LAG} \quad \text{Equation 3}$$

Where:

- T_{PEAK} = time to peak of the unitgraph (hrs)
- Δt = computation interval / duration of unit excess (hrs)
- T_{LAG} = watershed lag (hrs)

The peak flow rate of the unit graph is computed using the following equation:

$$qp = 484A/T_{PEAK} \quad \text{Equation 4}$$

Where:

- qp = peak flow rate of the unitgraph (cfs/in)
- A = watershed area (sq mi)

2.1.5 Time of Concentration

The NRCS method assumes that the lag time of a watershed is 60 percent of the watershed's time of concentration. The time of concentration is the time for runoff to travel from the hydraulically most distant point of the watershed to a point of interest within the watershed (NRCS 1985). The time of concentration may be estimated by calculating and summing the travel time for each sub-reach defined by the flow type: sheet flow, shallow concentrated flow, and channelized flow (including roadways and storm sewers). The methods prescribed in the NRCS' Technical Release 55 (TR55) are used to determine the times of concentration for each flow segment in this analysis. **Appendix C** shows the existing and proposed conditions time of concentrations calculations for this analysis utilizing each typical flow segment presented below.

2.1.5.1 Sheet Flow (<100 feet)

Sheet flow is flow over plane surfaces. It usually occurs in the headwater of streams. With sheet flow, the friction value (Manning's n) is an effective roughness coefficient that includes the effect of raindrop impact, drag over the plane surface, obstacles such as litter, crop ridges, and rocks, and erosion and transportation of sediment. These n values are for very shallow flow depths of approximately 0.1 foot. Assuming sheet flow of less than 100 feet, travel time is computed as follows:

$$Tt = (0.007 \times (n \times L)^{0.8}) / (P_2^{0.5} \times s^{0.4}) \quad \text{Equation 5}$$

Where:

- Tt = travel time (hr),
- n = Manning's roughness coefficient,
- L = flow length (ft),
- P_2 = 2-year, 24-hour rainfall (in), and
- s = slope of ground (ft/ft).

2.1.5.2 Shallow Concentrated Flow

After a maximum of 100 feet, sheet flow usually becomes shallow concentrated flow. The average velocity for this flow can be determined from the following figure (**Figure 2**) in which average velocity is a function of watercourse slope and type of channel.

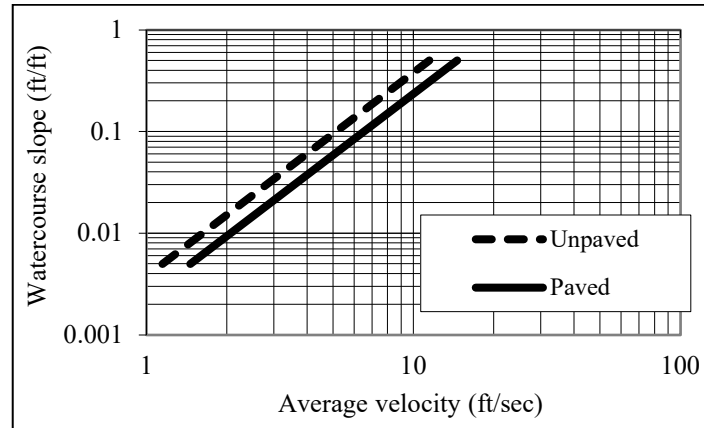


Figure 2: Average Velocities for Estimating Travel Time in Shallow Concentrated Flow Segments

After determining the average velocity, the following equation is used to compute travel time:

$$T_{UNPAVED} = L / (3600 \times 16.1345 \times s^{0.5})$$

$$T_{PAVED} = L / (3600 \times 20.3282 \times s^{0.5})$$

Equation 6
Equation 7

Where:

- Tt = travel time (hr),
- L = flow length (ft),
- s = slope of the ground (ft/ft), and
- 3,600 = conversion factor from minutes to hours.

since the formulas have been updated to include the V-QA please specify which segments were done with a base assumption and which were performed in accordance with the method shown in the DACS.

2.1.5.3 Channel Flow

Channels are assumed to begin where surveyed cross section information has been obtained, where channels are visible on aerial photographs, or where blue lines (indicating streams) appear on United States Geological Survey (USGS) quadrangle maps. An average flow velocity of 4 ft/s was assumed for the channel flow portions as the starting condition for the study due to shallow existing grades. Then the flow obtained using the 4 ft/s was input into a HEC-RAS model and actual velocities were calculated for the most downstream portion of the Mustang Creek Tributary. The calculated velocity came out to 4.94 ft/s. For the portion of Mustang Creek Tributary upstream of this development, various cross sections were utilized, and corresponding flows were input into FlowMaster along with the cross sections to obtain an approximate average velocity to calculate the time of concentration. For all other areas different than Mustang Creek, FlowMaster was utilized to calculate an average velocity depending on the terrain conditions, and cross-sections, where possible. Pipe flow velocities were obtained from the StormCad software.

Channel flow duration equals to:

$$T_{channel} = L / (3600 * V) \quad \text{Equation 8}$$

$$V = Q / A \quad \text{Equation 9}$$

Where:

- V = average velocity (ft/sec),
- L = channel flow length (ft),
- Q = design discharge (cfs),
- A = cross-sectional area (ft²)

Section 3 Hydrologic Results

3.1 Drainage Flow Rates

Tables 2-4 below compare the computed flow rates @ POI-1, POI-2, & POI-3

The engineer's response is noted. However, per DACS 1.2.2 E, regulation of peak flows shall be achieved by storage on-site or offsite. Routing and peak flow timing is not a viable option based on the required criteria. While it may be the opinion of the design engineer that peak flow routing provides no adverse impact it could also be shown that peak flow routing would increase peak flows downstream for a longer period of time which may be an adverse impact.

Table 2. Flow Rates (cfs) @ POI-1

	Flow @ POI-1	
	Pre-Dev	Post-Dev
2-yr	1697.8	1651.7
10-yr	2841.1	2758.5
25-yr	3595.3	3490.2
100-yr	4827.6	4685.9
100-yr Atlas 14		

Table 3. Flow Rates (cfs) @ POI-2

	Flow @ POI-2	
	Pre-Dev	Post-Dev
2-yr	75.6	32.7
10-yr	123.1	50.7
25-yr	153.8	62.4
100-yr	203.6	81.2
100-yr Atlas 14		

Table 4. Flow Rates (cfs) @ POI-3

	Flow @ POI-3	
	Pre-Dev	Post-Dev
2-yr	80.7	79.0
10-yr	131.4	127.1
25-yr	163.9	158.1
100-yr	216.9	208.4
100-yr Atlas 14		

Table 5. Flow Rates (cfs) @ DA-9

	Flow @ DA-9	
	Pre-Dev	Post-Dev
2-yr	63.3	28.9
10-yr	104.9	45.0
25-yr	131.8	55.3
100-yr	175.4	72.1
100-yr Atlas 14		

As shown in Tables 2-5, the proposed Lidell-Walker subdivision will not have an adverse impact on the neighboring properties. Therefore, no ponds have been proposed for any of the outfall locations.

Section 4

Conclusions

As stated in Section 3, the peak discharges, at POI-1, POI-2, POI-3, and DA-9, from the site in all design storm events do not exceed the pre-development flows without the need for a detention facility after the development of the proposed subdivision. Typically, this type of development would result in the need for detention to maintain pre-developed flow conditions, however, in instances where discharges are immediately adjacent to a creek or river within a larger watershed, detention is not usually necessary. This is due to the post development flows from the project reaching the analysis point quicker than before development, thus exiting before the peak flows from upstream. This is valid for POI-1.

For POI-2, POI-3, and DA-9, a detention pond is not required due to the reduction in area discharging to these analysis points offsetting the increase in impervious cover. Therefore, detention is not being proposed for area contributing to the discharge points.

Appendix A

Exhibits

LOCATION MAP

PRELIMINARY PLAT

Legend

 Lidell-Walker



3000 ft

POI-2

POI-1

POI-3

Lidell-Walker

PROPERTY
BOUNDARY

MUSTANG CREEK

CITY OF HUTTO

Blanco Dr

Bosque Dr

1625

133

1660

Google Earth

LIDELL WALKER PRELIM HUTTO, TEXAS	PRE-DEVELOPMENT HYDROLOGY DRAINAGE AREA MAP
--------------------------------------	--



REV	DATE	DESCRIPTION	APP
DESIGNED BY:			
REVIEWED BY:			
DRAWN BY:			



PRE-DEVELOPMENT				Q(CFS)			POI	
Drainage Area	CN	TC (MIN)	2-yr	10-yr	25-yr	100-yr		
			EX 1	87.79	38.78	1232.5	2033.6	2601.9
EX 2	89.94	38.93	112.4	182.4	228.1	302.7		
EX 3	88.61	35.16	227.1	375.9	473.5	632.7		1
EX 4	84.13	18.69	111.3	154.9	250.0	339.7		
EX 8	84.00	22.97	93.2	153.2	190.5	252.8		
EX 5	89.10	19.20	75.6	123.1	153.8	203.6		2
EX 6	86.84	15.55	114.1	132.4	142.2	154.2		3
EX 7	89.37	15.28	69.3	112.2	138.7	184.5		
EX 9	87.66	15.16	63.3	104.9	131.8	175.4		NA

DA-XX	INLET ID
XX A.C.	DRAINAGE AREA

FLOW ARROW → DRAINAGE DIVIDE

TIME OF CONCEN
TIME OF CONCEN

EXISTING MINOR > TIME OF CONCENTRATION

- - - - - PROPERTY BOUNDARY
 - - - - - EXISTING MAJOR

LEGEND

345

0 200' 400'

SCALE: 1" = 400'

LIDELL WALKER PRELIM HUTTO, TEXAS	POST-DEVELOPMENT HYDROLOGY DRAINAGE AREA MAP
--------------------------------------	---



REV	DATE	DESCRIPTION	APP
DESIGNED BY:			
REVIEWED BY:			
DRAWN BY:			

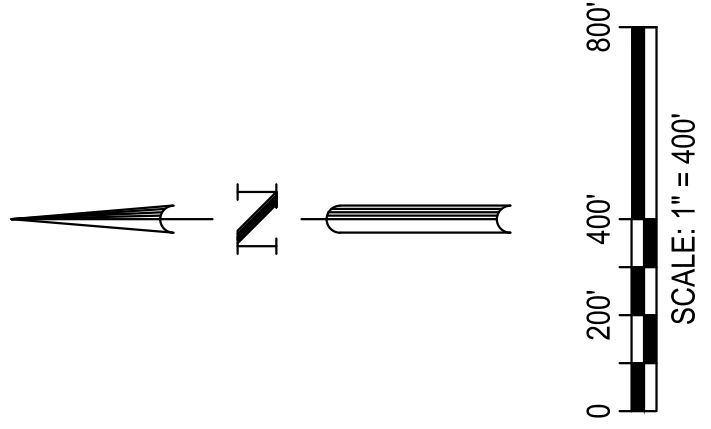


	POST-DEVELOPMENT						
	Drainage Area	CN	TC (MIN)	Q (CFS)			POI
2-yr				10-yr	25-yr	100-yr	
DA1	87.79	38.58	112.5	203.6	260.9	3407.9	1
DA2	89.94	33.78	123.4	182.4	228.1	3297.9	
DA3	90.78	12.70	627.0	994.6	1230.0	1613.6	
DA4	86.23	17.86	119.6	202.7	256.8	344.9	
DA8	88.94	22.97	93.2	152.4	190.8	253.1	
DA5	92.11	4.04	32.7	50.7	62.4	81.2	
DA6	92.04	4.28	11.7	18.2	22.3	29.1	
DA7	88.70	15.28	74.7	120.3	149.6	197.3	
DA9	92.00	4.69	28.9	45.0	55.3	72.1	NA

LEGEND

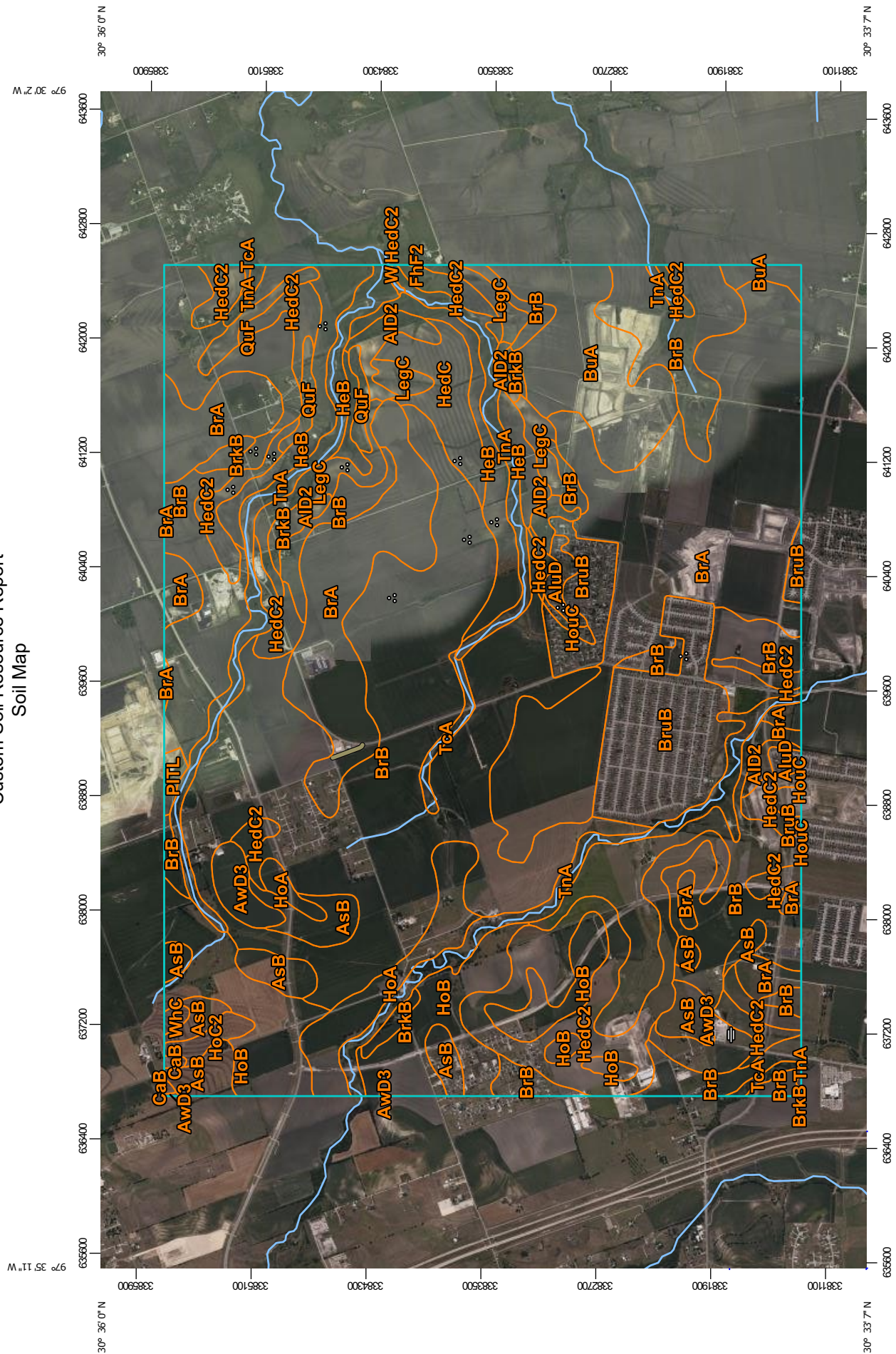
- PROPERTY BOUNDARY
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- TIME OF CONCENTRATION (SHEET FLOW)
- TIME OF CONCENTRATION (SHALLOW FLOW)
- TIME OF CONCENTRATION (CHANNEL FLOW)
- FLOW ARROW
- DRAINAGE DIVIDE
- INLET ID
- DRAINAGE AREA

DA-XX
XX A.C.



Custom Soil Resource Report

Soil Map

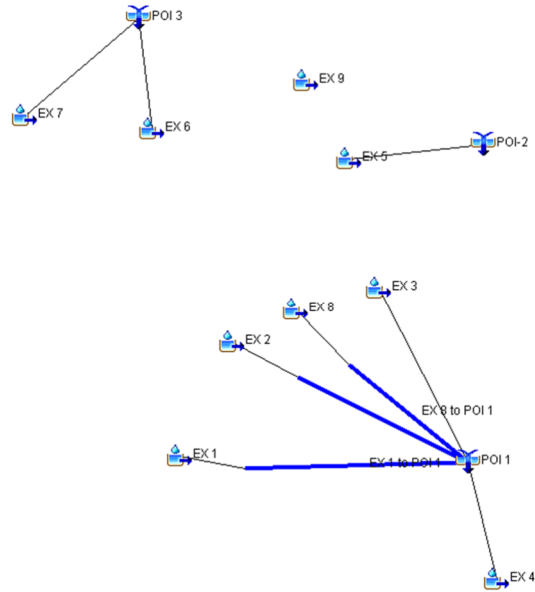


Map Scale: 1:37,700 if printed on A landscape (11" x 8.5") sheet.

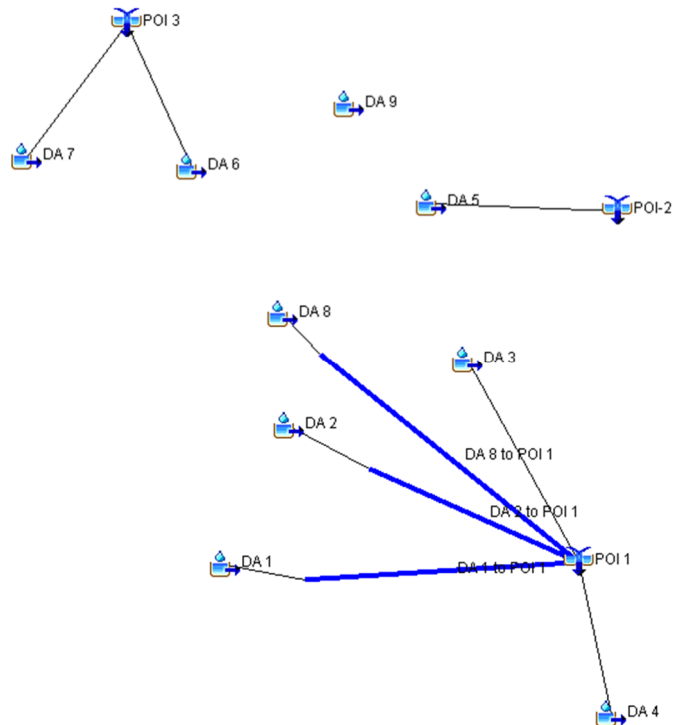


Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

Pre-Development Hydrologic Model



Post-Development Hydrologic Model



Appendix B

Curve Number Calculation Summary

Pre-Development Runoff Curve Number				
Pre-Development DA-EX 1				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from Table 2-2a of TR-55		
D	ROW CROPS - SR (GOOD)	89	426.939	37997.57
D	STREETS AND ROADS - PAVED OPEN DITCHES	93	29.181	2713.83
D	RESIDENTIAL - 1/8 ACRES	92	102.016	9385.47
D	RESIDENTIAL - 1/2 ACRES	85	72.282	6143.97
D	RESIDENTIAL - 1 ACRES	84	28.884	2426.26
D	FARMSTEADS	86	29.539	2540.35
D	PAVED PARKING LOTS	98	16.671	1633.76
D	MEADOW	78	13.916	1085.45
D	OPEN SPACE - GOOD	80	98.352	7868.16
		Totals	817.78	71794.82
		Composite CN		87.79

There are no "Row Crops" listed in the DACS. Please clarify and ensure that all classifications and CN values comply with the DACS.

Pre-Development DA-EX 2				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	37.767	3361.26
D	RESIDENTIAL - 1/8 ACRES	92	9.768	898.66
D	PAVED PARKING LOTS	98	9.790	959.42
D	OPEN SPACE - GOOD	80	6.405	512.40
		Totals	63.73	5731.74
		Composite CN		89.94

Pre-Development DA-EX 3				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	120.302	10706.88
D	FARMSTEADS	86	17.798	1530.63
		Totals	138.10	12237.51
		Composite CN		88.61

Pre-Development DA - EX 4				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	14.319	1274.39
C	ROW CROPS - SR (GOOD)	88	1.562	137.46
B	ROW CROPS - SR (GOOD)	81	2.718	220.16
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	1.197	111.32
C	STREETS AND ROADS - PAVED, OPEN DITCHES	92	0.455	41.86
B	STREETS AND ROADS - PAVED, OPEN DITCHES	89	0.314	27.95
D	FARMSTEADS	86	16.685	1434.91
C	FARMSTEADS	82	0.676	55.43
B	FARMSTEADS	74	11.554	855.00
D	RESIDENTIAL - 1/2 ACRES	85	4.960	421.60
		Totals	54.44	4580.07
		Composite CN		84.13

Pre-Development DA - EX 5				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	0.756	70.31
D	ROW CROPS - SR (GOOD)	89	31.064	2764.70
		Totals	31.82	2835.00
		Composite CN		89.10

Pre-Development DA - EX 6				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	1.046	93.09
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	0.105	9.77
D	FARMSTEADS	86	3.479	299.19
		Totals	4.63	402.05
		Composite CN		86.84

Pre-Development DA - EX 7				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	19.703	1753.57
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	1.875	174.38
D	PAVED PARKING LOTS	98	1.556	152.49
D	OPEN SPACE - FAIR	84	2.155	181.02
D	FARMSTEADS	86	0.411	35.35
		Totals	25.70	2296.80
		Composite CN		89.37

Pre-Development DA - EX 8				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	43.410	3863.49
		Totals	43.41	3863.49
		Composite CN		89.00

Pre-Development DA - EX 9				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	FARMSTEADS	86	10.992	945.31
D	ROW CROPS - SR (GOOD)	89	13.638	1213.78
		Totals	24.63	2159.09
		Composite CN		87.66

Post-Development Runoff Curve Number				
Post-Development DA-1				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from Table 2-2a of TR-55		
D	ROW CROPS - SR (GOOD)	89	426.939	37997.57
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	29.181	2713.83
D	RESIDENTIAL - 1/8 ACRES	92	102.016	9385.47
D	RESIDENTIAL - 1/2 ACRES	85	72.282	6143.97
D	RESIDENTIAL - 1 ACRES	84	28.884	2426.26
D	FARMSTEADS	86	29.539	2540.35
D	PAVED PARKING LOTS	98	16.671	1633.76
D	MEADOW	78	13.916	1085.45
D	OPEN SPACE - GOOD	80	98.352	7868.16
		Totals	817.78	71794.82
		Composite CN		87.79

Post-Development DA-2				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	37.767	3361.26
D	RESIDENTIAL - 1/8 ACRES	92	9.768	898.66
D	PAVED PARKING LOTS	98	9.790	959.42
D	OPEN SPACE - GOOD	80	6.405	512.40
		Totals	63.73	5731.74
		Composite CN		89.94

the engineer's response is acknowledged. However 2.2.1 C indicates that full development of adjoining and interior tracts must be assume when designing a storm sewer system.

Post-Development DA-3				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	RESIDENTIAL - 1/8 ACRES	92.0	183.935	16922.02
D	OPEN SPACE - GOOD	80	20.755	1660.40
Totals			204.69	18582.42
Composite CN			90.78	

use full build out conditions.

Post-Development DA-4				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	6.224	553.94
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	1.197	111.32
C	STREETS AND ROADS - PAVED, OPEN DITCHES	92	0.455	41.86
B	STREETS AND ROADS - PAVED, OPEN DITCHES	89	0.314	27.95
D	FARMSTEADS	86	7.827	673.12
C	FARMSTEADS	82	0.676	55.43
B	FARMSTEADS	74	2.928	216.67
D	RESIDENTIAL - 1/2 ACRES	85	4.230	359.55
D	RESIDENTIAL - 1/8 ACRES	92	10.352	952.38
C	RESIDENTIAL - 1/8 ACRES	90	1.462	131.58
B	RESIDENTIAL - 1/8 ACRES	85	12.001	1020.09
D	OPEN SPACE - GOOD	80	5.384	430.72
Totals			53.05	4574.61
Composite CN			86.23	

Post-Development DA-5				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	0.758	70.49
D	RESIDENTIAL - 1/8 ACRES	92	5.992	551.26
Totals			6.75	621.76
Composite CN			92.11	

Post-Development DA-6				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	0.105	9.77
D	RESIDENTIAL - 1/8 ACRES	92	2.355	216.66
Totals			2.46	226.43
Composite CN			92.04	

use full build out
conditions

Post-Development DA-7				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	19.05	1695.45
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	1.876	174.47
D	PAVED PARKING LOTS	98	1.556	152.49
D	OPEN SPACE - FAIR	84	2.155	181.02
D	RESIDENTIAL - 1/8 ACRES	92	2.793	256.96
		Totals	27.43	2460.38
		Composite CN		89.70

Post-Development DA-8				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	1.229	114.30
D	OPEN SPACE - GOOD	80	0.854	68.32
D	ROW CROPS - SR (GOOD)	89	41.407	3685.22
		Totals	43.49	3867.84
		Composite CN		88.94

use full build out
conditions

Post-Development DA-9				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	RESIDENTIAL - 1/8 ACRES	92	6.250	575.00
		Totals	6.25	575.00
		Composite CN		92.00

Appendix C

Time of Concentration Calculations

Pre-Development Time of Concentration Calculation - DA EX-1	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	733
Watercourse Low Elevation (ft)	732
Watercourse slope, s (ft/ft)	0.0100
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4})$ (hr) =	0.21
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1346
Watercourse High Elevation (ft)	732
Watercourse Low Elevation (ft)	718
Watercourse slope, s (ft/ft)	0.0104
Average Velocity, V (fps)	1.65
$T_t = L / (3600V)$ (hr) =	0.23
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	718
Watercourse Low Elevation (ft)	718
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V)$ (hr) =	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	9866
Average Velocity, V (fps)	4.30
$T_t = L / (3600V)$ (hr) =	0.64
Total (Tc) =	1.08
Lag Time (min) =	38.78
HEC-HMS Routing (EX1 to POI-1)	
Segment ID	5
Flow Length, L (ft)	1813
Average Velocity, V (fps)	4.93
$T_t = L / (3600V)$ (hr) =	0.10
Lag Time (min) =	3.67

according to the RAS model the last 500 feet of this channel flows at a velocity of 5.25.

specify which method was used to determine this number.

specify which method was used to determine this number.

Pre-Dev Time of Concentration Calculation - DA EX-2	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	692.5
Watercourse Low Elevation (ft)	692
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1954
Watercourse High Elevation (ft)	692
Watercourse Low Elevation (ft)	680
Watercourse slope, s (ft/ft)	0.0061
Average Velocity, V (fps)	1.26
$T_t = L / (3600V) \text{ (hr)} =$	0.43
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	680
Watercourse Low Elevation (ft)	680
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	1141
Average Velocity, V (fps)	3.33
$T_t = L / (3600V) \text{ (hr)} =$	0.10
Channel Flow	
Segment ID	5
Flow Length, L (ft)	2339
Average Velocity, V (fps)	5.18
$T_t = L / (3600V) \text{ (hr)} =$	0.13
Total (Tc) =	0.93
Lag Time (min) =	33.58
HEC-HMS Routing (EX2 to POI-1)	
Segment ID	5
Flow Length, L (ft)	2314
Average Velocity, V (fps)	4.93
$T_t = L / (3600V) \text{ (hr)} =$	0.13
Lag Time (min) =	4.69

specify which method
was used to
determine this
number.

Pre-Dev Time of Concentration Calculation - DA EX-3	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	687.9
Watercourse Low Elevation (ft)	687.4
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1568
Watercourse High Elevation (ft)	687.4
Watercourse Low Elevation (ft)	678
Watercourse slope, s (ft/ft)	0.0060
Average Velocity, V (fps)	1.25
$T_t = L / (3600V) \text{ (hr)} =$	0.35
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	678
Watercourse Low Elevation (ft)	678
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	3744
Average Velocity, V (fps)	3.00
$T_t = L / (3600V) \text{ (hr)} =$	0.35
Total (Tc) =	0.98
Lag Time (min) =	35.16

specify which method was used to determine this number.

Pre-Dev Time of Concentration Calculation - DA EX-4	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grass
Mannings "n"	0.24
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	691
Watercourse Low Elevation (ft)	690.2
Watercourse slope, s (ft/ft)	0.0080
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4}) \text{ (hr)} =$	0.31
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1053
Watercourse High Elevation (ft)	690.2
Watercourse Low Elevation (ft)	672
Watercourse slope, s (ft/ft)	0.0173
Average Velocity, V (fps)	2.12
$T_t = L/(3600V) \text{ (hr)} =$	0.14
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	672
Watercourse Low Elevation (ft)	672
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.01
$T_t = L/(3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	1250
Average Velocity, V (fps)	4.70
$T_t = L/(3600V) \text{ (hr)} =$	0.07
Total (Tc) =	0.52
Lag Time (min) =	18.69

specify which method was used to determine this number.

Pre-Dev Time of Concentration Calculation - DA EX-5	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	687.9
Watercourse Low Elevation (ft)	687.4
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	927
Watercourse High Elevation (ft)	687.4
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0058
Average Velocity, V (fps)	1.23
$T_t = L / (3600V) \text{ (hr)} =$	0.21
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	682
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	614
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.04
Total (Tc) =	0.53
Lag Time (min) =	19.20

specify which method was used to determine this number.

Pre-Dev Time of Concentration Calculation - DA EX-6	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	687.9
Watercourse Low Elevation (ft)	687.4
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	669
Watercourse High Elevation (ft)	687.4
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0081
Average Velocity, V (fps)	1.45
$T_t = L / (3600V) \text{ (hr)} =$	0.13
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	682
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	323
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.02
Total (Tc) =	0.43
Lag Time (min) =	15.55

specify which method
was used to
determine this
number.

Pre-Dev Time of Concentration Calculation - DA EX-7	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	593.9
Watercourse Low Elevation (ft)	593.4
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	593.4
Watercourse Low Elevation (ft)	593.4
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	593.4
Watercourse Low Elevation (ft)	593.4
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	2059
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.14
Total (Tc) =	0.42
Lag Time (min) =	15.28

specify which method was used to determine this number.

Pre-Dev Time of Concentration Calculation - DA EX-8	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	689.4
Watercourse Low Elevation (ft)	688.8
Watercourse slope, s (ft/ft)	0.0060
$T_t = 0.007(nL)^{0.8} / (p^{0.5}s^{0.4})$ (hr) =	0.26
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1034
Watercourse High Elevation (ft)	688.8
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0066
Average Velocity, V (fps)	1.31
$T_t = L / (3600V)$ (hr) =	0.22
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	682
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V)$ (hr) =	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	1883
Average Velocity, V (fps)	3.33
$T_t = L / (3600V)$ (hr) =	0.16
Total (Tc) =	0.64
Lag Time (min) =	22.97
HEC-HMS Routing (EX8 to POI-1)	
Segment ID	5
Flow Length, L (ft)	2717
Average Velocity, V (fps)	2.50
$T_t = L / (3600V)$ (hr) =	0.30
Segment ID (Mustang Creek)	6
Flow Length, L (ft)	1203
Average Velocity, V (fps)	4.93
$T_t = L / (3600V)$ (hr) =	0.07
Lag Time (min) =	13.31

specify which method was used to determine this number.

specify which method was used to determine this number.

Pre-Dev Time of Concentration Calculation - DA EX-9	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	688.245
Watercourse Low Elevation (ft)	687.745
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	349
Watercourse High Elevation (ft)	687.745
Watercourse Low Elevation (ft)	686
Watercourse slope, s (ft/ft)	0.0050
Average Velocity, V (fps)	1.14
$T_t = L / (3600V) \text{ (hr)} =$	0.09
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	686
Watercourse Low Elevation (ft)	686
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	787
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.05
Total (Tc) =	0.42
Lag Time (min) =	15.16

Post-Dev Time of Concentration Calculation DA-1

Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	733
Watercourse Low Elevation (ft)	732.00
Watercourse slope, s (ft/ft)	0.0100
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	
	0.21

Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1346
Watercourse High Elevation (ft)	732.00
Watercourse Low Elevation (ft)	718.00
Watercourse slope, s (ft/ft)	0.0104
Average Velocity, V (fps)	1.65
$T_t = L / (3600V) \text{ (hr)} =$	
	0.23

Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	718.00
Watercourse Low Elevation (ft)	718.00
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	
	0.00

Channel Flow	
Segment ID	4
Flow Length, L (ft)	9866
Average Velocity, V (fps)	4.30
$T_t = L / (3600V) \text{ (hr)} =$	
	0.64

Pipe Flow	
Segment ID	5
Flow Length, L (ft)	0
Average Velocity, V (fps)	9.00
$T_t = L / (3600V) \text{ (hr)} =$	
	0.00

Total (Tc) =	1.08
Lag Time (min) =	38.78

use full build out conditions per DACS 2.2.1 C.

HEC-HMS Routing (DA1 to POI-1)	
Segment ID	6
Flow Length, L (ft)	1813
Average Velocity, V (fps)	4.94
$T_t = L / (3600V) \text{ (hr)} =$	
	0.10
Lag Time (min) =	3.67

Pre-Dev Time of Concentration Calculation - DA-2

Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	692.5
Watercourse Low Elevation (ft)	692
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	
	0.28

Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1954
Watercourse High Elevation (ft)	692
Watercourse Low Elevation (ft)	680
Watercourse slope, s (ft/ft)	0.0061
Average Velocity, V (fps)	1.26
$T_t = L / (3600V) \text{ (hr)} =$	
	0.43

Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	680
Watercourse Low Elevation (ft)	680
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	
	0.00

Channel Flow	
Segment ID	4
Flow Length, L (ft)	1141
Average Velocity, V (fps)	3.33
$T_t = L / (3600V) \text{ (hr)} =$	
	0.10

Channel Flow	
Segment ID	5
Flow Length, L (ft)	2339
Average Velocity, V (fps)	5.18
$T_t = L / (3600V) \text{ (hr)} =$	
	0.13

Total (Tc) =	0.93
Lag Time (min) =	33.58

use full build out
conditions per DACS
2.2.1 C.

HEC-HMS Routing (DA2 to POI-2)	
Segment ID	5
Flow Length, L (ft)	2314
Average Velocity, V (fps)	4.94
$T_t = L / (3600V) \text{ (hr)} =$	
	0.13
Lag Time (min) =	4.69

Post-Dev Time of Concentration Calculation DA-3	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grasses
Mannings "n"	0.24
Flow Length, L (ft)	30
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	686.6
Watercourse Low Elevation (ft)	686.20
Watercourse slope, s (ft/ft)	0.0133
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.10
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	90
Watercourse High Elevation (ft)	686.2
Watercourse Low Elevation (ft)	685.3
Watercourse slope, s (ft/ft)	0.0100
Average Velocity, V (fps)	1.61
$T_t = L / (3600V) \text{ (hr)} =$	0.02
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	95
Watercourse High Elevation (ft)	684.8
Watercourse Low Elevation (ft)	682.6
Watercourse slope, s (ft/ft)	0.0232
Average Velocity, V (fps)	3.09
$T_t = L / (3600V) \text{ (hr)} =$	0.01
Channel Flow	
Segment ID	4
Flow Length, L (ft)	1157
Average Velocity, V (fps)	4.90
$T_t = L / (3600V) \text{ (hr)} =$	0.07
Pipe Flow	
Segment ID	5
Flow Length, L (ft)	5425
Average Velocity, V (fps)	9.00
$T_t = L / (3600V) \text{ (hr)} =$	0.17
Total (Tc) =	0.35
Lag Time (min) =	12.70

Post-Dev Time of Concentration Calculation DA-4	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grass
Mannings "n"	0.24
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	691
Watercourse Low Elevation (ft)	690.2
Watercourse slope, s (ft/ft)	0.0080
$T_t = 0.007(nL)^{0.8}/(p^{0.5}s^{0.4}) \text{ (hr)} =$	
	0.31
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1053
Watercourse High Elevation (ft)	690.2
Watercourse Low Elevation (ft)	672
Watercourse slope, s (ft/ft)	0.0173
Average Velocity, V (fps)	2.12
$T_t = L/(3600V) \text{ (hr)} =$	
	0.14
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	672
Watercourse Low Elevation (ft)	672
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L/(3600V) \text{ (hr)} =$	
	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	324
Average Velocity, V (fps)	4.00
$T_t = L/(3600V) \text{ (hr)} =$	
	0.02
Pipe Flow	
Segment ID	5
Flow Length, L (ft)	1189
Average Velocity, V (fps)	11.65
$T_t = L/(3600V) \text{ (hr)} =$	
	0.03
Total (Tc) =	
	0.50
Lag Time (min) =	
	17.86

use full build out condition

Post-Dev Time of Concentration Calculation DA-5	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grasses
Mannings "n"	0.24
Flow Length, L (ft)	30
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	684.6
Watercourse Low Elevation (ft)	683.6
Watercourse slope, s (ft/ft)	0.0333
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.07
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	90
Watercourse High Elevation (ft)	684
Watercourse Low Elevation (ft)	680.7
Watercourse slope, s (ft/ft)	0.0322
Average Velocity, V (fps)	2.9
$T_t = L/(3600V)$ (hr) =	0.01
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	680.7
Watercourse Low Elevation (ft)	680.7
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L/(3600V)$ (hr) =	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	538
Average Velocity, V (fps)	4.00
$T_t = L/(3600V)$ (hr) =	0.04
Pipe Flow	
Segment ID	5
Flow Length, L (ft)	0
Average Velocity, V (fps)	9.00
$T_t = L/(3600V)$ (hr) =	0.00
Total (Tc) =	0.11
Lag Time (min) =	4.04

Post-Dev Time of Concentration Calculation DA-6	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grasses
Mannings "n"	0.24
Flow Length, L (ft)	30
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	685.1
Watercourse Low Elevation (ft)	684.2
Watercourse slope, s (ft/ft)	0.0300
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.07
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	90
Watercourse High Elevation (ft)	684.2
Watercourse Low Elevation (ft)	681.3
Watercourse slope, s (ft/ft)	0.0322
Average Velocity, V (fps)	2.9
$T_t = L / (3600V) \text{ (hr)} =$	0.01
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	181
Watercourse High Elevation (ft)	680.8
Watercourse Low Elevation (ft)	676.3
Watercourse slope, s (ft/ft)	0.0249
Average Velocity, V (fps)	3.21
$T_t = L / (3600V) \text{ (hr)} =$	0.02
Channel Flow	
Segment ID	4
Flow Length, L (ft)	302
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.02
Pipe Flow	
Segment ID	5
Flow Length, L (ft)	149
Average Velocity, V (fps)	9.00
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Total (Tc) =	0.12
Lag Time (min) =	4.28

Post-Dev Time of Concentration Calculation DA-7

Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	593.9
Watercourse Low Elevation (ft)	593.4
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	
	0.28

use full build out.

Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	593.4
Watercourse Low Elevation (ft)	593.4
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	
	0.00

Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	593.4
Watercourse Low Elevation (ft)	593.4
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	
	0.00

Channel Flow	
Segment ID	4
Flow Length, L (ft)	2059
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	
	0.14

Total (Tc) =	0.42
Lag Time (min) =	15.28

Post-Dev Time of Concentration Calculation DA-8

Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	689.4
Watercourse Low Elevation (ft)	688.8
Watercourse slope, s (ft/ft)	0.0060
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	
	0.26

Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1034
Watercourse High Elevation (ft)	688.8
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0066
Average Velocity, V (fps)	1.31
$T_t = L / (3600V) \text{ (hr)} =$	
	0.22

Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	682
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	
	0.00

Channel Flow (Through Pond)	
Segment ID	4
Flow Length, L (ft)	1883
Average Velocity, V (fps)	3.33
$T_t = L / (3600V) \text{ (hr)} =$	
	0.16

Total (Tc) =	0.64
Lag Time (min) =	22.97

HEC-HMS Routing (DA8 to POI-1)	
Segment ID	5
Flow Length, L (ft)	2768
Average Velocity, V (fps)	4.05
$T_t = L / (3600V) \text{ (hr)} =$	
	0.19
Segment ID (Mustang Creek)	6
Flow Length, L (ft)	1304
Average Velocity, V (fps)	4.94
$T_t = L / (3600V) \text{ (hr)} =$	
	0.07
Lag Time (min) =	9.48

use full build out

Tc route doesn't appear to go through the pond based on the DA map.

Post-Dev Time of Concentration Calculation DA-9	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grasses
Mannings "n"	0.24
Flow Length, L (ft)	30
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	684.2
Watercourse Low Elevation (ft)	683.3
Watercourse slope, s (ft/ft)	0.0300
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4}) \text{ (hr)} =$	0.07
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	90
Watercourse High Elevation (ft)	683.3
Watercourse Low Elevation (ft)	680.7
Watercourse slope, s (ft/ft)	0.0289
Average Velocity, V (fps)	2.74
$T_t = L/(3600V) \text{ (hr)} =$	0.01
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	680.7
Watercourse Low Elevation (ft)	680.7
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L/(3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	748
Average Velocity, V (fps)	4.00
$T_t = L/(3600V) \text{ (hr)} =$	0.05
Total (Tc) =	0.13
Lag Time (min) =	4.69

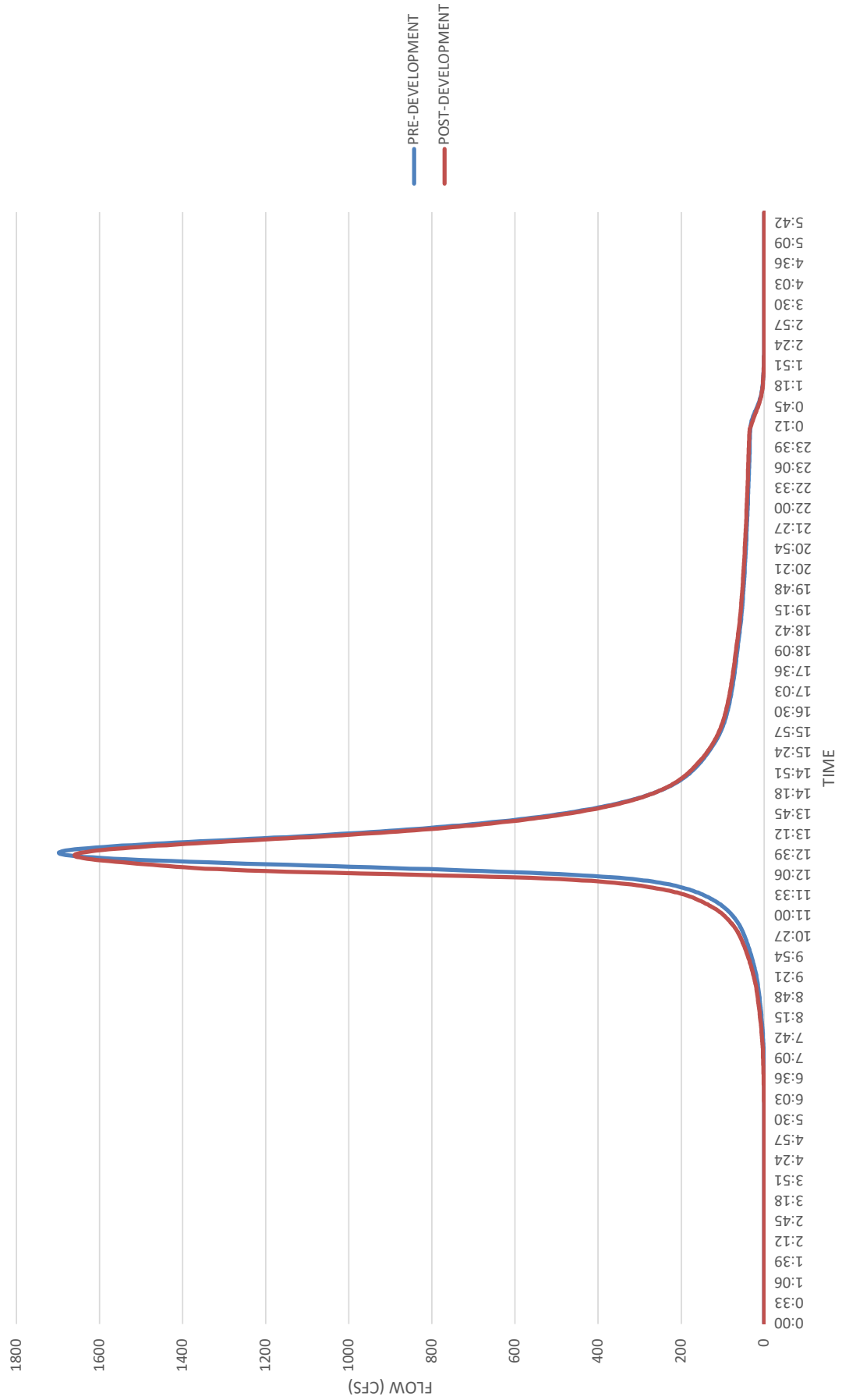
Appendix D

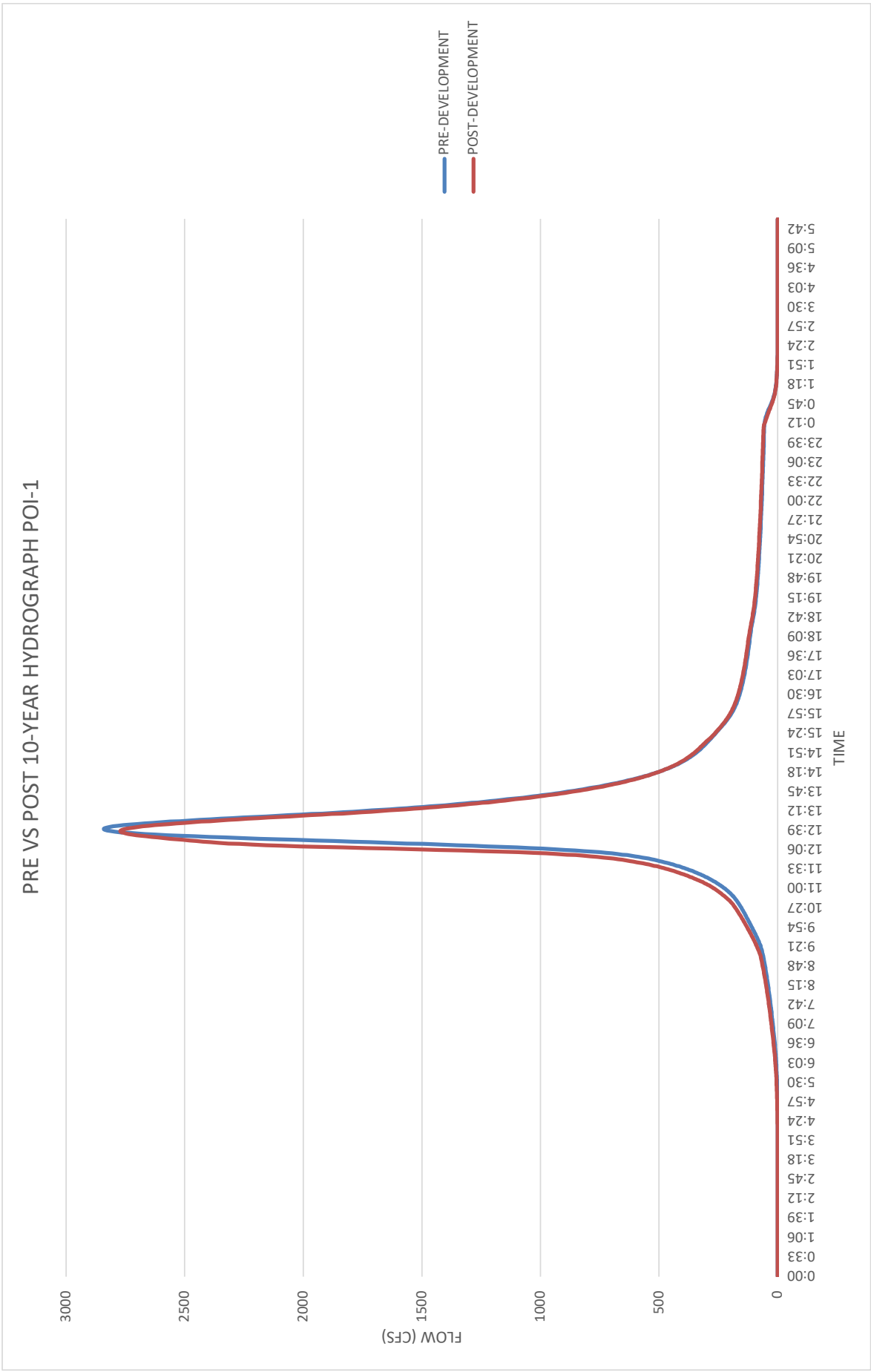
HEC-HMS Model (Electronic)

Appendix E

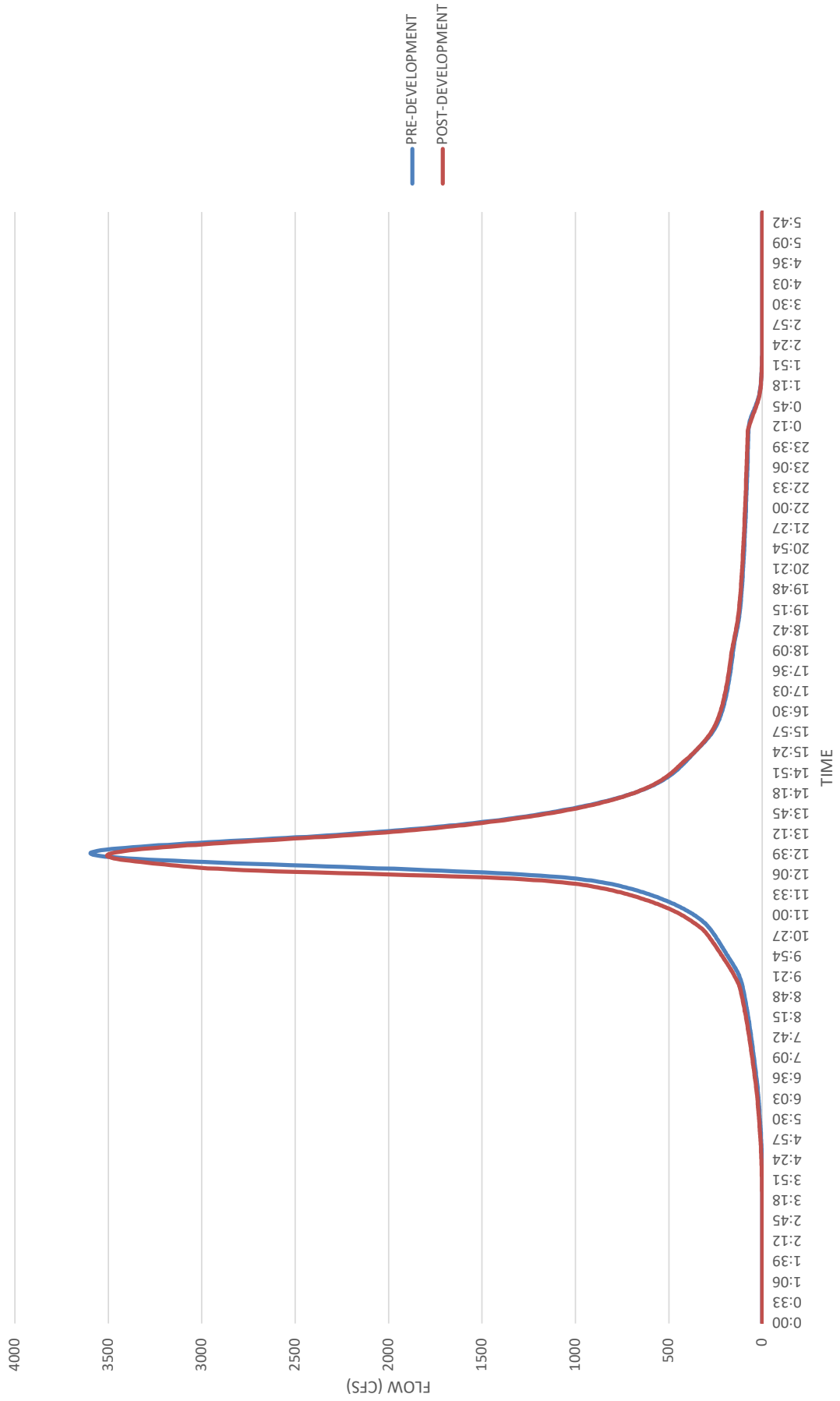
Pre-Development vs. Post-Development Flow Comparison at POI-1

PRE VS POST 2-YEAR HYDROGRAPH POI-1

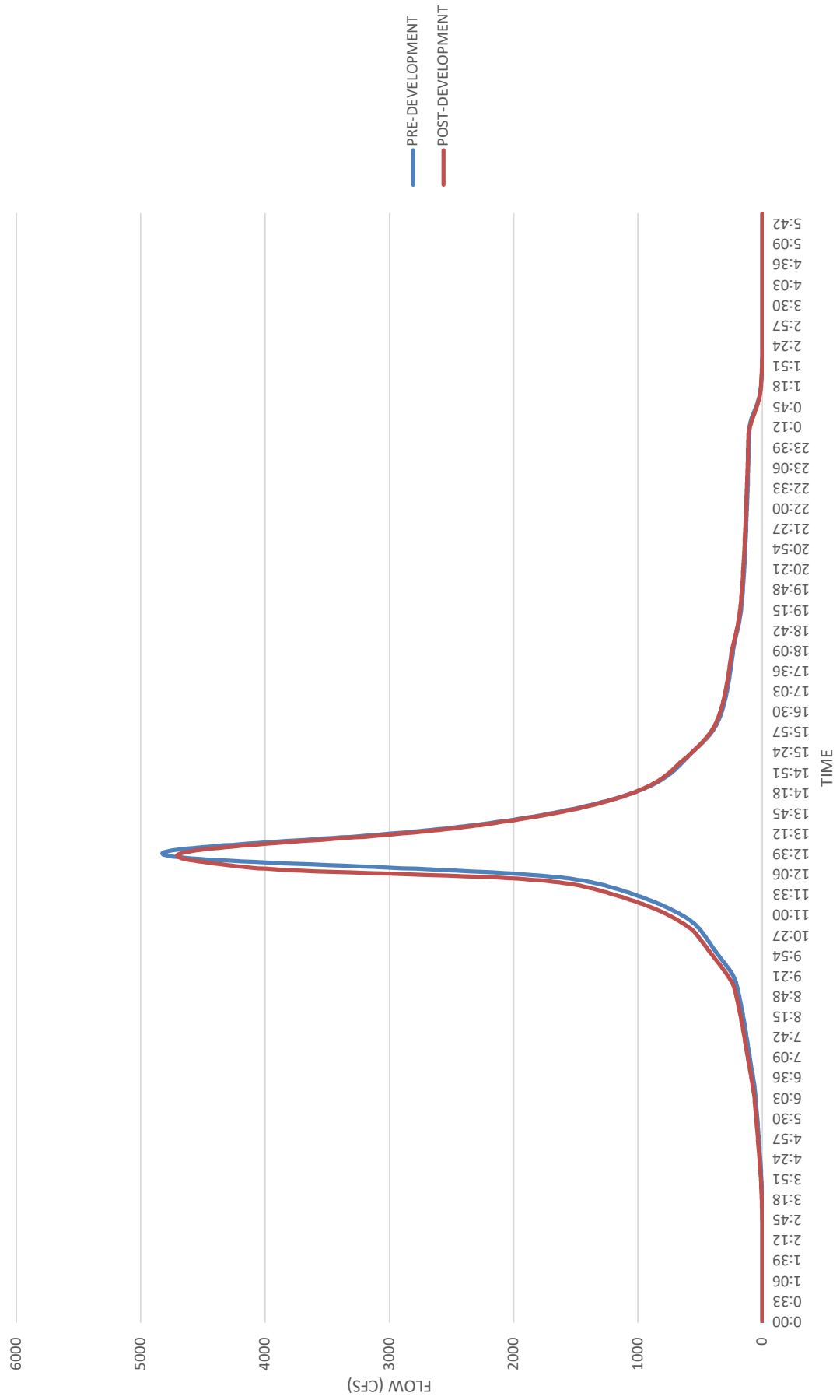




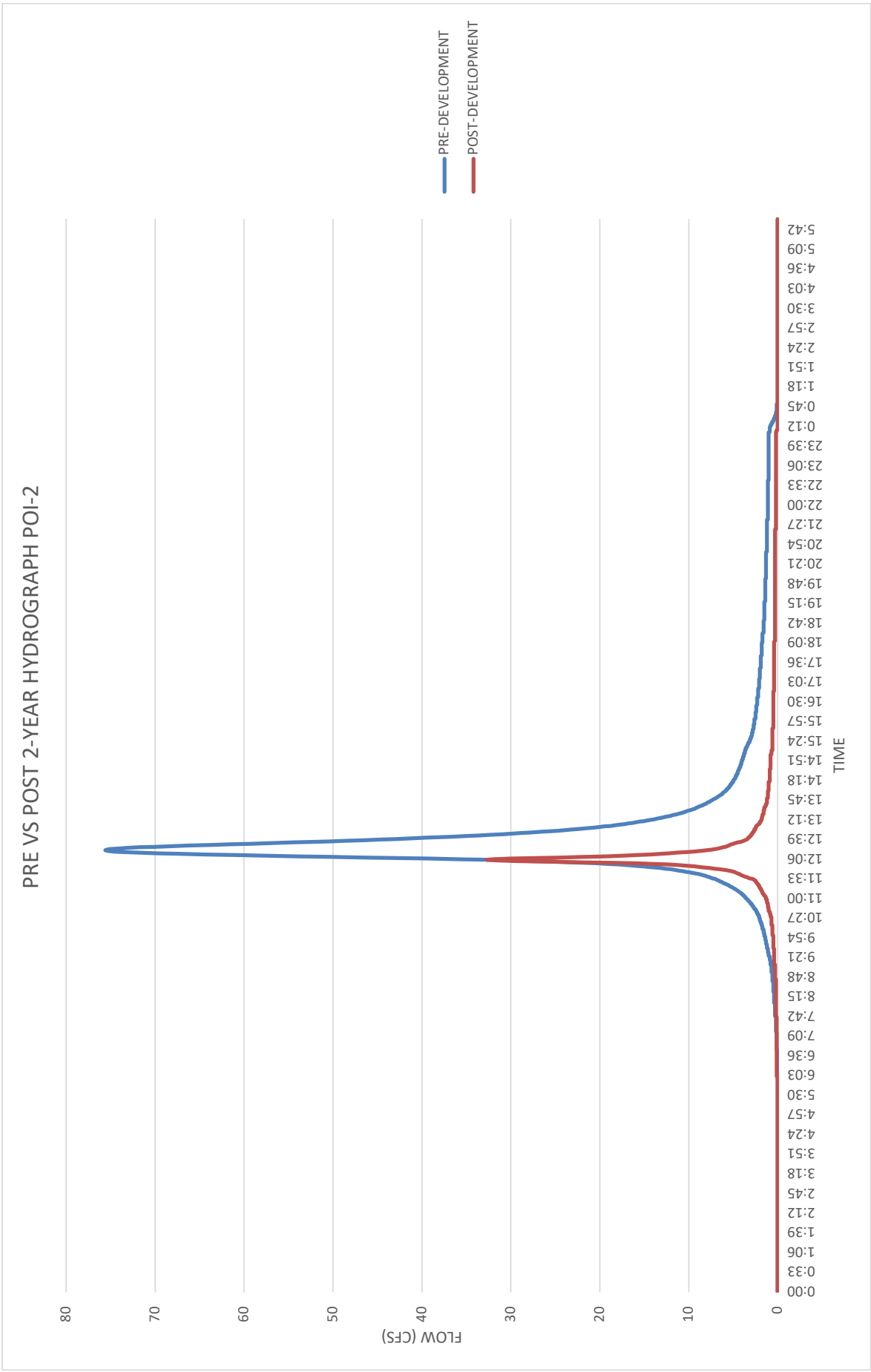
PRE VS POST 25-YEAR HYDROGRAPH POI-1



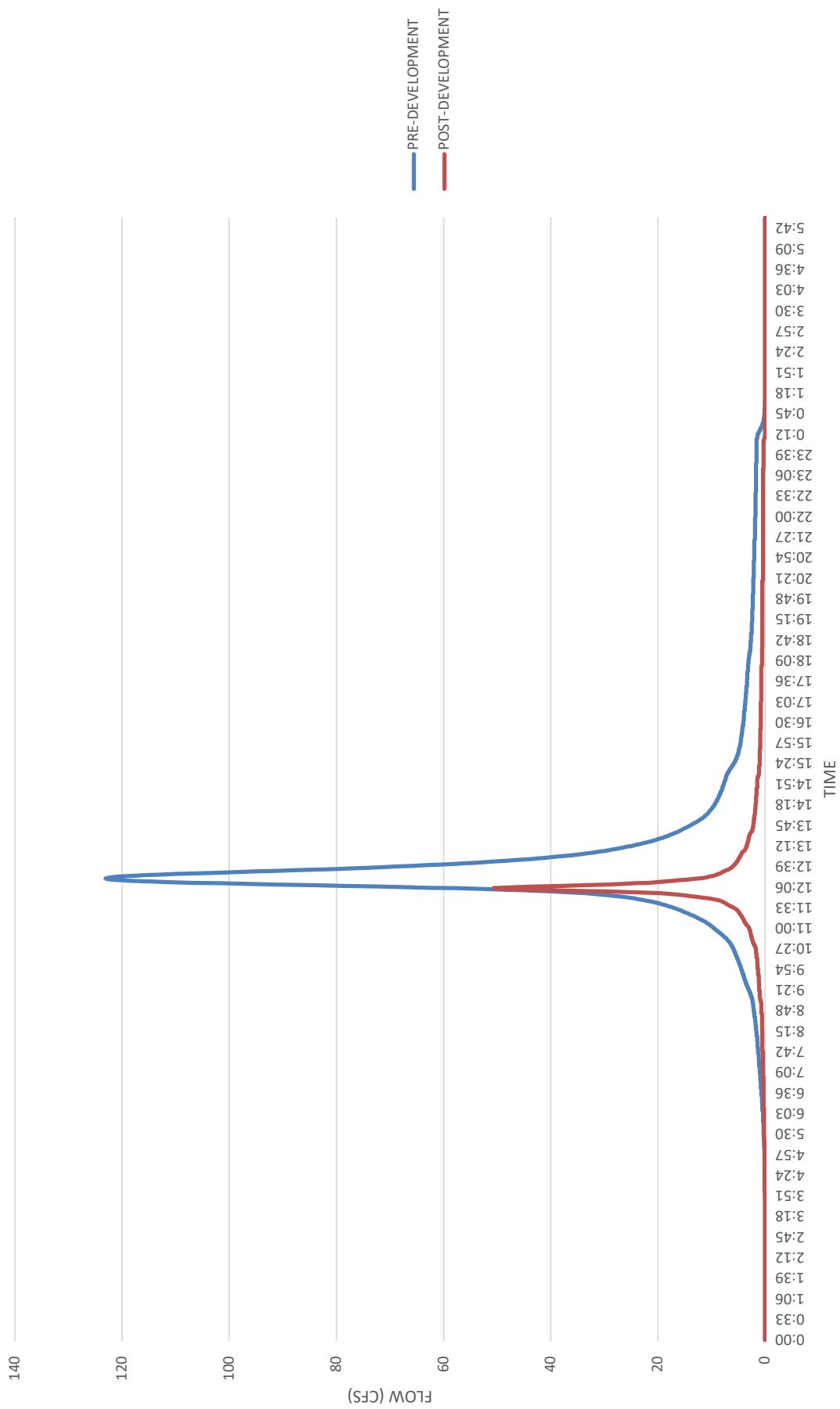
PRE VS POST 100-YEAR HYDROGRAPH POI-1



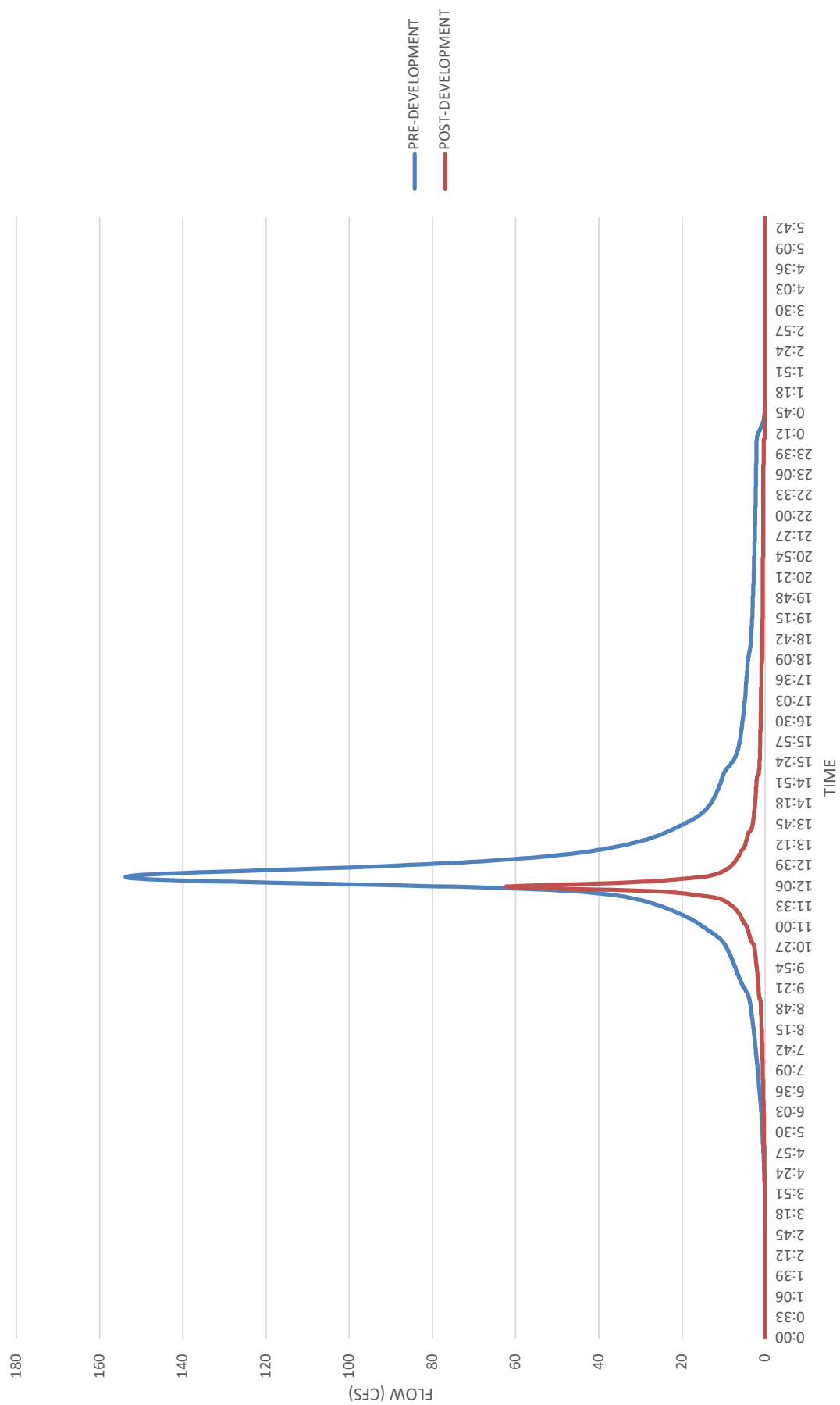
Pre-Development vs. Post-Development Flow Comparison at POI-2



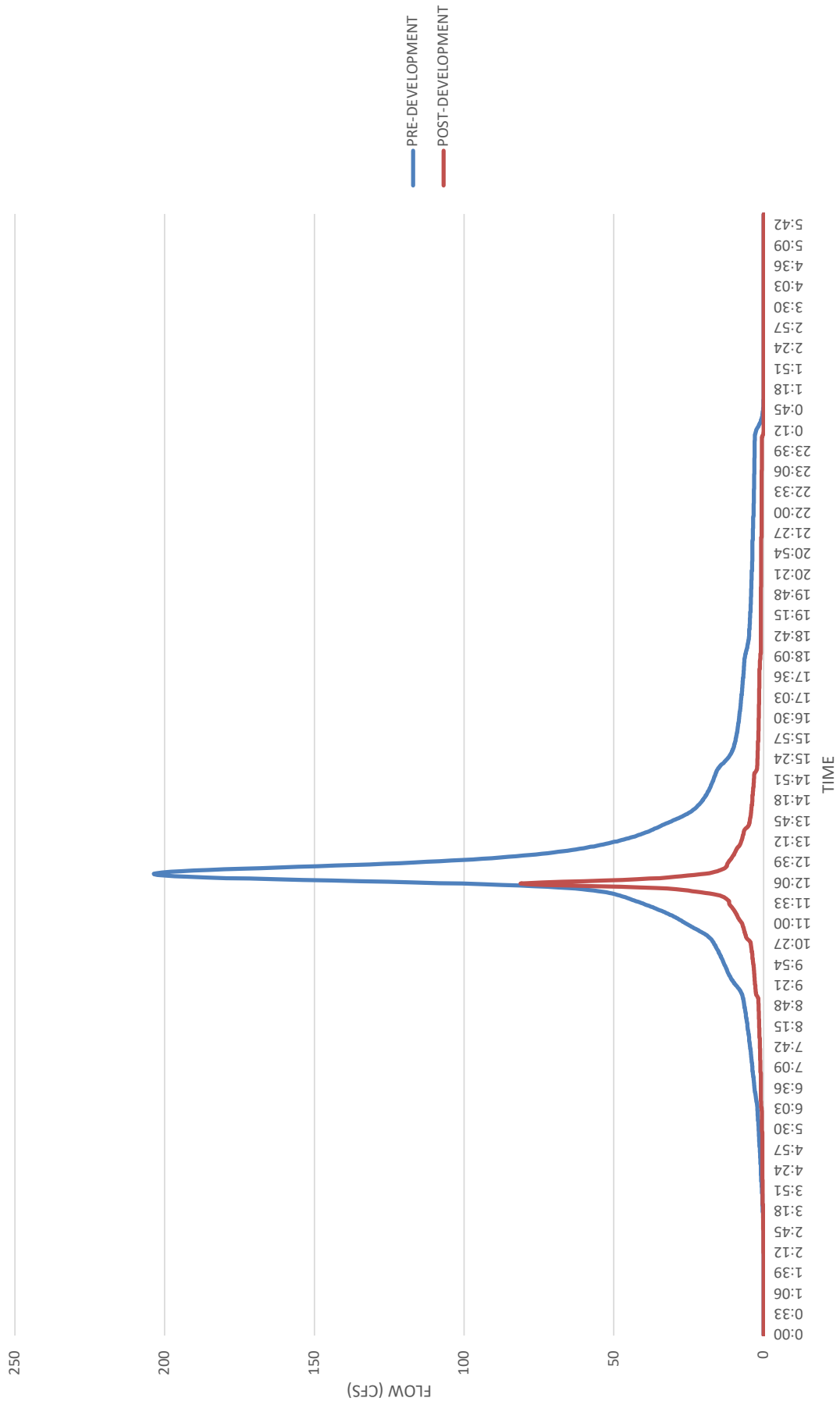
PRE VS POST 10-YEAR HYDROGRAPH POI-2



PRE VS POST 25-YEAR HYDROGRAPH POI-2

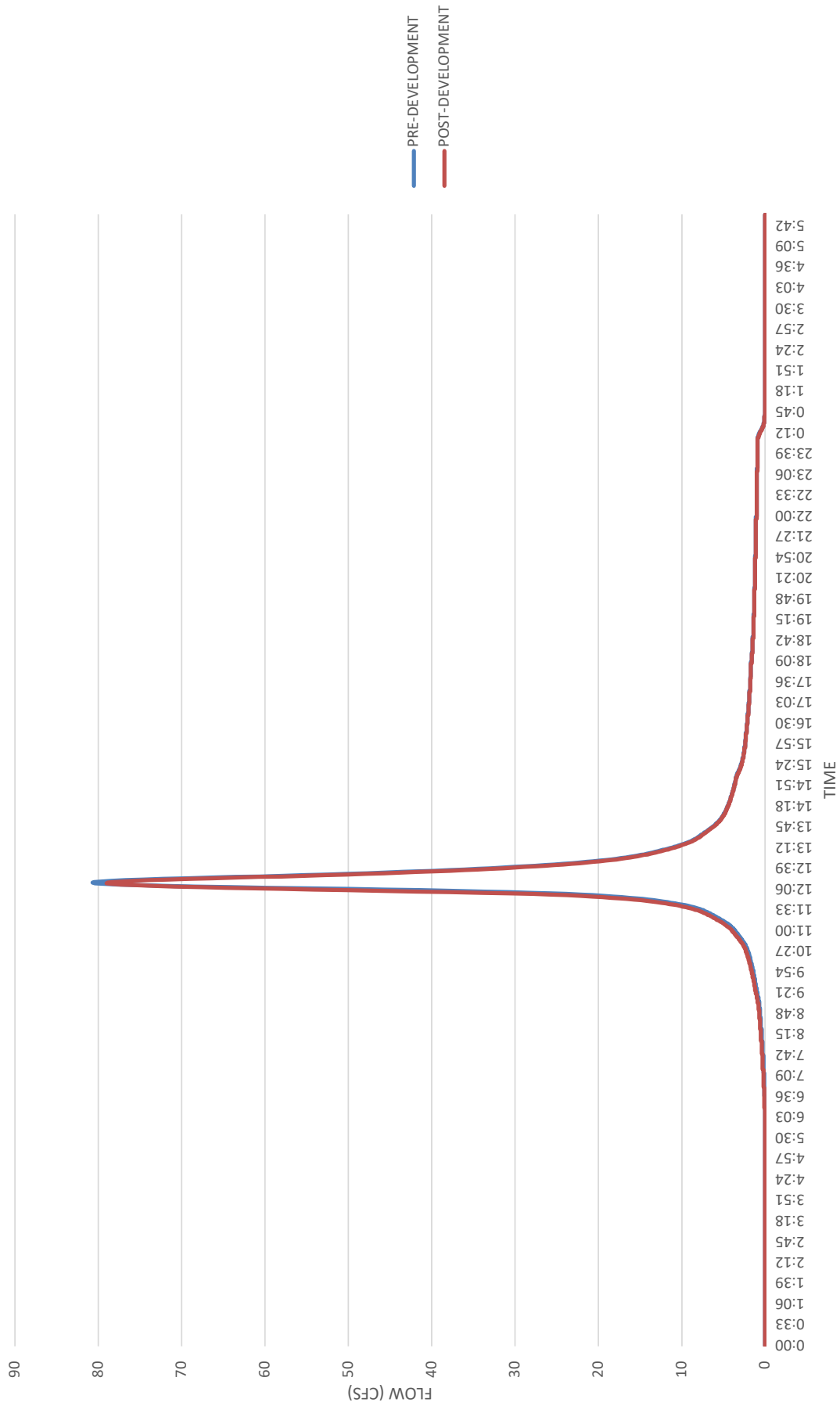


PRE VS POST 100-YEAR HYDROGRAPH POI-2

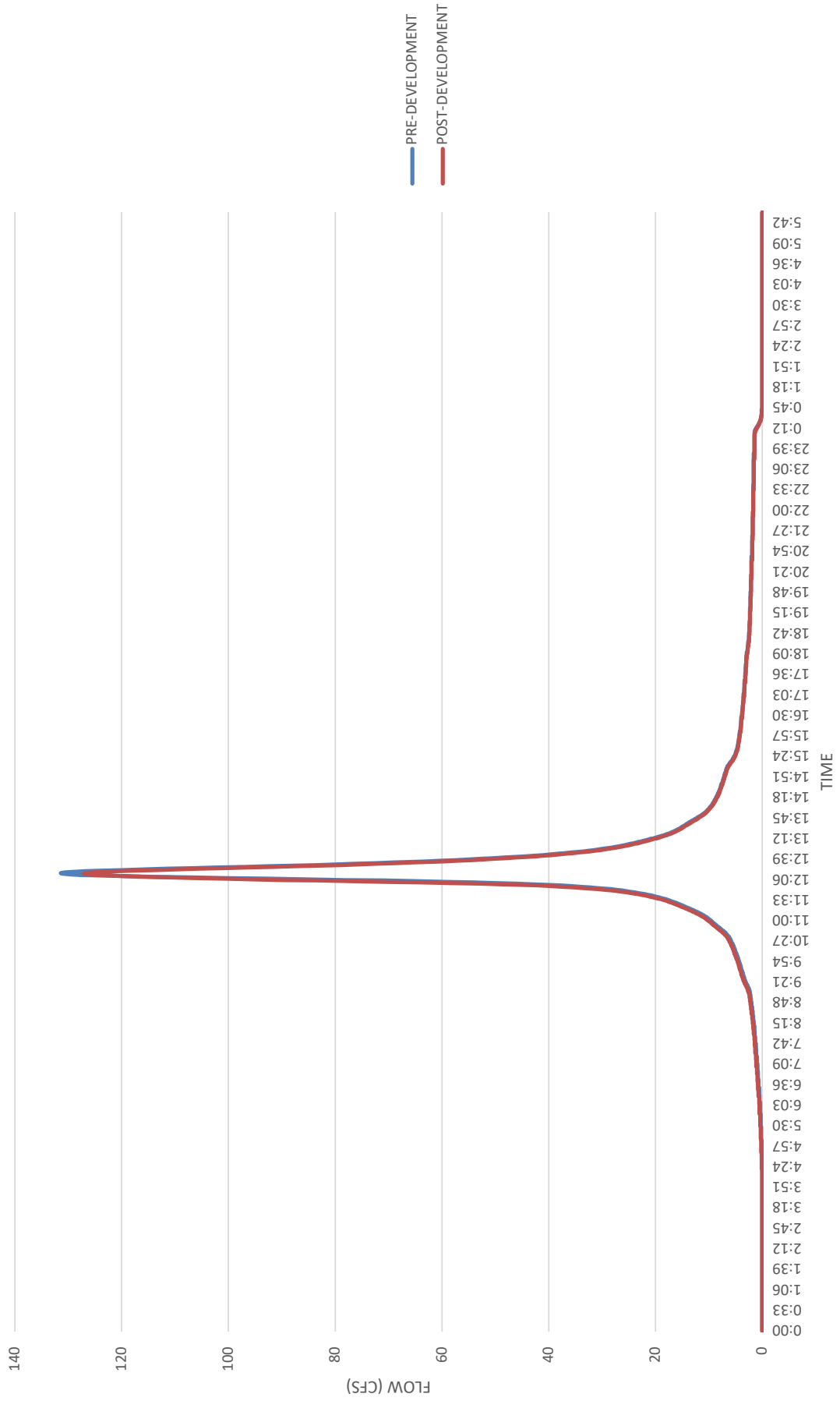


Pre-Development vs. Post-Development Flow Comparison at POI-3

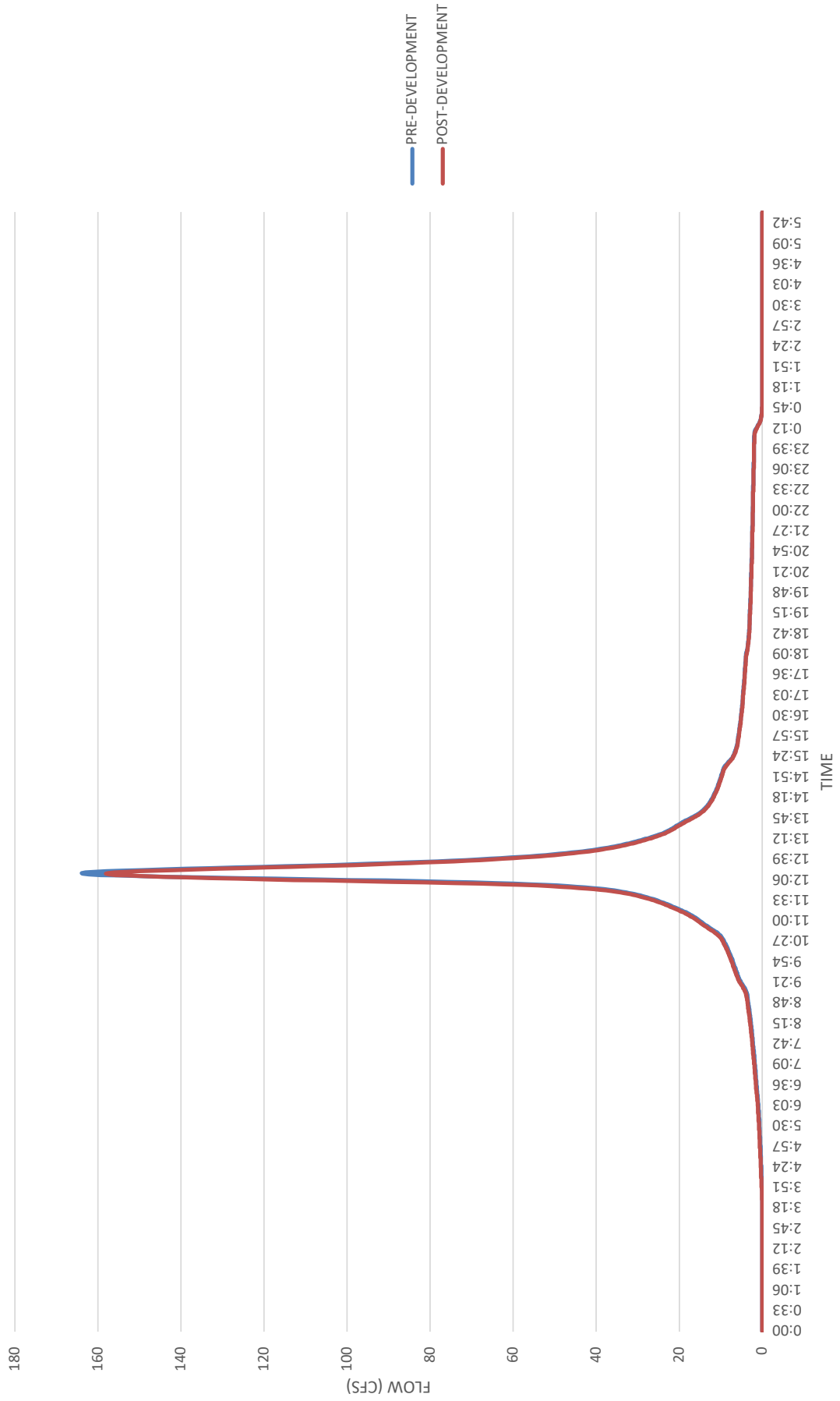
PRE VS POST 2-YEAR HYDROGRAPH POI-3



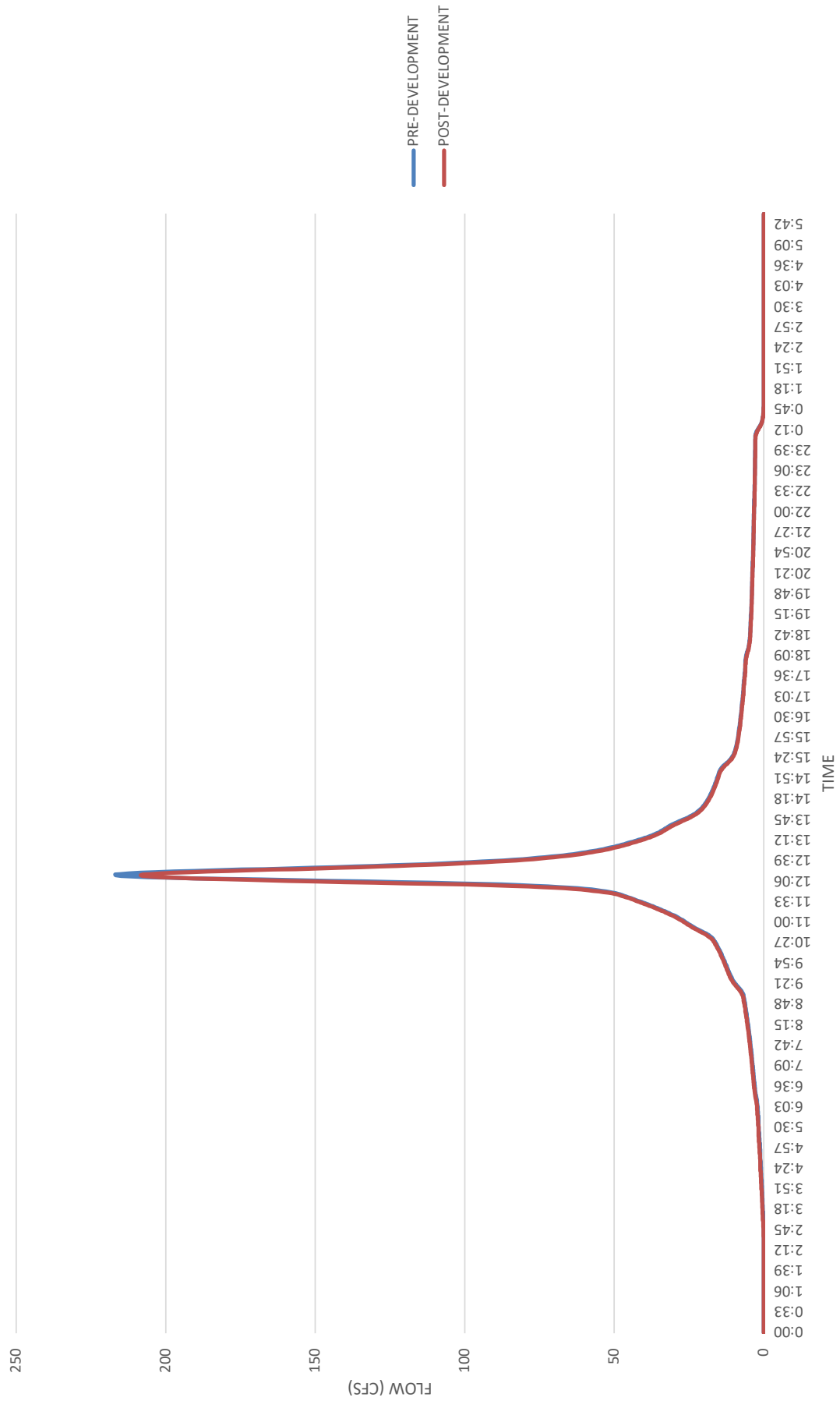
PRE VS POST 10-YEAR HYDROGRAPH POI-3



PRE VS POST 25-YEAR HYDROGRAPH POI-3

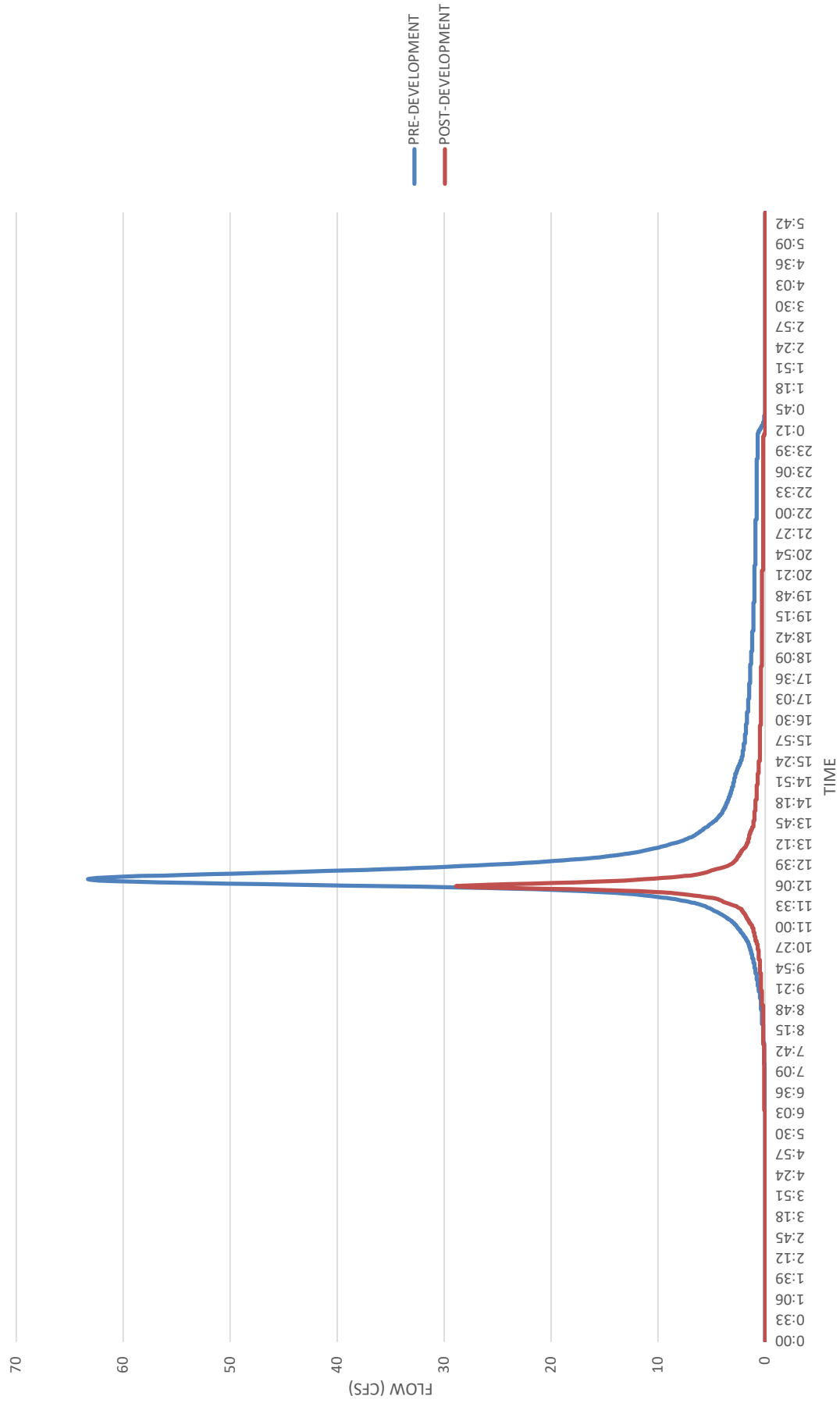


PRE VS POST 100-YEAR HYDROGRAPH POI-3

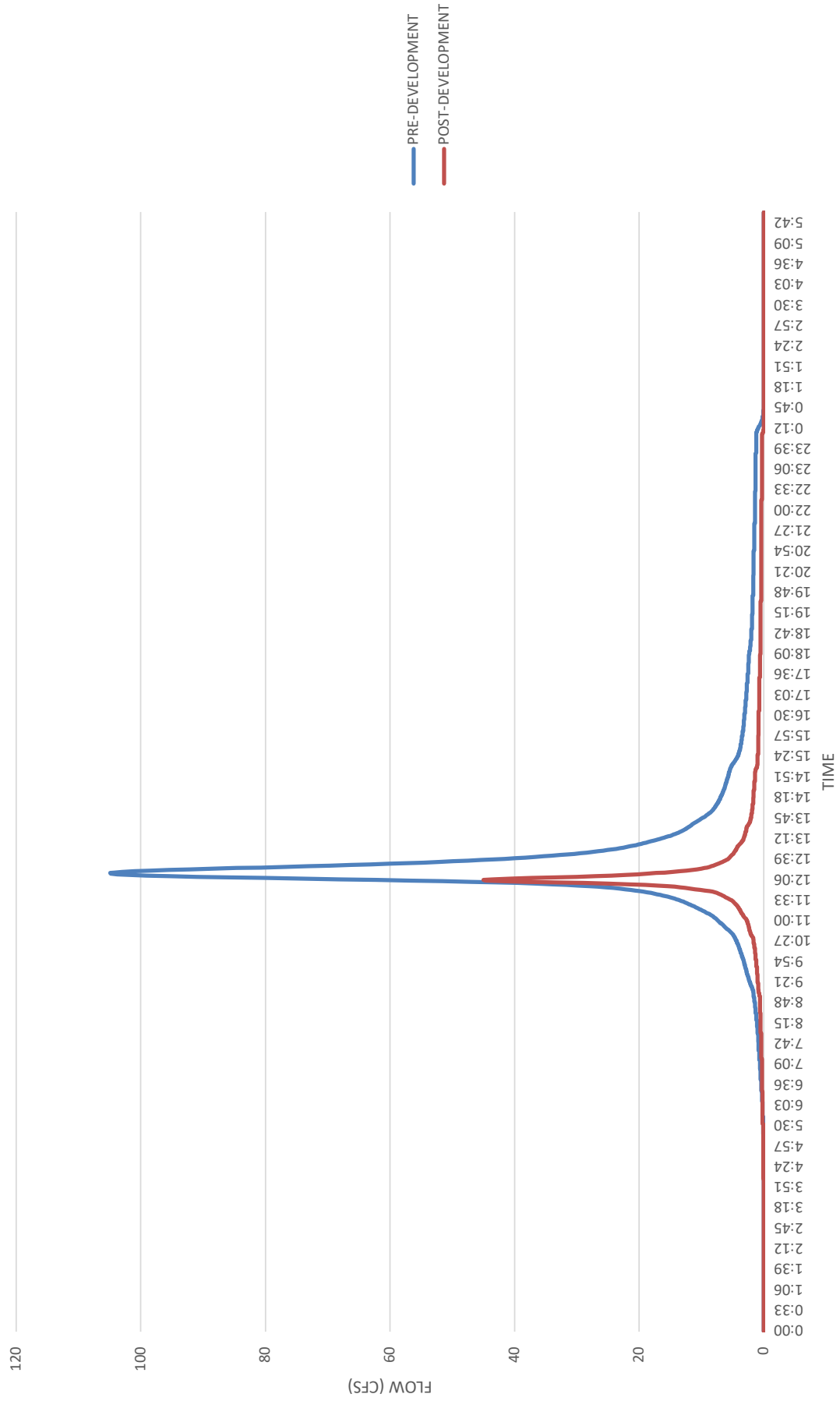


Pre-Development vs. Post-Development Flow Comparison at DA-9

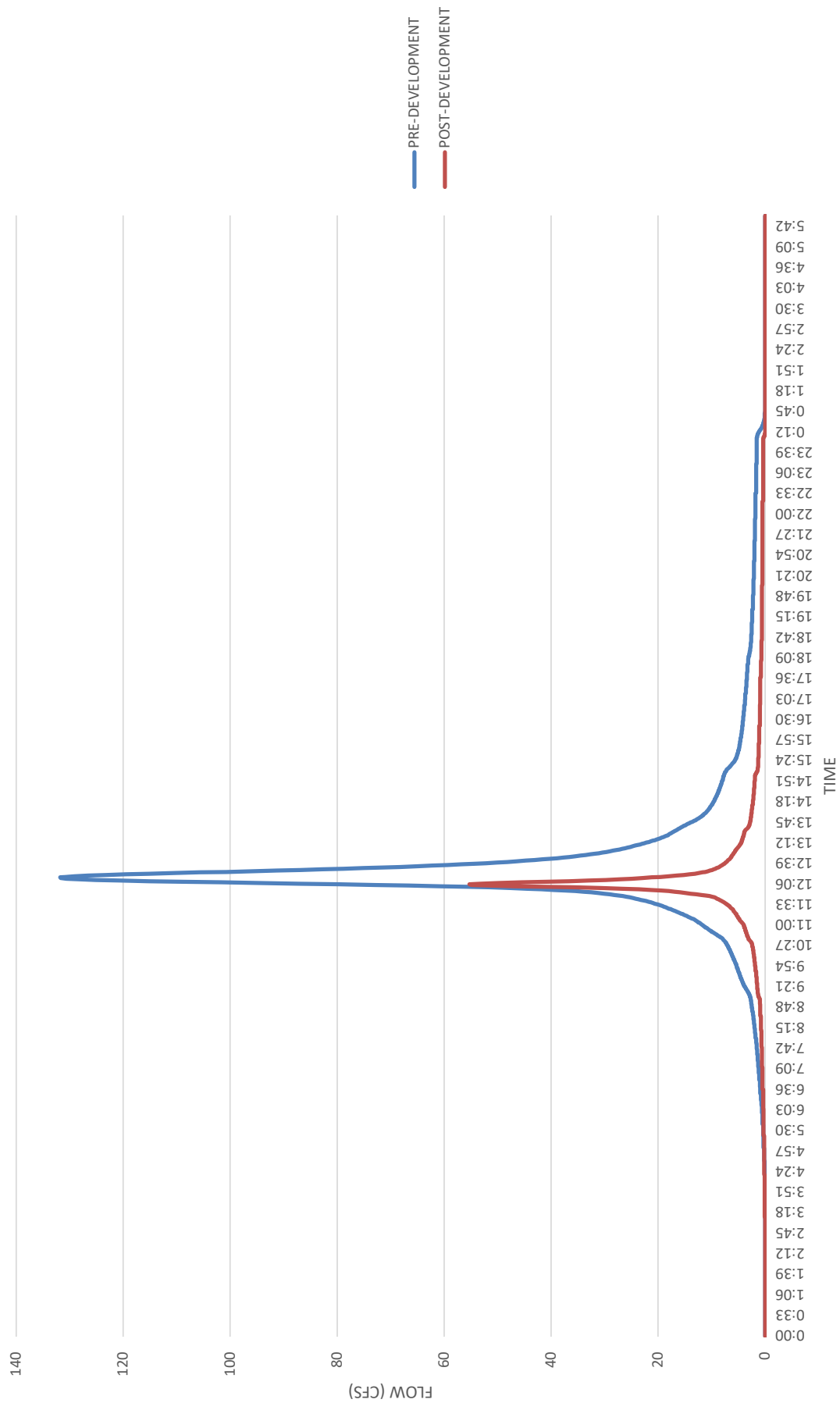
PRE VS POST 2-YEAR HYDROGRAPH DA-9



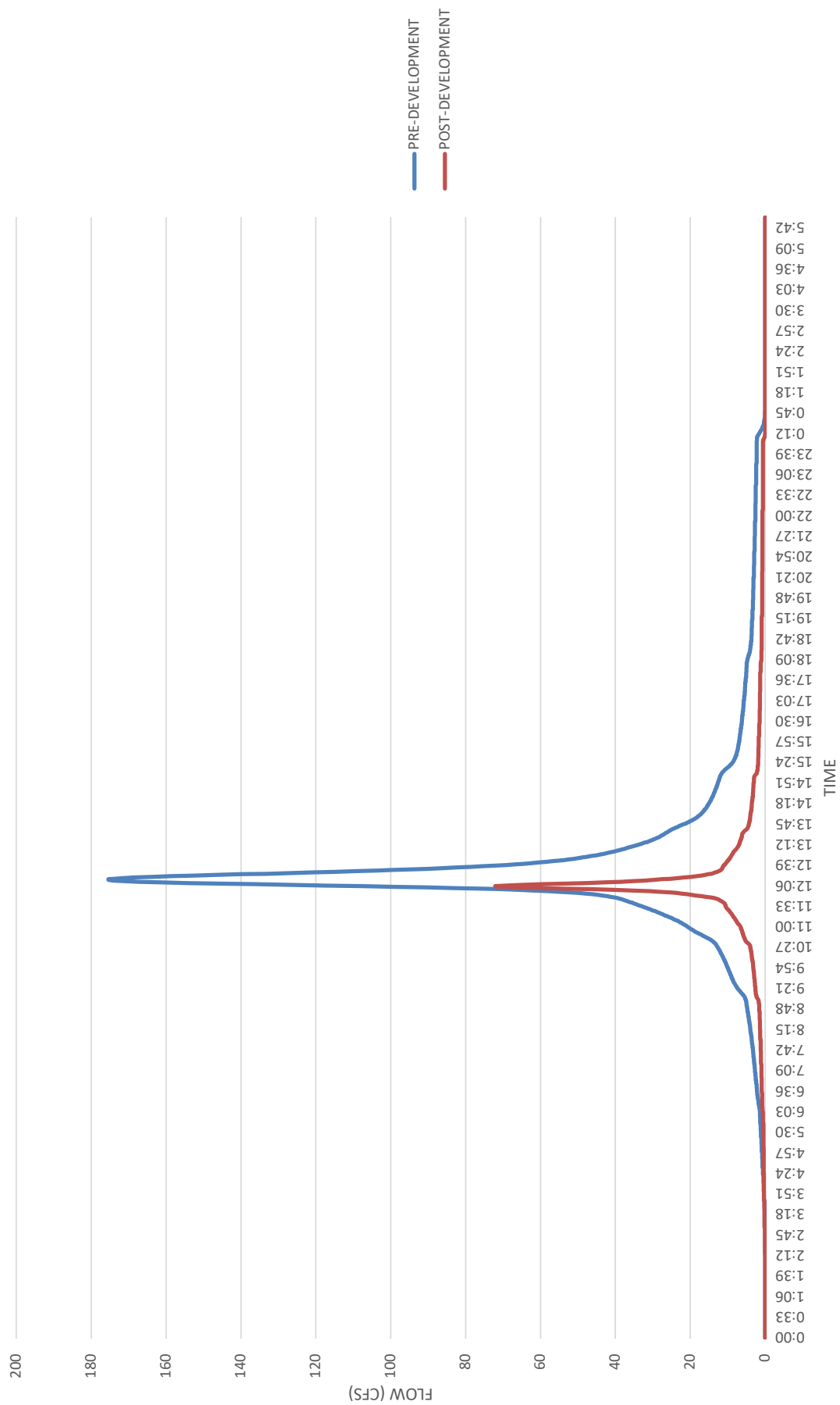
PRE VS POST 10-YEAR HYDROGRAPH DA-9



PRE VS POST 25-YEAR HYDROGRAPH DA-9



PRE VS POST 100-YEAR HYDROGRAPH DA-9



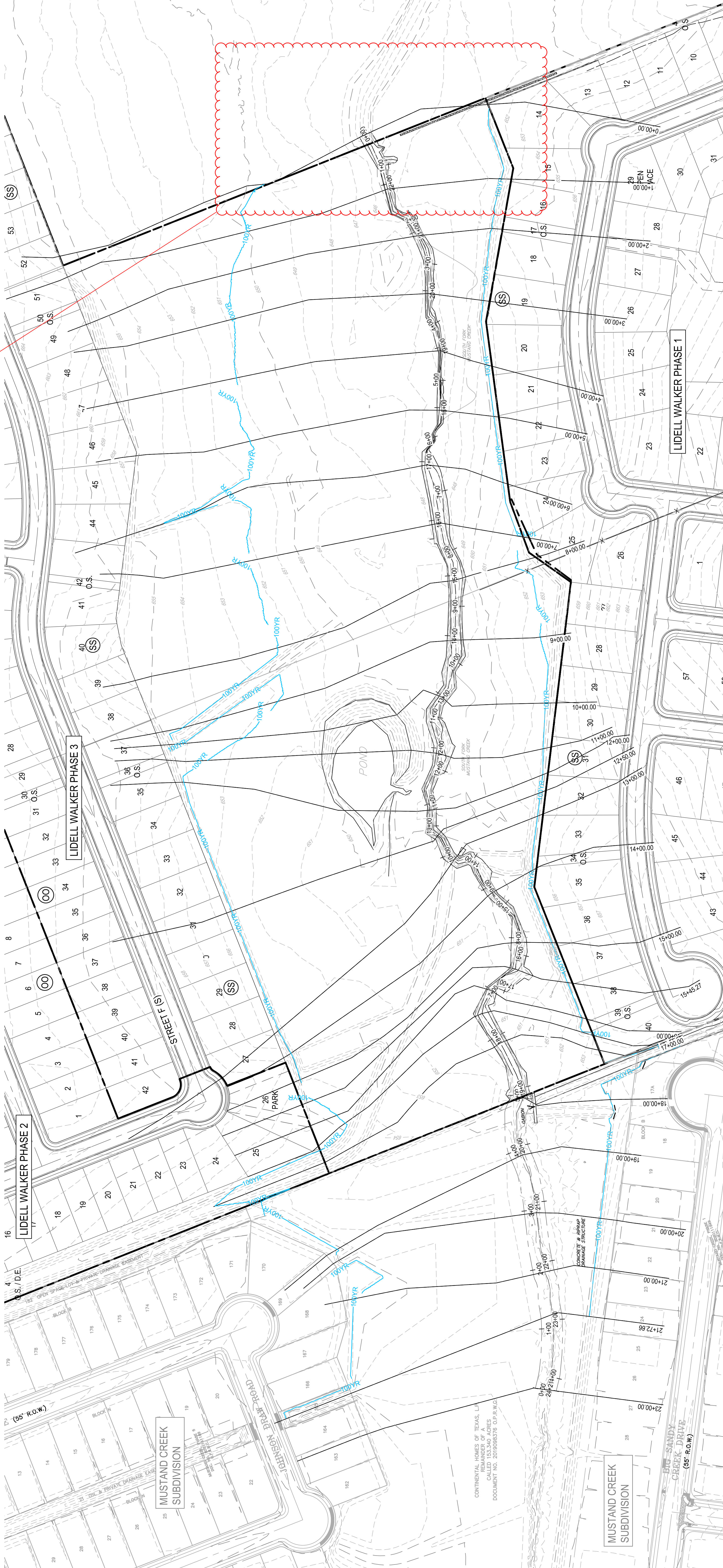
Appendix E

BGE-Calculated 100-YR Fully Developed Floodplain

LIDELL WALKER PRELIM
HUTTO, TEXAS
JULATED 100-YR FULLY DE
FLOODPLAIN

BGE-CALCULATED 100-YR FULLY DEVELOPED FLOODPLAIN

SUBMITTAL
DATE: 06-17-2021



ULTIMATE FULLY DEVELOPED			
Drainge Area	CN	TC (MIN)	Q 100-yr (CFS)
DA 1	90.44	38.78	3562.9
DA 2	92.92	33.58	307.7
DA 3	90.78	12.70	1613.6
DA 4	86.54	22.97	345.7
DA 8	92.03	4.04	257.8
POI-1	NA	NA	4763.5

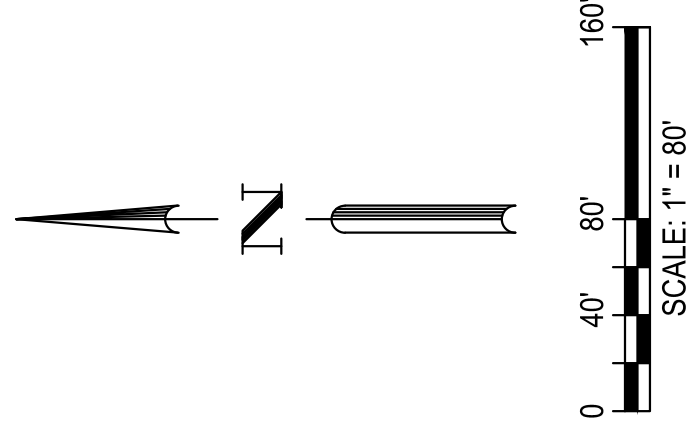
LEGEND

- PROPERTY BOUNDARY
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
BGE CALCULATED ULTIMATE
100-YR FLOODPLAIN

NOTES:

1. ALL THE LOTS ENCRANCHING OR ABUTTING THE BGE-CALCULATED FLOODPLAIN WILL BE ELEVATED 2 (TWO) FEET ABOVE THE CALCULATED 100-YEAR WATER SURFACE ELEVATION.
2. THE ULTIMATE WATER SURFACE ELEVATION IS BASED ON FINAL GRADING OF LIDELL-WALKER SUBDIVISION PHASES 1, 2 AND 3.

