

DRIFTWOOD GOLF AND RANCH CLUB PHASE FOUR

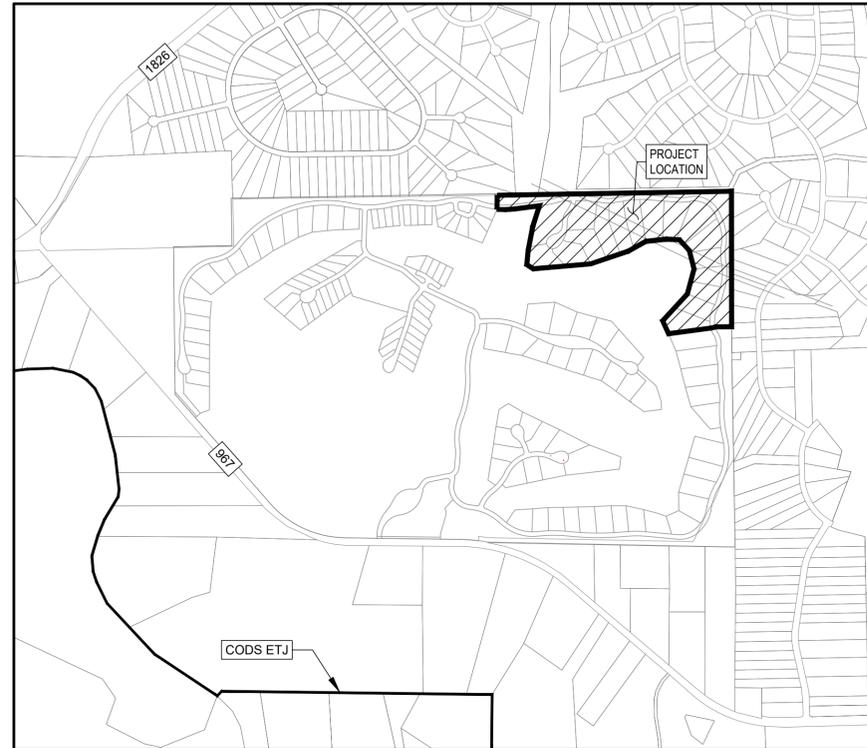
PAVING, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

11100 RM 967, BUDA, TEXAS 78610

DRIFTWOOD GOLF AND RANCH CLUB PHASE FOUR
 PAVING, DRAINAGE, WATER AND WASTEWATER
 IMPROVEMENTS
 11100 RM 967, BUDA, TEXAS 78610
 C.O.S. PERMIT # SUB2023-0021
 HAYS COUNTY PERMIT # ###

NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF DRIPPING SPRINGS AND HAYS COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. THIS PROJECT IS LOCATED IN THE ONION CREEK WATERSHED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
3. PROJECT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION AND WITHIN THE HAYS CONSOLIDATED SCHOOL DISTRICT.
4. SOME PORTION OF THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ZONE "A" AS DELINEATED ON HAYS COUNTY FEDERAL EMERGENCY MANAGEMENT AGENCY MAP #48209C0140F, EFFECTIVE DATE SEPTEMBER 2, 2005.
5. TO ALL CONTRACTORS: SEE GENERAL CONSTRUCTION NOTES ON SHEET 5.
6. THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL APPROVED BY HAYS COUNTY. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.
7. SEVENTY-TWO (72) HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION, THE DEVELOPER SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH ALL PERTINENT PARTIES.
8. CONTRACTOR SHALL ENSURE THAT VEHICLES LEAVING THE CONSTRUCTION SITE ONTO PUBLICLY MAINTAINED ROADWAYS ARE CLEAR OF MUD AND DEBRIS.
9. NO EXPLOSIVES SHALL BE USED FOR THIS PROJECT.
10. ALL HOLES, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS, AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
11. TO ALL CONTRACTORS: CONTRACTOR SHALL COMPLY WITH CONSTRUCTION SEQUENCING ON SHEET 4 - CIVIL GENERAL NOTES.
12. THIS DEVELOPMENT IS SUBJECT TO THE TRI-PARTY DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS, DRIFTWOOD 522, LLC, AND DRIFTWOOD GOLF CLUB DEVELOPMENT, INC., RECORDED IN DOC. No. 19013385 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
13. THE OWNER/OPERATOR OF THE WATER SYSTEM AND LOW-PRESSURE WASTEWATER SYSTEM IS THE CITY OF DRIPPING SPRINGS.
14. KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR II LP, ACTING HEREIN BY AND THROUGH SCHUYLER JOYNER, VICE PRESIDENT, OWNER OF THAT 96.2596 ACRE TRACT, DESCRIBED HEREIN AS EXHIBIT A-1, RECORDED IN DOCUMENT No. 19031292 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE FREELOVE WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 45.3265 ACRES TO BE KNOWN AS "DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.
15. THE DRIFTWOOD CONSERVATION DISTRICT (DCD) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY FACILITIES.
16. A STORMWATER CONTROL MEASURES MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS RECORDED AS DOCUMENT # _____ IN THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



SITE LOCATION MAP

SCALE: 1"=1000'

SUBMITTED FOR APPROVAL BY:
MURFEE ENGINEERING CO.,

6/13/2023

SCOTT J. ANDERSON, P.E.

DATE



HAYS COUNTY DIRECTOR OF TRANSPORTATION

DATE

CITY ADMINISTRATOR, CITY OF DRIPPING SPRINGS

DATE

CITY ENGINEER, CITY OF DRIPPING SPRINGS

DATE

HAYS COUNTY E.S.D. #6

DATE

ROBBY CALLEGARI, P.E. - CITY WATER & WASTEWATER CONSULTANT
CITY OF DRIPPING SPRINGS CONSTRUCTION PLAN PERMIT #: SUB2023-0021

DATE

OWNER
DRIFTWOOD GOLF CLUB DEVELOPMENT, INC.
SCHUYLER JOYNER
14605 N 73rd STREET, SCOTTSDALE, ARIZONA 85260
PH # (737) 241-3512

LOCAL CONTACT:
DON BOSSE
PH # (512) 569-3238

SURVEYOR
CAPITAL SURVEYING CO., INC
925 CAPITAL OF TEXAS HWY S, BLDG B STE 110,
AUSTIN, TEXAS 78746
CONTACT NAME:
GREG WAY
PH# (512) 327-4006

ENGINEER
MURFEE ENGINEERING CO.,
SCOTT J. ANDERSON, P.E.
1101 CAPITAL OF TEXAS HIGHWAY SOUTH, BUILDING D,
SUITE 110, AUSTIN, TEXAS 78746
PH # (512) 327-9204
FAX # (512) 306-9620

Sheet Number	Sheet Title
1	COVER SHEET
2	PLAT 1
3	PLAT 2
4	GENERAL NOTES
5	WATER AND WASTEWATER NOTES
6	EROSION AND SEDIMENTATION CONTROL PLAN
7	OVERALL DRAINAGE AREA MAP
8	PROPOSED DRAINAGE AREA MAP AND CALCULATIONS
9	PHASING PLAN
10	CULVERT 1 PLAN AND PROFILE
11	CULVERT 2 PLAN AND PROFILE
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13	DRIFTWOOD RANCH DRIVE PLAN AND PROFILE - STA. 1+00 TO 10+39
14	DRIFTWOOD RANCH DRIVE PLAN AND PROFILE - STA. 10+39 TO 20+28
15	DRIFTWOOD RANCH DRIVE PLAN AND PROFILE - STA. 20+28 TO 30+00
16	DRIFTWOOD RANCH DRIVE PLAN AND PROFILE - STA. 30+00 TO END
17	SAND WEDGE COURT PLAN AND PROFILE
18	WATERLINE 'A' PLAN AND PROFILE - STA. 1+00 TO 10+50
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24	FIRE PROTECTION PLAN
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26	DETAIL 1 - STREET
27	DETAIL 2 - LOW PRESSURE SEWER
28	DETAIL 3 - E&S
29	DETAIL 4 - CODS WATER
30	DETAIL 5 - CODS WATER & WASTEWATER
31	DETAIL 6 - STORM
32	DETAIL 7 - STORM AND MISC
33-56	SUPPLEMENTAL BRIDGE PLANS