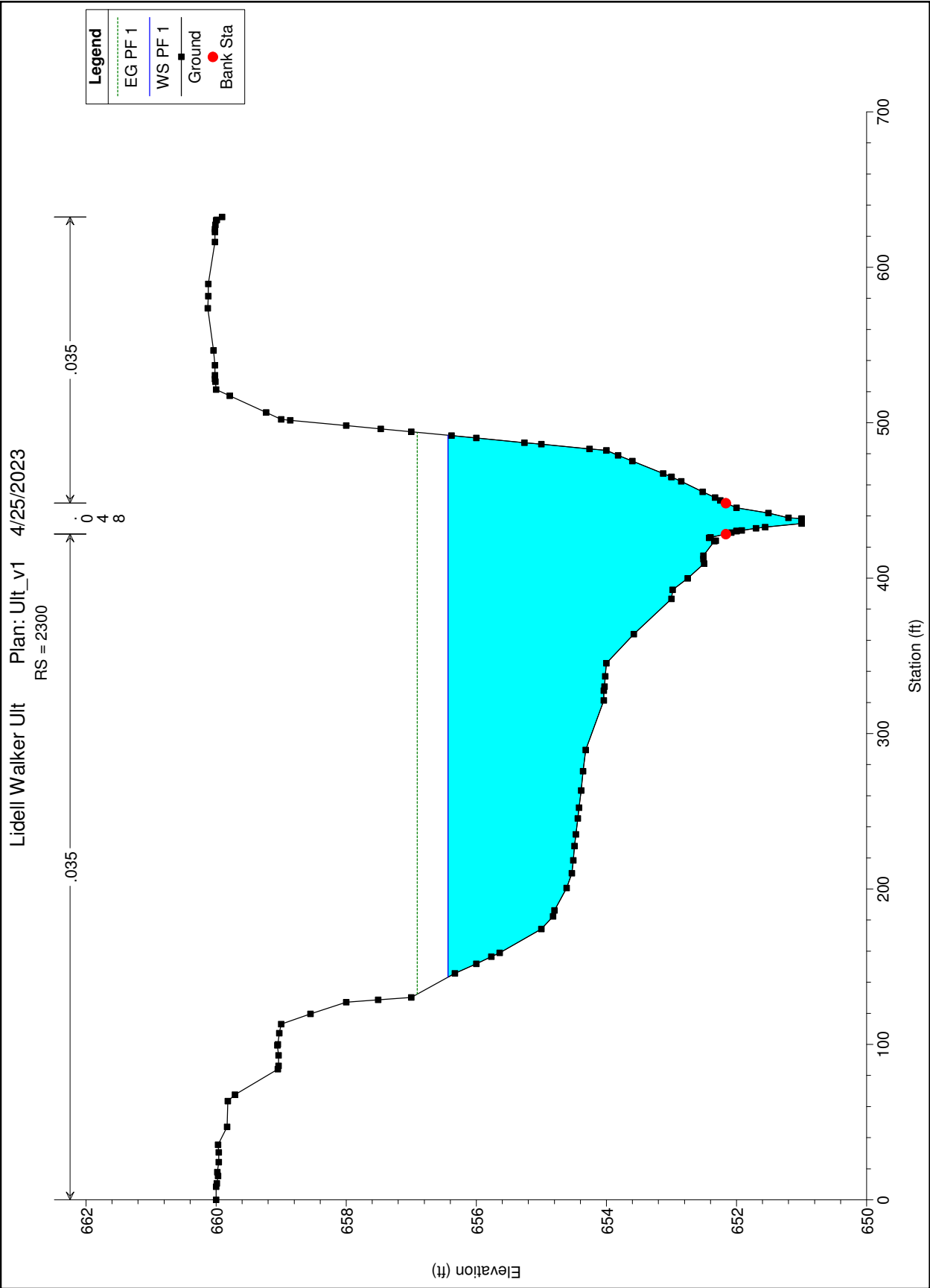
since this model ends at the road and not at the end of the existing model further down stream please clarify what the floodplain information is based on.

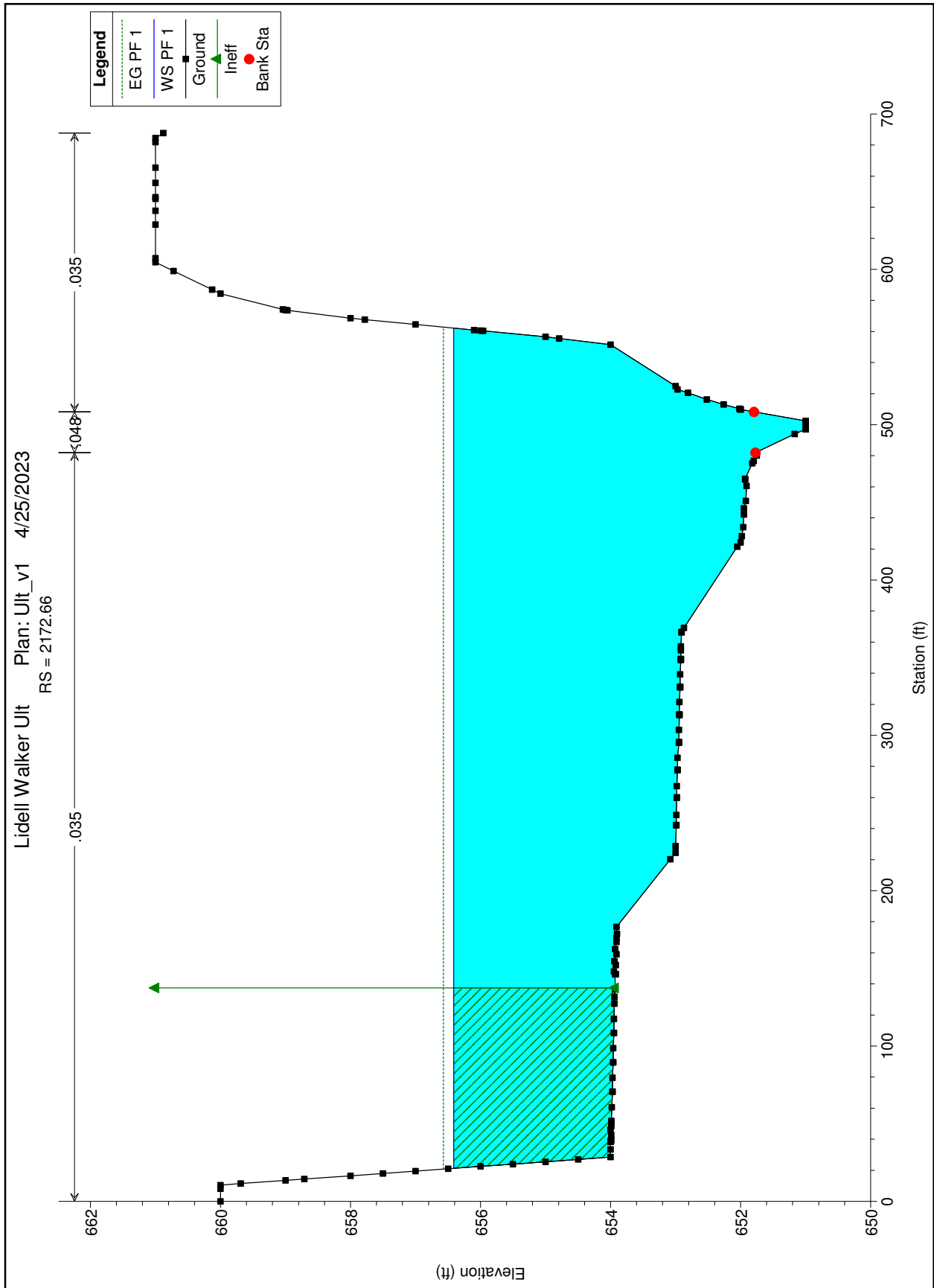


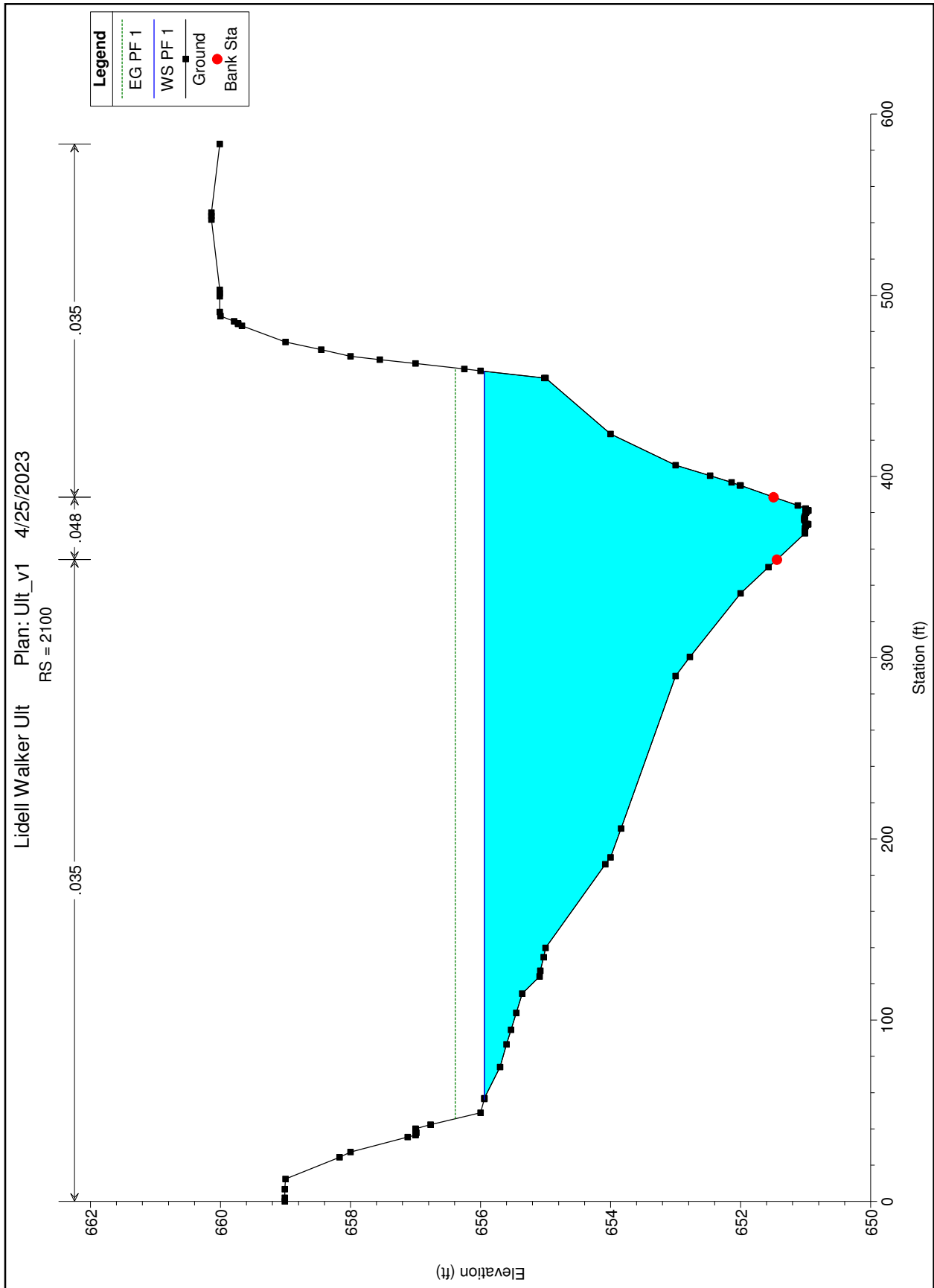
HEC-RAS Plan: Ult_v1 River: Mustang Creek Tr Reach: FLOWLINE Profile: PF 1

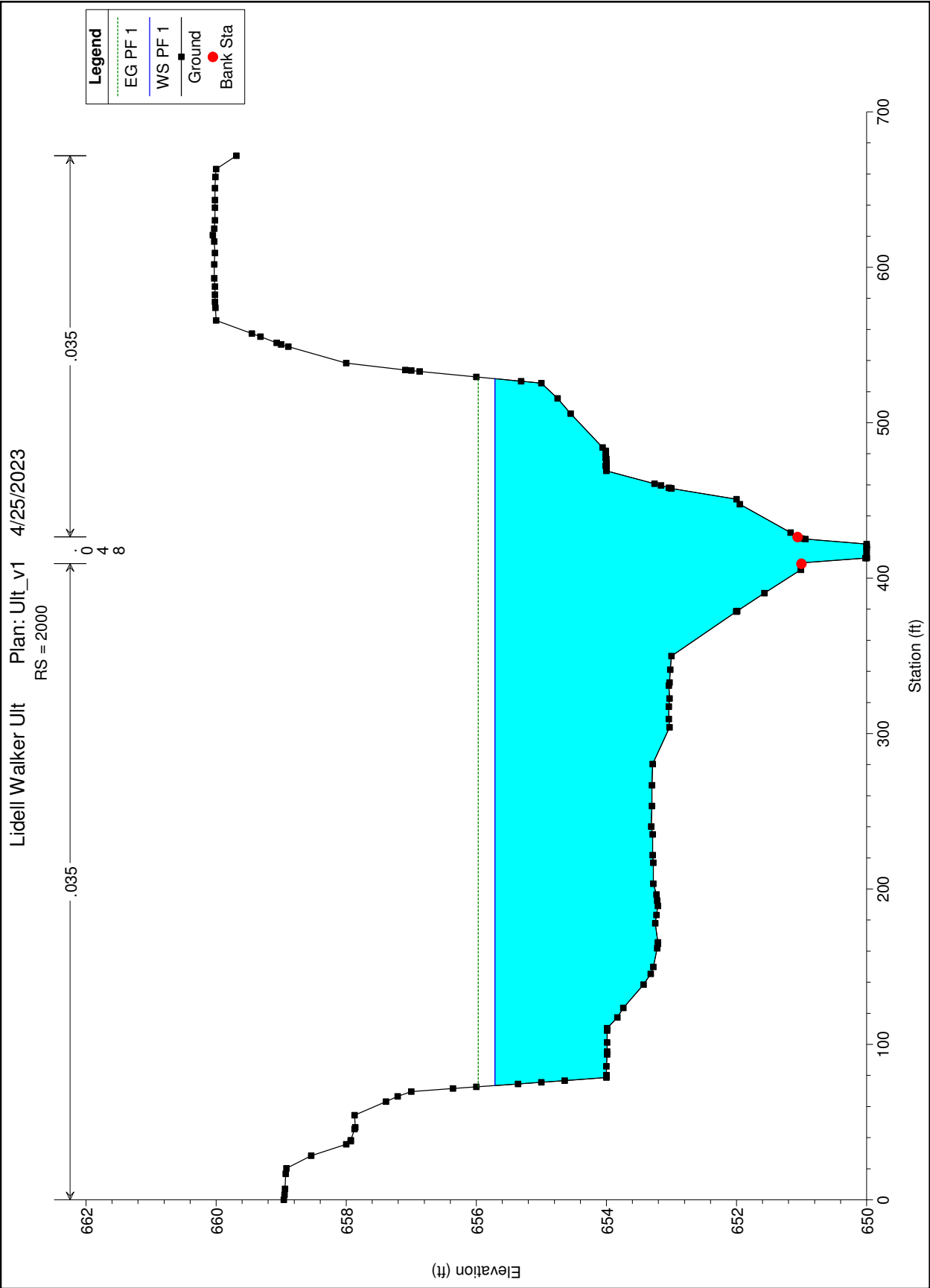
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
FLOWLINE	2300	PF 1	4763.50	651.00	656.43		656.90	0.005013	6.23	873.93	348.51	0.50
FLOWLINE	2172.66	PF 1	4763.50	651.00	656.41		656.56	0.001076	3.00	1505.34	540.90	0.23
FLOWLINE	2100	PF 1	4763.50	650.96	655.94		656.38	0.005352	6.44	908.35	400.88	0.52
FLOWLINE	2000	PF 1	4763.50	650.00	655.71		655.96	0.002578	4.79	1182.11	454.78	0.36
FLOWLINE	1900	PF 1	4763.50	648.93	655.52		655.73	0.002010	3.84	1325.56	494.20	0.31
FLOWLINE	1800	PF 1	4763.50	647.76	654.98		655.42	0.004629	7.15	1036.40	564.41	0.50
FLOWLINE	1700	PF 1	4763.50	647.10	654.78		655.04	0.002295	4.96	1203.26	731.60	0.34
FLOWLINE	1641.98	PF 1	4763.50	647.66	654.75		654.91	0.001330	3.29	1517.56	484.77	0.26
FLOWLINE	1600	PF 1	4763.50	646.37	654.71		654.85	0.001086	3.34	1604.79	507.88	0.22
FLOWLINE	1545.27	PF 1	4763.50	645.82	654.62		654.78	0.001297	3.63	1537.64	511.37	0.26
FLOWLINE	1500	PF 1	4763.50	646.11	654.59		654.72	0.001038	3.18	1630.84	497.84	0.23
FLOWLINE	1400	PF 1	4763.50	645.49	654.50		654.62	0.000913	3.15	1692.14	508.91	0.21
FLOWLINE	1300	PF 1	4763.50	644.92	654.45		654.54	0.000601	2.67	2003.54	572.23	0.17
FLOWLINE	1250	PF 1	4763.50	644.58	654.42		654.51	0.000559	2.48	2036.70	557.33	0.16
FLOWLINE	1200	PF 1	4763.50	644.79	654.33	652.39	654.47	0.001045	3.43	1657.21	616.16	0.22
FLOWLINE	1100	PF 1	4763.50	644.77	653.53		654.22	0.004868	7.85	741.53	541.34	0.51
FLOWLINE	1000	PF 1	4763.50	643.93	652.90		653.62	0.006618	8.31	721.63	492.90	0.56
FLOWLINE	900	PF 1	4763.50	643.03	652.73		653.05	0.003110	5.97	1109.34	522.02	0.39
FLOWLINE	800	PF 1	4763.50	644.11	652.43		652.72	0.003145	5.99	1213.69	431.30	0.40
FLOWLINE	700	PF 1	4763.50	643.80	652.21		652.43	0.002366	5.30	1344.53	454.65	0.36
FLOWLINE	600	PF 1	4763.50	645.45	651.82		652.13	0.003743	5.69	1197.95	613.71	0.44
FLOWLINE	500	PF 1	4763.50	645.00	651.36		651.71	0.004347	6.30	1057.75	413.04	0.47
FLOWLINE	400	PF 1	4763.50	643.59	651.09		651.34	0.002792	5.08	1223.34	426.25	0.37
FLOWLINE	300	PF 1	4763.50	643.13	650.79		651.05	0.002909	4.93	1199.96	421.77	0.38
FLOWLINE	200	PF 1	4763.50	642.79	650.52		650.77	0.002675	4.84	1216.17	442.65	0.36
FLOWLINE	100	PF 1	4763.50	643.00	650.02		650.41	0.004571	5.54	995.61	437.62	0.46
FLOWLINE	0	PF 1	4763.50	642.98	649.36	648.66	649.82	0.005001	6.13	943.20	401.71	0.50

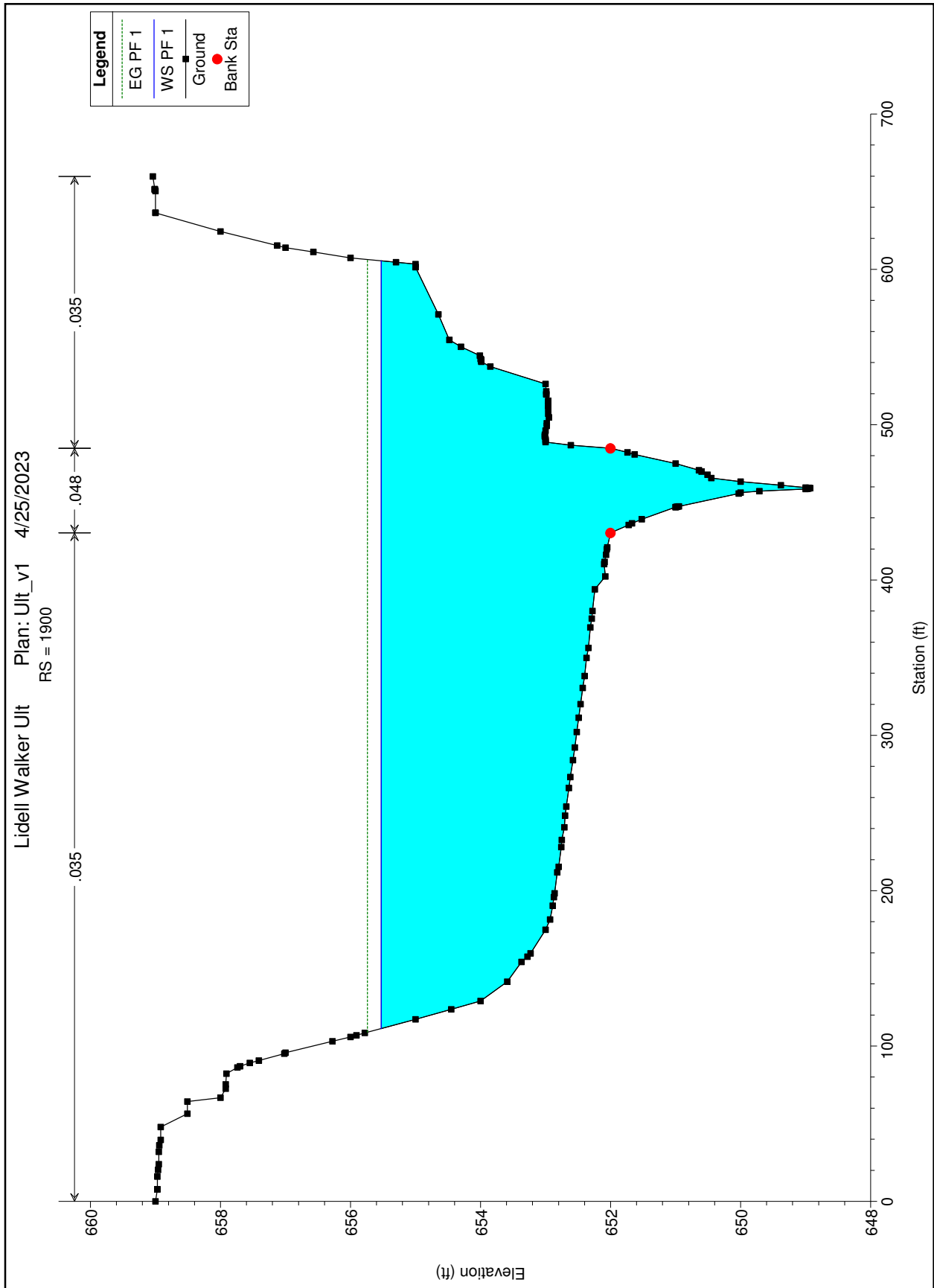
based on the drainage area maps there should be a flow change at station 200, 800, 1300, and 1800. according to the HMS analysis the final flow should be 4827.60.

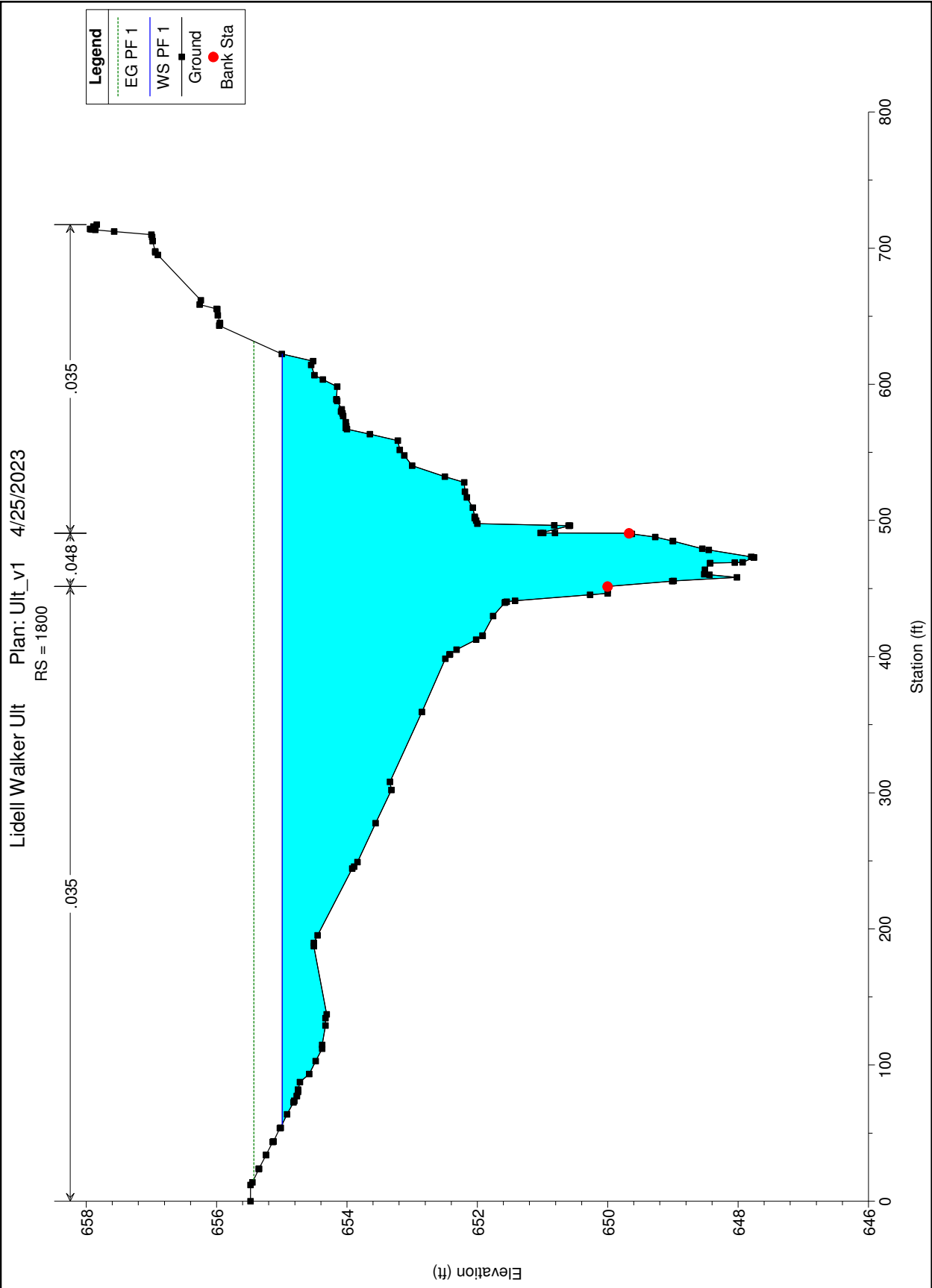


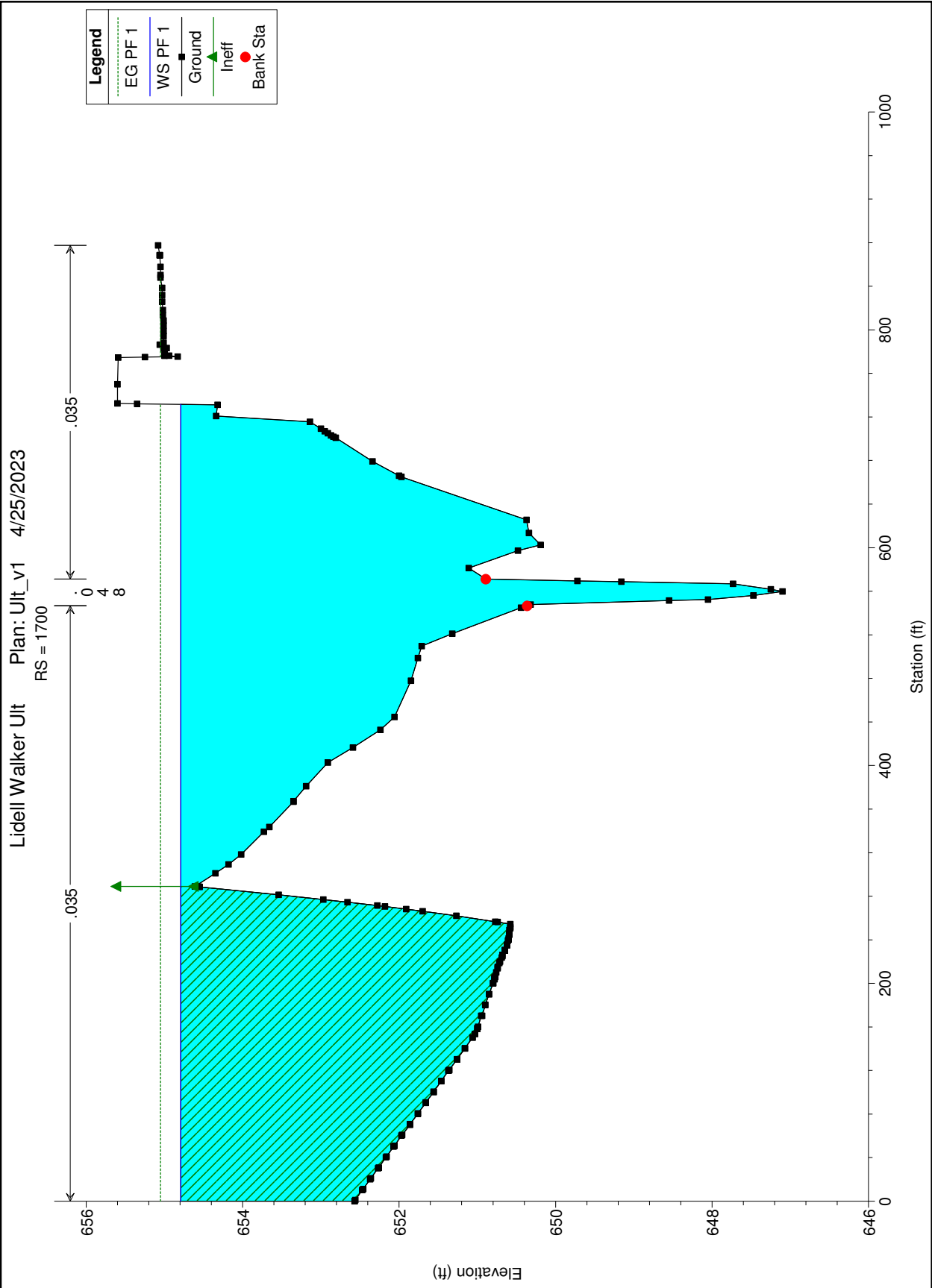


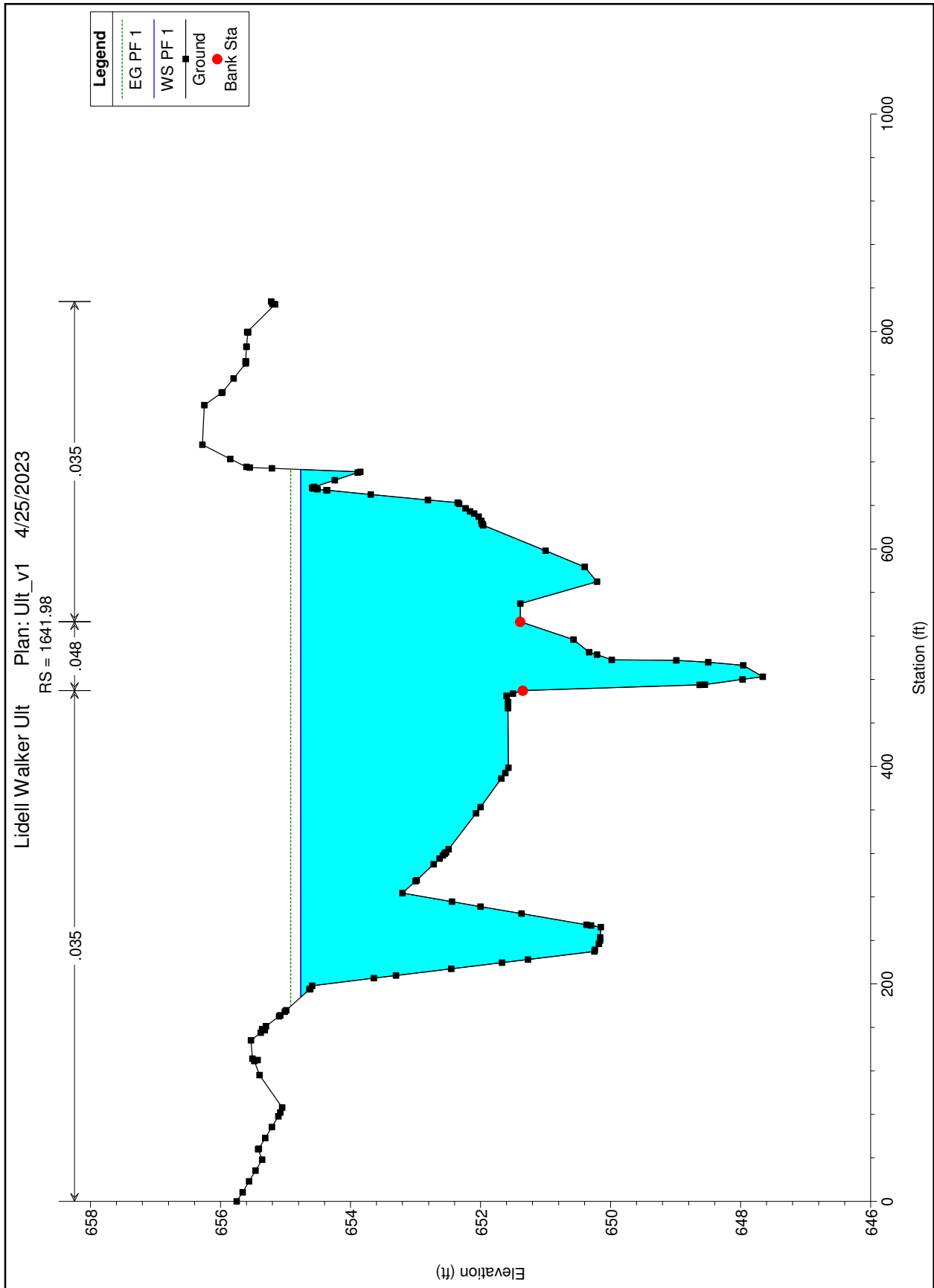


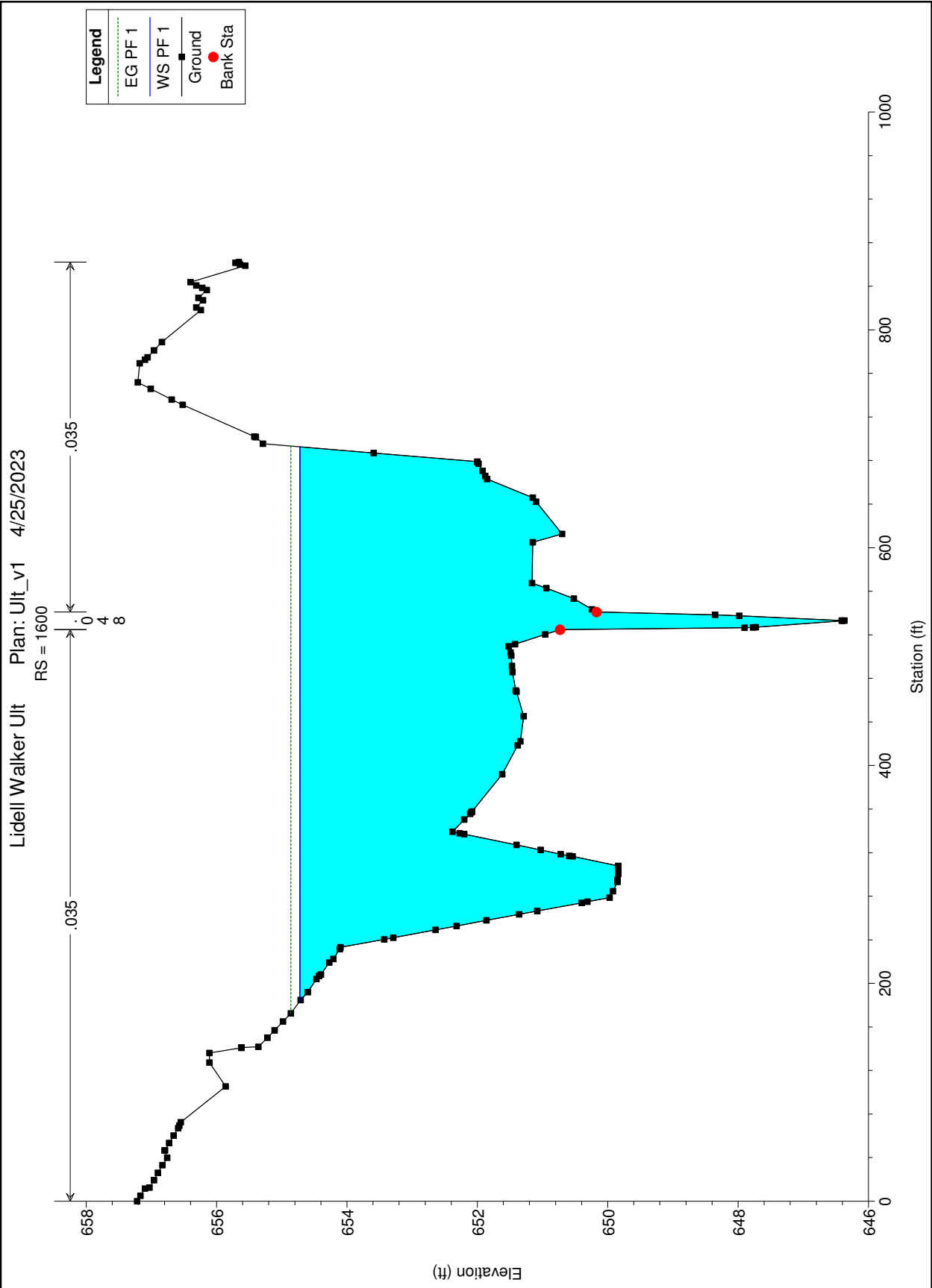


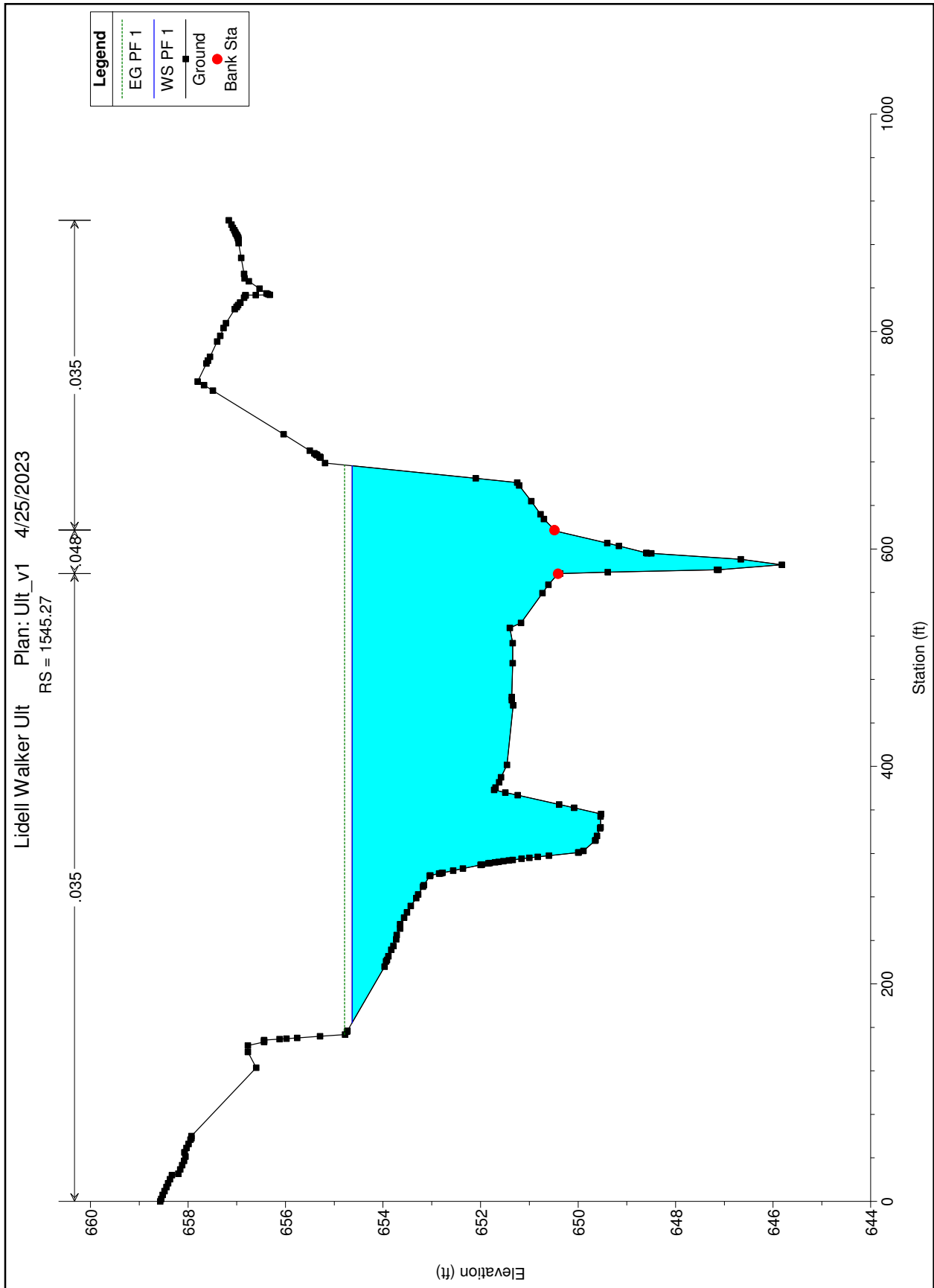


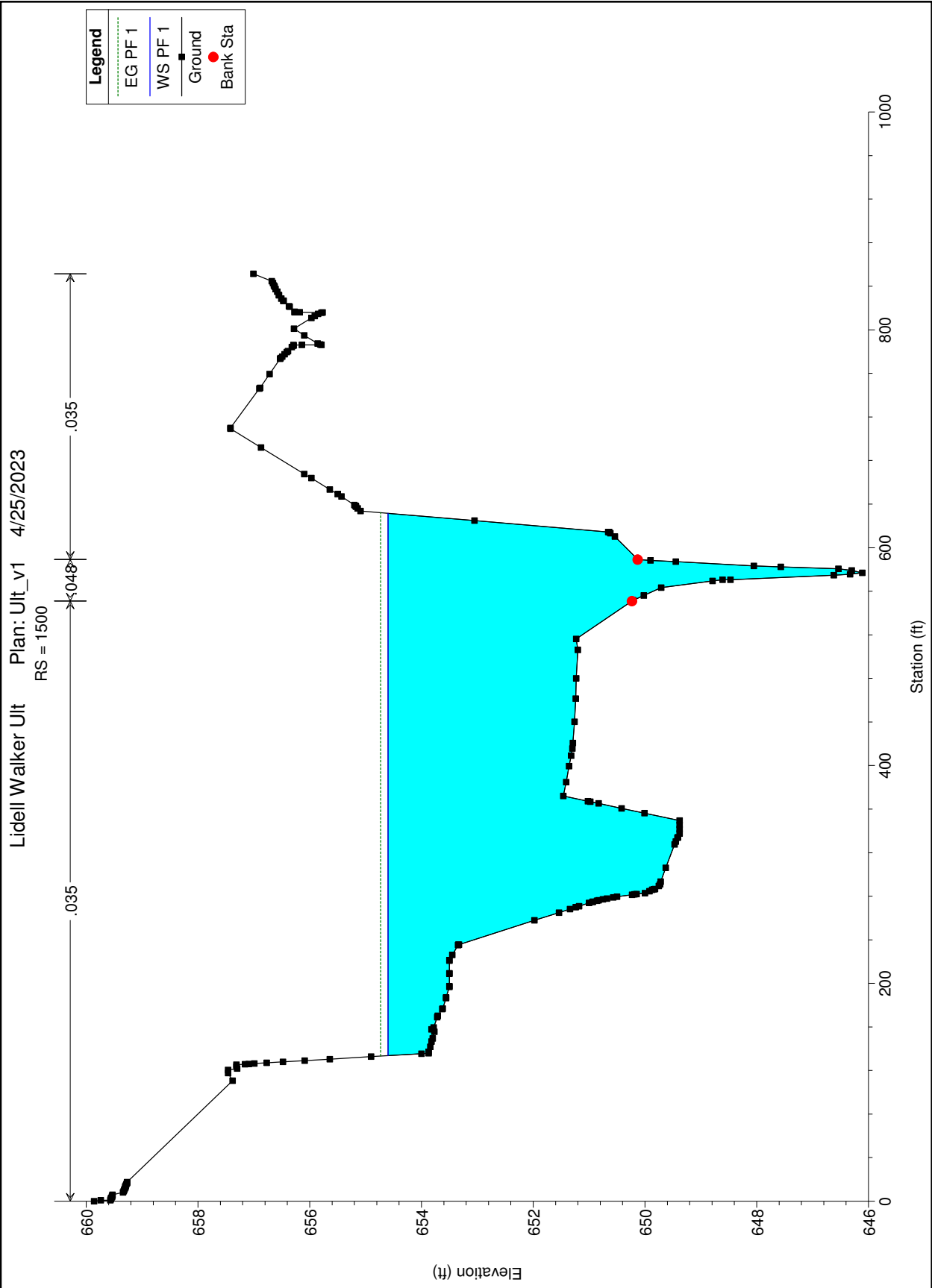


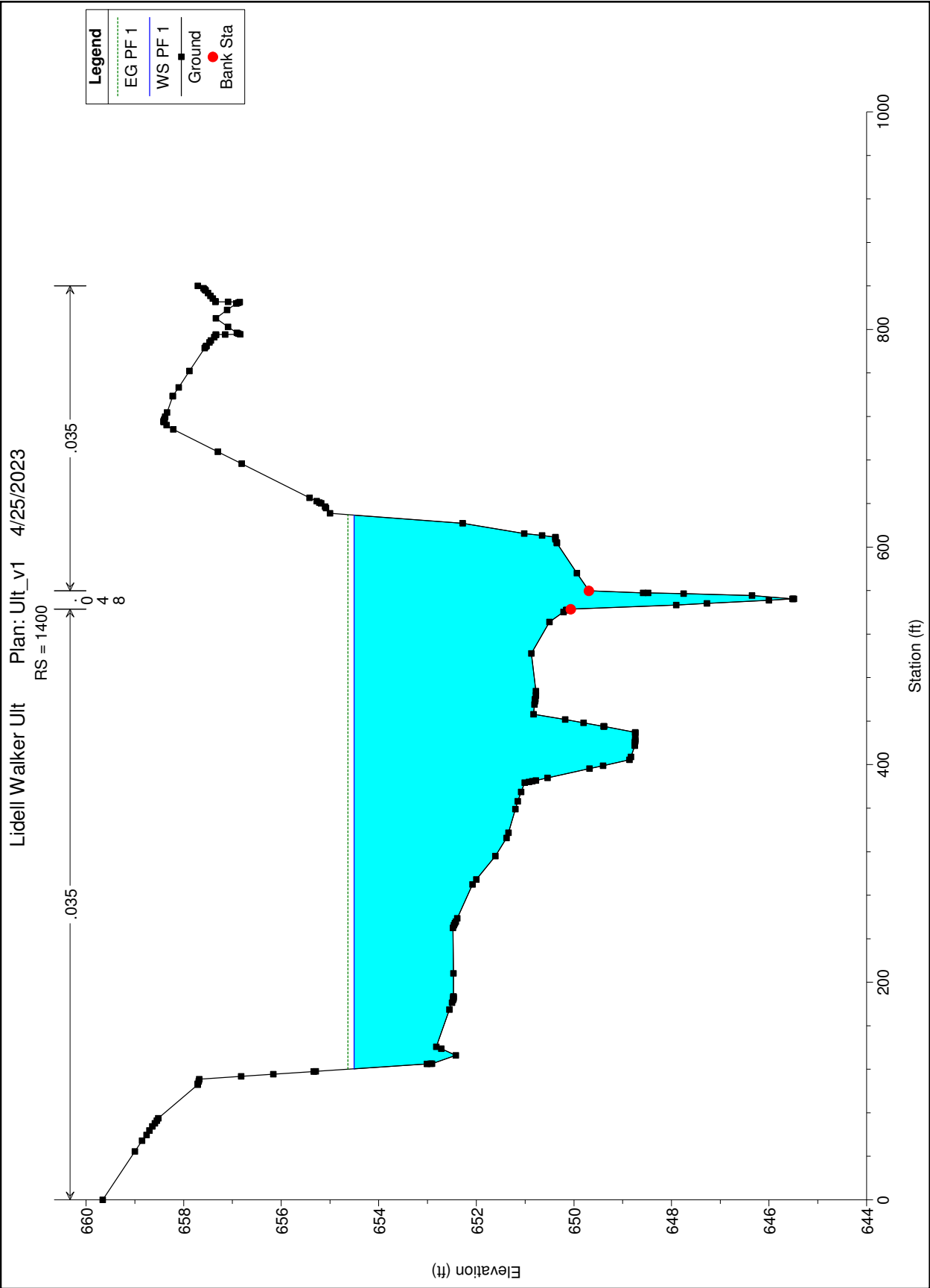


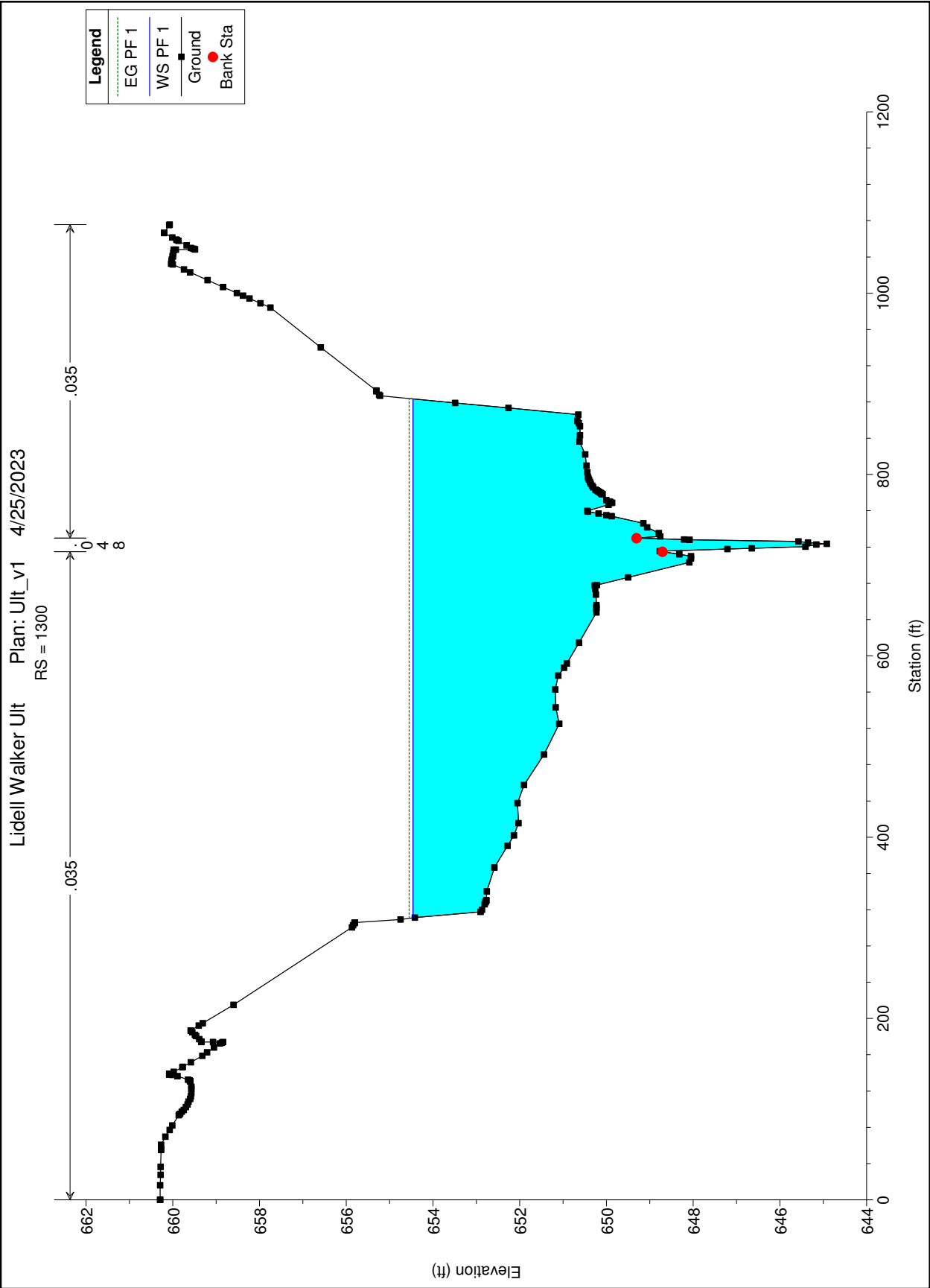


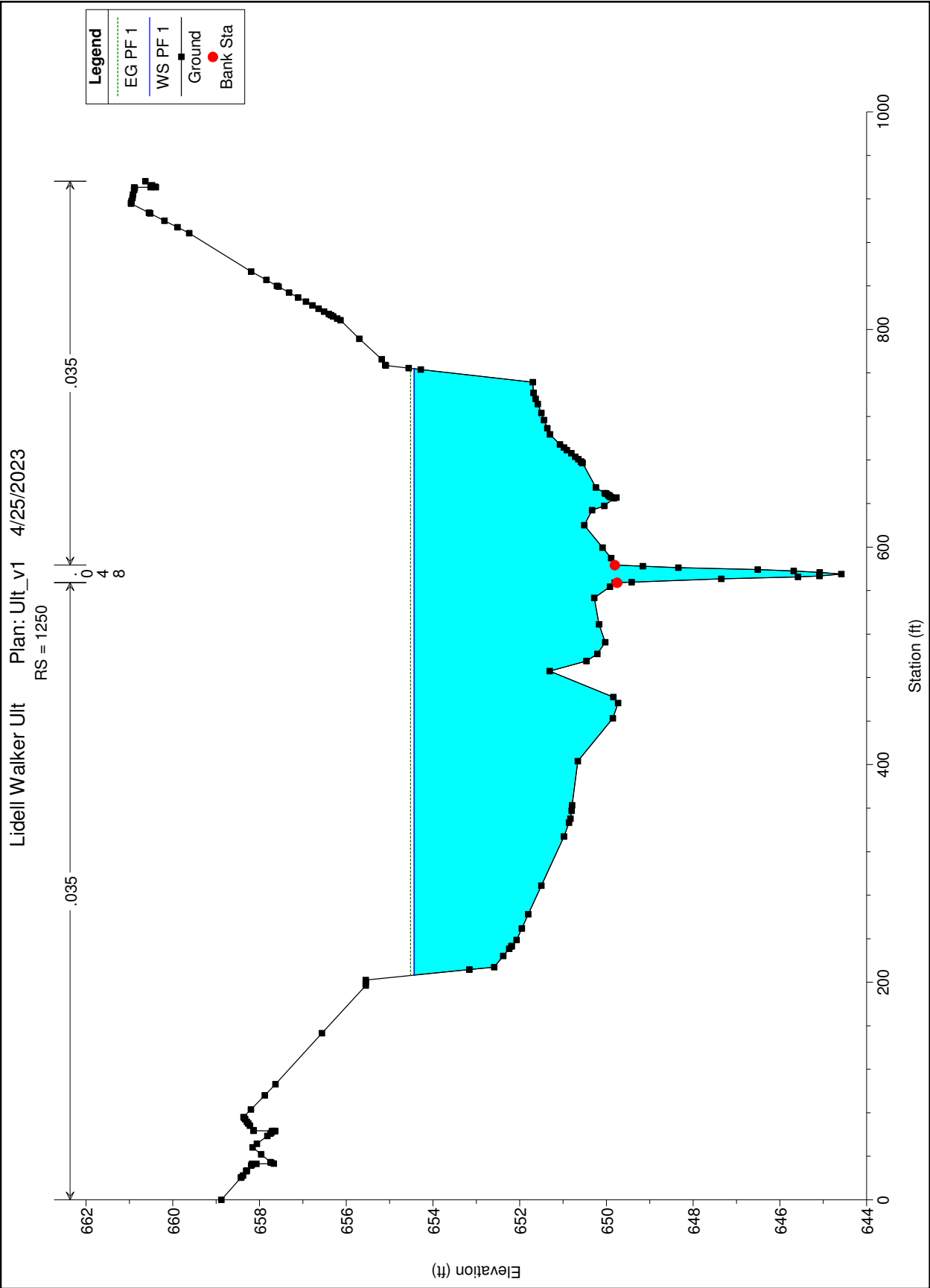


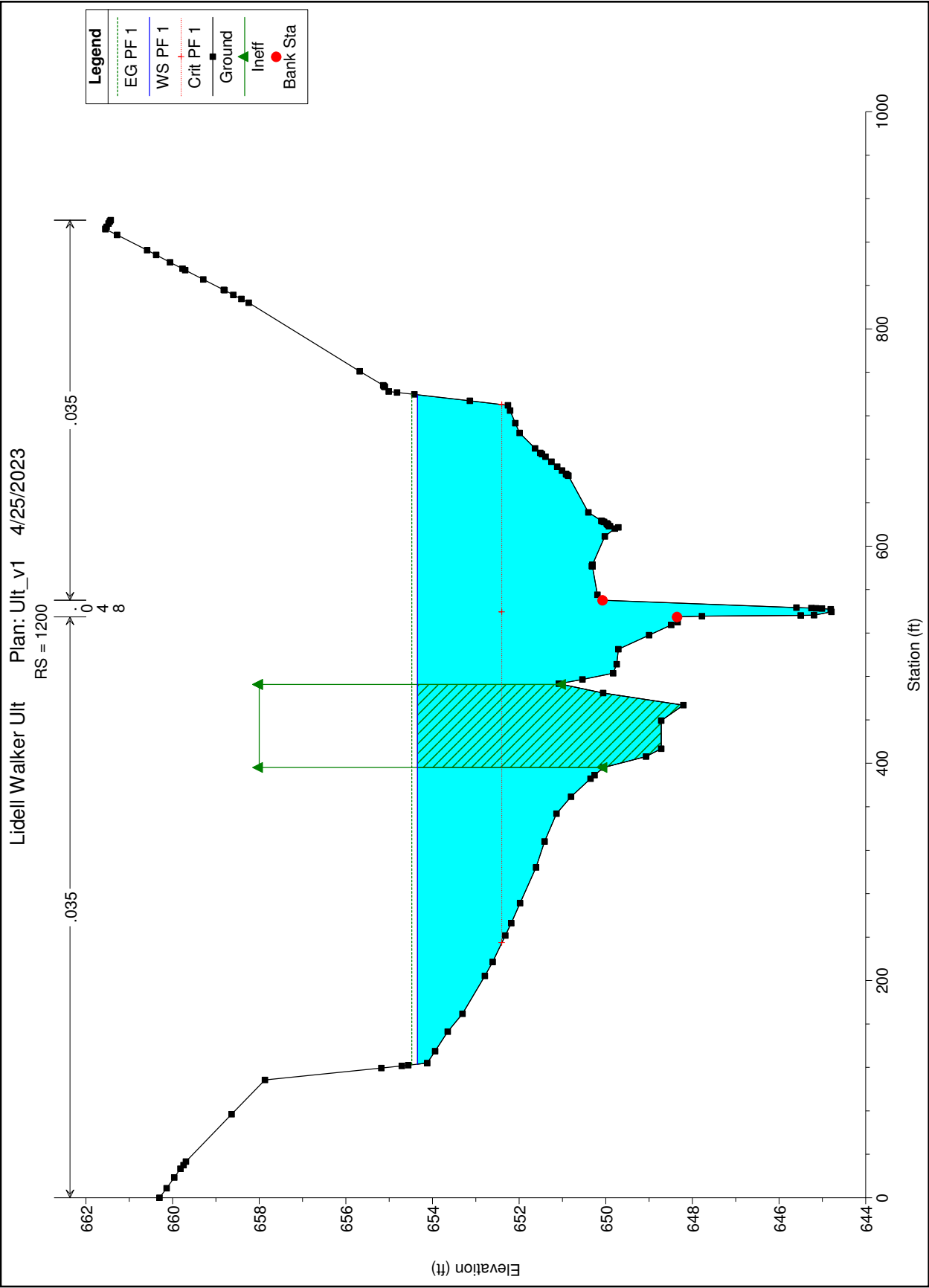


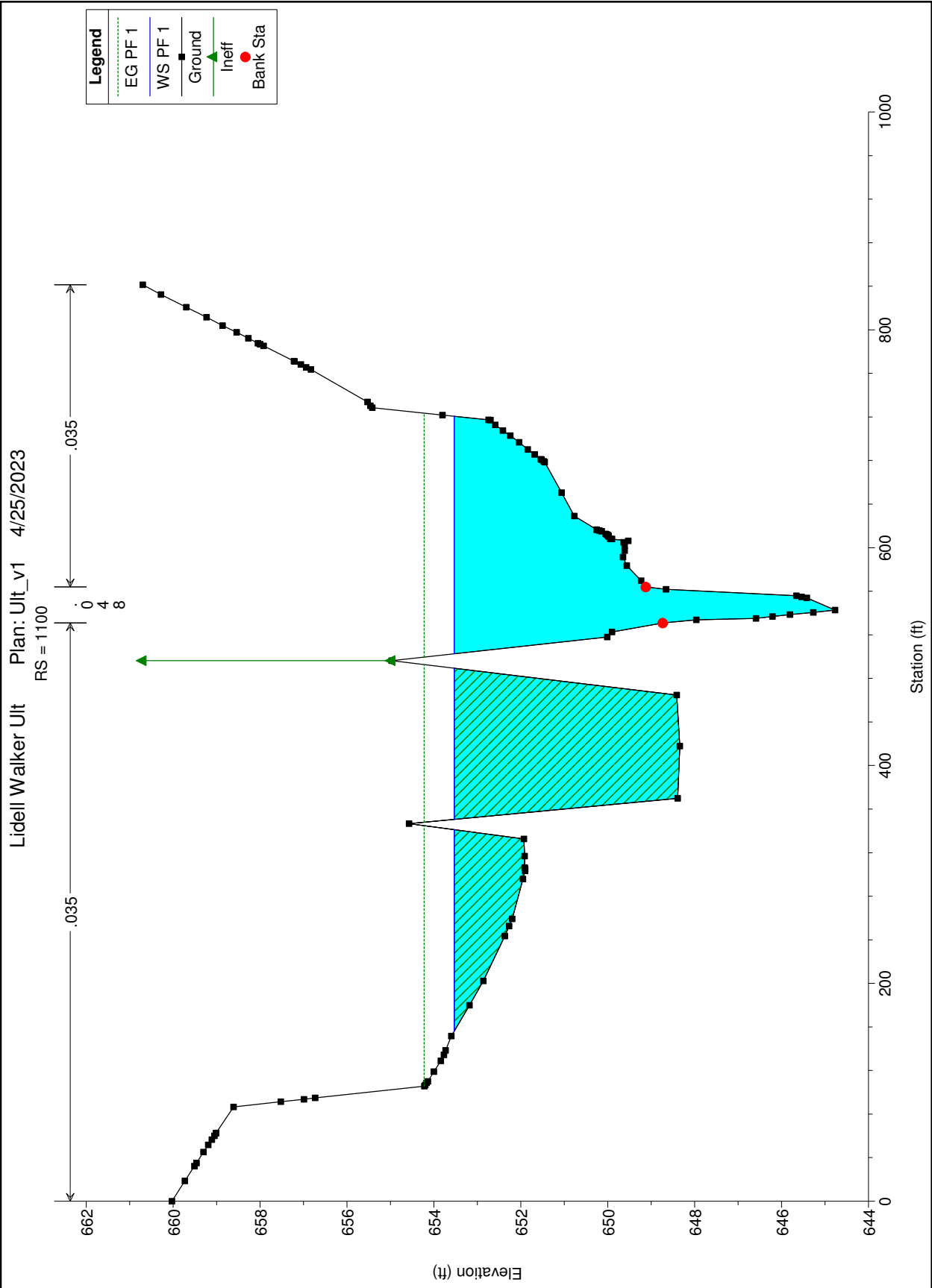


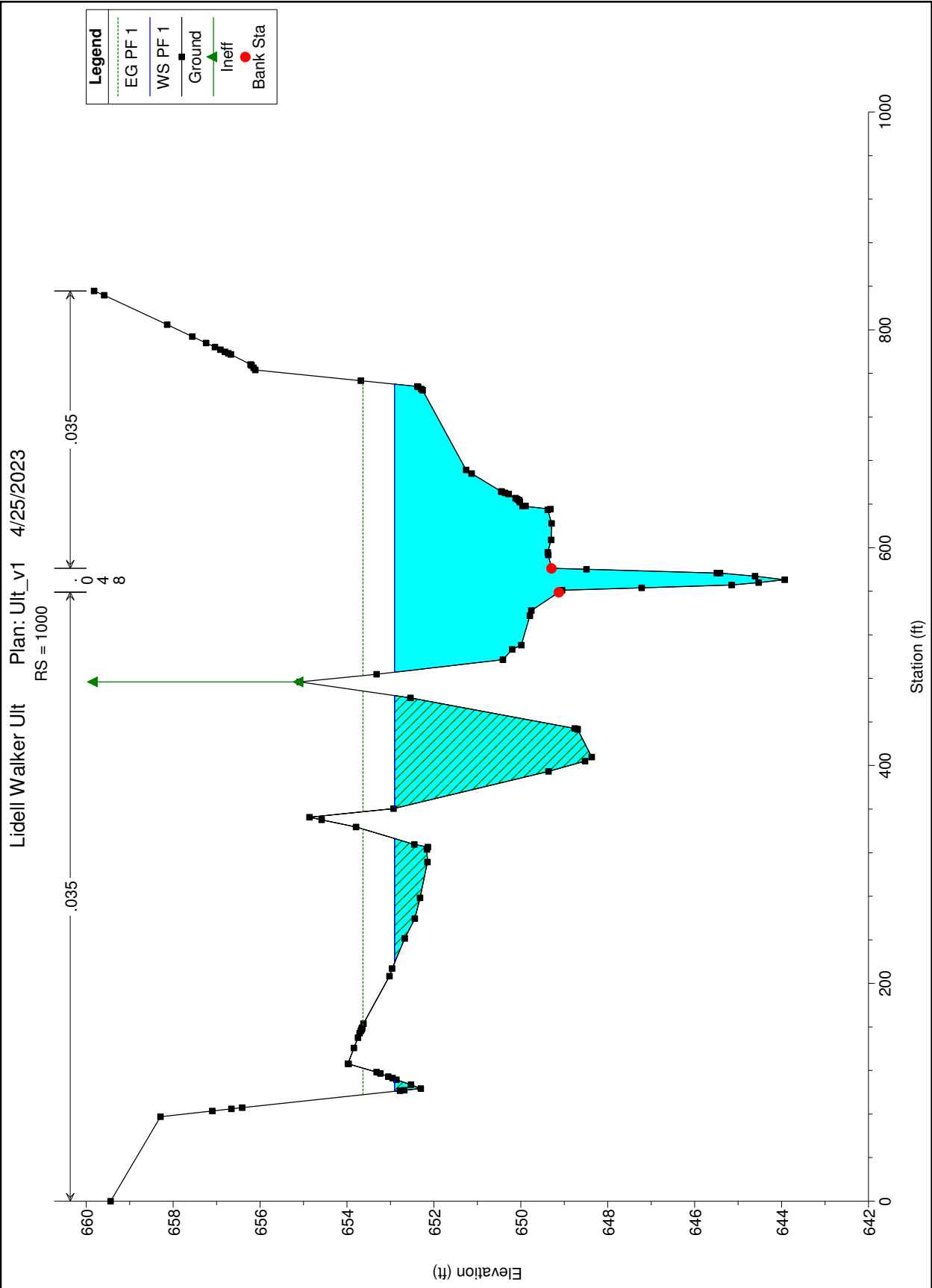


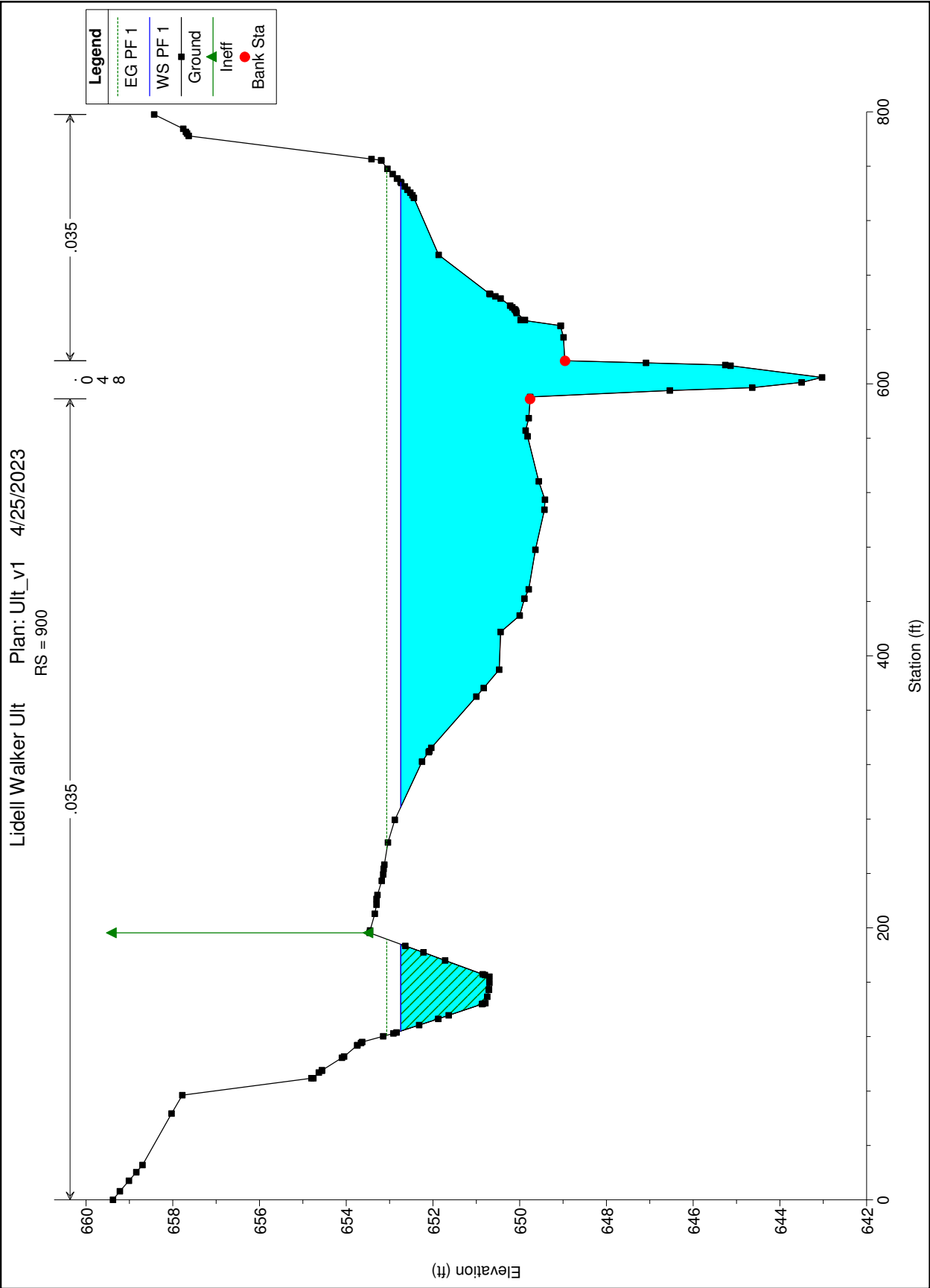


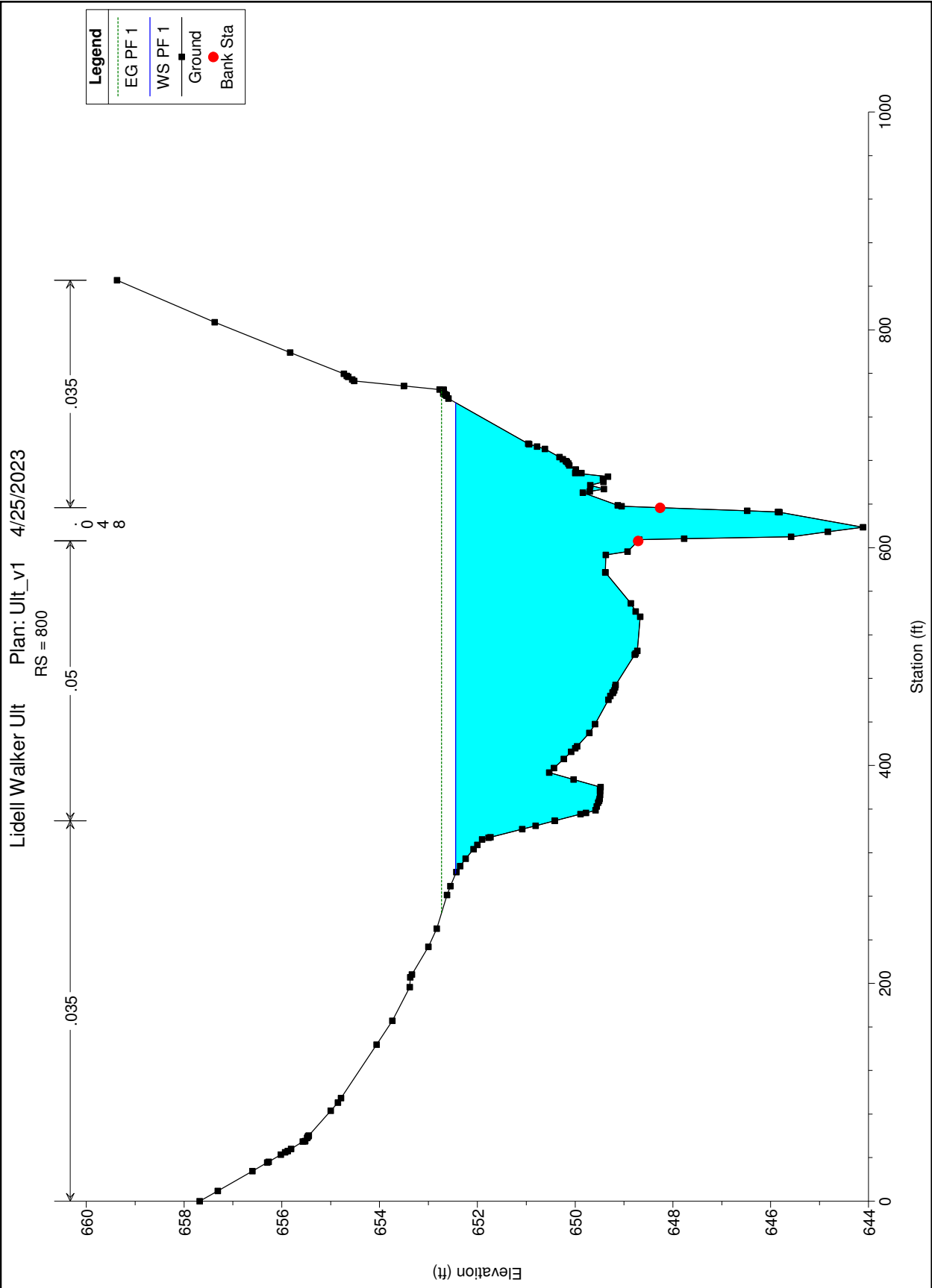


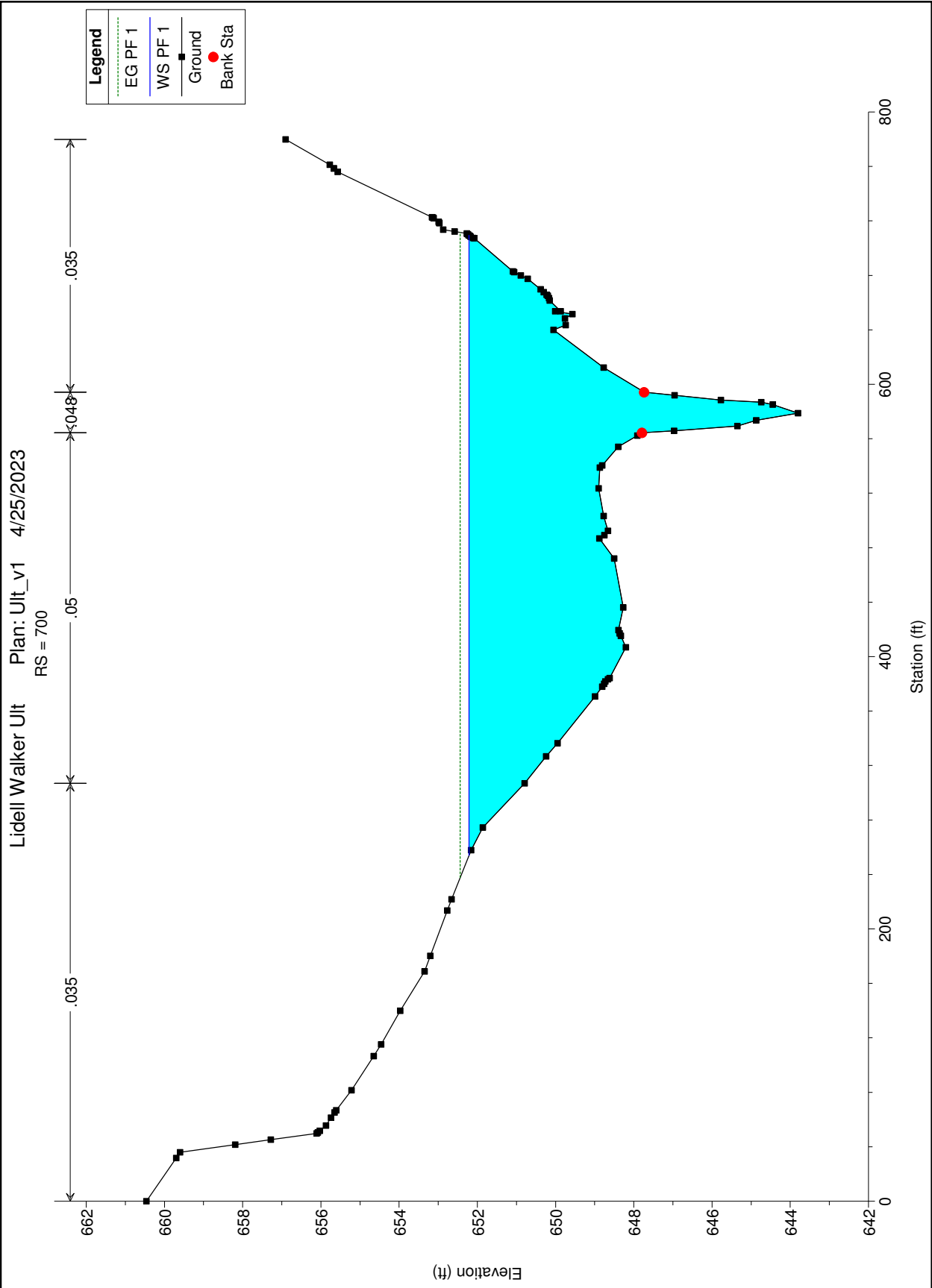


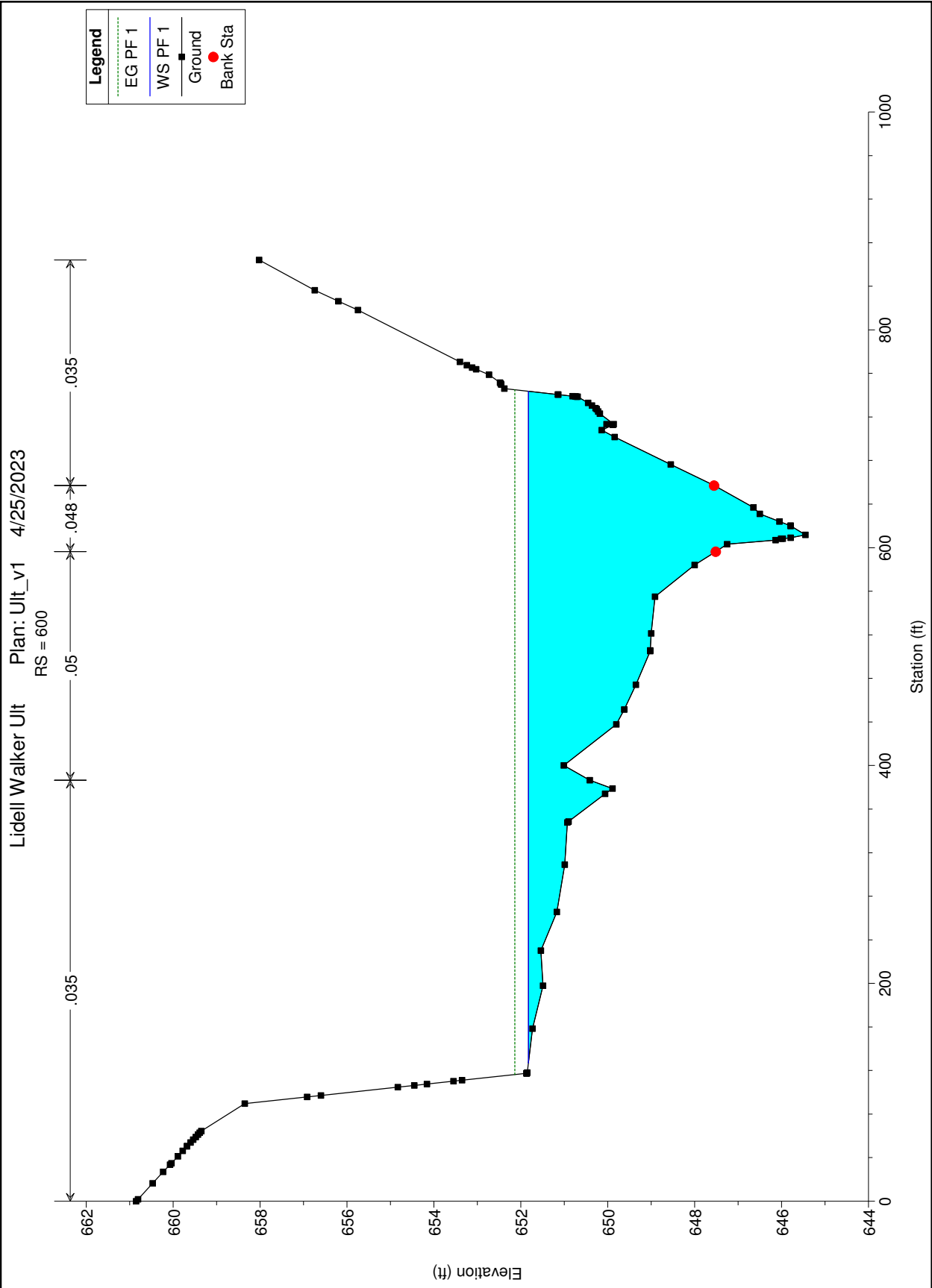


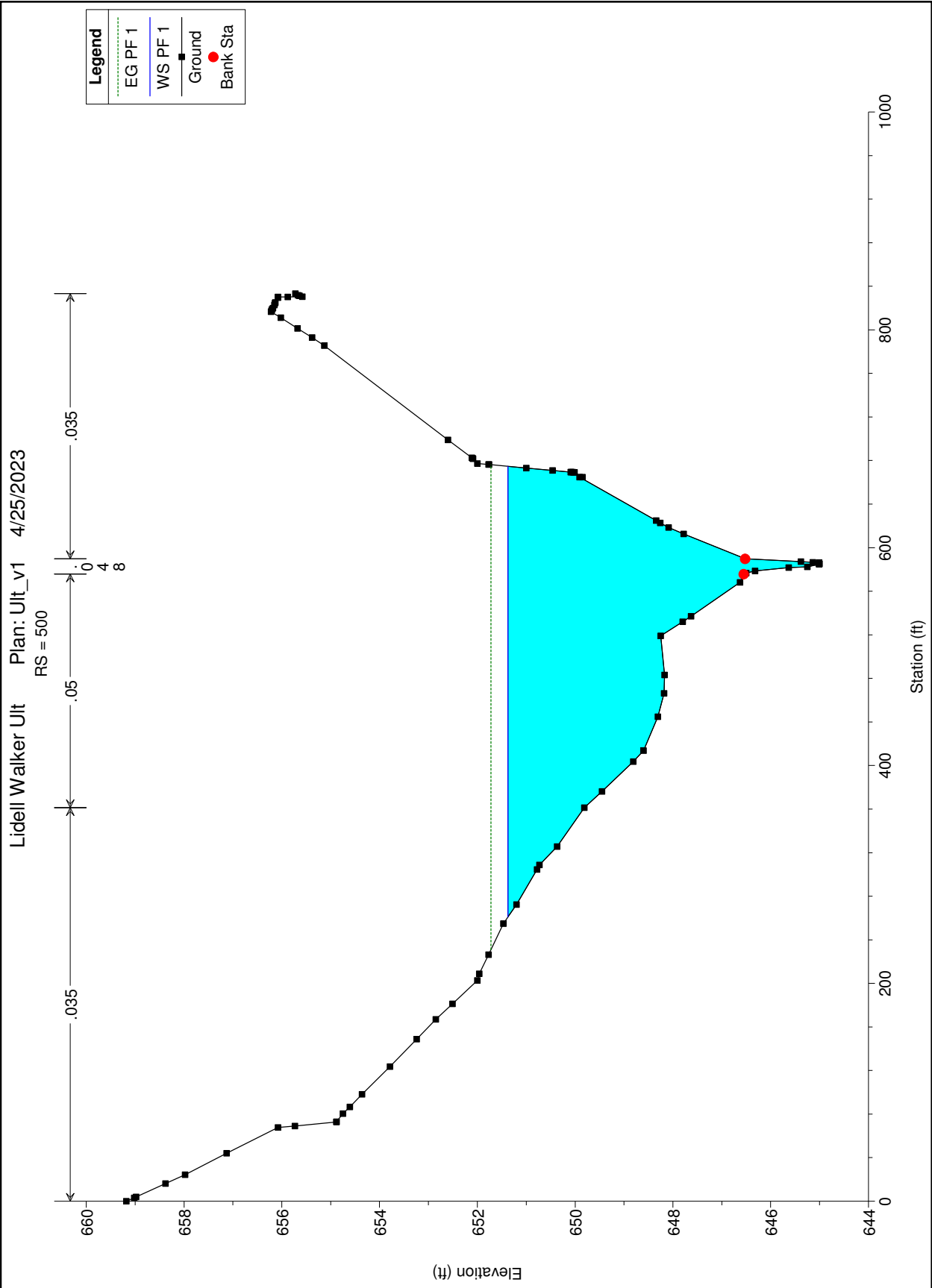


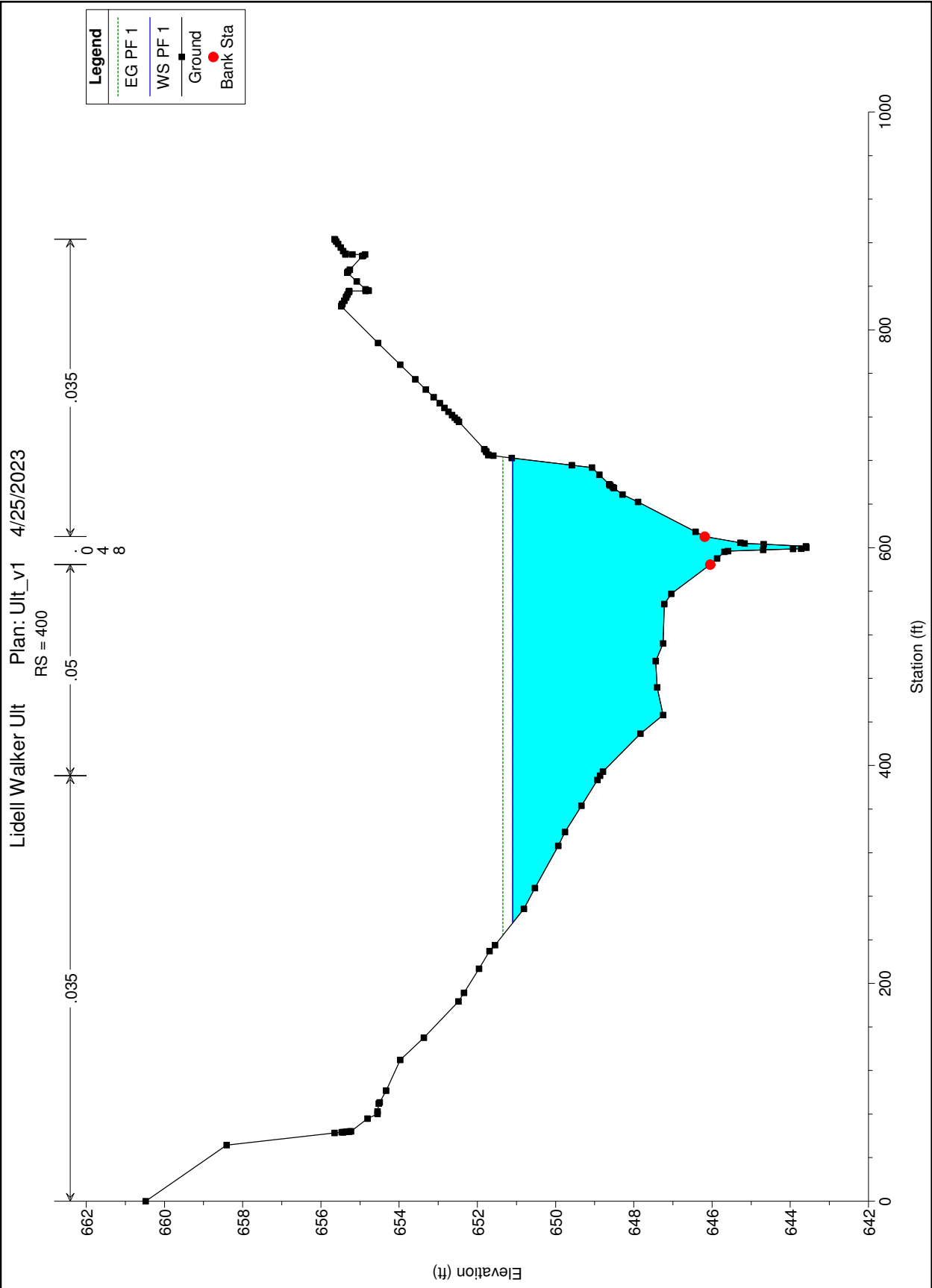


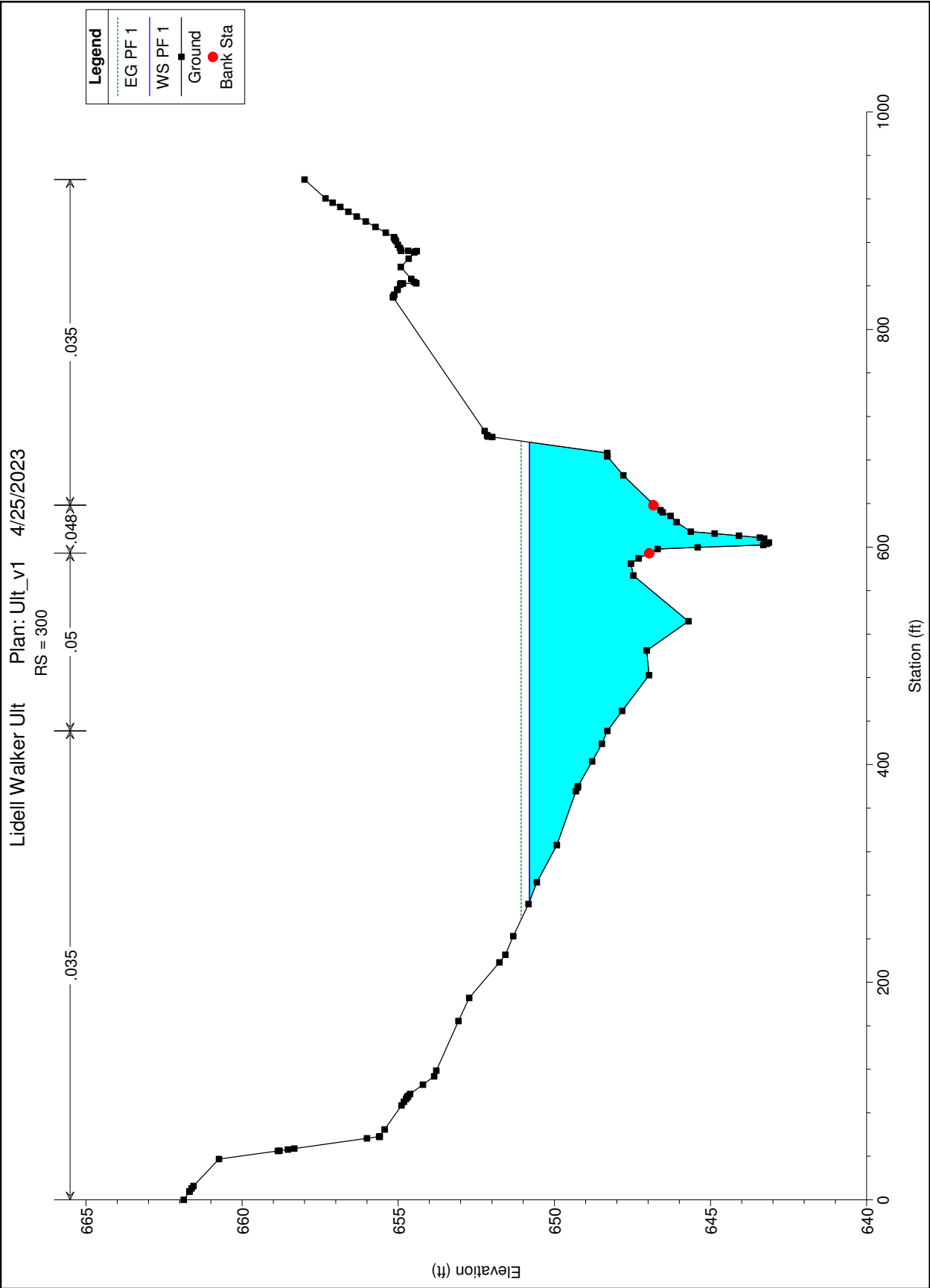


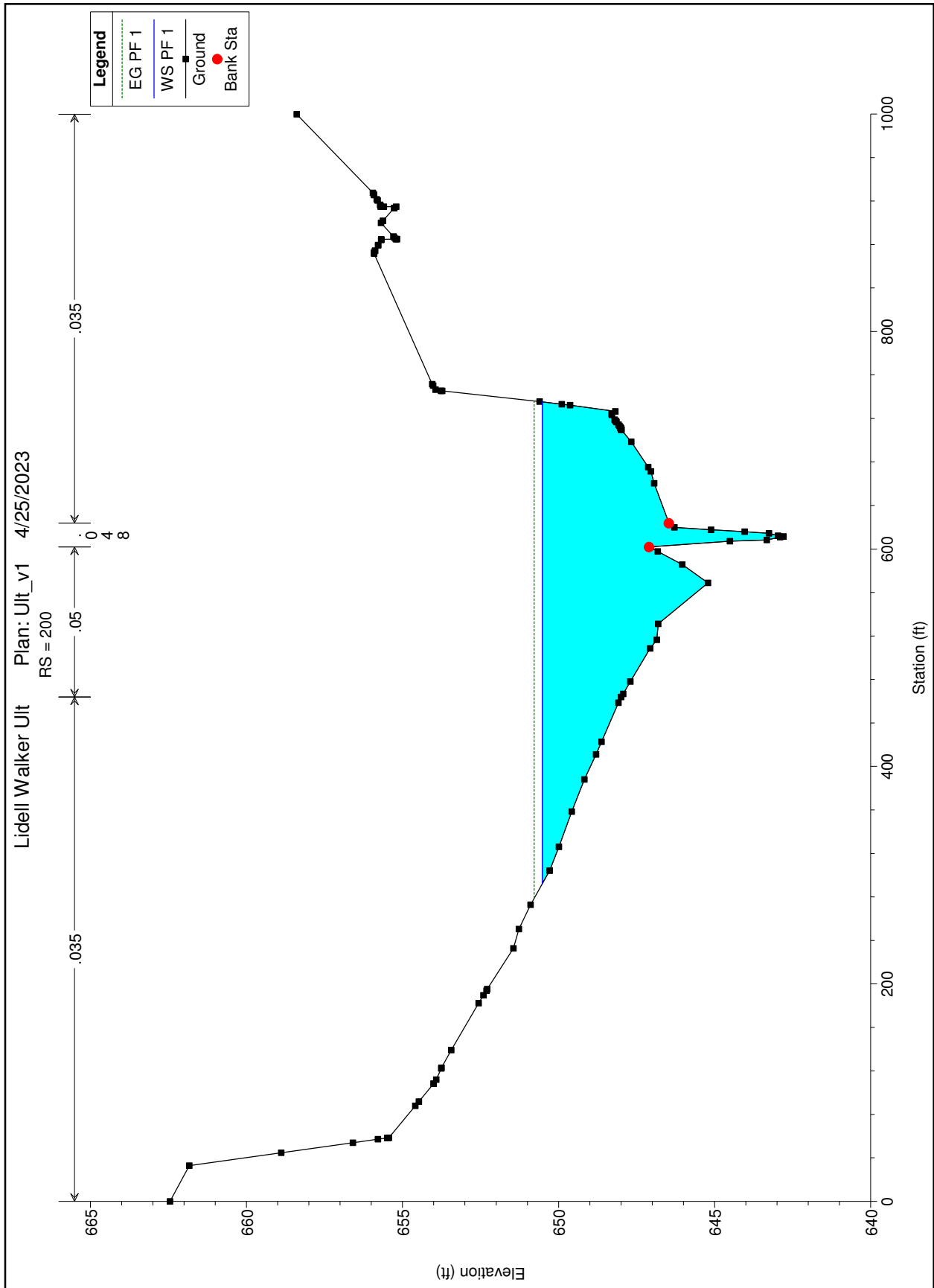


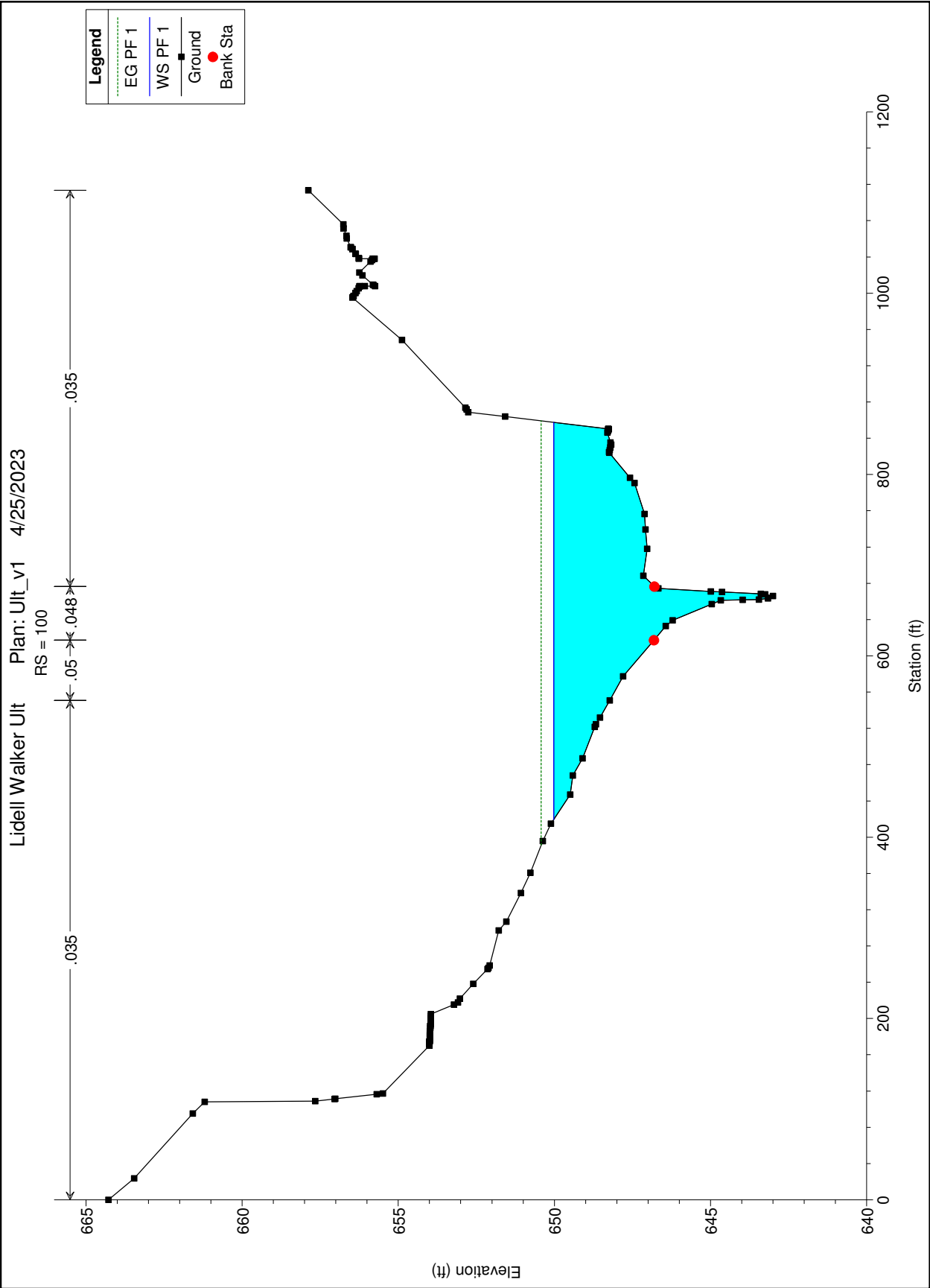


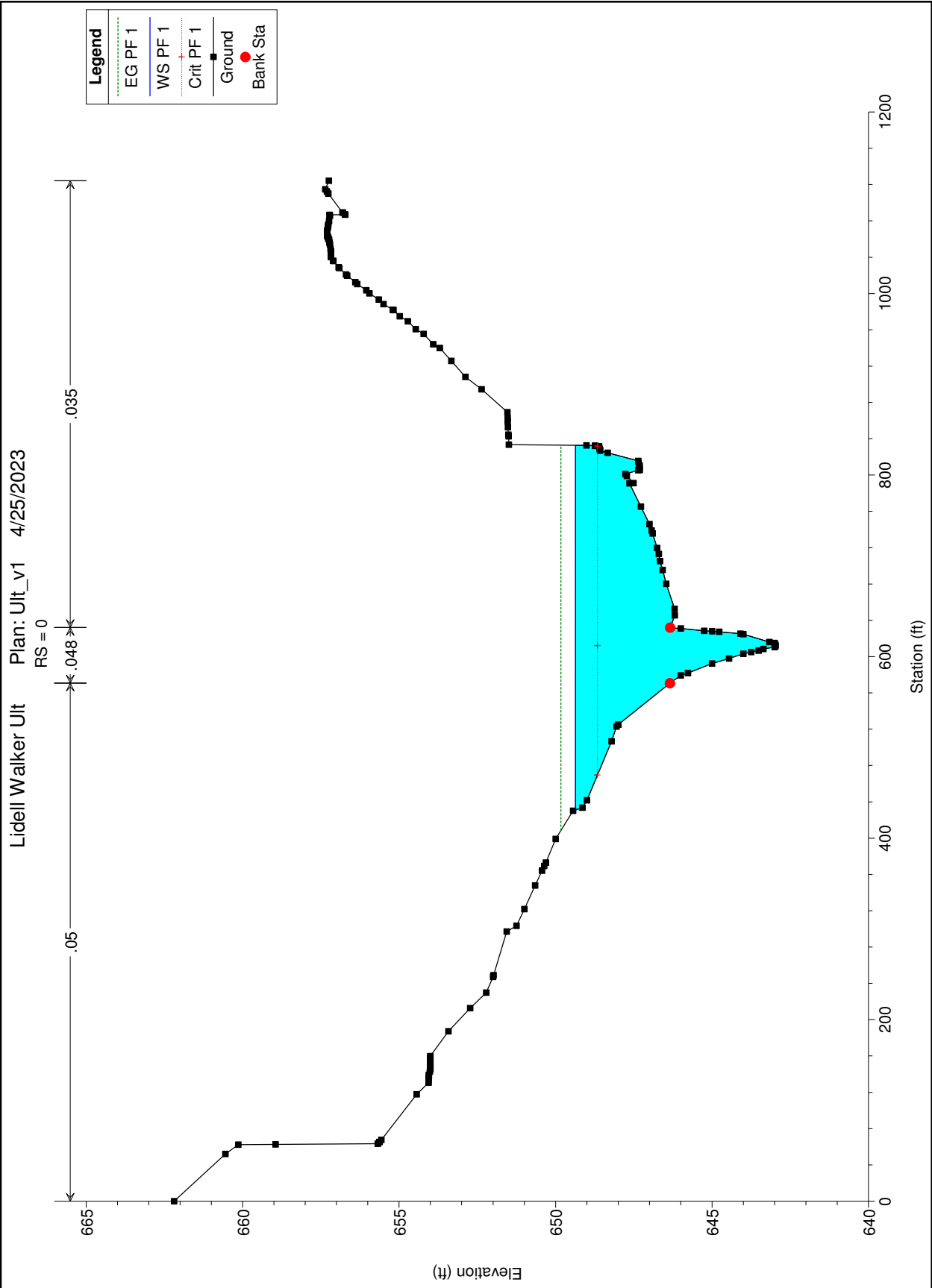












AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action to disapprove the proposed Lidell Walker Phase 2 Final Plat, 39.937 acres, more or less, of land, 194 residential lots, six (6) open space/detention lots, and one (1) park lot, located on the northwest corner of County Road 132 and County Road 133.
Meeting: Tuesday, June 6, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposed Lidell Walker Phase 1 Final Plat consists of 194 residential lots, six (6) open space/detention lots, and one (1) park lot located on County Road 132, generally located north of County Road 132 and west of County Road 133. The current zoning on this property is Single Family (SF-1). This property is surrounded by Single Family (SF-1) to the north and west, Extraterritorial Jurisdiction (ETJ) to the south and Extraterritorial Jurisdiction (ETJ) with a Development Agreement to the east.

SUMMARY OF REQUEST:

STAFF REVIEW:

This application was reviewed to ensure consistency with the development standards of the Unified Development Code (UDC) and staff has determined that the request does not comply with the UDC. The comments and submitted plans are attached to this item.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. LidellWalkerPh2FP-Init-ComIssued(5-22-23)

AGENDA ITEM REPORT

4.4.





May 22, 2023

BGE Inc
Timothy Holland
1701 Directors Boulevard, #1000
Austin, TX 78744
tholland@bgeinc.com - communication provided via email

RE: Lidell Walker Phase 2 Final Plat, Hutto, TX 78634
Final Plat Review – Lidell Walker Phase 2 Final Plat - Comment Report to Initial Submittal (received 5-10-23)
Project No.: 2076-PLAT

Mr. Holland,

Upon review of the above referenced final plat initial application submitted on May 10, 2023, the following comments are required to be resolved.

Please provide **Update #1** addressing all comments. With your updated plat, please provide a comment response letter detailing how each comment was addressed in **both** digital and paper formats (all paper plan set sizes are required for an update submittal). If the plat contains more than one sheet, please combine all sheets into one document file

Planning Review – Sofia Sierra, Planner (512) 759-4038 – sofia.sierra@huttotx.gov

1. See attached markups.
2. Pay application fees in the amount of \$6,282.62. Make checks payable to City of Hutto or pay online through MGO permit system.

Engineering Review – Matt Rector, PE, City Engineer (512) 759-4025 – matt.rector@huttotx.gov

3. See attached markups.

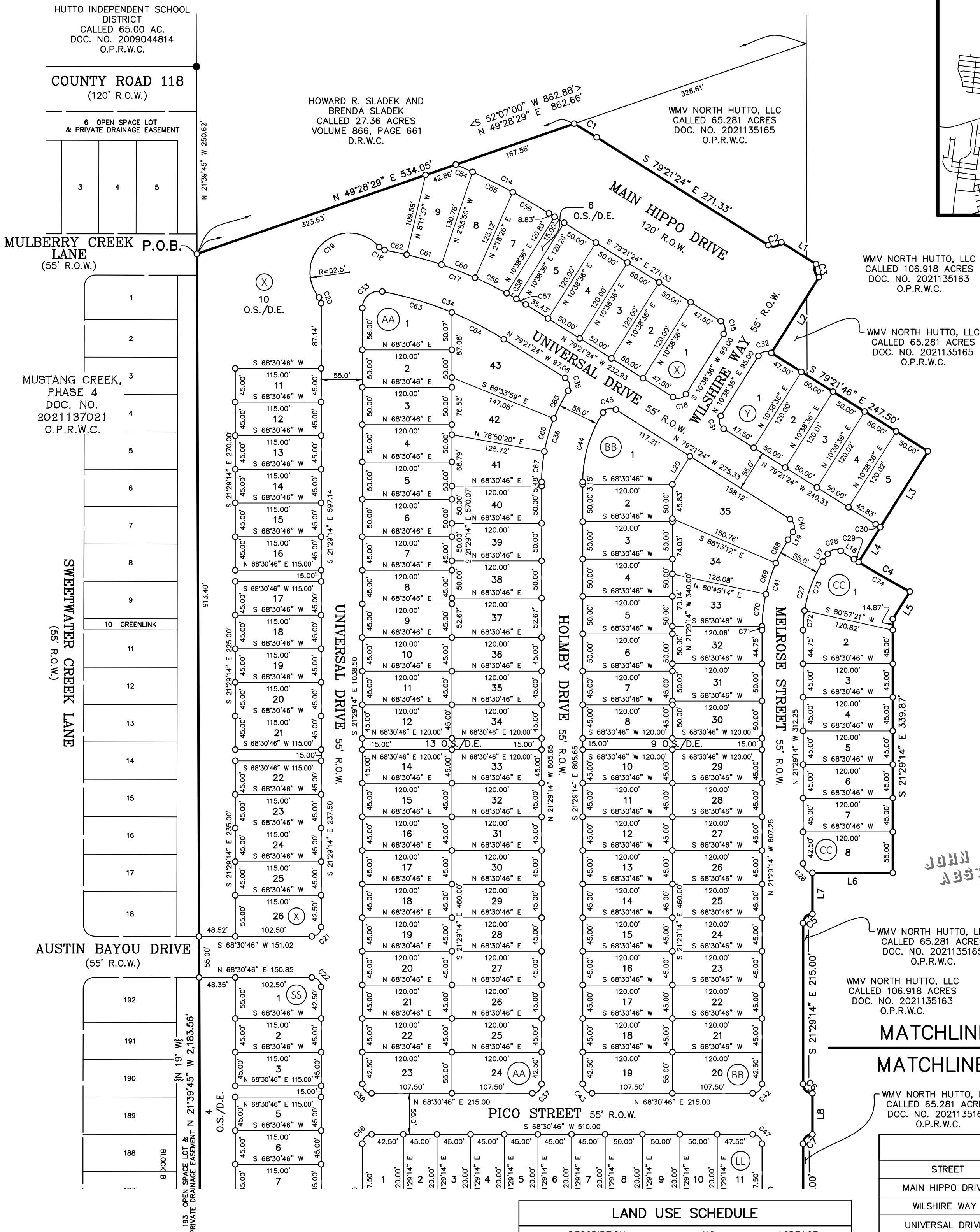
Fire Prevention Review – Eric Woods, Fire Marshal WCESD #3 - (512) 759-2616 – ewoods@huttofirerescue.org

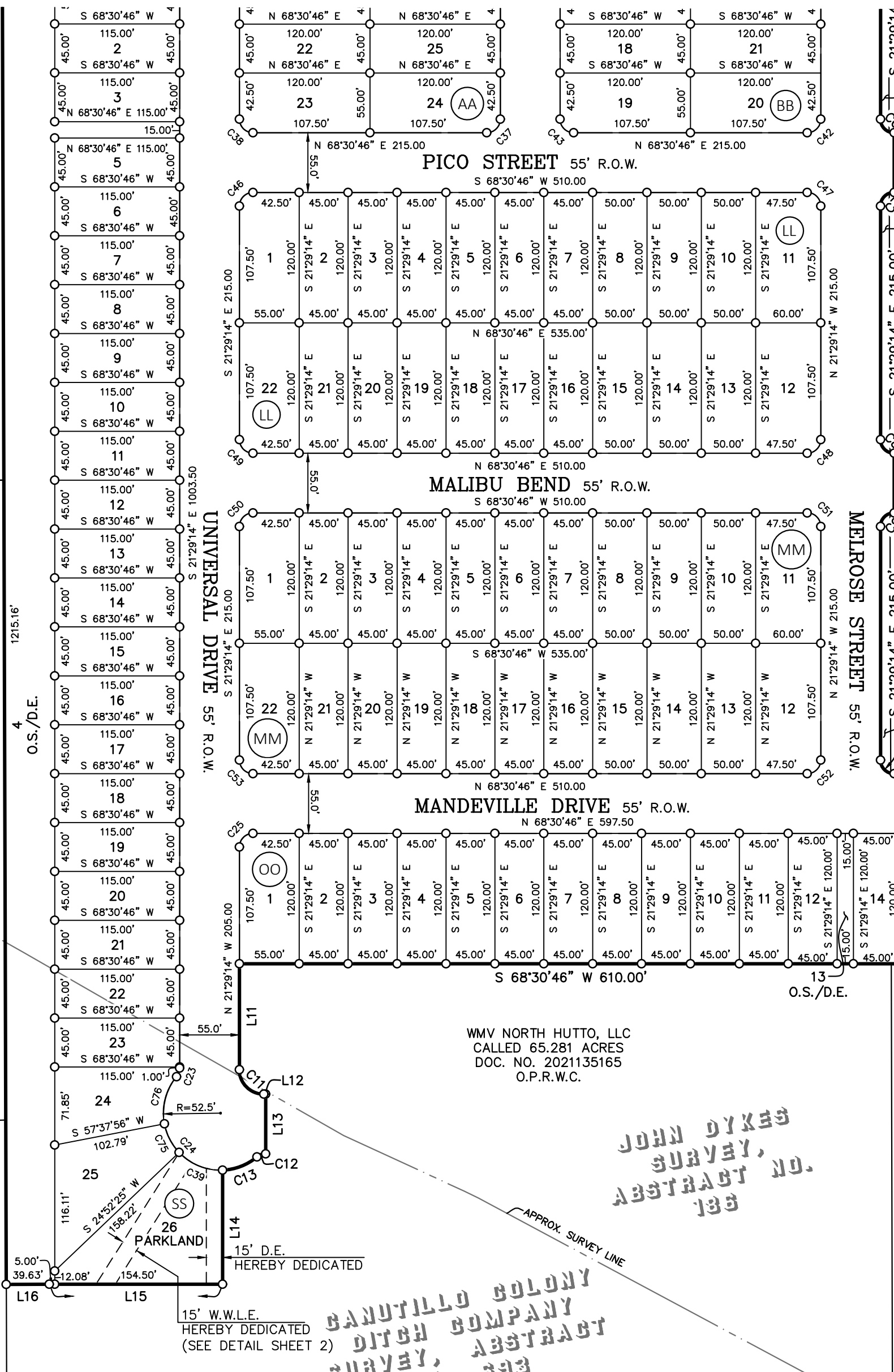
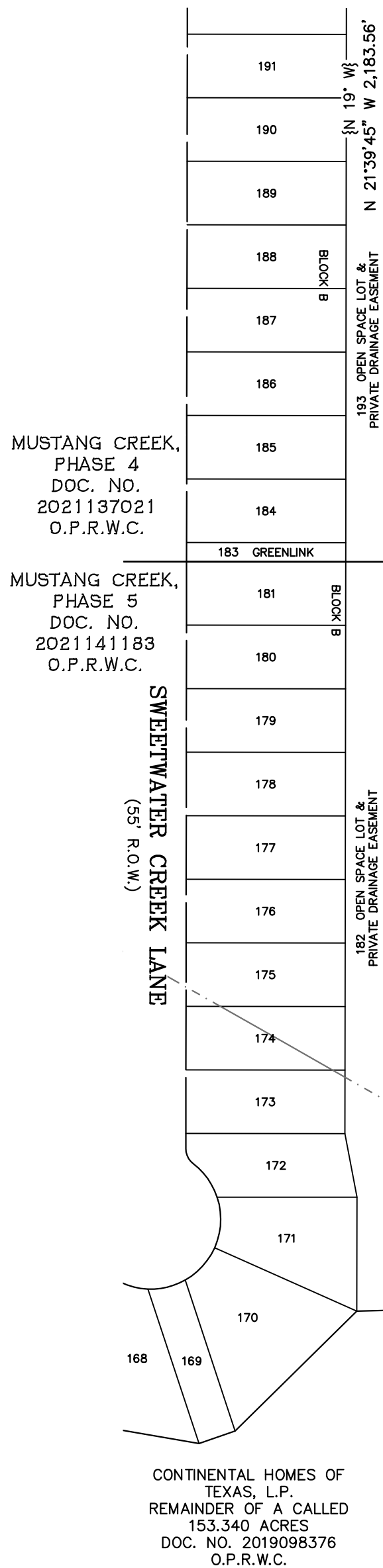
4. Please pay the required fee of \$150.00. Online payment can be made at Huttofirerescue.org, click on the Fire Marshal payment portal.

This review is based only on the information provided. Please note that plats remain subject to additional staff comments throughout the duration of the review period. This review in no way alleviates the responsibility of the developer to comply with all ordinances adopted by the City of Hutto, or state and federal laws and codes. No code violations are approved by this department.

If you have specific questions regarding any of the comments in this report, please contact the department reviewer noted at the top of the corresponding section.

Sincerely,
Development Services Department



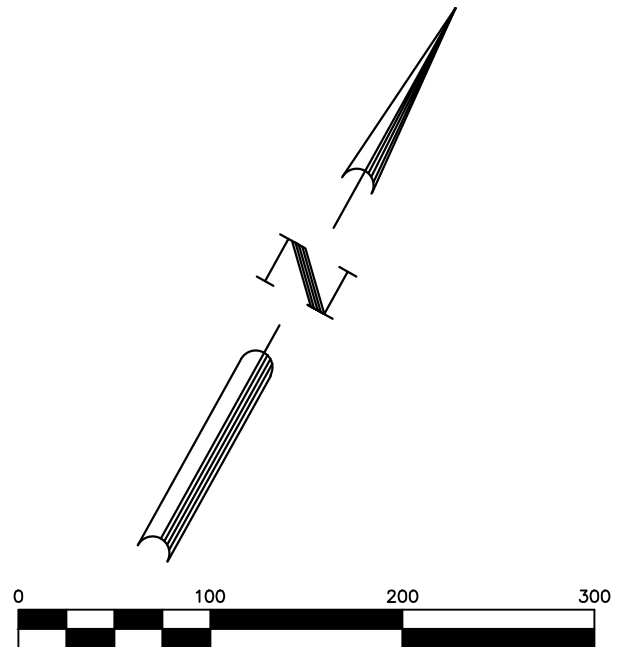


MATCHLINE-SHEET 1
MATCHLINE-SHEET 2

WMV NORTH HUTTO, LLC
CALLED 65.281 ACRES
DOC. NO. 2021135165
O.P.R.W.C.

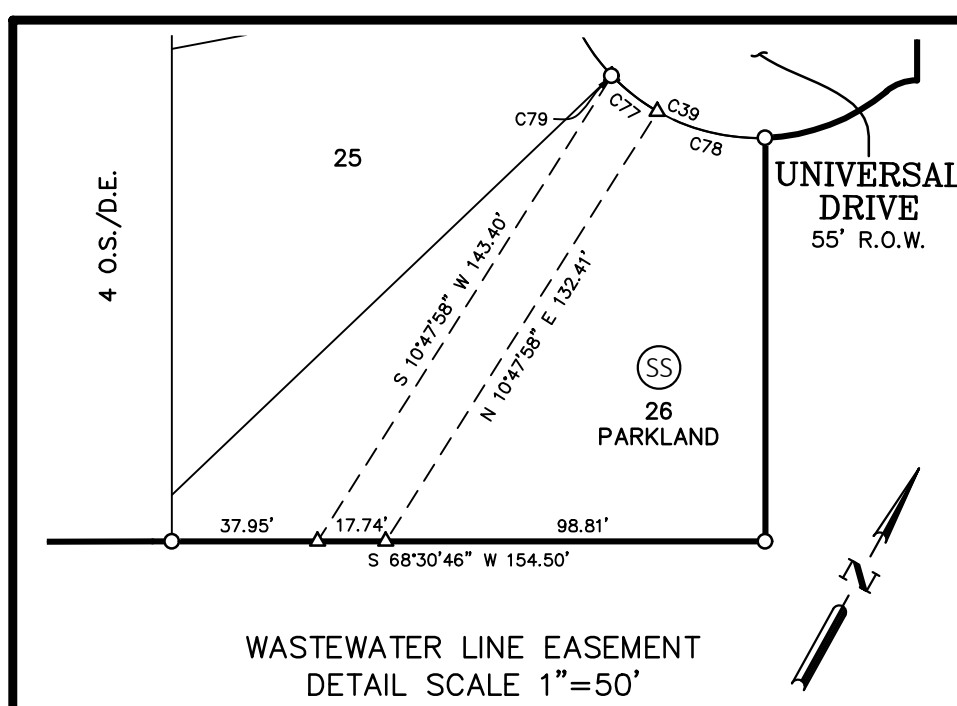
WMV NORTH HUTTO, LLC
CALLED 65.281 ACRES
DOC. NO. 2021135165
O.P.R.W.C.

WMV NORTH HUTTO, LLC
CALLED 65.281 ACRES
DOC. NO. 2021135165
O.P.R.W.C.



JOHN DYKES
SURVEY,
ABSTRACT NO.
186

CANUTILLO COLONY
DITCH COMPANY
SURVEY, ABSTRACT
NO. 693



05/10/2023

FINAL PLAT LIDELL WALKER PHASE 2

A SUBDIVISION OF 39.937 ACRES OF LAND
LOCATED IN THE
CANUTILLO COLONY DITCH COMPANY
SURVEY, ABSTRACT NO. 693 AND THE JOHN
DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS

D.E.
DOC.
D.R.W.C.
ESMT.
NO.
NOS.
O.S.
O.P.R.W.C.
O.R.W.C.
PG.
P.O.B.
R.O.W.
VOL.
{ }
< >
●
○
△

DRAINAGE EASEMENT
DOCUMENT
DEED RECORDS OF WILLIAMSON COUNTY
EASEMENT
NUMBER
OPEN SPACE
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
OFFICIAL RECORDS OF WILLIAMSON COUNTY
PAGE
POINT OF BEGINNING
RIGHT-OF-WAY
VOLUME
RECORD INFORMATION VOLUME 309, PG. 269
RECORD INFORMATION VOLUME 866, PG. 661
FOUND 1/2" IRON ROD
SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
CALCULATED POINT



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

R – RESIDENTIAL O.S.D. – OPEN SPACE/DRAINAGE EASEMENT P – PARK

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	AA	8,129	R
2	AA	6,000	R
3	AA	6,000	R
4	AA	6,000	R
5	AA	6,000	R
6	AA	6,000	R
7	AA	5,400	R
8	AA	5,400	R
9	AA	5,400	R
10	AA	5,400	R
11	AA	5,400	R
12	AA	5,400	R
13	AA	3,600	O.S.D.
14	AA	5,400	R
15	AA	5,400	R
16	AA	5,400	R
17	AA	5,400	R
18	AA	5,400	R
19	AA	5,400	R
20	AA	5,400	R
21	AA	5,400	R
22	AA	5,400	R
23	AA	6,566	R
24	AA	6,566	R
25	AA	5,400	R
26	AA	5,400	R
27	AA	5,400	R
28	AA	5,400	R
29	AA	5,400	R
30	AA	5,400	R
31	AA	5,400	R
32	AA	5,400	R
33	AA	5,400	R
34	AA	5,400	R
35	AA	5,400	R
36	AA	5,400	R
37	AA	6,321	R
38	AA	6,000	R
39	AA	6,000	R
40	AA	6,000	R
41	AA	6,994	R
42	AA	8,059	R
43	AA	11,383	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	BB	9,908	R
2	BB	6,000	R
3	BB	6,000	R
4	BB	6,000	R
5	BB	6,000	R
6	BB	6,000	R
7	BB	5,400	R
8	BB	5,400	R
9	BB	3,600	O.S.D.
10	BB	5,400	R
11	BB	5,400	R
12	BB	5,400	R
13	BB	5,400	R
14	BB	5,400	R
15	BB	5,400	R
16	BB	5,400	R
17	BB	5,400	R
18	BB	5,400	R
19	BB	6,566	R
20	BB	6,566	R
21	BB	5,400	R
22	BB	5,400	R
23	BB	5,400	R
24	BB	5,400	R
25	BB	5,400	R
26	BB	5,400	R
27	BB	5,400	R
28	BB	5,400	R
29	BB	5,400	R
30	BB	6,000	R
31	BB	6,000	R
32	BB	6,000	R
33	BB	6,941	R
34	BB	7,882	R
35	BB	12,056	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	CC	8,999	R
2	CC	6,971	R
3	CC	5,400	R
4	CC	5,400	R
5	CC	5,400	R
6	CC	5,400	R
7	CC	5,400	R
8	CC	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	LL	6,566	R
2	LL	5,400	R
3	LL	5,400	R
4	LL	5,400	R
5	LL	5,400	R
6	LL	5,400	R
7	LL	5,400	R
8	LL	6,000	R
9	LL	6,000	R
10	LL	6,000	R
11	LL	7,166	R
12	LL	7,166	R
13	LL	6,000	R
14	LL	6,000	R
15	LL	6,000	R
16	LL	5,400	R
17	LL	5,400	R
18	LL	5,400	R
19	LL	5,400	R
20	LL	5,400	R
21	LL	5,400	R
22	LL	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	MM	6,566	R
2	MM	5,400	R
3	MM	5,400	R
4	MM	5,400	R
5	MM	5,400	R
6	MM	5,400	R
7	MM	5,400	R
8	MM	6,000	R
9	MM	6,000	R
10	MM	6,000	R
11	MM	7,166	R
12	MM	7,166	R
13	MM	6,000	R
14	MM	6,000	R
15	MM	6,000	R
16	MM	5,400	R
17	MM	5,400	R
18	MM	5,400	R
19	MM	5,400	R
20	MM	5,400	R
21	MM	5,400	R
22	MM	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	OO	6,566	R
2	OO	5,400	R
3	OO	5,400	R
4	OO	5,400	R
5	OO	5,400	R
6	OO	5,400	R
7	OO	5,400	R
8	OO	5,400	R
9	OO	5,400	R
10	OO	5,400	R
11	OO	5,400	R
12	OO	5,400	R
13	OO	1,800	O.S.D.
14	OO	5,400	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	SS	6,291	R
2	SS	5,175	R
3	SS	5,175	R
4	SS	58,217	O.S.D.
5	SS	5,175	R
6	SS	5,175	R
7	SS	5,175	R
8	SS	5,175	R
9	SS	5,175	R
10	SS	5,175	R
11	SS	5,175	R
12	SS	5,175	R
13	SS	5,175	R
14	SS	5,175	R
15	SS	5,175	R
16	SS	5,175	R
17	SS	5,175	R
18	SS	5,175	R
19	SS	5,175	R
20	SS	5,175	R
21	SS	5,175	R
22	SS	5,175	R
23	SS	5,175	R
24	SS	6,483	R
25	SS	8,065	R
26	SS	12,025	PARK

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	X	7,133	R
2	X	6,000	R
3	X	6,000	R
4	X	6,000	R
5	X	6,001	R
6	X	1,807	O.S.D.
7	X	6,884	R
8	X	6,911	R
9	X	6,814	R
10	X	78,900	O.S.D.
11	X	5,175	R
12	X	5,175	R
13	X	5,175	R
14	X	5,175	R
15	X	5,175	R
16	X	5,175	R
17	X	5,175	R
18	X	5,175	R
19	X	5,175	R
20	X	5,175	R
21	X	5,175	R
22	X	5,175	R
23	X	5,175	R
24	X	5,175	R
25	X	5,175	R
26	X	6,292	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	Y	7,133	R
2	Y	6,000	R
3	Y	6,001	R
4	Y	6,001	R
5	Y	6,001	R

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	35.37'	1,010.00'	2°00'23"	N 80°21'36" W	35.37'
C2	19.63'	12.50'	90°00'00"	N 55°38'36" E	17.68'
C3	19.63'	12.50'	90°00'00"	S 34°21'24" E	17.68'
C4	79.19'	1,185.00'	3°49'43"	S 81°38'05" E	79.17'
C5	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C6	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C7	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C8	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C9	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C10	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C11	35.34'	22.50'	90°00'00"	S 66°29'14" E	31.82'
C12	8.66'	12.50'	39°42'54"	S 48°39'19" W	8.49'
C13	34.39'	52.50'	37°31'55"	N 47°33'49" E	33.78'
C14	141.02'	890.00'	9°04'42"	N 83°53'45" W	140.87'
C15	19.63'	12.50'	90°00'00"	N 34°21'24" W	17.68'
C16	19.63'	12.50'	90°00'00"	N 55°38'36" E	17.68'
C17	203.55'	527.50'	22°06'33"	S 89°35'19" W	202.29'
C18	8.66'	12.50'	39°41'38"	S 81°37'08" E	8.49'
C19	164.41'	52.50'	179°25'49"	S 28°30'46" W	105.00'
C20	8.66'	12.50'	39°42'54"	N 41°20'41" W	8.49'
C21	19.64'	12.50'	90°00'00"	N 23°30'20" E	17.68'
C22	19.63'	12.50'	90°00'00"	N 66°29'41" W	17.68'
C23	8.66'	12.50'	39°42'54"	N 01°37'46" W	8.49'
C24	155.25'	52.50'	169°25'49"	S 66°29'14" E	104.55'
C25	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C26	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C27	96.73'	172.50'	32°07'49"	S 05°25'19" E	95.47'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C28	19.63'	12.50'	90°00'00"	S 55°38'36" W	17.68'
C29	7.52'	1,185.00'	0°21'49"	S 79°32'19" E	7.52'
C30	7.17'	1,130.00'	0°21'49"	S 79°32'18" E	7.17'
C31	19.63'	12.50'	90°00'00"	S 34°21'24" E	17.68'
C32	19.63'	12.50'	90°00'00"	S 55°38'36" W	17.68'
C33	39.59'	22.50'	100°48'28"	S 28°55'01" W	34.68'
C34	175.84'	472.50'	21°19'21"	S 89°58'55" W	174.83'
C35	19.70'	12.50'	90°18'52"	N 34°11'59" W	17.73'
C36	128.83'	227.50'	32°26'41"	S 05°15'53" E	127.11'
C37	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C38	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C39	44.48'	52.50'	48°32'38"	S 89°23'54" E	43.16'
C40	19.63'	12.50'	90°00'00"	N 34°21'24" W	17.68'
C41	127.58'	227.50'	32°07'49"	S 05°25'19" E	125.91'
C42	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C43	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C44	98.15'	172.50'	32°36'07"	S 05°11'10" E	96.84'
C45	19.53'	12.50'	89°31'43"	S 55°52'44" W	17.60'
C46	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C47	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C48	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C49	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C50	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C51	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C52	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C53	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C54	24.58'	890.00'	1°34'57"	N 87°38'38" W	24.58'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C55	60.18'	890.00'	3°52'27"	N 84°54'56" W	60.17'
C56	56.26'	890.00'	3°37'18"	N 81°10'04" W	56.25'
C57	14.57'	527.50'	1°34'56"	N 80°08'53" W	14.57'
C58	15.01'	527.50'	1°37'51"	N 81°45'16" W	15.01'
C59	47.16'	527.50'	5°07'22"	N 85°07'53" W	47.15'
C60	48.22'	527.50'	5°14'16"	S 89°41'18" W	48.21'
C61	48.45'	527.50'	5°15'46"	S 84°26'17" W	48.44'
C62	30.13'	527.50'	3°16'21"	S 80°10'13" W	30.12'
C63	97.57'	472.50'	11°49'55"	S 85°14'12" W	97.40'
C64	78.27'	472.50'	9°29'26"	N 84°06'07" W	78.18'
C65	41.79'	227.50'	10°31'27"	S 05°41'44" W	41.73'
C66	46.04'	227.50'	11°35'41"	S 05°21'50" E	45.96'
C67	41.00'	227.50'	10°19'34"	S 16°19'27" E	40.95'
C68	35.19'	227.50'	8°51'48"	S 06°12'42" W	35.16'
C69	43.78'	227.50'	11°01'33"	S 03°43'59" E	43.71'
C70	43.36'	227.50'	10°55'09"	S 14°42'20" E	43.29'
C71	5.25'	227.50'	1°19'19"	S 20°49'34" E	5.25'
C72	26.39'	172.50'	8°45'50"	S 17°06'19" E	26.36'
C73	70.35'	172.50'	23°22'00"	S 01°02'24" E	69.86'
C74	86.71'	1,185.00'	41°1'33"	S 81°27'11" E	86.69'
C75	30.02'	52.50'	32°45'31"	S 48°44'49" E	29.61'
C76	46.36'	52.50'	50°35'45"	S 07°04'12" E	44.87'
C77	15.13'	52.50'	16°30'37"	N 73°26'31" W	15.08'
C78	29.30'	52.50'	31°58'24"	N 82°18'59" E	28.92'
C79	0.06'	52.49'	0°03'37"	S 65°09'24" E	0.06'

LEGAL DESCRIPTION

FIELD NOTES FOR A 39.937 ACRE TRACT OF LAND OUT OF THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS, ; BEING A PORTION OF THE CALLED 106.918 ACRE TRACT OF LAND AND THE CALLED 65.281 ACRE TRACT OF LAND, BOTH CONVEYED TO WMV NORTH HUTTO, LLC BY GENERAL WARRANTY DEEDS WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBERS 2021135163 AND 2021135165, RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 39.937 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "BGE INC" set at the northwest corner of said WMV North Hutto 65.281-acre tract, and the east line of MUSTANG CREEK, PHASE 4, a subdivision as recorded in Document Number 2021137021 of the Official Public Records of Williamson County, Texas and a southwesterly corner of a called 27.36 acre tract of land, as conveyed to Howard R. Sladek and Brenda Sladek in Volume 866, Page 661 of the Deed Records of Williamson County, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the southeasterly line of said Sladek 27.36-acre tract and the northwesterly line of said WMV North Hutto 65.281-acre tract, N 49°28'29" E a distance of 534.05 feet to a 1/2-inch iron rod with cap stamped "BGE INC" for the most northerly corner and point of curvature of a curve to the right;

THENCE, along said curve to the right, over and across said WMV North Hutto 65.281-acre tract, an arc distance of 35.37 feet, having a radius of 1,010.00 feet, a central angle of 02°00'23" and a chord which bears N 80°21'36" W a distance 35.37 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 79°21'24" E a distance of 271.33 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears N 55°38'36" E a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northeasterly corner of the herein described tract;

THENCE, continuing partially over and across said WMV North Hutto 65.281-acre tract, and over and across said WMV North Hutto 106.918-acre tract, S 79°21'24" E a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left for a northeasterly corner of the herein described tract;

THENCE, continuing partially over and across said WMV North Hutto 106.918-acre tract, and over and across said WMV North Hutto 65.281-acre tract, S 10°38'36" W a distance of 120.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly interior corner;

THENCE, continuing partially over and across said WMV North Hutto 65.281-acre tract, and over and across said WMV North Hutto 106.918-acre tract, S 79°21'46" E, 247.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 10°38'36" W, a distance of 120.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 10°16'46" W, a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly interior corner and point of curvature of a curve to the left of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract along said curve to the left, an arc distance of 79.19 feet, having a radius of 1,185.00 feet, a central angle of 03°49'43" and a chord which bears S 81°38'05" E a distance of 79.17 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 10°38'36" W, a distance of 43.22 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly interior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 21°29'14" E, a distance of 339.87 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 68°30'46" W, a distance of 107.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 21°29'14" E, a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an exterior corner and point of curvature of a curve to the left;

THENCE, continuing partially over and across said WMV North Hutto 106.918-acre tract, and over and across said WMV North Hutto 65.281-acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 23°30'46" W a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 21°29'14" E a distance of 215.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

THENCE, continuing partially over and across said WMV North Hutto 65.281-acre tract, and over and across said WMV North Hutto 106.918-acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 66°29'24" E a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 21°29'14" E a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature to the left;

THENCE, continuing partially over and across said WMV North Hutto 106.918-acre tract, and over and across said WMV North Hutto 65.281-acre tract, along said curve to the left, an arc distance of 19.63 feet to a 1/2-inch, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 23°30'46" W a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 21°29'14" E a distance of 215.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

THENCE, continuing partially over and across said WMV North Hutto 65.281-acre tract, and over and across said WMV North Hutto 106.918-acre tract, along said curve to the left, an arc distance of 19.63 feet to a 1/2-inch, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 66°29'14" W a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 21°29'14" E a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner and point of curvature of a curve to the left;

THENCE, continuing partially over and across said WMV North Hutto 106.918-acre tract, and over and across said WMV North Hutto 65.281-acre tract, along said curve to the left, an arc distance of 19.63 feet to a 1/2-inch, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 23°30'46" W a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 21°29'14" E a distance of 215.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" at a point of curvature a curve to the left;

THENCE, continuing partially over and across said WMV North Hutto 65.281-acre tract, and over and across said WMV North Hutto 106.918-acre tract, along said curve to the left, an arc distance of 19.63 feet to a 1/2-inch, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 66°29'14" W a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, N 68°30'46" E, a distance of 7.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 21°29'14" E a distance of 175.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a southeasterly corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, and over and across said WMV North Hutto 65.281-acre tract, S 68°30'46" W a distance of 610.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 21°29'14" E, a distance of 97.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, along said curve to the left an arc distance of 35.34 feet to a 1/2-inch, having a radius of 22.50 feet, a central angle of 90°00'00" and a chord which bears S 66°29'14" W a distance of 31.82 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, N 68°30'46" E a distance of 1.53 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a southerly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 21°29'14" E a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" for a southerly exterior corner and point of curvature of a curve to the left;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, along said curve to the left an arc distance of 8.66 feet to a 1/2-inch, having a radius of 12.50 feet, a central angle of 39°42'54" and a chord which bears S 48°39'19" W a distance of 8.49 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, along said curve to the right an arc distance of 34.39 feet to a 1/2-inch, having a radius of 52.50 feet, a central angle of 37°31'55" and a chord which bears N 47°33'49" E a distance of 33.78 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a southerly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 21°29'14" E a distance of 105.04 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a southerly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 68°30'46" W a distance of 159.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 68°20'15" W a distance of 39.63 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the west line of said WMV North Hutto 65.281-acre tract and the east line of a called 153.340-acre remainder tract of land as conveyed to Continental Homes of Texas, L.P. in Document Number 2019098376 of the Official Public Records of Williamson County, Texas, for the most southerly corner of the herein described tract;

THENCE, with the west line of said WMV North Hutto 65.281-acre tract and partially with the east line of said Continental Homes of Texas, L.P. 153.340-acre remainder tract, the east line of MUSTANG CREEK, PHASE 5, a subdivision recorded in Document Number 2021141183, and the east line of MUSTANG CREEK, PHASE 4, a subdivision recorded in Document Number 2021137021 of the Official Public Records of Williamson County, Texas, N 21°39'45" W a distance of 2,183.56 feet to the northwest corner and POINT OF BEGINNING and containing 39.937 acres of land, more or less.



05/10/2023

FINAL PLAT
LIDELL WALKER
PHASE 2

A SUBDIVISION OF 39.937 ACRES OF LAND
LOCATED IN THE
CANUTILLO COLONY DITCH COMPANY
SURVEY, ABSTRACT NO. 693 AND THE JOHN
DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT WMV NORTH HUTTO, LLC, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND JAMES DOUGHERTY, BEING THE OWNER OF A CALLED 106.918 ACRES OF LAND, AND A CALLED 65.281 ACRES OF LAND, BOTH OUT OF THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NUMBER 693, AS CONVEYED TO IT BY INSTRUMENTS RECORDED IN DOCUMENT NUMBERS 2021135163 AND 2021135165, RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 39.937 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LIDELL WALKER PHASE 2

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

JAMES DOUGHERTY
3310 N CAPITAL OF TX HWY, SUITE 202
AUSTIN, TEXAS 78746

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JAMES DOUGHERTY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, TIMOTHY M. HOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

TIMOTHY M. HOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94848
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744

DATE

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON APRIL 21, 2021.

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

DATE

Please provide a note
stating TIF will be due
based on Resolution
R-2021-147

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
11. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
12. THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10970. WATER WILL BE AVAILABLE THROUGH JONAH SUD AFTER THE APPROPRIATE WATER SYSTEMS ARE INSTALLED TO THIS SITE. WASTEWATER WILL BE PROVIDED THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
14. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
15. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
16. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
17. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS, IF NECESSARY.
18. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
20. THIS SUBDIVISION IS ZONED SF-1 VILLAGE.
21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
22. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 57%.
23. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
24. STREETS 26 FEET WIDE TO LESS THAN 32 FEET WIDE REQUIRE FIRE LANE STRIPING ON ONE SIDE OF THE STREET.

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF HUTTO, THIS THE ____ DAY OF _____, 20____.

ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR

DATE

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE ON ____ THE ____ DAY OF _____, 20____.

RICHARD HUDSON, CHAIR

DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____, 20____ A.D., AT ____ O'CLOCK ____M. AND DULY RECORDED ON THE ____DAY OF _____, 20____ A.D., AT ____ O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY,
AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502



05/10/2023

FINAL PLAT
LIDELL WALKER
PHASE 2

A SUBDIVISION OF 39.937 ACRES OF LAND
LOCATED IN THE
CANUTILLO COLONY DITCH COMPANY
SURVEY, ABSTRACT NO. 693 AND THE JOHN
DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS

Lidell-Walker Subdivision

Waymaker Corporation

Drainage Impact Analysis



05/10/2023

ENGINEERING REVIEW

Review is for general compliance only. Sole responsibility for correctness remains with the Engineer of Record.

- ☐ No Exceptions Taken
- ☐ Revise as Noted
- ☒ Denied. Revise and Resubmit.

Williamson County, Texas



BGE, Inc.
TBPE Registration No. F-1046

BGE Project No. 8626-00
April 2023



Contents

Section 1 Introduction	3
1.1 General	3
Section 2 Methodology.....	4
2.1 Hydrology	4
2.1.1 Precipitation	4
2.1.2 Drainage Area.....	4
2.1.3 Infiltration Losses	5
2.1.4 Unit Hydrograph Method.....	6
2.1.5 Time of Concentration	7
Section 3 Hydrologic Results.....	10
Section 4 Conclusions	12
Appendices	

Appendices

Appendix A:

- Location Map
- Drainage Area Delineations (Overall Pre- and Post-Development)
- Existing Conditions Basin (HEC-HMS)
- Proposed Conditions Basin (HEC-HMS)
- USDA Soil Report Map

Appendix B:

- Existing and Proposed Curve Number Summary

Appendix C:

- Time of Concentration Calculations

Appendix D:

- HEC-HMS (Electronic Files)

Appendix E:

- Pre-Development vs. Post-Development Flow Comparison @ POI-1
- Pre-Development vs. Post-Development Flow Comparison @ POI-2
- Pre-Development vs. Post-Development Flow Comparison @ POI-3

Appendix F:

- BGE-Calculated 100-YR Fully Developed Floodplain
- HEC-RAS Results and Cross Sections

Section 1

Introduction

1.1 General

This report presents the results of a hydrologic analysis to define the drainage impact at the outfall locations along the Lidell-Walker property boundary. The subject property is in Williamson County and the City of Hutto ETJ. The preliminary plan proposes 1095 single family residences and 49,954 linear feet of public roadways within 263.02 acres. A **Location Map** is presented in **Appendix A** of this report.

Based on the preliminary Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel No. 48491C0510F dated December 20, 2019, no portion of this property lies within a FEMA designated floodplain. The purpose of this report is to analyze the pre- and post-developed flow rates at POI-1, POI-2, POI-3, and DA-9. In the post-development conditions, a detention facility is not required to reduce the post-development flows to the pre-development values due to the timing of peak flows draining to POI-1, POI-2, POI-3, and DA-9.

Section 2 Methodology

2.1 Hydrology

The HEC-HMS 4.2.1 computer program developed by the Hydrologic Engineering Center of the U. S. Army Corps of Engineers (USACE) is used in this analysis to estimate peak flow rates at the POI-1, POI-2, and POI-3 junction. Peak flow rates are computed along the watercourse for the existing and proposed conditions 50%, 10%, 4%, and 1% annual chance (2-, 10-, 25-, and 100-year) storm events. This section describes the input parameters used in this study. The existing and proposed conditions HEC-HMS model is included in **Appendix D** of this report.

2.1.1 Precipitation

The precipitation depths for each frequency design storm are taken from Round Rock Rain (Rainfall data guidance) **Table 1** presents the cumulative storm depths for the various storms used in this study.

Table 1

Table 2: NOAA Atlas 14 Brushy Creek Watershed Centroid Rainfall Intensity for selected Durations and Frequencies (inches/hour); AC = Annual Chance

Duration	1-yr	2-yr	5-yr	10-yr	25-yr (4% AC)	50-yr	100-yr (1% AC)	200-yr	500-yr	1000-yr
5-min	5.26	6.24	7.80	9.13	11.1	12.6	14.2	15.8	18.0	19.8
10-min	4.18	4.97	6.22	7.30	8.84	10.1	11.4	12.6	14.3	15.5
15-min	3.52	4.17	5.19	6.08	7.33	8.34	9.39	10.5	11.9	13.0
30-min	2.48	2.93	3.64	4.25	5.11	5.79	6.51	7.26	8.31	9.13
60-min	1.61	1.91	2.39	2.80	3.39	3.85	4.35	4.89	5.66	6.28
2-hr	0.964	1.18	1.50	1.78	2.21	2.55	2.94	3.37	3.99	4.51
3-hr	0.699	0.868	1.12	1.35	1.69	1.98	2.30	2.67	3.21	3.67
6-hr	0.402	0.510	0.665	0.812	1.03	1.22	1.44	1.69	2.06	2.38
12-hr	0.227	0.290	0.380	0.466	0.596	0.708	0.838	0.988	1.22	1.41
24-hr	0.129	0.165	0.217	0.266	0.340	0.404	0.478	0.564	0.694	0.805

2.1.2 Drainage Area

The POI watersheds are delineated using two-foot contour interval topography data generated from LIDAR mapping technology provided by the Texas Natural Resources Information System (TNRIS).

See **Appendix A** for the illustration of the drainage area delineation. **Appendix A** also includes the **Existing** and **Proposed Conditions Basins** used in the HEC-HMS models.

2.1.3 Infiltration Losses

The U.S. Department of Agriculture Natural Resource Conservation Service (NRCS, formerly the Soil Conservation Service, SCS) has developed a rainfall runoff index, the runoff curve number (CN), which considers such factors as soil characteristics, land use/land condition, and antecedent soil moisture to derive a generalized rainfall runoff relationship for a given area. A description of these components and the equations for calculating runoff depth from rainfall are provided below.

The NRCS classifies soils into four hydrologic soil groups: A, B, C and D. These groups indicate the runoff potential of a soil, ranging from a low runoff potential (group A) to a high runoff potential (group D). The CN is estimated for each drainage area based on the information provided in the soil survey of Williamson County, Texas.

The NRCS provides runoff curve numbers for three Antecedent Runoff Conditions (ARC): I, II and III. ARC I represents dry soil conditions and ARC III represents saturated soil conditions. ARC II, which represents average soil moisture conditions, is assumed for this analysis. Runoff curve numbers vary from 0 to 100, with the smaller values representing lower runoff potential and the larger values representing higher runoff potential. Impervious cover values are entered separately from CN values into the HEC-HMS model.

There are two factors that play a significant role in the determination of curve numbers, one being the “hydrologic soil group” and the other one being the “land use”. For determination of the hydrologic soil group, a soil survey was completed on the United States Department of Agriculture Natural Resources Conservation Service’s website. Most of the soils within the drainage areas fall into the NRCS Soil Group D classification. The remaining soils consist of Soil Group B and C, as shown in **USDA Soil Report Map** in **Appendix A**. Land uses were determined based on an aerial image dated 3/25/2021 taken from Google Earth. The pre-development drainage area incorporates undeveloped land consisting of mainly row crops with a few residential areas along with pastures. For the post-development conditions, the drainage areas incorporating the Lidell-Walker Subdivision were assumed to contain residential lots with lots 1/8-acre lot sizes. ARC II is assumed for this analysis. The existing and proposed curve number calculations are included in **Appendix B**.

The runoff from pervious areas is estimated using the selected CN value and the following equations:

$$Q = (P - 0.2 \times S)^2 / (P + 0.8 \times S) \quad \text{Equation 1}$$

And

$$CN = 1000 / (10 + S) \quad \text{Equation 2}$$

Where:

$$\begin{aligned} Q &= \text{depth of runoff (in),} \\ P &= \text{depth of precipitation (in),} \\ S &= \text{potential maximum retention after runoff begins, and} \\ CN &= \text{runoff curve number.} \end{aligned}$$

2.1.4 Unit Hydrograph Method

A rainfall/runoff transformation is required to convert rainfall excess (total rainfall minus infiltration losses) into runoff from a particular subarea. The SCS Storm in HEC-HMS is used in this analysis to generate runoff hydrographs for all for points-of-interest. This method requires only one input parameter, lag time (T_{LAG}).

The dimensionless unit hydrograph developed by the NRCS (**Figure 1**) was developed by Victor Mockus and presented in *National Engineering Handbook, Section 4, Hydrology*, published by the U. S. Natural Resource Conservation Service. The dimensionless unit hydrograph has its ordinate values expressed in a dimensionless ratio, q/q_p , and its abscissa values as t/T_p . This unit hydrograph has a point of inflection approximately 1.7 times the time-to-peak (T_p), and the time-to-peak 0.2 of the time-of-base (T_b) (NRCS 1985).

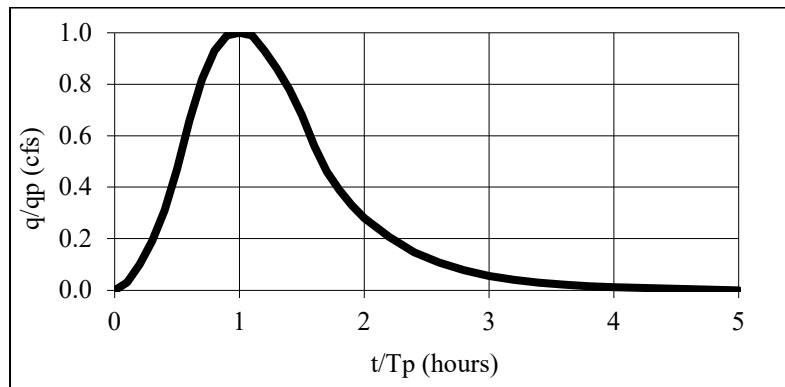


Figure 1. NRCS Unit Hydrograph

Input data for this method consists of a single parameter, T_{LAG} , which is equal to the time (hours) between the center of mass of rainfall excess and the peak of the unit hydrograph (NRCS 1985).

The time-to-peak is computed using the following equation:

$$T_{PEAK} = \Delta t/2 + T_{LAG} \quad \text{Equation 3}$$

Where:

- T_{PEAK} = time to peak of the unitgraph (hrs)
- Δt = computation interval / duration of unit excess (hrs)
- T_{LAG} = watershed lag (hrs)

The peak flow rate of the unit graph is computed using the following equation:

$$q_p = 484A/T_{PEAK} \quad \text{Equation 4}$$

Where:

- q_p = peak flow rate of the unitgraph (cfs/in)
- A = watershed area (sq mi)

2.1.5 Time of Concentration

The NRCS method assumes that the lag time of a watershed is 60 percent of the watershed's time of concentration. The time of concentration is the time for runoff to travel from the hydraulically most distant point of the watershed to a point of interest within the watershed (NRCS 1985). The time of concentration may be estimated by calculating and summing the travel time for each sub-reach defined by the flow type: sheet flow, shallow concentrated flow, and channelized flow (including roadways and storm sewers). The methods prescribed in the NRCS' Technical Release 55 (TR55) are used to determine the times of concentration for each flow segment in this analysis. **Appendix C** shows the existing and proposed conditions time of concentrations calculations for this analysis utilizing each typical flow segment presented below.

2.1.5.1 Sheet Flow (<100 feet)

Sheet flow is flow over plane surfaces. It usually occurs in the headwater of streams. With sheet flow, the friction value (Manning's n) is an effective roughness coefficient that includes the effect of raindrop impact, drag over the plane surface, obstacles such as litter, crop ridges, and rocks, and erosion and transportation of sediment. These n values are for very shallow flow depths of approximately 0.1 foot. Assuming sheet flow of less than 100 feet, travel time is computed as follows:

$$Tt = (0.007 \times (n \times L)^{0.8}) / (P_2^{0.5} \times s^{0.4}) \quad \text{Equation 5}$$

Where:

- Tt = travel time (hr),
- n = Manning's roughness coefficient,
- L = flow length (ft),
- P_2 = 2-year, 24-hour rainfall (in), and
- s = slope of ground (ft/ft).

2.1.5.2 Shallow Concentrated Flow

After a maximum of 100 feet, sheet flow usually becomes shallow concentrated flow. The average velocity for this flow can be determined from the following figure (**Figure 2**) in which average velocity is a function of watercourse slope and type of channel.

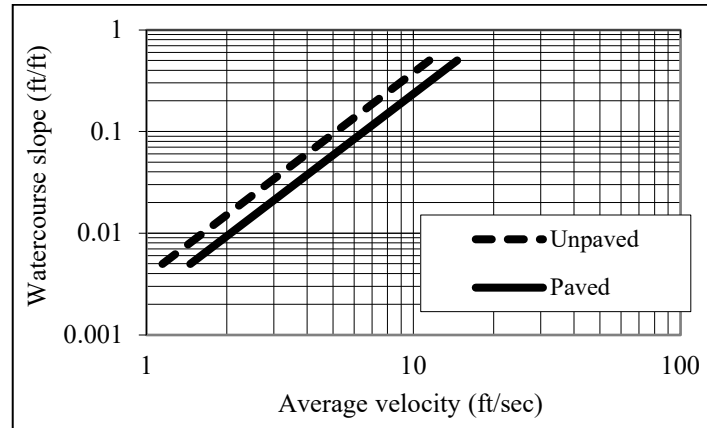


Figure 2: Average Velocities for Estimating Travel Time in Shallow Concentrated Flow Segments

After determining the average velocity, the following equation is used to compute travel time:

$$T_{UNPAVED} = L / (3600 \times 16.1345 \times s^{0.5})$$

$$T_{PAVED} = L / (3600 \times 20.3282 \times s^{0.5})$$

Equation 6
Equation 7
please clarify which segments were done following the DACS using the $V=Q/A$ formula and which were done as indicated below.

Where:

- Tt = travel time (hr),
- L = flow length (ft),
- s = slope of the ground (ft/ft), and
- 3,600 = conversion factor from minutes to hours.

2.1.5.3 Channel Flow

Channels are assumed to begin where surveyed cross section information has been obtained, where channels are visible on aerial photographs, or where blue lines (indicating streams) appear on United States Geological Survey (USGS) quadrangle maps. An average flow velocity of 4 ft/s was assumed for the channel flow portions as the starting condition for the study due to shallow existing grades. Then the flow obtained using the 4 ft/s was input into a HEC-RAS model and actual velocities were calculated for the most downstream portion of the Mustang Creek Tributary. The calculated velocity came out to 4.94 ft/s. For the portion of Mustang Creek Tributary upstream of this development, various cross sections were utilized, and corresponding flows were input into FlowMaster along with the cross sections to obtain an approximate average velocity to calculate the time of concentration. For all other areas different than Mustang Creek, FlowMaster was utilized to calculate an average velocity depending on the terrain conditions, and cross-sections, where possible. Pipe flow velocities were obtained from the StormCad software.

Channel flow duration equals to:

$$T_{channel} = L / (3600 * V) \quad \text{Equation 8}$$

$$V = Q / A \quad \text{Equation 9}$$

Where:

- V = average velocity (ft/sec),
- L = channel flow length (ft),
- Q = design discharge (cfs),
- A = cross-sectional area (ft²)

Section 3

Hydrologic Results

3.1 Drainage Flow Rates

Tables 2-4 below compare the computed flow rates @ POI-1, POI-2, & POI-3

Table 2. Flow Rates (cfs) @ POI-1

	Flow @ POI-1	
	Pre-Dev	Post-Dev
2-yr	1697.8	1651.7
10-yr	2841.1	2758.5
25-yr	3595.3	3490.2
100-yr	4827.6	4685.9
100-yr Atlas 14		

Peak flow routing is not an approved solution per the DACS. DACS 1.2.2 E indicates that peak flows shall be regulated by on site or off site storage.

Table 3. Flow Rates (cfs) @ POI-2

	Flow @ POI-2	
	Pre-Dev	Post-Dev
2-yr	75.6	32.7
10-yr	123.1	50.7
25-yr	153.8	62.4
100-yr	203.6	81.2
100-yr Atlas 14		

Table 4. Flow Rates (cfs) @ POI-3

	Flow @ POI-3	
	Pre-Dev	Post-Dev
2-yr	80.7	79.0
10-yr	131.4	127.1
25-yr	163.9	158.1
100-yr	216.9	208.4
100-yr Atlas 14		

Table 5. Flow Rates (cfs) @ DA-9

	Flow @ DA-9	
	Pre-Dev	Post-Dev
2-yr	63.3	28.9
10-yr	104.9	45.0
25-yr	131.8	55.3
100-yr	175.4	72.1
100-yr Atlas 14		

As shown in Tables 2-5, the proposed Lidell-Walker subdivision will not have an adverse impact on the neighboring properties. Therefore, no ponds have been proposed for any of the outfall locations.

Section 4

Conclusions

As stated in Section 3, the peak discharges, at POI-1, POI-2, POI-3, and DA-9, from the site in all design storm events do not exceed the pre-development flows without the need for a detention facility after the development of the proposed subdivision. Typically, this type of development would result in the need for detention to maintain pre-developed flow conditions, however, in instances where discharges are immediately adjacent to a creek or river within a larger watershed, detention is not usually necessary. This is due to the post development flows from the project reaching the analysis point quicker than before development, thus exiting before the peak flows from upstream. This is valid for POI-1.

For POI-2, POI-3, and DA-9, a detention pond is not required due to the reduction in area discharging to these analysis points offsetting the increase in impervious cover. Therefore, detention is not being proposed for area contributing to the discharge points.

Appendix A

Exhibits

LOCATION MAP

PRELIMINARY PLAT

Legend

 Lidel-Walker



3000 ft

POI-2

POI-1

133

132

Bosque Dr

CITY OF HUTTO

Blanco Dr

Rio Grande Ave

Lidel-Walker

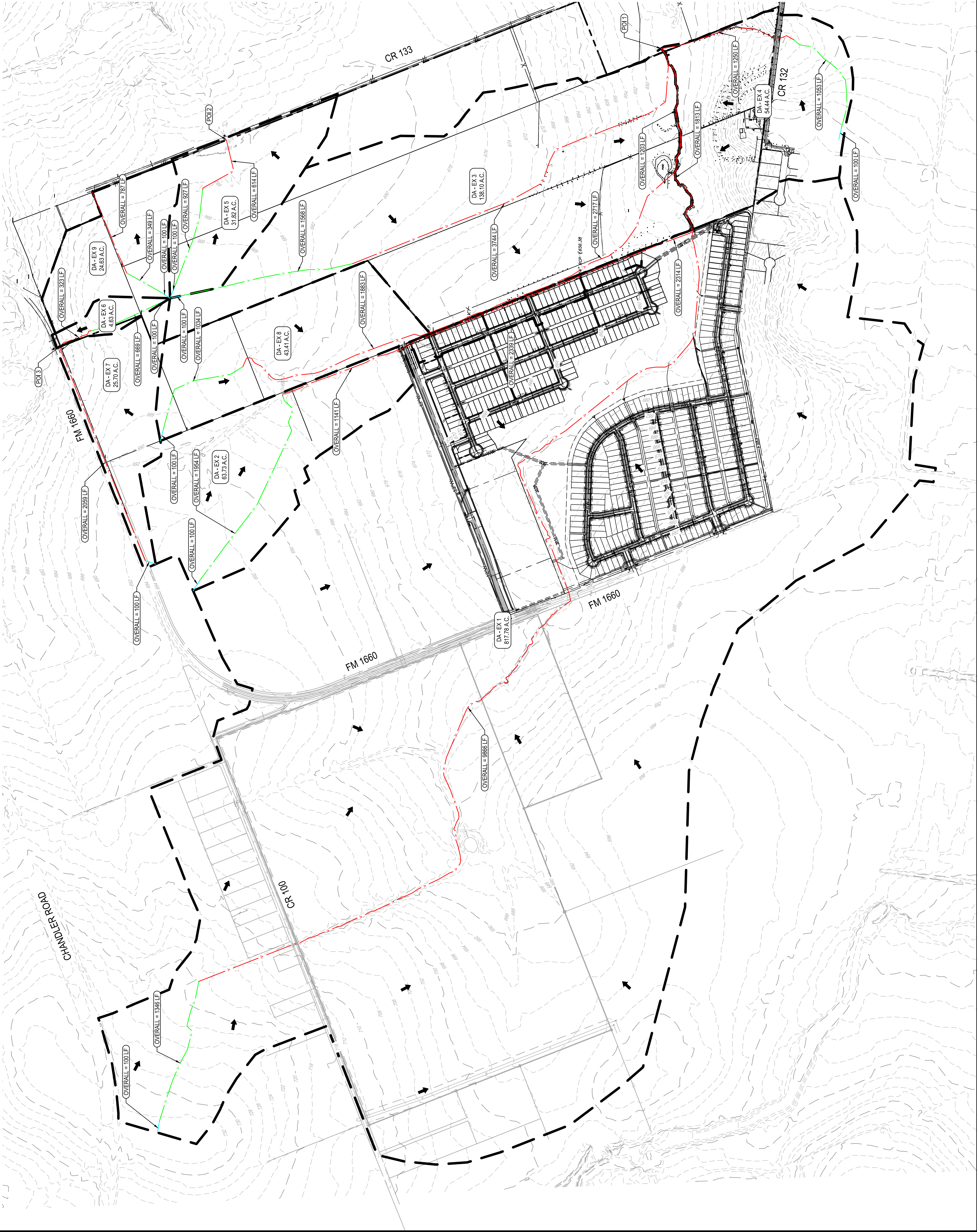
PROPERTY
BOUNDARY

MUSTANG CREEK

POI-3

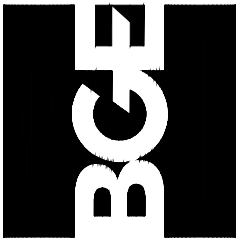
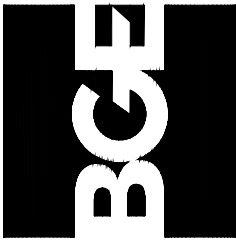
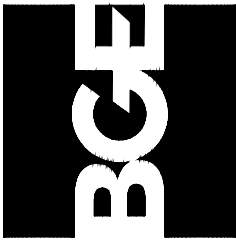
1660

LIDELL WALKER
PRELIMINARY PLAT



PRE-DEVELOPMENT					
Drainage Area	CN	TC (MIN)	2-yr	10-yr	25-yr
EX 1	87.79	38.78	1223.5	2053.6	2601.9
EX 2	89.94	33.58	112.4	182.4	228.1
EX 3	88.61	35.16	227.1	375.9	473.5
EX 4	84.13	18.69	111.3	194.9	250.0
EX 8	89.00	22.97	93.2	152.3	190.5
EX 5	89.10	19.20	75.6	123.1	153.8
EX 6	86.64	15.55	11.4	19.2	24.2
EX 7	89.37	15.28	69.3	112.2	139.7
EX 9	87.66	15.16	63.3	104.9	131.8
					175.4
					N/A

INLET ID	
DA-XX	XX A.C.

- DESIGNED BY: 
- REVIEWED BY: 
- DRAWN BY: 
- TMH
- DAZ
- REVISIONS:
- | REV | DATE | DESCRIPTION |
|-------|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | | |
| 13 | | |
| 14 | | |
| 15 | | |
| 16 | | |
| 17 | | |
| 18 | | |
| 19 | | |
| 20 | | |
| 21 | | |
| 22 | | |
| 23 | | |
| 24 | | |
| 25 | | |
| 26 | | |
| 27 | | |
| 28 | | |
| 29 | | |
| 30 | | |
| 31 | | |
| 32 | | |
| 33 | | |
| 34 | | |
| 35 | | |
| 36 | | |
| 37 | | |
| 38 | | |
| 39 | | |
| 40 | | |
| 41 | | |
| 42 | | |
| 43 | | |
| 44 | | |
| 45 | | |
| 46 | | |
| 47 | | |
| 48 | | |
| 49 | | |
| 50 | | |
| 51 | | |
| 52 | | |
| 53 | | |
| 54 | | |
| 55 | | |
| 56 | | |
| 57 | | |
| 58 | | |
| 59 | | |
| 60 | | |
| 61 | | |
| 62 | | |
| 63 | | |
| 64 | | |
| 65 | | |
| 66 | | |
| 67 | | |
| 68 | | |
| 69 | | |
| 70 | | |
| 71 | | |
| 72 | | |
| 73 | | |
| 74 | | |
| 75 | | |
| 76 | | |
| 77 | | |
| 78 | | |
| 79 | | |
| 80 | | |
| 81 | | |
| 82 | | |
| 83 | | |
| 84 | | |
| 85 | | |
| 86 | | |
| 87 | | |
| 88 | | |
| 89 | | |
| 90 | | |
| 91 | | |
| 92 | | |
| 93 | | |
| 94 | | |
| 95 | | |
| 96 | | |
| 97 | | |
| 98 | | |
| 99 | | |
| 100 | | |
| 101 | | |
| 102 | | |
| 103 | | |
| 104 | | |
| 105 | | |
| 106 | | |
| 107 | | |
| 108 | | |
| 109 | | |
| 110 | | |
| 111 | | |
| 112 | | |
| 113 | | |
| 114 | | |
| 115 | | |
| 116 | | |
| 117 | | |
| 118 | | |
| 119 | | |
| 120 | | |
| 121 | | |
| 122 | | |
| 123 | | |
| 124 | | |
| 125 | | |
| 126 | | |
| 127 | | |
| 128 | | |
| 129 | | |
| 130 | | |
| 131 | | |
| 132 | | |
| 133 | | |
| 134 | | |
| 135 | | |
| 136 | | |
| 137 | | |
| 138 | | |
| 139 | | |
| 140 | | |
| 141 | | |
| 142 | | |
| 143 | | |
| 144 | | |
| 145 | | |
| 146 | | |
| 147 | | |
| 148 | | |
| 149 | | |
| 150 | | |
| 151 | | |
| 152 | | |
| 153 | | |
| 154 | | |
| 155 | | |
| 156 | | |
| 157 | | |
| 158 | | |
| 159 | | |
| 160 | | |
| 161 | | |
| 162 | | |
| 163 | | |
| 164 | | |
| 165 | | |
| 166 | | |
| 167 | | |
| 168 | | |
| 169 | | |
| 170 | | |
| 171 | | |
| 172 | | |
| 173 | | |
| 174 | | |
| 175 | | |
| 176 | | |
| 177 | | |
| 178 | | |
| 179 | | |
| 180 | | |
| 181 | | |
| 182 | | |
| 183 | | |
| 184 | | |
| 185 | | |
| 186 | | |
| 187 | | |
| 188 | | |
| 189 | | |
| 190 | | |
| 191 | | |
| 192 | | |
| 193 | | |
| 194 | | |
| 195 | | |
| 196 | | |
| 197 | | |
| 198 | | |
| 199 | | |
| 200 | | |
| 201 | | |
| 202 | | |
| 203 | | |
| 204 | | |
| 205 | | |
| 206 | | |
| 207 | | |
| 208 | | |
| 209 | | |
| 210 | | |
| 211 | | |
| 212 | | |
| 213 | | |
| 214 | | |
| 215 | | |
| 216 | | |
| 217 | | |
| 218 | | |
| 219 | | |
| 220 | | |
| 221 | | |
| 222 | | |
| 223 | | |
| 224 | | |
| 225 | | |
| 226 | | |
| 227 | | |
| 228 | | |
| 229 | | |
| 230 | | |
| 231 | | |
| 232 | | |
| 233 | | |
| 234 | | |
| 235 | | |
| 236 | | |
| 237 | | |
| 238 | | |
| 239 | | |
| 240 | | |
| 241 | | |
| 242 | | |
| 243 | | |
| 244 | | |
| 245 | | |
| 246 | | |
| 247 | | |
| 248 | | |
| 249 | | |
| 250 | | |
| 251 | | |
| 252 | | |
| 253 | | |
| 254 | | |
| 255 | | |
| 256 | | |
| 257 | | |
| 258 | | |
| 259 | | |
| 260 | | |
| 261 | | |
| 262 | | |
| 263 | | |
| 264 | | |
| 265 | | |
| 266 | | |
| 267 | | |
| 268 | | |
| 269 | | |
| 270 | | |
| 271 | | |
| 272 | | |
| 273 | | |
| 274 | | |
| 275 | | |
| 276 | | |
| 277 | | |
| 278 | | |
| 279 | | |
| 280 | | |
| 281 | | |
| 282 | | |
| 283 | | |
| 284 | | |
| 285 | | |
| 286 | | |
| 287 | | |
| 288 | | |
| 289 | | |
| 290 | | |
| 291 | | |
| 292 | | |
| 293 | | |
| 294 | | |
| 295 | | |
| 296 | | |
| 297 | | |
| 298 | | |
| 299 | | |
| 300 | | |
| 301 | | |
| 302 | | |
| 303 | | |
| 304 | | |
| 305 | | |
| 306 | | |
| 307 | | |
| 308 | | |
| 309 | | |
| 310 | | |
| 311 | | |
| 312 | | |
| 313 | | |
| 314 | | |
| 315 | | |
| 316 | | |
| 317 | | |
| 318 | | |
| 319 | | |
| 320 | | |
| 321 | | |
| 322 | | |
| 323 | | |
| 324 | | |
| 325 | | |
| 326 | | |
| 327 | | |
| 328 | | |
| 329 | | |
| 330 | | |
| 331 | | |
| 332 | | |
| 333 | | |
| 334 | | |
| 335 | | |
| 336 | | |
| 337 | | |
| 338 | | |
| 339 | | |
| 340 | | |
| 341 | | |
| 342 | | |
| 343 | | |
| 344 | | |
| 345 | | |
| 346 | | |
| 347 | | |
| 348 | | |
| 349 | | |
| 350 | | |
| 351 | | |
| 352 | | |
| 353 | | |
| 354 | | |
| 355 | | |
| 356 | | |
| 357 | | |
| 358 | | |
| 359 | | |
| 360 | | |
| 361 | | |
| 362 | | |
| 363 | | |
| 364 | | |
| 365 | | |
| 366 | | |
| 367 | | |
| 368 | | |
| 369 | | |
| 370 | | |
| 371 | | |
| 372 | | |
| 373 | | |
| 374 | | |
| 375 | | |
| 376 | | |
| 377 | | |
| 378 | | |
| 379 | | |
| 380 | | |
| 381 | | |
| 382 | | |
| 383 | | |
| 384 | | |
| 385 | | |
| 386 | | |
| 387 | | |
| 388 | | |
| 389 | | |
| 390 | | |
| 391 | | |
| 392 | | |
| 393 | | |
| 394 | | |
| 395 | | |
| 396 | | |
| 397 | | |
| 398 | | |
| 399 | | |
| 400 | | |
| 401 | | |
| 402 | | |
| 403 | | |
| 404 | | |
| 405 | | |
| 406 | | |
| 407 | | |
| 408 | | |
| 409 | | |
| 410 | | |
| 411 | | |
| 412 | | |
| 413 | | |
| 414 | | |
| 415 | | |
| 416 | | |
| 417 | | |
| 418 | | |
| 419 | | |
| 420 | | |
| 421 | | |
| 422 | | |
| 423 | | |
| 424 | | |
| 425 | | |
| 426 | | |
| 427 | | |
| 428 | | |
| 429 | | |
| 430 | | |
| 431 | | |
| 432 | | |
| 433 | | |
| 434 | | |
| 435 | | |
| 436 | | |
| 437 | | |
| 438 | | |
| 439 | | |
| 440 | | |
| 441 | | |
| 442 | | |
| 443 | | |
| 444 | | |
| 445 | | |
| 446 | | |
| 447 | | |
| 448 | | |
| 449 | | |
| 450 | | |
| 451 | | |
| 452 | | |
| 453 | | |
| 454 | | |
| 455 | | |
| 456 | | |
| 457 | | |
| 458 | | |
| 459 | | |
| 460 | | |
| 461 | | |
| 462 | | |
| 463 | | |
| 464 | | |
| 465 | | |
| 466 | | |
| 467 | | |
| 468 | | |
| 469 | | |
| 470 | | |
| 471 | | |
| 472 | | |
| 473 | | |
| 474 | | |
| 475 | | |
| 476 | | |
| 477 | | |
| 478 | | |
| 479 | | |
| 480 | | |
| 481 | | |
| 482 | | |
| 483 | | |
| 484 | | |
| 485 | | |
| 486 | | |
| 487 | | |
| 488 | | |
| 489 | | |
| 490 | | |
| 491 | | |
| 492 | | |
| 493 | | |
| 494 | | |
| 495 | | |
| 496 | | |
| 497 | | |
| 498 | | |
| 499 | | |
| 500 | | |
| 501 | | |
| 502 | | |
| 503 | | |
| 504 | | |
| 505 | | |
| 506 | | |
| 507 | | |
| 508 | | |
| 509 | | |
| 510 | | |
| 511 | | |
| 512 | | |
| 513 | | |
| 514 | | |
| 515 | | |
| 516 | | |
| 517 | | |
| 518 | | |
| 519 | | |
| 520 | | |
| 521 | | |
| 522 | | |
| 523 | | |
| 524 | | |
| 525 | | |
| 526 | | |
| 527 | | |
| 528 | | |
| 529 | | |
| 530 | | |
| 531 | | |
| 532 | | |
| 533 | | |
| 534 | | |
| 535 | | |
| 536 | | |
| 537 | | |
| 538 | | |
| 539 | | |
| 540 | | |
| 541 | | |
| 542 | | |
| 543 | | |
| 544 | | |
| 545 | | |
| 546 | | |
| 547 | | |
| 548 | | |
| 549 | | |
| 550 | | |
| 551 | | |
| 552 | | |
| 553 | | |
| 554 | | |
| 555 | | |
| 556 | | |
| 557 | | |
| 558 | | |
| 559 | | |
| 560 | | |
| 561 | | |
| 562 | | |
| 563 | | |
| 564 | | |
| 565</ | | |

LIDELL WALKER
PRELIMINARY PLAT



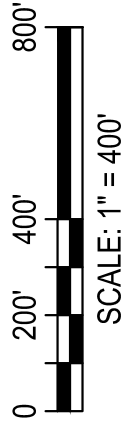
Drainage Area		CN	TC (MIN)	POST-DEVELOPMENT Q (CFS)					POI
				2-yr	10-yr	25-yr	100-yr		
DA-1	87.79	38.78	123.5	2053.6	2601.9	3497.9	3497.9		
DA-2	89.94	33.58	112.4	182.4	228.1	302.7	302.7		1
DA-3	90.78	12.70	627.0	994.6	1230.0	1613.6	1613.6		
DA-4	86.23	17.86	119.6	203.7	256.8	344.9	344.9		
DA-8	86.94	22.97	93.2	152.4	190.8	253.1	253.1		2
DA-5	92.11	4.04	32.7	50.7	62.4	81.2	81.2		
DA-6	92.04	4.28	11.7	18.2	22.3	29.1	29.1		3
DA-7	89.70	15.28	74.7	120.3	149.6	197.3	197.3		
DA-9	92.00	4.69	28.9	45.0	55.3	72.1	72.1		NA

DA-XX	XX A.C.
XX A.C.	

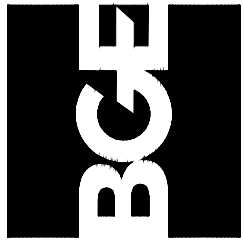
INLET ID

DRAINAGE AREA

- LEGEND
- PROPERTY BOUNDARY
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - TIME OF CONCENTRATION (SHEET FLOW)
 - TIME OF CONCENTRATION (SHALLOW FLOW)
 - TIME OF CONCENTRATION (CHANNEL FLOW)
 - FLOW ARROW
 - DRAINAGE DIVIDE



REV	DESCRIPTION	DATE	APR



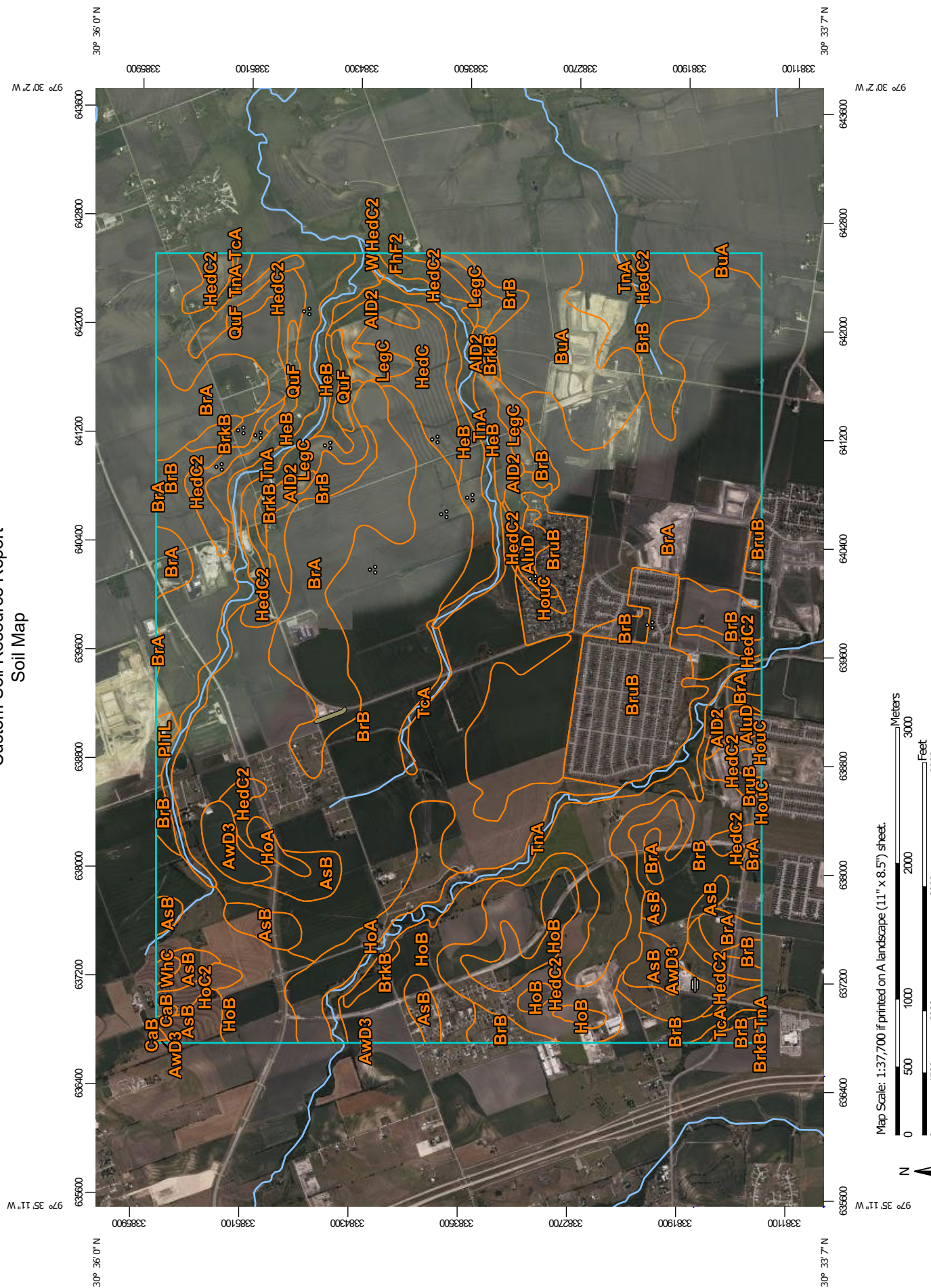
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TEL: 512-679-0400 www.browning.com

LIDELL WALKER PRELIM
HUTTO, TEXAS
POST-DEVELOPMENT HYDROLOGY
DRAINAGE AREA MAP

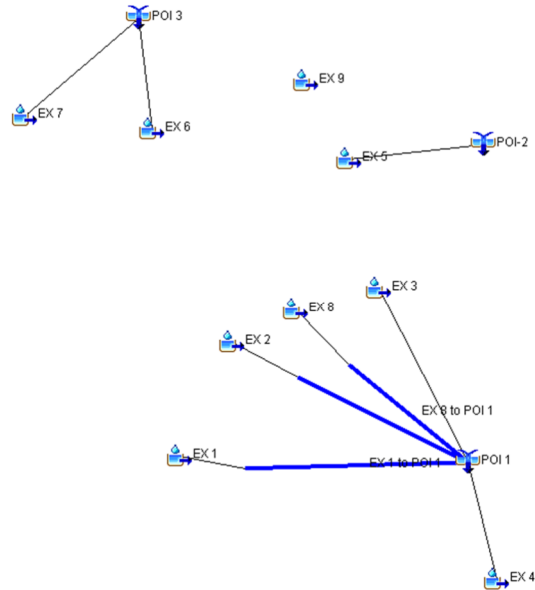
SUBMITTAL
DATE: 06-17-2021

Custom Soil Resource Report

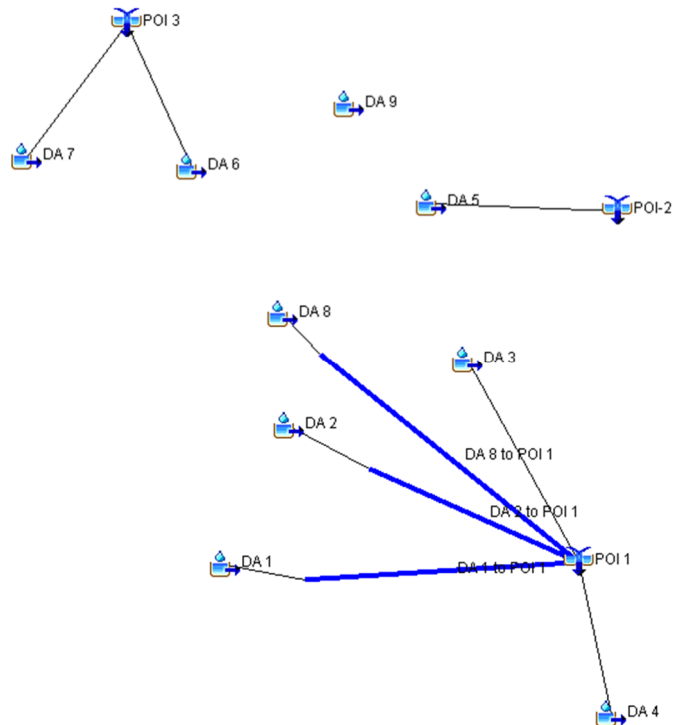
Soil Map



Pre-Development Hydrologic Model



Post-Development Hydrologic Model



Appendix B

Curve Number Calculation Summary

there are no row
crops in the DACS
please verify that all
CNs have been done
per the DAGs

Pre-Development Runoff Curve Number				
Pre-Development DA-EX 1				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN CN values were obtained from Table 2-2a of TR-55	Area (Acres)	Product of CN x Area
D	ROW CROPS - SR (GOOD)	89	426.939	37997.57
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	29.181	2713.83
D	RESIDENTIAL - 1/8 ACRES	92	102.016	9385.47
D	RESIDENTIAL - 1/2 ACRES	85	72.282	6143.97
D	RESIDENTIAL - 1 ACRES	84	28.884	2426.26
D	FARMSTEADS	86	29.539	2540.35
D	PAVED PARKING LOTS	98	16.671	1633.76
D	MEADOW	78	13.916	1085.45
D	OPEN SPACE - GOOD	80	98.352	7868.16
		Totals	817.78	71794.82
		Composite CN		87.79

Pre-Development DA-EX 2				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN CN values were obtained from	Area (Acres)	Product of CN x Area
D	ROW CROPS - SR (GOOD)	89	37.767	3361.26
D	RESIDENTIAL - 1/8 ACRES	92	9.768	898.66
D	PAVED PARKING LOTS	98	9.790	959.42
D	OPEN SPACE - GOOD	80	6.405	512.40
		Totals	63.73	5731.74
		Composite CN		89.94

Pre-Development DA-EX 3				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN CN values were obtained from	Area (Acres)	Product of CN x Area
D	ROW CROPS - SR (GOOD)	89	120.302	10706.88
D	FARMSTEADS	86	17.798	1530.63
		Totals	138.10	12237.51
		Composite CN		88.61

Pre-Development DA - EX 4				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	14.319	1274.39
C	ROW CROPS - SR (GOOD)	88	1.562	137.46
B	ROW CROPS - SR (GOOD)	81	2.718	220.16
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	1.197	111.32
C	STREETS AND ROADS - PAVED, OPEN DITCHES	92	0.455	41.86
B	STREETS AND ROADS - PAVED, OPEN DITCHES	89	0.314	27.95
D	FARMSTEADS	86	16.685	1434.91
C	FARMSTEADS	82	0.676	55.43
B	FARMSTEADS	74	11.554	855.00
D	RESIDENTIAL - 1/2 ACRES	85	4.960	421.60
		Totals	54.44	4580.07
		Composite CN		84.13

Pre-Development DA - EX 5				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	0.756	70.31
D	ROW CROPS - SR (GOOD)	89	31.064	2764.70
		Totals	31.82	2835.00
		Composite CN		89.10

Pre-Development DA - EX 6				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	1.046	93.09
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	0.105	9.77
D	FARMSTEADS	86	3.479	299.19
		Totals	4.63	402.05
		Composite CN		86.84

Pre-Development DA - EX 7				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	19.703	1753.57
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	1.875	174.38
D	PAVED PARKING LOTS	98	1.556	152.49
D	OPEN SPACE - FAIR	84	2.155	181.02
D	FARMSTEADS	86	0.411	35.35
		Totals	25.70	2296.80
		Composite CN		89.37

Pre-Development DA - EX 8				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	43.410	3863.49
Totals			43.41	3863.49
Composite CN				89.00

Per DACS 2.2.1 C full development of adjoining and interior tracts must be assumed for full build out.

Pre-Development DA - EX 9				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	FARMSTEADS	86	10.992	945.31
D	ROW CROPS - SR (GOOD)	89	13.638	1213.78
Totals			24.63	2159.09
Composite CN				87.66

Post-Development Runoff Curve Number				
Post-Development DA-1				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from Table 2-2a of TR-55		
D	ROW CROPS - SR (GOOD)	89	426.939	37997.57
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	29.181	2713.83
D	RESIDENTIAL - 1/8 ACRES	92	102.016	9385.47
D	RESIDENTIAL - 1/2 ACRES	85	72.282	6143.97
D	RESIDENTIAL - 1 ACRES	84	28.884	2426.26
D	FARMSTEADS	86	29.539	2540.35
D	PAVED PARKING LOTS	98	16.671	1633.76
D	MEADOW	78	13.916	1085.45
D	OPEN SPACE - GOOD	80	98.352	7868.16
Totals			817.78	71794.82
Composite CN				87.79

Post-Development DA-2				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	37.767	3361.26
D	RESIDENTIAL - 1/8 ACRES	92	9.768	898.66
D	PAVED PARKING LOTS	98	9.790	959.42
D	OPEN SPACE - GOOD	80	6.405	512.40
Totals			63.73	5731.74
Composite CN				89.94

Post-Development DA-3				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	RESIDENTIAL - 1/8 ACRES	92.0	183.935	16922.02
D	OPEN SPACE - GOOD	80	20.755	1660.40
		Totals	204.69	18582.42
		Composite CN		90.78

Post-Development DA-4				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	6.224	553.94
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	1.197	111.32
C	STREETS AND ROADS - PAVED, OPEN DITCHES	92	0.455	41.86
B	STREETS AND ROADS - PAVED, OPEN DITCHES	89	0.314	27.95
D	FARMSTEADS	86	7.827	673.12
C	FARMSTEADS	82	0.676	55.43
B	FARMSTEADS	74	2.928	216.67
D	RESIDENTIAL - 1/2 ACRES	85	4.230	359.55
D	RESIDENTIAL - 1/8 ACRES	92	10.352	952.38
C	RESIDENTIAL - 1/8 ACRES	90	1.462	131.58
B	RESIDENTIAL - 1/8 ACRES	85	12.001	1020.09
D	OPEN SPACE - GOOD	80	5.384	430.72
		Totals	53.05	4574.61
		Composite CN		86.23

Post-Development DA-5				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	0.758	70.49
D	RESIDENTIAL - 1/8 ACRES	92	5.992	551.26
		Totals	6.75	621.76
		Composite CN		92.11

Post-Development DA-6				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	0.105	9.77
D	RESIDENTIAL - 1/8 ACRES	92	2.355	216.66
		Totals	2.46	226.43
		Composite CN		92.04

Post-Development DA-7				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	ROW CROPS - SR (GOOD)	89	19.05	1695.45
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	1.876	174.47
D	PAVED PARKING LOTS	98	1.556	152.49
D	OPEN SPACE - FAIR	84	2.155	181.02
D	RESIDENTIAL - 1/8 ACRES	92	2.793	256.96
		Totals	27.43	2460.38
		Composite CN		89.70

Post-Development DA-8				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	STREETS AND ROADS - PAVED, OPEN DITCHES	93	1.229	114.30
D	OPEN SPACE - GOOD	80	0.854	68.32
D	ROW CROPS - SR (GOOD)	89	41.407	3685.22
		Totals	43.49	3867.84
		Composite CN		88.94

Post-Development DA-9				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
D	RESIDENTIAL - 1/8 ACRES	92	6.250	575.00
		Totals	6.25	575.00
		Composite CN		92.00

Appendix C

Time of Concentration Calculations

Pre-Development Time of Concentration Calculation - DA EX-1	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	733
Watercourse Low Elevation (ft)	732
Watercourse slope, s (ft/ft)	0.0100
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4})$ (hr) =	0.21
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1346
Watercourse High Elevation (ft)	732
Watercourse Low Elevation (ft)	718
Watercourse slope, s (ft/ft)	0.0104
Average Velocity, V (fps)	1.65
$T_t = L / (3600V)$ (hr) =	0.23
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	718
Watercourse Low Elevation (ft)	718
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V)$ (hr) =	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	9866
Average Velocity, V (fps)	4.30
$T_t = L / (3600V)$ (hr) =	0.64
Total (Tc) =	1.08
Lag Time (min) =	38.78
HEC-HMS Routing (EX1 to POI-1)	
Segment ID	5
Flow Length, L (ft)	1813
Average Velocity, V (fps)	4.93
$T_t = L / (3600V)$ (hr) =	0.10
Lag Time (min) =	3.67

RAS table shows velocity of over 5 CFS.

please clarify for all channels sections if it was calculated per the DACS or by method mentioned previously.