PLOT DATE: 2023-6-13
 FILE PATH: W:\Driftwood\Driftwood_Ranch\DR Phase 4 Residential\CADD\GRC-PH4-CV.dwg

NO.	DESCRIPTION	BY	DATE	APPROVED	DATE

ORIGINAL SUBMITTAL DATE: APRIL 19, 2023

1101 CAPITAL OF TEXAS HIGHWAY SOUTH
 BUILDING D, SUITE 110
 AUSTIN, TEXAS 78746
 (512) 327-9204
 MURFEE ENGINEERING COMPANY
 TEXAS REGISTERED ENGINEERING FIRM F-353

DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR II LP, ACTING HEREIN BY AND THROUGH J. DAVID RHOADES, AUTHORIZED AGENT, OWNER OF THAT 96.2596 ACRE TRACT, DESCRIBED AS EXHIBIT A-1, RECORDED IN DOCUMENT NO. 19031292 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE WOODY SURVEY NO. 23, ABSTRACT NO. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 45.3265 ACRES TO BE KNOWN AS "DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

DRIFTWOOD DLC INVESTOR II LP

J. DAVID RHOADES, AUTHORIZED AGENT DATE
582 THURMAN ROBERTS WAY,
DRIFTWOOD, TEXAS 78619

STATE OF TEXAS)
COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. DAVID RHOADES, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 2023, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAN SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAN COMPLIES WITH ORDINANCE NO. 1230.6 SETTING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS IN THE CITY OF DRIPPING SPRINGS AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF HAYS COUNTY, TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT.

WITNESS MY HAND THIS THE 23rd DAY OF January, 2023.

SCOTT J. ANDERSON, P.E.
MURFEE ENGINEERING CO., INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



I, GREGORY A. WAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCE AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE 14th DAY OF SEPTEMBER, 2022.

GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4567 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
925 CAPITAL OF TEXAS HWY.
AUSTIN, TEXAS 78746



ENGINEER'S NOTES:

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA AS DELINEATED ON FEMA FIRM PANEL MAPS #48209C0140 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- TOTAL ACREAGE OF DEVELOPMENT: 45.3265 TOTAL ACREAGE OF LOTS: 45.3265
INTENDED USE OF LOTS: RESIDENTIAL, PRIVATE STREETS AND OPEN SPACE
TOTAL NUMBER OF LOTS: 20 AVERAGE SIZE OF LOTS: 2.2663
NUMBER OF LOTS: Greater than 10 acres 0
Larger than 5, less than 10 1
Between 2 & 5 acres 9 Between 1 & 2 acres 10
Less than an acre 0
- WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
- THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD CONSERVATION DISTRICT.
- A TWENTY FOOT (20') P.U.E. IS HEREBY DEDICATED ALONG ALL STREET RIGHT-OF-WAY AND A TEN FOOT (10') P.U.E. ALONG ALL OTHER LOT LINES.
- THIS SUBDIVISION IS LOCATED WITHIN ESD No. 1 AND ESD No. 6.
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 11.
- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS, DRIFTWOOD 522 AND DRIFTWOOD DLC AUSTIN, LLC AS RECORDED IN DOCUMENT NO. 19013385 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THIS SUBDIVISION IS REQUIRED TO OBTAIN BUILDING PERMITS BEFORE CONSTRUCTION CAN BEGIN ON RESIDENTIAL LOTS, AND SITE DEVELOPMENT AND BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION CAN BEGIN ON COMMERCIAL LOTS.
- ALL PRIVATE STREETS AND R.O.W. SHALL BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- NO CONSTRUCTION WILL OCCUR WITHIN THE ENTERPRISE GAS AND PEDERNALES ELECTRIC COOPERATIVE PROVIDERS, AND EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.