Pre-Dev Time of Concentration Calculation - DA EX-2	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	692.5
Watercourse Low Elevation (ft)	692
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1954
Watercourse High Elevation (ft)	692
Watercourse Low Elevation (ft)	680
Watercourse slope, s (ft/ft)	0.0061
Average Velocity, V (fps)	1.26
$T_t = L / (3600V) \text{ (hr)} =$	0.43
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	680
Watercourse Low Elevation (ft)	680
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	1141
Average Velocity, V (fps)	3.33
$T_t = L / (3600V) \text{ (hr)} =$	0.10
Channel Flow	
Segment ID	5
Flow Length, L (ft)	2339
Average Velocity, V (fps)	5.18
$T_t = L / (3600V) \text{ (hr)} =$	0.13
Total (Tc) =	0.93
Lag Time (min) =	33.58
HEC-HMS Routing (EX2 to POI-1)	
Segment ID	5
Flow Length, L (ft)	2314
Average Velocity, V (fps)	4.93
$T_t = L / (3600V) \text{ (hr)} =$	0.13
Lag Time (min) =	4.69

Pre-Dev Time of Concentration Calculation - DA EX-3	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	687.9
Watercourse Low Elevation (ft)	687.4
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1568
Watercourse High Elevation (ft)	687.4
Watercourse Low Elevation (ft)	678
Watercourse slope, s (ft/ft)	0.0060
Average Velocity, V (fps)	1.25
$T_t = L / (3600V) \text{ (hr)} =$	0.35
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	678
Watercourse Low Elevation (ft)	678
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	3744
Average Velocity, V (fps)	3.00
$T_t = L / (3600V) \text{ (hr)} =$	0.35
Total (Tc) =	0.98
Lag Time (min) =	35.16

Pre-Dev Time of Concentration Calculation - DA EX-4	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grass
Mannings "n"	0.24
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	691
Watercourse Low Elevation (ft)	690.2
Watercourse slope, s (ft/ft)	0.0080
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4}) \text{ (hr)} =$	0.31
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1053
Watercourse High Elevation (ft)	690.2
Watercourse Low Elevation (ft)	672
Watercourse slope, s (ft/ft)	0.0173
Average Velocity, V (fps)	2.12
$T_t = L/(3600V) \text{ (hr)} =$	0.14
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	672
Watercourse Low Elevation (ft)	672
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.01
$T_t = L/(3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	1250
Average Velocity, V (fps)	4.70
$T_t = L/(3600V) \text{ (hr)} =$	0.07
Total (Tc) =	0.52
Lag Time (min) =	18.69

Pre-Dev Time of Concentration Calculation - DA EX-5	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	687.9
Watercourse Low Elevation (ft)	687.4
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	927
Watercourse High Elevation (ft)	687.4
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0058
Average Velocity, V (fps)	1.23
$T_t = L / (3600V) \text{ (hr)} =$	0.21
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	682
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	614
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.04
Total (Tc) =	0.53
Lag Time (min) =	19.20

Pre-Dev Time of Concentration Calculation - DA EX-6	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	687.9
Watercourse Low Elevation (ft)	687.4
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	669
Watercourse High Elevation (ft)	687.4
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0081
Average Velocity, V (fps)	1.45
$T_t = L / (3600V) \text{ (hr)} =$	0.13
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	682
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	323
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.02
Total (Tc) =	0.43
Lag Time (min) =	15.55

Pre-Dev Time of Concentration Calculation - DA EX-7	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	593.9
Watercourse Low Elevation (ft)	593.4
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	593.4
Watercourse Low Elevation (ft)	593.4
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	593.4
Watercourse Low Elevation (ft)	593.4
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	2059
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.14
Total (Tc) =	0.42
Lag Time (min) =	15.28

Pre-Dev Time of Concentration Calculation - DA EX-8	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	689.4
Watercourse Low Elevation (ft)	688.8
Watercourse slope, s (ft/ft)	0.0060
$T_t = 0.007(nL)^{0.8} / (p^{0.5}s^{0.4}) \text{ (hr)} =$	0.26
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1034
Watercourse High Elevation (ft)	688.8
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0066
Average Velocity, V (fps)	1.31
$T_t = L / (3600V) \text{ (hr)} =$	0.22
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	682
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	1883
Average Velocity, V (fps)	3.33
$T_t = L / (3600V) \text{ (hr)} =$	0.16
Total (Tc) =	0.64
Lag Time (min) =	22.97
HEC-HMS Routing (EX8 to POI-1)	
Segment ID	5
Flow Length, L (ft)	2717
Average Velocity, V (fps)	2.50
$T_t = L / (3600V) \text{ (hr)} =$	0.30
Segment ID (Mustang Creek)	6
Flow Length, L (ft)	1203
Average Velocity, V (fps)	4.93
$T_t = L / (3600V) \text{ (hr)} =$	0.07
Lag Time (min) =	13.31

Pre-Dev Time of Concentration Calculation - DA EX-9	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	688.245
Watercourse Low Elevation (ft)	687.745
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	349
Watercourse High Elevation (ft)	687.745
Watercourse Low Elevation (ft)	686
Watercourse slope, s (ft/ft)	0.0050
Average Velocity, V (fps)	1.14
$T_t = L / (3600V) \text{ (hr)} =$	0.09
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	686
Watercourse Low Elevation (ft)	686
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	787
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.05
Total (Tc) =	0.42
Lag Time (min) =	15.16

Post-Dev Time of Concentration Calculation DA-1	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	733
Watercourse Low Elevation (ft)	732.00
Watercourse slope, s (ft/ft)	0.0100
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.21
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1346
Watercourse High Elevation (ft)	732.00
Watercourse Low Elevation (ft)	718.00
Watercourse slope, s (ft/ft)	0.0104
Average Velocity, V (fps)	1.65
$T_t = L / (3600V) \text{ (hr)} =$	0.23
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	718.00
Watercourse Low Elevation (ft)	718.00
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	9866
Average Velocity, V (fps)	4.30
$T_t = L / (3600V) \text{ (hr)} =$	0.64
Pipe Flow	
Segment ID	5
Flow Length, L (ft)	0
Average Velocity, V (fps)	9.00
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Total (Tc) =	1.08
Lag Time (min) =	38.78
HEC-HMS Routing (DA1 to POI-1)	
Segment ID	6
Flow Length, L (ft)	1813
Average Velocity, V (fps)	4.94
$T_t = L / (3600V) \text{ (hr)} =$	0.10
Lag Time (min) =	3.67

per DACS 2.2.1 C
this should be based
on full developed
conditions.

Pre-Dev Time of Concentration Calculation - DA-2

Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	692.5
Watercourse Low Elevation (ft)	692
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28

Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1954
Watercourse High Elevation (ft)	692
Watercourse Low Elevation (ft)	680
Watercourse slope, s (ft/ft)	0.0061
Average Velocity, V (fps)	1.26
$T_t = L / (3600V) \text{ (hr)} =$	0.43

Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	680
Watercourse Low Elevation (ft)	680
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00

Channel Flow	
Segment ID	4
Flow Length, L (ft)	1141
Average Velocity, V (fps)	3.33
$T_t = L / (3600V) \text{ (hr)} =$	0.10

Channel Flow	
Segment ID	5
Flow Length, L (ft)	2339
Average Velocity, V (fps)	5.18
$T_t = L / (3600V) \text{ (hr)} =$	0.13

Total (Tc) =	0.93
Lag Time (min) =	33.58

HEC-HMS Routing (DA2 to POI-2)	
Segment ID	5
Flow Length, L (ft)	2314
Average Velocity, V (fps)	4.94
$T_t = L / (3600V) \text{ (hr)} =$	0.13
Lag Time (min) =	4.69

use fully developed conditions.

Post-Dev Time of Concentration Calculation DA-3	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grasses
Mannings "n"	0.24
Flow Length, L (ft)	30
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	686.6
Watercourse Low Elevation (ft)	686.20
Watercourse slope, s (ft/ft)	0.0133
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.10
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	90
Watercourse High Elevation (ft)	686.2
Watercourse Low Elevation (ft)	685.3
Watercourse slope, s (ft/ft)	0.0100
Average Velocity, V (fps)	1.61
$T_t = L / (3600V) \text{ (hr)} =$	0.02
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	95
Watercourse High Elevation (ft)	684.8
Watercourse Low Elevation (ft)	682.6
Watercourse slope, s (ft/ft)	0.0232
Average Velocity, V (fps)	3.09
$T_t = L / (3600V) \text{ (hr)} =$	0.01
Channel Flow	
Segment ID	4
Flow Length, L (ft)	1157
Average Velocity, V (fps)	4.90
$T_t = L / (3600V) \text{ (hr)} =$	0.07
Pipe Flow	
Segment ID	5
Flow Length, L (ft)	5425
Average Velocity, V (fps)	9.00
$T_t = L / (3600V) \text{ (hr)} =$	0.17
Total (Tc) =	0.35
Lag Time (min) =	12.70

Post-Dev Time of Concentration Calculation DA-4	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grass
Mannings "n"	0.24
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	691
Watercourse Low Elevation (ft)	690.2
Watercourse slope, s (ft/ft)	0.0080
$T_t = 0.007(nL)^{0.8} / (p^{0.5} s^{0.4}) \text{ (hr)} =$	0.31
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1053
Watercourse High Elevation (ft)	690.2
Watercourse Low Elevation (ft)	672
Watercourse slope, s (ft/ft)	0.0173
Average Velocity, V (fps)	2.12
$T_t = L / (3600V) \text{ (hr)} =$	0.14
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	672
Watercourse Low Elevation (ft)	672
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	324
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.02
Pipe Flow	
Segment ID	5
Flow Length, L (ft)	1189
Average Velocity, V (fps)	11.65
$T_t = L / (3600V) \text{ (hr)} =$	0.03
Total (Tc) =	0.50
Lag Time (min) =	17.86

use fully developed conditions.

Post-Dev Time of Concentration Calculation DA-5	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grasses
Mannings "n"	0.24
Flow Length, L (ft)	30
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	684.6
Watercourse Low Elevation (ft)	683.6
Watercourse slope, s (ft/ft)	0.0333
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.07
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	90
Watercourse High Elevation (ft)	684
Watercourse Low Elevation (ft)	680.7
Watercourse slope, s (ft/ft)	0.0322
Average Velocity, V (fps)	2.9
$T_t = L/(3600V)$ (hr) =	0.01
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	680.7
Watercourse Low Elevation (ft)	680.7
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L/(3600V)$ (hr) =	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	538
Average Velocity, V (fps)	4.00
$T_t = L/(3600V)$ (hr) =	0.04
Pipe Flow	
Segment ID	5
Flow Length, L (ft)	0
Average Velocity, V (fps)	9.00
$T_t = L/(3600V)$ (hr) =	0.00
Total (Tc) =	0.11
Lag Time (min) =	4.04

Post-Dev Time of Concentration Calculation DA-6	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grasses
Mannings "n"	0.24
Flow Length, L (ft)	30
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	685.1
Watercourse Low Elevation (ft)	684.2
Watercourse slope, s (ft/ft)	0.0300
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.07
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	90
Watercourse High Elevation (ft)	684.2
Watercourse Low Elevation (ft)	681.3
Watercourse slope, s (ft/ft)	0.0322
Average Velocity, V (fps)	2.9
$T_t = L / (3600V) \text{ (hr)} =$	0.01
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	181
Watercourse High Elevation (ft)	680.8
Watercourse Low Elevation (ft)	676.3
Watercourse slope, s (ft/ft)	0.0249
Average Velocity, V (fps)	3.21
$T_t = L / (3600V) \text{ (hr)} =$	0.02
Channel Flow	
Segment ID	4
Flow Length, L (ft)	302
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.02
Pipe Flow	
Segment ID	5
Flow Length, L (ft)	149
Average Velocity, V (fps)	9.00
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Total (Tc) =	0.12
Lag Time (min) =	4.28

Post-Dev Time of Concentration Calculation DA-7

Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	593.9
Watercourse Low Elevation (ft)	593.4
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	593.4
Watercourse Low Elevation (ft)	593.4
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	593.4
Watercourse Low Elevation (ft)	593.4
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	2059
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.14
Total (Tc) =	0.42
Lag Time (min) =	15.28

use fully developed conditions.

Post-Dev Time of Concentration Calculation DA-8	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	689.4
Watercourse Low Elevation (ft)	688.8
Watercourse slope, s (ft/ft)	0.0060
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4})$ (hr) =	0.26
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1034
Watercourse High Elevation (ft)	688.8
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0066
Average Velocity, V (fps)	1.31
$T_t = L / (3600V)$ (hr) =	0.22
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	682
Watercourse Low Elevation (ft)	682
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V)$ (hr) =	0.00
Channel Flow (Through Pond)	
Segment ID	4
Flow Length, L (ft)	1883
Average Velocity, V (fps)	3.33
$T_t = L / (3600V)$ (hr) =	0.16
Total (Tc) =	0.64
Lag Time (min) =	22.97
HEC-HMS Routing (DA8 to POI-1)	
Segment ID	5
Flow Length, L (ft)	2768
Average Velocity, V (fps)	4.05
$T_t = L / (3600V)$ (hr) =	0.19
Segment ID (Mustang Creek)	6
Flow Length, L (ft)	1304
Average Velocity, V (fps)	4.94
$T_t = L / (3600V)$ (hr) =	0.07
Lag Time (min) =	9.48

use fully developed conditions.

Post-Dev Time of Concentration Calculation DA-9	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grasses
Mannings "n"	0.24
Flow Length, L (ft)	30
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	684.2
Watercourse Low Elevation (ft)	683.3
Watercourse slope, s (ft/ft)	0.0300
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.07
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	90
Watercourse High Elevation (ft)	683.3
Watercourse Low Elevation (ft)	680.7
Watercourse slope, s (ft/ft)	0.0289
Average Velocity, V (fps)	2.74
$T_t = L/(3600V)$ (hr) =	0.01
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	680.7
Watercourse Low Elevation (ft)	680.7
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L/(3600V)$ (hr) =	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	748
Average Velocity, V (fps)	4.00
$T_t = L/(3600V)$ (hr) =	0.05
Total (Tc) =	0.13
Lag Time (min) =	4.69

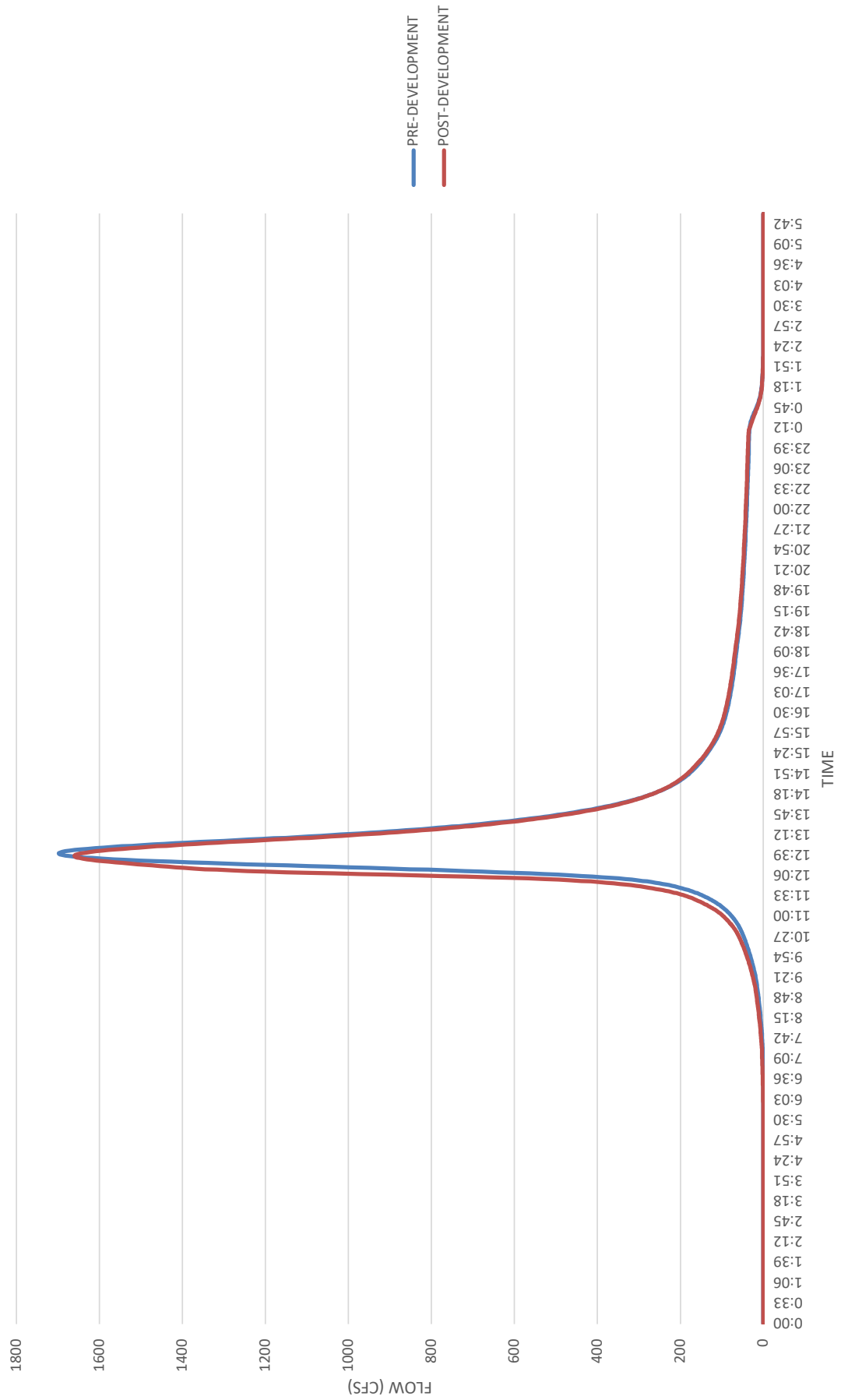
Appendix D

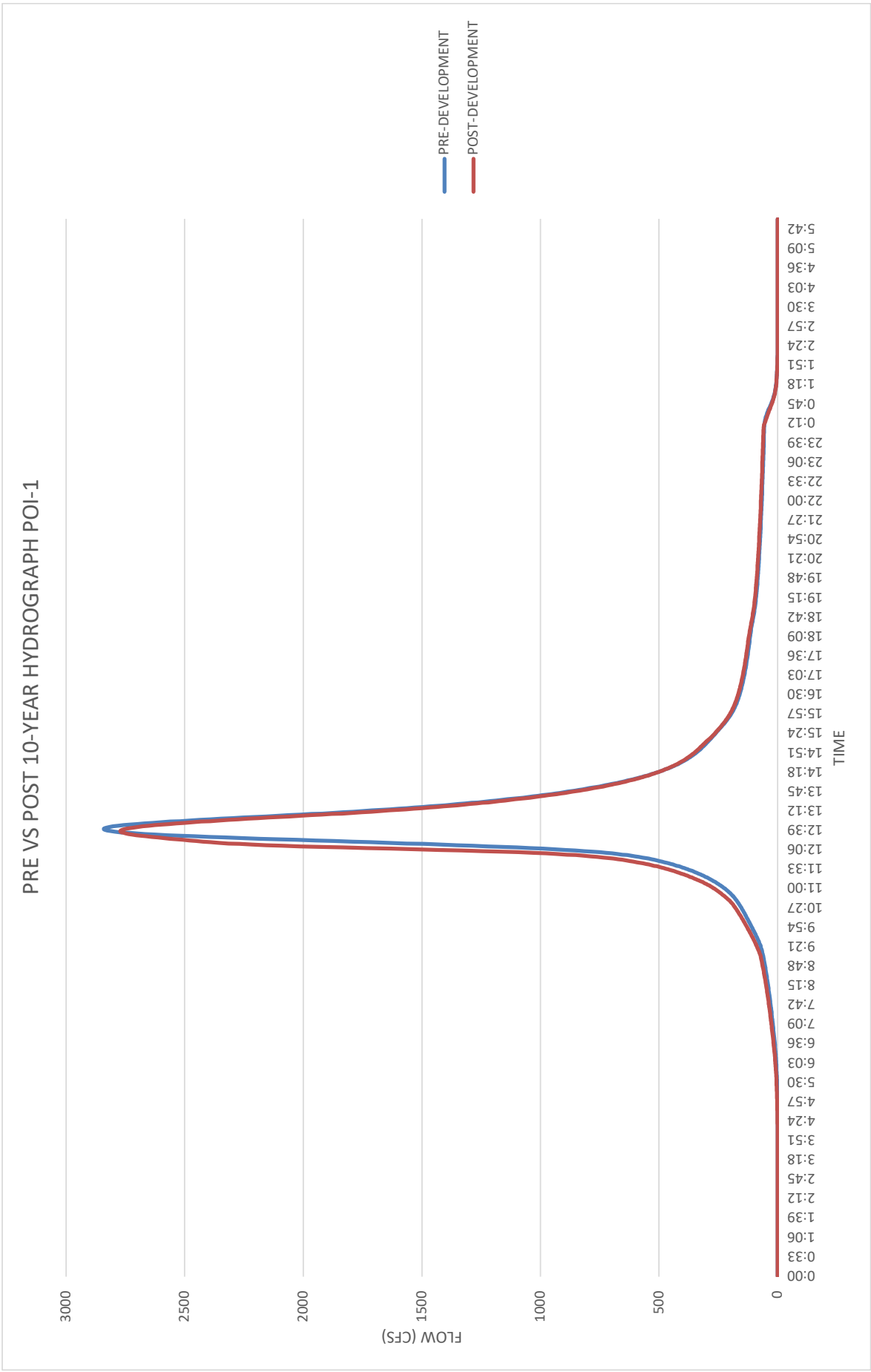
HEC-HMS Model (Electronic)

Appendix E

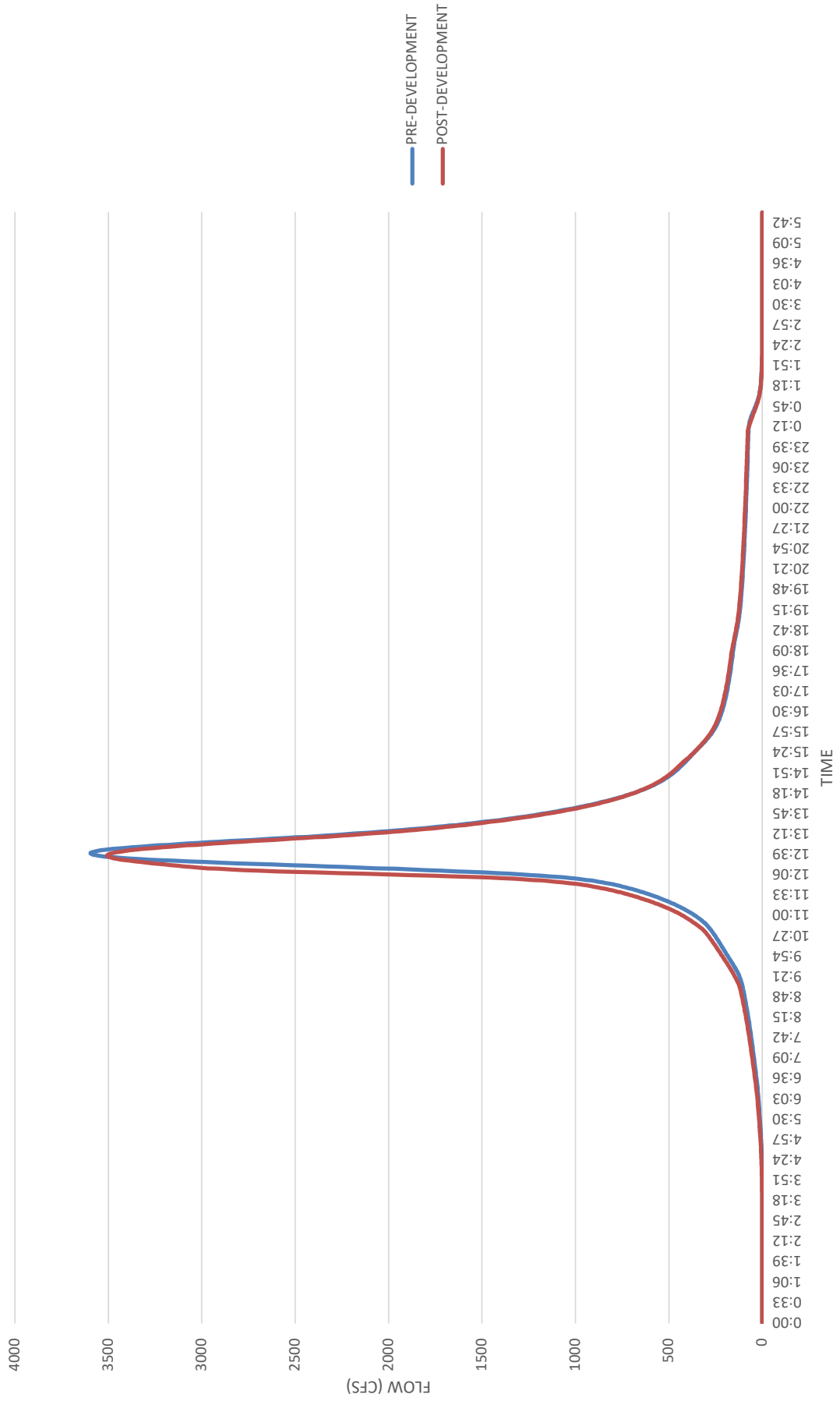
Pre-Development vs. Post-Development Flow Comparison at POI-1

PRE VS POST 2-YEAR HYDROGRAPH POI-1

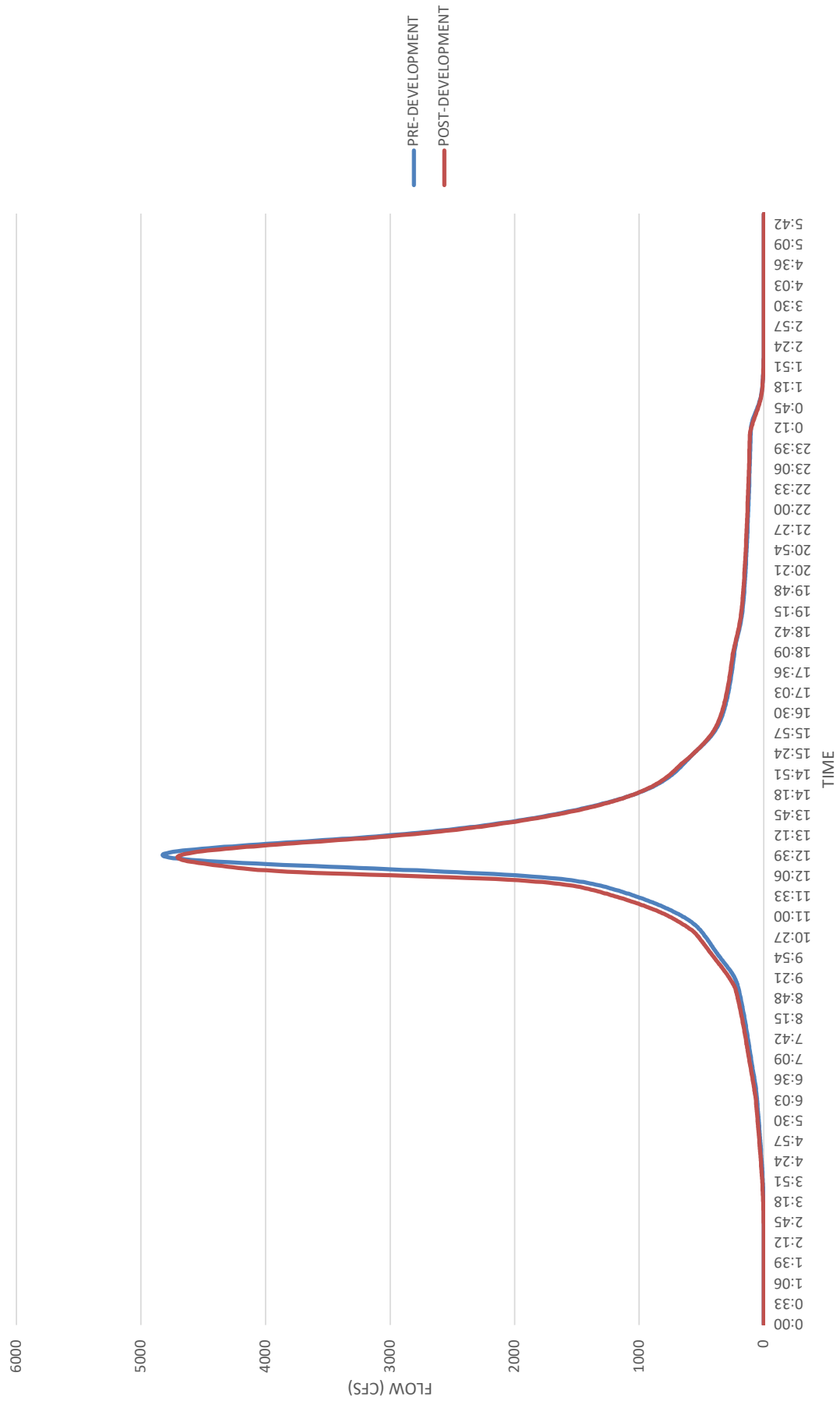




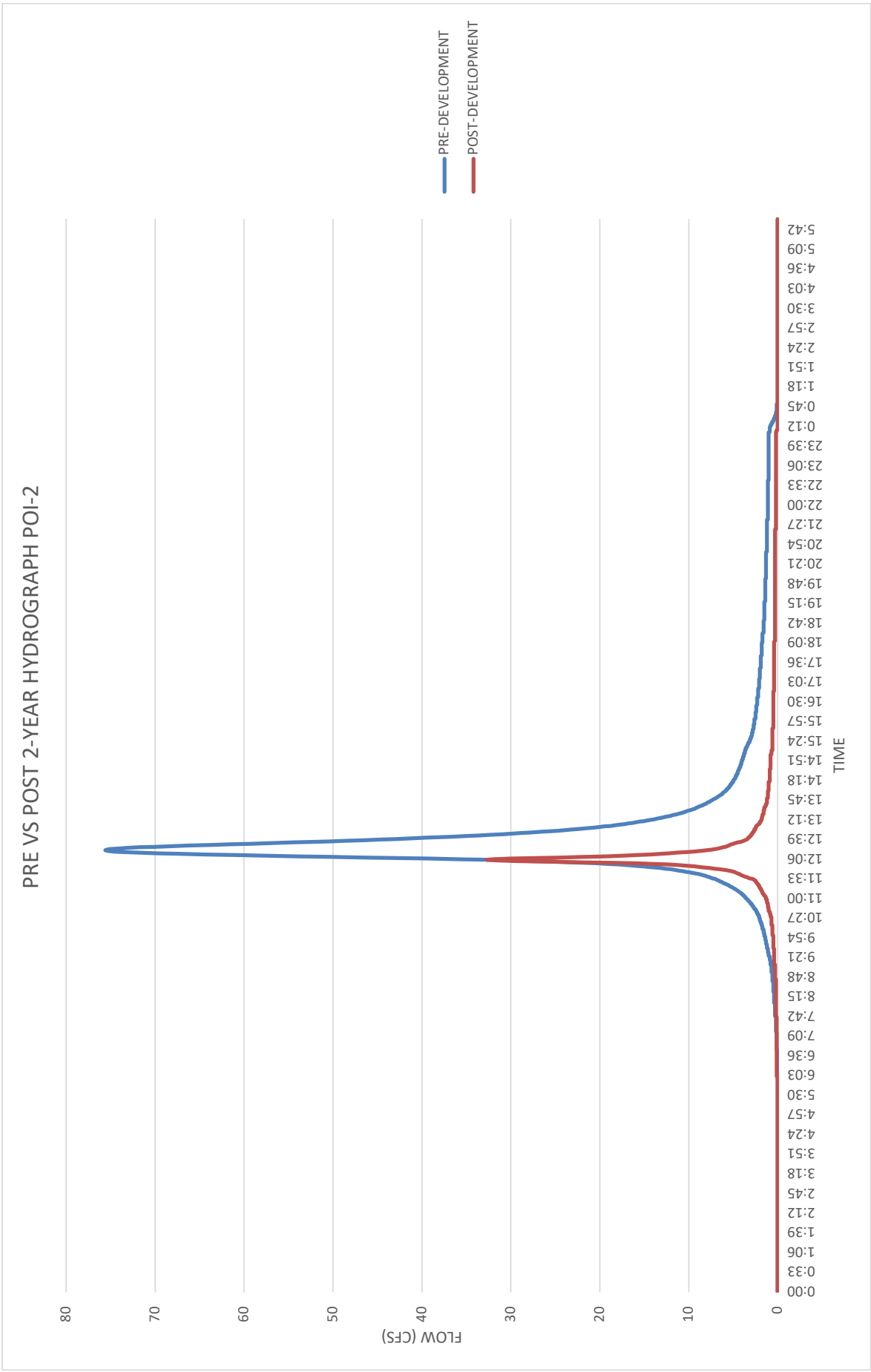
PRE VS POST 25-YEAR HYDROGRAPH POI-1



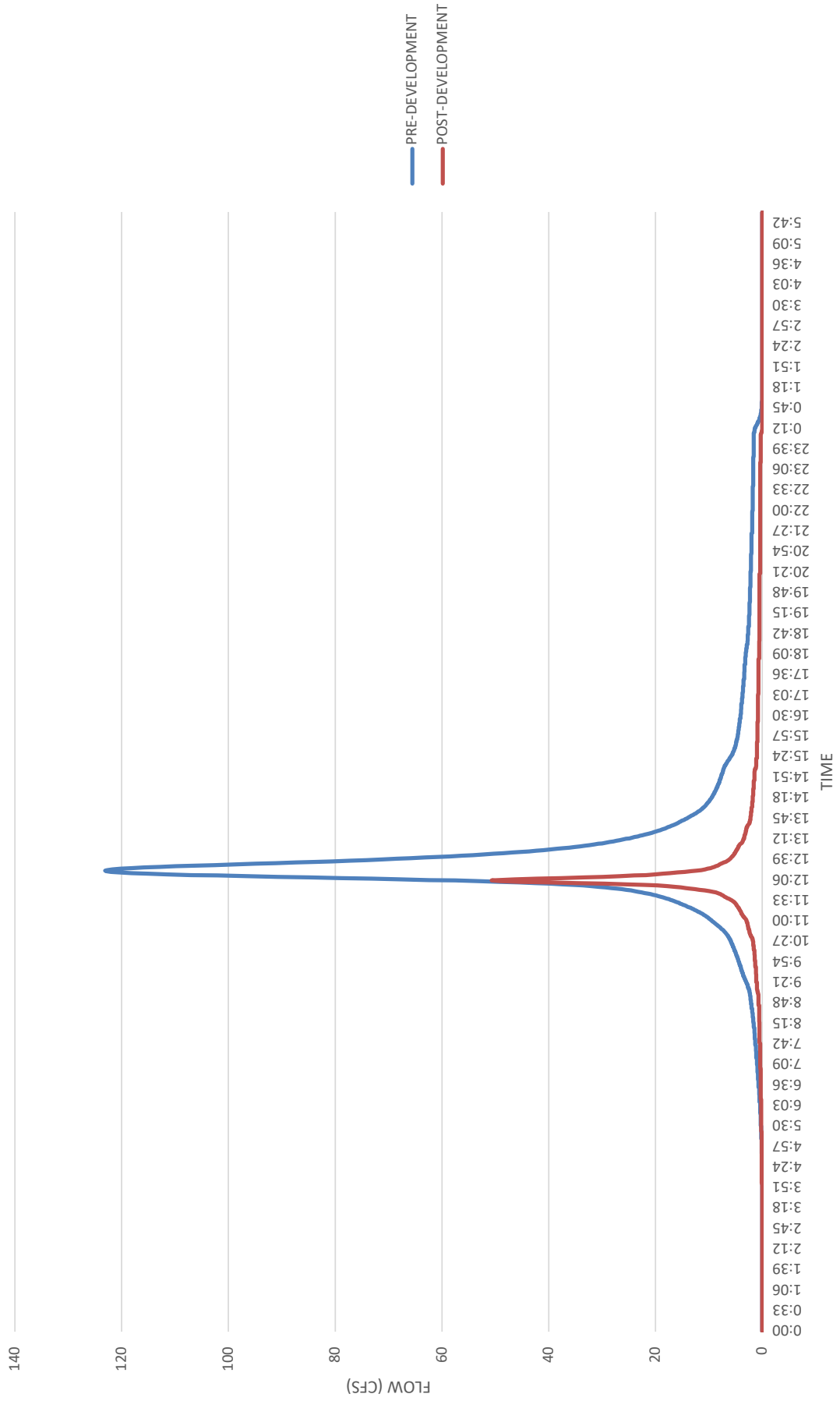
PRE VS POST 100-YEAR HYDROGRAPH POI-1



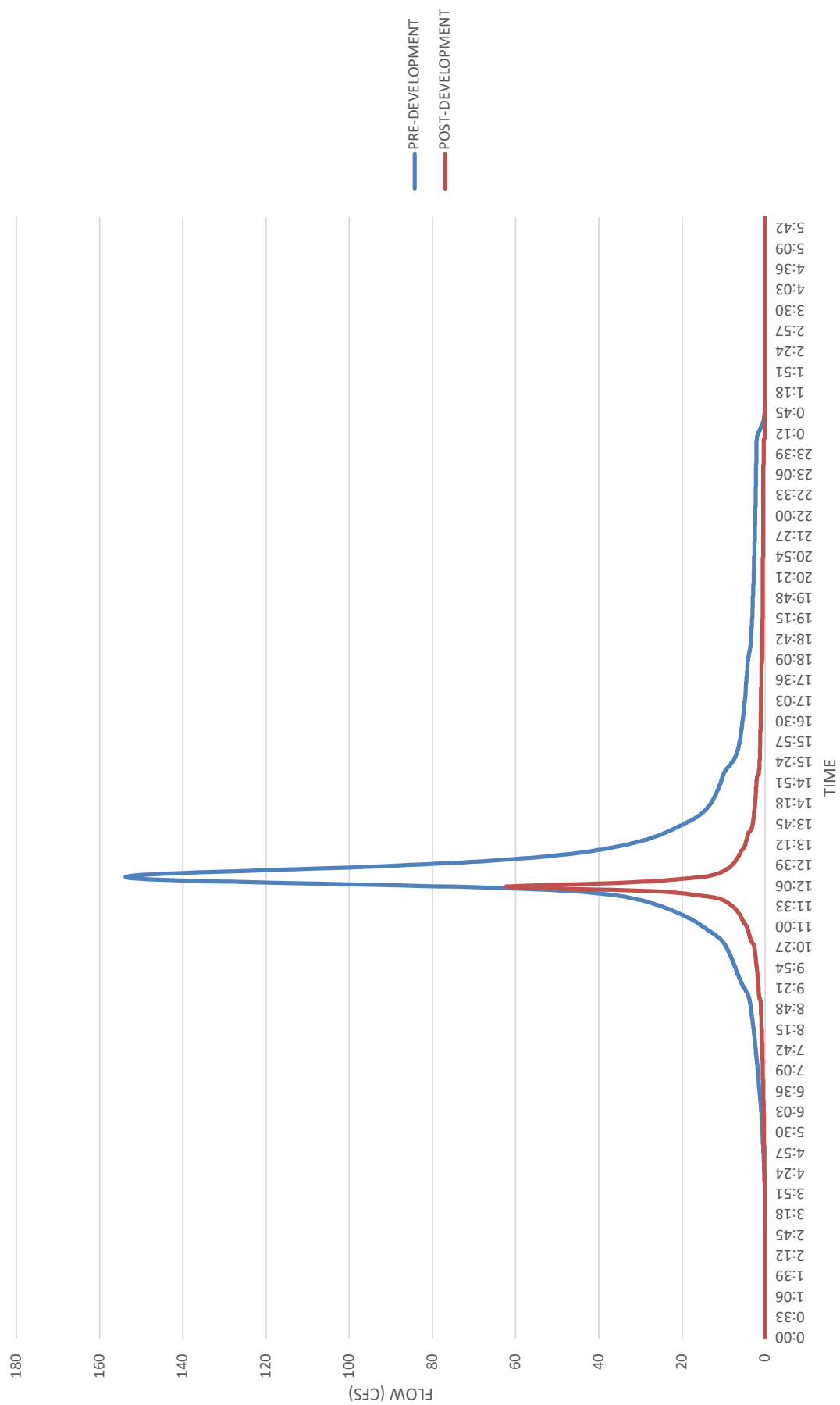
Pre-Development vs. Post-Development Flow Comparison at POI-2



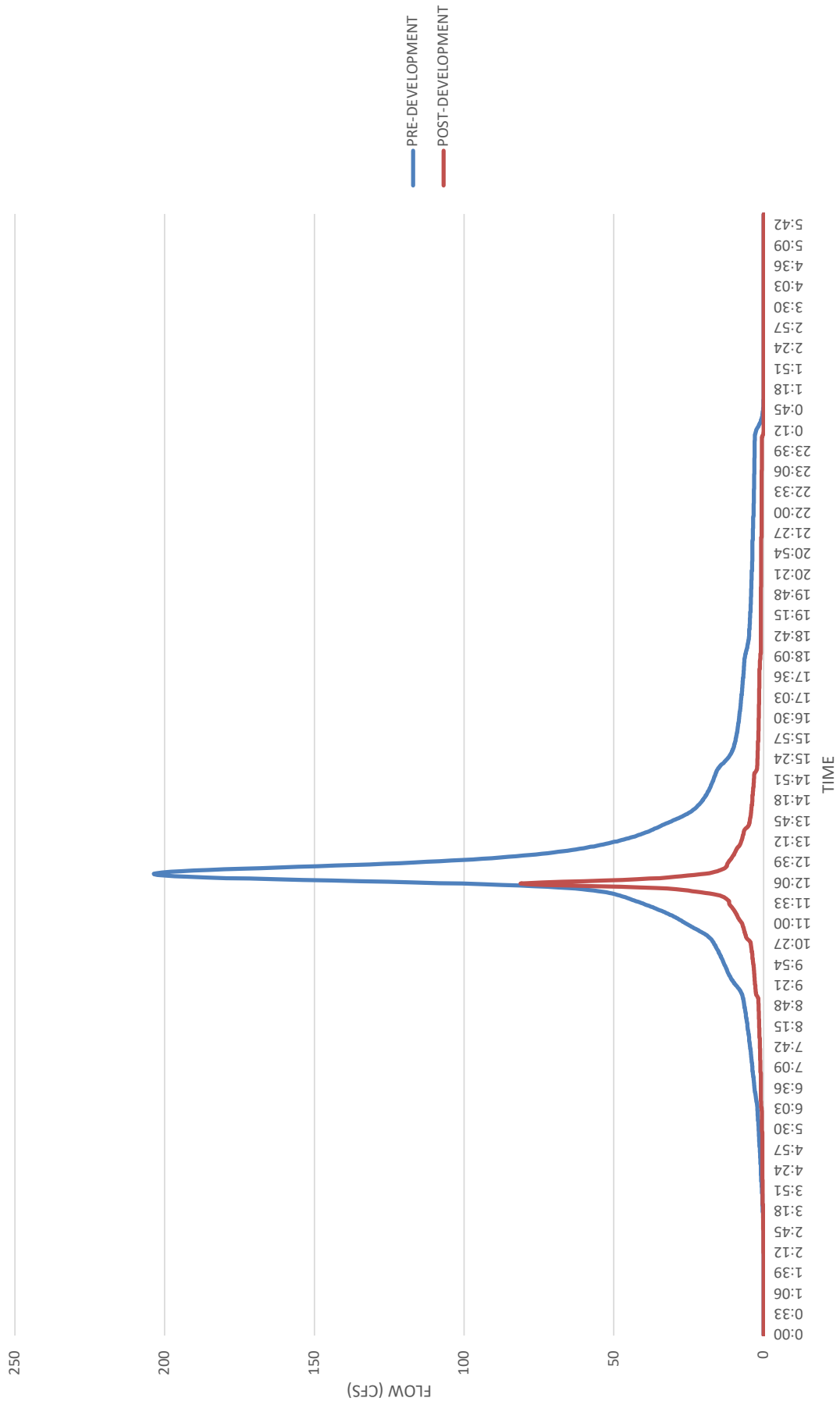
PRE VS POST 10-YEAR HYDROGRAPH POI-2



PRE VS POST 25-YEAR HYDROGRAPH POI-2

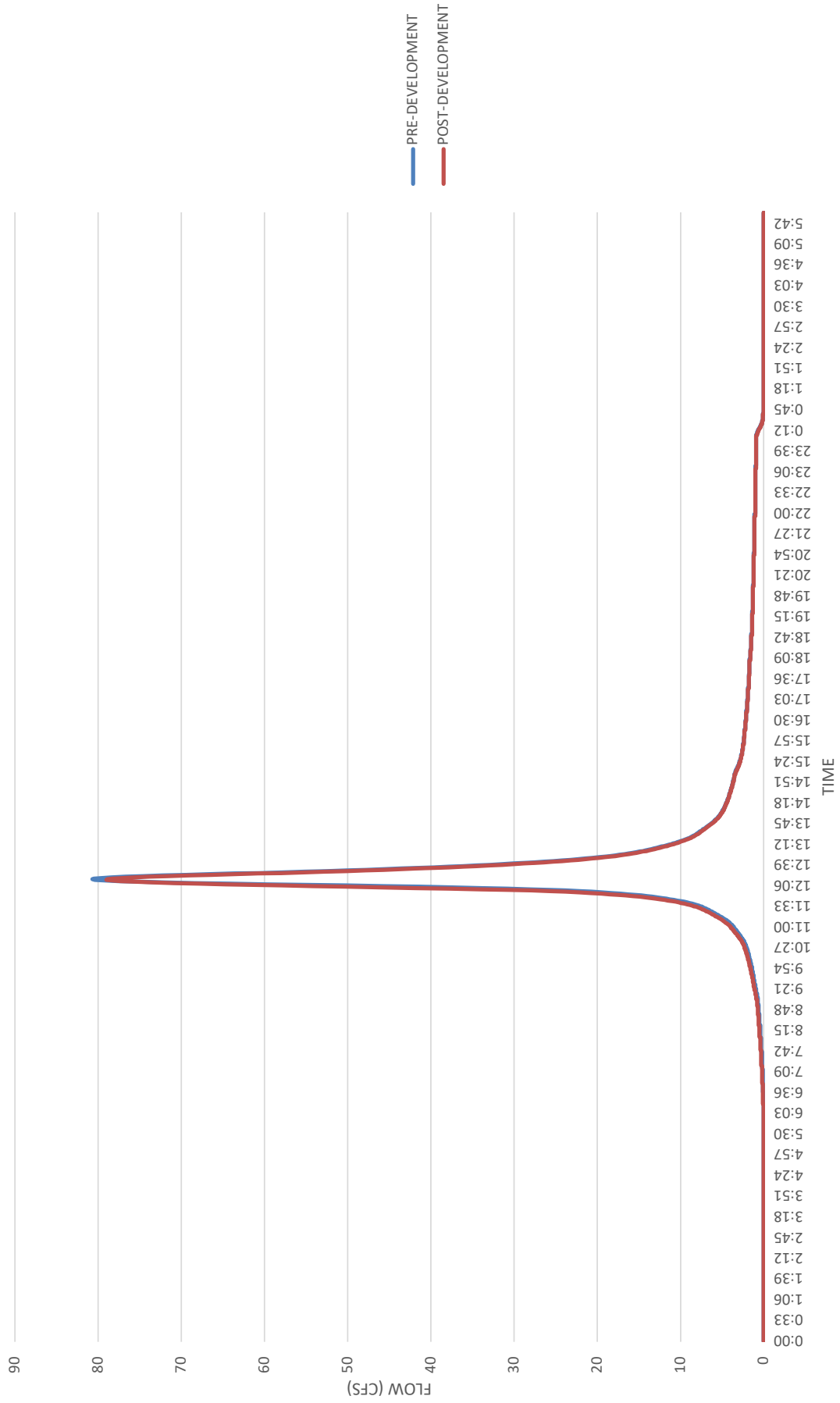


PRE VS POST 100-YEAR HYDROGRAPH POI-2

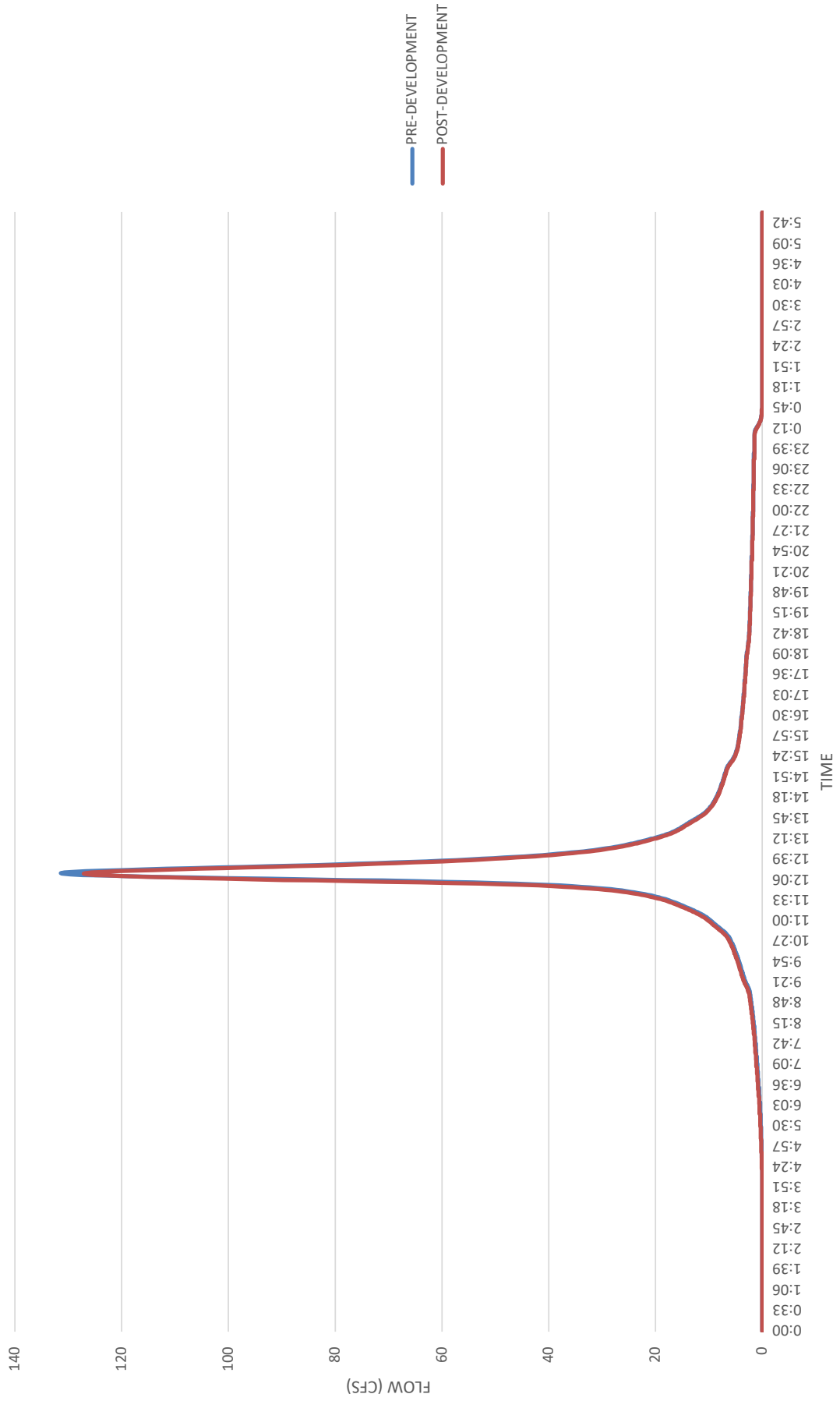


Pre-Development vs. Post-Development Flow Comparison at POI-3

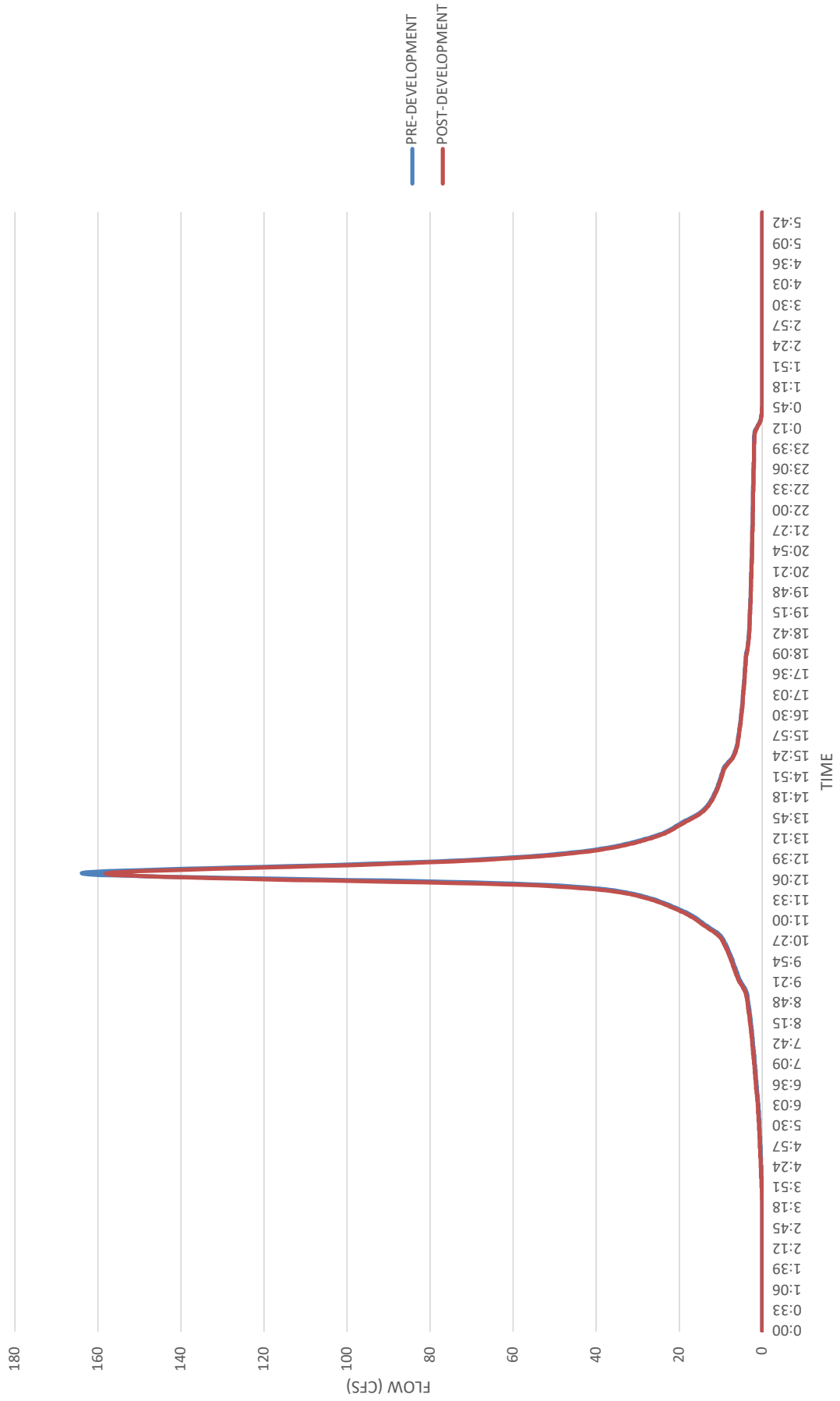
PRE VS POST 2-YEAR HYDROGRAPH POI-3



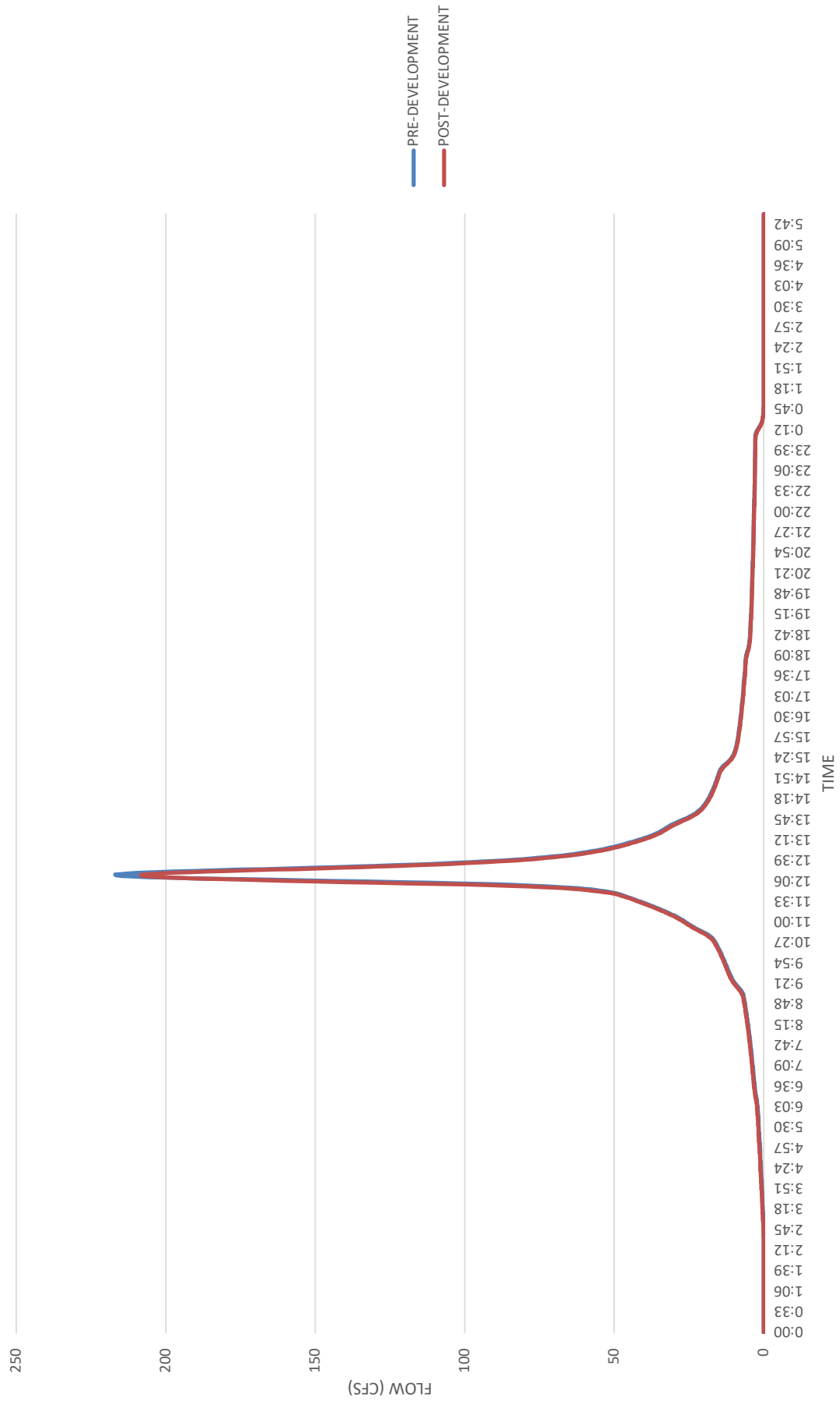
PRE VS POST 10-YEAR HYDROGRAPH POI-3



PRE VS POST 25-YEAR HYDROGRAPH POI-3

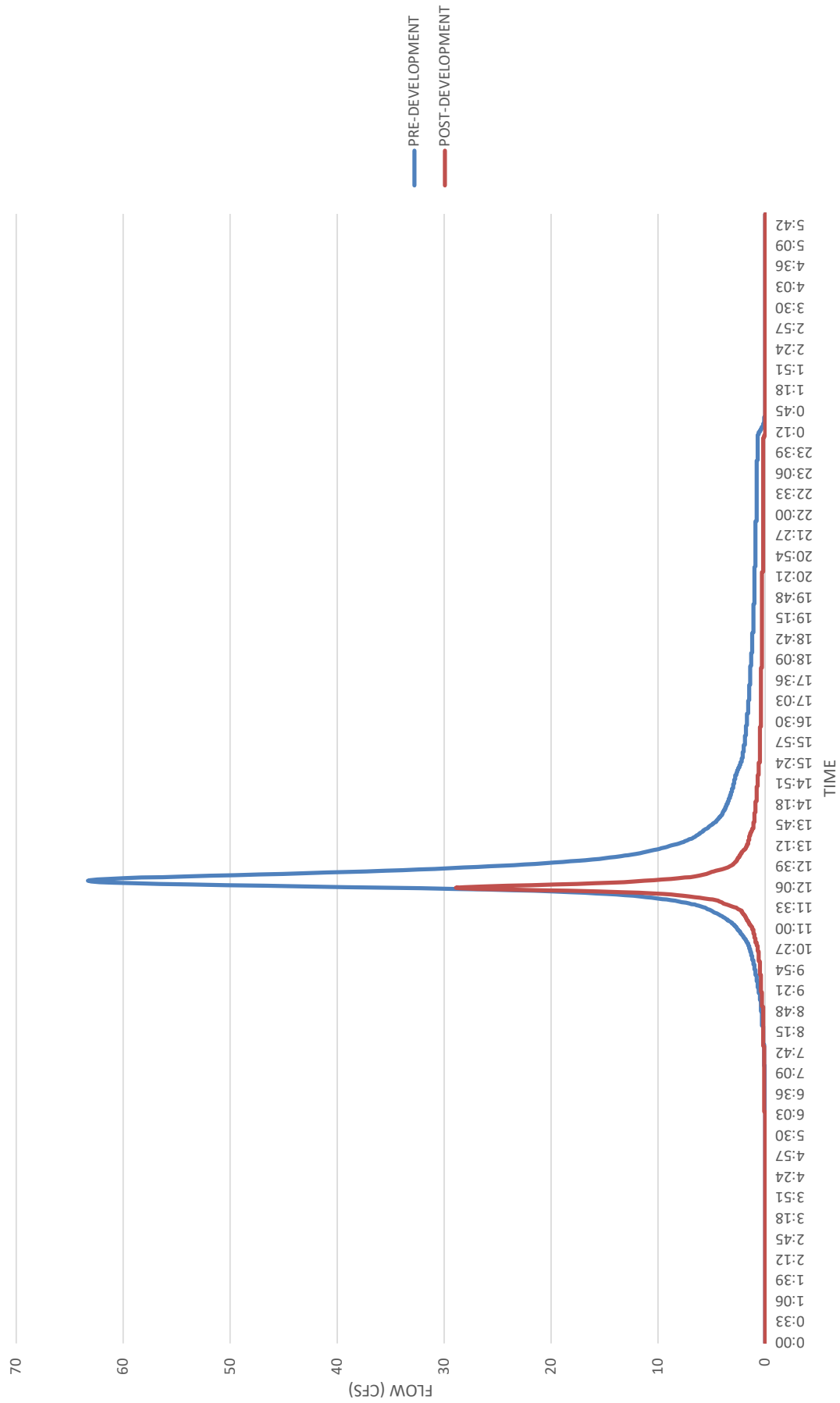


PRE VS POST 100-YEAR HYDROGRAPH POI-3

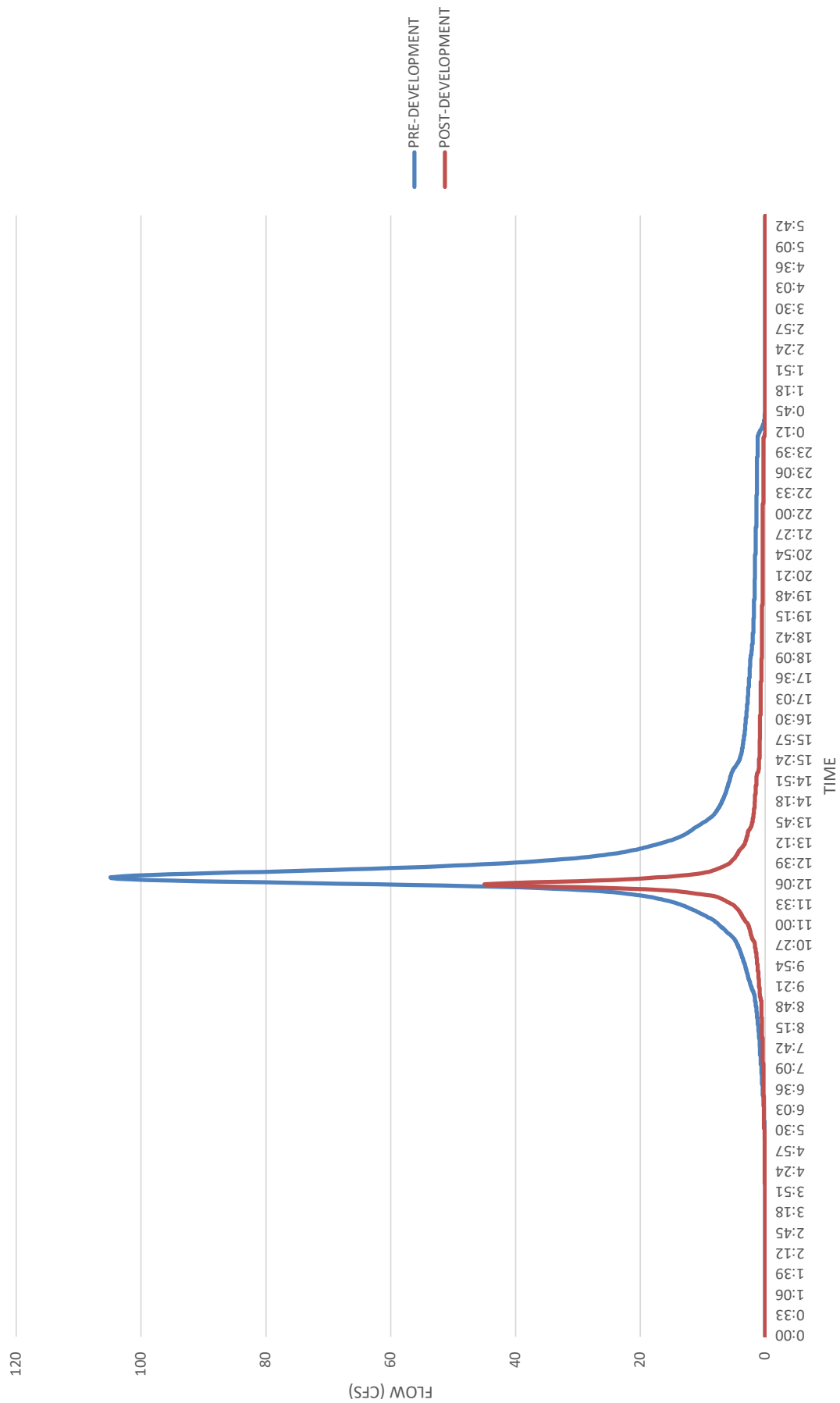


Pre-Development vs. Post-Development Flow Comparison at DA-9

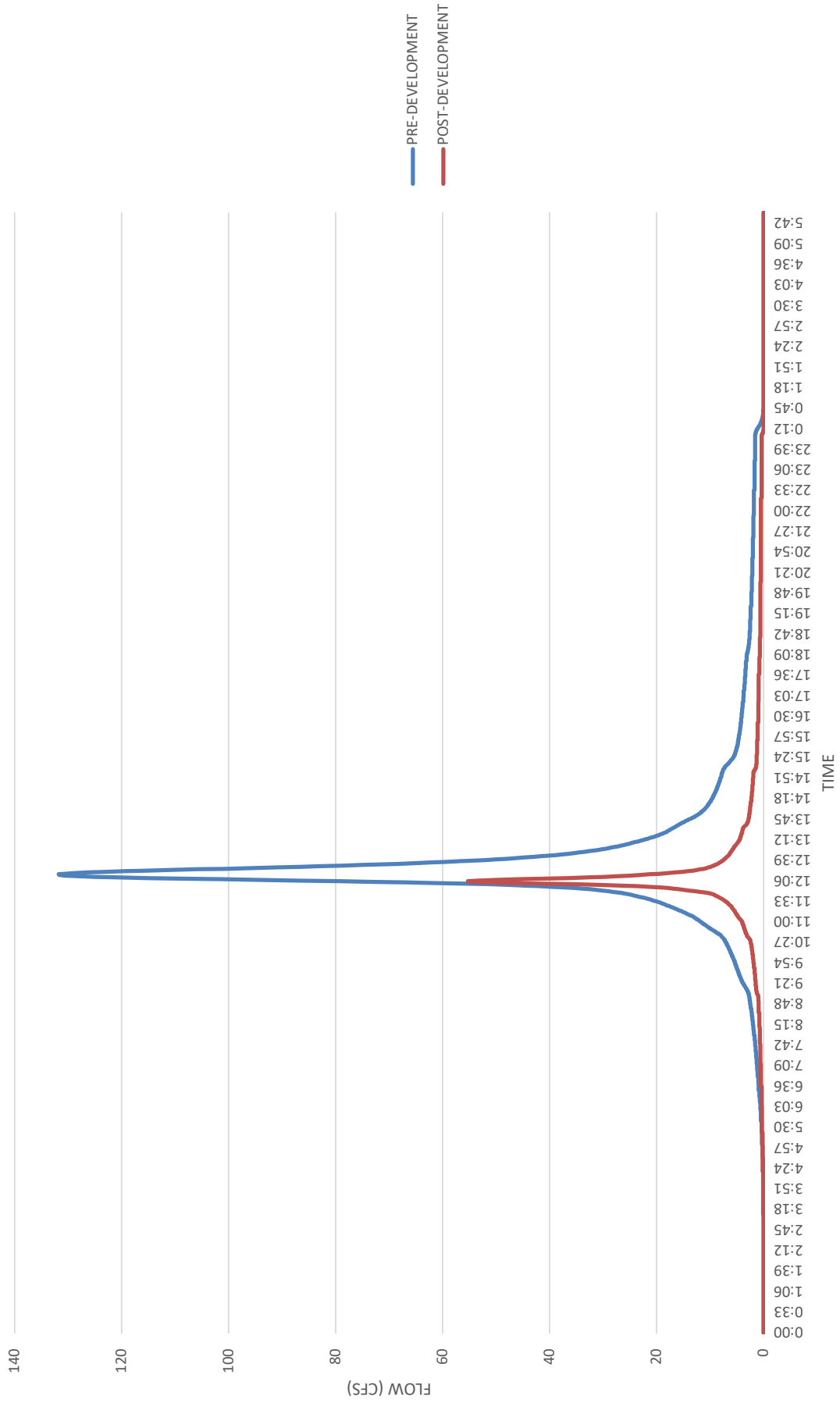
PRE VS POST 2-YEAR HYDROGRAPH DA-9



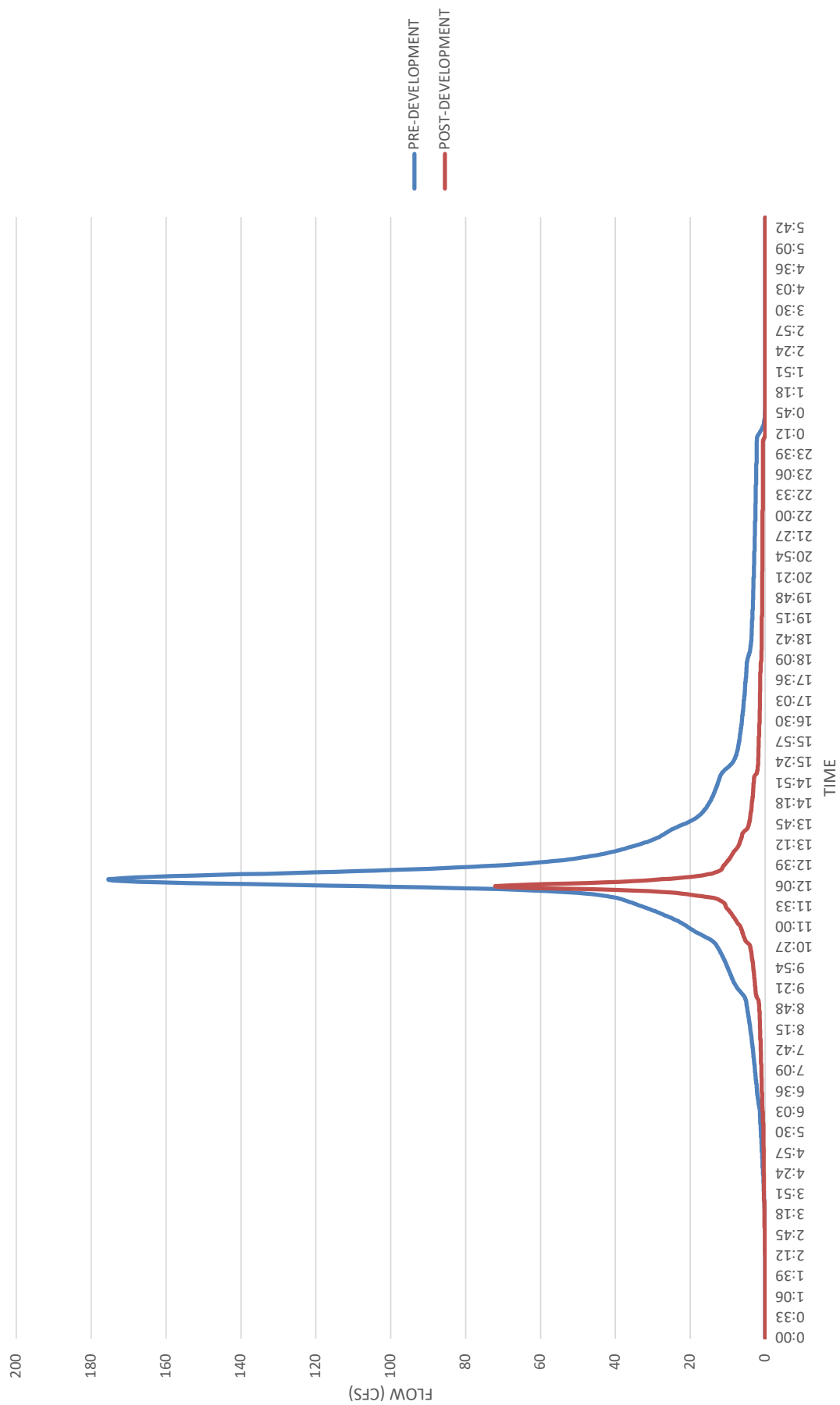
PRE VS POST 10-YEAR HYDROGRAPH DA-9



PRE VS POST 25-YEAR HYDROGRAPH DA-9

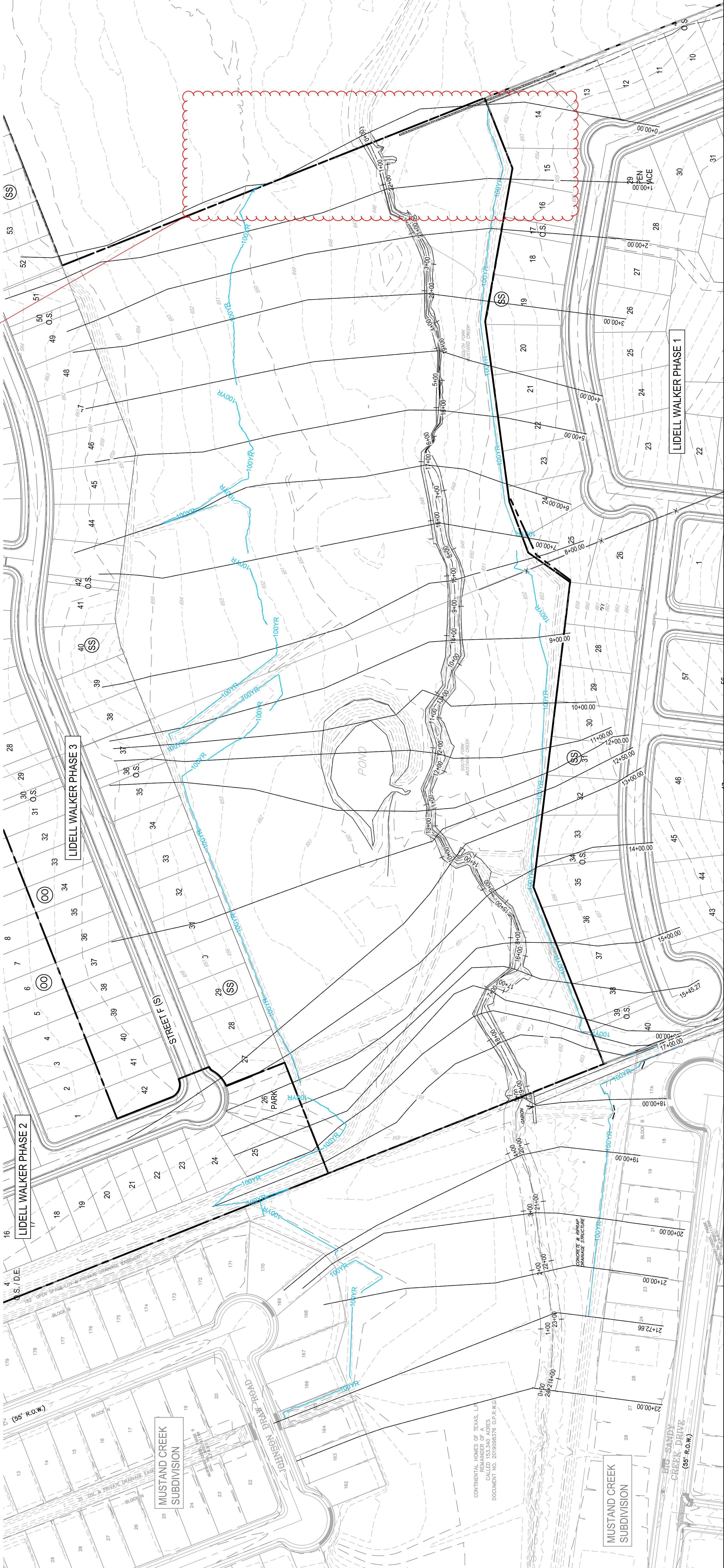


PRE VS POST 100-YEAR HYDROGRAPH DA-9



Appendix E

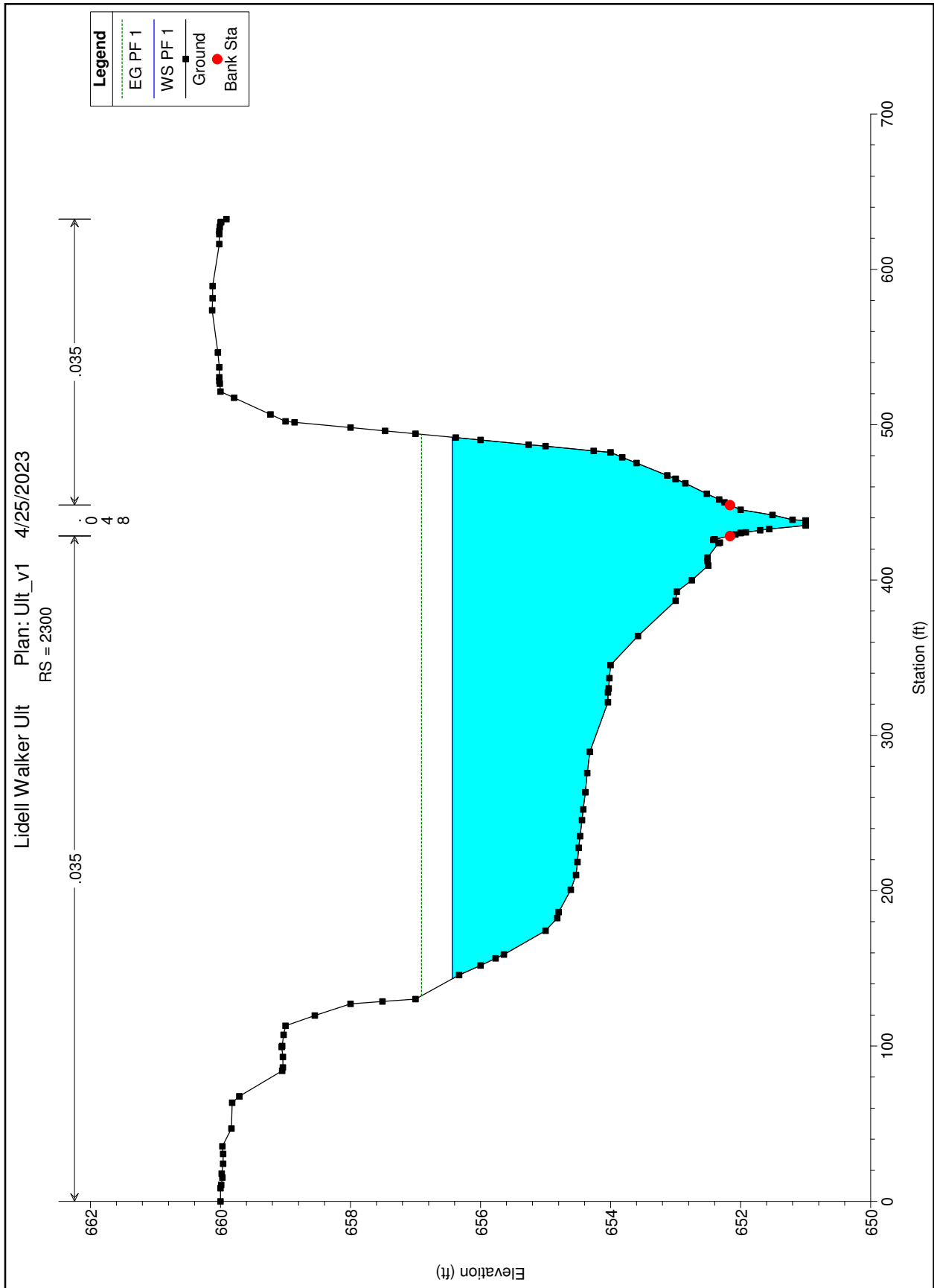
BGE-Calculated 100-YR Fully Developed Floodplain

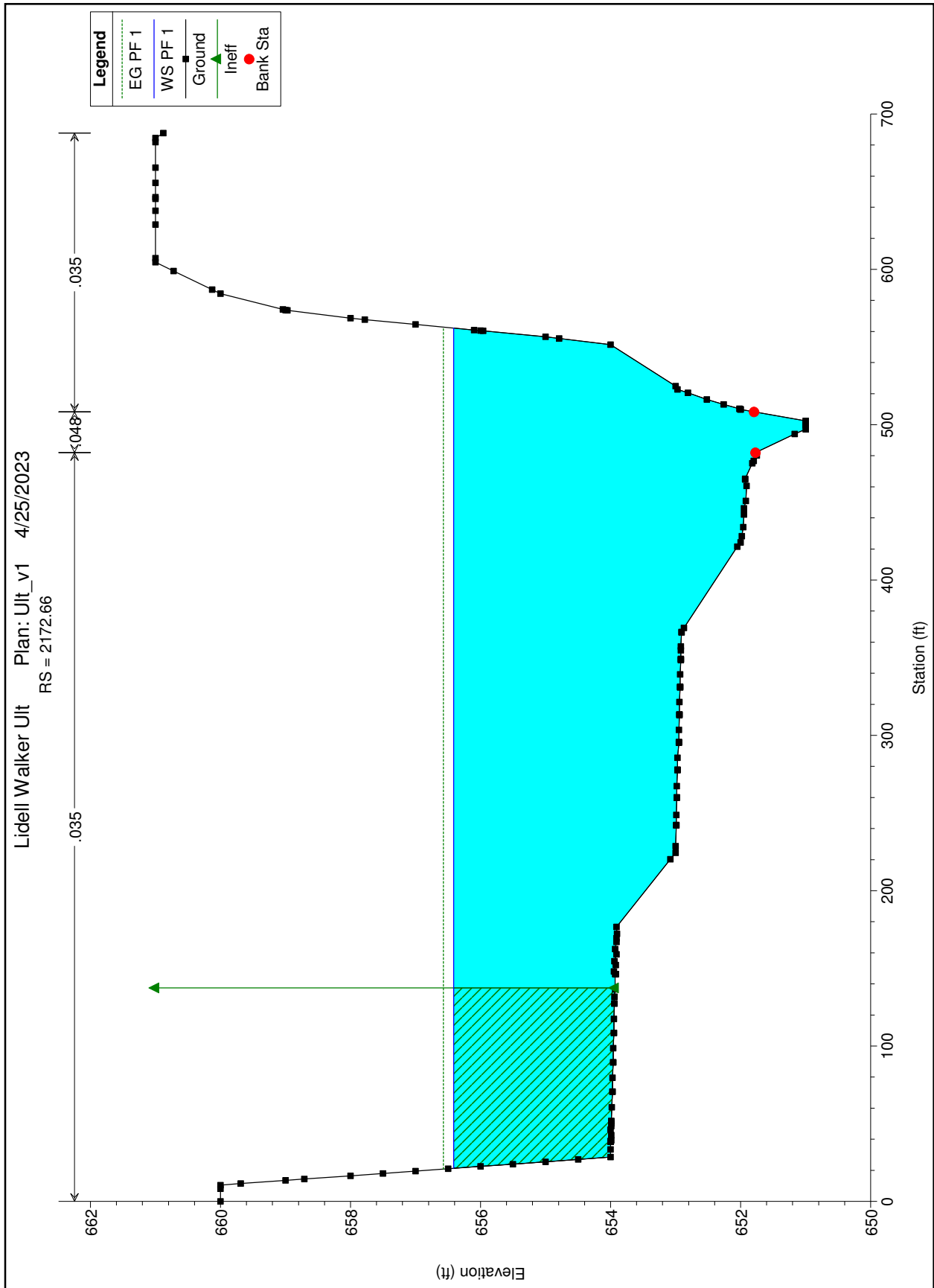


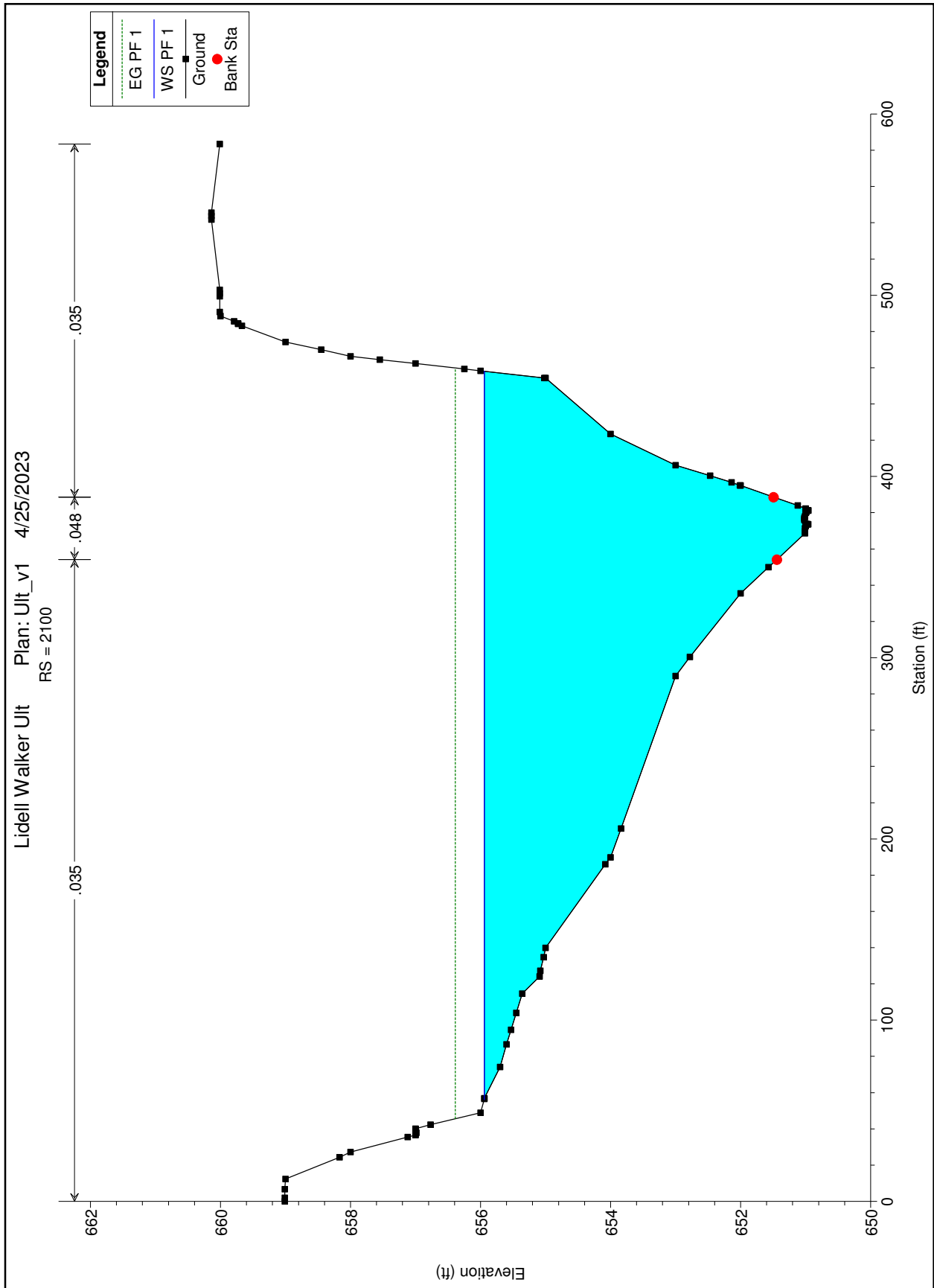
HEC-RAS Plan: Ult_v1 River: Mustang Creek Tr Reach: FLOWLINE Profile: PF 1

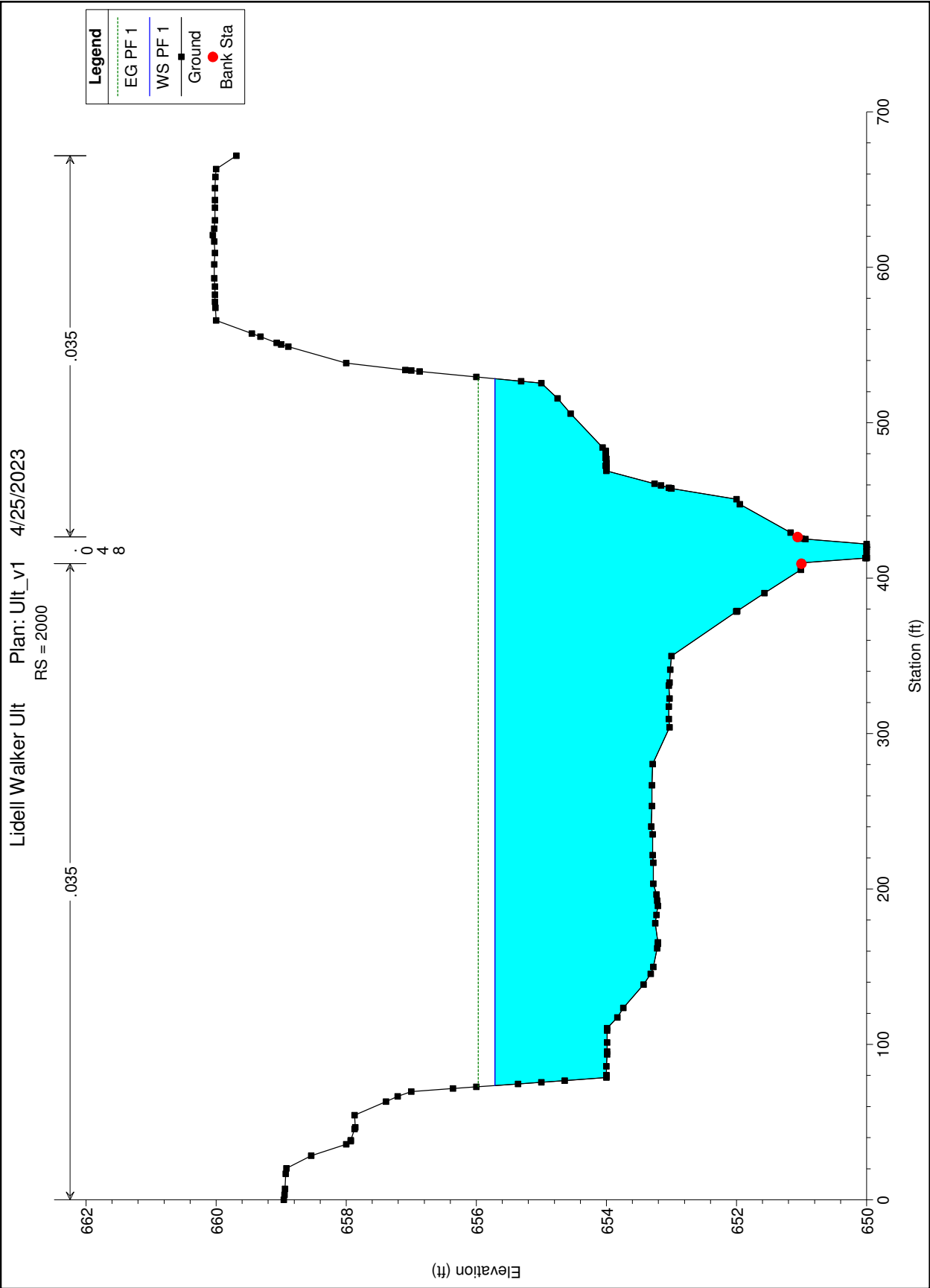
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
FLOWLINE	2300	PF 1	4763.50	651.00	656.43		656.90	0.005013	6.23	873.93	348.51	0.50
FLOWLINE	2172.66	PF 1	4763.50	651.00	656.41		656.56	0.001076	3.00	1505.34	540.90	0.23
FLOWLINE	2100	PF 1	4763.50	650.96	655.94		656.38	0.005352	6.44	908.35	400.88	0.52
FLOWLINE	2000	PF 1	4763.50	650.00	655.71		655.96	0.002578	4.79	1182.11	454.78	0.36
FLOWLINE	1900	PF 1	4763.50	648.93	655.52		655.73	0.002010	3.84	1325.56	494.20	0.31
FLOWLINE	1800	PF 1	4763.50	647.76	654.98		655.42	0.004629	7.15	1036.40	564.41	0.50
FLOWLINE	1700	PF 1	4763.50	647.10	654.78		655.04	0.002295	4.96	1203.26	731.60	0.34
FLOWLINE	1641.98	PF 1	4763.50	647.66	654.75		654.91	0.001330	3.29	1517.56	484.77	0.26
FLOWLINE	1600	PF 1	4763.50	646.37	654.71		654.85	0.001086	3.34	1604.79	507.88	0.22
FLOWLINE	1545.27	PF 1	4763.50	645.82	654.62		654.78	0.001297	3.63	1537.64	511.37	0.26
FLOWLINE	1500	PF 1	4763.50	646.11	654.59		654.72	0.001038	3.18	1630.84	497.84	0.23
FLOWLINE	1400	PF 1	4763.50	645.49	654.50		654.62	0.000913	3.15	1692.14	508.91	0.21
FLOWLINE	1300	PF 1	4763.50	644.92	654.45		654.54	0.000601	2.67	2003.54	572.23	0.17
FLOWLINE	1250	PF 1	4763.50	644.58	654.42		654.51	0.000559	2.48	2036.70	557.33	0.16
FLOWLINE	1200	PF 1	4763.50	644.79	654.33	652.39	654.47	0.001045	3.43	1657.21	616.16	0.22
FLOWLINE	1100	PF 1	4763.50	644.77	653.53		654.22	0.004868	7.85	741.53	541.34	0.51
FLOWLINE	1000	PF 1	4763.50	643.93	652.90		653.62	0.006618	8.31	721.63	492.90	0.56
FLOWLINE	900	PF 1	4763.50	643.03	652.73		653.05	0.003110	5.97	1109.34	522.02	0.39
FLOWLINE	800	PF 1	4763.50	644.11	652.43		652.72	0.003145	5.99	1213.69	431.30	0.40
FLOWLINE	700	PF 1	4763.50	643.80	652.21		652.43	0.002366	5.30	1344.53	454.65	0.36
FLOWLINE	600	PF 1	4763.50	645.45	651.82		652.13	0.003743	5.69	1197.95	613.71	0.44
FLOWLINE	500	PF 1	4763.50	645.00	651.36		651.71	0.004347	6.30	1057.75	413.04	0.47
FLOWLINE	400	PF 1	4763.50	643.59	651.09		651.34	0.002792	5.08	1223.34	426.25	0.37
FLOWLINE	300	PF 1	4763.50	643.13	650.79		651.05	0.002909	4.93	1199.96	421.77	0.38
FLOWLINE	200	PF 1	4763.50	642.79	650.52		650.77	0.002675	4.84	1216.17	442.65	0.36
FLOWLINE	100	PF 1	4763.50	643.00	650.02		650.41	0.004571	5.54	995.61	437.62	0.46
FLOWLINE	0	PF 1	4763.50	642.98	649.36	648.66	649.82	0.005001	6.13	943.20	401.71	0.50

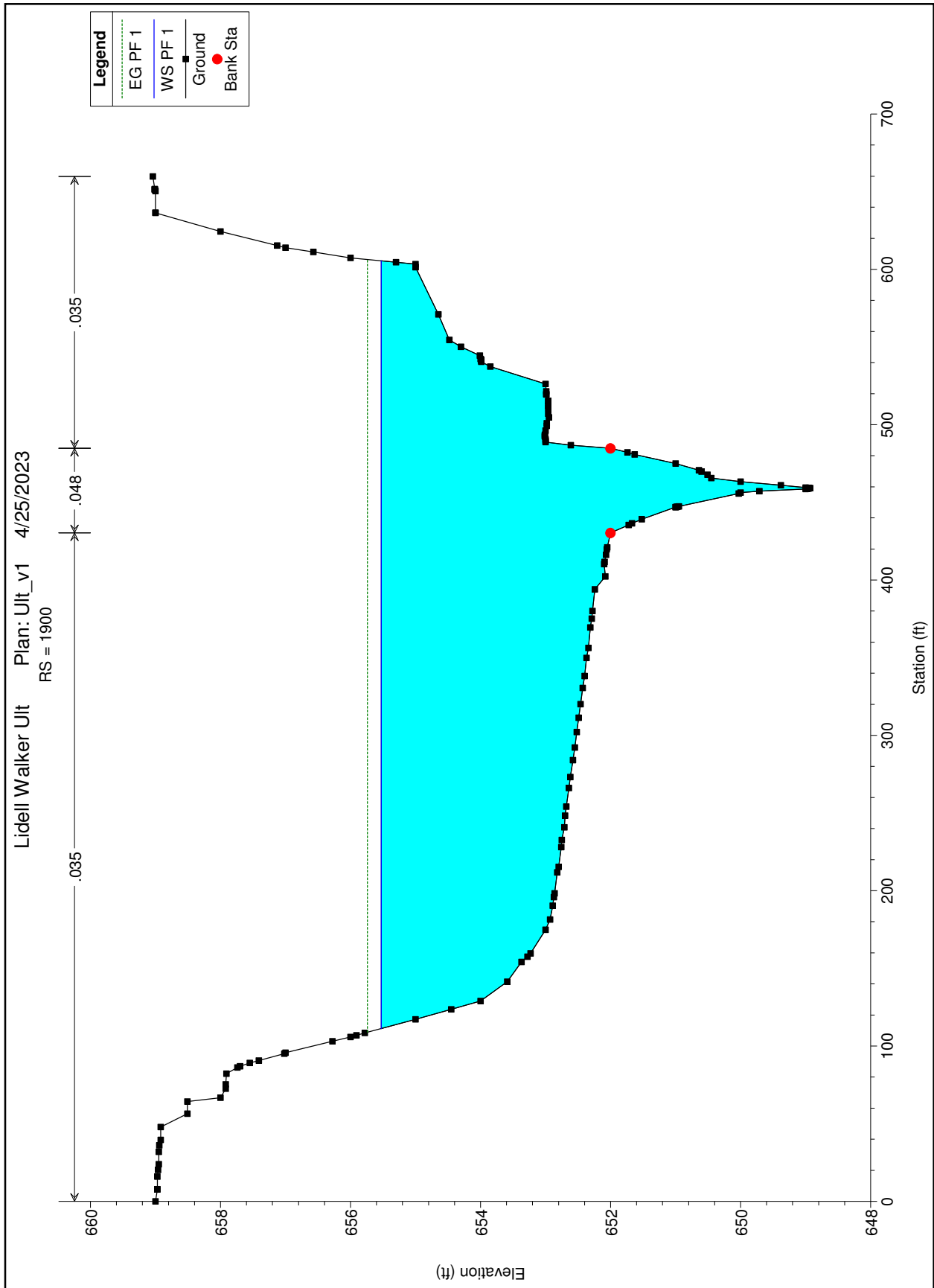
per the DA maps
there should be flow
changes at stations
200, 800, 1300, and
1800.
Per the HMS analysis
the final flow should
be 4827.60.