GENERAL NOTES CONT.:

- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL NOT BE GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- THE DRIFTWOOD CONSERVATION DISTRICT (DCD) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY FACILITIES.
- ALL PARKLAND DEDICATION AND AG FACILITY FEE REQUIREMENTS SHALL BE SATISFIED WITH EACH FINAL PLAT FEE-IN-LIEU OF PARKLAND DEDICATION WILL BE PROVIDED TO MEET THE PARKLAND REQUIREMENTS.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751 UNLESS A VARIANCE HAS BEEN GRANTED.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, OR OTHER METHODS, AS APPROVED.
- UTILITY EASEMENTS AND FACILITIES LOCATED WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL BE MAINTAINED BY THE DRIFTWOOD CONSERVATION DISTRICT OR ITS ASSIGNS.
- THESE ARE PRIVATE ROADWAYS AND WILL NEVER BE DEDICATED OR MAINTAINED BY HAYS COUNTY TEXAS.
- POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY, THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR AN STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

SUBDIVISION PLAT NOTES:

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

MARCUS PACHECO, DIRECTOR DATE
HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GAASBEEK, R.S., C.F.M. DATE
"HAYS COUNTY FLOODPLAIN ADMINISTRATOR"

UTILITY NOTES:

- ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.
- GAS SERVICES PROVIDED BY TEXAS GAS SERVICE.

WATER UTILITY PROVIDER:
CITY OF DRIPPING SPRINGS

WASTEWATER UTILITY PROVIDER:
CITY OF DRIPPING SPRINGS

AARON REED DATE
PUBLIC WORKS DIRECTOR

AARON REED DATE
PUBLIC WORKS DIRECTOR

STATE OF TEXAS)
COUNTY OF HAYS)
CITY OF DRIPPING SPRINGS)

THIS PLAT, FINAL PLAT OF THE DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE ____ DAY OF _____, 2023.

BY:

MIM JAMES
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

MARCUS PACHECO, DIRECTOR DATE
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)
COUNTY OF HAYS)

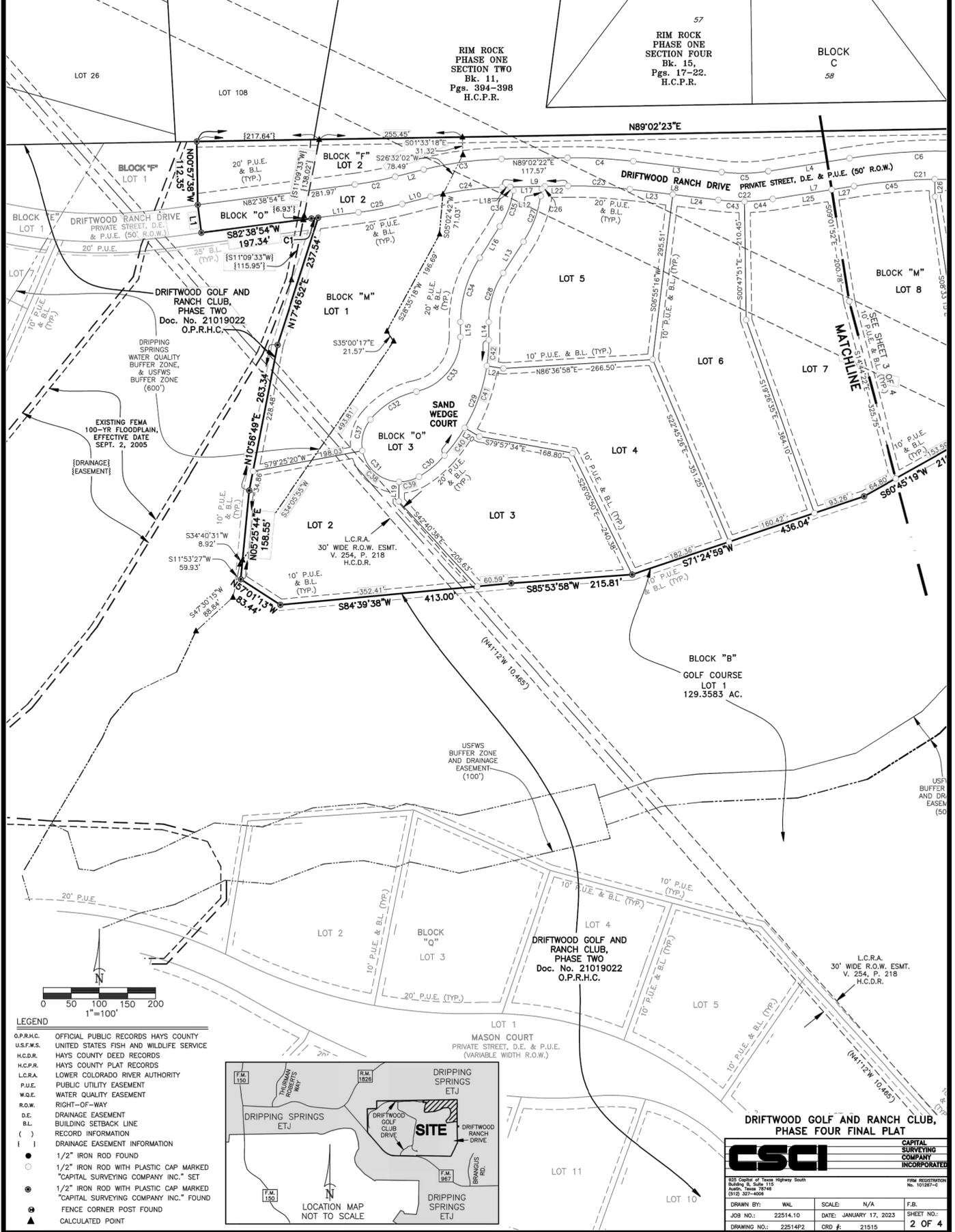
I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2023, AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 2023, AT ____ O'CLOCK ____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. _____

ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

**DRIFTWOOD GOLF AND RANCH CLUB,
PHASE FOUR FINAL PLAT**

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
825 Capital of Texas Highway South Austin, Texas 78746 (512) 327-6058		FIRM REGISTRATION NO. 101287-0	
DRAWN BY: WAL	SCALE: N/A	F.B.	
JOB NO.: 22514.10	DATE: JANUARY 17, 2023	SHEET NO.:	
DRAWING NO.: 22514P2	CRD #: 21515		1 OF 4

DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT

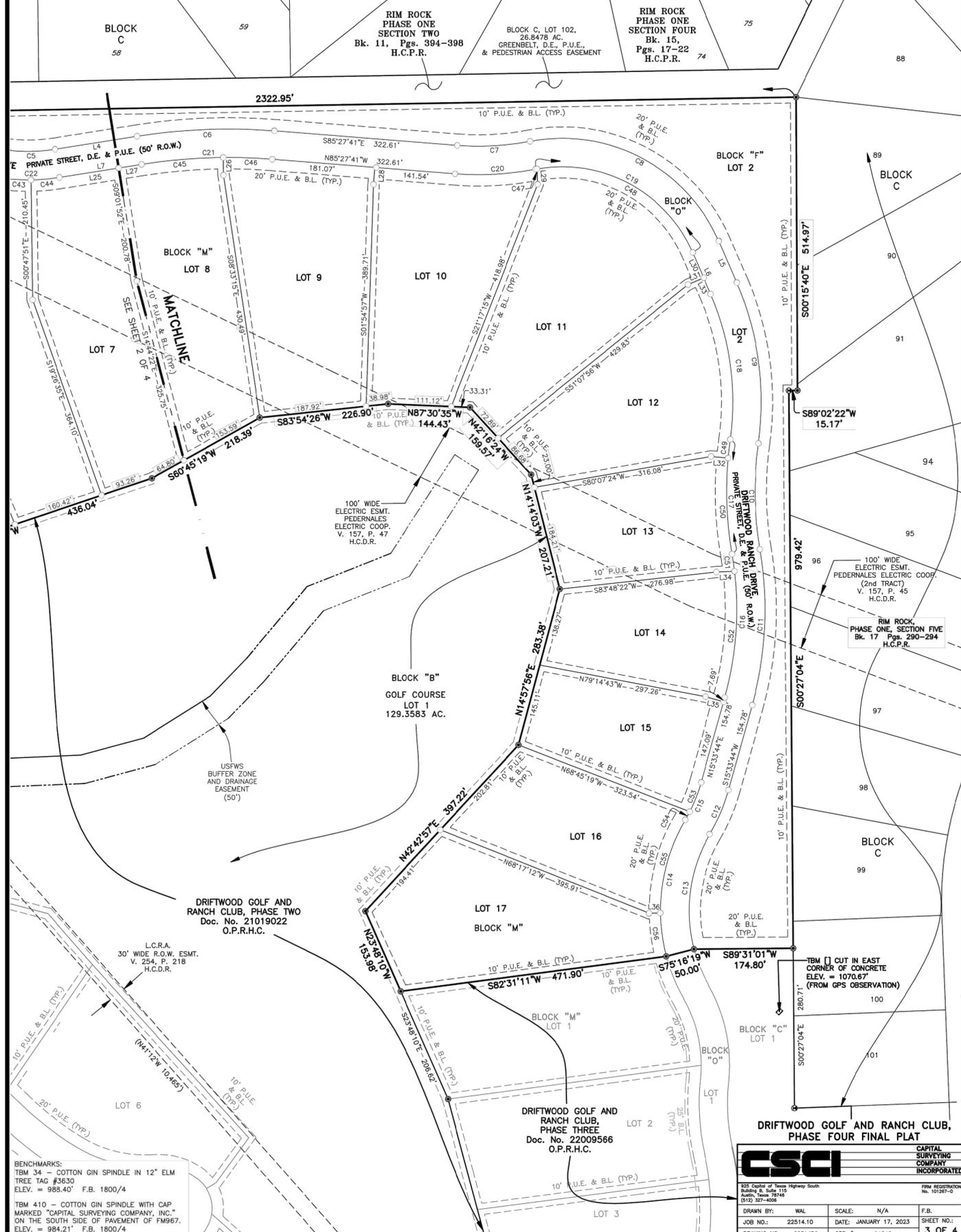


**DRIFTWOOD GOLF AND RANCH CLUB,
PHASE FOUR FINAL PLAT**

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
825 Capital of Texas Highway South Austin, Texas 78746 (512) 327-6058		FIRM REGISTRATION NO. 101287-0	
DRAWN BY: WAL	SCALE: N/A	F.B.	
JOB NO.: 22514.10	DATE: JANUARY 17, 2023	SHEET NO.:	
DRAWING NO.: 22514P2	CRD #: 21515		2 OF 4

PLOT DATE: 2023-1-13 FILE PATH: W:\Driftwood\Driftwood Ranch\DR Phase 4 Residential\CADD\DR-Phase 4-PLAT.dwg LAYOUT: PLAT 1

DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT



BENCHMARKS:
 TBM 34 - COTTON GIN SPINDLE IN 12" ELM TREE TAG #3630