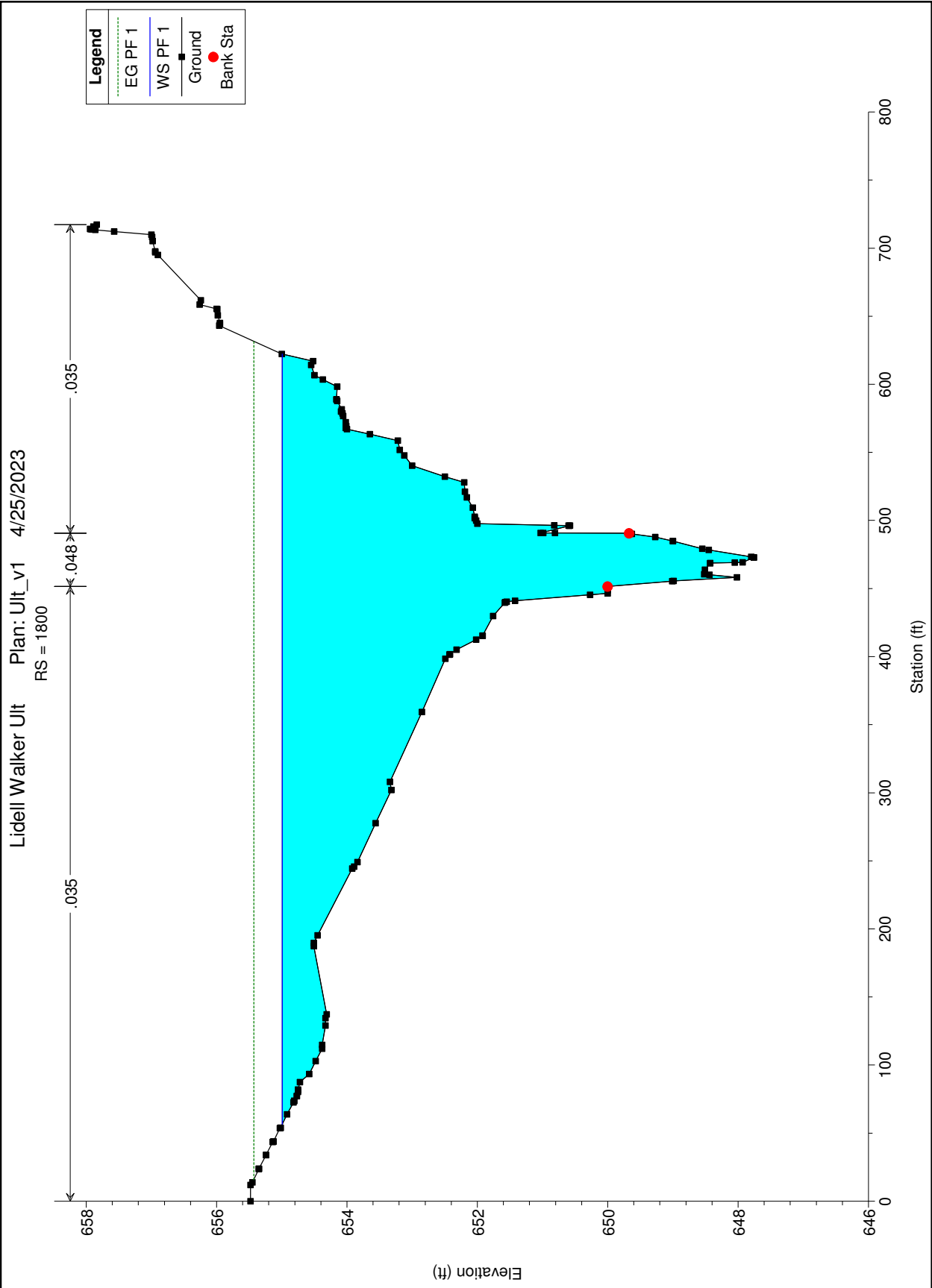


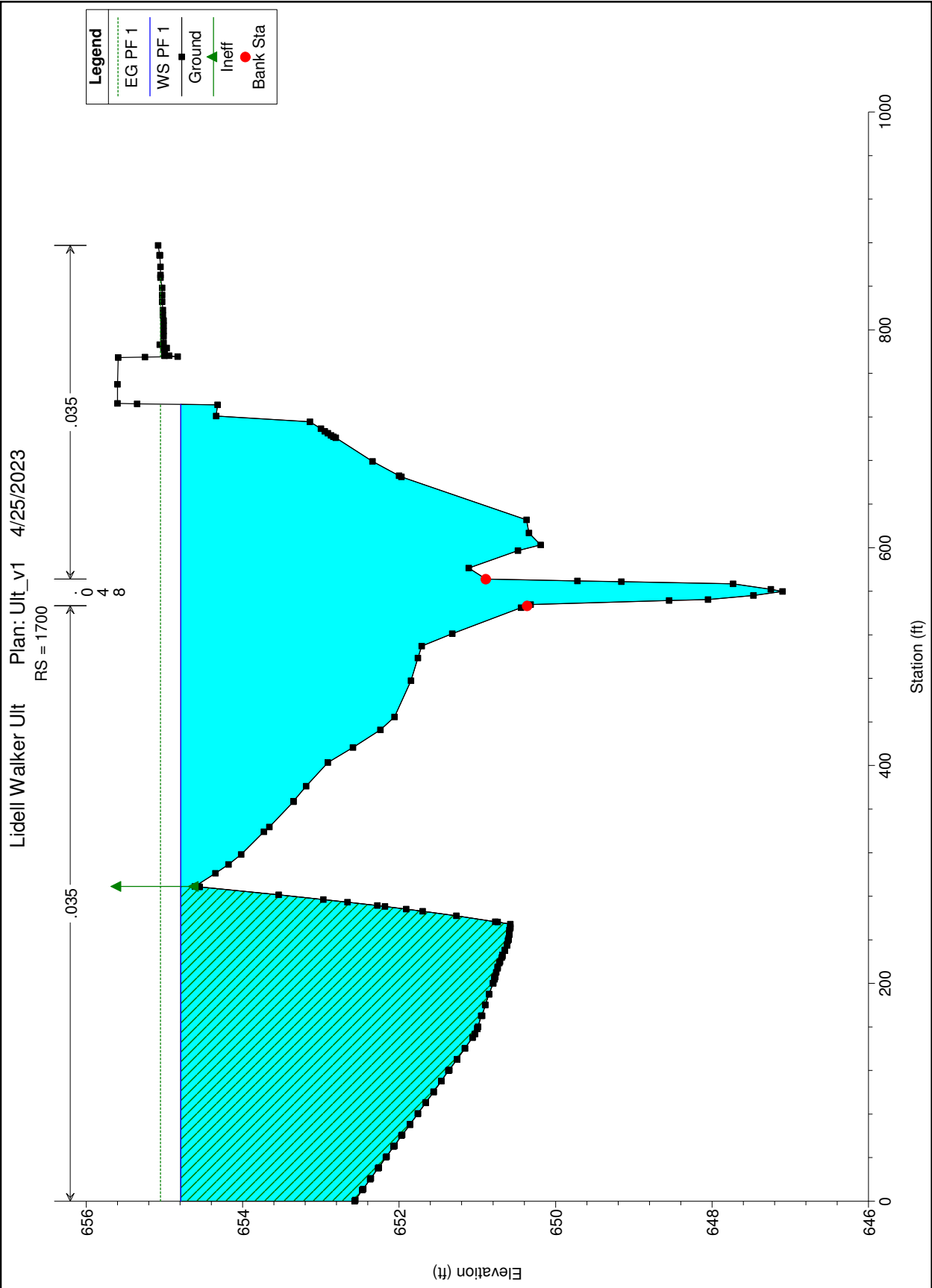


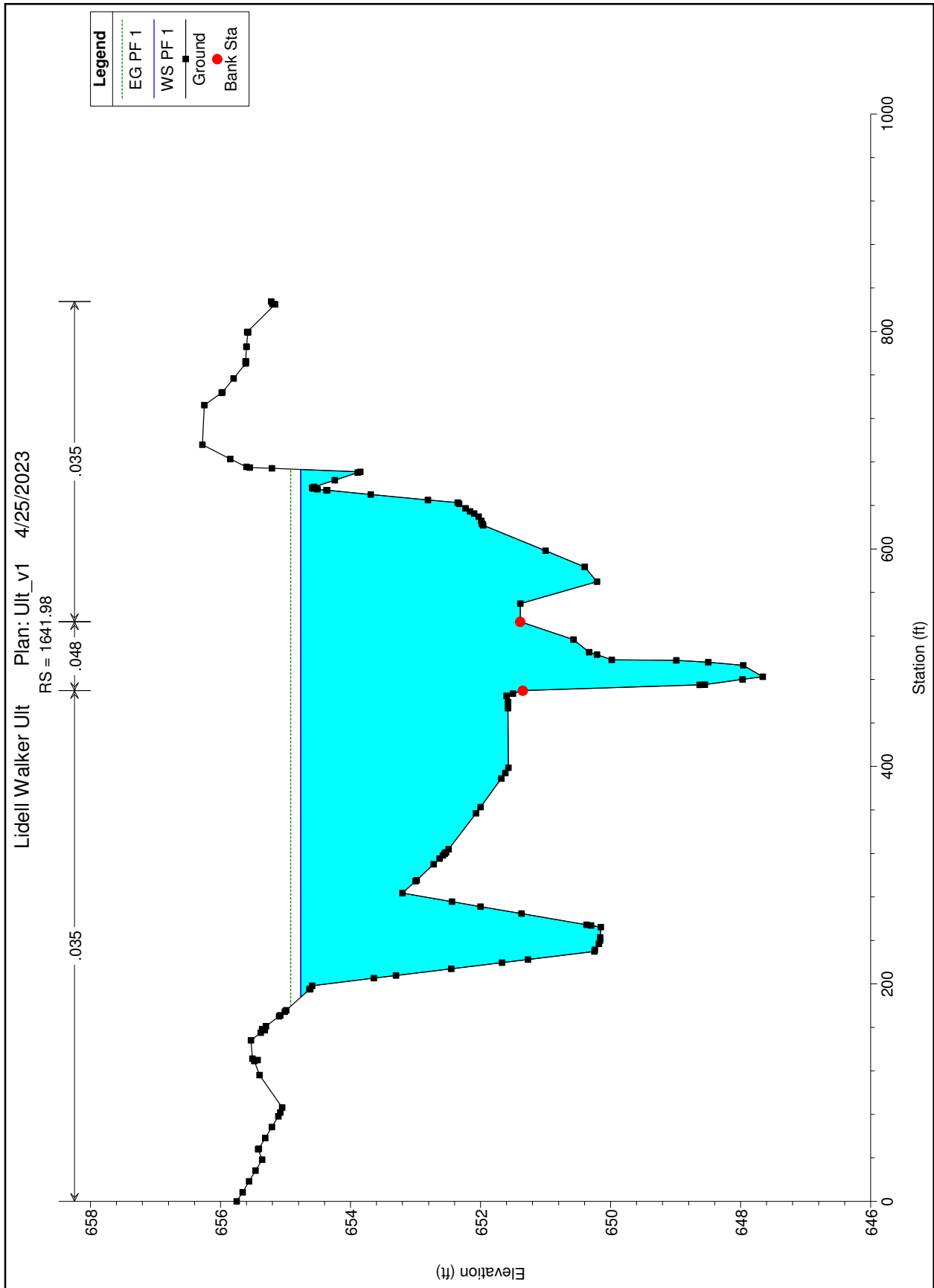


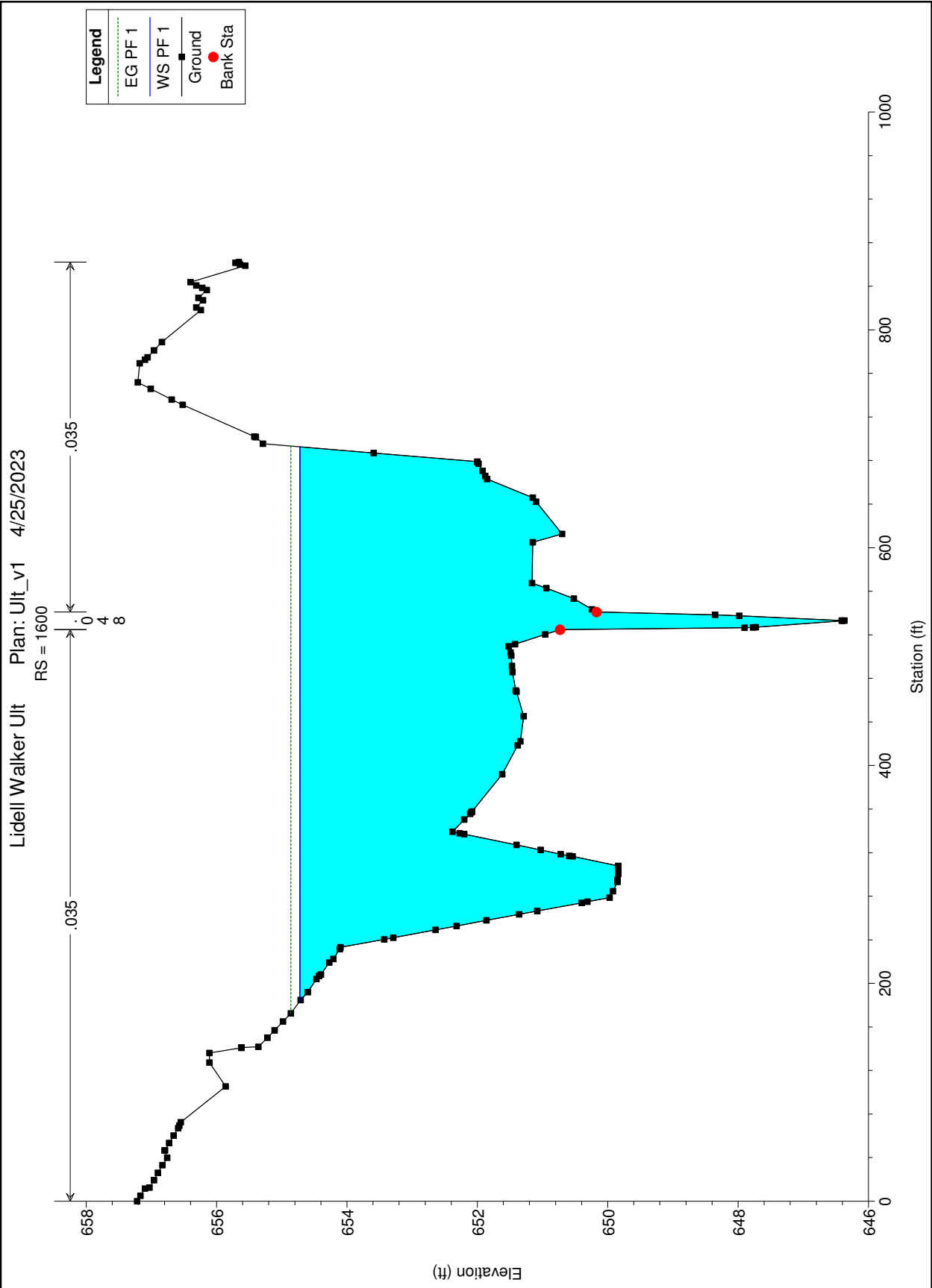


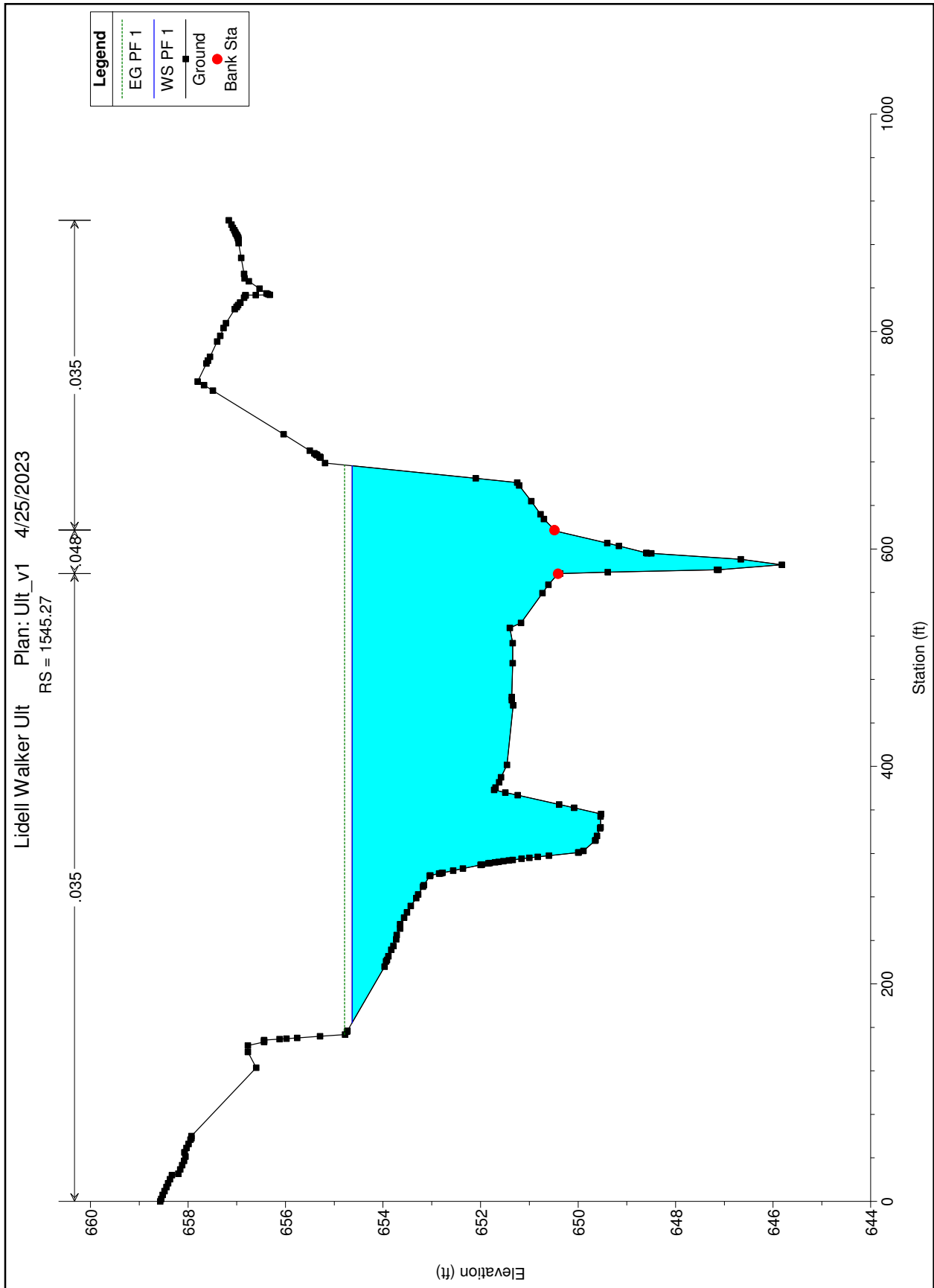


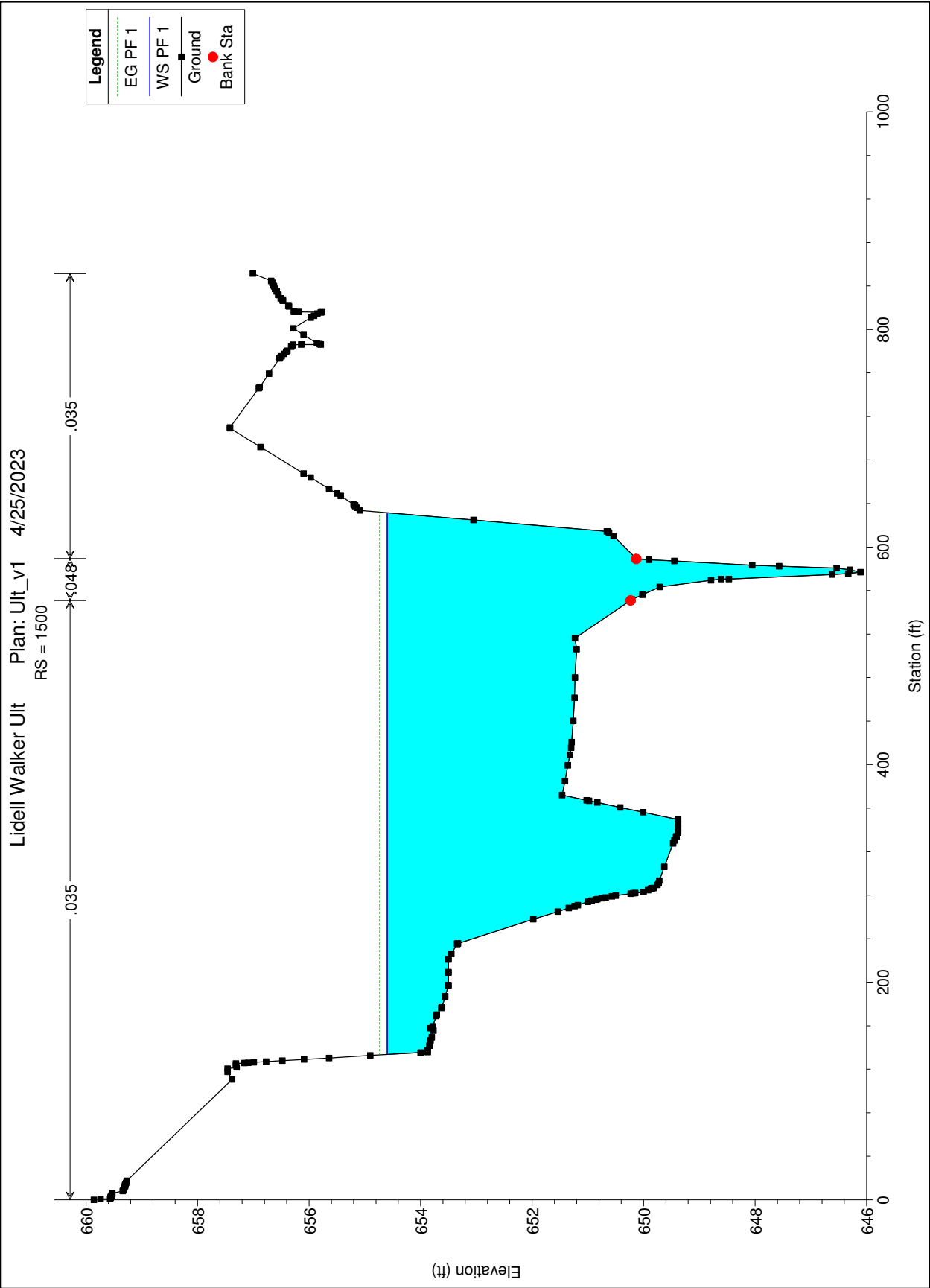


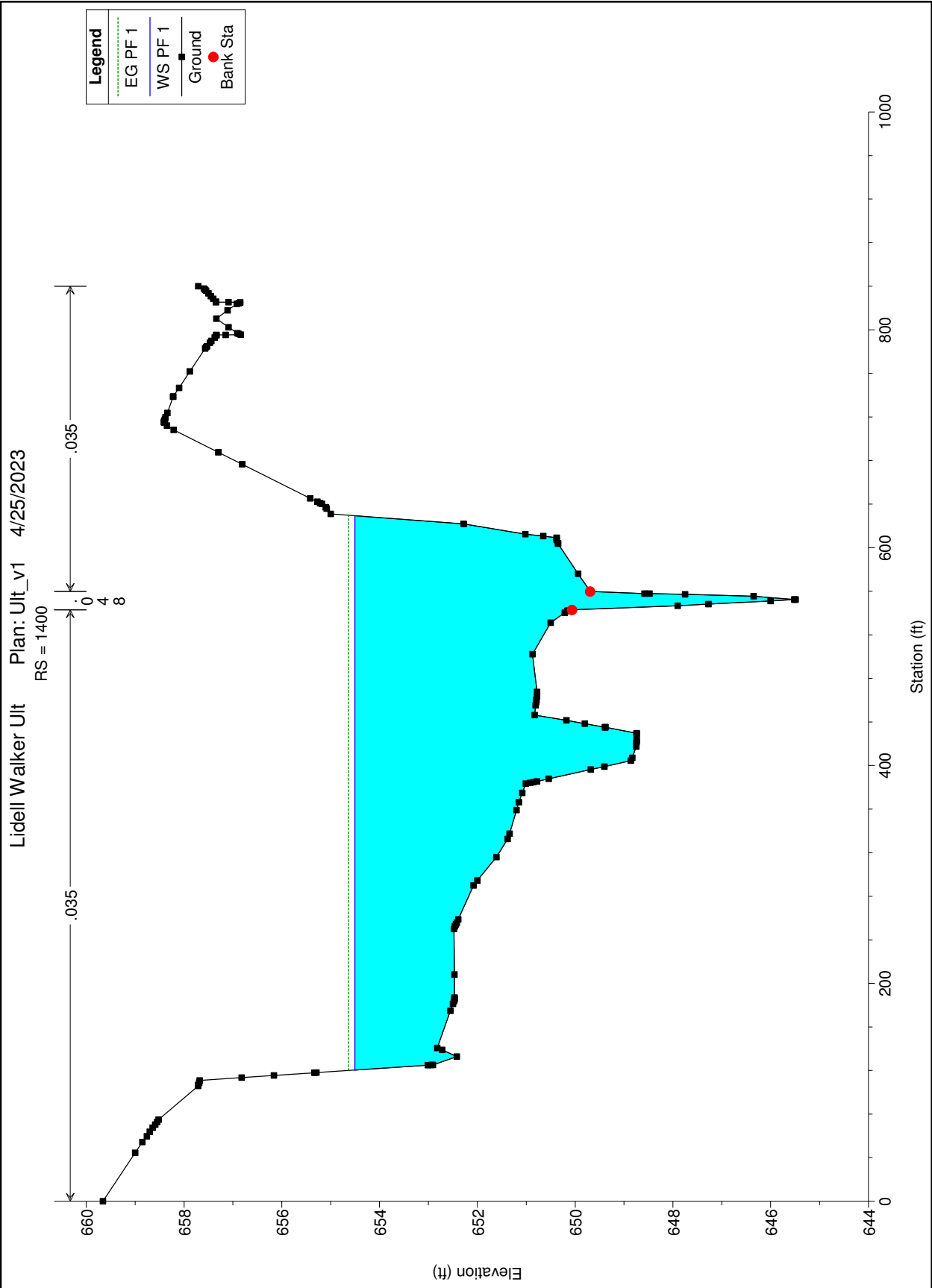


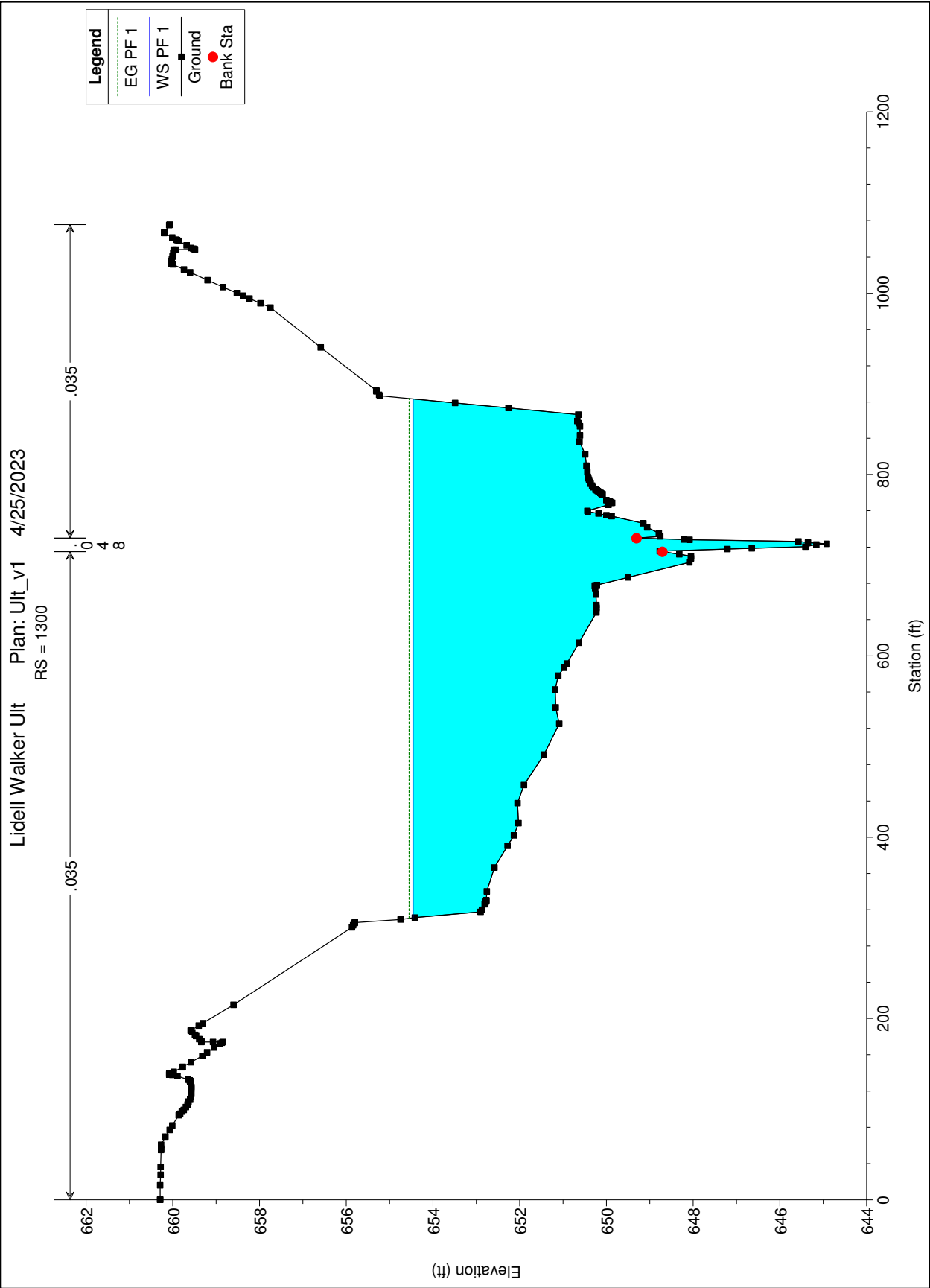


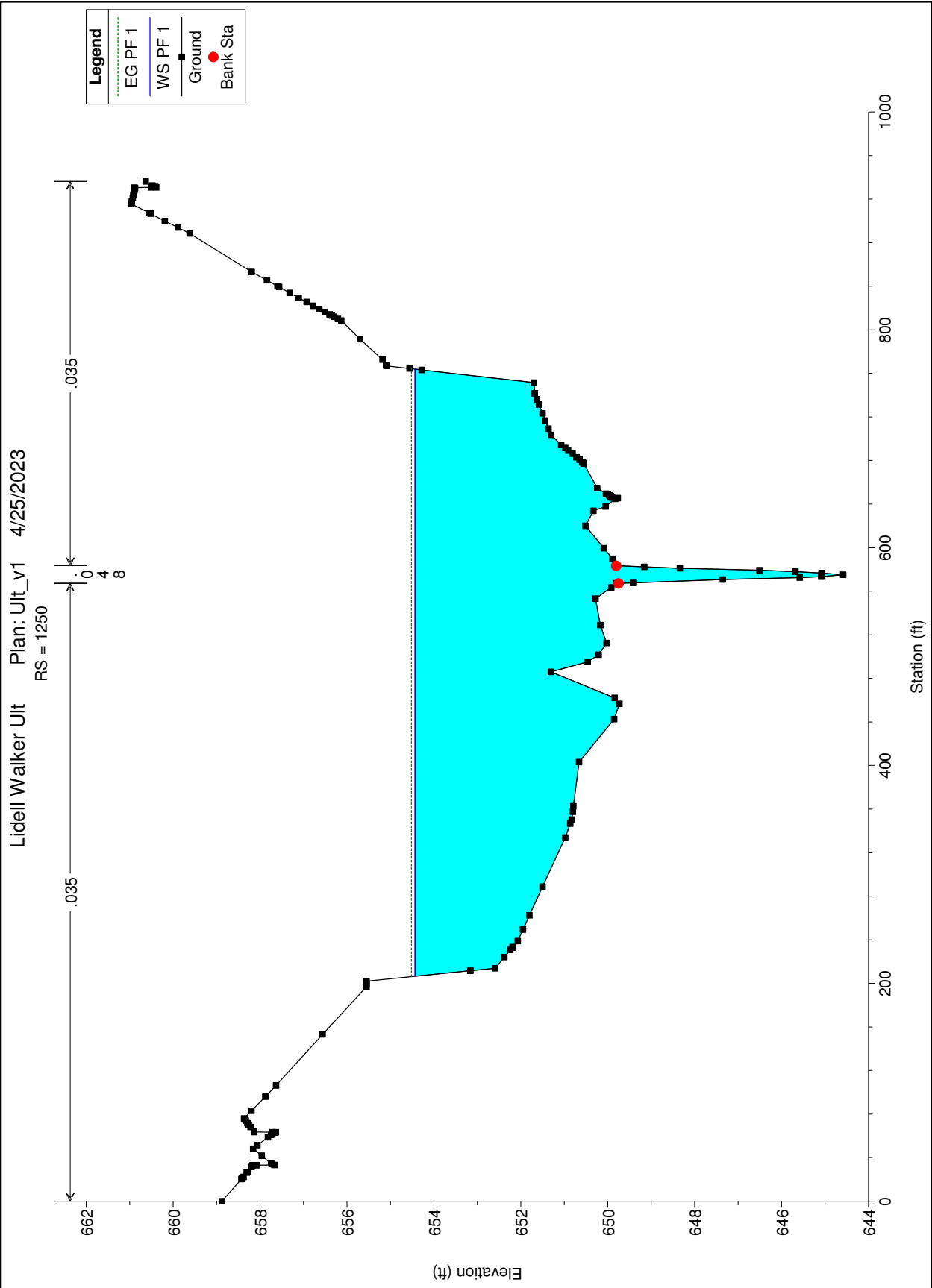


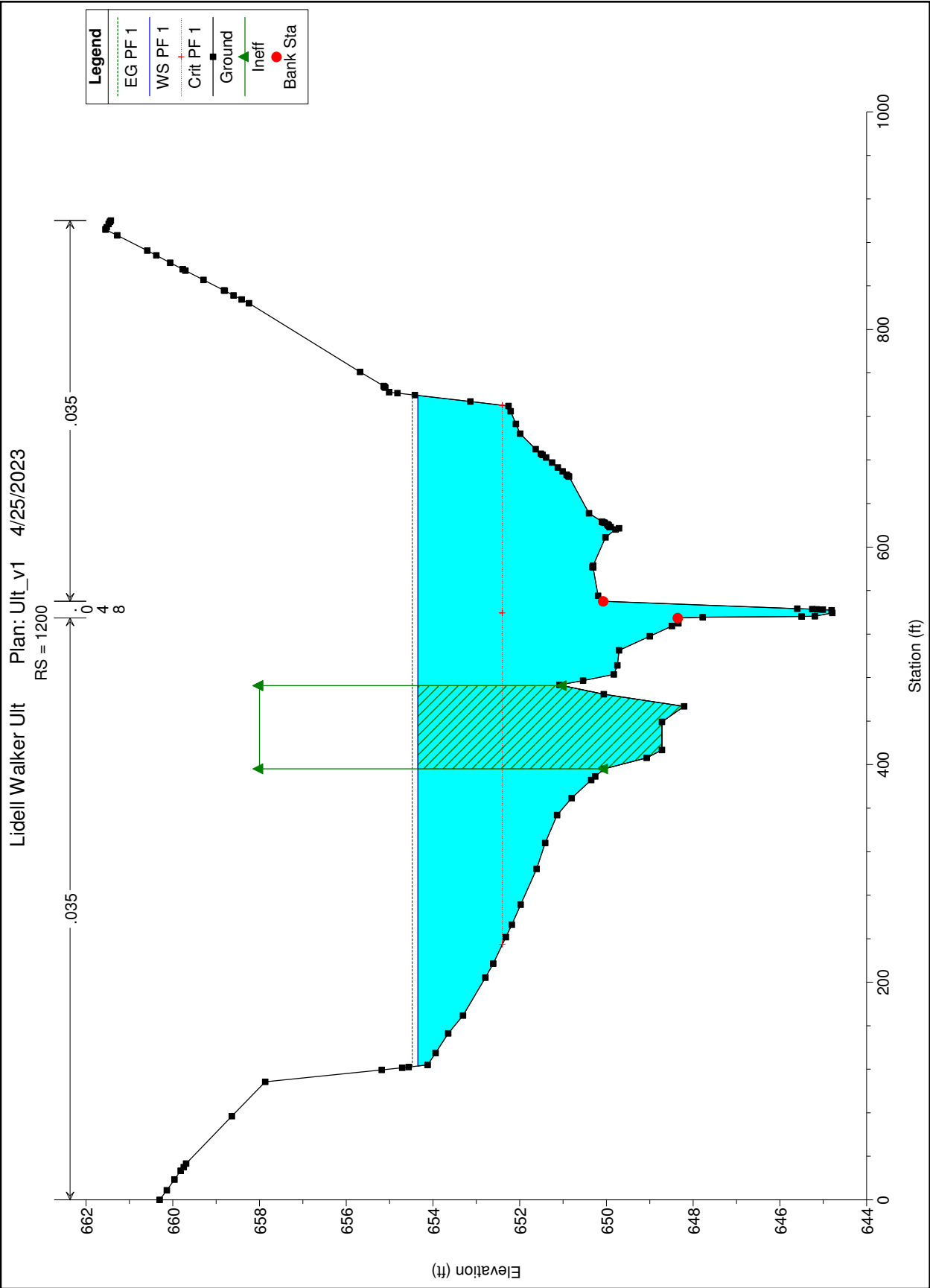


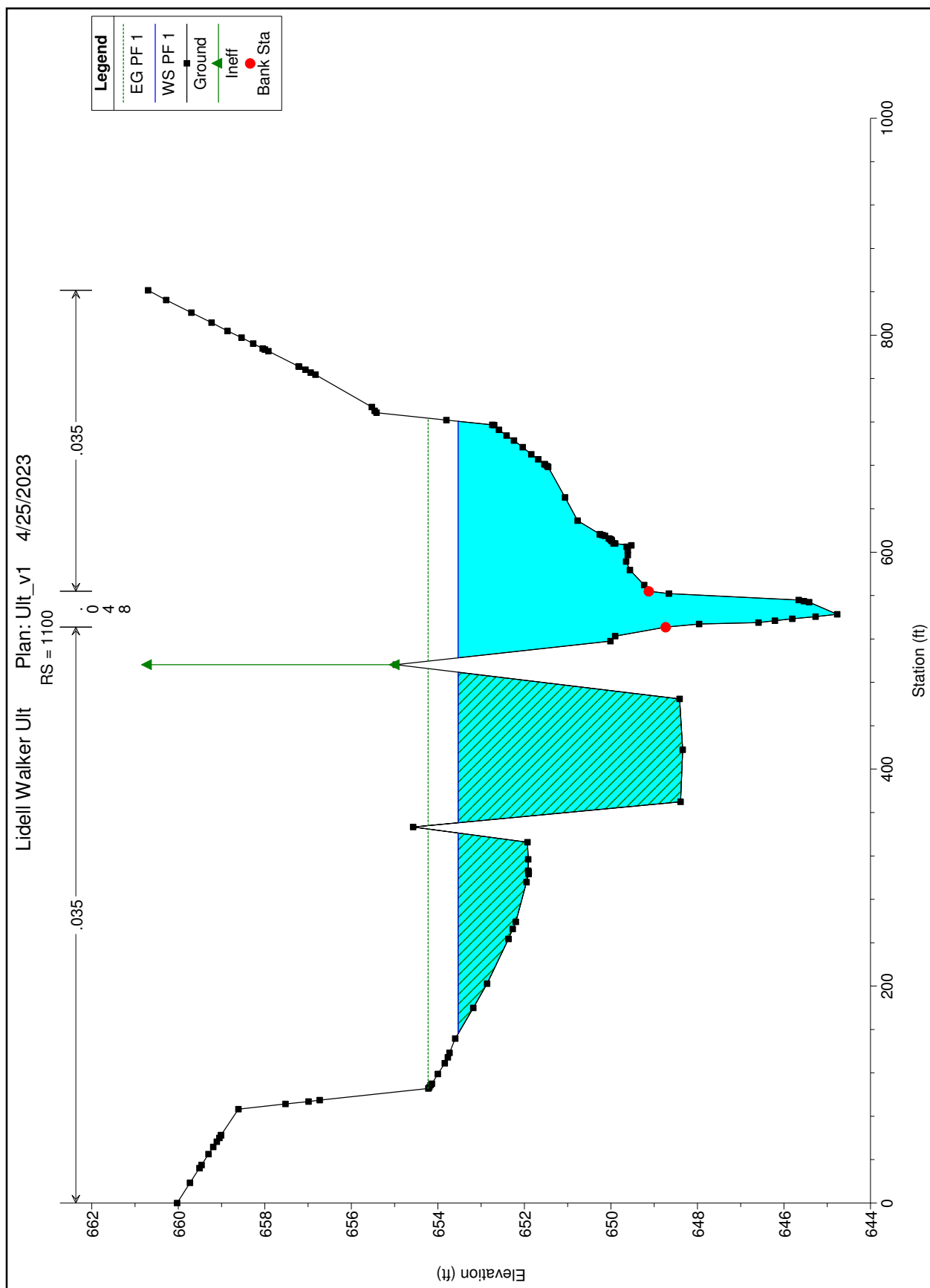


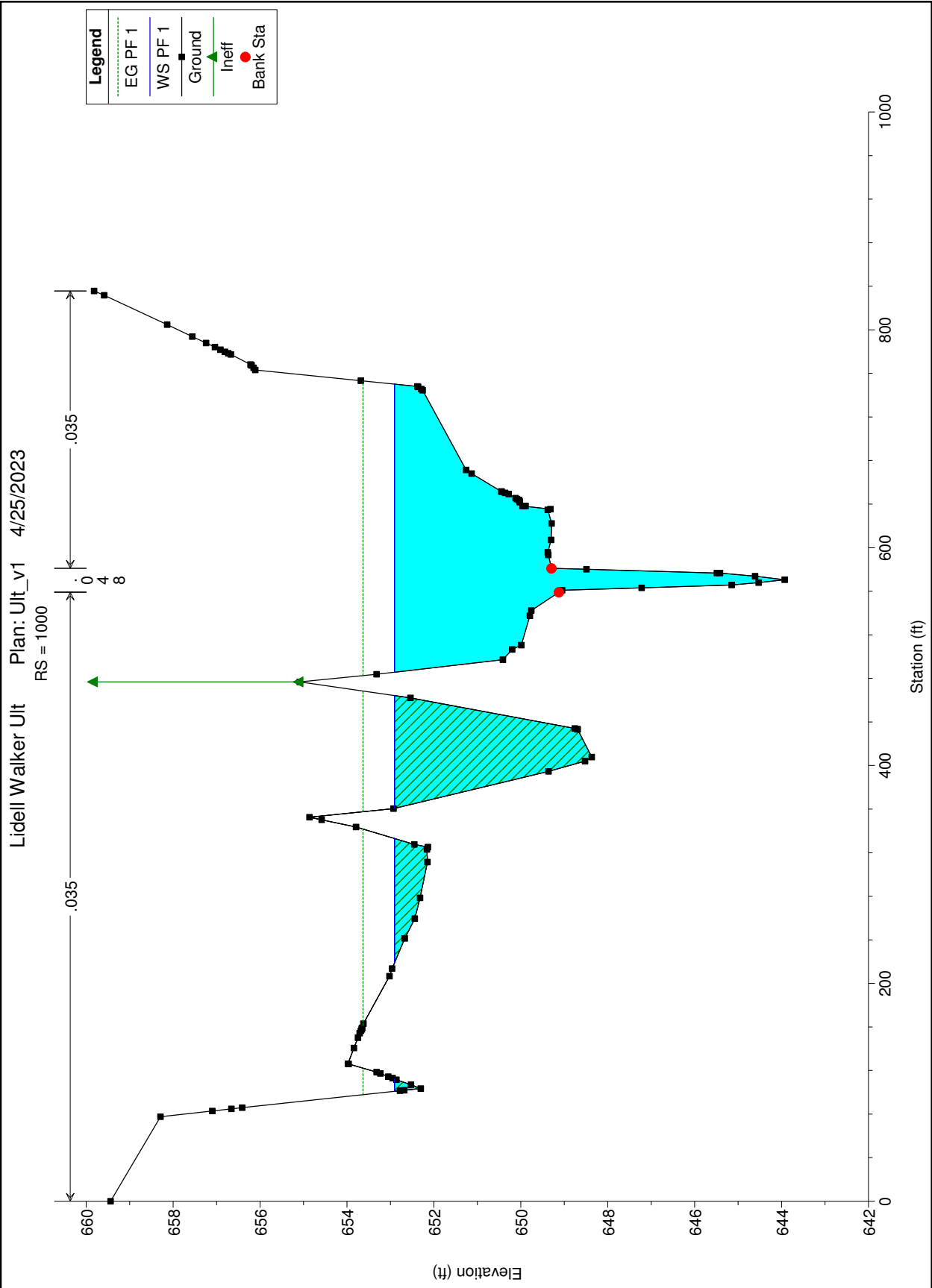




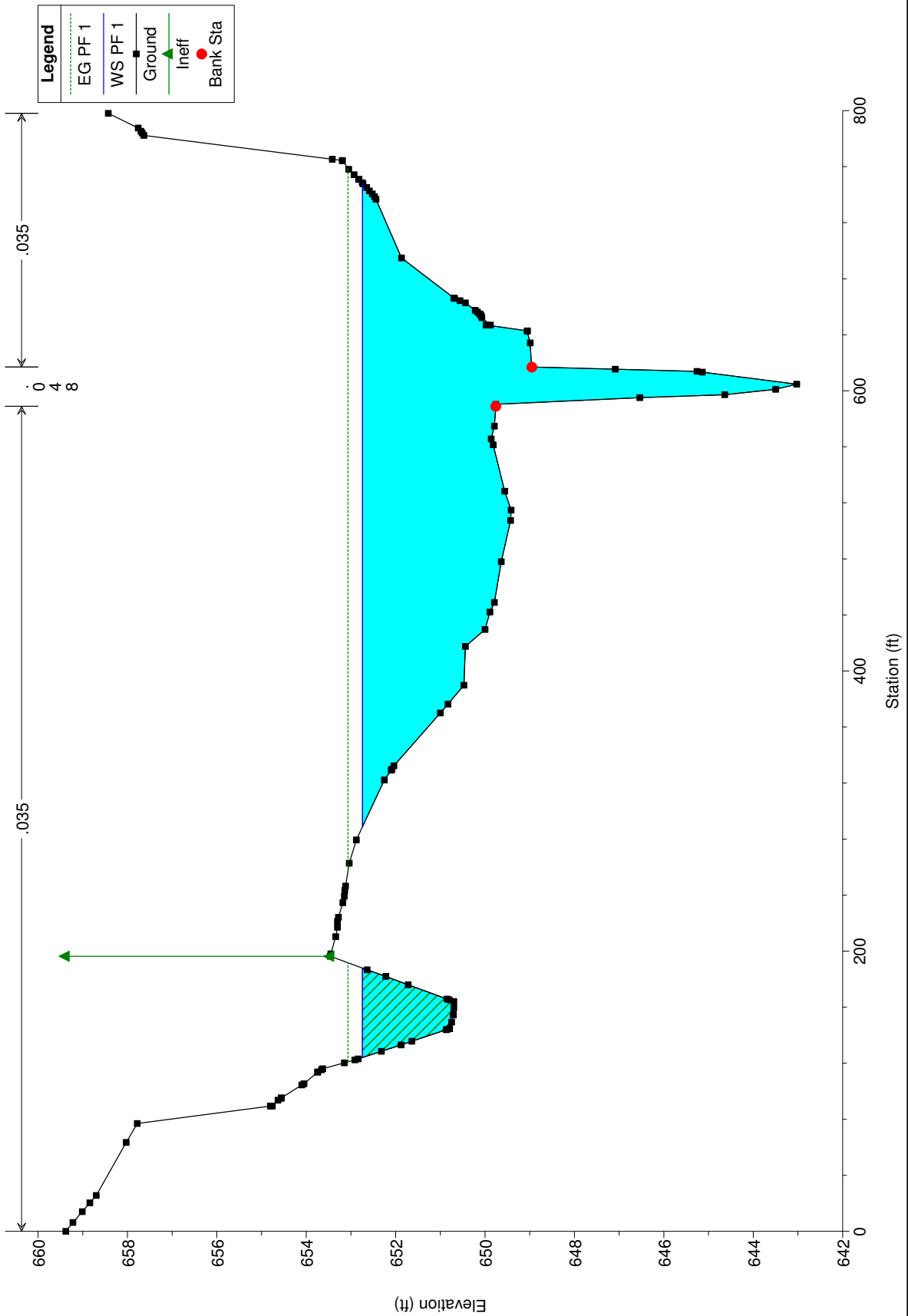


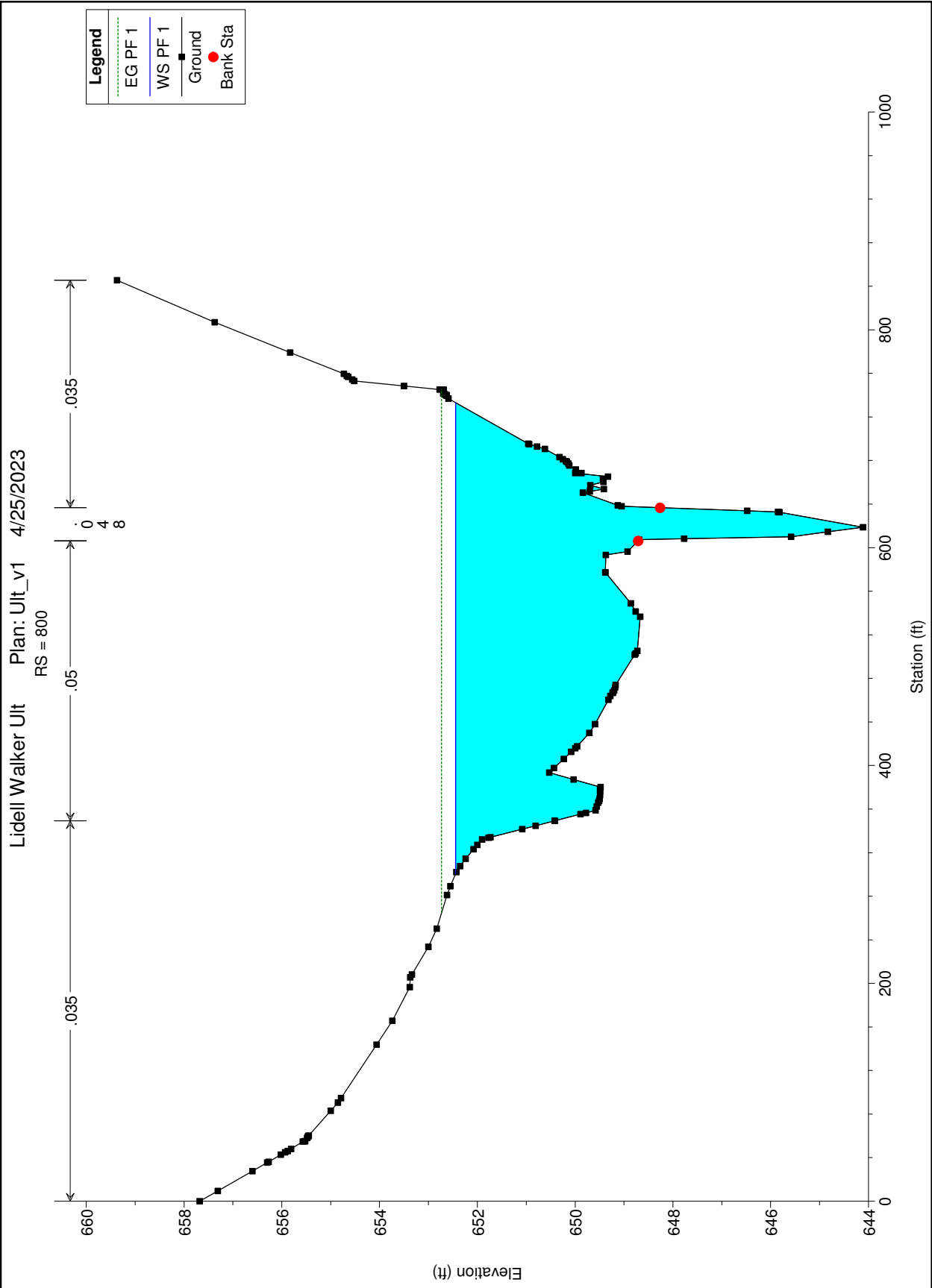


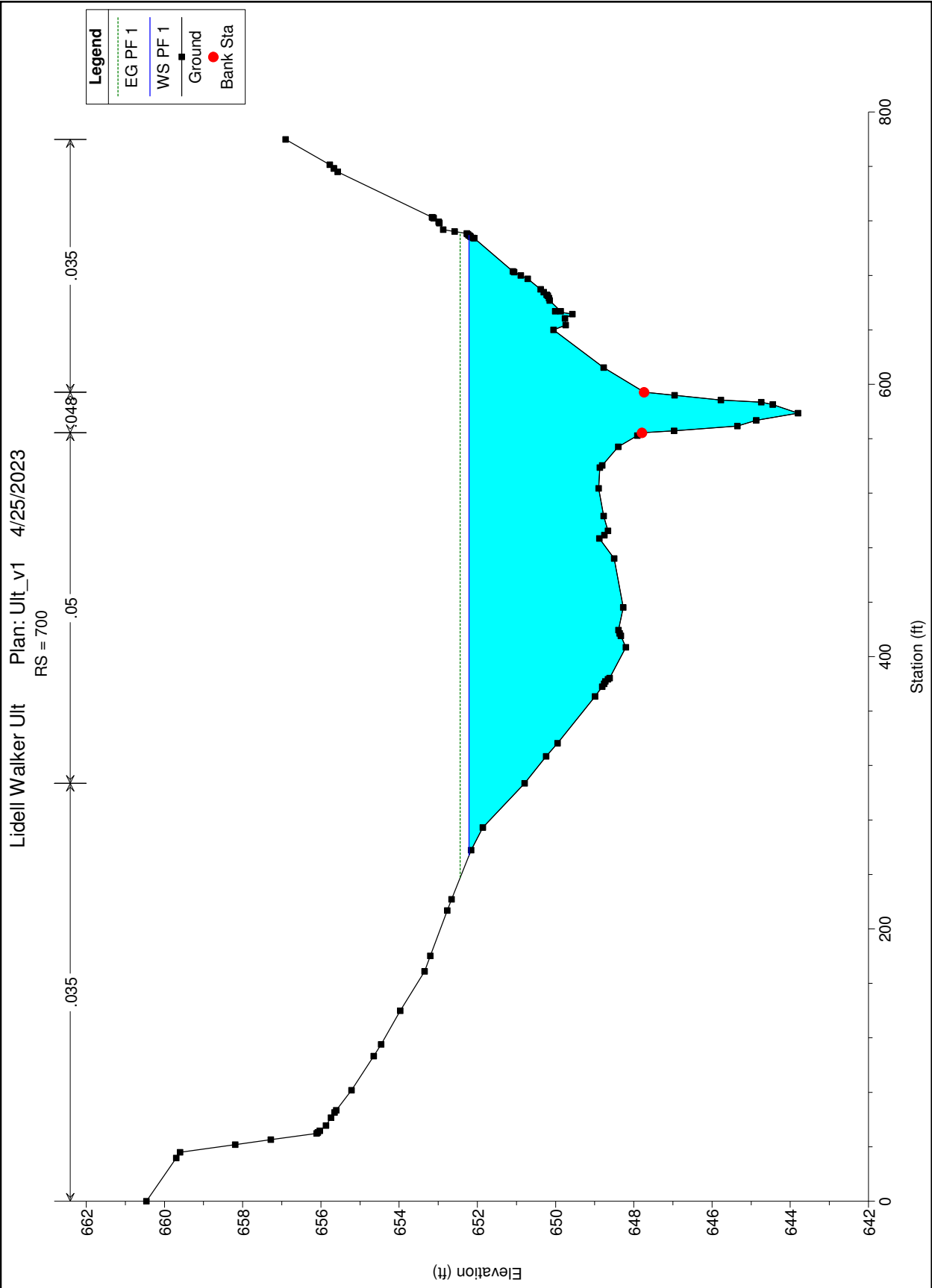


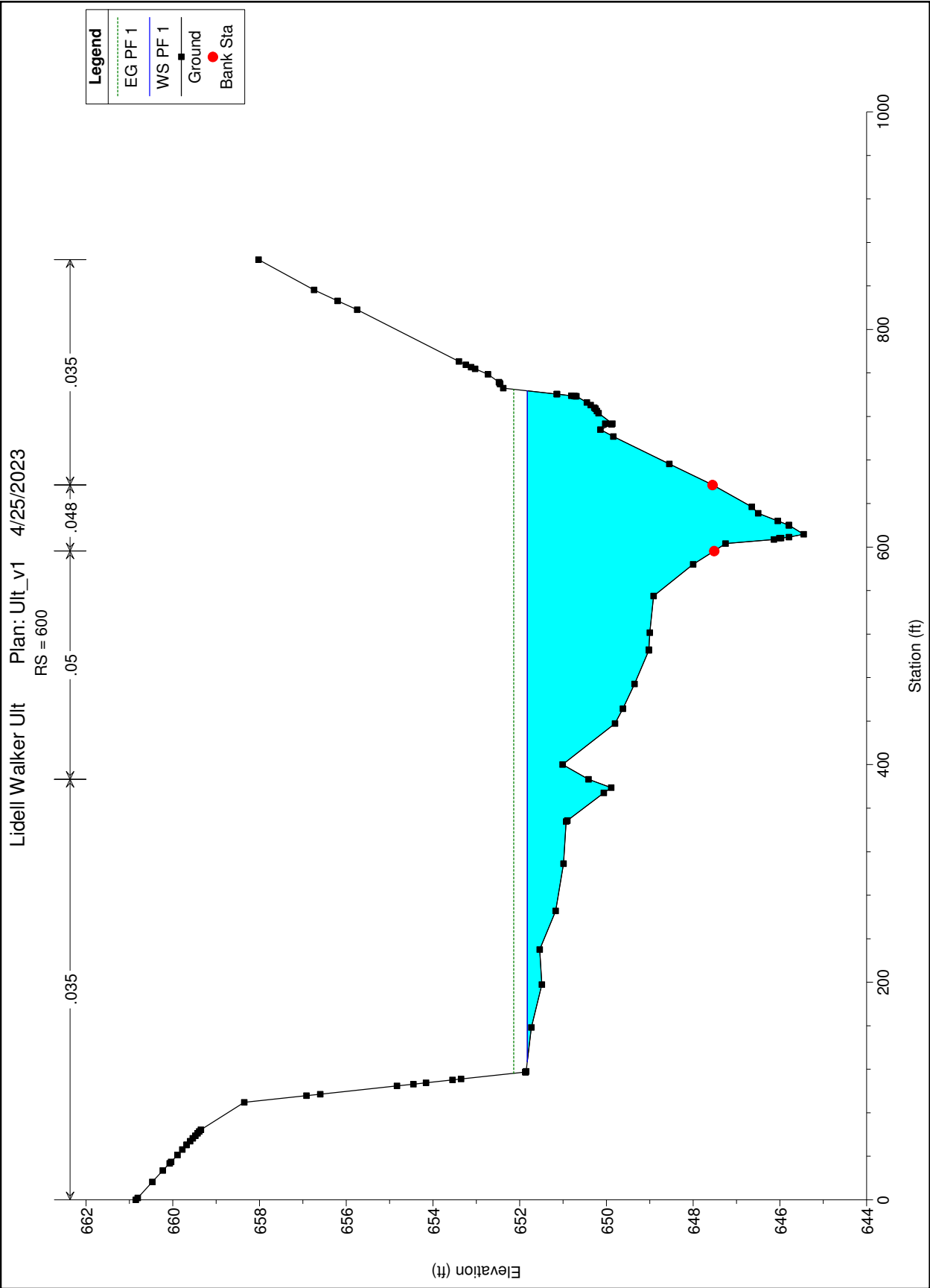


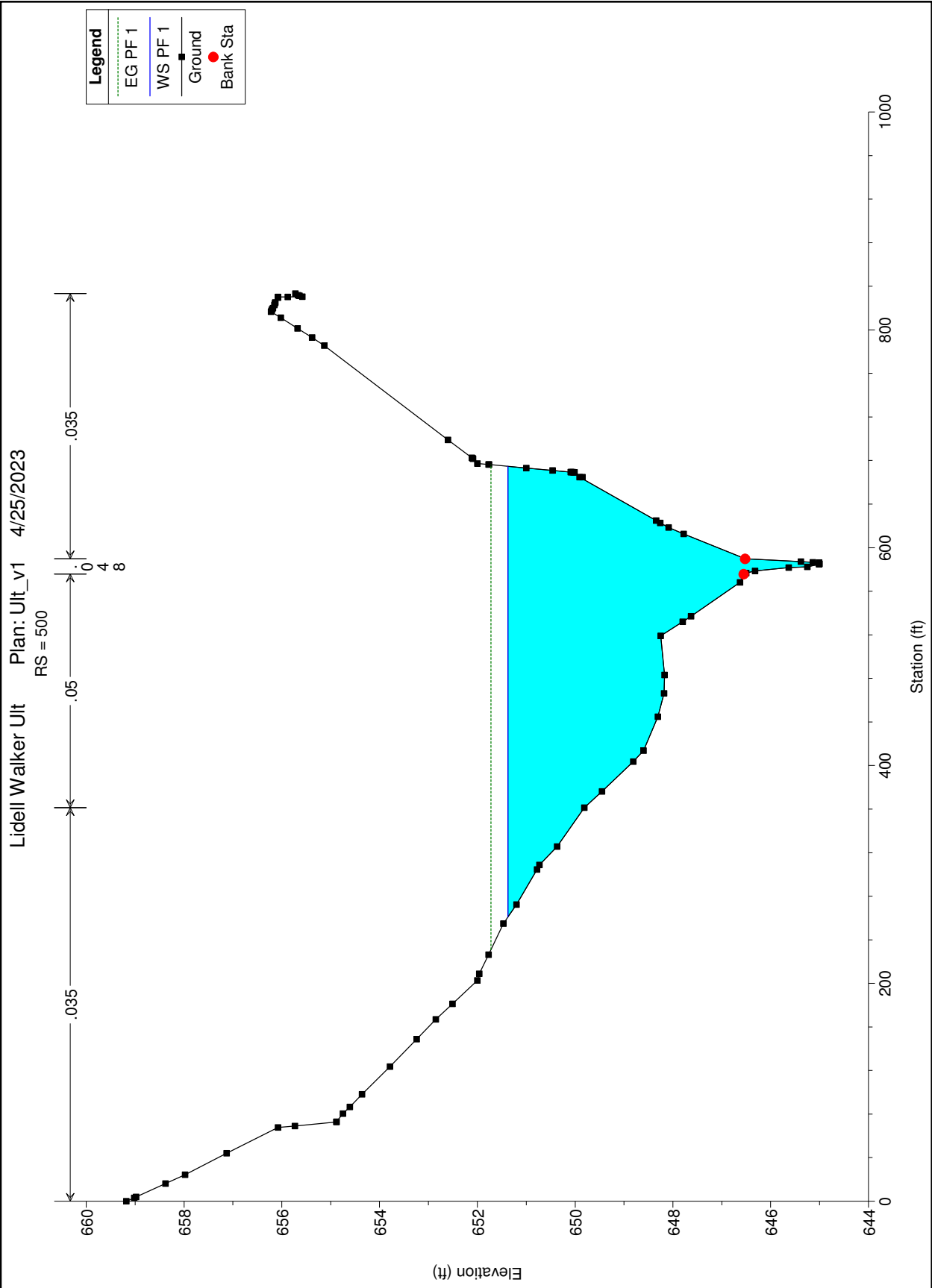
RS = 900

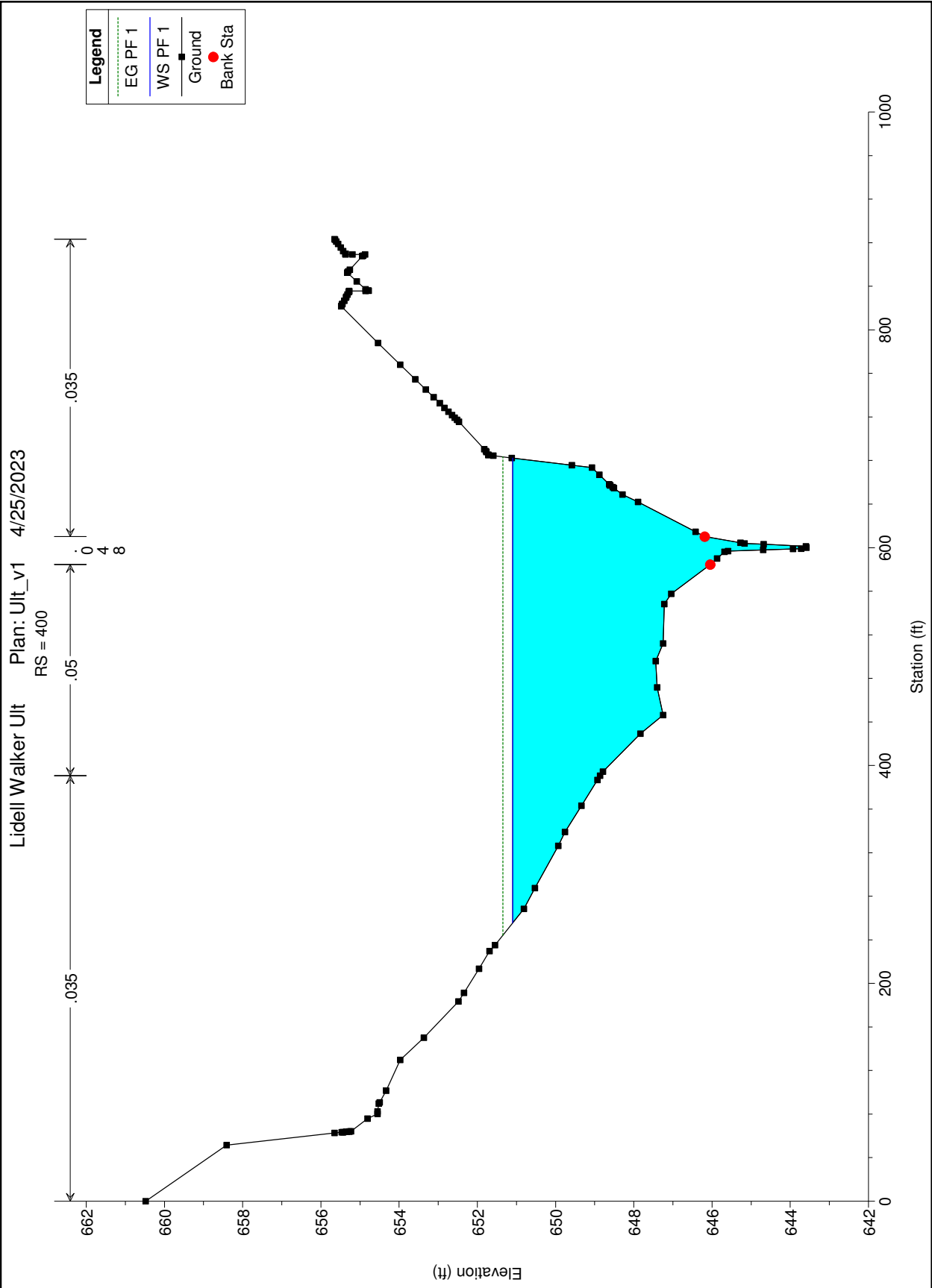


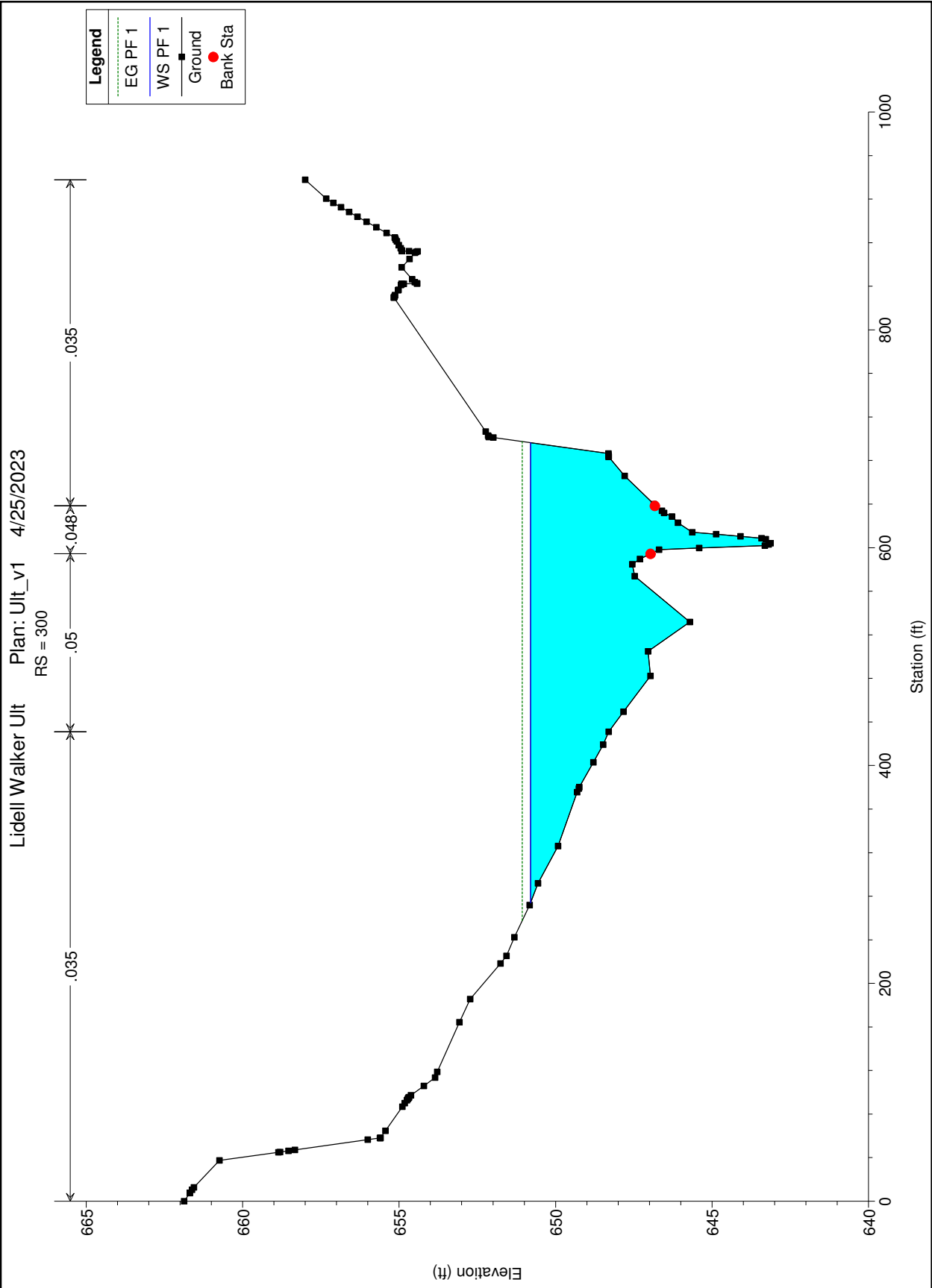


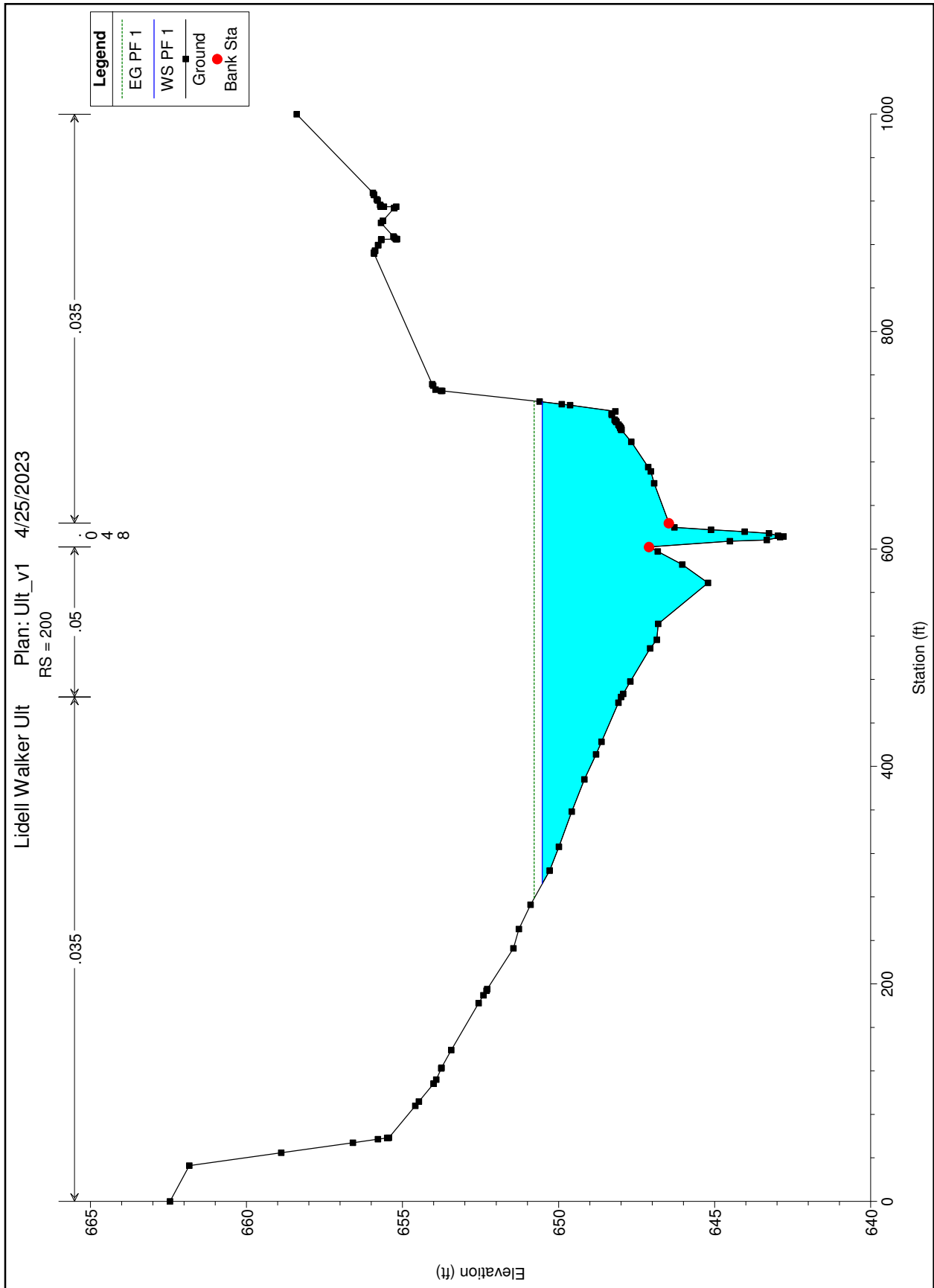


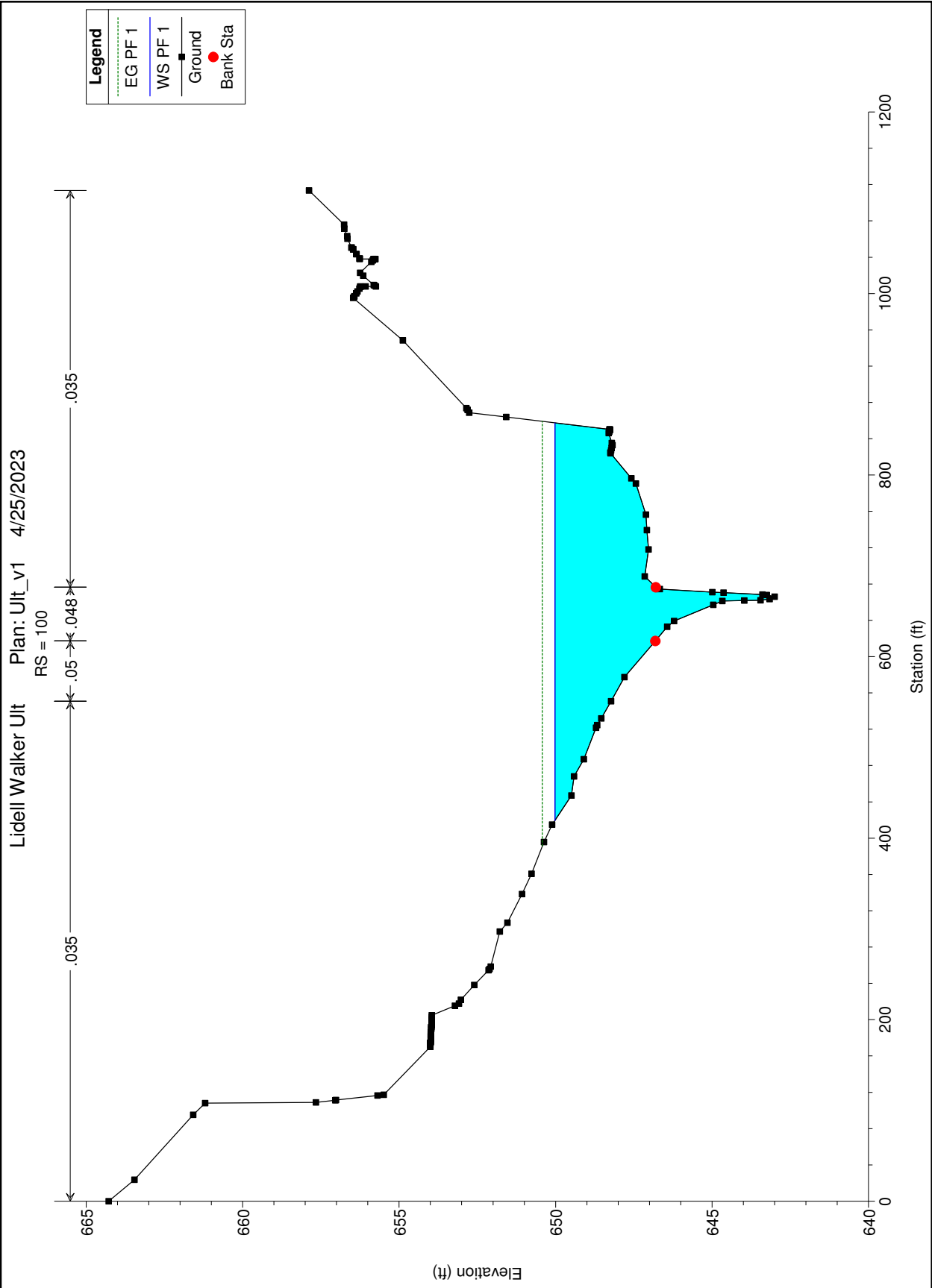


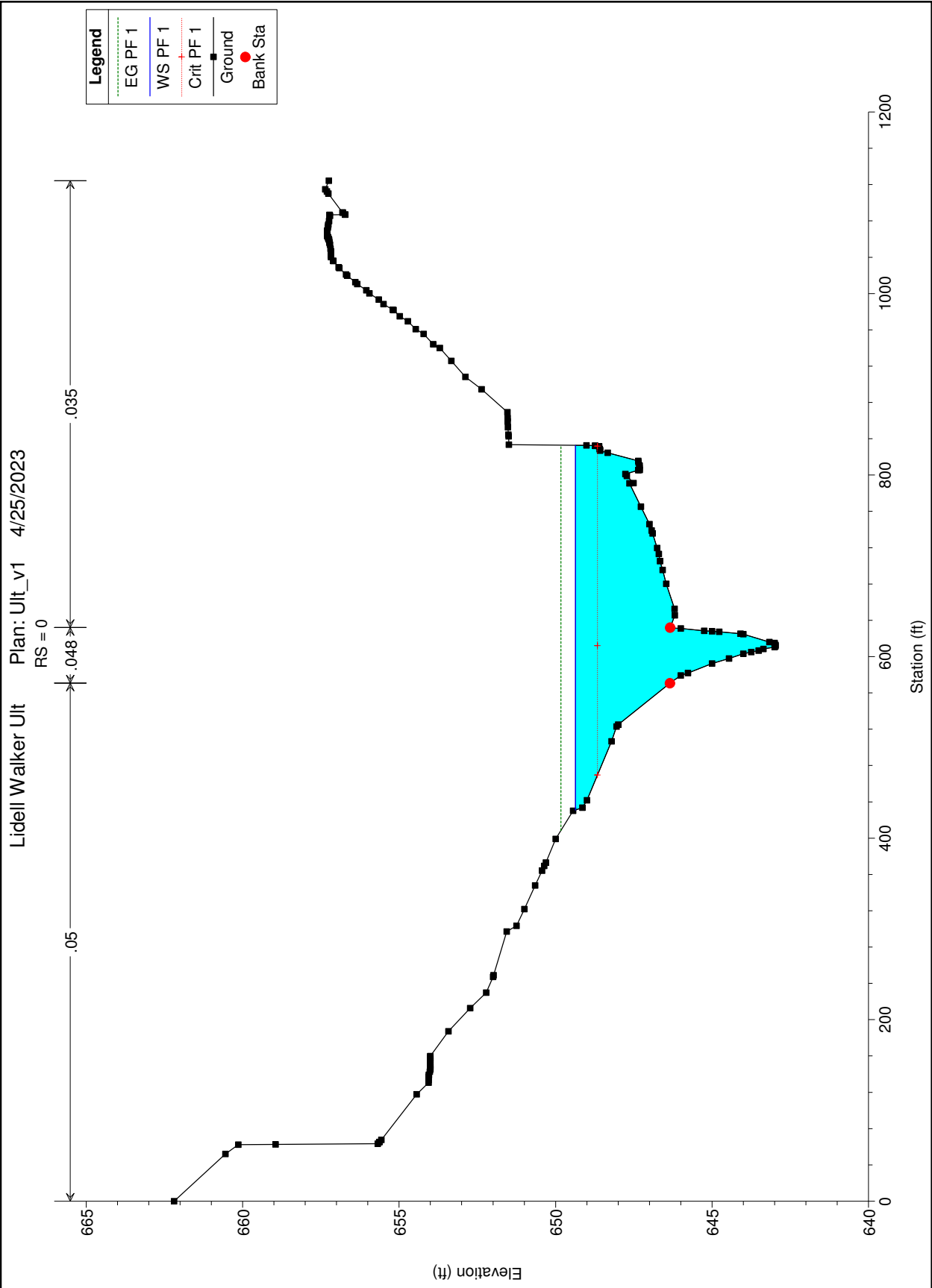












AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 901 Ed Schmidt Boulevard, to allow a drive-through facility (UDC 10.304.10).
Meeting: Tuesday, June 6, 2023
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

The proposal consists of an approximately 1.30 acres parcel, within the Ed Schmidt Commercial Addition. The property is currently zoned Local Business (B-1) and is in the Gateway Overlay District.

Adjacent Zoning and Uses:

WEST: SF-1, Vacant Residential Zoning

NORTH: B-2, Convenience Store

EAST: ETJ with Development Agreement (Upper Schmidts Creek PUD)

SOUTH: B-1, Vacant Commercial Zoning

SUMMARY OF REQUEST:

The applicant is proposing an approximately 6,360 sq ft restaurant and retail multi-tenant building with a drive-through. The applicant has submitted site development plans and is currently in the review process.

10.304.10 Accessory Uses

Accessory uses and structures are intended to allow property owners the full use of their property while maintaining the character of the surrounding area. Accessory uses and structures must be built and used only for the purposes that are secondary and normal to the principal use of the property and must be placed on the same lot with the principal use.

10.311.5 Drive-through facility

10.311.5.1 Definition

Drive-through facility: element of a business where goods or services are passed through exterior windows or mechanical devices to patrons in queued motor vehicles.

10.311.5.1 Permitted locations

Drive-through facilities are considered subject to specific use permit reviews as an accessory use for commercial uses in the B-1 district.

AGENDA ITEM REPORT

5.1.



The applicant will go through the Site Plan and Building Permit Process.

STAFF REVIEW:

Staff sent notices to 40 adjacent property owners within 600' and to date has received no responses.

Staff recommends approval of the Proposed SUP to allow a drive-through at the proposed El Pollo Rico restaurant.

Staff recommends approval of the Proposed SUP for warehouse with the following conditions:

- Drive-through facilities must be greater than 100 ft. from a residential zoning district.
- Applicants must meet all design standards for drive-through facilities in B-1 and B-2 zoning districts, which are addressed throughout Chapter 4 (Site design standards).

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Specific Use Permit Application And Master Application (PDF) 050223 - SIGNED
2. LOI
3. 901_Ed_Schmidt_Boulevard_El_Pollo_Rico_SUP_Drive_Thru_Newspaper_Map
4. Zoning Map
5. 2023-28733-901ESB-EIPolloRico-SP-Init-Plan(3-16-23)



**SPECIFIC USE PERMIT
APPLICATION**

Must be accompanied by a
Master Application
May 2019

City of Hutto Development Services
500 W. Live oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: El Pollo Rico Restaurant - Hutto

PROPERTY ADDRESS: 910 Ed Schmidt Blvd., Hutto, TX 78634

Current zoning district: Local Business (B-1) Current Use: Undeveloped

Proposed Use: Restaurant/Retail Code reference for specific use permit requirement: UDC 10.311.5.2

Current zoning: North of property: B-2 South of property: B-1
East of property: ETJ West of property: SF-1

FEES ☐ All required fees may be provided by cash, credit card or check made payable to: City of Hutto

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted.

- ☒ Complete Master application and Specific Use Permit application.
- ☒ Applicant has coordinated with staff on submittal requirements.
- ☒ Proof of ownership (copy of deed).
- ☒ Sketch of property by a registered professional land surveyor on (1) 8 1/2" x 11".
- ☒ Letter of intent explaining reason(s) for request.
- ☒ List of all property owners (from WCAD) within 200-ft of subject property.

REVIEW CRITERIA

- ☐ Uses requiring a specific use permit are listed in the permitted use tables of the UDC.
- ☐ Proposed use conforms to code requirements and is consistent with the comprehensive plan, community, neighborhood and other applicable land use and development plans.
- ☐ Proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.
- ☐ Site is a legal building lot.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/published/website notification).
- ☐ Notification required 16 days prior to scheduled meeting date (published).
- ☐ Notification required 16 days prior to scheduled meeting date (mailed).
- ☐ All final documents related to commission action are required 10 days prior to scheduled meeting date.
- ☐ All final documents related to city council action are required 10 days prior to scheduled meeting date.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Check No.	Fees paid	PZ Mtg. date	CC Mtg. date



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: El Pollo Rico APPLICATION TYPE: Special Use Permit

APPLICANT INFORMATION (property owner or authorized agent) This will be the City's official contact

Name: Stephen R. Jamison, P.E.

Company Name: Jamison Civil Engineering, LLC

Address: 13812 Research Blvd. #B-2

Phone: 737-484-0880 Email: Steve@jamisoneng.com

PROPERTY INFORMATION

Address: 910 Ed Schmidt. Blvd. Hutto, TX 78634

Legal Description: Lot(s) 1 Block A Subdivision Ed Schmidt Commercial Addition

Deed Reference: Volume _____ Page(s) _____ or Document No. 2022036756

City Limits or ETJ: City Limits Current Zoning District: Local Business (B-1)

PROPERTY OWNER INFORMATION

Name: Rehman Momin

Company Name: Limmer Investments, LLC

Address: 1201 N. Industrial Blvd. Round Rock, TX 78681

Phone: 512-785-7477 Email: Elpolloricotx@gmail.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

[Signature]
Property Owner Signature

Rehman Momin
Property Owner Printed Name

5/2/23
Date

THE STATE OF TEXAS

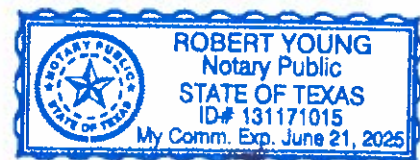
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Rehman Momin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 2 day of May, 2023 A.D.

[Signature]
Notary Public Signature

Robert Young
Notary Public Printed Name



If there are multiple property owners attach separate page(s) with notarized signature(s)

Revised 2022

May 5th, 2023

The City of Hutto
500 W. Live Oak Street
Hutto, Tx. 78634

Re: El Pollo Rico Restaurant – Hutto – Specific Use Permit

To whom it may concern,

We are respectfully requesting a Specific Use Permit for the proposed El Pollo Rico Restaurant – Hutto, located at 910 Ed Schmidt Blvd., Hutto, Tx 78634.

This Specific Use Permit will allow for a drive-through facility at the proposed El Pollo Rico Restaurant site. This drive-through will equip the proposed restaurant to better serve their customers and community.

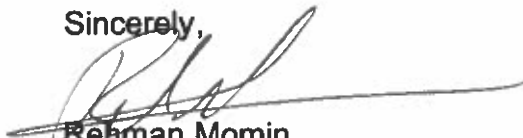
Under the Local Business (B-1) zoning, we are required to obtain a Specific Use Permit in order to operate a drive-through facility and remain in compliance of with UDC 10.311.5.2.

RELATED PROJECT

A similar project (Golden Chick) with the same zoning (Local Business - B-1), located at 405 Farm to Market 685, Hutto, Tx 78634, is approved with a drive-through facility.

Should you have any questions or comments, please feel free to contact our office.

Sincerely,



Rehman Momin
Limmer Investments, LLC

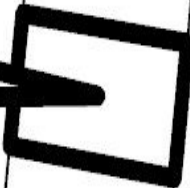
901 Ed Schmidt Boulevard - El Pollo Rico - SUP (Drive-Thru)



LIMMER-LOOP

CR-119

R624597



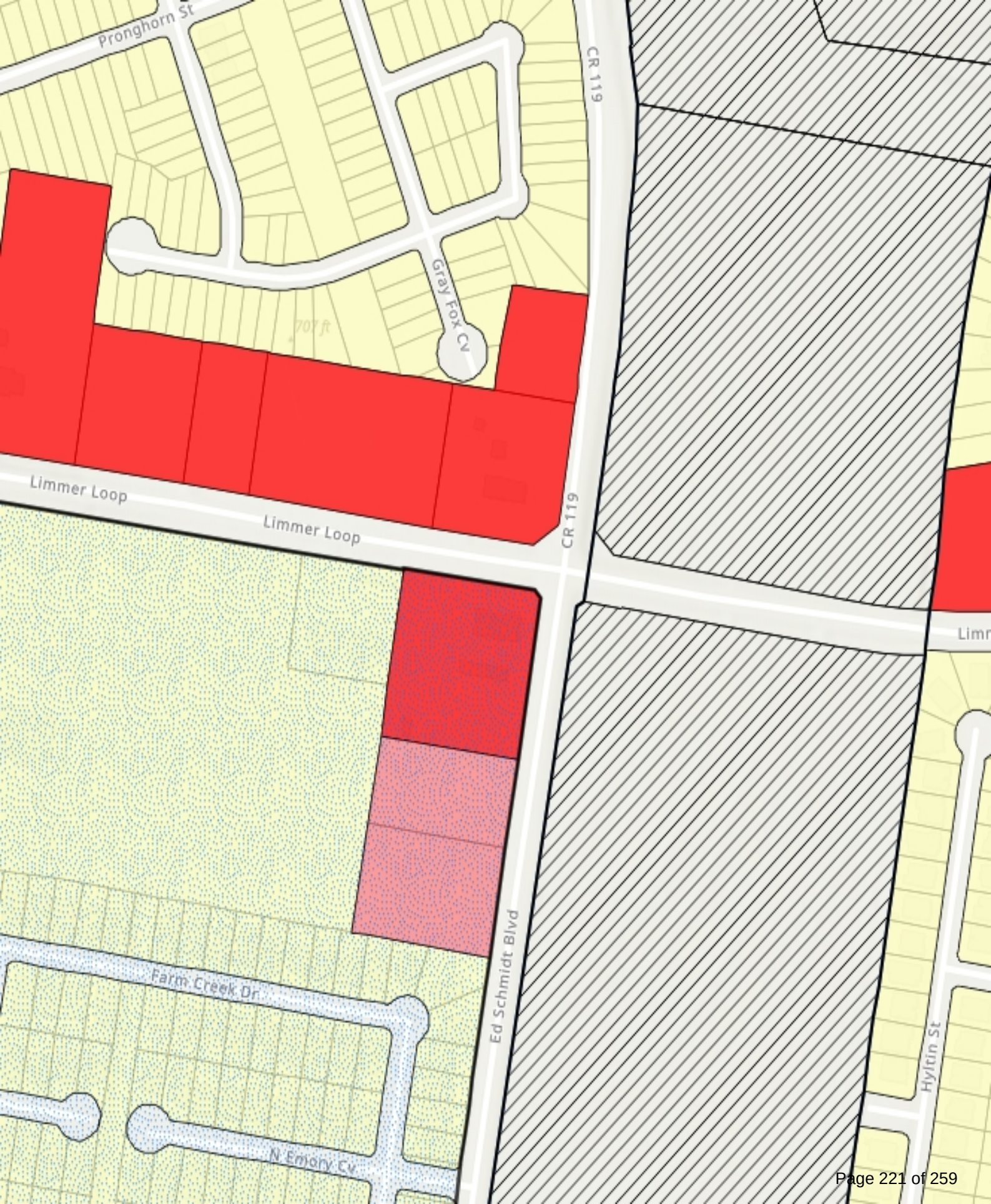
ED-SCHMIDT-BLVD

HYLTON-ST

0 250 500 1,000

Feet

This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.



OWNER/DEVELOPER: LIMMER INVESTMENTS, LLC
CONTACT: REHMAN MOMIN
1201 N. INDUSTRIAL BLVD.
ROUND ROCK, TEXAS 78681
(512) 785-7477

ENGINEER: JAMISON CIVIL ENGINEERING LLC
CONTACT: STEPHEN R. JAMISON, P.E.
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
(737) 484-0880

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
CONTACT: STEVEN P. TIMBERLAKE
3500 McCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

LANDSCAPE ARCHITECT: MHB LANDSCAPE ARCHITECT
CONTACT: MARK BROOKS
544 MILITARY DRIVE
CANYON LAKE, TEXAS 78133
(512) 448-0137

TxDOT DRAINAGE NOTE:

DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES

FLOOD PLAIN NOTE:

NO PORTION OF THIS PROJECT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48491C0520F WILLIAMSON COUNTY, TEXAS EFFECTIVE DECEMBER 20, 2019.

GENERAL NOTES:

- THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO INSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
- CONTRACTOR SHALL CALL THE ONE CALL CENTER (1-800-245-4545 OR 1-800-545-6005) OR DIG TESS (1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN EASEMENTS OR STREET R.O.W.
- ALL CONSTRUCTION OPERATIONS AROUND SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)

ZONING:

THIS TRACT IS ZONE LOCAL BUSINESS (B-1), PER CITY OF HUTTO MAP DATED FEBRUAY 2019.

LEGAL DESCRIPTION:

LOT 1 ED SCHMIDT COMMERCIAL ADDITION DOC. #2022002381

BENCHMARK:

TBM #1: MAG NAIL WITH WASHER SET IN THE SOUTHWEST CORNER OF A CONCRETE UTILITY VAULT.

ELEVATION = 706.19'
VERTICAL DATUM: NAVD 88 (GEOID 09)

TBM #2: MAG NAIL WITH WASHER SET IN THE SOUTHEAST CORNER OF A CONCRETE SIDEWALK, +/- 30' WEST OF THE WEST EDGE OF ASPHALT OF ED SCHMIDT BOULEVARD AND +/- 388' SOUTH OF THE INTERSECTION OF ED SCHMIDT BOULEVARD AND LIMMER LOOP.

ELEVATION = 707.65'
VERTICAL DATUM: NAVD 88 (GEOID 09)

REVISIONS				
NO.	DESCRIPTION	REVISION/ ADDD)	TOTAL # SHEETS IN PLAN SET	APPROVED/DATE

LIMITATION OF LIABILITY - JAMISON CIVIL ENGINEERING LLC ASSUMES NO LIABILITY FOR ANY DESIGN OR DRAWINGS IN THESE PLANS THAT ARE NOT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER EMPLOYED BY THE FIRM. OTHER CONSULTANTS' WORK SHOWN IN THESE PLANS IS THE RESPONSIBILITY OF THE CONSULTANT WHO PREPARED SUCH WORK, AND IS INCLUDED IN THIS PLAN SET FOR REVIEW REQUIREMENTS ONLY.

SITE PLAN COMPONENTS - ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. JAMISON CIVIL ENGINEERING LLC IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING AND STRUCTURAL IMPROVEMENTS BY OTHERS.

STRUCTURAL COMPONENTS - ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER. STRUCTURAL DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S STRUCTURAL ENGINEER.

PAVEMENT DESIGN - PAVEMENT DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S GEOTECHNICAL CONSULTANT. JAMISON CIVIL ENGINEERING LLC MAKES NO WARRANTY OR GUARANTEE AS TO ITS SUITABILITY, AND ASSUMES NO LIABILITY THEREFOR.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, CITY OF HUTTO MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

ALL SIGNAGE REQUIRES
SEPARATE PERMIT. SIGN
DRAWING INCLUDED IN
BUILDING PLANS ARE NOT
PART OF CITY APPROVAL.

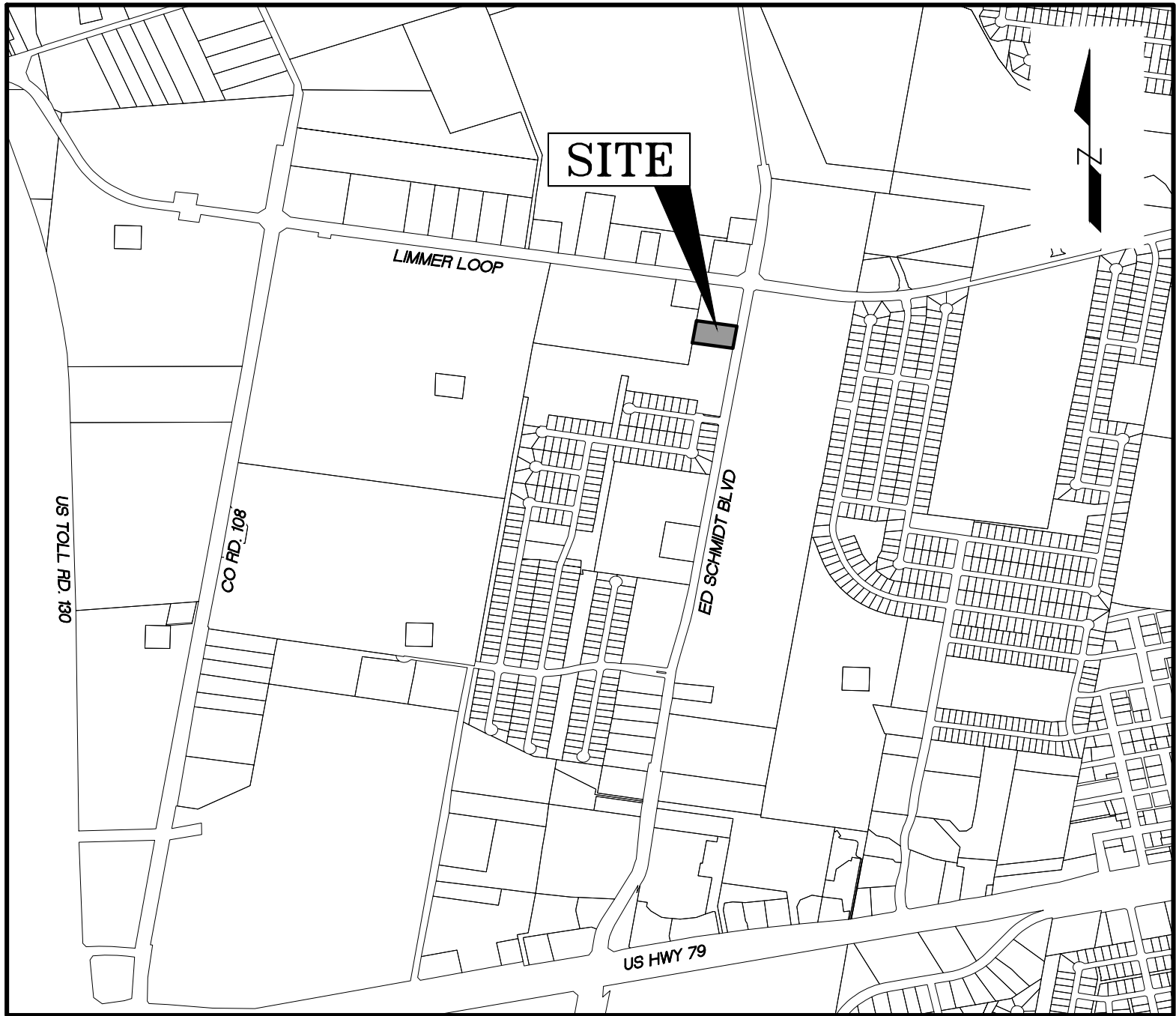


Received 3/16/2023



CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

SITE DEVELOPMENT PLANS FOR EL POLLO RICO RESTAURANT - HUTTO ED SCHMIDT BLVD. HUTTO, TEXAS 78634



LOCATION MAP
N.T.S.

SHEET INDEX

- | | |
|----|---------------------------------------|
| 01 | COVER SHEET |
| 02 | FINAL PLAT |
| 03 | FINAL PLAT |
| 04 | GENERAL NOTES |
| 05 | EXISTING CONDITIONS & DEMOLITION PLAN |
| 06 | EROSION SEDIMENTATION CONTROL PLAN |
| 07 | SITE PLAN |
| 08 | PAVING PLAN |
| 09 | GRADING PLAN |
| 10 | EXISTING DRAINAGE CONDITIONS |
| 11 | PROPOSED DRAINAGE CONDITIONS |
| 12 | DETENTION POND & CALCULATIONS |
| 13 | UTILITY PLAN |
| 14 | GENERAL DETAILS |
| 15 | GENERAL DETAILS |
| 16 | GENERAL DETAILS |
| 17 | GENERAL DETAILS |
| 18 | GENERAL DETAILS |
| 19 | LANDSCAPE PLAN |
| 20 | IRRIGATION PLAN |
| 21 | IRRIGATION DETAILS |
| 22 | PHOTOMETRIC PLAN |
| 23 | EXTERIOR ELEVATIONS |

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, STEPHEN RAY JAMISON, DO HEREBY CERTIFY THAT THE PUBLIC WORKS IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORMWATER POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

SUBMITTED BY:

STEPHEN RAY JAMISON, P.E.
JAMISON CIVIL ENGINEERING, LLC
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
(737) 484-0880

12/09/2022

DATE

JAMISON CIVIL ENGINEERING LLC

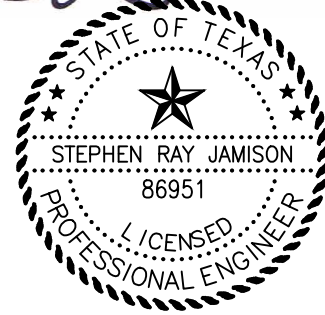
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

JCE

EL POLLO RICO RESTAURANT - HUTTO

COVER SHEET
ED SCHMIDT BLVD.
HUTTO, TEXAS 78634

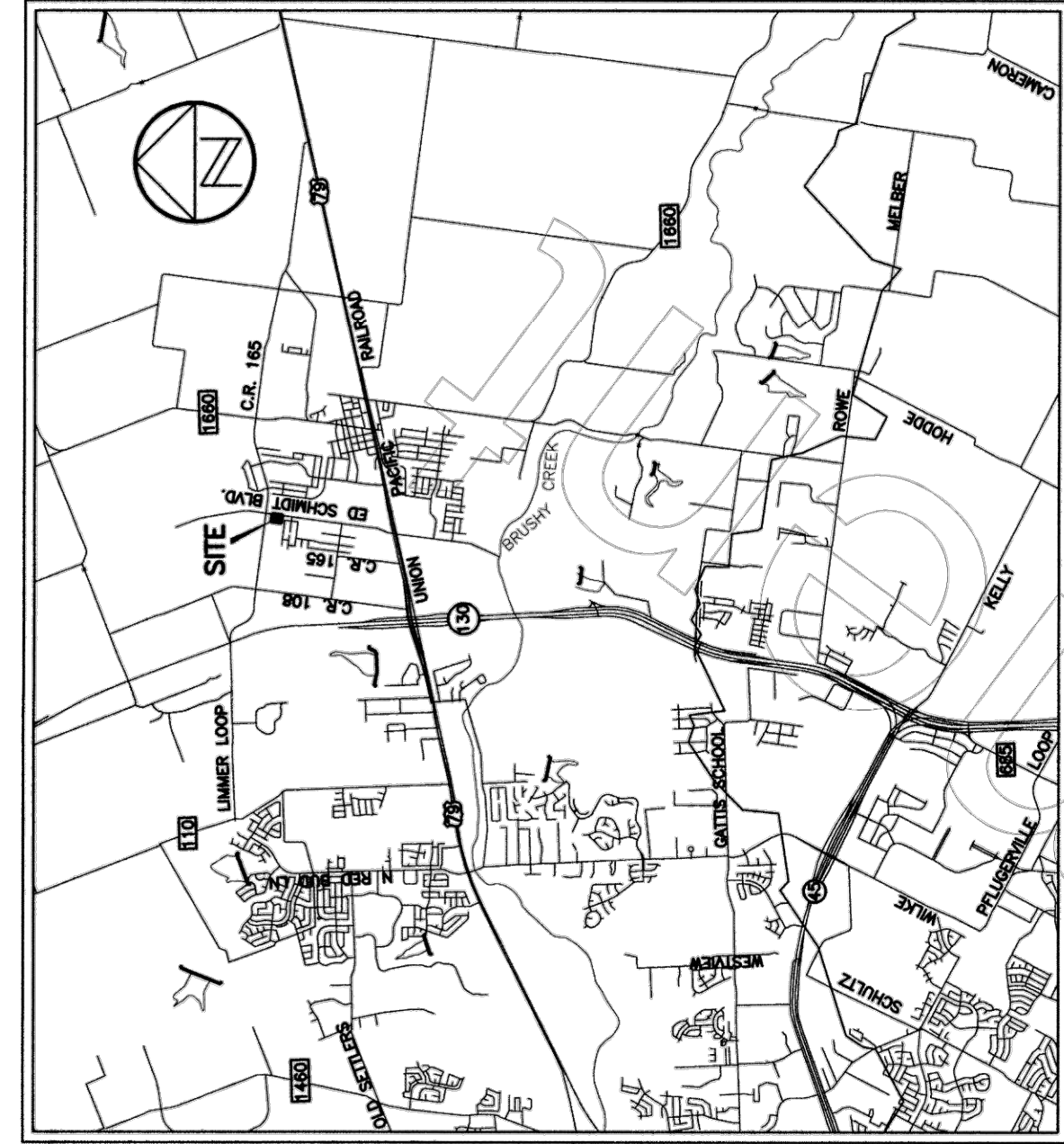
The seal appearing on
this document was
authorized by
Stephen Ray Jamison
12/09/2022



File:EL POLLO RICO.DWG	Job No.	Snapshot:	Scale (Hor.):	Scale (Vert.):	Checked By: SRJ	Drawn By: JCE

SHEET
01 of 23

ED SCHMIDT COMMERCIAL ADDITION



LIMMER LOOP
(R.O.W. WIDTH VARIES)

LOT 2, BLOCK H
CHURCH TRACT
(CC/177)

LOT 1, BLOCK A
LIMMER LOOP
COMMERCIAL SUBDIVISION
(2017083030)

5060.15 SQ. FT.
RIGHT-OF-WAY
(2017083030)

N07°33'57"E 103.22'

S82°52'35"E 313.79'
(S82°47'58"E 313.53')

NATHANIEL
EDWARDS 225
SURVEY, ABS.

LOT 1, BLOCK H
EMORY FARMS
CHURCH TRACT
(CC/177)

LOT 1
1.300 ACRES
COMMERCIAL
ZONED B-1

15' DRAINAGE
EASEMENT
(2015112403)

15' WASTEWATER
EASEMENT
(2014053984)

LOT 14
BLOCK H

LOT 15
BLOCK H

LOT 13
BLOCK H

LOT 12
BLOCK H

LOT 11
BLOCK H

FARM CREEK DRIVE
(50' R.O.W.)

LOT 10
BLOCK H

BENCHMARK INFORMATION:
TBM #1: MAG NAIL WITH WASHER SET IN THE SOUTHWEST
CORNER OF A CONCRETE UTILITY VAULT.
ELEVATION = 706.19'
VERTICAL DATUM: NAD 83 (GEOID 09)

BEARING BASIS: THE TEXAS COORDINATE
SYSTEM (NAD 83) ZONE, 14N
BASED ON GPS SOLUTIONS FROM THE
NATIONAL GEODETIC SURVEY (NGS) ON-LINE
POSITIONING USER SERVICE (OPUS).

RECORDERS MEMORANDUM
All or parts of the text on this page was not
clearly legible for satisfactory recordation

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - 1/2" REBAR WITH "DOUCET" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - △ CALCULATED POINT
 - ⊕ BENCHMARK LOCATION
 - J.U.A.E. JOINT USE ACCESS EASEMENT
 - () RECORD INFORMATION

OWNER: MAWE, LLC
ADDRESS: 5502 MOUNTAIN VILLA DRIVE
AUSTIN, TEXAS 78731
TOTAL ACREAGE: 2.903 ACRES
SURVEY: NATHANIEL EDWARDS SURVEY, ABS.
NO. 225
NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 2
LOT 1: 1.300 ACRES
LOT 2: 1.603 ACRES
NEW STREETS: NONE
DATE OF SURVEY: FEBRUARY, 2014
SURVEYOR: CHAPARRAL PROFESSIONAL
LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TX 78744
(512)-443-1724
ENGINEER: UP ENGINEERING + SURVEYING
15000 W. MEADOWS ROAD, SUITE 102
SAN ANTONIO, TEXAS 78218
(210)-774-5504
SUBMITTAL DATE: 08/04/2021

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1011-001
DRAWING NO.: 1011-001-PL1
PLOT DATE: 11/16/21
PLOT SCALE: 1"=50'
DRAWN BY: JDB
SHEET 01 OF 02

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING
UTILITIES PRIOR TO ANY SITE WORK,
(BOTH HORIZONTALLY AND VERTICALLY).
THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE
FOR DAMAGES TO ANY EXISTING UTILITIES
OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO
ANY UTILITIES NOT PROPERLY LOCATED.

File: EL POLLO RICO DWG\PLANS\PLAT.DWG
Job No. _____ Snapshot: _____
Scale (Hor.): _____ Scale (Vert.): _____
Date: 10/10/22 Checked By: SRJ Drawn By: _____
Revision 1: _____
Revision 2: _____
Revision 3: _____
Revision 4: _____

SHEET
02 of 23

EL POLLO RICO RESTAURANT - HUTTO
FINAL PLAT
ED SCHMIDT BLVD.
HUTTO, TEXAS 78634



JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

JCE

CITY OF HUTTO
GENERAL CONSTRUCTION NOTES
(UPDATED MARCH 2019)

1. THE CONTRACTOR IS TO CONTACT ONE OF THE FOLLOWING:
TEXAS811 811
LONE STAR 1-800-669-8344
FOR LOCATION OF EXISTING FACILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
2. PRIOR TO ANY CONSTRUCTION, THE DESIGN ENGINEER SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF HUTTO HIMSELF, THE CONTRACTOR, OTHER UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR ENGINEER MAY REQUIRE. IF CONSTRUCTION IS NOT STARTED ON THE SITE WITHIN 30 CALENDAR DAYS AFTER THE PRE-CONSTRUCTION CONFERENCE, THE ENGINEER SHALL CONVENE A NEW PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF HUTTO, HIMSELF, AND ALL THE ABOVE MENTIONED ENTITIES.
3. PRIOR TO ANY CHANGES TO THE CONSTRUCTION SITE, VIDEO OF THE SITE MUST BE TAKEN AND PROVIDED TO THE CITY BEFORE CONSTRUCTION COMMENCES.
4. ALL CONSTRUCTION OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF HUTTO ENGINEERING MANUAL AND STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS. IF CITY OF HUTTO ENGINEERING MANUAL UNAVAILABLE, OR NOT APPLICABLE, REFER TO TxDOT AND/OR CITY OF GEORGETOWN MANUAL, STANDARDS AND/OR SPECIFICATIONS.
5. ALL STORM SEWER BENDS AND WYES SHALL BE PREFABRICATED.
6. ALL STORM SEWER MAINS TO BE FIELD-TESTED FOR WATER TIGHTNESS NO SOONER THAN 30 DAYS AFTER TOTAL COMPLETION OF THE STORM SEWER LINES.
7. ALL STORM SEWER MAINS TO BE VIDEO TAPED BY CAMERA NO SOONER THAN 30 DAYS AFTER TOTAL COMPLETION OF THE STORM SEWER LINES. TWO DIGITAL COPIES SHALL BE SUPPLIED TO THE CITY BEFORE CLOSEOUT. ALL STORM SEWER CONDUITS WILL BE INSPECTED BY THE CITY BEFORE CITY ACCEPTANCE. VIDEO MUST SHOW DETAILS OF ALL IRREGULARITIES OR OFFSETS (MINIMUM 10 SECONDS OF VIDEO TIME).
8. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, OSHA. NATIONAL STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 E. 6TH STREET, AUSTIN, TEXAS.
9. CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE INCURRED TO EXISTING FACILITIES AS A RESULT OF CONSTRUCTION OPERATIONS TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR, AT NO ADDITIONAL COST TO OWNER.
10. CONTRACTOR TO GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PUBLIC OR PRIVATE UTILITIES AFFECTED BY HIS OPERATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIAL, INCLUDING METHODS OF HANDLING AND DISPOSAL.
12. CONTRACTOR TO COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.
13. WHEN UN-LOCATED OR INCORRECTLY LOCATED, A BREAK IN UTILITY LINES, OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. CONTRACTOR SHALL COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
14. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO OWNER.
15. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE SATISFACTION OF THE ENGINEER.
16. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. ACCURATE "RECORD" DRAWINGS WILL BE PROVIDED TO THE CITY OF HUTTO, ALONG WITH A LETTER CERTIFICATION FROM A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS STATING THAT SAID PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THESE PLANS, PRIOR TO THE OWNER BEING ISSUED A CERTIFICATION OF COMPLETION AND FINAL ACCEPTANCE. THESE "RECORD" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.
17. CONTRACTOR SHALL STRIP SIX (6) INCHES OF TOPSOIL FROM ALL AREAS SUBJECT TO GRADE MODIFICATION. REMOVE ALL AREAS OF WEAK SOIL.
18. THE CONTRACTOR SHALL PROTECT ALL EXISTING FENCES. IN THE EVENT THAT A FENCE MUST BE REMOVED, THE CONTRACTOR SHALL REPLACE SAID FENCE OR PORTION THEREOF WITH THE SAME TYPE OF FENCING TO A QUALITY OF EQUAL OR BETTER THAN THE ORIGINAL FENCE.
19. UPON COMPLETION OF THE PROJECT, THE SITE(S) AS DEFINED HEREIN SHALL BE CLEANED OF ALL DEBRIS AND LEFT IN A NEAT AND PRESENTABLE CONDITION.
20. ALL ADJOINING PAVEMENT SECTIONS SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION AND ANY DAMAGES INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
21. CONTRACTOR TO CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES (NO SEPARATE PAY).
22. TRAFFIC CONTROLS TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT TxDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND TxDOT BARRICADE AND CONSTRUCTION STANDARDS.
23. REVEGETATE ALL DISTURBED AREAS UPON COMPLETION OF THE WORK PER CITY OF GEORGETOWN CONSTRUCTION STANDARDS.
24. CONTRACTOR TO EXERCISE CAUTION DURING CONSTRUCTION NEAR AND AROUND GAS LINES AND POWER LINES.
25. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. ALL WORK REQUIRING CITY INSPECTION SHALL BE PERFORMED MONDAY THRU FRIDAY. THE CITY RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION.
26. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION VERTICALLY AND HORIZONTALLY OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK, AND SHALL NOTIFY THE ENGINEER AND THE CITY IF THE EXISTING UTILITY LOCATION AND DEPTHS ARE DIFFERENT FROM WHAT IS SHOWN ON THE PLANS. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
27. ALL FIRE LINES SHALL BE DUCTILE IRON.
28. DETECTABLE TAPE SHALL BE USED FOR ALL UNDERGROUND UTILITIES. TAPE MUST BE 12" WIDE X 5 MIL WITH APPLICABLE COLOR AND LABEL.
29. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO PRIVATE PROPERTY WHICH OCCURS AS A RESULT OF ANY PORTION OF THIS PROJECT. ANY DAMAGE TO PRIVATE PROPERTY SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION. THE CONTRACTOR SHALL PAY AND/OR SETTLE WITH PRIVATE PROPERTY OWNER(S) FOR ALL COST RELATED TO DAMAGE. THE CITY WILL NOT PROVIDE SEPARATE PAY FOR REPAIR OF DAMAGES, REIMBURSEMENTS OR SETTLEMENTS.

CITY OF HUTTO
WATER NOTES
(UPDATED MARCH 2019)

1. WATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HUTTO ENGINEERING MANUAL, STANDARD SPECIFICATIONS AND STANDARD DETAILS.
2. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND BROUGHT INTO SERVICE. ALL FIRE LINES SHALL BE DUCTILE IRON.
3. ALL WATER SERVICE, WASTEWATER SERVICE, AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:
A. WATER SERVICE "W" ON TOP OF CURB
B. VALVE "V" ON TOP OF CURB OR VALVE SIGN AS INSTRUCTED BY CITY ENGINEER
4. TOOLS FOR MARKING CURBS SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE SPECIFIED BY THE ENGINEER AND APPROVED BY THE CITY OF HUTTO.
5. THRUST BLOCKING AND RESTRAINTS SHALL BE IN ACCORDANCE WITH CITY OF HUTTO STANDARD SPECIFICATIONS.
6. HYDROSTATIC PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED ON ALL PRESSURE PIPELINES CARRYING WATER. INSTITUTE MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
7. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C900/C905, MIN. DR 14), OR DUCTILE IRON (AWWA C151, MIN. CLASS 350). WATER SERVICES (2" OR SMALLER) SHALL BE POLYETHYLENE TUBING (BLACK, 200 PSI, DR 9).
9. ALL DUCTILE IRON PIPE (D.I.P.) SHALL BE WRAPPED WITH EIGHT (8) MIL, BLACK VIRGIN POLYETHYLENE WRAP AS SPECIFIED IN ANSI/AWWA C105/A21.5.
10. ALL D.I.P. SHALL BE LINED WITH VIRGIN POLYETHYLENE CONFORMING TO ASTM D-1248; 40 MIL THICKNESS (NOMINAL). 35 MILS (MINIMUM). LINER TO BE POLYBOND OR EQUAL. AT ANY POINT WHERE D.I.P. CANNOT BE WRAPPED IN POLYETHYLENE, COAT THE EXTERIOR WITH POLYBOND OR APPROVED EQUAL.
11. ALL PVC PIPE (ALL TYPES AND SDR/OR WALL THICKNESS TO BE USED) SHALL HAVE RUBBER GASKET EQUIPPED BELL AND SPIGOT JOINTS CONFORMING TO ASTM D-3212. THE GASKET MATERIAL SHALL CONFORM TO ASTM F-477. SOLVENT WELDED JOINTS WILL NOT BE APPROVED FOR THIS PROJECT.
12. ALL POTABLE WATERLINES AND SANITARY SEWER FACILITIES MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF CLEARANCE IN ANY DIRECTION BETWEEN THEM. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, FOLLOW THESE SPECIAL PROCEDURES.
A. IF A COLLECTION SYSTEM PIPE PARALLELS A PUBLIC WATER SUPPLY PIPE THE FOLLOWING REQUIREMENTS APPLY:
I. A COLLECTION SYSTEM PIPE MUST BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC MEETING ASTM SPECIFICATIONS WITH AT LEAST 150 POUNDS PER SQUARE INCH (PSI) PRESSURE RATING FOR BOTH THE PIPE AND JOINTS.
II. VERTICAL SEPARATION MUST BE AT LEAST TWO FEET BETWEEN THE OUTSIDE DIAMETERS OF THE PIPES.
III. HORIZONTAL SEPARATION MUST BE AT LEAST FOUR FEET BETWEEN OUTSIDE DIAMETERS OF THE PIPES.
IV. COLLECTION SYSTEM PIPE MUST BE BELOW WATER SUPPLY PIPE.
B. IF A COLLECTION SYSTEM PIPE CROSSES A PUBLIC WATER SUPPLY PIPE, THE FOLLOWING REQUIREMENTS APPLY:
I. IF A COLLECTION SYSTEM IS CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, THE FOLLOWING REQUIREMENTS APPLY:
A. A MINIMUM DISTANCE OF SIX (6) INCHES BETWEEN OUTSIDE DIAMETERS OF THE PIPES.
B. A COLLECTION SYSTEM PIPE MUST BE BELOW A PUBLIC WATER SUPPLY PIPE.
C. COLLECTION SYSTEM PIPE JOINTS MUST BE LOCATED AS FAR AS POSSIBLE FROM AN INTERSECTION WITH A PUBLIC WATER SUPPLY LINE.
II. IF A COLLECTION SYSTEM CROSSES OVER A PUBLIC WATER SUPPLY PIPE, EACH PORTION OF A COLLECTION SYSTEM PIPE WITHIN NINE FEET OF A PUBLIC WATER SUPPLY PIPE MUST BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS.
13. THE CONTRACTOR MUST OBTAIN A TEMPORARY WATER METER FROM THE CITY OF HUTTO UTILITY BILLING DEPARTMENT FOR ALL WATER USED DURING CONSTRUCTION.
14. CONTRACTOR TO SCHEDULE WATER VALVE CLOSURE THROUGH CITY OF HUTTO; DEPARTMENT OF PUBLIC WORKS UTILITY DIVISION WITH ADVANCE NOTICE OF 7 DAYS. CONTRACTOR TO CONTACT PUBLIC WORKS AT PHONE #612-759-4016 AND NOTIFY CONSTRUCTION INSPECTOR. WATER VALVE CLOSURE WILL ONLY BE SCHEDULED FOR TUESDAY THROUGH THURSDAY. CONTRACTOR TO NOTIFY ALL BUSINESSES AND RESIDENTS AFFECTED BY VALVE CLOSURES. CLOSURES MUST BE COORDINATED TO MINIMIZE EFFECTS ON EXISTING CUSTOMERS WITH CONSIDERATIONS GIVEN TO BUSINESSES THAT REQUIRE WATER TO MAINTAIN OPERATIONS.
15. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE CITY OF HUTTO. CONTRACTOR WILL BE RESPONSIBLE FOR TRACKING THE AMOUNT OF WATER USED DURING FLUSHING AND BE REQUIRED TO REIMBURSE THE CITY FOR WATER USE, IF NOT ALREADY METERED.
16. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL POTABLE WATER LINES AND SHALL PROVIDE ALL EQUIPMENT NECESSARY (INCLUDING TEST GAGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTION MATERIAL) AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY THE ENGINEER AND A CITY OF HUTTO CONSTRUCTION INSPECTOR. WATER SAMPLES WILL BE COLLECTED TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM.
17. AN INDEPENDENT QUALIFIED LAB, AT THE CONTRACTOR'S EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAGES), SUPPLIES, AND LABOR NECESSARY TO PERFORM THE TESTS. A CITY OF HUTTO CONSTRUCTION INSPECTOR MUST BE PRESENT FOR ALL TESTING.
18. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE CITY NOT LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING, OR PRESSURE TESTING.
19. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF HUTTO.
20. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON PER CITY OF HUTTO STANDARD DETAILS.
21. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF PAVEMENT SHALL HAVE BOLTED AND GASKETED COVERS. CONCRETE MANHOLES TO BE COATED PER STANDARD DETAIL AND CONSTRUCTION SPECIFICATIONS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE PERMITTED.
22. ALL FIRE LINES SHALL BE DUCTILE IRON PIPE (AWWA C-100, CLASS 200).
23. ALL FIRE HYDRANTS SHALL BE SILVER IN COLOR INCLUDING BONNET AND INSTALLED PER CITY OF HUTTO STANDARD DETAIL.
24. ALL WATER PIPING AND FITTINGS SHALL BE VIRGIN STOCK.
25. ALL MECHANICAL RESTRAINTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
26. ALONG STATE HIGHWAYS, WATER LINES ARE REQUIRED ON BOTH SIDES OF THE ROADWAY. NEW WATER LINES CROSSING EXISTING STREETS SHALL BE PLACED BY BORING A STEEL CASING SHALL BE REQUIRED UNDER MAJOR AND MINOR COLLECTOR ROADWAYS, ARTERIAL ROADWAYS AND STATE HIGHWAY. OPEN CUT EXCAVATION WILL NOT BE ALLOWED TO CROSS EXISTING STREETS, UNLESS APPROVED BY THE CITY ENGINEER.
27. ALL NEW WATER PIPES MUST HAVE DETECTABLE TAPE PER CITY OF HUTTO STANDARD DETAIL.
28. ALL AUTOMATIC FLUSH VALVES MUST USE A METER TO MEASURE WATER LOSS.
29. TRACER WIRE WILL BE TESTED AND MUST WORK CORRECTLY BEFORE CITY ACCEPTANCE OF INFRASTRUCTURE. TRACER WIRER MUST BE ENCASED IN PIPE.
30. ALL REDUCED SIZE TAPS SHALL BE MADE USING AN EPOXY COATED FABRICATED STEEL TAPPING SLEEVE WITH STAINLESS STEEL BOLTS, OR A STAINLESS STEEL FULL CIRCLE TAPPING SLEEVE WITH DUCTILE IRON FLANGE.

CITY OF HUTTO
WASTEWATER NOTES
(UPDATED AUGUST 2018)

1. WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HUTTO ENGINEERING DESIGN MANUAL, STANDARD SPECIFICATIONS AND STANDARD DETAILS.
2. NO CURVILINEAR WASTEWATER DESIGN/LAYOUT IS PERMITTED.
3. ALL WASTEWATER SERVICE, AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:
A. WASTEWATER SERVICE "S" ON TOP OF CURB
B. VALVE "V" ON TOP OF CURB
4. TOOLS FOR MARKING CURBS SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE SPECIFIED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY OF HUTTO.
5. THRUST BLOCKING AND RESTRAINTS SHALL BE IN ACCORDANCE WITH CITY OF HUTTO STANDARD SPECIFICATIONS.
6. MANDREL TESTING WILL BE REQUIRED ON ALL WASTEWATER PIPE AS PER CITY OF HUTTO CONSTRUCTION SPECIFICATIONS.
7. ALL GRAVITY WASTEWATER MAINS TO BE FIELD-TESTED FOR WATER TIGHTNESS AND VIDEO TAPED BY CAMERA NO SOONER THAN 30-DAYS AFTER TOTAL COMPLETION OF WASTEWATER LINES. TWO DIGITAL COPIES SHALL BE PROVIDED TO THE CITY BEFORE CLOSEOUT.
8. HYDROSTATIC PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED ON ALL PRESSURE PIPELINES CARRYING WASTEWATER.
9. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE SEPARATELY AND INDEPENDENTLY OF WASTEWATER LINES BY HYDROSTATIC EXFILTRATION TESTING OR OTHER CITY APPROVED METHOD PER CITY OF HUTTO CONSTRUCTION SPECIFICATIONS.
10. EXISTING MANHOLES SHALL BE TESTED FOR LEAKAGE PRIOR TO CORING OR ADJUSTMENT.
11. EXISTING MANHOLES SHALL HAVE ALL CONCRETE SURFACES CLEANED AND COATED PER CITY OF HUTTO WASTEWATER DETAILS AFTER CORING OR ADJUSTMENT.
12. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE / NATIONAL SANITATION FOUNDATION STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
13. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C900, MIN. DR 14), OR DUCTILE IRON (AWWA C151, MIN. CLASS 350). DUCTILE IRON FOR PRESSURE WASTEWATER MAINS SHALL HAVE A CORROSION RESISTANT INTERIOR LINING ACCEPTABLE TO OWNER. PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC SDR-26, ASTM D-3034.
14. ALL PVC PIPE (ALL TYPES AND SDR/OR WALL THICKNESS TO BE USED) SHALL HAVE RUBBER GASKET EQUIPPED BELL AND SPIGOT JOINTS CONFORMING TO ASTM D-3212. THE GASKET MATERIAL SHALL CONFORM TO ASTM F-477. SOLVENT WELDED JOINTS WILL NOT BE APPROVED FOR THIS PROJECT.
15. ALL SANITARY SEWER FACILITIES AND POTABLE WATERLINES MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF CLEARANCE IN ANY DIRECTION BETWEEN THEM. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, FOLLOW THESE SPECIAL PROCEDURES.
A. IF A COLLECTION SYSTEM PIPE PARALLELS A PUBLIC WATER SUPPLY PIPE THE FOLLOWING REQUIREMENTS APPLY:
I. A COLLECTION SYSTEM PIPE MUST BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC MEETING ASTM SPECIFICATIONS WITH AT LEAST 150 POUNDS PER SQUARE INCH (PSI) PRESSURE RATING FOR BOTH THE PIPE AND JOINTS.
II. VERTICAL SEPARATION MUST BE AT LEAST TWO FEET BETWEEN THE OUTSIDE DIAMETERS OF THE PIPES.
III. HORIZONTAL SEPARATION MUST BE AT LEAST FOUR FEET BETWEEN OUTSIDE DIAMETERS OF THE PIPES.
IV. COLLECTION SYSTEM PIPE MUST BE BELOW WATER SUPPLY PIPE.
B. IF A COLLECTION SYSTEM PIPE CROSSES A PUBLIC WATER SUPPLY PIPE, THE FOLLOWING REQUIREMENTS APPLY:
I. IF A COLLECTION SYSTEM IS CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, THE FOLLOWING REQUIREMENTS APPLY:
A. A MINIMUM DISTANCE OF SIX (6) INCHES BETWEEN OUTSIDE DIAMETERS OF THE PIPES.
B. A COLLECTION SYSTEM PIPE MUST BE BELOW A PUBLIC WATER SUPPLY PIPE.
C. COLLECTION SYSTEM PIPE JOINTS MUST BE LOCATED AS FAR AS POSSIBLE FROM AN INTERSECTION WITH A PUBLIC WATER SUPPLY LINE.
II. IF A COLLECTION SYSTEM CROSSES OVER A PUBLIC WATER SUPPLY PIPE, EACH PORTION OF A COLLECTION SYSTEM PIPE WITHIN NINE FEET OF A PUBLIC WATER SUPPLY PIPE MUST BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS.
16. AN INDEPENDENT QUALIFIED LAB, AT THE CONTRACTOR'S EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAGES), SUPPLIES, AND LABOR NECESSARY TO PERFORM THE TESTS. A CITY OF HUTTO CONSTRUCTION INSPECTOR MUST BE PRESENT FOR ALL TESTING.
17. THE CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER AND THE CITY NOT LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING, OR PRESSURE TESTING.
18. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF HUTTO.
19. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON PER CITY OF HUTTO STANDARD DETAILS.
20. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF PAVEMENT SHALL HAVE BOLTED AND GASKETED COVERS. CONCRETE MANHOLES TO BE COATED PER STANDARD DETAIL AND CONSTRUCTION SPECIFICATIONS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE PERMITTED.
21. ALL WASTEWATER PIPING AND FITTINGS SHALL BE VIRGIN STOCK.
22. ALL MECHANICAL RESTRAINTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

CITY OF HUTTO
EROSION, SEDIMENTATION AND TREE PROTECTION NOTES
(UPDATED AUGUST 2018)

1. THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF THE PROJECT AND GRASS RESTORATION.
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS TO BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND WATER POLLUTION ABATEMENT PLAN. DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.
3. ALL PLANTING SHALL BE DONE BETWEEN MAY 1ST AND SEPTEMBER 15TH EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING. IF PLANTING IS AUTHORIZED TO BE DONE OUTSIDE THE DATE SPECIFIED, THE SEED SHALL BE PLANTED WITH THE ADDITION OF WINTER FESCUE (KENTUCKY 31) AT A RATE OF 100 LBS./ACRE. GRASS SHALL BE COMMON BERMUDA GRASS, HULLED, MINIMUM 82% PURE LIVE SEED. ALL GRASS SEED SHALL BE FREE FROM NOXIOUS WEED, GRADE "A" RECENT CROP, CLEANED AND TREATED WITH APPROPRIATE FUNGICIDE AT TIME OF MIXING. SEED SHALL BE FURNISHED IN SEALED, STANDARD CONTAINERS WITH DEALER'S GUARANTEED ANALYSIS.
4. ALL DISTURBED AREAS TO BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN.
5. THE PLANTED AREA TO BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF FOUR INCHES (4"). THE IRRIGATION TO OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO MONTHS TO INSURE GERMINATION AND ESTABLISHMENT OF THE GRASS. RAINFALL OCCURRENCES OF ONE HALF AND GROWTH (1/2") OR GREATER TO POSTPONE THE WATER SCHEDULE ONE WEEK.
6. RESTORATION TO BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST ONE AND ONE HALF INCHES (1.5") HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN TWENTY-FIVE SQUARE FEET EXIST.
7. A MINIMUM OF FOUR INCHES (4") OF TOPSOIL TO BE PLACE IN ALL AREA DISTURBED BY CONSTRUCTION.
8. THE CONTRACTOR TO HYDRO MULCH OR SOD (AS SHOWN ON PLANS) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
9. EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIP LINE.
10. TO AVOID SOIL COMPACTION, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIP LINE AREA.
11. WHERE A FENCE IS CLOSER THAN FOUR FEET (4') TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT FEET (8'), OR THE LIMITS OF LOWER BRANCHING, IN ADDITION TO THE FENCING.
12. TREES TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
13. ANY ROOT EXPOSED BY THE CONSTRUCTION ACTIVITY TO BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREA WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO DAYS, COVER THEM WITH ORGANIC MATTER IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
14. CONTRACTOR TO PRUNE VEGETATION TO PROVIDE CLEARANCE FOR STRUCTURE, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.). ALL FINISHED PRUNING TO BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE "NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES").
15. THE CONTRACTOR IS TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING ONE-QUARTER INCH (1/4") TO VERIFY THAT THEY HAVE NOT BEEN SIGNIFICANTLY DISTURBED. ANY ACCUMULATED SEDIMENT AFTER A SIGNIFICANT RAINFALL TO BE REMOVED AND PLACED IN THE OWNER DESIGNATED SPOIL DISPOSAL SITE. THE CONTRACTOR TO CONDUCT PERIODIC INSPECTIONS OF ALL EROSION/SEDIMENTATION CONTROLS AND TO MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO ASSURE CONTINUED EFFECTIVE OPERATION OF EACH DEVICE.
16. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT IMMEDIATELY ADJACENT TO A PROTECTED TREE, ERECT THE FENCE APPROXIMATELY TWO TO FOUR FEET (2'-4') BEHIND THE AREA IN QUESTION.
17. NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES TO BE STORED ON THE PROJECT SITE.
18. IF EROSION AND SEDIMENTATION CONTROL SYSTEMS ARE EXISTING FROM PRIOR CONTRACTS, OWNER'S REPRESENTATIVE AND THE CONTRACTOR TO EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEMS FOR DAMAGE PRIOR TO CONSTRUCTION. ANY DAMAGE TO PREEXISTING EROSION AND SEDIMENTATION CONTROLS NOTED TO BE REPAIRED AT OWNER'S EXPENSE.
19. INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS ONTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM ACCIDENTAL SPILL TO BE REMOVED AND DISPOSED OF PROPERLY.

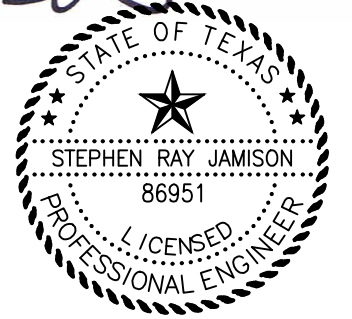
JAMISON CIVIL ENGINEERING LLC

(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

EL POLLO RICO RESTAURANT - HUTTO

GENERAL NOTES
ED SCHMIDT BLVD.
HUTTO, TEXAS 78634

The seal appearing on this document was authorized by
Stephen Ray Jamison
on 10/07/2022



File: EL POLLO RICO DWG	Notes: PLAN NOTES.DWG
Job No.	Snapshot:
Scale (Hor.):	Scale (Vert.):
Date: 10/10/22	Checked By: SRJ
Revision 1:	Drawn By: MM
Revision 2:	
Revision 3:	
Revision 4:	

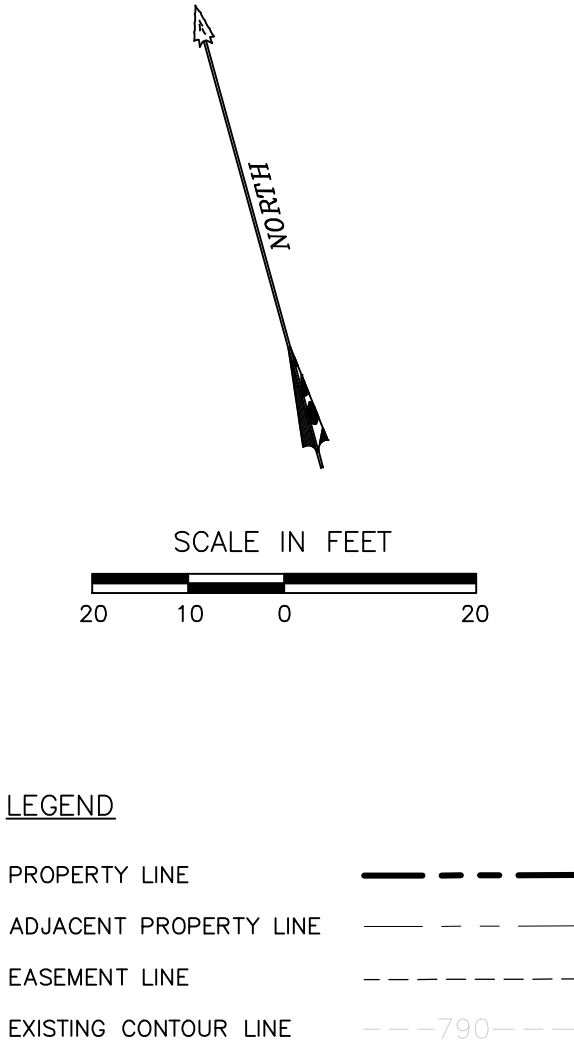
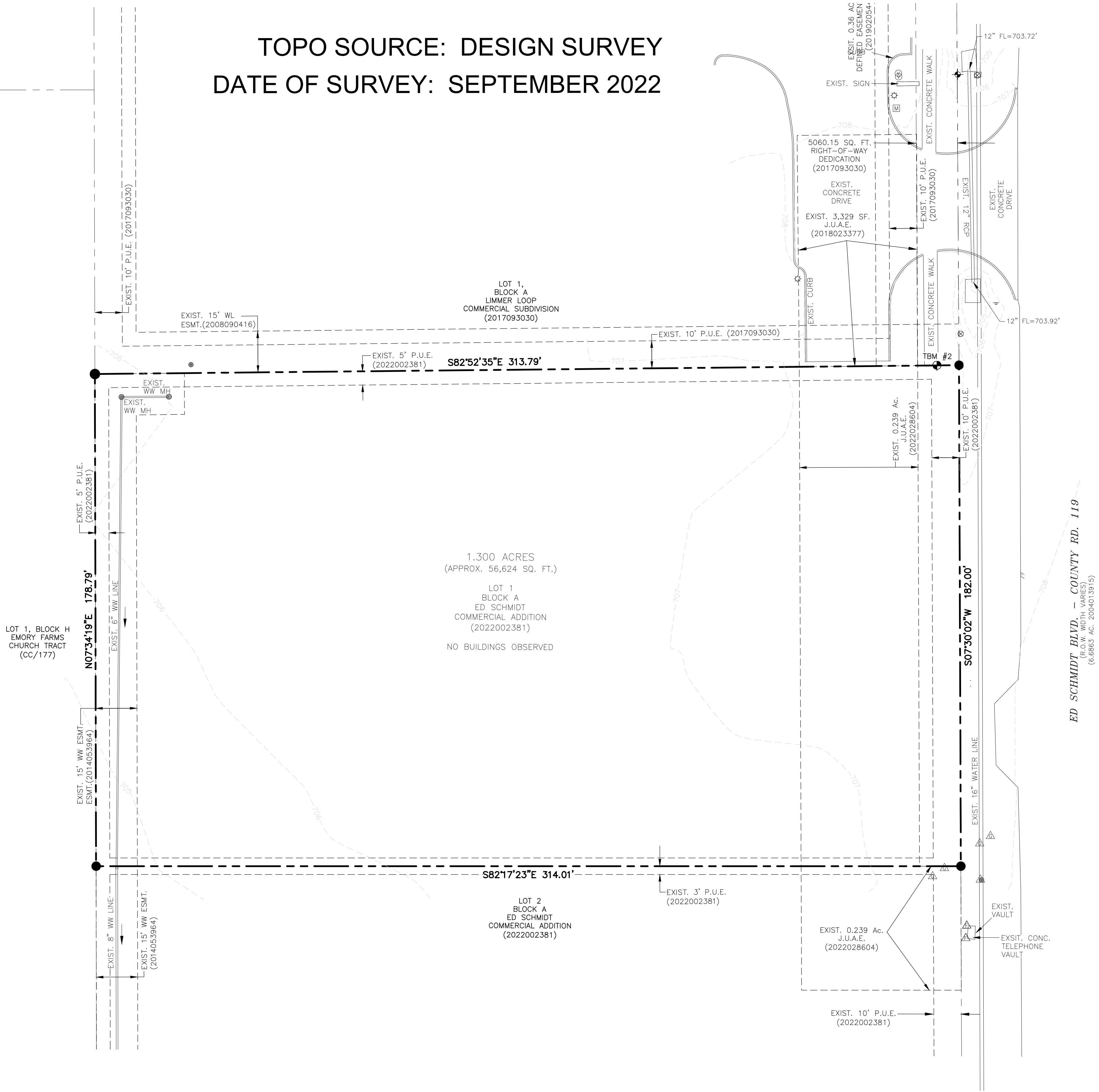
Received 3/16/2023



CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

SHEET
04 of 23

TOPO SOURCE: DESIGN SURVEY
DATE OF SURVEY: SEPTEMBER 2022



LEGEND

PROPERTY LINE ———

ADJACENT PROPERTY LINE - - - - -

EASEMENT LINE - - - - -

EXISTING CONTOUR LINE - - - - -

BENCHMARK:

TBM #1: MAG NAIL WITH WASHER SET IN THE SOUTHWEST CORNER OF A CONCRETE UTILITY VAULT.

ELEVATION = 706.19'
VERTICAL DATUM: NAVD 88 (GEOID 09)

TBM #2: MAG NAIL WITH WASHER SET IN THE SOUTHEAST CORNER OF A CONCRETE SIDEWALK, +/- 30' WEST OF THE WEST EDGE OF ASPHALT OF ED SCHMIDT BOULEVARD AND +/- 386' SOUTH OF THE INTERSECTION OF ED SCHMIDT BOULEVARD AND LIMMER LOOP.

ELEVATION = 707.65'
VERTICAL DATUM: NAVD 88 (GEOID 09)

Received 3/16/2023

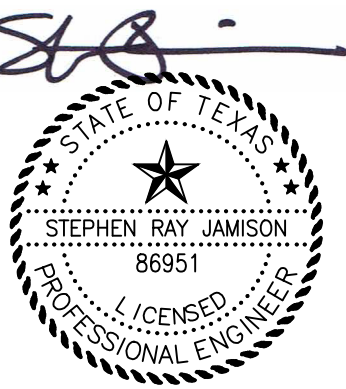


CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

EL POLLO RICO RESTAURANT - HUTTO
EXISTING CONDITIONS & DEMOLITION PLAN
ED SCHMIDT BLVD.
HUTTO, TEXAS 78634

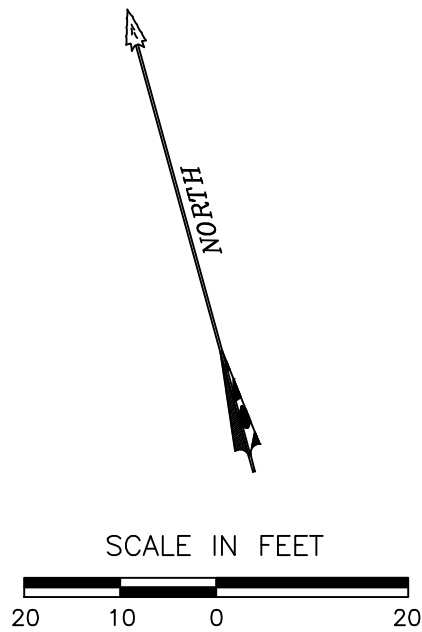
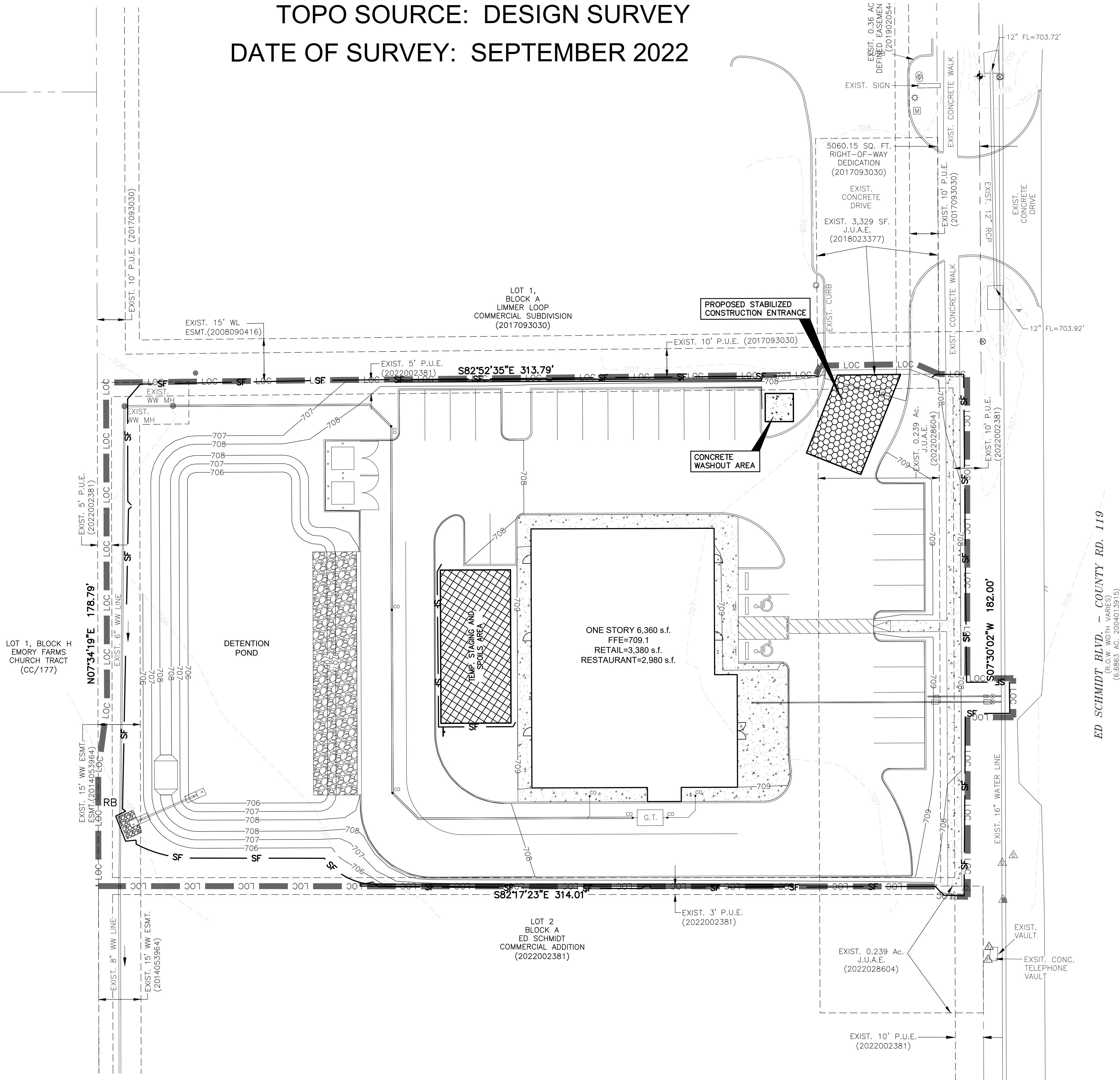
The seal appearing on this document was authorized by Stephen Ray Jamison on 10/07/2022



JH-11		
--	--	--

SHEET
05 of 23

TOPO SOURCE: DESIGN SURVEY
DATE OF SURVEY: SEPTEMBER 2022



LEGEND	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
EXISTING CONTOUR LINE	---790---
LIMITS OF CONSTRUCTION	LOC
SILT FENCE (100' MAX. CONTINUOUS RUN)	---SF---
TEMPORARY STAGING AND SPOILS AREA	XXXXXX

NOTES:

- ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
- IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION. INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
- CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
- SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).
- CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
- WASHOUT AREA LOCATION (FOR CONCRETE MIXERS, PAINT, STUCCO, ETC.) TO BE SET DURING PRE-CON MEETING WITH ENVIRONMENTAL INSPECTOR.
- INTERIOR SILT FENCE TO BE REMOVED AFTER INSTALLATION OF STORM SEWER IS COMPLETE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING POND DURING ALL CONSTRUCTION ACTIVITY PRIOR TO FINAL CERTIFICATE OF OCCUPANCY. COORDINATE WITH THE CITY OF CEDAR PARK'S STORMWATER COORDINATOR, DENNIS NIELSEN AT (512) 401-5359.

EROSION CONTROL NOTES:

- ONCE FINAL GRADE IS ACHIEVED, PERMANENT STABILIZATION MUST BE INITIATED WITHIN 7 DAYS TO LIMIT TIME SOIL IS EXPOSED FOR POTENTIAL EROSION.
- CONTRACTORS ARE REQUIRED TO HAVE CPESC, CEWWSI (CERTIFIED EROSION AND SEDIMENTATION STORMWATER INSPECTOR) OR CISEC (CERTIFIED INSPECTOR OF SEDIMENT AND EROSION CONTROL) TO PERFORM AND DOCUMENT ALL INSPECTIONS AND MAINTENANCE
- INSTALL SOIL PROTECTION BLANKET CLASS 1, TYPE D ON ALL SLOPES 3:1 OR GREATER
- J-HOOKS SHALL BE SPACED NO GREATER THAN 100 LF APART.
- TURNBACKS SHALL BE SPACE NO GREATER THAN 200 LF APART.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING AND SEDIMENT TRANSPORTED FROM THE LIMITS OF CONSTRUCTION TO THE OFFSITE DETENTION / WATER QUALITY POND(S).
- CONTRACTOR IS REQUIRED TO REMOVE EXCESS SILT FROM EXISTING WET POND AND HEADWALLS GENERATED BY CONSTRUCTION OF THIS PROJECT.

Received 3/16/2023



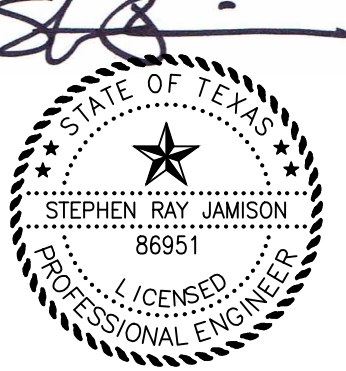
CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC

(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

EL POLLO RICO RESTAURANT - HUTTO
EROSION SEDIMENTATION CONTROL PLAN
ED SCHMIDT BLVD.
HUTTO, TEXAS 78634

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/07/2022



File: EL POLLO RICO DWG/PLAN/EROSION.DWG	Job No.	Snapshot:	Scale (Hor.):	Date: 10/10/22	Checked By: SRJ	Drawn By: DSP
			Scale (Vert.):			
				Revision 1:		
				Revision 2:		
				Revision 3:		
				Revision 4:		

SHEET
06 of 23

ZONING SITE CALCULATIONS: B-1 (LAND USE : RESTAURANT/RETAIL)			
TOTAL AREA:	56,624 SF / 1.30 Ac.		
R.O.W TO BE DEDICATED	0 SF / 0 Ac.		
IMPERVIOUS COVER			
EXISTING	0 SF / 0 Ac.		
PROPOSED:			
BUILDINGS:	6,360 SF / 0.15 Ac. 11.2%		
SIDEWALK:	3,501 SF / 0.08 Ac. 6.2%		
PAVING:	22,289 SF / 0.51 Ac. 39.4%		
TOTAL:	32,150 SF / 0.74 Ac. 56.8% OF SITE AREA		
LIMITS OF CONSTRUCTION	55,719 SF / 1.28 Ac.		
BUILDING COVERAGE:	6,360 SF / 0.15 Ac. 11.2% (75% MAX.)		
TOTAL GROSS FLOOR AREA	6,360 SF / 0.15 Ac.		
PARKING TABLE			
PARKING REQUIRED FOR RESTAURANT (1 SPACE FOR 150 SQ. FT.)			
PARKING REQUIRED FOR RETAIL (1 SPACE FOR 400 SQ. FT.)			
REQUIRED PARKING:			
RETAIL: 3,380 SQ. FT. / 400	=	8 SPACES	
RESTAURANT: 2,980 SQ. FT. / 150	=	20 SPACES	
TOTAL REQUIRED PARKING:	=	28 SPACES	
HANDICAP PARKING:	=	2 SPACES	
PROPOSED PARKING			
REGULAR PARKING:		26 SPACES	
COMPACT PARKING:		0 SPACES	
HANDICAP PARKING:		2 SPACES	
TOTAL PROPOSED PARKING		28 SPACES	

LOT 1, BLOCK H
EMORY FARMS
CHURCH TRACT
(CC/177)

EXIST. 15' WW ESMT.
(2014053964)

EXIST. 5' P.U.E.
(2022002381)

N07°34'19"E 178.79'

EXIST. 15' WW ESMT.
(2014053964)

EXIST. 10' P.U.E. (2017093030)

EXIST. 10' P.U.E. (2017093030)

EXIST. 15' WL
ESMT.(2008090416)

DUMPSTER PAD WITH 7' MASONRY WALL
ENCLOSURE & 2-8' GATES.
WALL MUST INCLUDE THE SAME MATERIALS,
FINISHES AND DETAILING AS THE HOST STRUCTURE.

LOT 1,
BLOCK A
LIMMER LOOP
COMMERCIAL SUBDIVISION
(2017093030)

PROPOSED 6' HIGH
FENCERETE WALL (129.0 LF)

SAWCUT EXISTING
CURB/PAVEMENT
MATCH EXIST. GRADES

EXIST. 5' P.U.E.
(2022002381)

S82°52'35"E 313.79'

EXIST. 10' P.U.E. (2017093030)

EXIST. 0.36 AC
DEDICATED EASEMENT
J.U.A.E.
(201902054)

EXIST. CONCRETE
DRIVE
EXIST. 3,329 SF.
J.U.A.E.
(2018023377)

EXIST. 10' P.U.E.
(2017093030)

12" FL=703.72'

12" FL=703.92'

EXIST. 10' P.U.E.
(2022002381)

EXIST. 10' P.U.E.
(2022002381)

S07°30'02"W 182.00'

ED SCHMIDT BLVD. - COUNTY RD. 119
(R.O.W. WIDTH VARIES)
(6.6863 AC. 200403915)

EXIST. 0.239 Ac.
J.U.A.E.
(2022028604)

EXIST. 10' P.U.E.
(2022002381)

EXIST. VAULT
EXIST. CONC.
TELEPHONE
VAULT

LOT 2
BLOCK A
ED SCHMIDT
COMMERCIAL ADDITION
(2022002381)

PROPOSED 6' HIGH
FENCERETE WALL (153.6 LF)

S82°17'23"E 314.01'

EXIST. 3' P.U.E.
(2022002381)

EXIST. 10' P.U.E.
(2022002381)

LEGEND
PROPERTY LINE
R.O.W. LINE
EASEMENT LINE
FIRE LANE STRIPING

NOTES
1. NO CONSTRUCTION INVOLVING COMBUSTIBLE MATERIALS
SHALL TAKE PLACE UNTIL FIRE APPARATUS ACCESS ROADS
AND FIRE HYDRANTS ARE INSTALLED AND OPERATIONAL.
2. NO OVERHEAD OBSTRUCTIONS SHALL BE LOWER THAN 13
FEET 6 INCHES. (2018 IFC SEC. 503.2.1)
3. ALL APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE
CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE
APPARATUS WEIGHING AT LEAST 75,000 POUNDS. (2018 IFC
APPENDIX D SEC. D102.1)

SITE PLAN NOTES:
1. 6" RAISED CONCRETE CURBS SHALL BE PROVIDED AT THE
END OF PARKING BAYS, LANDSCAPED ISLANDS AND AROUND
THE PERIMETER OF ALL PARKING & DRIVE AREAS UNLESS
OTHERWISE NOTED.
2. ALL CURB RETURNS SHALL BE 3' RADIUS UNLESS OTHERWISE
NOTED.
3. THE MAXIMUM HEIGHT FOR PROPOSED BUILDING SHALL NOT
EXCEED 40 FEET.
4. THE USE OF COAL TAR BASED ASPHALT SEALANTS FOR
CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING
IS PROHIBITED ON THIS PROPERTY.
5. RUNNING SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED
1':20' (5.0%). CROSS SLOPE OF ACCESSIBLE ROUTE SHALL
NOT EXCEED 1':50' (2.0%). CONTRACTOR TO VERIFY ALL
SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.
6. ALL NEW PAVING SHALL BE PER THE PAVING PLAN.
7. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT
EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO
RESIDENTIAL USES.
8. A MINIMUM VERTICAL CLEARANCE OF 114' MUST BE PROVIDED
AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG
VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE
ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98' MUST
BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND
ALONG THE VEHICULAR ROUTE THERE TO.
9. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED
FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE
WALL, SHALL BE ENGINEERED PER IBC 2018 AND WILL
REQUIRE A SEPARATE PERMIT. ALL RETAINING WALLS IN AN
EASEMENT OR R.O.W. REGARDLESS OF HEIGHT, SHALL BE
REVIEWED ACCORDING TO COA TRANSPORTATION CRITERIA
MANUAL, CHAPTER 11.
10. DUMPSTER PAD TO BE DESIGNED BY OWNERS STRUCTURAL
ENGINEER. TRASH COLLECTION WILL BE PROVIDED BY A
PRIVATE COMPANY.
11. SCREENING FOR SOLID WASTE COLLECTION AND LOADING
AREAS SHALL BE THE SAME AS OR OF EQUAL QUALITY TO
PRINCIPAL BUILDING MATERIALS.
12. ALL EXISTING STRUCTURES WITHIN 50' OF THE SITE ARE
SHOWN.
13. ALL SIGNS MUST COMPLY WITH THE LATEST REQUIREMENTS
OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL
DEVICES.
14. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND
UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE
LOCATED.
15. APPROVAL OF THESE PLANS BY THE CITY OF HUTTO
INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS
ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE
REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE
APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT
ADDITIONAL APPROVALS MAY BE NECESSARY.

BENCHMARK:
TBM #1: MAG NAIL WITH WASHER SET IN THE SOUTHWEST CORNER
OF A CONCRETE UTILITY VAULT.
ELEVATION = 706.19'
VERTICAL DATUM: NAVD 88 (GEOID 09)
TBM #2: MAG NAIL WITH WASHER SET IN THE SOUTHEAST CORNER
OF A CONCRETE SIDEWALK, +/- 30' WEST OF THE WEST EDGE
OF ASPHALT OF ED SCHMIDT BOULEVARD AND +/- 386' SOUTH
OF THE INTERSECTION OF ED SCHMIDT BOULEVARD AND LIMMER
LOOP.
ELEVATION = 707.65'
VERTICAL DATUM: NAVD 88 (GEOID 09)

Received 3/16/2023



CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING
UTILITIES PRIOR TO ANY SITE WORK,
(BOTH HORIZONTALLY AND VERTICALLY).
THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE
FOR DAMAGES TO ANY EXISTING UTILITIES
OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO
ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

EL POLLO RICO RESTAURANT - HUTTO
SITE PLAN
ED SCHMIDT BLVD.
HUTTO, TEXAS 78634

The seal appearing on
this document was
authorized by
Stephen Roy Jamison
on 10/07/2022
STATE OF TEXAS
STEPHEN ROY JAMISON
86651
LICENSED
PROFESSIONAL ENGINEER

Job No.	Snapshot: SITE	Scale (Hor.):	Scale (Vert.):	Drawn By: DSP
Date: 10/10/22	Checked By: SRJ	Revision 1:	Revision 2:	Revision 3:
Revision 4:				

SHEET
07 of 23

LOT 1, BLOCK H
EMORY FARMS
CHURCH TRACT
(CC/177)

N07°34'19"E 178.79'

DETENTION
POND

LOT 1,
BLOCK A
LIMMER LOOP
COMMERCIAL SUBDIVISION
(2017093030)

S82°52'35"E 313.79'

ONE STORY 6,360 s.f.
FFE=709.1
RETAIL=3,380 s.f.
RESTAURANT=2,980 s.f.

S82°17'23"E 314.01'

LOT 2
BLOCK A
ED SCHMIDT
COMMERCIAL ADDITION
(2022002381)

EXIST. CURB
EXIST. SIGN
EXIST. CONCRETE WALK
EXIST. CONCRETE DRIVE

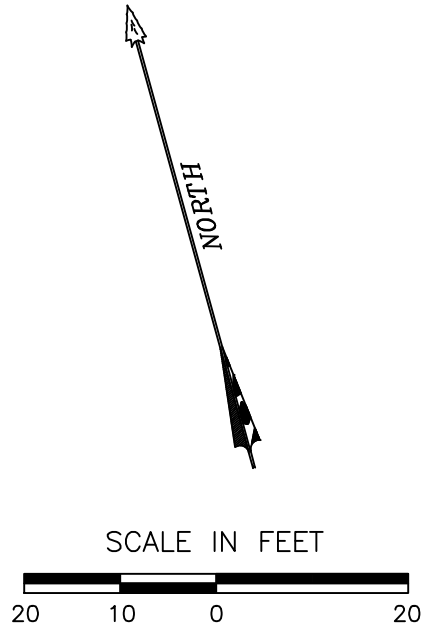
EXIST. CURB

EXIST. CONCRETE WALK

S07°30'02"W 182.00'

ED SCHMIDT BLVD. - COUNTY RD. 119
(R.O.W. WIDTH VARIES)
(6.8863 AC. 2004019915)

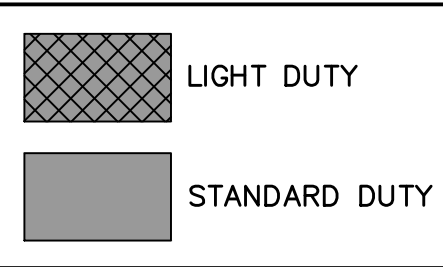
EXIST. VAULT
EXIST. CONC.
TELEPHONE
VAULT



LEGEND

PROPERTY LINE

ADJACENT PROPERTY LINE



*PAVEMENT DESIGN:

PAVEMENT DESIGN SHOWN
HEREON IS THE DESIGN OF THE
OWNER'S GEOTECHNICAL
CONSULTANT .

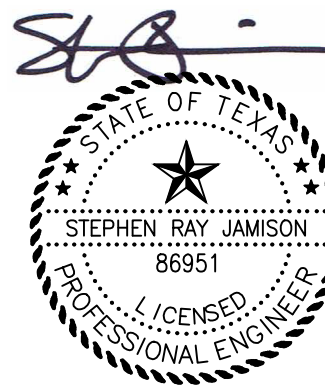
JAMISON CIVIL ENGINEERING
LLC MAKES NO WARRANTY OR
GUARANTEE AS TO ITS
SUITABILITY, AND ASSUMES NO
LIABILITY THEREFOR.

Received 3/16/2023



CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING
UTILITIES PRIOR TO ANY SITE WORK,
(BOTH HORIZONTALLY AND VERTICALLY).
THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE
FOR DAMAGES TO ANY EXISTING UTILITIES
OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO
ANY UTILITIES NOT PROPERLY LOCATED.

The seal appearing on
this document was
authorized by
Stephen Ray Jamison
on 10/07/2022



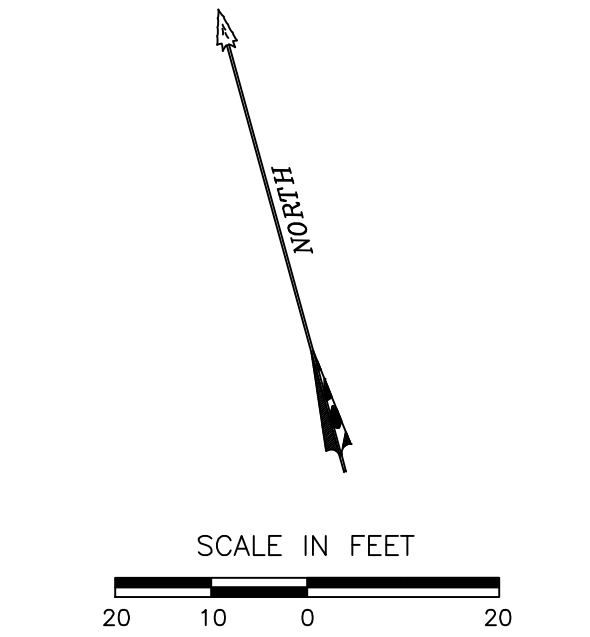
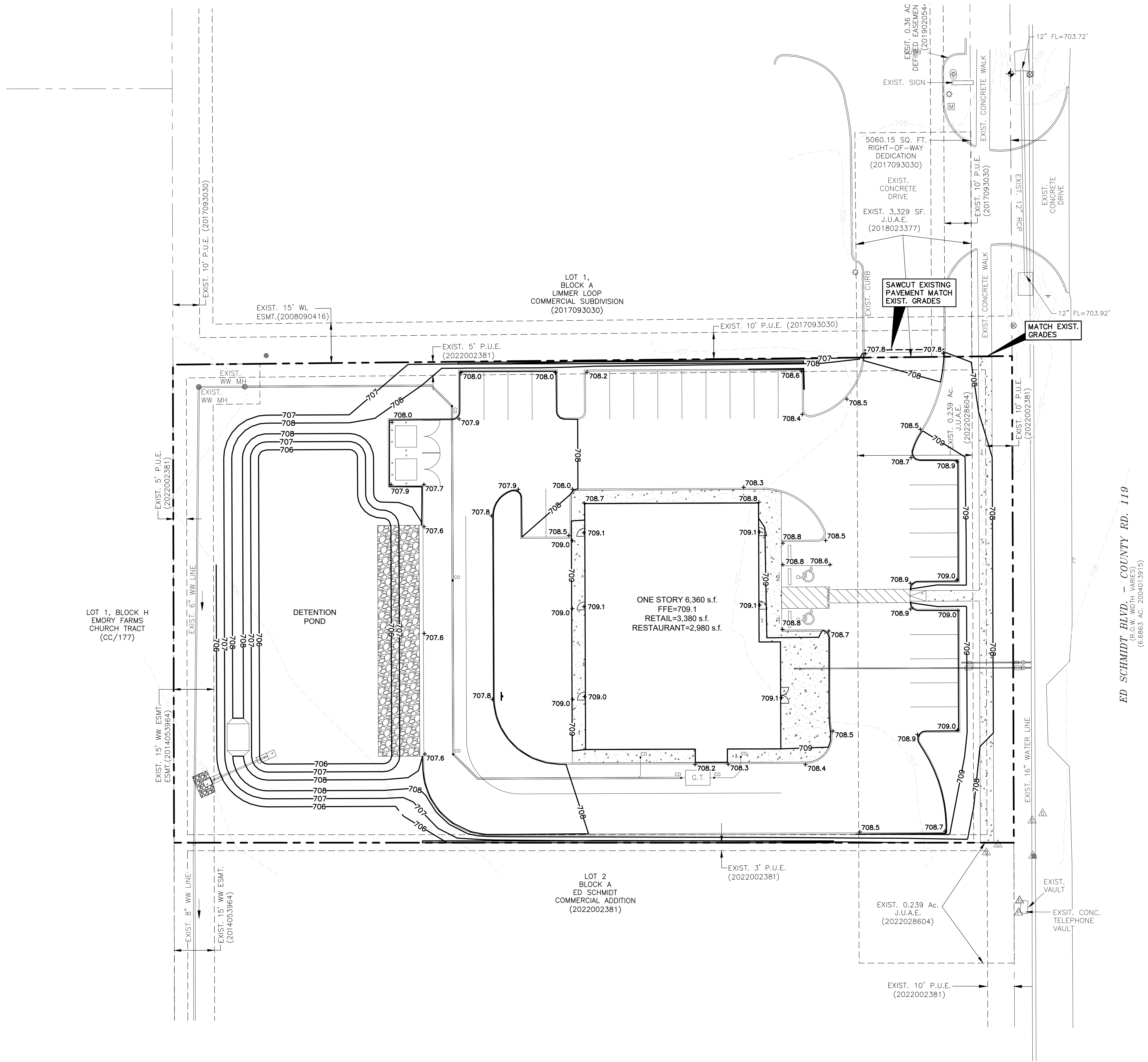
File: EL POLLO RICO.DWG	PLAN	PAVING
Job No.	Snapshot:	PAVING
Scale (Hor.):	Scale (Vert.):	
Date: 10/10/22	Checked By: SRJ	Drawn By: DSP
Revision 1:		
Revision 2:		
Revision 3:		
Revision 4:		

SHEET
08 of 23

EL POLLO RICO RESTAURANT - HUTTO
PAVING PLAN
ED SCHMIDT BLVD.
HUTTO, TEXAS 78634

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

JCE



LEGEND	
PROPERTY LINE	---
ADJACENT PROPERTY	---
EASEMENT LINE	---
EXISTING CONTOUR LINE	---
PROPOSED CONTOUR LINE	---
PROPOSED SPOT ELEVATION	+782.5
SAWCUT LINE	---

NOTE:

1. RUNNING SLOPE OF ACCESSIBLE ROUTES SHALL NOT EXCEED 1':20' (5.0%). CROSS SLOPE OF ACCESSIBLE ROUTES SHALL NOT EXCEED 1':50' (2.0%). CONTRACTOR TO VERIFY ALL SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.

Received 3/16/2023

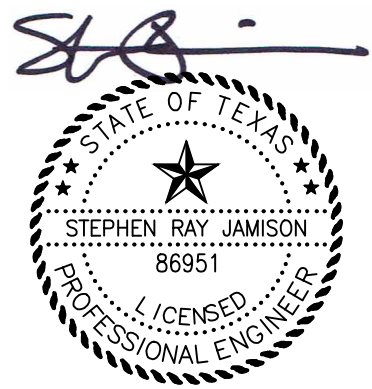


CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

EL POLLO RICO RESTAURANT - HUTTO
GRADING PLAN
ED SCHMIDT BLVD.
HUTTO, TEXAS 78634

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/07/2022



File: EL POLLO RICO DWG\PLANS\GRADING.DWG	Job No.	Snapshot:	TEMPLATE
	Scale (Hor.):	Scale (Vert.):	
	Date: 10/10/22	Checked By: SRJ	Drawn By: JCE
	Revision 1:		
	Revision 2:		
	Revision 3:		
	Revision 4:		

SHEET
09 of 23

EXISTING FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS.

BASIN	CN	AREA (AC)	T _c (MIN)	L.C. (AC)	FLOW (Q)			
					2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
EXISTING BASIN 1	84	1.03	15.90	0.00	3.0	5.4	7.1	9.6
EXISTING JUNCTION 1					3.0	5.4	7.1	9.6
EXISTING BASIN 2	84	0.17	9.28	0.00	0.6	1.1	1.4	2.0
EXISTING BASIN 3	84	0.1	9.78	0.00	0.3	0.6	0.8	1.1

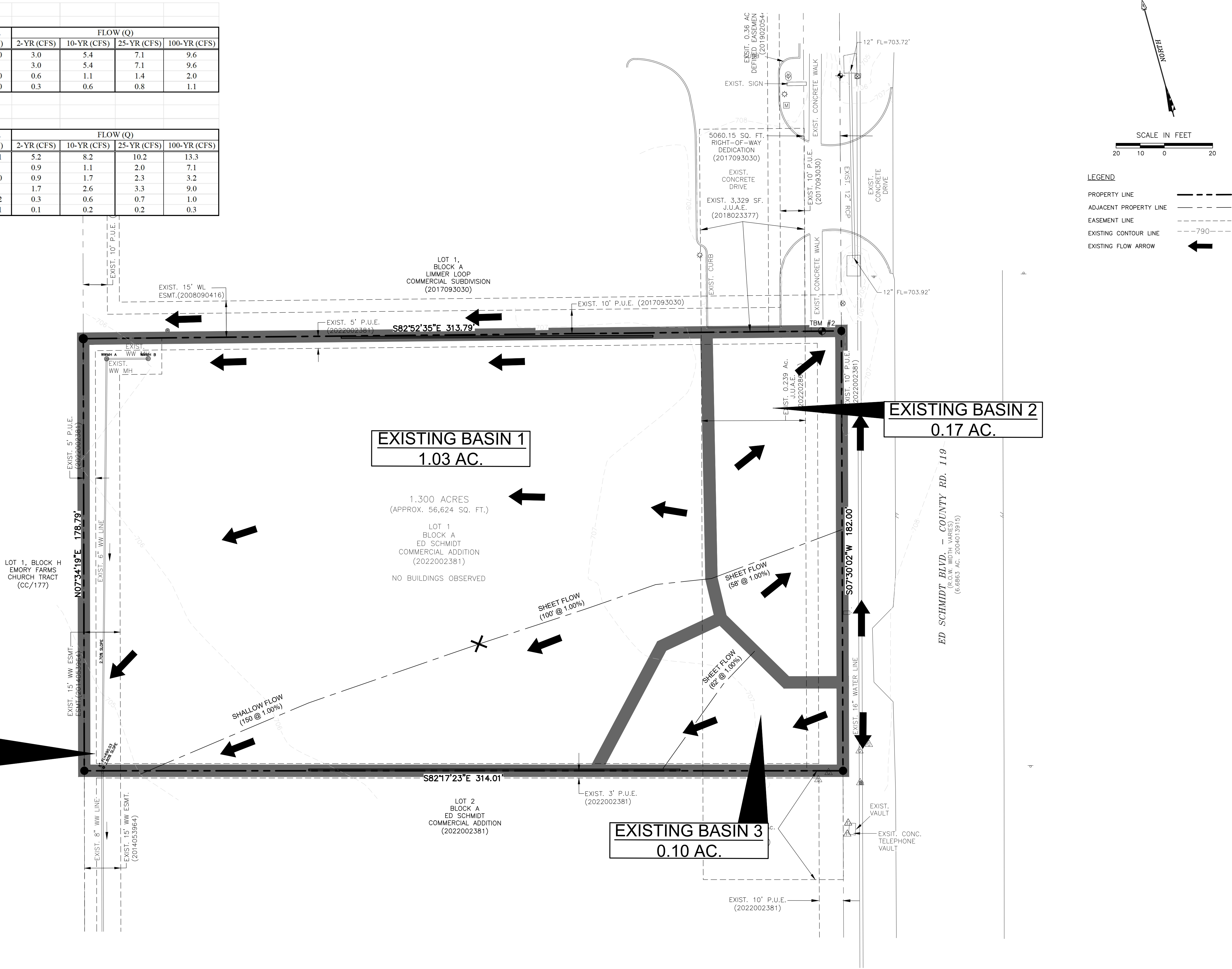
DEVELOPED FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS.

BASIN	CN	AREA (AC)	T _c (MIN)	L.C. (AC)	FLOW (Q)			
					2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
DEVELOPED BASIN 1	94	0.95	5.00	0.71	5.2	8.2	10.2	13.3
DETENTION POND 1					0.9	1.1	2.0	7.1
DEVELOPED BYPASS 1	80	0.25	5.00	0.00	0.9	1.7	2.3	3.2
DEVELOPED JUNCTION 1					1.7	2.6	3.3	9.0
DEVELOPED BYPASS 2	84	0.07	5.00	0.02	0.3	0.6	0.7	1.0
DEVELOPED BYPASS 3	83	0.03	5.00	0.01	0.1	0.2	0.2	0.3

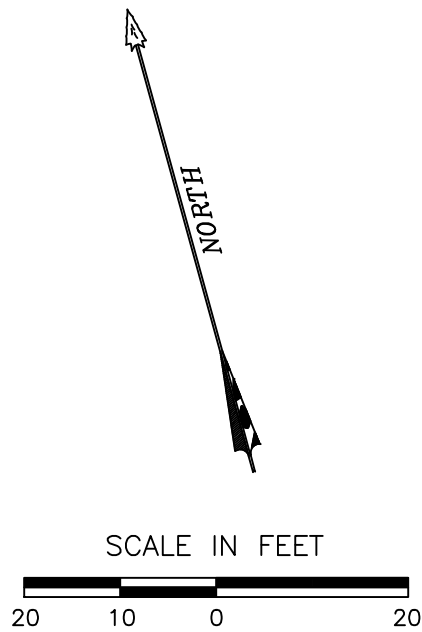
DEVELOPED JUNCTION 1 SUMMARY

STORM	EXISTING (CFS)	DEVELOPED (CFS)
2-YEAR	3.0	1.7
10-YEAR	5.4	2.6
25-YEAR	7.1	3.3
100-YEAR	9.6	9.0



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR LINE
- EXISTING FLOW ARROW



Received 3/16/2023



CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

EL POLLO RICO RESTAURANT - HUTTO
EXISTING DRAINAGE CONDITIONS
ED SCHMIDT BLVD.
HUTTO, TEXAS 78634

The seal appearing on this document was authorized by Stephen Ray Jamison on 12/12/2022.

STATE OF TEXAS
STEPHEN RAY JAMISON
68551
LICENSED PROFESSIONAL ENGINEER

File: EL POLLO RICO DWG\PLANS\DRAINAGE.DWG	Job No.	Snapshot: EXISTING
	Scale (Hor.):	Scale (Vert.):
	Date: 10/10/22	Checked By: SRJ
	Drawn By: NM	
	Revision 1:	
	Revision 2:	
	Revision 3:	
	Revision 4:	

SHEET
10 of 23

DEVELOPED JUNCTION 1 SUMMARY

STORM	EXISTING (CFS)	DEVELOPED (CFS)
2-YEAR	3.0	1.7
10-YEAR	5.4	2.6
25-YEAR	7.1	3.3
100-YEAR	9.6	9.0

EXISTING FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS.

BASIN	CN	AREA (AC)	T _c (MIN)	I.C. (AC)	FLOW (Q)			
					2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
EXISTING BASIN 1	84	1.03	15.90	0.00	3.0	5.4	7.1	9.6
EXISTING JUNCTION 1					3.0	5.4	7.1	9.6
EXISTING BASIN 2	84	0.17	9.28	0.00	0.6	1.1	1.4	2.0
EXISTING BASIN 3	84	0.1	9.78	0.00	0.3	0.6	0.8	1.1

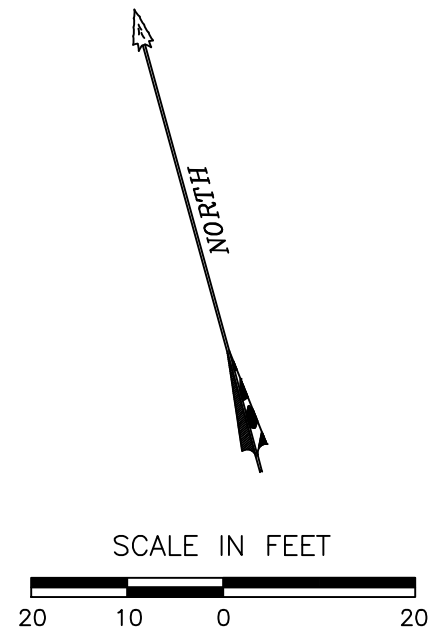
DEVELOPED FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS.

BASIN	CN	AREA (AC)	T _c (MIN)	I.C. (AC)	FLOW (Q)			
					2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
DEVELOPED BASIN 1	94	0.95	5.00	0.71	5.2	8.2	10.2	13.3
DETENTION POND 1					0.9	1.1	2.0	7.1
DEVELOPED BYPASS 1	80	0.25	5.00	0.00	0.9	1.7	2.3	3.2
DEVELOPED JUNCTION 1					1.7	2.6	3.3	9.0
DEVELOPED BYPASS 2	84	0.07	5.00	0.02	0.3	0.6	0.7	1.0
DEVELOPED BYPASS 3	83	0.03	5.00	0.01	0.1	0.2	0.2	0.3

DETENTION POND A SUMMARY

STORM	DETENTION POND STORAGE (AC-FT)	DETENTION POND ELEVATION
2-YEAR	0.1	706.5
10-YEAR	0.2	707.1
25-YEAR	0.2	707.4
100-YEAR	0.3	707.6

DEVELOPED BYPASS 1
0.25 AC.BYPASS 2
0.07 AC.DEVELOPED BASIN 1
0.95 AC.BYPASS 3
0.03 AC.

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
EXISTING CONTOUR LINE	---790---
FLOW ARROWS	↑

Received 3/16/2023



CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC

(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

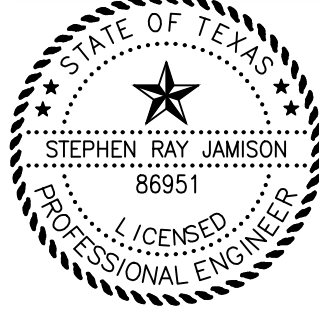
JCE

EL POLLO RICO RESTAURANT - HUTTO

PROPOSED DRAINAGE CONDITIONS

ED SCHMIDT BLVD.
HUTTO, TEXAS 78634

The seal appearing on
this document was
authorized by
Stephen Ray Jamison
on 12/12/2022

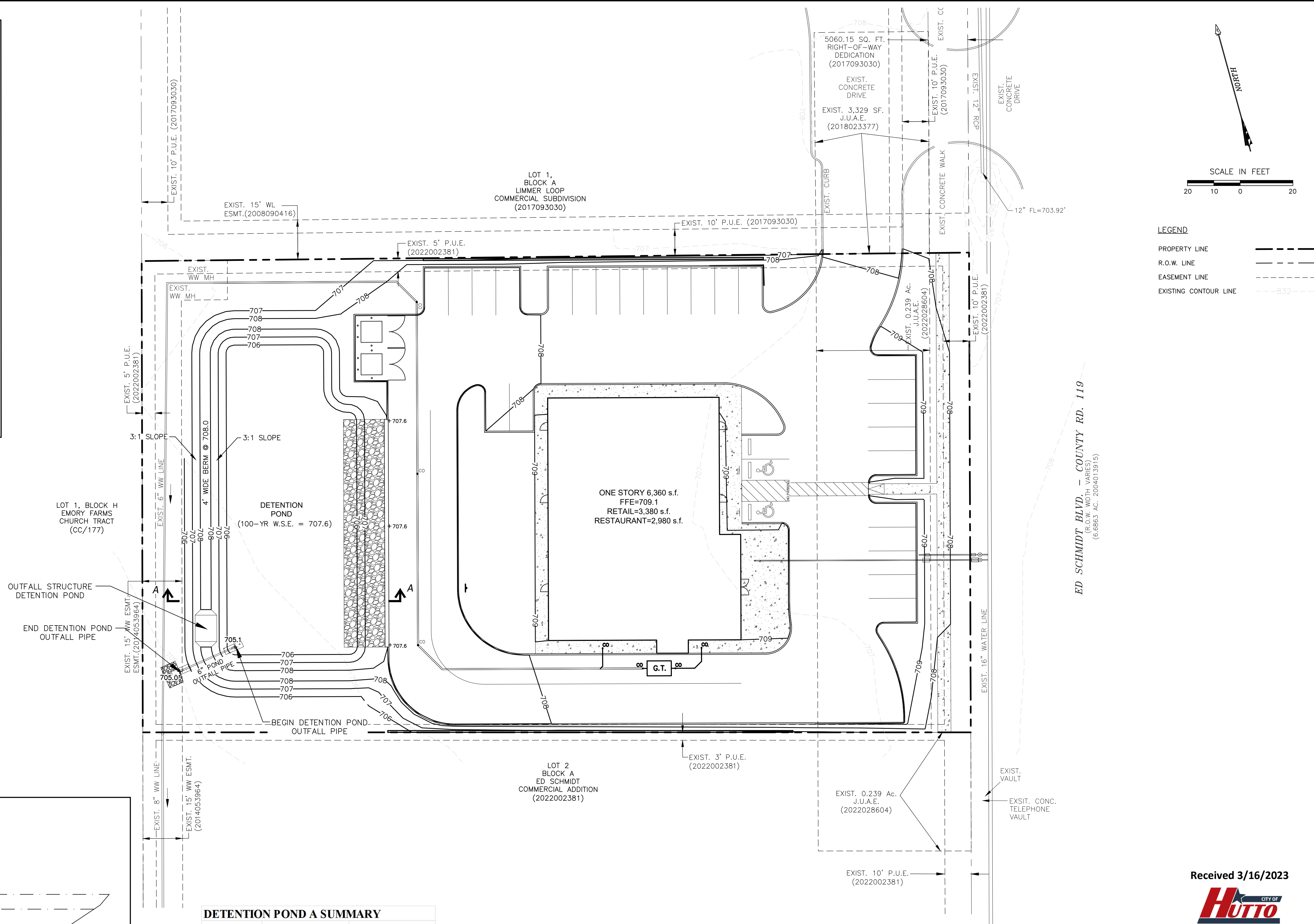
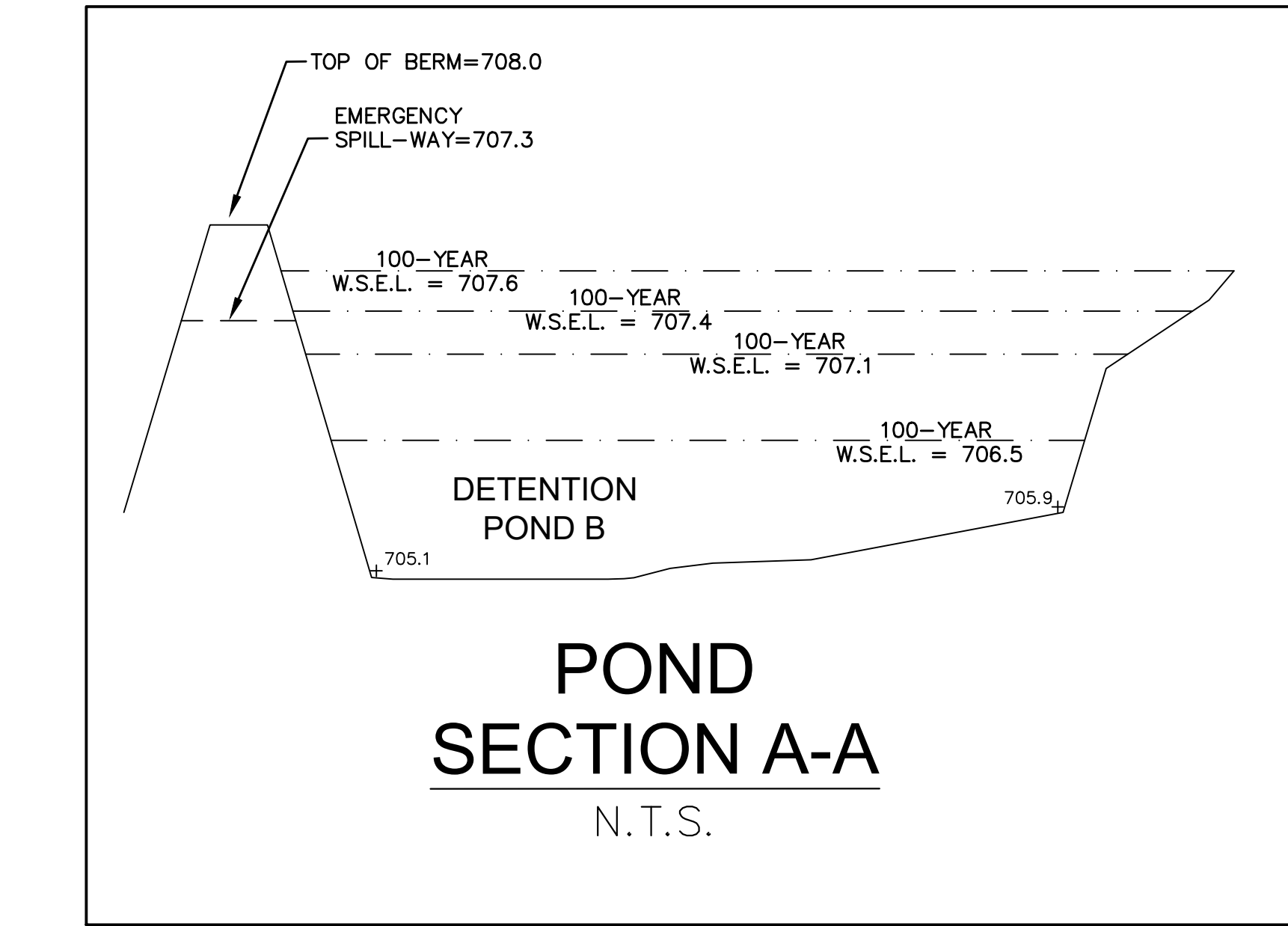


File: EL POLLO RICO DRAINAGE.DWG

Job No.	Snapshot:	DEVELOPED
Scale (Hor.):	Scale (Vert.):	
Date: 10/10/22	Checked By: SRJ	Drawn By: NM
Revision 1:		
Revision 2:		
Revision 3:		
Revision 4:		

SHEET

11 of 23



DETENTION POND A SUMMARY		
STORM	DETENTION POND STORAGE (AC-FT)	DETENTION POND ELEVATION
2-YEAR	0.1	706.5
10-YEAR	0.2	707.1
25-YEAR	0.2	707.4
100-YEAR	0.3	707.6

DETENTION POND 1 VOLUMES						
Elevation * Ft. msl	Depth Ft.	Area S. F.	Area Ac.	Avg. Area S. F.	Inc. Vol. C. F.	Total Vol. C. F.
705.00	-	-	-		-	-
706.00	1.00	5,485	0.126	2,743	1,828	1,828
707.00	1.00	6,523	0.150	6,004	5,997	7,825
708.00	1.00	7,632	0.175	7,078	7,070	14,895

EXISTING FLOW SUMMARY								
PEAK FLOWS WERE CALCULATED USING HEC-HMS.								
BASIN	CN	AREA (AC)	T _C (MIN)	I.C. (AC)	FLOW (Q)			
					2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
EXISTING BASIN 1	84	1.03	15.90	0.00	3.0	5.4	7.1	9.6
EXISTING JUNCTION 1					3.0	5.4	7.1	9.6
EXISTING BASIN 2	84	0.17	9.28	0.00	0.6	1.1	1.4	2.0
EXISTING BASIN 3	84	0.1	9.78	0.00	0.3	0.6	0.8	1.1

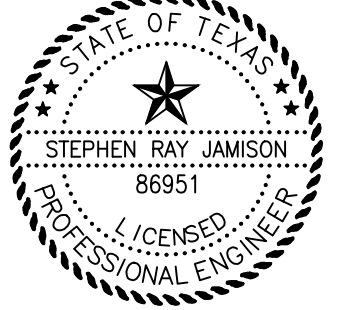
DEVELOPED FLOW SUMMARY										
PEAK FLOWS WERE CALCULATED USING HEC-HMS.										
BASIN	CN	AREA (AC)	T _C (MIN)	I.C. (AC)	FLOW (Q)					
					2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)		
DEVELOPED BASIN 1	94	0.95	5.00	0.71	5.2	8.2	10.2	13.3		
DETENTION POND 1					0.9	1.1	2.0	7.1		
DEVELOPED BYPASS 1	80	0.25	5.00	0.00	0.9	1.7	2.3	3.2		
DEVELOPED JUNCTION 1					1.7	2.6	3.3	9.0		
DEVELOPED BYPASS 2	84	0.07	5.00	0.02	0.3	0.6	0.7	1.0		
DEVELOPED BYPASS 3	83	0.03	5.00	0.01	0.1	0.2	0.2	0.3		

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

EL POLLO RICO RESTAURANT - HUTTO
DETENTION POND & CALCULATIONS
ED SCHMIDT BLVD.
HUTTO, TEXAS 78634

The seal appearing on
this document was
authorized by
Stephen Ray Jamison
on 12/12, 2022

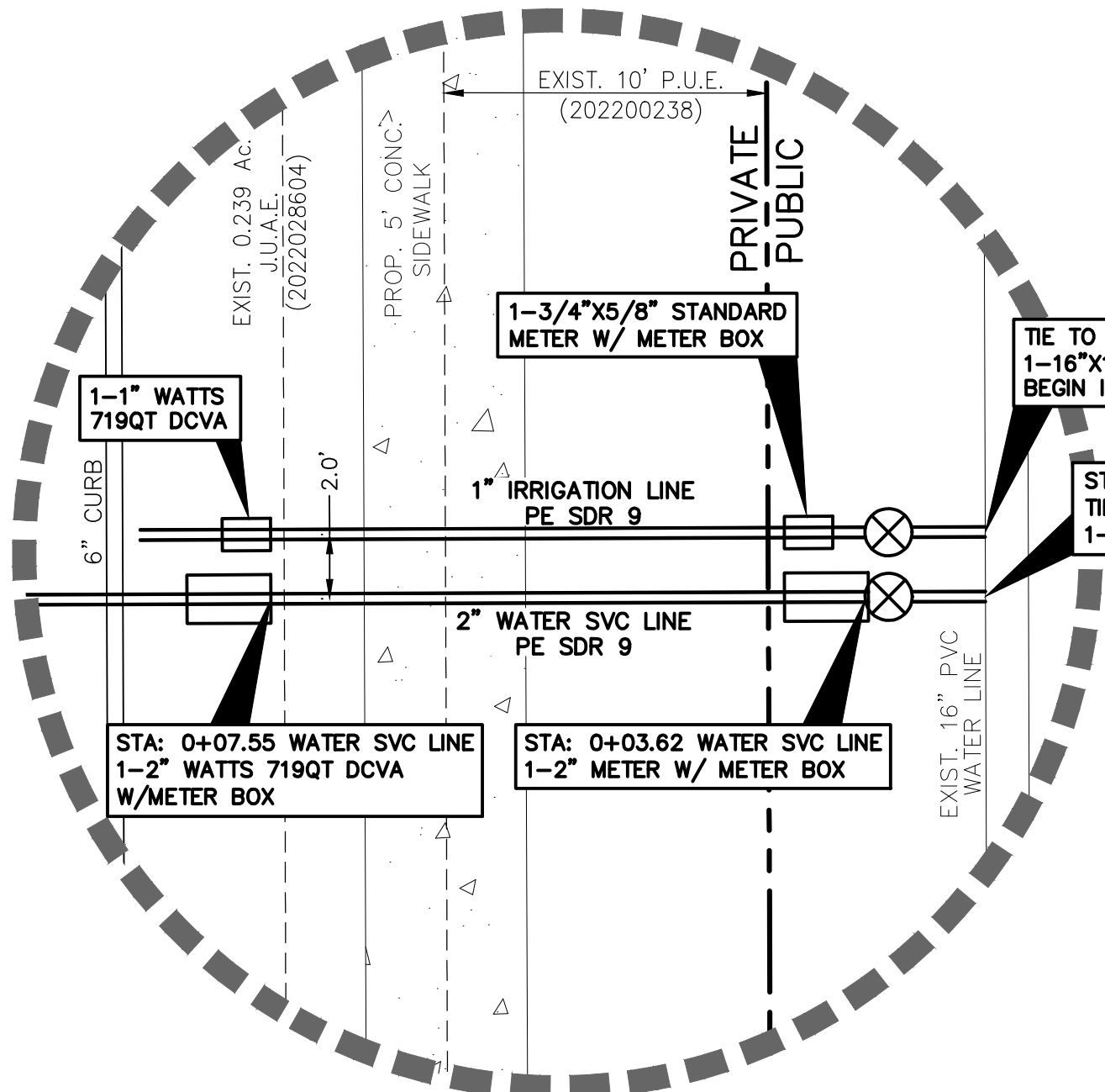


Received 3/16/2023



Job No.	Snapshot:
Scale (Hor.):	Scale (Vert.):
Date: 10/10/22	Checked By: SRJ
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
12 of 23



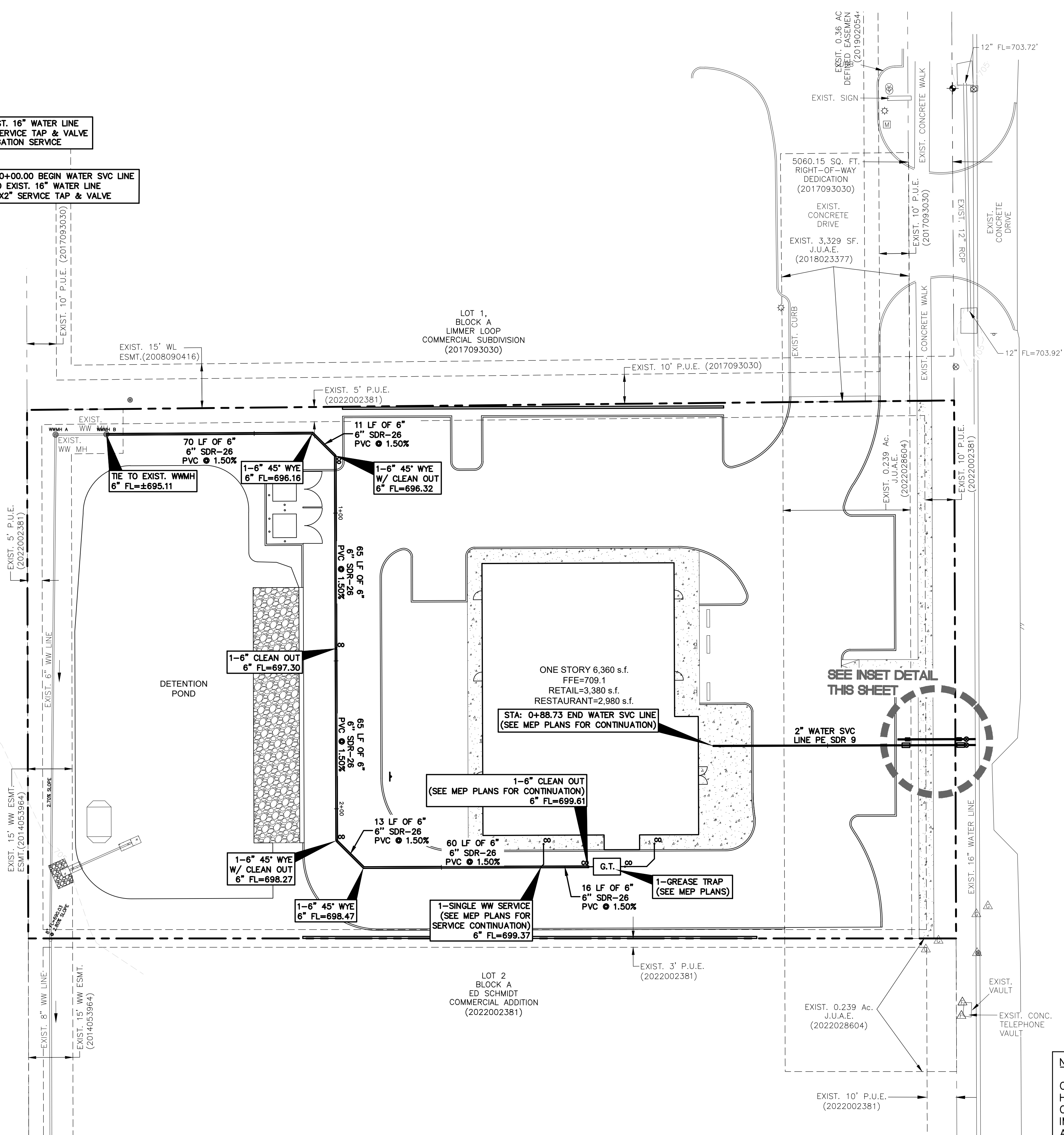
INSET DETAIL
SCALE: 1"=5'

MANVILLE NOTES:

- MANVILLE CONTACTS:

ERIK PRINZ - DIRECTOR OF OPERATIONS
512-844-0762 (REQUIRED BEFORE CHANGES ARE MADE
ONSITE)

RAUL OCHOA - CONSTRUCTION SERVICE TECH
512-517-8661
- CONTRACTOR SHALL VERIFY CLASS OF PIPE BEFORE
ORDERING PARTS FOR 12" TAP
- TAPPING SADDLE USED FOR THE FIRE HYDRANT BRANCH
MUST BE FULL STAINLESS STEEL BODY
- PROVIDE ALL ITEM ON CHECKLIST (ATTACHED) THAT ARE
APPLICABLE BEFORE REQUESTING METER SERVICE
- NEED PROJECT ACCEPTANCE LETTER FROM DIRECTOR OF
OPERATIONS (REQUIRED BEFORE SETTING UP SERVICE
WITH MANVILLE)
- BULK CONSTRUCTION METER REQUEST
CUSTOMERSERVICE@MANVILLEWSC.ORG
(DIRECTOR MUST APPROVE LOCATION)



Received 3/16/2023



NOTE:

CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO BEGINNING ANY OTHER WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE PLANS AND EXISTING UTILITIES IN THE FIELD. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY RE-WORK REQUIRED AS A RESULT OF SUCH DISCREPANCY UNLESS ENGINEER IS NOTIFIED PRIOR TO BEGINNING ANY OTHER WORK.