 ELEV. = 988.40' F.B. 1800/4
 TBM 410 - COTTON GIN SPINDLE WITH CAP MARKED "CAPITAL SURVEYING COMPANY, INC." ON THE SOUTH SIDE OF PAVEMENT OF FM967.
 ELEV. = 984.21' F.B. 1800/4

CSCI CAPITAL SURVEYING COMPANY INCORPORATED
 825 Capital of Texas Highway South, Suite 111, North Rock, TX 78080
 (512) 327-6006
 FIRM REGISTRATION NO. 10197-0

DRAWN BY: WAL SCALE: N/A F.B.
 JOB NO.: 21514.10 DATE: JANUARY 17, 2023 SHEET NO.: 3 OF 4
 DRAWING NO.: 22514P2 CRD #: 21515

DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT

Block M - 17 Lots	
Lot	Acres
1	3.0103
2	1.7454
3	1.7105
4	2.0885
5	1.9743
6	2.2386
7	2.1617
8	1.9310
9	2.3051
10	2.1004
11	2.4942
12	1.9574
13	1.4325
14	1.3612
15	1.3171
16	1.5763
17	2.0736
TOTAL	33.4781

Block O - 2 Lots	
Lot	Acres
2*	4.0340
3*	1.0110
TOTAL	5.0450

Block F - 1 Lot	
Lot	Acres
1**	6.8034
TOTAL	6.8034

Block O - 2 Lots Private Street, Drainage and Public Utility	Classification	Width	Linear Ft.	Acres
DRIFTWOOD RANCH DRIVE (Lot 2)	Local Street	50.00'	3515	4.0340 Ac.
SAND WEDGE COURT (Lot 3)	Local Street	50.00'	650	1.0110 Ac.
Total Right of Way			4165	5.0450 Ac.