CONTRACTOR IS RESPONSIBLE FOR ANY/ALL DAMAGE TO EXISTING UTILITIES, APPURTENANCES, SIGNAGE, FLATWORK, ETC. CAUSED BY THE CONSTRUCTION OF THIS PROJECT.

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED WATER LINE W/ GATE VALVE
- PROPOSED WASTEWATER LINE W/ CLEAN OUT

SCALE IN FEET
20 10 0 20



JAMISON CIVIL ENGINEERING LLC

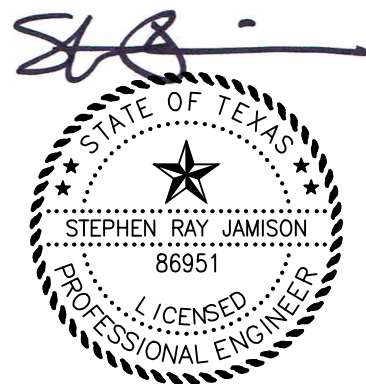
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

JCE

EL POLLO RICO RESTAURANT - HUTTO

UTILITY PLAN
ED SCHMIDT BLVD.
HUTTO, TEXAS 78634

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/07/2022



File: EL POLLO RICO.DWG	Plans: UTILITY.DWG
Job No.	Snapshot: UTILITY
Scale (Hor.):	Scale (Vert.):
Date: 10/10/22	Checked By: SRJ
Revision 1:	Drawn By: JCE
Revision 2:	
Revision 3:	
Revision 4:	

SHEET

13 of 23

GUIDELINES FOR DESIGN AND INSTALLATION OF
TEMPORARY EROSION AND SEDIMENTATION CONTROLS

TYPE OF STRUCTURE	TYPE OF STRUCTURE	TYPE OF STRUCTURE	TYPE OF STRUCTURE
SILT FENCE	N/A	2 ACRES	0 – 10%
	200 FEET	2 ACRES	10% – 20%
	100 FEET	1 ACRE	20% – 30%
	50 FEET	1/2 ACRE	> 30%
TRIANGLE FILTER DIKE	100 FEET	1/2 ACRE	< 30%
	50 FEET	1/4 ACRE	> 30%
ROCK BERM *	500 FEET	< 5 ACRES	0 – 10%

* FOR ROCK BERM DESIGN, WHERE PARAMETERS ARE OTHER THAN STATED, DRAINAGE AREA CALCULATION AND ROCK BERM DESIGN MUST BE SUBMITTED FOR REVIEW.

** HIGH SERVICE ROCK BERMS MAY BE REQUIRED IN AREAS OF ENVIRONMENTAL SIGNIFICANCE AS DETERMINED BY THE CITY OF HUTTO.

CITY OF HUTTO
CONSTRUCTION STANDARDS AND DETAILS
TEMPORARY EROSION AND
SEDIMENTATION CONTROL
ENGINEERING & PUBLIC WORKS

DRAWING NO.: EBC01
UPDATER: 06/01/2019
DRAWN BY: BH
SCALE: N.T.S.
FILE NAME: EBC01.DWG

CROSS SECTION

46" MIN. HEAVY WEIGHT T-POST
24" TALL MIN., 2" X 4" 12 GAUGE GALVANIZED WIRE MESH
4.5-10.2 MIN. NON-WOVEN GEOTEXTILE FILTER FABRIC 42" WIDE
EXTENSION OF FABRIC INTO TRENCH 10X LEVEL

INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL EVENT.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
- REPLACE ANY TORN FABRIC.
- REPLACE OR REMOVE ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.

GEOTEXTILE
T-POST
4" X 4" MIN.
WOVEN WIRE SUPPORT
2" X 4" WIRE MESH
FLOW

INSTALLATION:
- LAYOUT THE SILT FENCE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOURS.
- CLEAR THE GROUND OF DEBRIS, ROCKS AND/OR PLANTS (INCLUDING GRASSES TALLER THAN 2") TO PROVIDE A SMOOTH FLOW APPROACH SURFACE.
- EXCAVATE 6" DEEP BY 6" WIDE TRENCH ON UPSTREAM SIDE OF FACE PER PLANS.
- DRIVE THE HEAVY DUTY T-POST AT LEAST 12 INCHES (12") INTO THE GROUND AND AT A SLIGHT ANGLE TOWARDS THE FLOW.
- ATTACH THE 2" X 4" - 12 GAUGE WELDED WIRE MESH TO THE T-POST WITH 11-1/2 GAUGE GALVANIZED T-POST CLIPS. THE TOP OF THE WIRE TO BE 24" ABOVE GROUND LEVEL. THE WELDED WIRE MESH TO BE OVERLAPPED 6" AND TIED AT LEAST SIX TIMES WITH HOOD RINGS.
- THE SILT FENCE TO BE INSTALLED WITH A SLOTT MINIMUM OF 8" WIDE, PLACED ON THE UPHILL SIDE OF THE FENCE INSIDE THE EXCAVATED TRENCH. THE FABRIC TO OVERLAP THE TOP OF THE WIRE BY ON INCH (1").
- INVOIDOR THE SILT FENCE BY BACKFILLING WITH EXCAVATED DIRT AND ROCKS (NOT LARGER THAN 2").
- GEOTEXTILE SPLICES, MINIMUM 18" WIDE, SHOULD BE ATTACHED IN A LEAST SIX PLACES. SPLICES IN CONCENTRATED FLOW AREAS WILL NOT BE ACCEPTED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPREDE STORM FLOW OR DRAINAGE.

CITY OF HUTTO
CONSTRUCTION STANDARDS AND DETAILS
SILT
FENCE
ENGINEERING & PUBLIC WORKS

DRAWING NO.: EBC02
UPDATER: 06/01/2019
DRAWN BY: BH
SCALE: N.T.S.
FILE NAME: EBC02.DWG

EXISTING ROAD

50' MIN.
4" TO 8" COARSE AGGREGATE
GEOTEXTILE FABRIC TO STABILIZE FOUNDATION
GRADE >2%
DIVERSION RIDGE
EXISTING ROAD
GEOTEXTILE FABRIC AS APPROVED BY THE CITY

INSTALLATION:
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE, RUNOFF FROM THE STABILIZED CONSTRUCTION.
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

INSPECTION AND MAINTENANCE GUIDELINES:
- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS EXAMINE AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
- WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS.
- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

CITY OF HUTTO
CONSTRUCTION STANDARDS AND DETAILS
STABILIZED
CONSTRUCTION ENTRANCE
ENGINEERING & PUBLIC WORKS

DRAWING NO.: EBC06
UPDATER: 06/01/2019
DRAWN BY: BH
SCALE: N.T.S.
FILE NAME: EBC06.DWG

CROSS SECTION A-A

VARIES
VARIES
10 MIL. PLASTIC SHEET
EXISTING GRADE

NOTES:
1. SET LENGTH AND WIDTH AS NECESSARY TO PROVIDE ADEQUATE SPACE FOR WASHOUT ACTIVITIES.
2. IF RESTRICTED BY DEPTH DUE TO BELOW GRADE APPOINTMENTS, PLACE EARTHEN BERMS AT GRADE.
3. USE EXCAVATED MATERIAL TO CREATE EARTHEN BERMS SURROUNDING THE AREA TO BE DESIGNATED AS A CONCRETE WASHOUT.
4. PLACE 10ML OR GREATER PLASTIC SHEETING.
5. SECURE SHEETING ON OUTSIDE OF BERM AREA USING SAND BAGS OR ROCK EQUIVALENT.

CITY OF HUTTO
CONSTRUCTION STANDARDS AND DETAILS
CONCRETE
WASHOUT
ENGINEERING & PUBLIC WORKS

DRAWING NO.: EBC09
UPDATER: 06/01/2019
DRAWN BY: BH
SCALE: N.T.S.
FILE NAME: EBC09.DWG

Received 3/16/2023



CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY).
THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

EL POLLO RICO RESTAURANT - HUTTO
GENERAL DETAILS
ED SCHIMIDT BLVD.
HUTTO, TEXAS 78634

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/07/2022

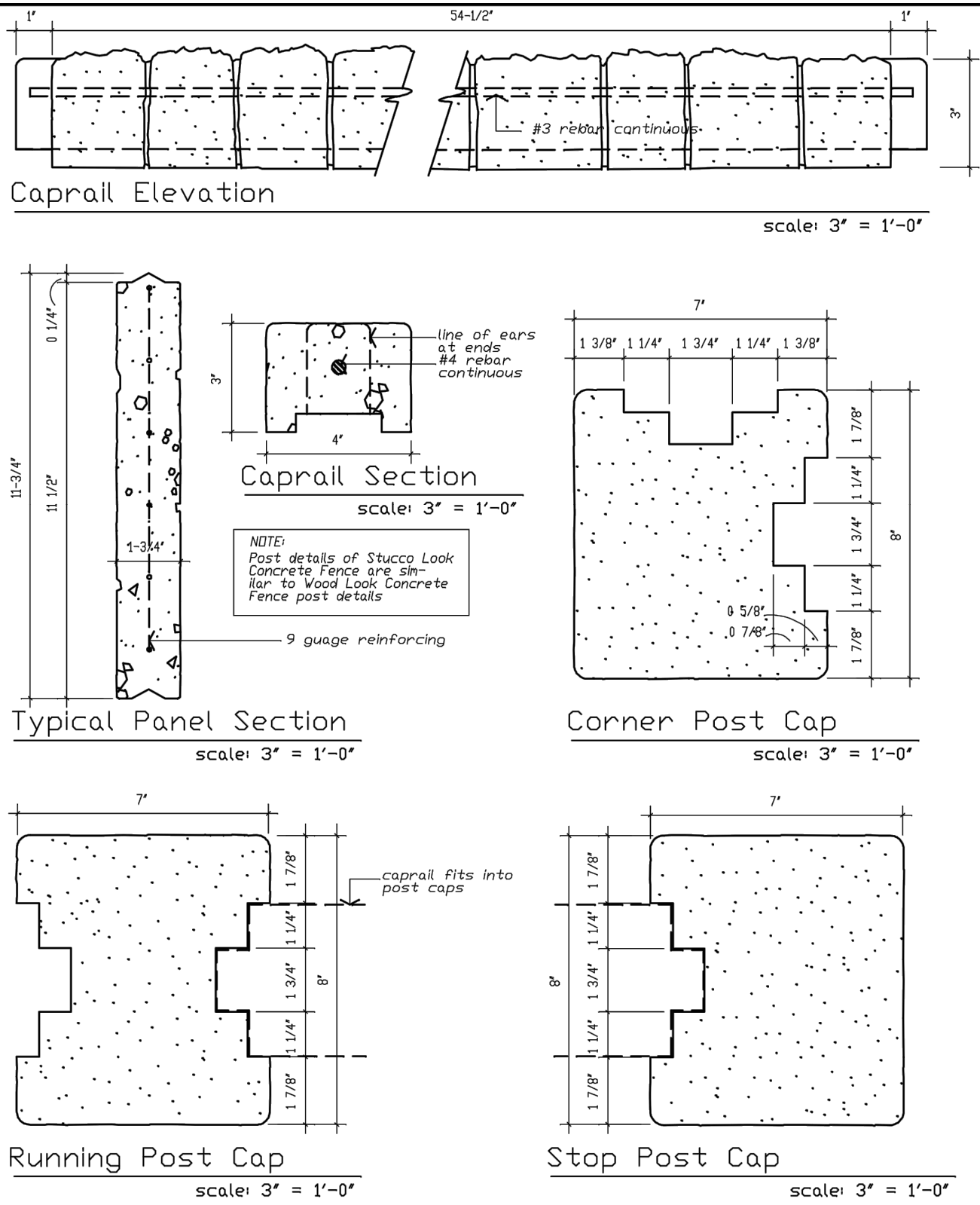
STATE OF TEXAS
STEPHEN RAY JAMISON
66651
LICENSED PROFESSIONAL ENGINEER

File:EL POLLO RICO.DWG\PLANS\DETAILS.DWG	Job No.	Snapshot:	Scale (Hor.):	Scale (Vert.):	Checked By: SRJ	Drawn By: DSP
			Date: 10/10/22			
			Revision 1:			
			Revision 2:			
			Revision 3:			
			Revision 4:			

SHEET
14 of 23



footings: 18' diameter, 24' deep
3000 p.s.i. concrete, varies
according to local soil conditions



1. The column height can be from 0 to a maximum of 10'-0" - with 8'-0" above grade.
2. All concrete shall be 5000 p.s.i.
3. All reinforcement shall be A.S.T.M. 615 grade 60. Special reinforcement is available upon special order.
4. Footing 2 feet deep footing standard program, 12" - 18" diameter. Depth and diameter can vary per
5. local soil conditions.
6. Texture: All exposed sides have rock-like texture.
7. Gates: Shall have additional steel supports adjacent to concrete columns.
8. All steel reinforcement is prewelded steel spacers so as to allow for maximum concrete coverage.
9. A special silicone sealant is used to lock the caprol and post caps in place. This sealant requires special tools
10. for removal.

We reserve the right to alter the design or specifications without incurring any obligation, all rights reserved.
Fencecrete America, Limited



Contact Matt Booth 210-861-5210 matt@fencecrete.com

Fence Post Embedment Depths and Footing Diameters for Lateral Load of 15.5 psf
and Fence Posts Spaced at 5' - 0" o.c. (see detail)

FENCE HEIGHT (FT)	FIRM TO STIFF CLAY 0.5 KSF C _u < 1.0 KSF		VERY STIFF TO HARD CLAY 2.0 TO 10 KSF		LOOSE SAND 20' C _u > 30'		DENSE SAND 1' TO 30'	
	FOOTING DEPTH (FT)	FOOTING DIAMETER (IN)	FOOTING DEPTH (FT)	FOOTING DIAMETER (IN)	FOOTING DEPTH (FT)	FOOTING DIAMETER (IN)	FOOTING DEPTH (FT)	FOOTING DIAMETER (IN)
4	2.0	12	2.0	12	3.0	12	2.5	12
5	2.0	12	2.0	12	3.5	18	3.5	12
6	2.5	12	2.0	12	4.0	18	3.5	18
7	3.0	18	3.0	12	4.5	18	4.0	18
8	3.5	18	3.0	18	4.5	18	4.0	18

Typical Fence Post Detail

Diagram illustrating the typical fence post detail, showing a cross-section of the post and footing.

Typical Running Post with:
 2" #4 rebar continuous or
 4" #4 rebar continuous on
 grade 60K and 5,000 p.s.i.
 concrete at 28 days test.
 Posts spaced at 5'-0" o.c.

Footings:
 Footing to be 3,000 p.s.i.
 concrete at 28 days test.
 Clean footing of all loose
 soil and debris.

Dimensions:
 Post height: 5' - 0" maximum
 Footing diameter: 5' - 0"
 Footing depth: 5' - 0" (see Table 1)
 Footing width: 5' - 0" (see Table 1)

Notes:
 Finish Grade
 Provide positive slope

We reserve the right to alter the design or specifications without incurring any obligation, all rights reserved.
Fencecrete America, Limited

Received 3/16/2023



CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC

(TX. PE FIRM REG. #F-17756)

13812 RESEARCH BLVD. #B-2

AUSTIN, TEXAS 78750

OFFICE: (737) 484-0880

INFO@JAMISONENG.COM

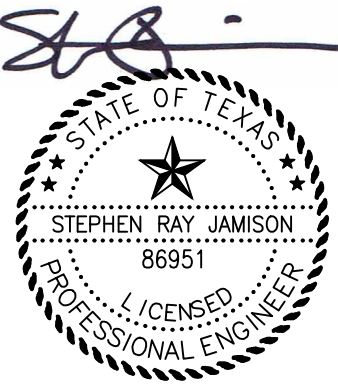
EL POLLO RICO RESTAURANT - HUTTO

GENERAL DETAILS

ED SCHMIDT BLVD.

HUTTO, TEXAS 78634

The seal appearing on
this document was
authorized by
Stephen Ray Jamison
on 10/07, 2022



File:H:\EL POLLO RICO\DWG\PLANS\DETAILS.DWG

Job No.	Snapshot:
---------	-----------

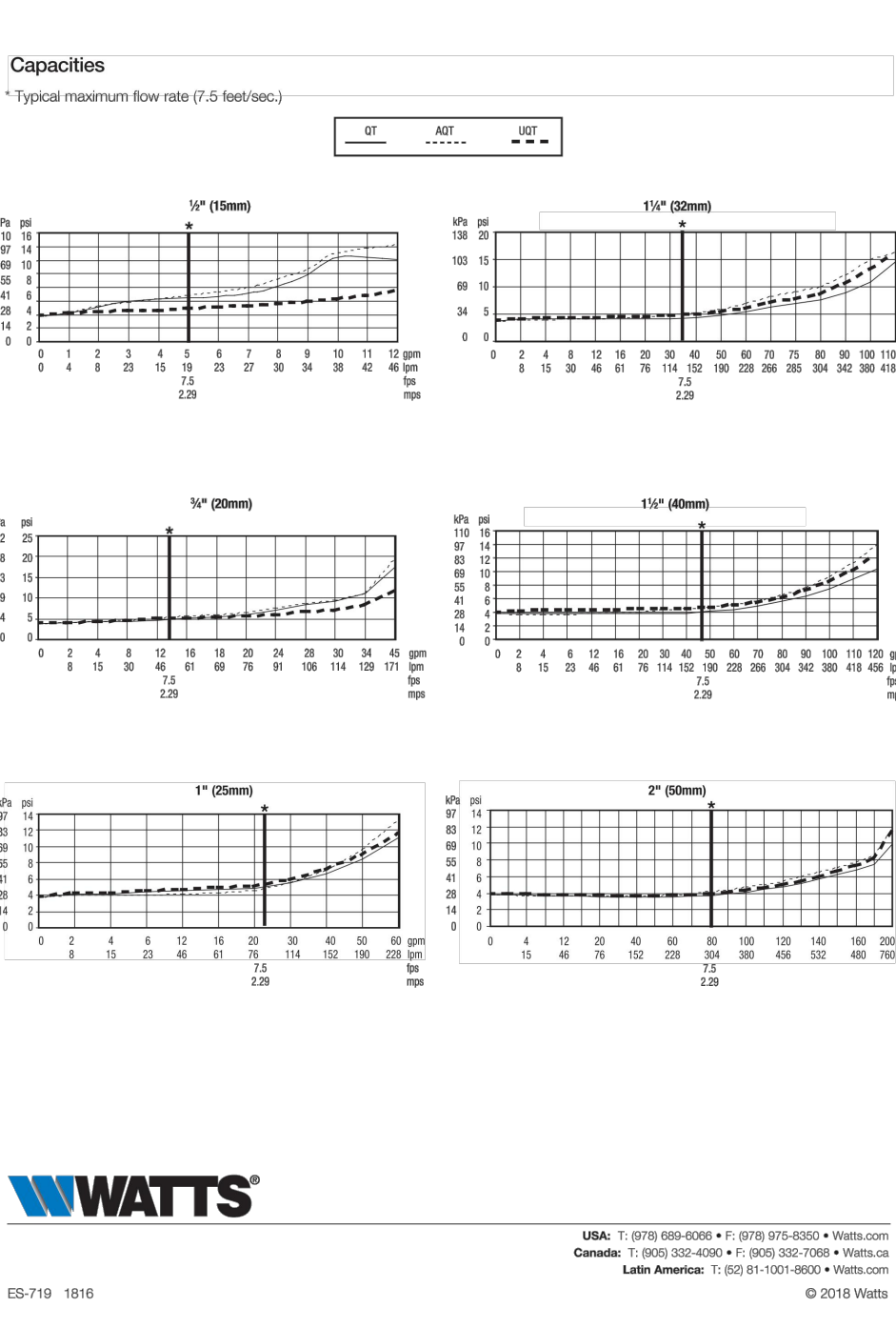
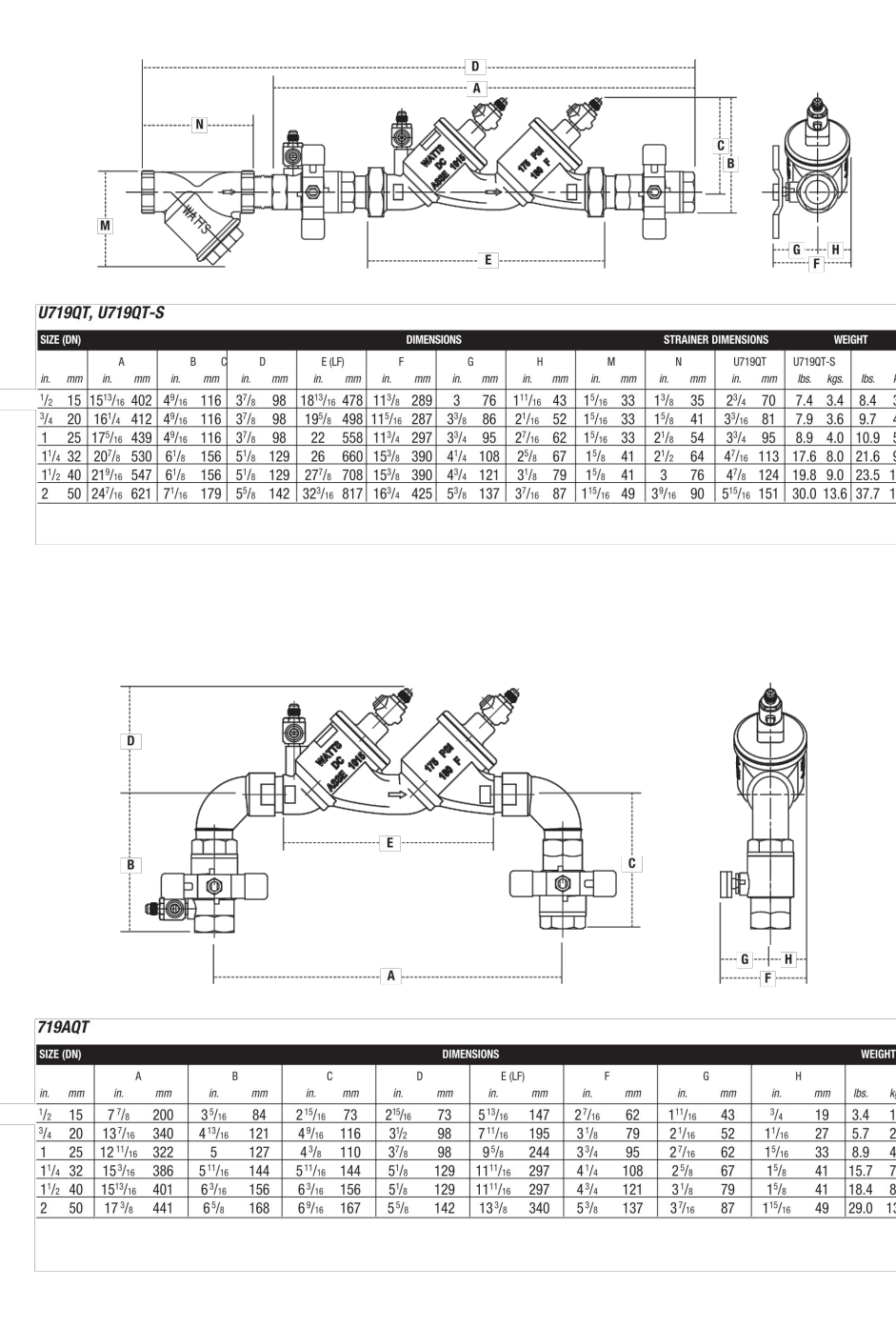
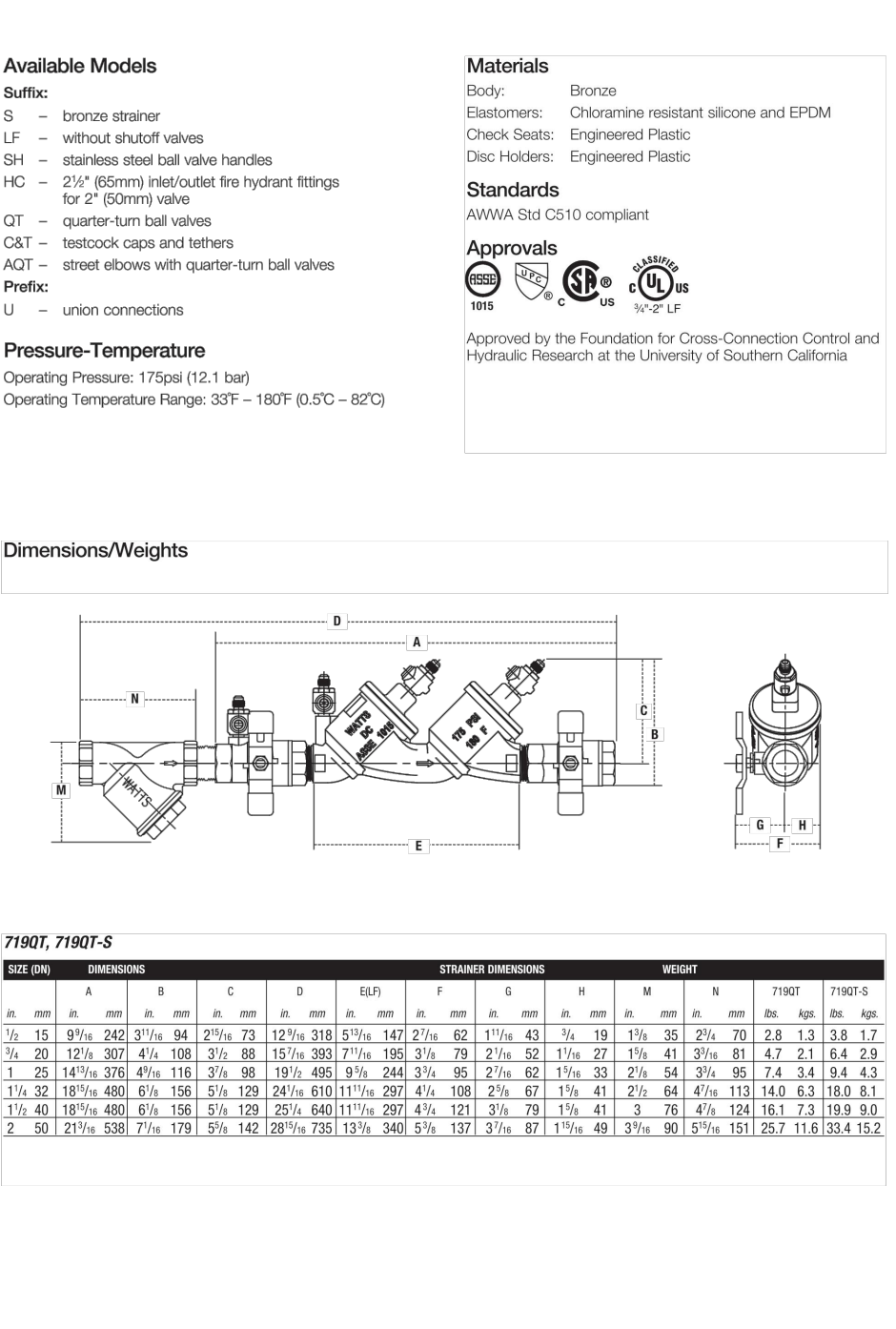
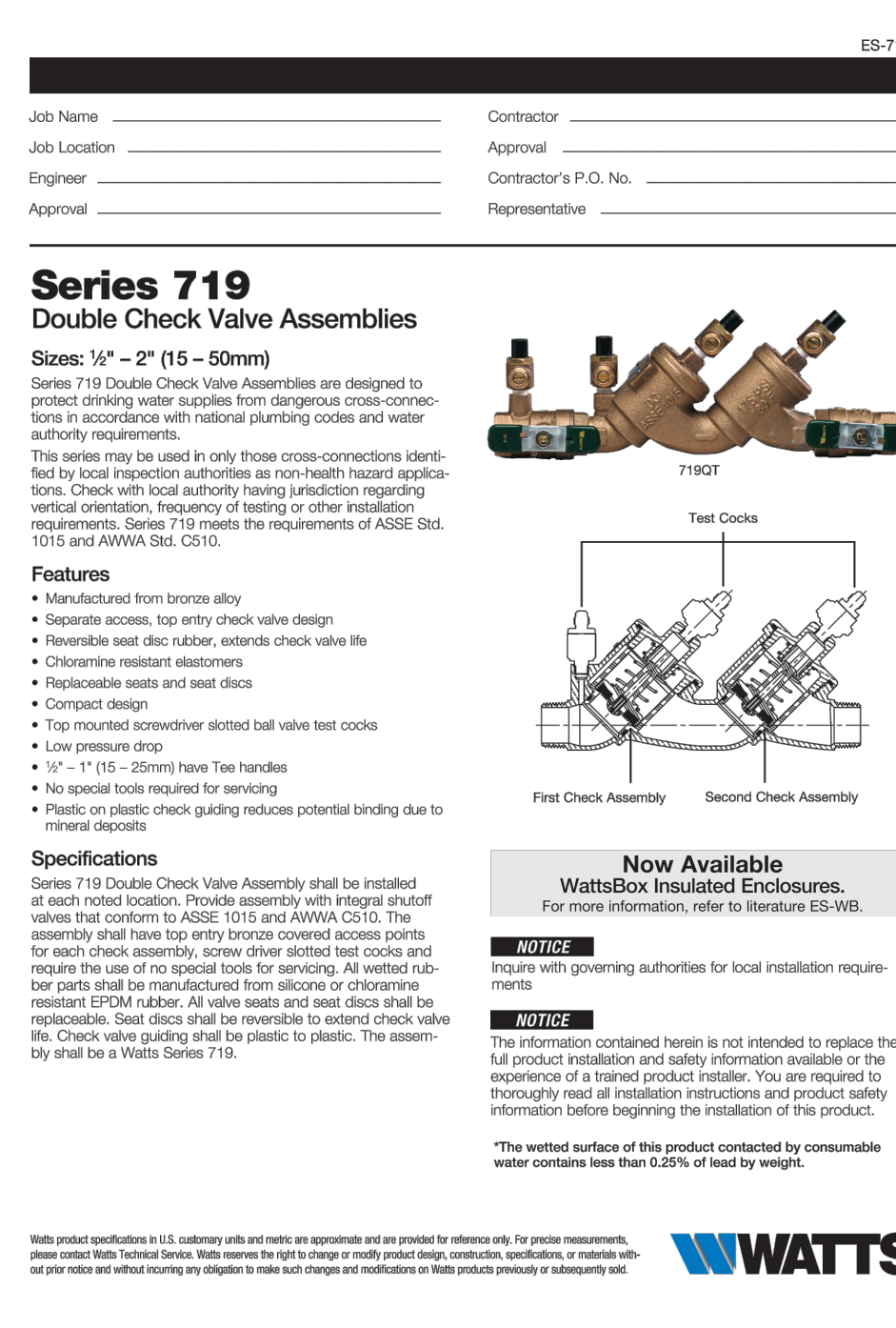
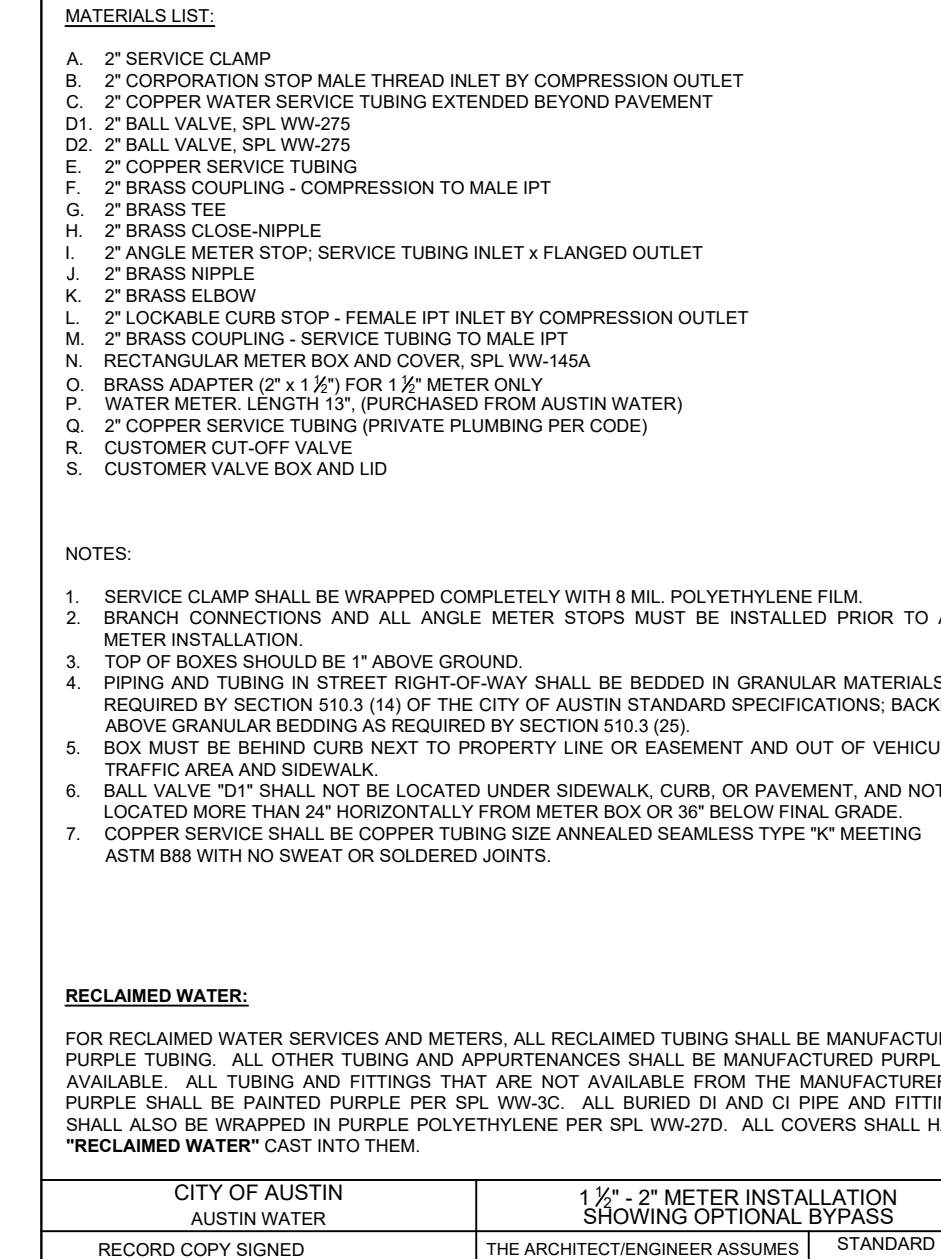
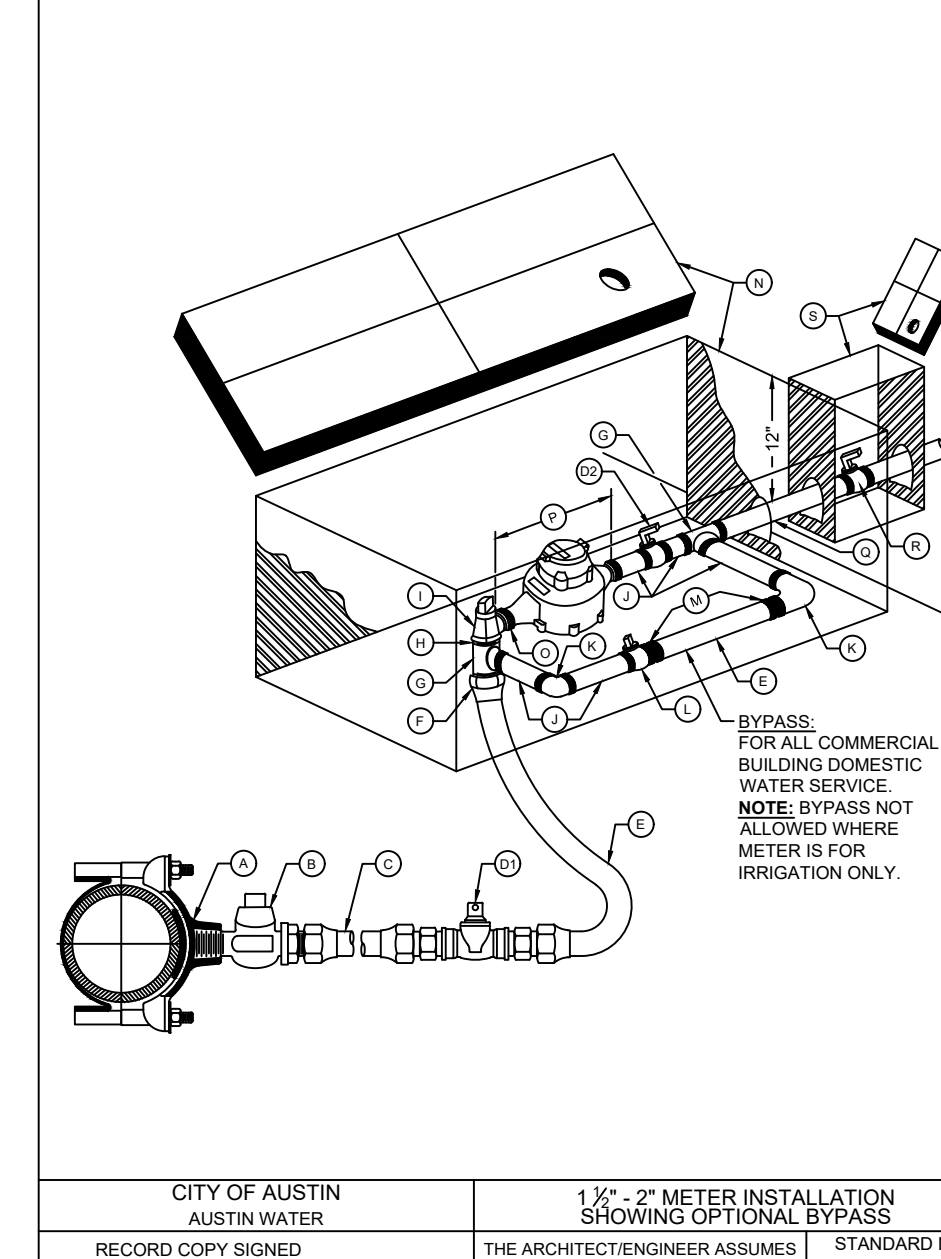
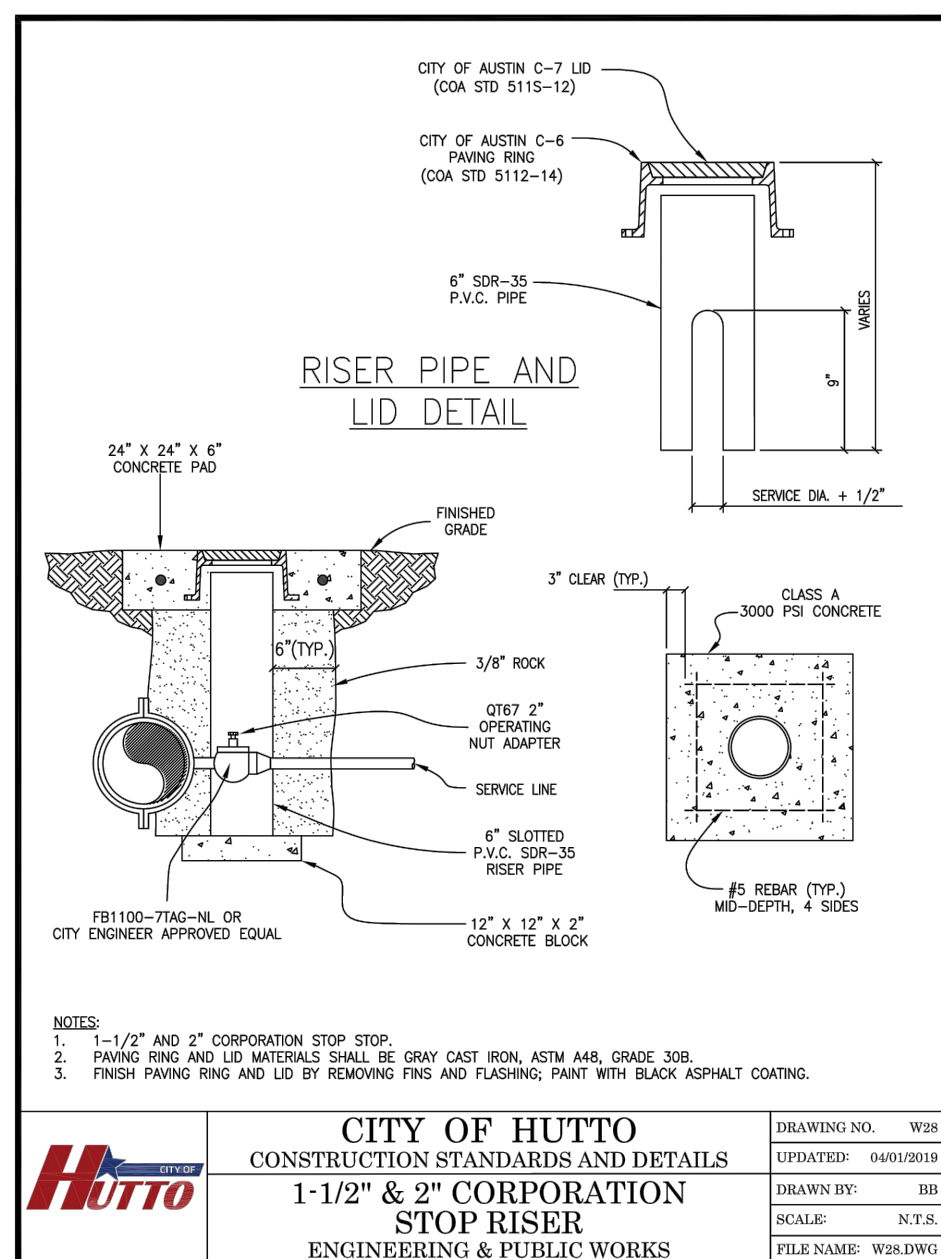
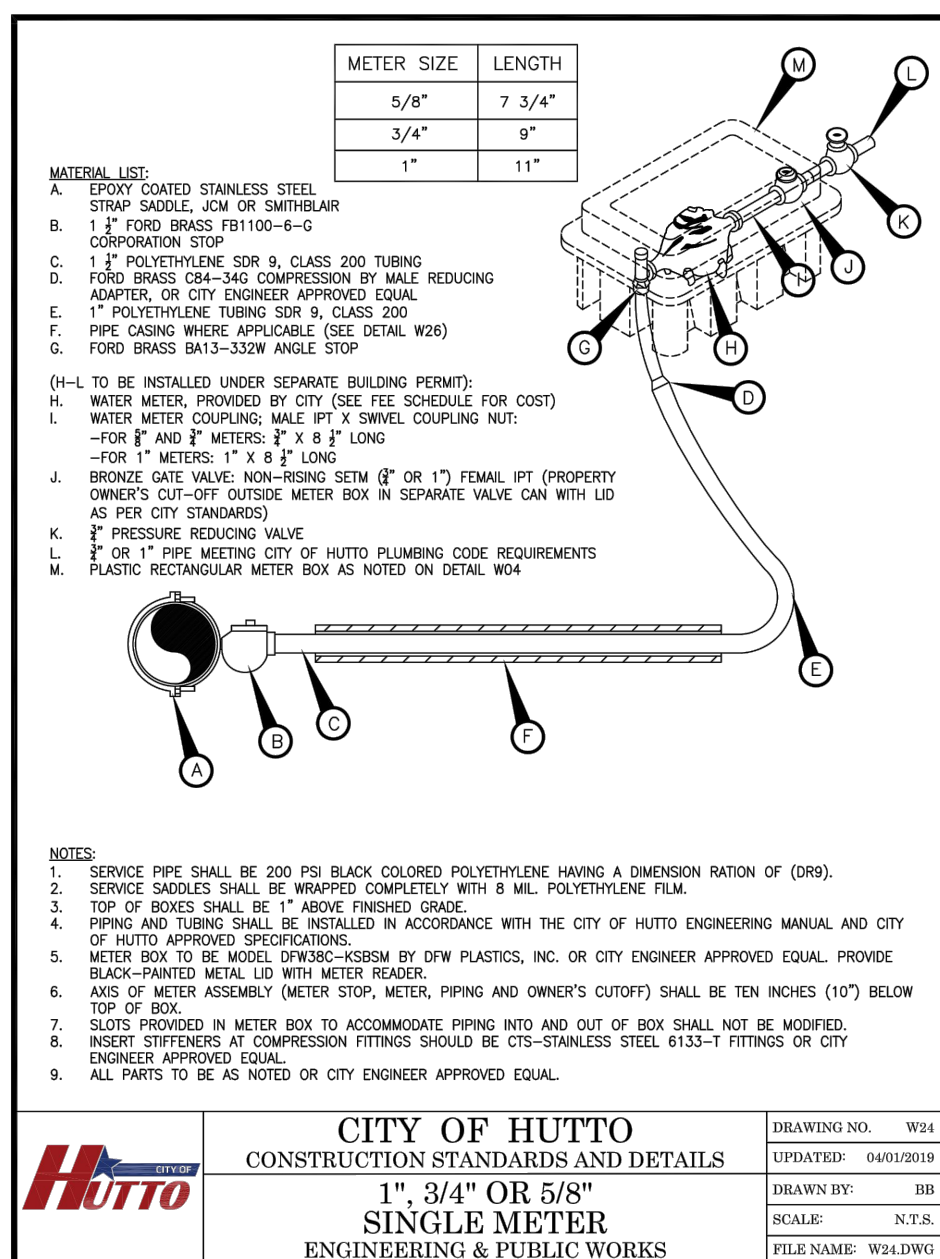
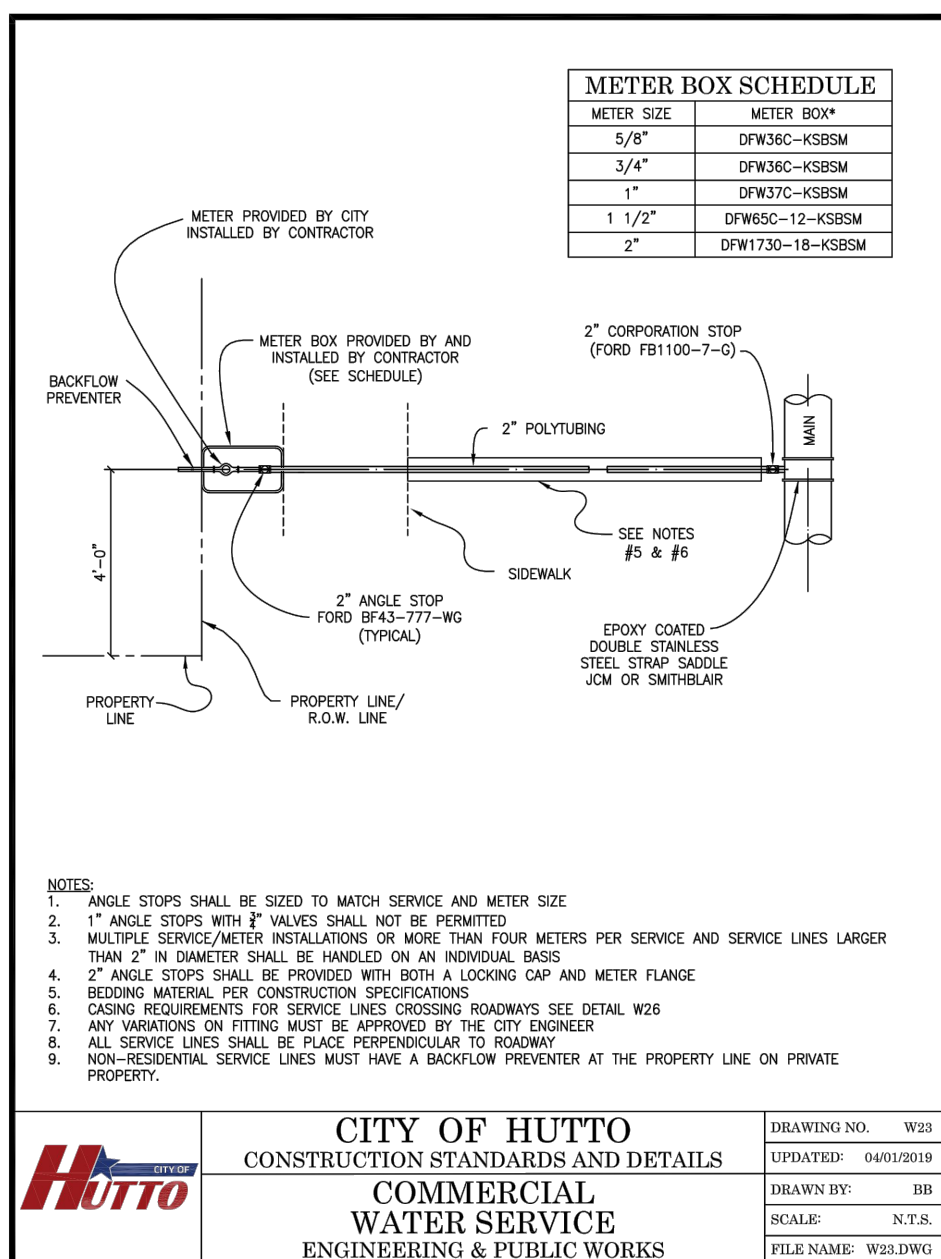
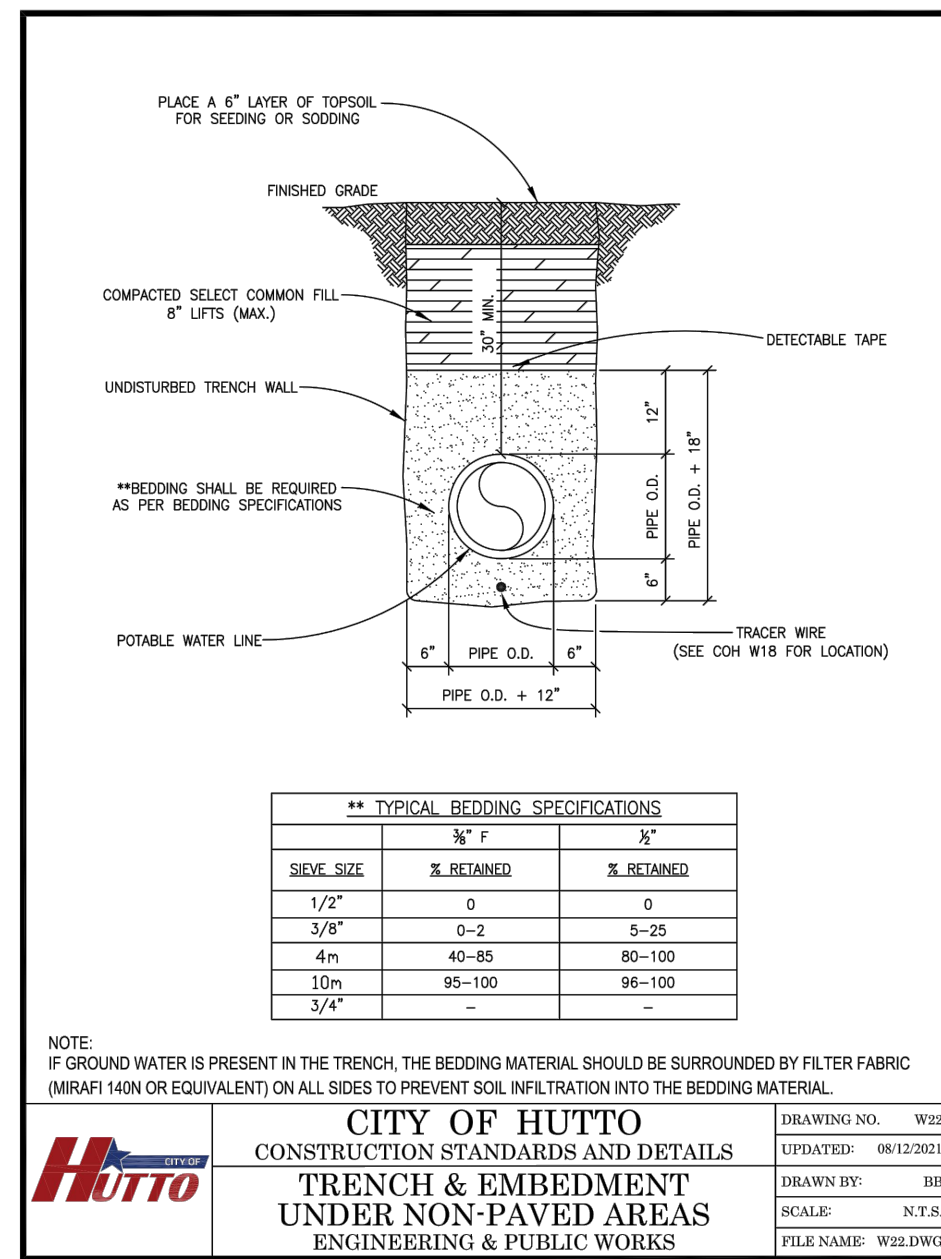
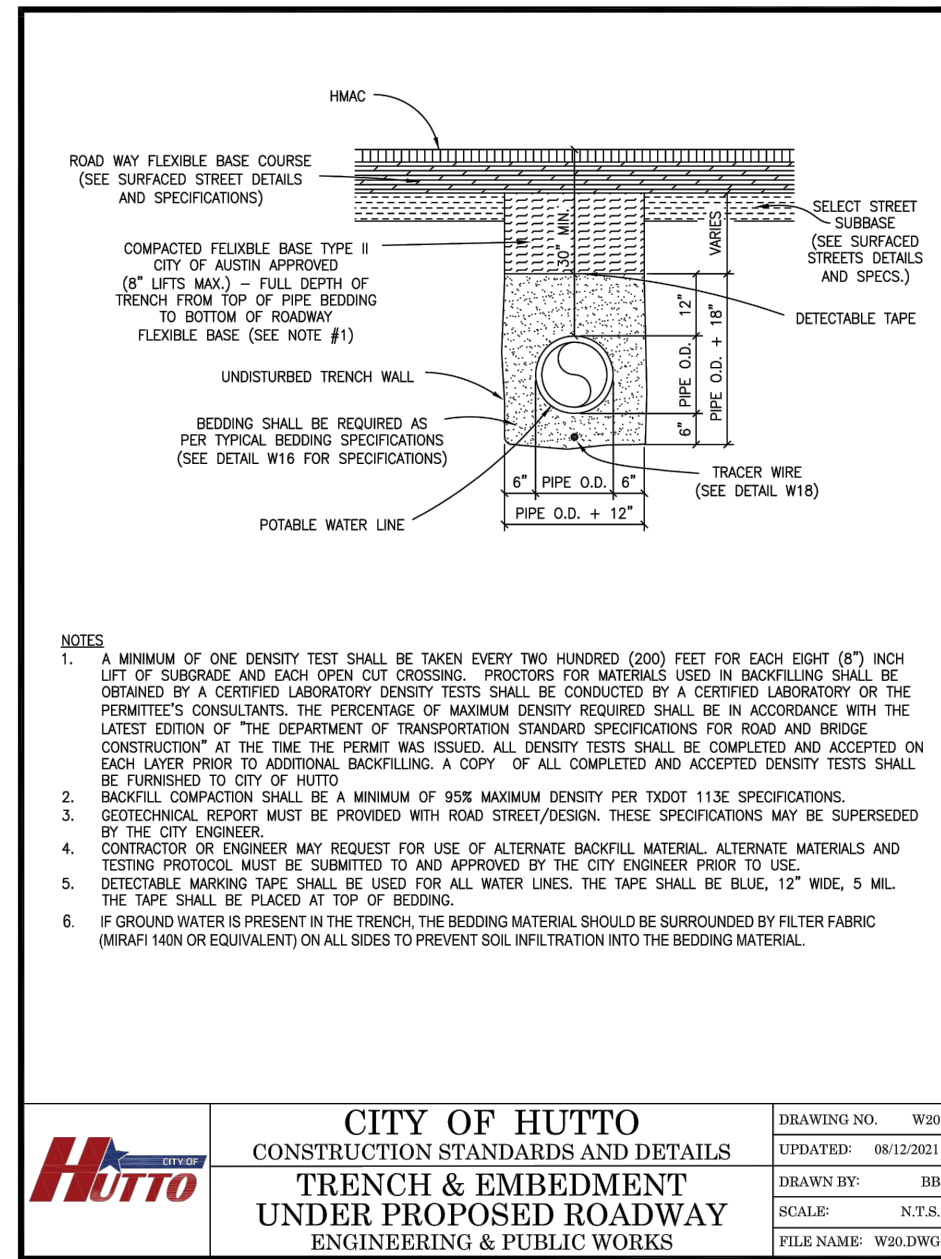
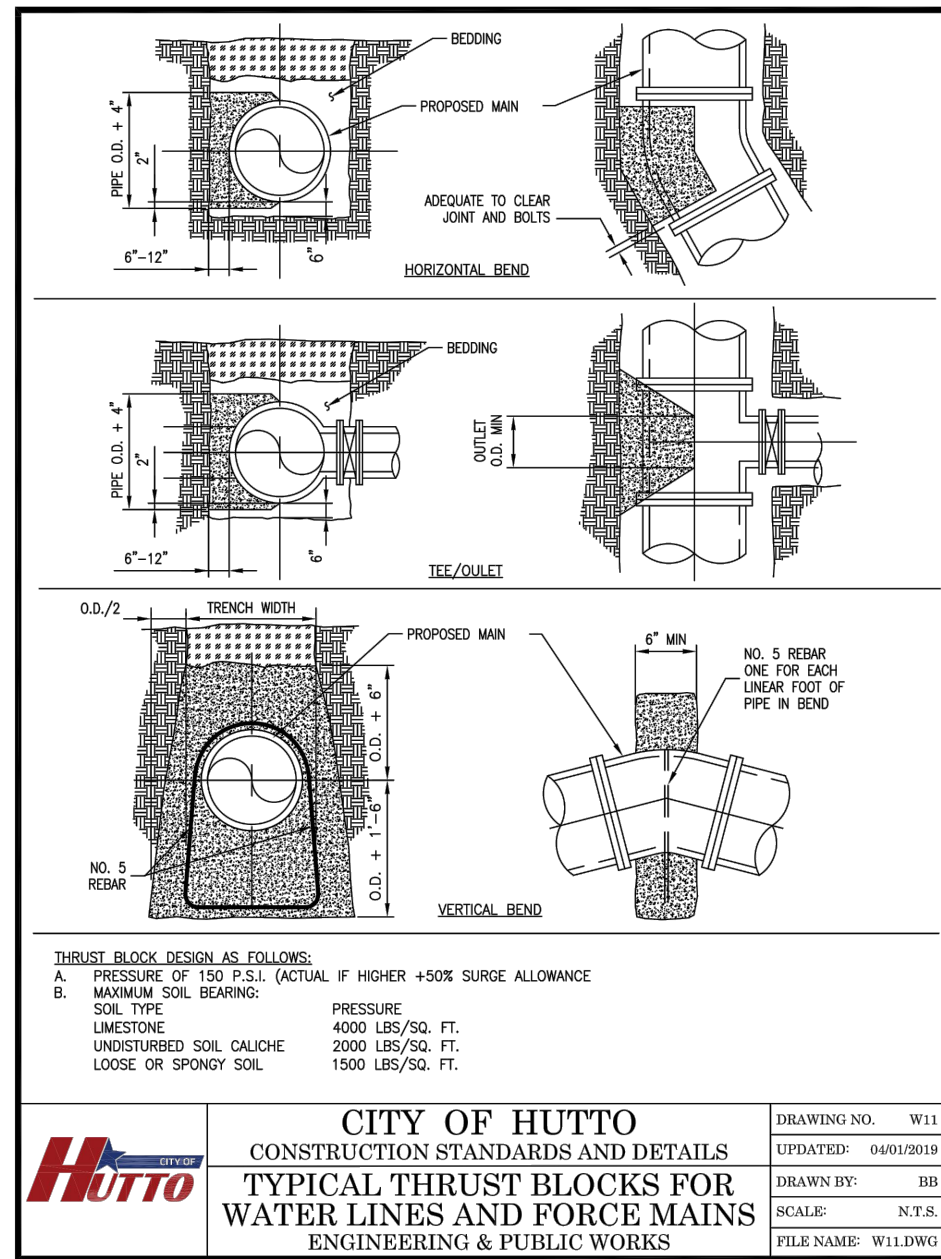
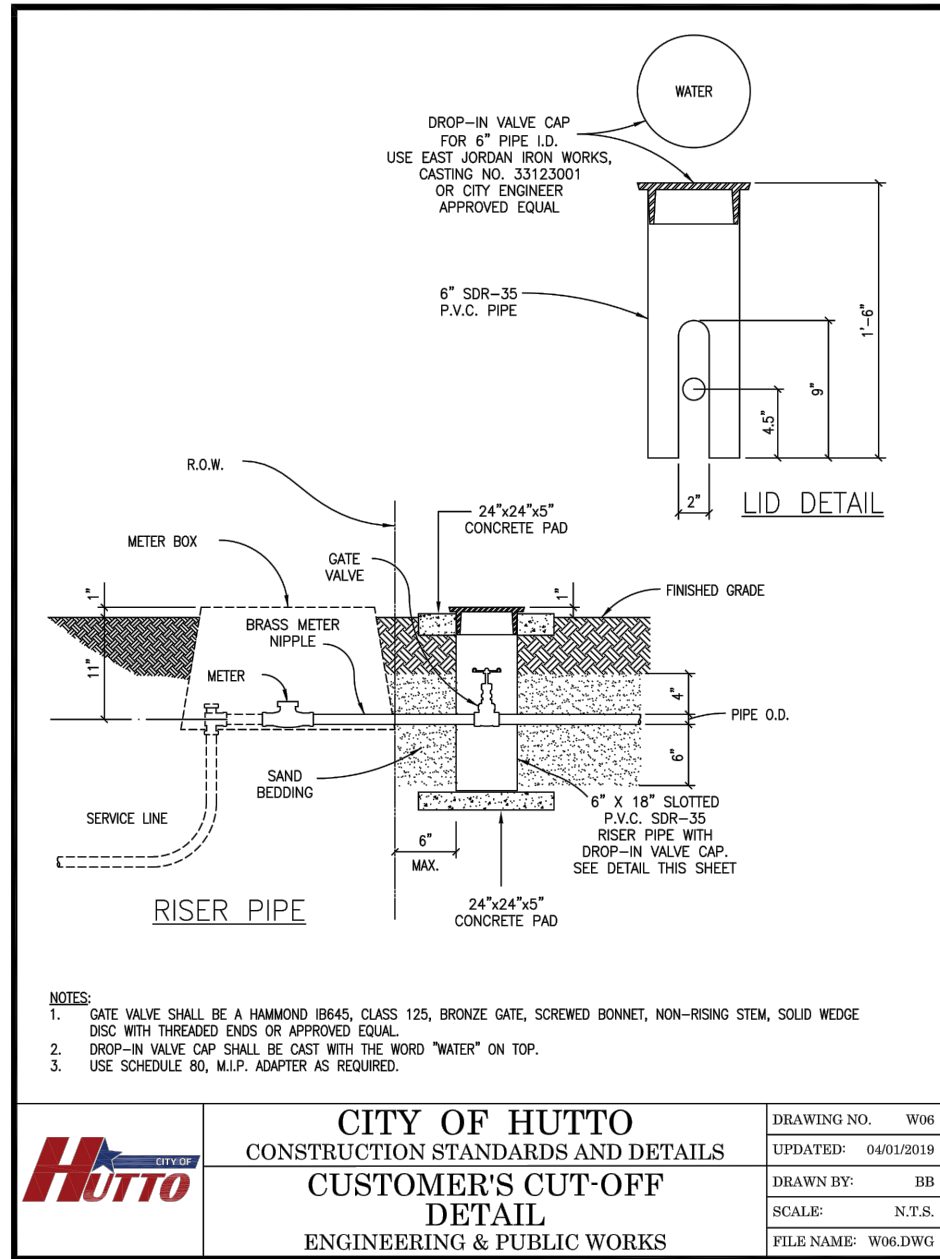
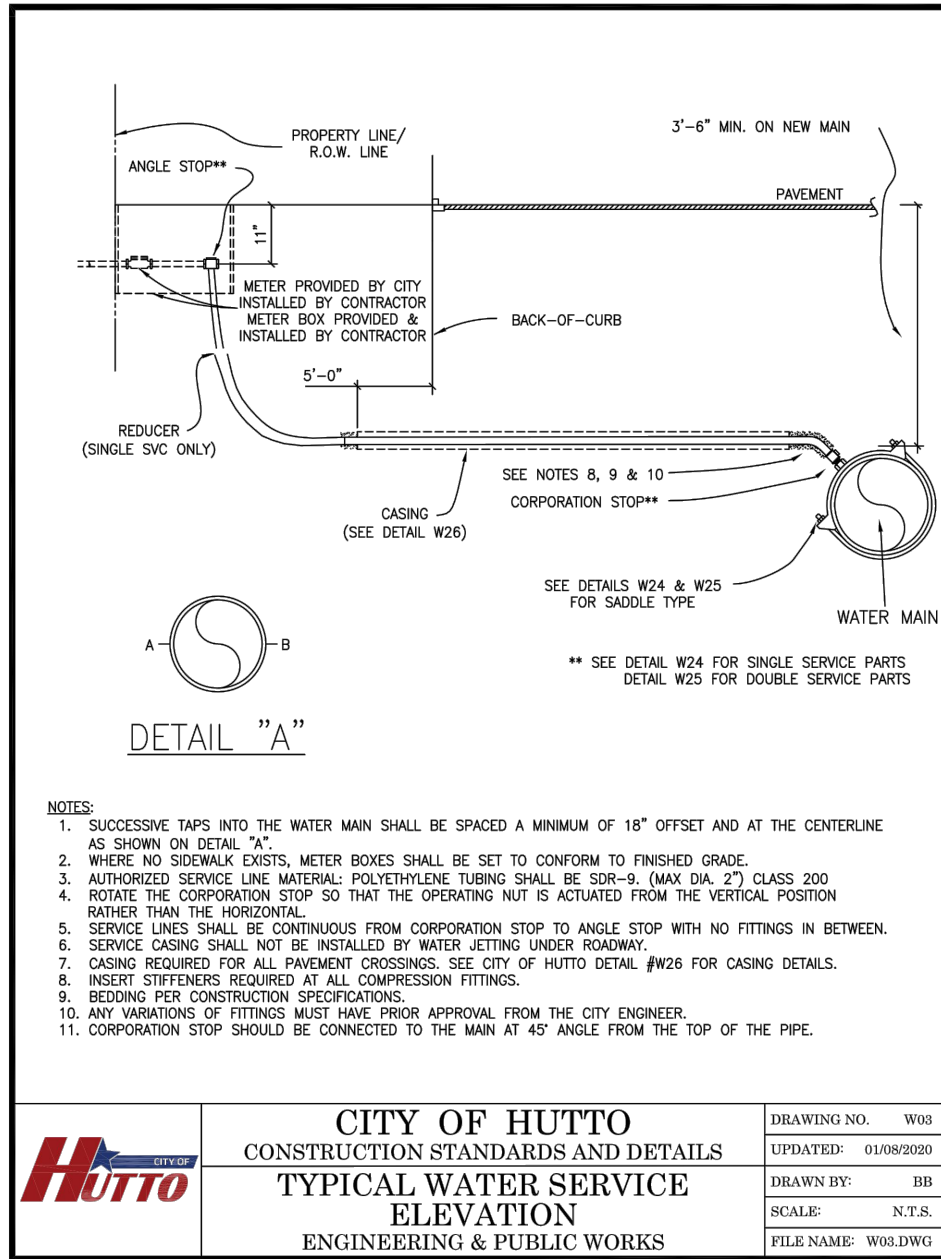
Scale (Hor.):	Scale (Vert.):
---------------	----------------

Date: 10/10/22	Checked By: SRJ	Drawn By: MM
----------------	-----------------	--------------

Revision 1:

Revision 2:

SHEET
16 of 2



Received 3/16/2023



CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

File:EL POLLO RICO.DWG|PLANS|DETAILS.DWG

Job No.	Snapshot:	Scale (Hor.):	Scale (Vert.):	Checked By:	Drawn By:
				SRJ	MM
Date:	10/10/22	Checked By:	SRJ	Drawn By:	MM
Revision 1:					
Revision 2:					
Revision 3:					
Revision 4:					

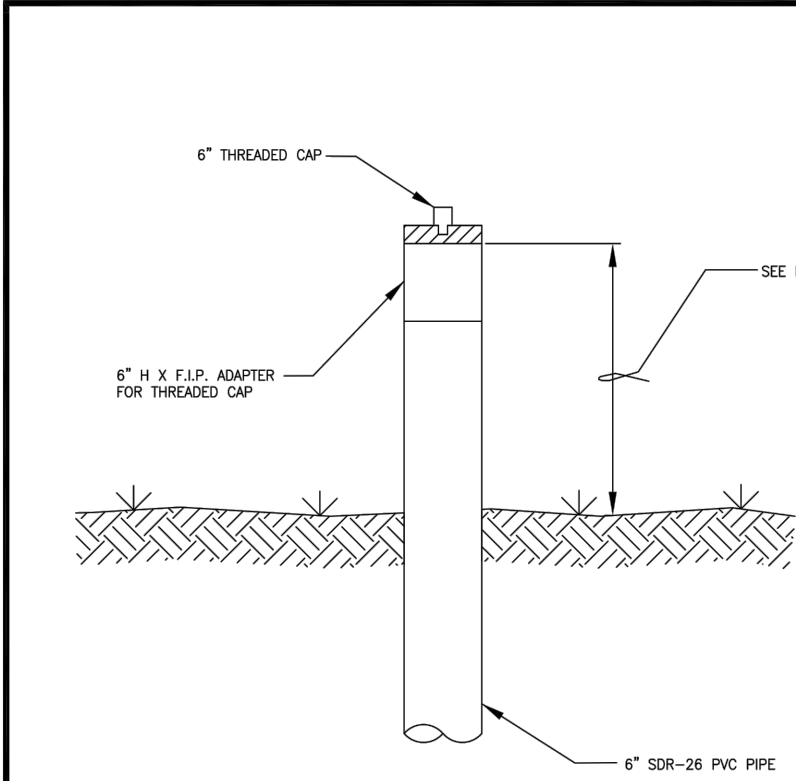
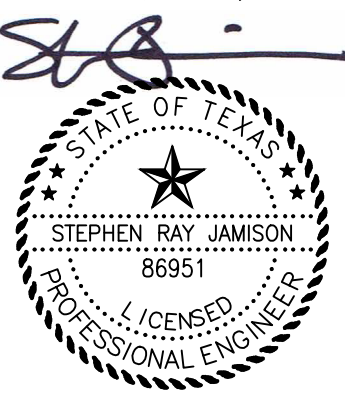
SHEET
18 of 23

EL POLLO RICO RESTAURANT - HUTTO
GENERAL DETAILS
ED SCHIMIDT BLVD.
HUTTO, TEXAS 78634

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

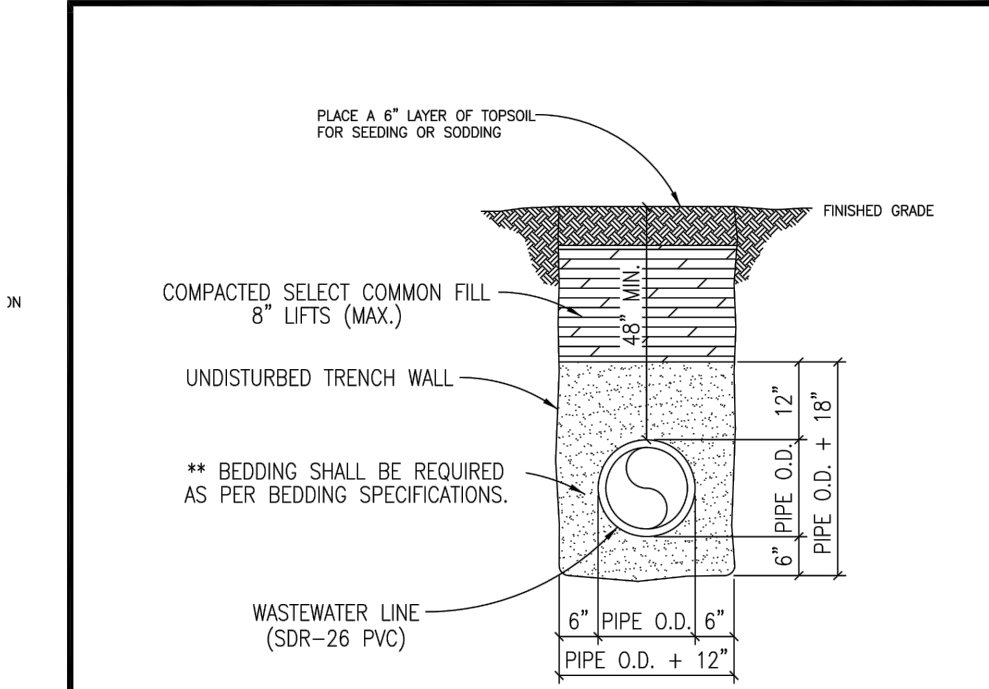
JCE

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/07, 2022



NOTES:
1. MINIMUM 24", MAXIMUM 36" ABOVE FINISHED GRADE. (ADJUSTMENT TO FINISHED GRADE SHALL OCCUR PRIOR TO ACCEPTANCE OR ISSUANCE OF CERTIFICATE OF OCCUPANCY)

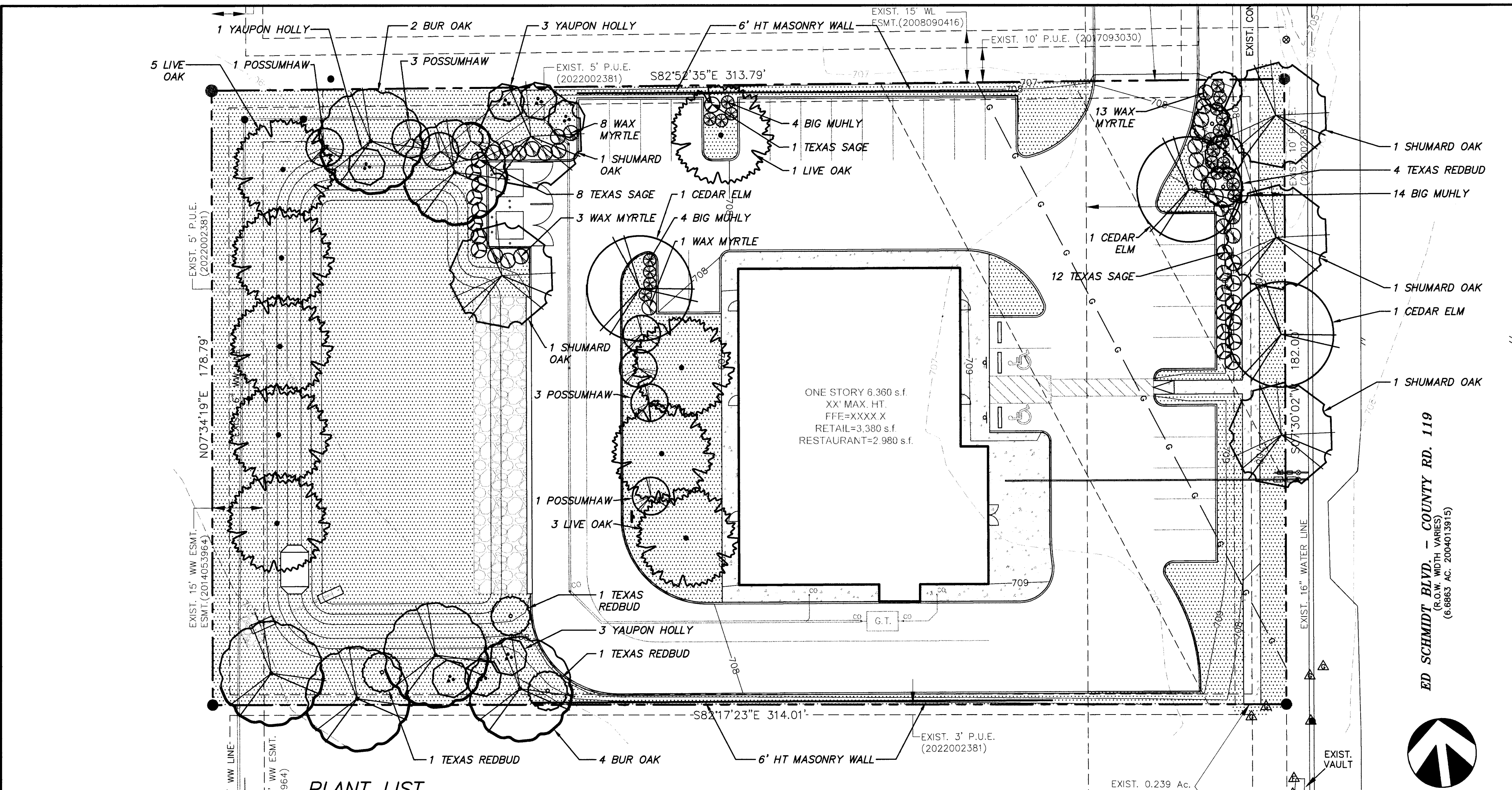
	CITY OF HUTTO		DRAWING NO.	WW-1
	CONSTRUCTION STANDARDS AND DETAILS		UPDATED:	04/01/2018
	SEWER		DRAWN BY:	DB
	CLEAN-OUT		SCALE:	N.T.S.
ENGINEERING & PUBLIC WORKS		FILE NAME:	WW1.DWG	



** TYPICAL BEDDING SPECIFICATIONS:		
SIEVE SIZE	3/8\" F % RETAINED	1/2\" D % RETAINED
1/2"	0	0
3/8"	0-2	5-25
4m	40-85	80-100
10m	95-100	96-100

NOTE:
IF GROUND WATER IS PRESENT IN THE TRENCH, THE BEDDING MATERIAL SHOULD BE SURROUNDED BY FILTER FABRIC (MIRAF 140N OR EQUIVALENT) ON ALL SIDES TO PREVENT SOIL INFILTRATION INTO THE BEDDING MATERIAL.

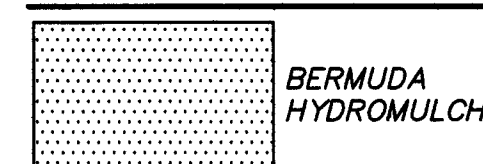
	CITY OF HUTTO		DRAWING NO.	WW-16
	CONSTRUCTION STANDARDS AND DETAILS		UPDATED:	08/12/2021
	TRENCH & EMBEDMENT		DRAWN BY:	DB
	UNDER NON-PAVED AREAS		SCALE:	N.T.S.
ENGINEERING & PUBLIC WORKS		FILE NAME:	WW16.DWG	



PLANT LIST

QUANTITY	DESCRIPTION	QUANTITY	DESCRIPTION
21,651	COMMON BERMUDAGRASS - Cynodon dactylon	7	YAUPOH HOLLY - Ilex vomitoria "Pride of Houston"
sq. ft.	Hydromulch (Refer to Turf Application Notes)	2" cal. 30 gal., 6' ht., 3' sprd., dark green, full	
21,651	ANNUAL RYE - Lolium spp.	6	BUR OAK - Quercus macrocarpa
sq. ft.	(Refer to Turf Application Notes)	3" cal., 45 gal., container, 11'-12' ht., 4' sprd., dark green, full, single straight trunk	
21	TEXAS SAGE - Leucophyllum frutescens "Green Cloud"	4	SHUMARD OAK - Quercus shumardii
5 gal., 4' o.c., 24" ht., 18" sprd., dark green, full		3" cal., 65 gal., container, 11'-12' ht., 4' sprd., dark green, full, single straight trunk	
22	BIG MUHLY - Muhlenbergia lindheimeri	9	LIVE OAK - Quercus virginiana
5 gal., 3.5' o.c., 24" ht., 18" sprd., dark green, full		3" cal., 45 gal., container, 10'-11' ht., 5' sprd., dark green, full, single straight trunk	
25	WAX MYRTLE - Myrica cerifera	3	CEDAR ELM - Ulmus crassifolia
5 gal., 4' o.c., 18" ht., 12" sprd., dark green, full		3" cal., B & B, 12'-13' ht., 4' sprd., dark green, full, single straight trunk	
5	TEXAS REDBUD - Cercis canadensis var. texensis		
2" cal., 30 gal., 6' ht., 3' sprd., dark green, full, multi-trunk w/minimum 3/4" cane diameter			
8	POSSUMHAW HOLLY - Ilex decidua		
2" cal., 30 gal., container, 6' ht., 3' sprd., dark green, full, multi-trunk w/minimum 3/4" cane diameter			

TURF LEGEND



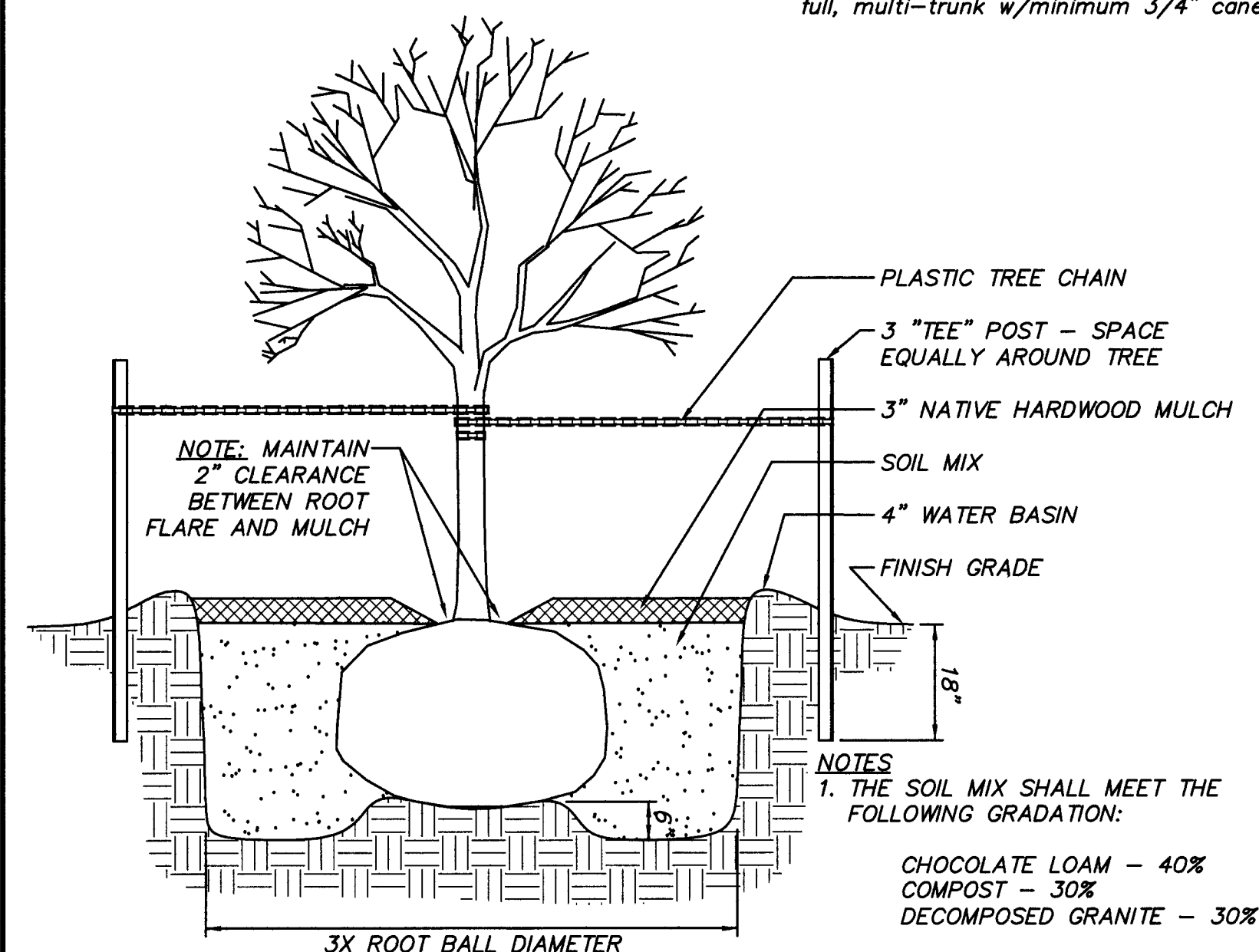
LANDSCAPE CALCULATIONS

LANDSCAPE AREA
Developed area = 56,624.4 s.f.
Required landscape area = 8,493.7 s.f. (15%)
Provided landscape area = 15,631.2 s.f.*
*Does not include detention basin area

TREE & SHRUB PLANTING
Required Landscape area = 8,493.7 s.f.
Required trees = 34 (8,493.7/500 x 2) 34 trees provided (23 shade & 22 ornamental)
Required shrubs = 68 (8,493.7/500 x 4) 68 shrubs provided

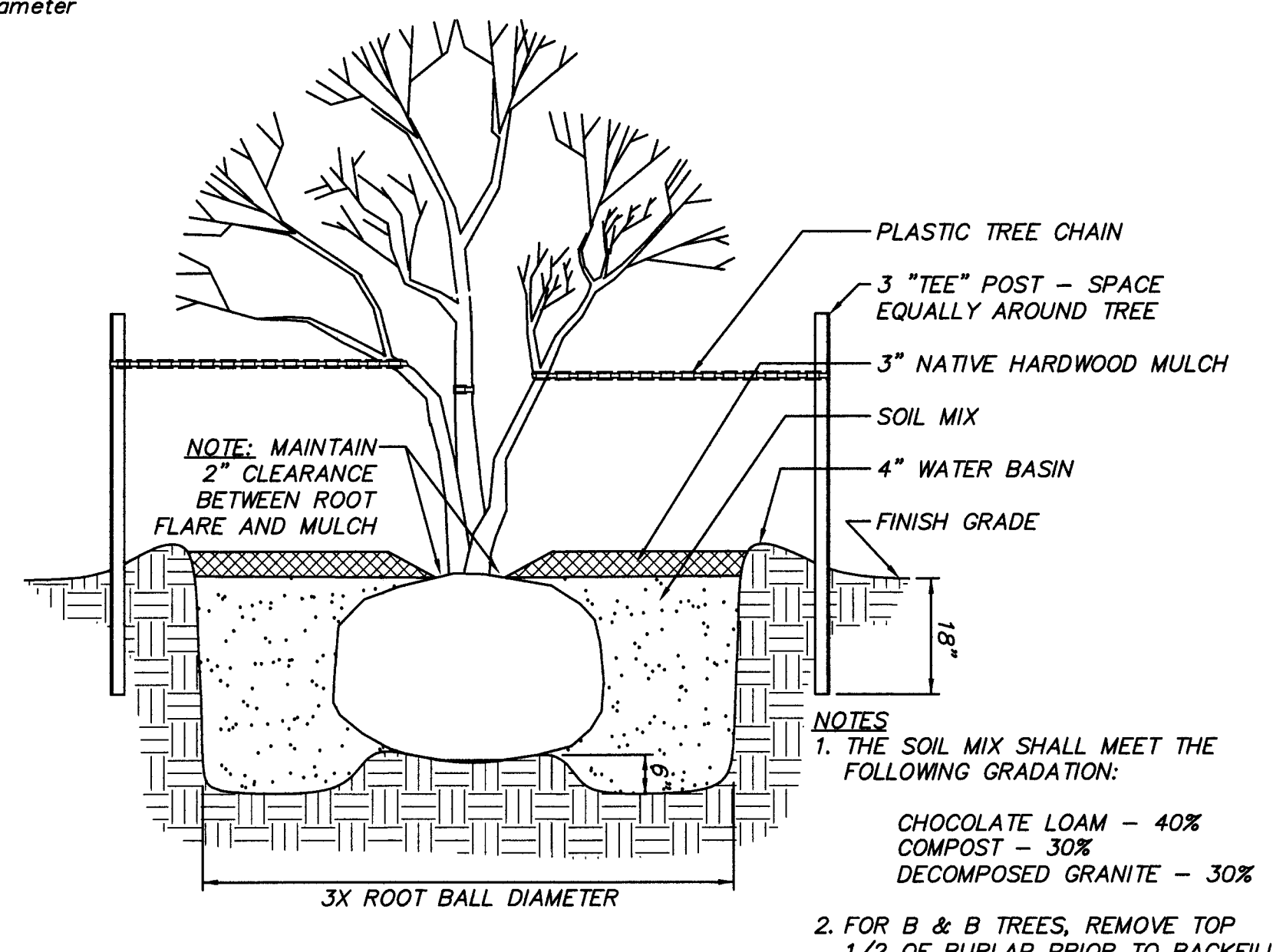
VEHICULAR USE FRONTAGE PLANTING
Frontage = 118'
Required trees = 4 (118/30) 4 trees provided
*Does not include frontage within gas pipeline easement

PARKING AREA
Parking area = 12,101.5 s.f.
Required landscape area = 847.11 s.f. (7%)
Provided landscape area = 1,369.4 s.f.



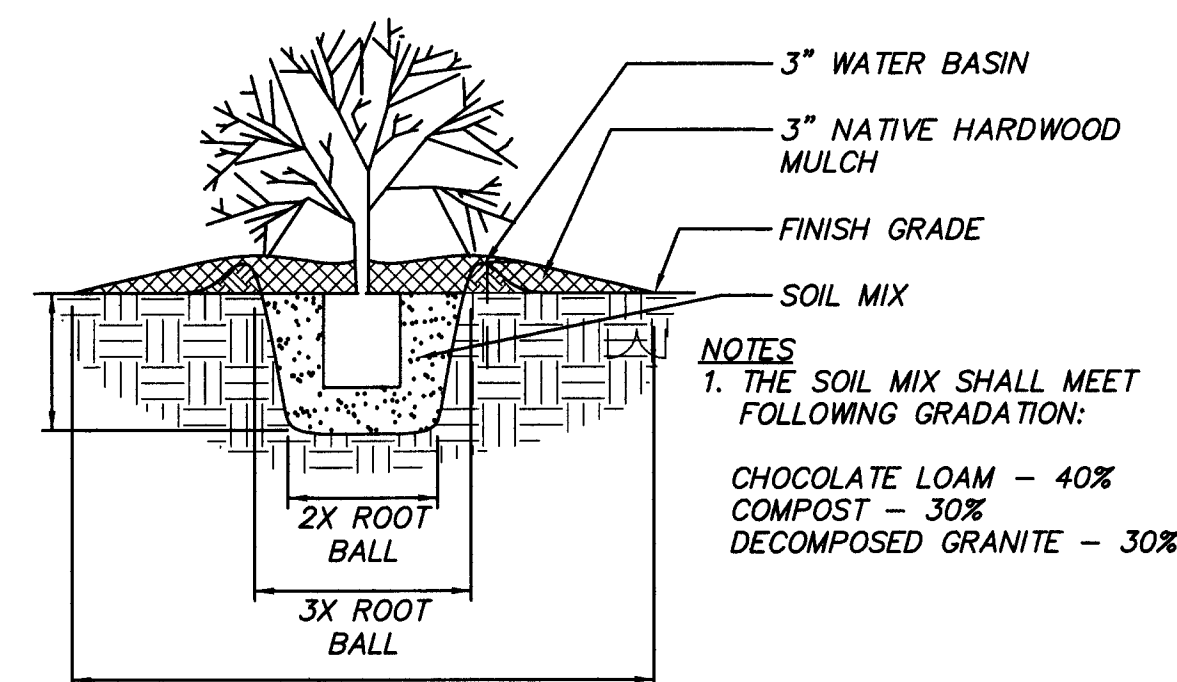
TREE PLANTING DETAIL

SCALE: N.T.S.



MULTI-TRUNK TREE PLANTING DETAIL

SCALE: N.T.S.



SHRUB PLANTING DETAIL

SCALE: N.T.S.

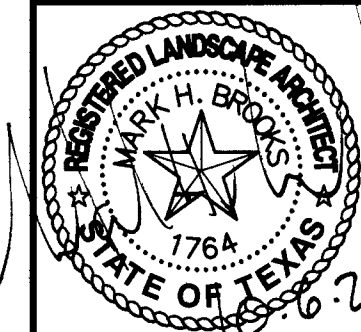
TURF APPLICATION NOTES

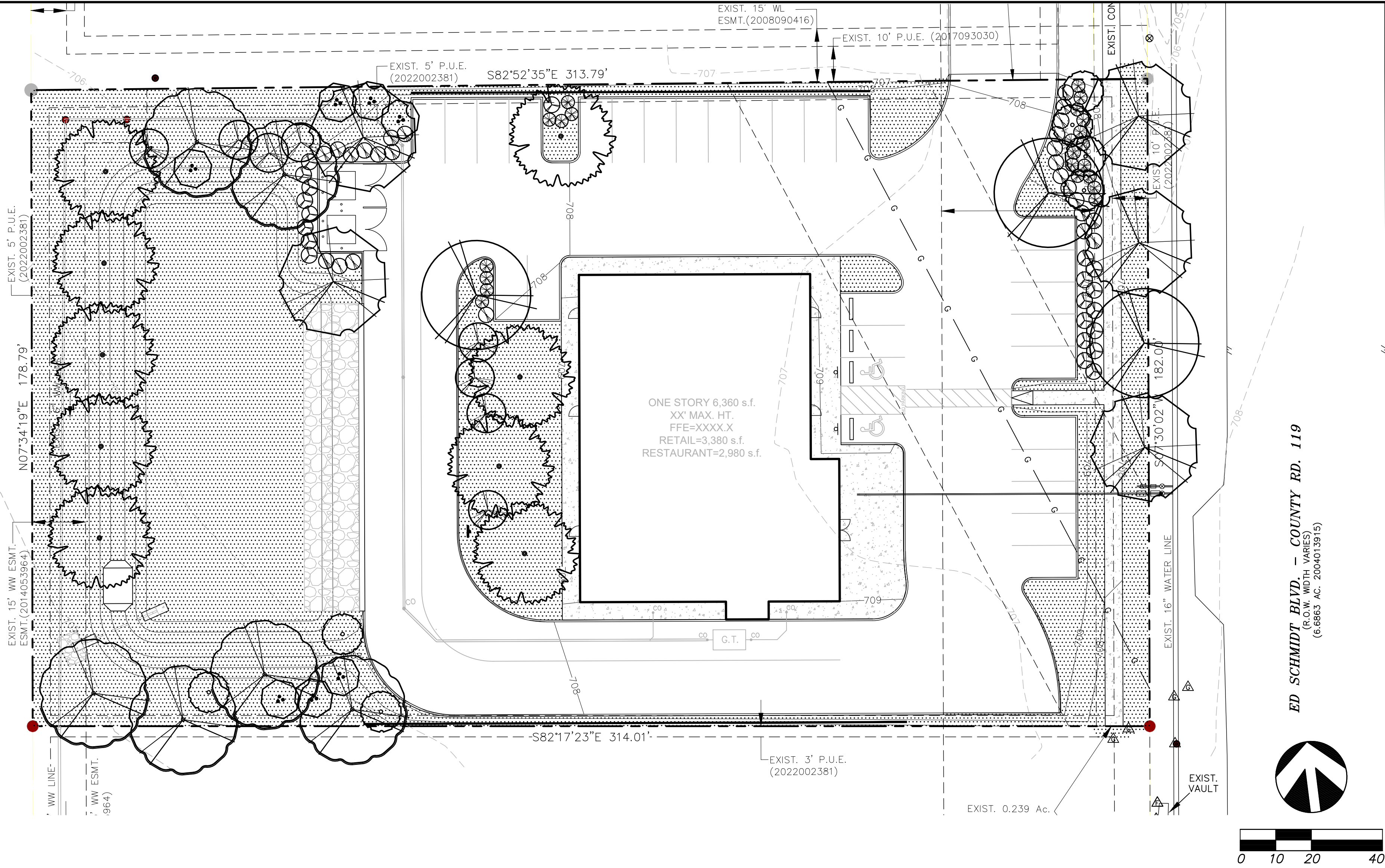
- A. Coordination:
1. Install hydromulch or sod after tree, shrub and groundcover installation is complete.
 2. Contractor to coordinate with Irrigation Contractor to insure functional irrigation system prior to any lawn installation.
- B. Preparation:
1. Pre-Plant Weed Control:
 - a. If weeds exist within proposed landscape areas at the beginning of work, spray with a nonselective systematic contact herbicide, as recommended and applied by an approved licensed applicator.
 - b. Clear and remove these existing weeds upon herbicide's completed action by grubbing off all plant parts at least 1/2"-1" below the surface of the soil.
 2. Contractor to remove all sticks, trash, rocks and other debris and dispose off site.
 3. Contractor to import and spread chocolate loam to a compacted depth of four (4) inches unless noted otherwise on plan in all lawn areas. Note: use of sandy loam is un-acceptable.
 4. Contractor to rake entire area, leveling any imperfections in the grades left by the site work contractor. Landscape contractor to ensure that there will be positive drainage and no ponding on site. Finished grade of lawn areas to be 1/2" below top of curbs, sidewalks and other pavements. Remove any large (greater than 2") dirt clods, rocks, & trash and prepare a smooth, level, loose and coarse surface. Landscape Architect to approve fine grading prior to any lawn installation. Lawn bed shall be moist (but not muddy) to receive seed and sod.
- C. Hydromulch Application:
1. Lawn areas to be seeded immediately after preparation of the bed. Do not use pre-emergent herbicide in areas to be seeded. Apply a uniform coat of hydromulch at the rates specified below:
 - a. Seed - Refer to Plant list
 - b. Wood Cellulose Fiber Mulch - 60 lbs./1,000 S.F.
 2. Seed areas within seeding limits indicated on the plan.
 3. Protect existing utilities (including irrigation system), planting, paving and other site amenities from damage caused by hydromulch operations.
 4. Immediately following application of hydromulch, the Contractor shall wash excess hydromulch material from previously planted materials, architectural features, etc.. Care shall be exercised to avoid washing or eroding mulch materials from lawn area.
 5. Following application of hydromulch, the Contractor shall install erosion control matting (S150 as manufactured by North American Green or approved equal) on all slopes greater than three to one (3:1).
 6. Contractor to return to the site between April 15 and May 15 to re-prepare seed bed area that received Annual Rye seeding between September 15th and April 15th and hydromulch with common Bermuda seed in order to establish a permanent turf cover in all hydromulch lawn areas.

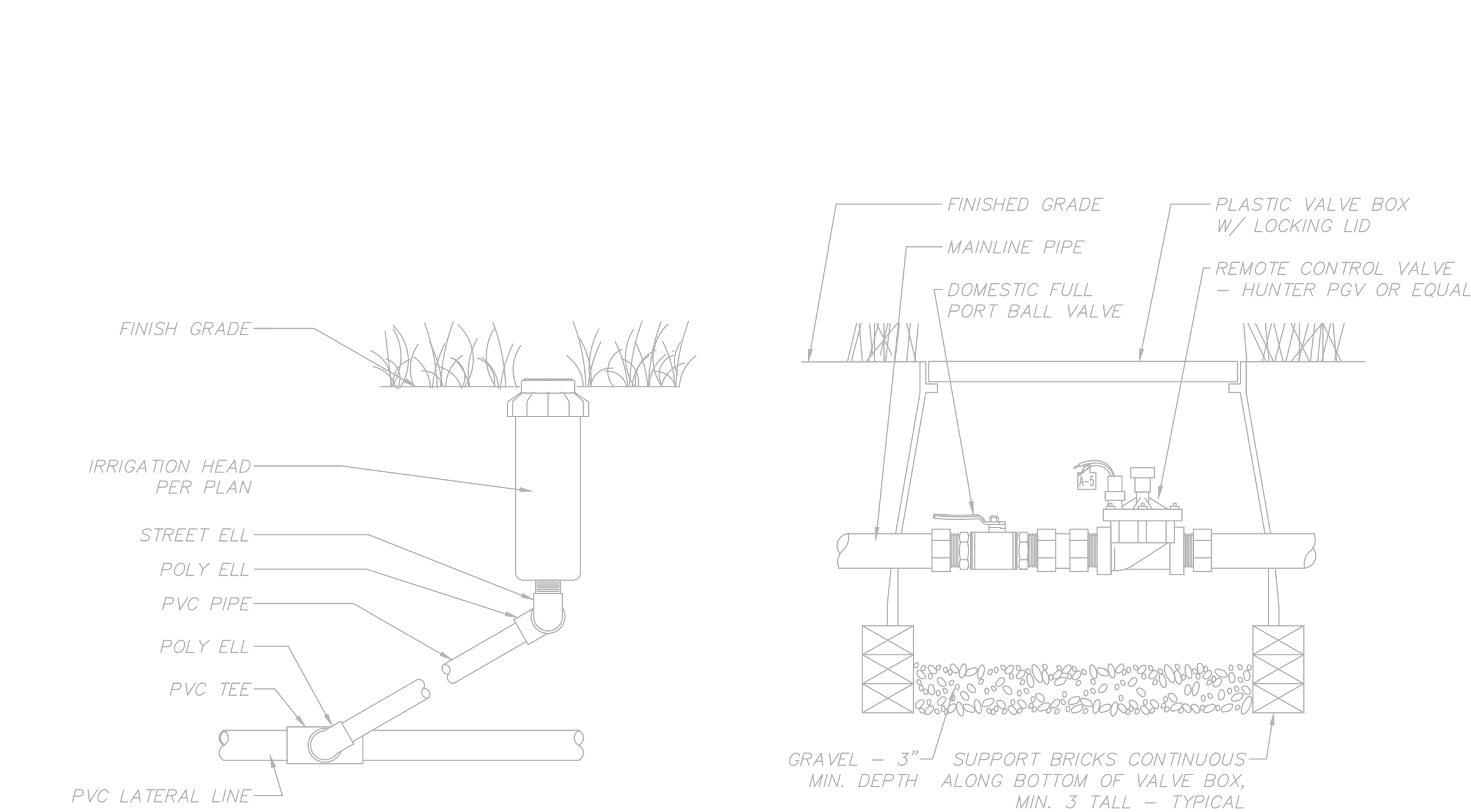
LANDSCAPE PLAN NOTES

1. Contractor to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the Owner's Representative immediately.
2. Contractor is responsible for verification of the location all underground utilities. Repair to said utilities as a result of the work of the Contractor shall be the responsibility of the Contractor. **NOTE:** All existing and proposed utilities may not be shown on this plan.
3. Utilities may exist on site that were unknown during the development of this drawing. Contractor to notify the Owner's Representative immediately if the location of any proposed plant material conflicts with any site utility lines including but not limited to manholes, pull boxes, valve boxes, meters, transformers, etc. Do not plant a tree within 20 feet of the above-mentioned structures unless otherwise directed by the drawings. Failure to notify the Owner's Representative of such conflicts will result in the Contractor being responsible in replacing the affected plant material at the Owner's discretion.
4. Contractor is responsible for verification of all plant quantities based on the drawings and actual field conditions. Plant quantities have been provided for estimating purposes only. Contractor shall provide unit prices to the owner in case of any shortages\ overages or revisions to the planting design.
5. Contractor shall supply nursery-grown trees (except for ball & burlap as approved by the Landscape Architect), shrubs, and ground covers of species, type and size as specified in the Plant List.
6. All plants shall be legibly labelled true to specified size and variety in accordance with Standardized Plant Names, American Joint Committee on Horticulture. Sizes must be in accordance with the American Association of Nurseryman Standards.
7. Irrigation system installation to be complete (with the exception of tree bubblers if applicable) prior to the installation of any plant material.
8. Contractor to remove all clods, rocks, concrete, trash and any other debris prior to installation of soil mix or plant material.
9. Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, etc.) on a daily basis by the end of the work day.
10. All planting beds shall be separated from turf areas by using 1/8" x 4" x 16' Colmet steel edging. Trim steel edging at a 45° angle at pavement or curb intersections.
11. Upon completion of construction and prior to final approval, Contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction.
12. Remove all tags, ribbons and wires from all newly installed plant material upon Owner's authorization.
13. Contractor to replace all materials which are dead, unhealthy, or unsightly (as determined by the Owner) with the cost of replacement to be at the Contractor's expense. Replacement material to be in accordance with the drawings and shall be warranted per the guarantee requirements stated herein.
14. All plant material to be guaranteed to remain alive and in healthy vigorous condition for a period of one year after acceptance by the Owner.
15. Warranty shall not include damage or loss of plants due to acts of God, acts of vandalism or negligence on the part of the Owner.

Received 3/16/2023

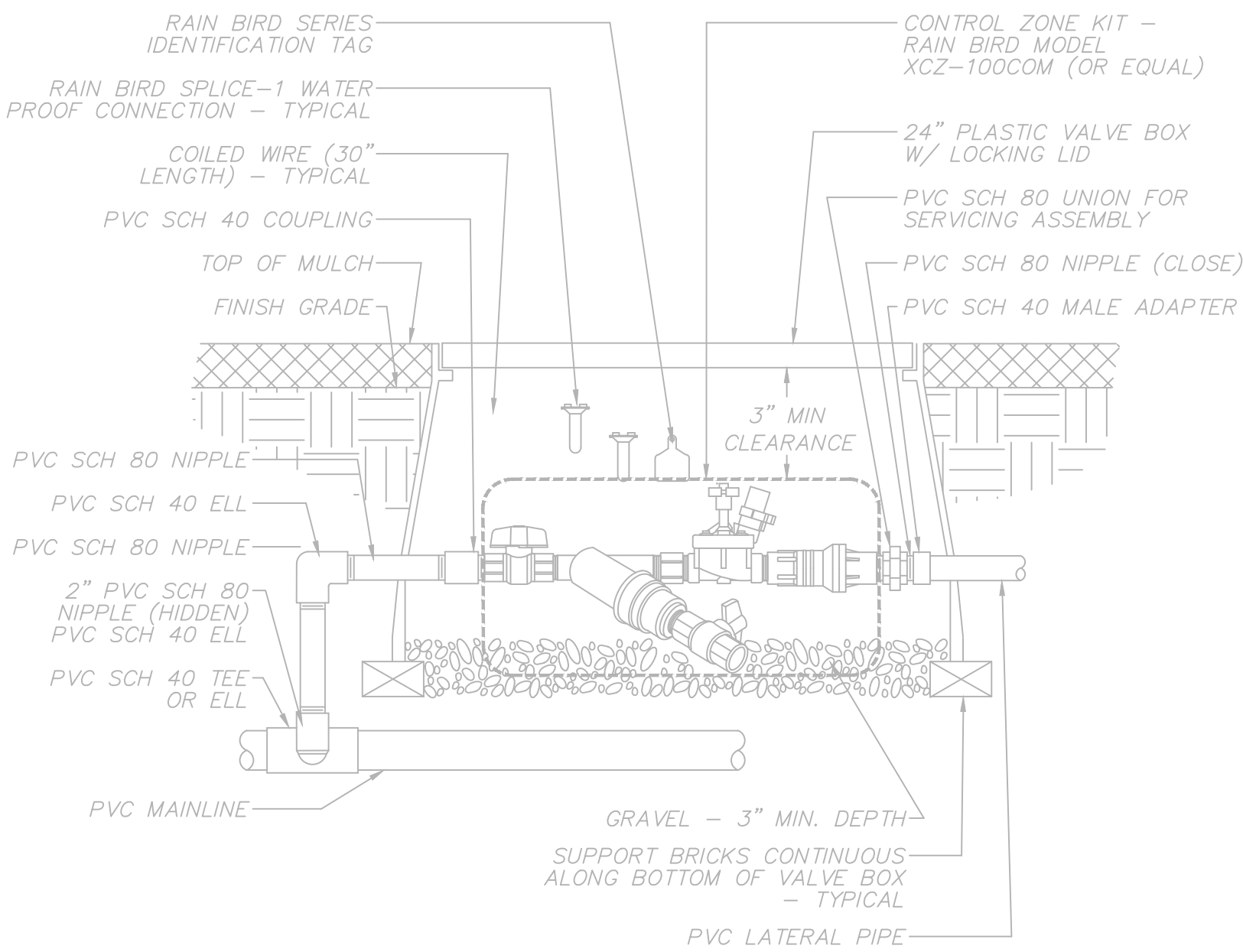




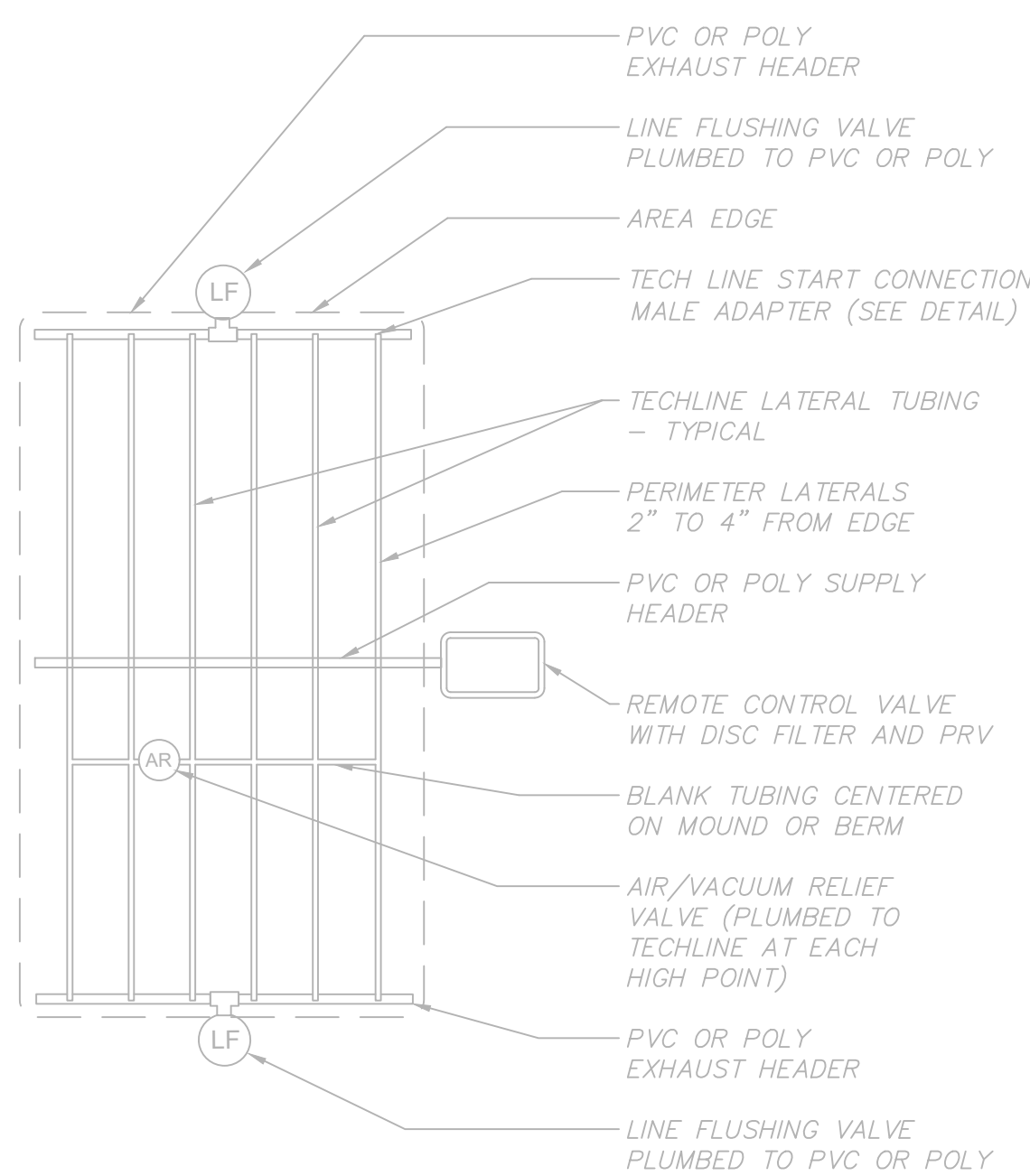


SWING JOINT ASSEMBLY DETAIL
SCALE: N.T.S.

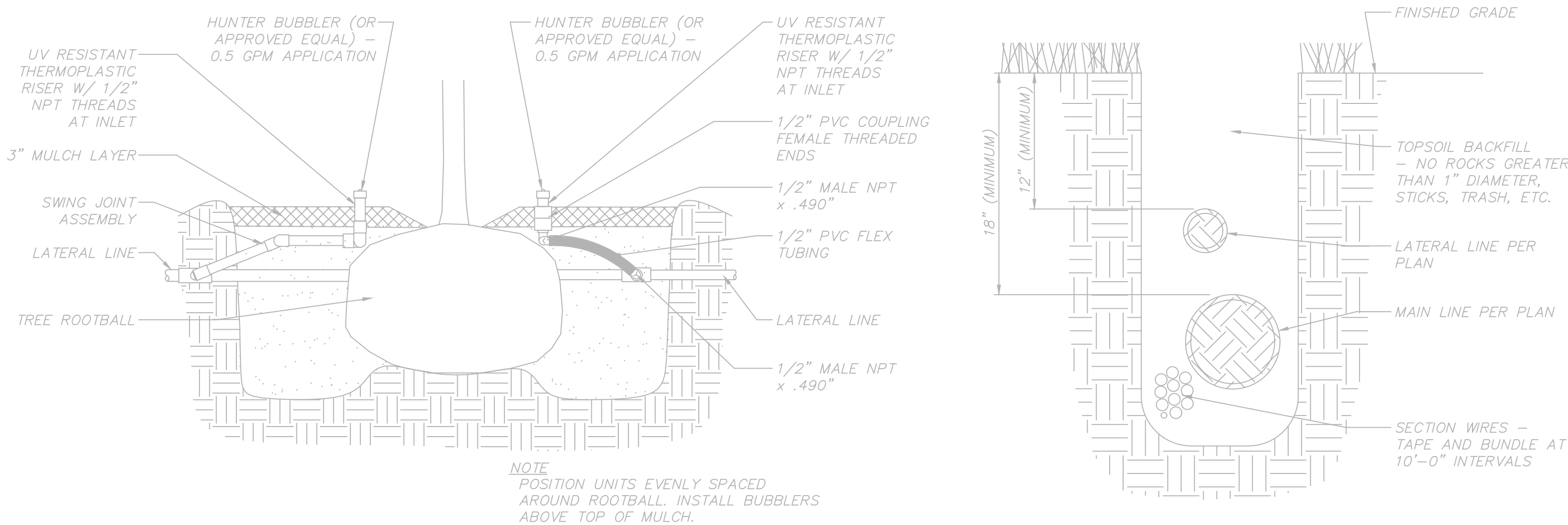
REMOTE CONTROL DETAIL
SCALE: N.T.S.



LOW VOLUME REMOTE CONTROL DETAIL
SCALE: N.T.S.

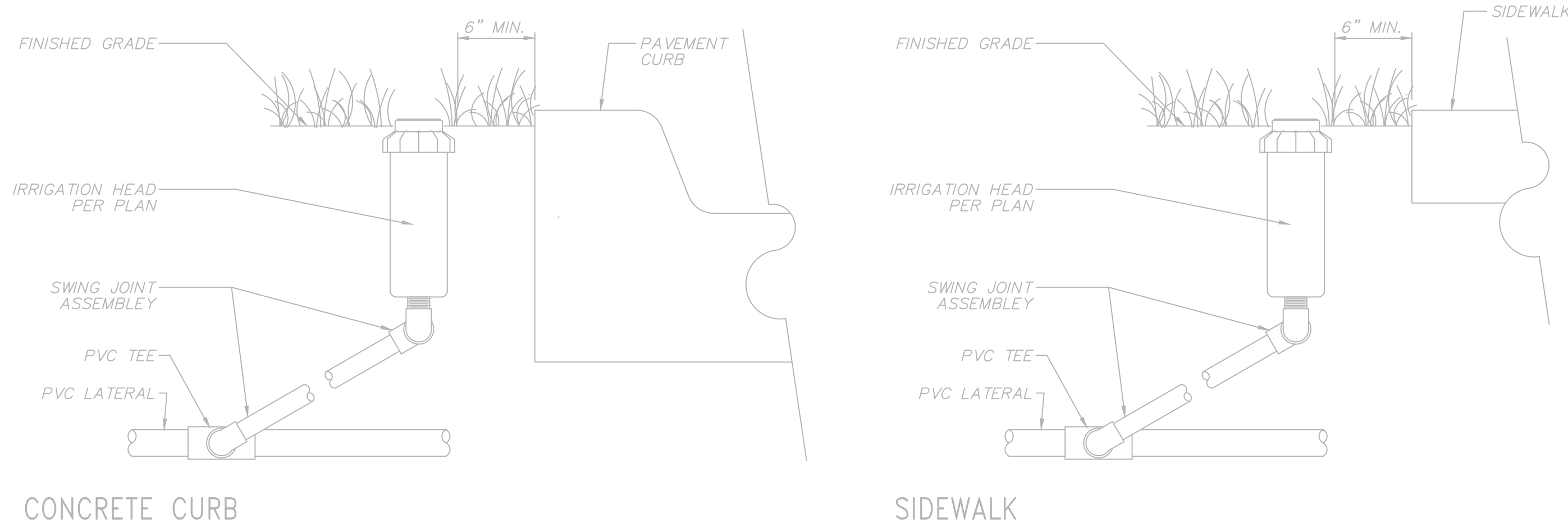


DRIP LAYOUT/CENTER FEED LAYOUT DETAIL
SCALE: N.T.S.



TREE BUBBLER DETAIL
SCALE: N.T.S.

IRRIGATION TRENCH DETAIL
SCALE: N.T.S.



IRRIGATION HEAD at PAVEMENT DETAILS
SCALE: N.T.S.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	PSI	RAD.	SPECIFICATIONS - GPM										REMARKS			
	POP-SPRAY HEADS					360°	ADJ 270°	ADJ 240° 210°	180°	ADJ 120°	90°	ADJ 45°	LCS	RCS	SS	TURF APPLICATION		
	4" POP-UP SPRAY HEAD	HUNTER INST-04-CV-17	30	16' – 17'	4.82	3.61	3.21	2.41	1.61	1.20	0.60					TURF APPLICATION		
	4" POP-UP SPRAY HEAD	HUNTER INST-04-CV-15	30	13' – 15'	3.71	2.79	2.48	1.86	1.24	0.93	0.46					TURF APPLICATION		
	4" POP-UP SPRAY HEAD	HUNTER INST-04-CV-12	30	11' – 12'	2.85	2.14	1.90	1.42	0.95	0.71	0.36					TURF APPLICATION		
	4" POP-UP SPRAY HEAD	HUNTER INST-04-CV-10	30	7' – 10'	1.95	1.46	1.30	0.97	0.65	0.49	0.24					TURF APPLICATION		
	4" POP-UP SPRAY HEAD	HUNTER INST-04-CV-8	30	6' – 7'	1.95	1.46	1.30	0.97	0.65	0.49	0.24					TURF APPLICATION		
	4" POP-UP SPRAY HEAD	HUNTER INST-04-CV-6	30	4' – 6'												TURF APPLICATION		
	6"POP-UP ROTATOR	HUNTER MP 2000	40	22' – 30'	3.64	2.73	2.12	1.82		.88						TREE APPLICATION		
	6"POP-UP ROTATOR	HUNTER MP 1000	40	13' – 21'	1.47	1.10	.86	.74		.44						TURF APPLICATION		
	12" POP-UP SPRAY HEAD	HUNTER INST-04-CV-12	30	11' – 12'	2.85	2.14	1.90	1.42	0.95	0.71	0.36					SHRUB APPLICATION		
	12" POP-UP SPRAY HEAD	HUNTER INST-04-CV-10	30	7' – 10'	1.95	1.46	1.30	0.97	0.65	0.49	0.24					SHRUB APPLICATION		
	12" POP-UP STRIP SPRAY HEAD	HUNTER LCS-515, RCS-515, SS-530	30															
	BUBBLER	HUNTER INDUSTRIES PGJ-06-A-V											.65		.65	1.30		
	INDICATES AN ADJUSTABLE ANGLE NOZZLE USE																	
	INDICATES AN 360° NOZZLE USE																	
	INDICATES AN 90° NOZZLE USE																	
	INDICATES AN 180° NOZZLE USE																	
SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	REMARKS															
	REMOTE CONTROL VALVE	HUNTER PGV- SERIES OR EQUAL	SIZE AS SHOWN. INSTALL IN GROUND COVER OR SHRUB PLANTER AREAS WHEREVER POSSIBLE WITHIN RECTANGULAR VALVE BOX AS DETAILED.															
	GATE VALVE		SIZE AS SHOWN. INSTALL IN GROUND COVER OR SHRUB PLANTER AREAS WHEREVER POSSIBLE WITHIN RECTANGULAR VALVE BOX AS DETAILED.															
	HUNTER PRO-C (IRRIGATION CONTROLLER)	HUNTER																
	DOUBLE GATE DUOBLE CHECK VALVE	FEBCO	SIZED EQUAL TO PIPE SIZE. FOR MAINLINE AND MANIFOLD ISOLATION ON LINES 3" AND SMALLER INSTALL IN WHEREVER POSSIBLE WITHIN RECTANGULAR VALVE BOX AS DETAILED.															
	PVC SLEEVE PIPE	SCH 80 PVC	CONTROL WIRE TO FOLLOW IRRIGATION MAINLINE IN COMMON TRENCH WHENEVER POSSIBLE.															
	PVC MAINLINE PIPE (1-1/2")	SCH 40 PVC																
	PVC LATERAL LINE PIPE	CLASS 2200	ALL LATERAL LINES ARE 3/4" MINIMUM UNLESS NOTED															
	RAIN-CLIK SENSOR	HUNTER	WIRELESS SERIES HAS 800' LINE OF SIGHT RANGE TO RECEIVER															
	INDICATES SIZE OF VALVE																	
	INDICATES TOTAL GPM OF SECTION																	
	INDICATES VALVE IDENTIFICATION																	

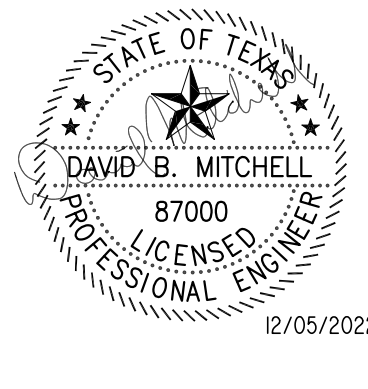
Received 3/16/2023



Received 3/16/2023



REVISIONS	NO.	DATE	DESCRIPTION	BY



© 2022 M&D Architecture
All Rights Reserved. The
arrangements depicted herein
are the sole property of M&D
Architecture and may not be
reproduced in any form without
written permission from the
Architect.

JOB NO.:	2223
PHASE:	
DRAWN:	S.T.N.
CHECKED:	G.C. & D.B.M.
DATE:	12/05/2022

SITE PHOTOMETRIC
PLAN

ES102

CONTRACTOR VERIFICATION RESPONSIBILITIES:

CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE ENGINEER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER.

PLAN SPECIAL NOTE

- GENERAL NOTES:
 - REFER TO SHEET E601 FOR NOTES AND SYMBOLS THAT SHALL BE APPLY TO ALL SHEETS IN THIS SET OF DRAWINGS.
 - PROVIDE BATTERY PACK ON UNSWITCHED CIRCUIT FOR EMERGENCY LIGHT (*E) & EXIT SIGN.
 - UNLESS OTHERWISE NOTED, ALL RECEPTACLES, SWITCHES, CONTROLLERS, ETC. SHALL BE INSTALLED PER MOUNTING REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1992, TITLE III, AND TEXAS ACCESSIBILITY STANDARDS. ALL RECEPTACLES LOCATED IN EXCESS OF HEIGHTS PERMITTED BY TEXAS ACCESSIBILITY STANDARDS ARE FOR DEDICATED SIGNS AND EQUIPMENT.
- ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED JUNCTION BOXES AND CONDUIT WITH PULLSTRING TO ABOVE CEILING FOR THE FIRE ALARM, SECURITY SYSTEM, CCTV, ACCESS CONTROL, DATA/PHONE AND OTHER LOW VOLTAGE SYSTEMS. FIRE ALARM, SECURITY SYSTEM, DATA/PHONE AND OTHER LOW VOLTAGE SYSTEMS CONTRACTOR SHALL PROVIDE AND INSTALL SYSTEM, INCLUDING ALL OF THE LOW VOLTAGE WIRING AND INSTALLATION OF ALL EQUIPMENT. ELECTRICAL CONTRACTOR SHALL SEE LOW VOLTAGE SYSTEM, ARCHITECTURAL DRAWING AND COORDINATE WITH LOW VOLTAGE SYSTEM CONTRACTOR, ARCHITECT AND GENERAL CONTRACTOR FOR SCOPE OF WORK AND REQUIREMENTS.

ED SCHMIDT BLVD. - COUNTY RD. 119
(R.O.W. WIDTH VARIES)
(6.6863 AC. 2004013915)

Received 3/16/2023



Quantity	Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Voltage
	P1		4	Lithonia Lighting	DSXL LED P2 40K 80CRI BLG3 EGG	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control Exterior Glove Shield	1	6064	1	6779
	P2		1	Lithonia Lighting	DSXL LED P2 40K 80CRI 14W	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Medium	1	9092	1	6779
	P2		0	Lithonia Lighting	DSXL LED P3 40K 80CRI 14W HS	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 4 Medium House-side Shield	1	10825	1	2843454
	W1		0	Lithonia Lighting	WSR LED P2 SR4 40K MVLT	WSR LED WITH P2-PERFORMANCE PACKAGE, 4000K, AND SR4 OPTIC TYPE	1	3053	1	2917
	W2		11	Lithonia Lighting	WSR LED P2 SR3 40K MVLT	WSR LED WITH P2-PERFORMANCE PACKAGE, 4000K, AND SR3 OPTIC TYPE	1	3128	1	2917

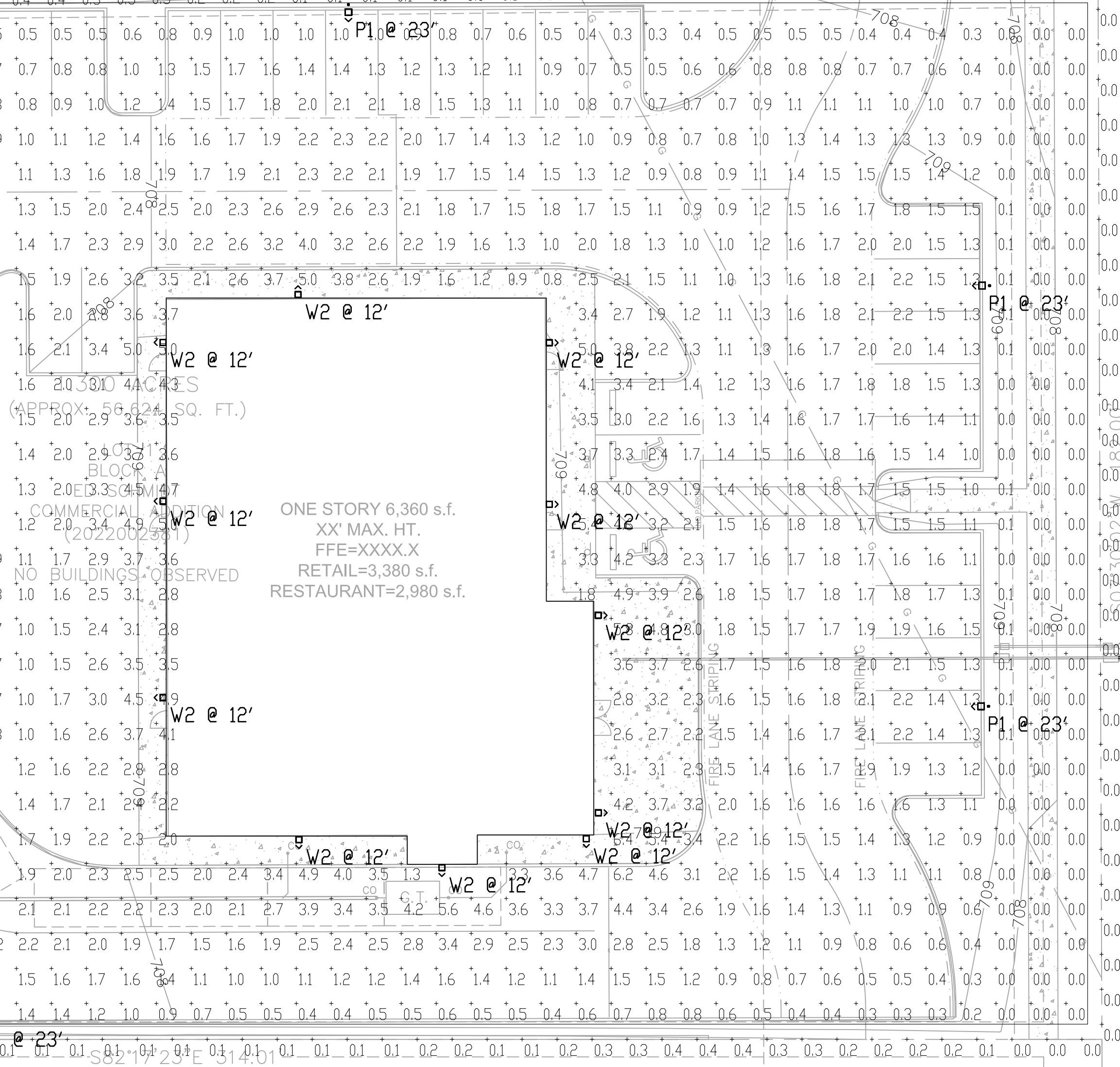
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.1 fc	6.4 fc	0.0 fc	N/A	N/A
Property Line	+	0.1 fc	0.4 fc	0.0 fc	N/A	N/A

Plan View
Scale - 1" = 16ft

LOT 1,
BLOCK A
LIMMER LOOP
COMMERCIAL SUBDIVISION
(2017093030)

S82°52'35"E 313.79'



LOT 2
BLOCK A
ED SCHMIDT
COMMERCIAL ADDITION
(2022002381)

ONE STORY 6,360 s.f.
XX' MAX. HT.
FFE=XXXX.X
RETAIL=3,380 s.f.
RESTAURANT=2,980 s.f.

LOT 1, BLOCK H
EMORY FARMS
CHURCH FARM
(CC/177)

N07°34'19"E 178.79'

EXIST. 6" WW LINE

2.0% SLOPE

EXIST. 8" WW LINE

2.0% SLOPE

EXIST. 8" WW LINE

2.0% SLOPE

EXIST. 8" WW LINE

2.0% SLOPE

EXIST. 8" WW LINE

2.0% SLOPE

1

SITE PHOTOMETRIC PLAN

SCALE: 1/16" = 1'-0"



PLEASE NOTE THAT THESE DRAWINGS WERE PRODUCED UNDER A LIMITED OR PARTIAL SERVICES CONTRACT. NOT ALL DETAILS OR CONSTRUCTION NOTES HAVE BEEN SHOWN, THEREFORE, REQUIRING THE ARCHITECT'S INPUT AND REVIEW DURING CONSTRUCTION.

[illegible]

© 2022 MÄD Architecture
All Rights Reserved. The
arrangements depicted herein
are the sole property of MÄD
Architecture and may not be
reproduced in any form without
written permission from the
Architect.

JOB NO.:	2223
PHASE:	
DRAWN:	
CHECKED:	
DATE:	December 5, 2022

EXTERIOR ELEVATIONS

SHEET
A5.0

AGENDA ITEM REPORT

5.2.



To: Planning and Zoning Commission
Subject: Hold a public hearing for the proposed North Town Commons Block B Preliminary Plat, 3.1 acres, more or less, of land, 2 commercial lots, located on Limmer Loop.
Meeting: Tuesday, June 6, 2023
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

No action - Public hearing only.

STAFF REVIEW:

None

FISCAL NOTES:

None

POLICY IMPLICATIONS:

None

ATTACHMENTS:

None

AGENDA ITEM REPORT

5.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action to approve the proposed Ironwood Final Plat, 117.552 acres, more or less, of land, six (6) industrial lots, located on the northeast corner of Innovation Boulevard and US Highway 79.
Meeting: Tuesday, June 6, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The Final Plat consists of 117.552 acres proposed as six lots and an east-west right-of-way that will be dedicated to the City. The tract has three frontages; US79 to the south, Alliance Blvd. to the east, and Innovation Blvd. to the west. Existing industrial and storage uses lie to the north of the proposed development. The site drains towards the existing creek and on-site detention will be proposed to ensure proposed flows do not exceed existing conditions.

The tract will be served by the City of Hutto after extensions have been made to the waterline in Innovation Blvd. and an existing wastewater line. The developer will also provide an 8' public sewer extension in the public right-of-way shown on the schematic.

SUMMARY OF REQUEST:

STAFF REVIEW:

Staff recommends approval of the Final Plat with the following conditions:

1. All easement callouts will be cleaned up to reflect accurately what they are pointing at prior to recordation.
2. The project will use the FEMA 500 year floodplain as the Atlas 14 100 year floodplain to regulate all development on site including the riparian setback.
3. The project will dedicate their half of the ROW along Alliance Blvd.
4. The conflicts between the PUEs shown on the schematics and the PUEs listed in the general notes be resolved prior to recordation.
5. Note 28 be revised to indicate that no structures or facilities will be placed over city infrastructure except where a crossing is necessary and nothing except for grass be placed over city infrastructure.
6. Their drainage report be considered preliminary and the final drainage report will be submitted and approved before site permits are issued.

FISCAL NOTES:

AGENDA ITEM REPORT

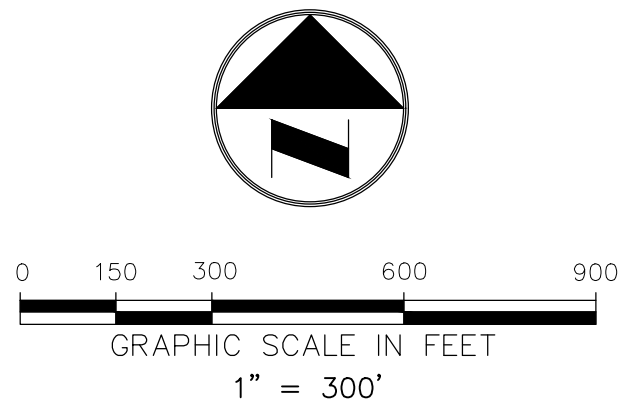
5.3.



POLICY IMPLICATIONS:

ATTACHMENTS:

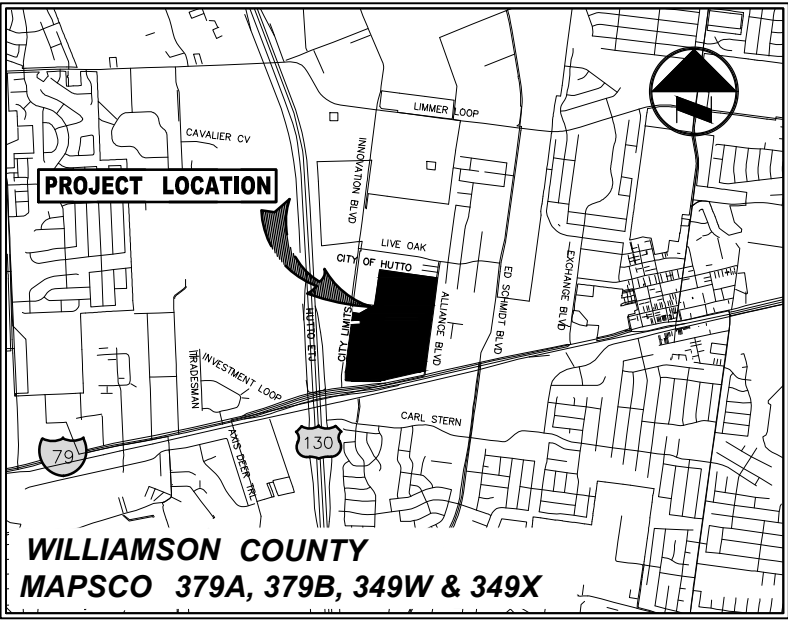
1. 20230427 4703-22.249 FP
2. Location Map
3. Zoning Map - Ironwood



FINAL PLAT

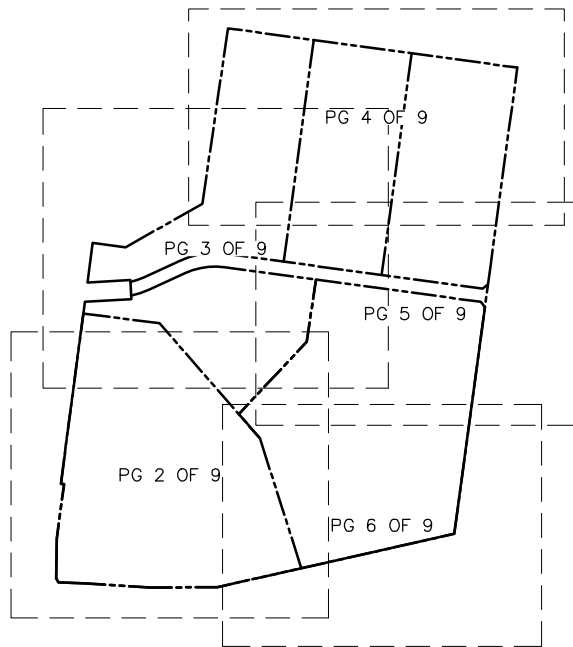
IRONWOOD

LOCATED IN OF THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 1 OF 9



VICINITY MAP
(SCALE: 1"=5,000')

PLAT INDEX



LEGEND

- IRS 1/2-INCH IRON ROD
W/"WESTWOOD" CAP SET
(C.M.) CONTROLLING MONUMENT
- PROPERTY LINE — SUBJECT
- - - PROPERTY LINE — ADJOINING
- - - LOT LINE
- - - EASEMENT LINE
- - - RIPARIAN SETBACK LINE
- + + + + + DRAINAGE EASEMENT
- 500-YEAR FLOOD PLAIN

AREA TABLE

LOT 1, BLOCK A	29.944 ACRES	1,304,343 SF
LOT 2, BLOCK A	10.375 ACRES	451,914 SF
LOT 3, BLOCK A	30.648 ACRES	1,335,020 SF
LOT 1, BLOCK B	14.953 ACRES	651,364 SF
LOT 2, BLOCK B	13.737 ACRES	598,380 SF
LOT 3, BLOCK B	14.839 ACRES	646,392 SF
RIGHT-OF-WAY DEDICATION (PER THIS PLAT)	3.056 ACRES	133,130 SF
TOTAL AREA	117.552 ACRES	5,120,543 SF

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 4/27/23.

Westwood

WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759

TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY
LHR/ZNBM

CHECKED BY
ETB

SCALE
1"=300'

DATE
04/27/2023

JOB NUMBER
4703-22.249

OWNER OF RECORD:

ALPHA 79 INVESTMENT ASSOCIATES,
A TEXAS GENERAL PARTNERSHIP
CONTACT: JAMES S. CHANG
4114 HYCREST DR
AUSTIN, TEXAS 78759
PH: N/A
EMAIL: N/A

OWNER OF RECORD:

325 ALLIANCE, LTD.,
A TEXAS LIMITED PARTNERSHIP
CONTACT:
10095 US HIGHWAY 290 EAST
MANOR, TEXAS 78653
PH: N/A
EMAIL: N/A

DEVELOPER:

IRONWOOD REALTY PARTNERS, LLC
CONTACT: ROBERT RICE
3030 LBJ FREEWAY, SUITE 1390
DALLAS, TEXAS 75234
PH: 214-264-7423
EMAIL: N/A

ENGINEER:

WESTWOOD PROFESSIONAL SERVICES
CONTACT: CLAYTON J. STROLLE
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
PH: 512-485-0831
EMAIL: CLAYTON.STROLLE@WESTWOODPS.COM

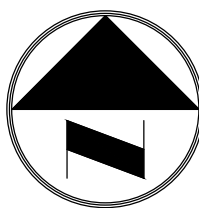
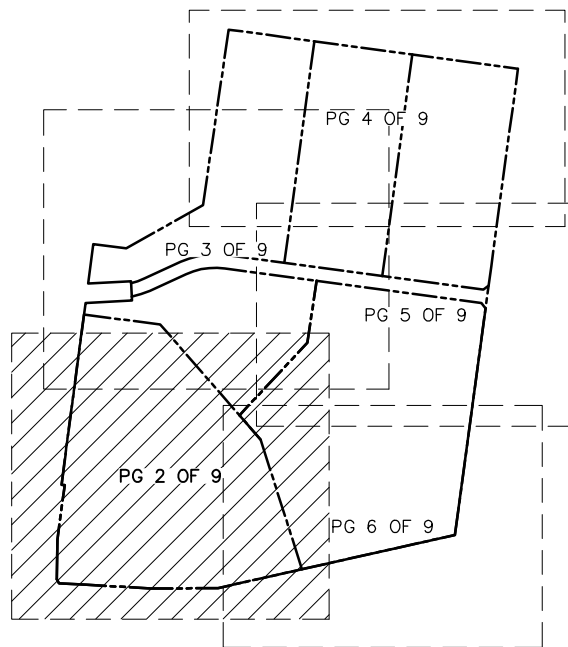
SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES
CONTACT: MICHAEL JACK NEEDHAM
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
PH: 512-485-0831
EMAIL:
MICHAEL.NEEDHAM@WESTWOODPS.COM

FINAL PLAT
IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 2 OF 9

PLAT INDEX



0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

- IRS 1/2-INCH IRON ROD W/"WESTWOOD" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE - SUBJECT
- PROPERTY LINE - ADJOINING
- LOT LINE
- EASEMENT LINE
- RIPARIAN SETBACK LINE
- DRAINAGE EASEMENT
- 500-YEAR FLOOD PLAIN

**LOT 2
BLOCK A**
10.375 ACRES
(451,914 SQUARE FEET)

**LOT 1
BLOCK A**
29.944 ACRES
(1,304,343 SQUARE FEET)

**LOT 3
BLOCK A**
30.648 ACRES
(1,335,020 SQUARE FEET)

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 4/27/23.

U.S. HIGHWAY 79
O.P.R. 2002064773
(VARIABLE WIDTH RIGHT-OF-WAY)

Westwood

WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759

TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

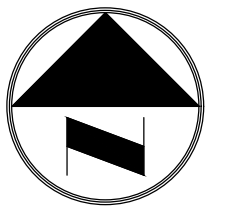
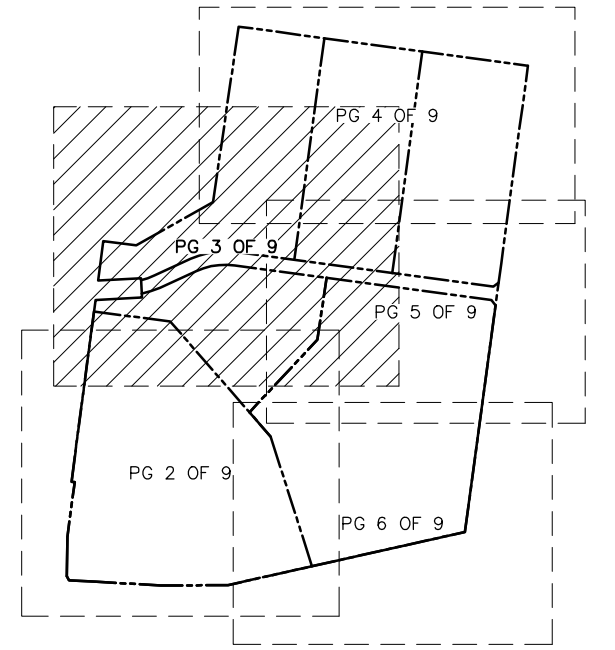
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LHR/ZNBM	ETB	1"=100'	04/27/2023	4703-22.249

PROJECT NAME: IRONWOOD

FINAL PLAT
IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 3 OF 9

PLAT INDEX



0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

- IRS 1/2-INCH IRON ROD W/"WESTWOOD" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE - SUBJECT
- PROPERTY LINE - ADJOINING
- LOT LINE
- EASEMENT LINE
- RIPARIAN SETBACK LINE
- ***** DRAINAGE EASEMENT
- 500-YEAR FLOOD PLAIN

28.225 ACRES
325 ALLIANCE, LTD.,
DOCUMENT NO. 2021149108

**LOT 1
BLOCK B**
14.953 ACRES
(651,364 SQUARE FEET)

**LOT 2
BLOCK B**
13.737 ACRES
(598,380 SQUARE FEET)

127.26 ACRES
ALPHA 79 INVESTMENT ASSOCIATES
(VOLUME 1120, PAGE 634)

PARKER WAY
3.056 ACRES
(133,130 SQUARE FEET)
RIGHT-OF-WAY
(HEREBY DEDICATED)

**LOT 3
BLOCK A**
30.648 ACRES
(1,335,020 SQUARE FEET)

**LOT 2
BLOCK A**
10.375 ACRES
(451,914 SQUARE FEET)

**LOT 1
BLOCK A**
29.944 ACRES
(1,304,343 SQUARE FEET)

LOTS 7 & 8
BLOCK A
108 COMMERCIAL PARK
(CABINET T, PAGE 43)
ALAMO HUTTO MINI STORAGE, LTD.
(DOCUMENT NO. 2005052056)

Beth H. Avery, Trustee of the
Charles and Beth Avery Marital Trust
(OPR Doc. No. 2021155273)

INNOVATION BLVD
(VARIABLE WIDTH RIGHT-OF-WAY)

**BRUSHY CREEK
TRIBUTARY 7**

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 4/27/23.

Westwood

WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759

TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

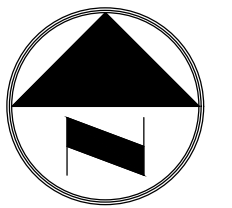
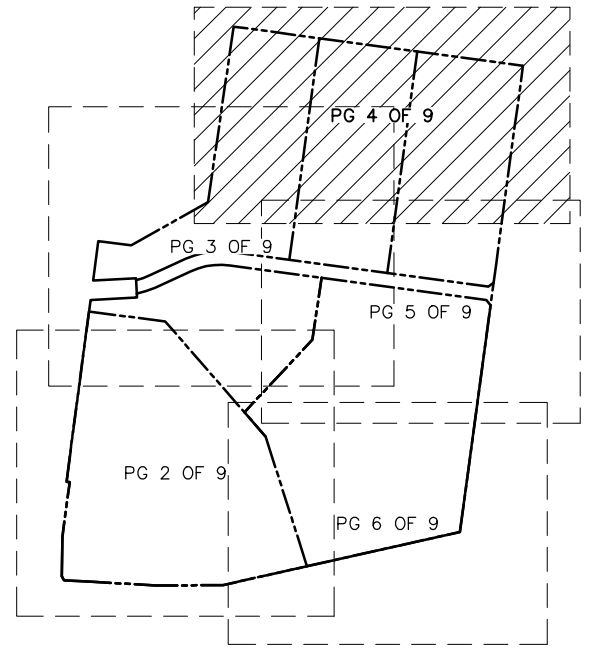
DRAWN BY LHR/ZNBM	CHECKED BY ETB	SCALE 1"=100'	DATE 04/27/2023	JOB NUMBER 4703-22.249
----------------------	-------------------	------------------	--------------------	---------------------------

PROJECT NAME: IRONWOOD

FINAL PLAT
IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 4 OF 9

PLAT INDEX



0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

- IRS 1/2-INCH IRON ROD
W/"WESTWOOD" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE - SUBJECT
- PROPERTY LINE - ADJOINING
- LOT LINE
- EASEMENT LINE
- RIPARIAN SETBACK LINE
- +++++ DRAINAGE EASEMENT
- 500-YEAR FLOOD PLAIN

**LOT 1
BLOCK B**
14.953 ACRES
(651,364 SQUARE FEET)

**LOT 2
BLOCK B**
13.737 ACRES
(598,380 SQUARE FEET)

**LOT 3
BLOCK B**
14.839 ACRES
(646,392 SQUARE FEET)

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 4/27/23.

Westwood

WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759

TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

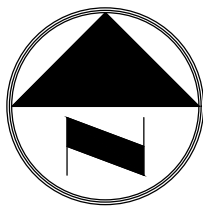
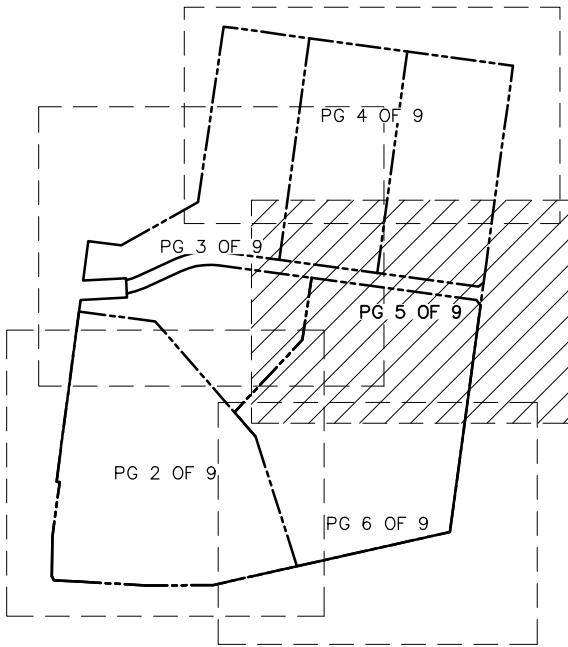
DRAWN BY LHR/ZNBM	CHECKED BY ETB	SCALE 1"=100'	DATE 04/27/2023	JOB NUMBER 4703-22.249
-----------------------------	--------------------------	-------------------------	---------------------------	----------------------------------

PROJECT NAME: IRONWOOD

FINAL PLAT
IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 5 OF 9

PLAT INDEX



0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

- IRS 1/2-INCH IRON ROD W/"WESTWOOD" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE - SUBJECT
- - - PROPERTY LINE - ADJOINING
- - - LOT LINE
- - - EASEMENT LINE
- - - RIPARIAN SETBACK LINE
- +++++ DRAINAGE EASEMENT
- 500-YEAR FLOOD PLAIN

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 4/27/23.

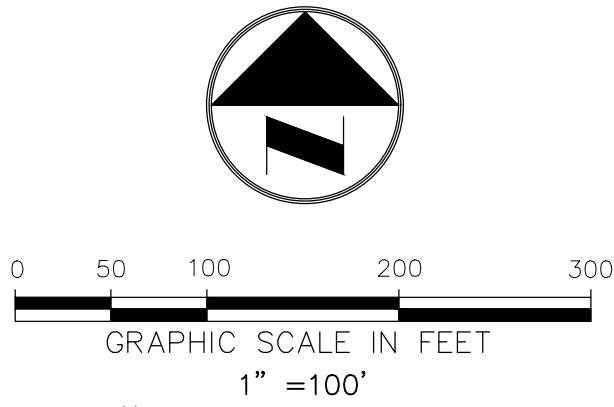
Westwood

WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759

TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY LHR/ZNBM	CHECKED BY ETB	SCALE 1"=100'	DATE 04/27/2023	JOB NUMBER 4703-22.249
----------------------	-------------------	------------------	--------------------	---------------------------



127.26 ACRES
ALPHA 79 INVESTMENT ASSOCIATES
(VOLUME 1120, PAGE 634)

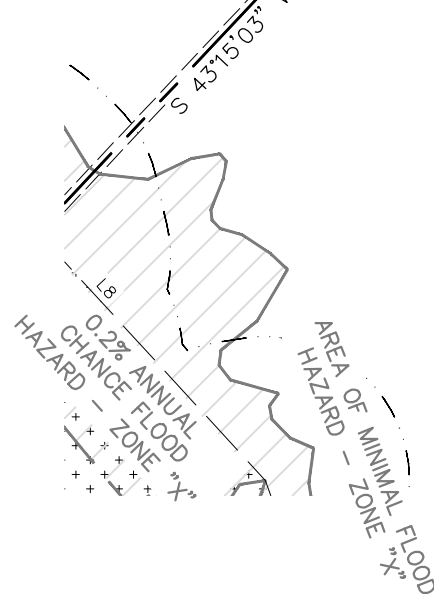
**LOT 2
BLOCK B**
13.737 ACRES
(598,380 SQUARE FEET)

**LOT 3
BLOCK B**
14.839 ACRES
(646,392 SQUARE FEET)

PARKER WAY
3.056 ACRES
(133,130 SQUARE FEET)
RIGHT-OF-WAY
(HEREBY DEDICATED)

**LOT 3
BLOCK A**
30.648 ACRES
(1,335,020 SQUARE FEET)

**LOT 2
BLOCK A**
10.375 ACRES
(451,914 SQUARE FEET)



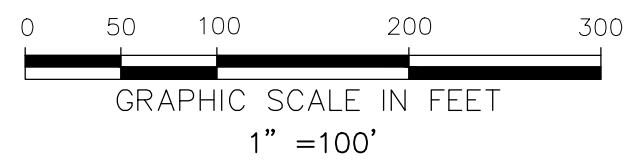
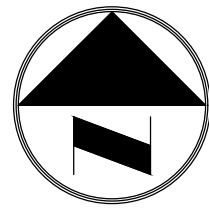
The City of Hutto
3.569 Acres
(Doc. No. 2013025291)

The City of Hutto
4.055 Acres
(Doc. No. 201305095)

CR 119-HWY 79, LP
10.840 Acres
(Doc. No. 2007069943)

ALLIANCE BLVD
(VARIABLE WIDTH RIGHT-OF-WAY)

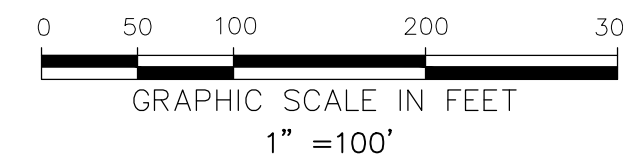
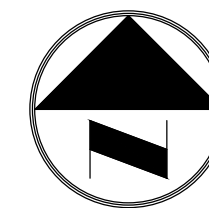
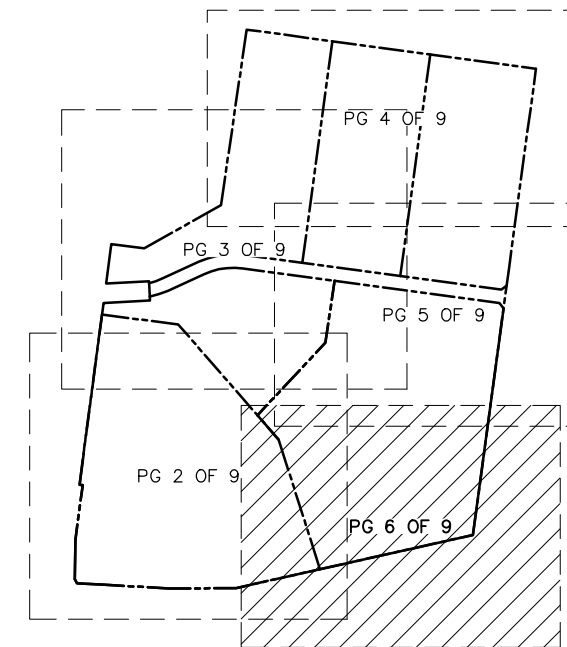
Cynergy Texas Interests, Inc.,
11.460 Acres
(Doc. No. 2007026602)



FINAL PLAT IRONWOOD

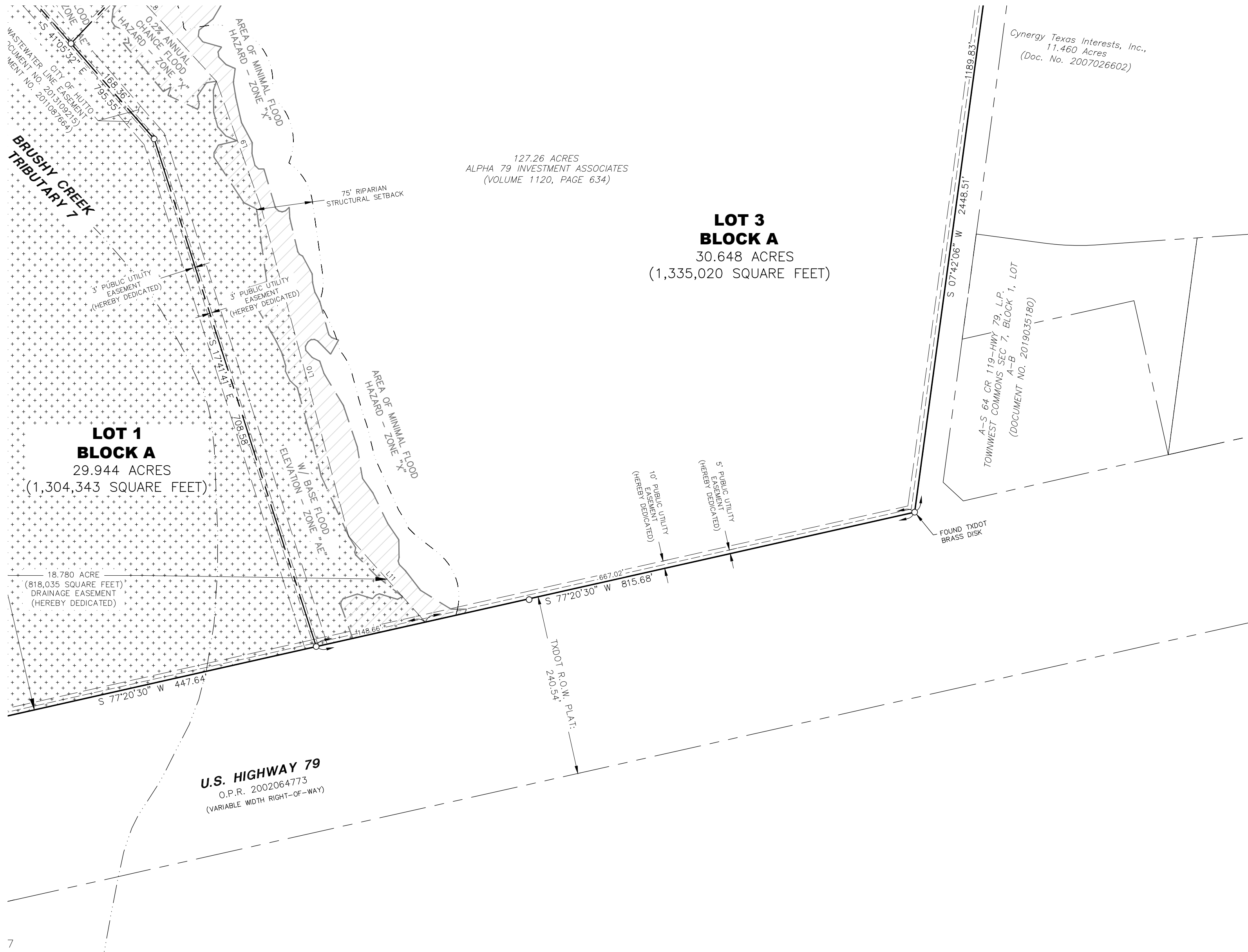
LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 6 OF 9

PLAT INDEX



LEGEND

- IRS 1/2-INCH IRON ROD
W/"WESTWOOD" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE - SUBJECT
- PROPERTY LINE - ADJOINING
- LOT LINE
- EASEMENT LINE
- RIPARIAN SETBACK LINE
- ***** DRAINAGE EASEMENT
- 500-YEAR FLOOD PLAIN



PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 4/27/23.

Westwood

WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759

TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LHR/ZNBM	ETB	1"=100'	04/27/2023	4703-22.249

PROJECT NAME: IRONWOOD

Z:\MOORE
4/27/2023 9:00 AM
M:\DWG-47\4703-22.249\DWG\SURVEY C3D 2018\4703-22.249 FP COMBO - REV.DWG

FINAL PLAT
IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 7 OF 9

NOTES

1. BEARING SYSTEM, FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS CENTRAL ZONE 4203. DISTANCES SHOWN ARE IN SURFACE AND HAVE BEEN SCALED BY APPLYING A SCALE FACTOR OF 1.00012.

2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT CREATED HEREBY UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.

3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.

4. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.

5. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.

6. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED. (UDC 10.403.4.3)

7. ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE NEARBY CREEK/TRIBUTARY.

8. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.

9. ALL DRAINAGE SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE PER CITY OF ROUND ROCK DRAINAGE CRITERIA MANUAL. (UDC 10.802.1)

10. ALL PONDS SHALL BE PRIVATELY MAINTAINED. OR THEY NEED TO BE CONTAINED ON DESIGNATED DRAINAGE LOT PER UDC 10.802.5.4.2.

11. MAJOR STREAMS SHALL NOT BE MODIFIED WITHOUT CONSENT OF APPLICABLE STATE AND FEDERAL AGENCIES, AND WITH AUTHORIZATION FROM THE CITY ENGINEER. (UDC 10.802.5.4.10.5)

12. SECTION 8.3.4 OF THE ROUND ROCK DRAINAGE CRITERIA MANUAL SHALL APPLY FOR ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING WATER QUALITY FACILITIES AND STORMWATER MANAGEMENT INFRASTRUCTURE. (UDC 10.802.5.4.12)

13. MINIMUM STRUCTURAL SETBACKS FROM RIPARIAN AREAS (EDGE OF 100-YEAR FLOODPLAIN OR DELINEATED WETLANDS) ARE: (UDC 10.403.4.3)

13.A. WATERCOURSES DRAINING AN AREA AT LEAST 0.5 SQUARE MILES AND HAVING A DEFINED BED & BANK, DESIGNATED 100-YEAR FLOOD PLAINS, AND CATEGORY 3 WETLANDS: 25 FT.

13.B. WATERCOURSES DRAINING AN AREA OF 0.5-20 SQUARE MILES, AND CATEGORY 2 WETLANDS: 75 FT.

13.C. WATERCOURSES DRAINING AN AREA OF GREATER THAN 20 SQUARE MILES, AND CATEGORY 1 WETLANDS: 125 FT.

14. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.

15. UTILITY NOTES:

15.A. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY

15.B. WITHIN CCN

15.C. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.

15.D. ALL WATER AND WASTEWATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF HUTTO UTILITY DESIGN CRITERIA MANUAL, CITY OF HUTTO STANDARD DETAILS, AND TCEQ DESIGN CRITERIA IN THE TEXAS ADMINISTRATIVE CODE, AS AMENDED.

15.E. WATER AND WASTEWATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GEORGETOWN SPECIFICATIONS AND CITY OF HUTTO STANDARD DETAILS.

15.F. WHERE A CITY OF HUTTO DETAIL DOES NOT EXIST, USE THE APPLICABLE GEORGETOWN DETAIL.

15.G. IF THERE IS A CONFLICT BETWEEN HUTTO CITY ORDINANCE AND MANUAL CONTENT, HUTTO ORDINANCES WILL PREVAIL.

16. FLOODPLAIN NOTES:

16.A. ULTIMATE FLOODPLAIN

16.A.A. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

16.B. EXISTING FLOODPLAIN

16.B.A. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 FOR THE CITY OF HUTTO, TEXAS.

17. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2-INCH PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.

18. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

20. THIS SUBDIVISION IS ZONED: LIGHT INDUSTRIAL.

21. CITY LIMIT AND ETJ LINES ARE APPROXIMATED. INFORMATION PROVIDED WAS OBTAINED FROM CITY OF HUTTO WEBSITE (HTTPS://WWW.HUTTOTX.GOV/DEPARTMENTS/GIS/GIS_LAYERS.PHP), LAST UPDATED ON JANUARY 2021 AND SCALED BY APPLYING A SCALE FACTOR OF 1.00012.

22. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.

23. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.

24. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.

25. ROADS 20 FEET WIDE TO 26 FEET WIDE REQUIRE FIRE LANE SIGNAGE TO BE POSTED ON BOTH SIDES OF THE ROAD AND ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE REQUIRE FIRE LANE SIGNAGE TO BE POSTED ON ONE SIDE OF THE ROAD.

26. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED. (UDC 10.610.2)

27. THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE CREATED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS, AND CONDITIONS OF THE SEPARATE INSTRUMENT.

28. THE OWNER(S) OF THE LAND DEDICATED BY THIS PLAT RESERVE THE RIGHT TO USE AND ENJOY THE SURFACE OF ALL EASEMENT AREAS FOR ALL PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS, INCLUDING BUT NOT LIMITED TO THE RIGHT TO GRANT ADDITIONAL EASEMENTS WITHIN SAID EASEMENT AREAS, TO PLACE UTILITIES WITHIN SAID EASEMENT AREAS, TO PLACE SURFACING MATERIALS OVER AND ACROSS SAID EASEMENT AREAS AND TO USE THE SAME AREA FOR PARKING AREAS, DRIVEWAYS, WALKWAYS, SIDEWALKS, LANDSCAPING, AND/OR LIGHTING.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 52°42'06" W	35.35'
L2	S 37°17'54" E	35.35'
L3	S 21°47'57" E	147.42'
L4	S 29°08'44" E	112.49'
L5	S 39°30'03" E	187.32'
L6	S 89°20'29" E	101.63'
L7	S 23°50'42" E	179.20'
L8	S 42°34'45" E	258.88'
L9	S 19°28'05" E	181.02'
L10	S 14°53'22" E	449.39'
L11	S 41°44'09" E	153.05'
L12	N 01°55'05" E	20.18'
L13	N 21°13'22" E	405.45'
L14	N 11°57'40" W	374.02'
L15	N 42°17'37" W	173.19'
L16	N 38°13'48" W	296.23'
L17	N 31°06'16" W	294.95'
L18	N 13°28'06" E	117.14'
L19	S 07°04'42" E	34.24'
L20	S 41°01'02" W	126.73'
L21	S 22°10'10" W	61.46'
L22	S 09°54'15" W	52.44'
L23	S 12°27'44" E	39.50'
L24	N 63°28'09" W	40.19'
L25	N 02°48'31" E	181.04'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	32°22'09"	435.00'	245.75'	S 81°31'02" W	242.50'
C2	11°37'16"	365.00'	74.03'	S 71°08'35" W	73.91'
C3	13°13'34"	435.00'	100.41'	N 71°56'44" E	100.19'
C4	32°22'09"	365.00'	206.21'	N 81°31'02" E	203.48'
C5	02°43'39"	2877.50'	136.98'	N 87°44'54" W	136.96'

Westwood

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759

WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM

TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY LHR / ZNBM	CHECKED BY ETB	SCALE NTS	DATE 04/27/2023	JOB NUMBER 4703-22.249
------------------------	-------------------	--------------	--------------------	---------------------------

PROJECT NAME: IRONWOOD

FINAL PLAT
IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 8 OF 9

DESCRIPTION OF PROPERTY SURVEYED

TRACT 1:

28.217 ACRES (1,229,126 SQUARE FEET) OF LAND IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT 587, SAID 28.217 ACRES BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THE DEED FROM ALPHA 79 INVESTMENT ASSOCIATES TO 325 ALLIANCE, LTD DATED SEPTEMBER 29, 2021, AND RECORDED AS DOCUMENT NUMBER 2021149108 WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS.

BEGINNING AT THE NORTHWEST CORNER OF SAID 28.225 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 5A, BLOCK B, REPLAT OF LOTS 4 AND 5, BLOCK B, 108 COMMERCIAL PARK AS RECORDED IN OPR DOCUMENT NO. 2002060391 AND THE NORTHEAST CORNER OF LOT 4, BLOCK A OF 108 COMMERCIAL PARK, A SUBDIVISION OF RECORD IN PLAT CABINET T, SLIDE 43, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, SAID CORNER BEING MARKED WITH A FOUND 5/8" IRON ROD;

THENCE S 82°15'52" E 1,519.27' ALONG THE NORTH LINE OF SAID 28.225 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 108 COMMERCIAL PARK AND REPLAT OF LOTS 4 AND 5, BLOCK B, 108 COMMERCIAL PARK TO THE NORTHEAST CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER BEING MARKED WITH A STAKE SET IN THE WEST LINE OF ALLIANCE BOULEVARD;

THENCE S 07°42'06" W 1036.69' ALONG THE EAST LINE OF SAID 28.225 ACRE TRACT AND THE WEST LINE OF SAID ALLIANCE BOULEVARD TO THE SOUTHEAST CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;

THENCE ALONG THE SOUUTHERLY BOUNDARY OF SAID 28.225 ACRE TRACT AS FOLLOWS:

- **N 82°12'43" W 173.13'** TO A CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 07°42'33" E 321.36'** TO A CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
- **N 82°13'57" W 1,041.20'** TO A CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
- **S 08°27'17" W 271.40'** TO A CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 81°32'44" W 313.88'** TO A CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP

THENCE N 09°14'51" E 58.87' ALONG THE WEST LINE OF SAID 28.225 ACRE TRACT TO A SOUTHEAST CORNER OF SAID 108 COMMERCIAL PARK, AND SAID CORNER BEING MARKED WITH A FOUND CONCRETE MARKER;

THENCE N 08°22'31" E 923.24' ALONG THE WEST LINE OF SAID 28.225 ACRE TRACT AND ALONG THE EAST LINE OF SAID 108 COMMERCIAL PARK TO THE POINT OF BEGINNING, THIS TRACT HAVING AN AREA OF 28.217 ACRES (1,229,126 SQUARE FEET), AS SHOWN ON THE ACCOMPANYING PLAT. BEARINGS ARE RELATIVE TO STATE PLANE COORDINATES, NAD 83(2011), TEXAS CENTRAL ZONE. DISTANCES AND AREAS REFLECT THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012 AND THUS REPRESENT SURFACE MEASUREMENTS. SET STAKES ARE 1/2" REBAR WITH WESTWOOD PLASTIC IDENTIFIER CAPS.

TRACT 2:

89.335 ACRES (3,891,417 SQUARE FEET) OF LAND IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT 587, SAID 89.335 ACRES BEING A PART OF THAT TRACT OF LAND DESCRIBED AS 127.26 ACRES IN THE DEED FROM ISEDOR WALLIN AND WIFE, PAULINE WALLIN, TO ALPHA 79 INVESTMENT ASSOCIATES DATED DECEMBER 19, 1984, AND RECORDED IN VOLUME 1120, PAGE 634 (DOCUMENT NUMBER 1985000318) WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS.

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID 127.26 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND ½" IRON ROD, SAID CORNER BEING THE SOUTHWEST CORNER OF THE 108 COMMERCIAL PARK (PLAT CABINET T, SLIDES 43-44);

THENCE S 82°33'29" E 173.58' TO AN INTERIOR CORNER OF SAID 127.26 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND ½" IRON ROD, SAID CORNER BEING THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 108 COMMERCIAL PARK;

THENCE N 60°27'51" E 457.86' ALONG AN INTERIOR LINE OF SAID 127.26 ACRE TRACT, SAID LINE ALSO BEING A SOUTHEAST LINE OF SAID 108 COMMERCIAL PARK, TO AN INTERIOR CORNER OF SAID 127.26 ACRE TRACT, SAID CORNER ALSO BEING A SOUTHEAST CORNER OF SAID 108 COMMERCIAL PARK, AND SAID CORNER BEING MARKED WITH A FOUND CONCRETE MARKER;

THENCE ACROSS AND THROUGH SAID 127.26 ACRE TRACT AND ALONG THE SOUTHERLY BOUNDARY OF A 28.225 ACRE TRACT DESCRIBED IN DEED RECORDED AS OPR DOCUMENT 2021149108 AS FOLLOWS:

- **S 09°14'51" W 58.87'** TO THE SOUTHWEST CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
- **S 81°32'44" E 313.88'** TO A CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER MARKED WITH A SET STAKE;
- **N 08°27'17" E 271.40'** TO A CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
- **S 82°13'57" E 1,041.20'** TO A CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
- **S 07°42'33" W 321.36'** TO A CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER MARKED WITH A SET STAKE;
- **S 82°12'43" E 173.13'** TO THE EAST LINE OF SAID 127.26 ACRE TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 28.225 ACRE TRACT, SAID CORNER MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;

THENCE S 07°42'06" W 1,411.82' ALONG THE EAST LINE OF SAID 127.26 ACRE TRACT AND ALONG THE WEST LINE OF ALLIANCE BOULEVARD TO THE NORTHEAST CORNER OF A 8.848 ACRE TRACT DESCRIBED IN DEED RECORDED AS OPR DOCUMENT 2002064773, SAID CORNER BEING MARKED WITH A FOUND TXDOT BRASS DISK IN THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 79;

THENCE ALONG THE NORTHERLY LINE OF SAID 8.848 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 AS FOLLOWS:

- **S 77°20'30" W 1,263.32'** TO A CORNER OF SAID 8.848 ACRE TRACT, FROM SAID CORNER A LEANING TXDOT BRASS DISK BEARS S 87°11'56" E 0.94';
- **S 89°31'53" W 352.39'** TO A CORNER OF SAID 8.848 ACRE TRACT MARKED WITH A FOUND TXDOT BRASS DISK;
- **N 86°22'11" W 340.14'** TO A CORNER OF SAID 8.848 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE AND
- **ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 136.98', WITH A RADIUS OF 2,877.50', WITH A CHORD BEARING OF N 87°44'54" W, WITH A CHORD LENGTH OF 136.96',** TO THE SOUTHEAST CORNER OF A 0.267 ACRE TRACT LABELED PART 2 OF DEED RECORDED AS OPR DOCUMENT NO. 2005088244 AND THE EAST RIGHT-OF-WAY OF INNOVATION BLVD, SAID CORNER BEING MARKED WITH A SET STAKE.

THENCE ALONG SAID 0.267 ACRE TRACT AND ALONG SAID EAST RIGHT-OF-WAY OF INNOVATION BOULEVARD AS FOLLOWS:

- **N 29°01'07" W 24.59'** TO A CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 00°58'30" E 205.96'** TO A CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 07°42'40" E 286.42'** TO THE NORTHEAST CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 82°17'36" W 17.11'** TO THE WEST LINE OF SAID 127.26 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;

THENCE N 07°32'00" E 955.11' ALONG THE WEST LINE OF SAID 127.26 ACRE TRACT AND ALONG THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD TO THE SOUTHWEST CORNER OF A 0.534 ACRE TRACT LABELED PART 1 OF SAID DEED RECORDED AS OPR DOCUMENT NO. 2005088244SAID CORNER BEING MARKED WITH A FOUND ½" IRON ROD;

THENCE ALONG THE BOUNDARIES OF SAID 0.534 ACRE TRACT AS FOLLOWS:

- **N 86°49'31" E 242.12'** TO A CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND ½" IRON ROD;
- **N 03°09'00" W 99.83'** TO A CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **S 86°51'00" W 222.98'** TO THE WEST LINE OF SAID 127.26 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A ½" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD;

THENCE N 07°30'59" E 207.63' ALONG THE WEST LINE OF SAID 127.26 ACRE TRACT AND ALONG THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD TO THE POINT OF BEGINNING, THIS TRACT HAVING AN AREA OF 89.335 ACRES (3,891,417 SQUARE FEET), AS SHOWN ON THE ACCOMPANYING PLAT. BEARINGS ARE RELATIVE TO STATE PLANE COORDINATES, NAD 83(2011), TEXAS CENTRAL ZONE. DISTANCES AND AREAS REFLECT THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012 AND THUS REPRESENT SURFACE MEASUREMENTS. SET STAKES ARE 1/2" REBAR WITH WESTWOOD PLASTIC IDENTIFIER CAPS.

DESCRIPTION OF PROPERTY SURVEYED (CONTINUED)

BEING THE SAME LAND AS DESCRIBED AS FOLLOWS:

117.551 ACRES (5,120,543 SQUARE FEET) OF LAND IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT 587, SAID 117.551 ACRES BEING A PART OF THAT TRACT OF LAND DESCRIBED IN THE DEED FROM B.T. JUVENAL, ET UX TO M. SORENSON DATED MAY 7TH, 1945, AND RECORDED IN VOLUME 326, PAGE 469 AND DEED FROM ALBERT E. & EMMA WENDLAND TO M. SORENSON DATED NOVEMBER 29TH, 1948, WILLIAMSON COUNTY RECORDS.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5A, BLOCK B, REPLAT OF LOTS 4 AND 5, BLOCK B, 108 COMMERCIAL PARK AS RECORDED IN DOCUMENT NO. 2002060391 OF SAID COUNTY AND THE NORTHEAST CORNER OF LOT 4, BLOCK A OF 108 COMMERCIAL PARK, A SUBDIVISION OF RECORD IN CABINET T, SLIDE 43, OF THE PLAT RECORDS OF WILLIAMSON COUNTY; SAID CORNER BEING MARKED WITH A FOUND 5/8" IRON ROD;

THENCE S 82°15'52" E 1,519.27' ALONG THE SOUTH LINE OF SAID 108 COMMERCIAL PARK AND REPLAT OF LOTS 4 AND 5, BLOCK B, 108 COMMERCIAL PARK TO THE WEST RIGHT-OF-WAY OF ALLIANCE BLVD. TO AN ANGLE POINT CORNER, SAID CORNER BEING MARKED WITH A SET STAKE;

THENCE S 07°42'06" W 2,448.51' ALONG SAID WEST RIGHT-OF-WAY TO THE NORTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY 79 AND AN ANGLE POINT CORNER, SAID CORNER BEING MARKED WITH TXDOT BRASS DISK;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AS FOLLOWS:

- **S 77°20'30" W 1,263.32'** TO AN ANGLE POINT CORNER, FROM SAID CORNER A TXDOT BRASS DISK BEARS 0.94';
- **S 89°31'53" W 352.39'** TO A TXDOT BRASS DISK;**N 86°22'11" W 340.14'** TO AN ANGLE POINT CORNER, SAID CORNER BEING MARKED WITH A TXDOT BRASS DISK AND
- **ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 136.98', WITH A RADIUS OF 2,877.50', WITH A CHORD BEARING OF N 87°44'54" W, WITH A CHORD LENGTH OF 136.96',** TO THE SOUTHEAST CORNER OF A 0.267 ACRE TRACT LABELED PART 2 OF DEED RECORDED IN DOCUMENT NO. 2005088244, RECORDS OF SAID COUNTY AND THE EAST RIGHT-OF-WAY OF INNOVATION BLVD AND AN ANGLE POINT CORNER, SAID CORNER BEING MARKED WITH A SET STAKE.

THENCE ALONG SAID PART 2 AND SAID EAST RIGHT-OF-WAY AS FOLLOWS:

- **N 29°01'07" W 24.59'** TO AN ANGLE POINT CORNER, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 00°58'30" E 205.96'** TO AN ANGLE POINT CORNER, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 07°42'40" E 286.42'** TO AN ANGLE POINT CORNER, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 82°17'36" W 17.11'** TO THE NW CORNER OF SAID PART TWO AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY, SAID CORNER BEING MARKED WITH A SET STAKE;

THENCE N 07°32'00" E 955.11' ALONG SAID EAST RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF A 0.534 ACRE TRACT LABELED PART 1 OF DEED RECORDED IN DOCUMENT NO. 2005088244, RECORDS OF SAID COUNTY, SAID CORNER BEING MARKED WITH A FOUND ½" IRON ROD;

THENCE N 86°49'31" E 242.12' ALONG THE SOUTH LINE OF SAID PART 1 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER BEING MARKED WITH A FOUND ½" IRON ROD

THENCE N 03°09'00" W 99.83' ALONG THE EAST LINE OF SAID PART 1 TO THE NORTHEAST CORNER THEREOF, SAID CORNER BEING MARKED WITH A SET STAKE;

THENCE S 86°51'00" W 222.98' ALONG THE NORTH LINE OF SAID PART ONE TO THE NORTHWEST CORNER THEREOF AND THE EAST RIGHT-OF-WAY OF SAID INNOVATION BLVD., SAID CORNER BEING MARKED WITH A FOUND ½" IRON ROD

THENCE N 07°30'59" E 207.63' ALONG SAID EAST RIGHT-OF-WAY TO AN ANGLE POINT CORNER, SAID CORNER BEING MARKED WITH A FOUND ½" IRON ROD;

THENCE S 82°33'29" E 173.58' TO THE ANGLE POINT CORNER OF SAID BLOCK A OF 108 COMMERCIAL PARK, SAID CORNER BEING MARKED WITH A FOUND ½" IRON ROD;

THENCE ALONG THE COMMON LINE WITH SAID BLOCK A AS FOLLOWS:

- **N 60°27'51" E 457.86'** TO AN ANGLE POINT CORNER, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 08°22'31" E 923.24'** TO THE POINT OF BEGINNING, THIS TRACT HAVING AN AREA OF 117.551 ACRES (5,120,543 SQUARE FEET), AS SHOWN ON THE ACCOMPANYING PLAT. BEARINGS ARE RELATIVE TO STATE PLANE COORDINATES, NAD 83(2011), TEXAS CENTRAL ZONE. DISTANCES AND AREAS REFLECT THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012 AND THUS REPRESENT SURFACE MEASUREMENTS. SET STAKES ARE 1/2" REBAR WITH WESTWOOD PLASTIC IDENTIFIER CAPS.

Westwood			WESTWOOD PROFESSIONAL SERVICES, INC. WESTWOODPS.COM	
Phone	(512) 485-0831	8701 N. Mopac Expy, Suite 320	TBPE FIRM REGISTRATION NO. F-11756	
Toll Free	(888) 937-5150	Austin, TX 78759	TBPLS FIRM REGISTRATION NO. LS-10074301	
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LHR /ZNBM	ETB	NTS	04/27/2023	4703-22.249

PROJECT NAME: IRONWOOD

FINAL PLAT
IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 9 OF 9

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TRAVIS

I, MICHAEL J. NEEDHAM, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS THIS ____ DAY OF APRIL, 2023.



MICHAEL J. NEEDHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5183 STATE OF TEXAS

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 4/27/23.

ENGINEER'S CERTIFICATE

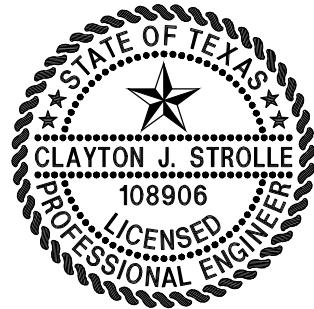
STATE OF TEXAS

COUNTY OF TRAVIS

I, CLAYTON J. STOLLE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS ENCROACHED BY ZONE A FLOOD AREA, AS DENOTED HEREIN AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 AND THAT EACH LOT CONFORMS TO THE CITY OF HUTTO REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS THIS ____ DAY OF APRIL, 2023



CLAYTON J. STOLLE
REGISTERED PROFESSIONAL ENGINEER
NO. 108906 STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY SUPERVISION OF CLAYTON J. STOLLE
P.E. 108906 ON ____ / ____ / 20 ____ ALTERATION OF A
SEALED DOCUMENT WITHOUT PROPER NOTIFICATION
TO THE RESPONSIBLE ENGINEER IS AN OFFENSE
UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PLANNING AND ZONING COMMISSION

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 20 ____.

RICHARD HUDSON, CHAIR

DATE

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

ALPHA 79 INVESTMENT ASSOCIATES, A TEXAS GENERAL PARTNERSHIP, SOLE OWNER OF THE CERTAIN 89.335 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN VOLUME 1120, PAGE 634 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. ALPHA 79 INVESTMENT ASSOCIATES, HEREBY BINDS ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF HUTTO AGAINST EVERY PERSON WHOMEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS IRONWOOD.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20 ____.

OWNER/DEVELOPER:
ALPHA 79 INVESTMENT ASSOCIATES, A TEXAS GENERAL PARTNERSHIP

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED (OWNER), KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20 ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

325 ALLIANCE, LTD, A TEXAS LIMITED PARTNERSHIP, SOLE OWNER OF THE CERTAIN 28.217 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021149108 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. 315 ALLIANCE, LTD, HEREBY BINDS ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF HUTTO AGAINST EVERY PERSON WHOMEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS IRONWOOD.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20 ____.

OWNER/DEVELOPER:
325 ALLIANCE, LTD, A TEXAS LIMITED PARTNERSHIP

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED (OWNER), KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20 ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

IRONWOOD REALTY PARTNERS, LLC, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. IRONWOOD REALTY PARTNERS, LLC, HEREBY BINDS ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF HUTTO AGAINST EVERY PERSON WHOMEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS IRONWOOD.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20 ____.

OWNER/DEVELOPER:
IRONWOOD REALTY PARTNERS, LLC

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED (DEVELOPER), KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20 ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

COUNTY CLERK'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20 ____ A.D., AT ____ O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20 ____ A.D., AT ____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

Westwood

WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759

TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY
LHR/ZNBM

CHECKED BY
ETB

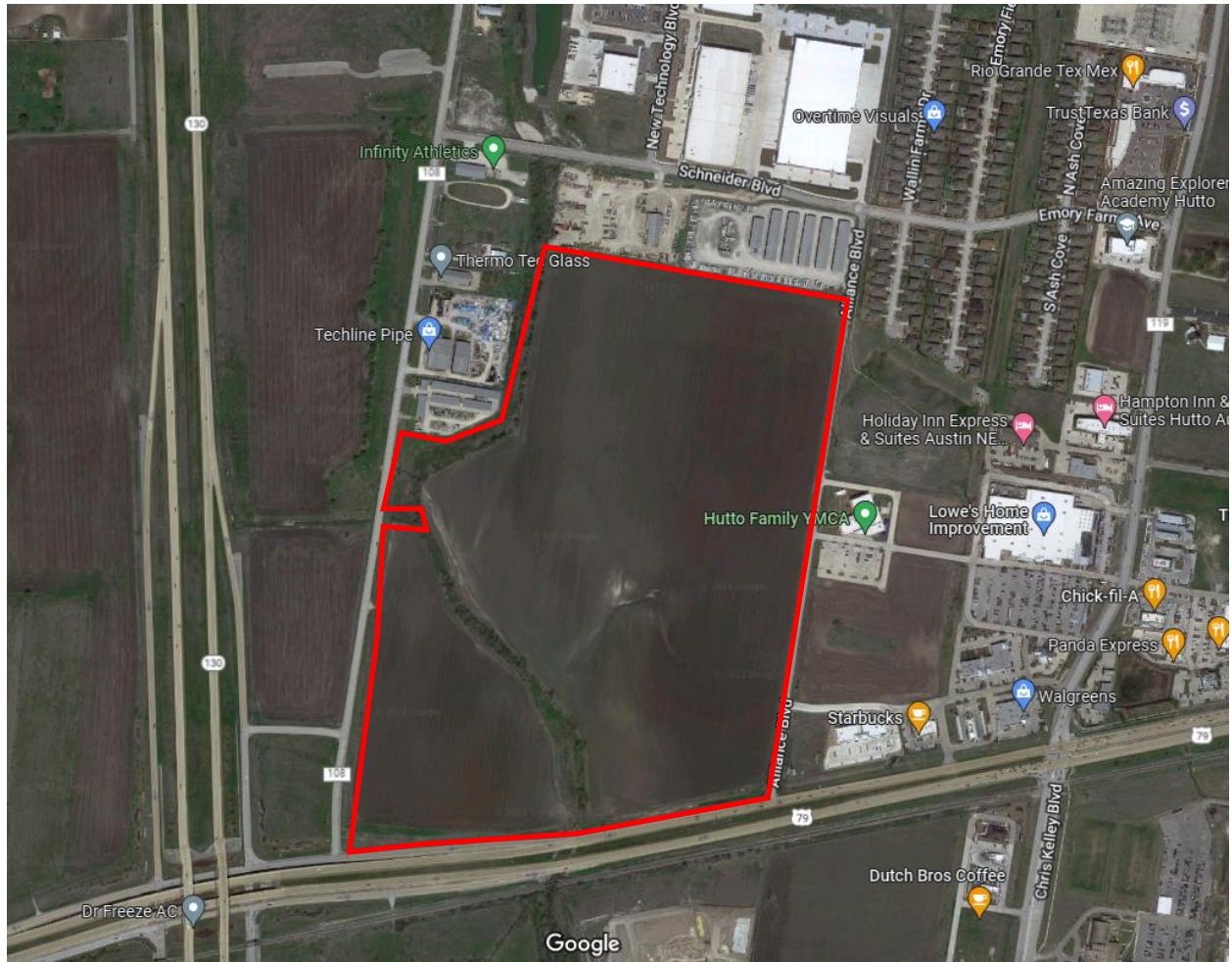
SCALE
NTS

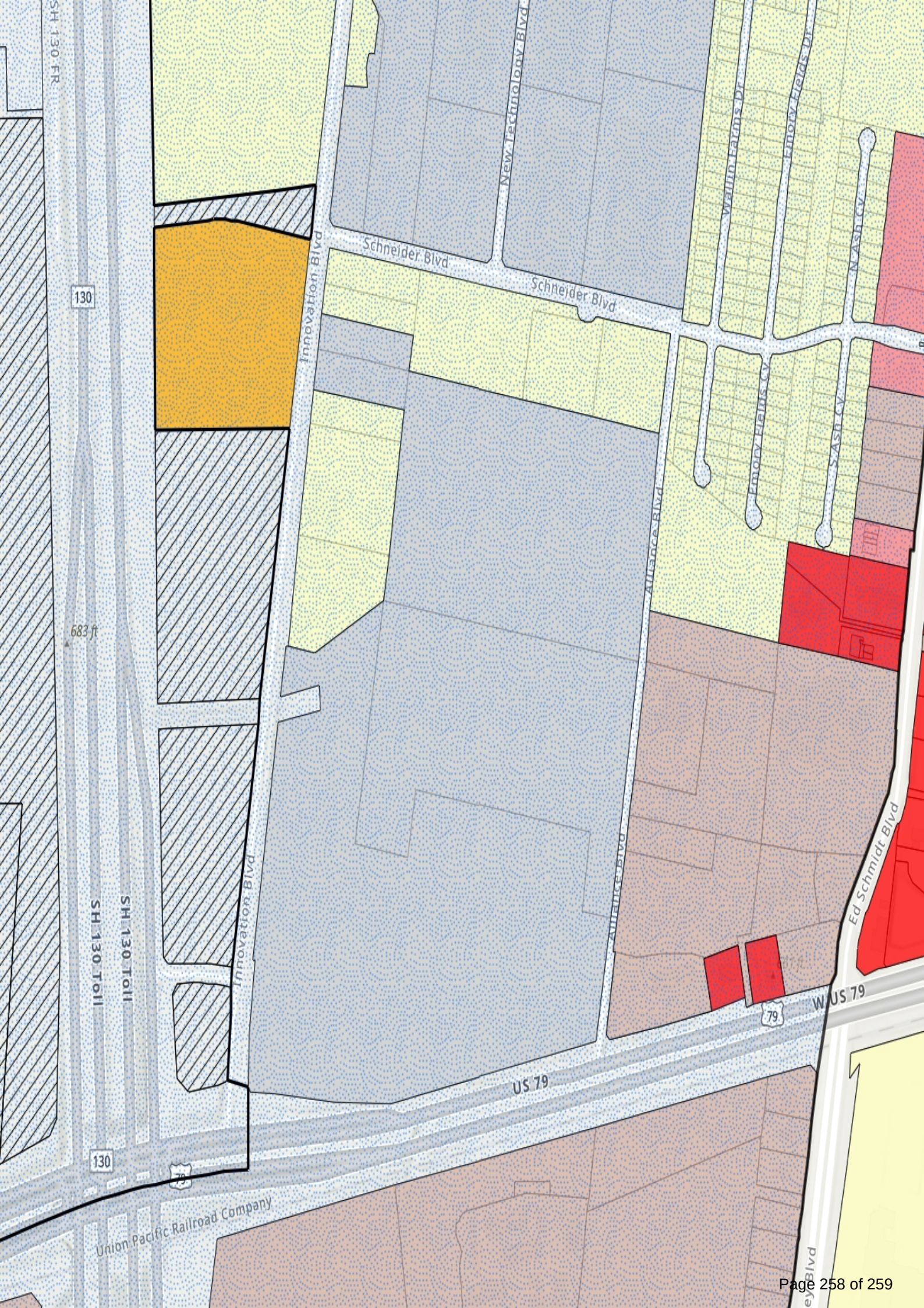
DATE
04/27/2023

JOB NUMBER
4703-22.249

PROJECT NAME: IRONWOOD

Location Map





AGENDA ITEM REPORT

5.4.



To: Planning and Zoning Commission
Subject: Presentation and discussion on the 2024 Capital Improvement Plan.
Meeting: Tuesday, June 6, 2023
Department: Engineering
Staff Contact: Matt Rector

BACKGROUND INFORMATION:

This is the first of two presentations to the Planning and Zoning Commission regarding the 2024 Capital Improvement Plan (CIP). The item will be up for a recommendation at the June 20, 2023 Planning and Zoning Commission meeting.

SUMMARY OF REQUEST:

STAFF REVIEW:

This item is a presentation only, no action is requested.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None