BLOCK "F"	1 Drainage and Open Space Lot	6.8034 Ac.
BLOCK "M"	17 Single Family Lots	33.4781 Ac.
BLOCK "O"	2 Private Street, Drainage and Public Utility Lots	5.0450 Ac.
Total Acreage of Subdivision		45.3265 Ac.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	0°42'41"	975.00'	12.10'	12.10'	S83°00'14"W
C2	7°00'00"	600.00'	73.30'	73.26'	N79°08'54"E
C3	13°23'28"	600.00'	140.23'	139.91'	N82°20'38"E
C4	15°57'09"	300.00'	83.53'	83.26'	N88°56'42"E
C5	7°52'54"	850.00'	116.93'	116.83'	S87°01'11"E
C6	13°34'11"	1025.00'	242.76'	242.19'	N87°45'13"E
C7	15°30'47"	475.00'	128.61'	128.22'	N86°46'55"E
C8	77°32'38"	300.00'	406.02'	375.73'	S62°12'10"E
C9	31°29'35"	525.00'	288.57'	284.95'	S07°41'07"E
C10	17°49'19"	600.00'	186.63'	185.88'	S05°50'59"E
C11	25°19'22"	625.00'	276.23'	273.99'	S02°54'02"W
C12	14°54'45"	325.00'	84.59'	84.35'	S23°01'04"W
C13	45°12'10"	265.00'	209.07'	203.69'	S07°52'24"W
C14	45°12'10"	315.00'	248.51'	242.12'	N07°52'24"E
C15	14°54'45"	275.00'	71.57'	71.37'	N23°01'04"E
C16	25°19'22"	575.00'	254.13'	252.07'	N02°54'02"E
C17	17°49'19"	650.00'	202.18'	201.37'	N00°50'59"W
C18	31°29'42"	475.00'	257.81'	257.81'	N07°41'08"W
C19	77°32'38"	250.00'	338.34'	313.11'	N62°12'10"W
C20	15°30'47"	525.00'	142.15'	141.71'	S86°46'56"W
C21	13°34'11"	975.00'	230.92'	230.38'	S87°45'13"W
C22	15°57'09"	350.00'	97.45'	97.13'	S88°56'42"W
C23	7°52'54"	800.00'	110.05'	109.96'	N87°01'11"W
C24	13°23'28"	550.00'	128.55'	128.25'	S82°20'38"W
C25	7°00'00"	650.00'	79.41'	79.36'	S79°08'54"W
C26	79°59'58"	5.50'	7.68'	7.07'	S49°02'23"W
C27	23°56'26"	210.00'	87.75'	87.11'	S21°00'40"W
C28	32°58'50"	160.00'	92.10'	90.83'	S16°29'20"W
C29	41°41'58"	308.95'	224.85'	219.92'	S20°50'59"W
C30	17°53'22"	190.26'	190.26'	59.40'	S50°38'39"W
C31	159°58'39"	67.76'	189.20'	133.46'	N40°25'21"W
C32	38°32'48"	145.04'	97.58'	95.75'	S58°50'44"W
C33	78°07'09"	99.00'	134.98'	124.77'	N39°03'34"E
C34	32°58'50"	210.00'	120.88'	119.22'	N16°29'21"E
C35	24°35'09"	160.00'	68.66'	68.13'	N20°41'19"E
C36	99°59'59"	5.50'	9.60'	8.43'	S40°57'39"E
C37	50°08'37"	67.76'	59.30'	57.43'	S14°28'39"W
C38	78°38'03"	67.76'	93.00'	85.87'	S49°53'41"E
C39	31°11'58"	67.76'	36.90'	36.44'	N75°11'18"E
C40	11°15'46"	308.95'	60.73'	60.63'	N36°04'05"E
C41	21°49'54"	308.95'	117.72'	117.01'	N19°31'15"E
C42	8°36'18"	308.95'	46.40'	46.36'	N04°18'09"E
C43	7°43'07"	350.00'	47.15'	47.11'	S86°56'17"E
C44	8°14'02"	350.00'	50.30'	50.25'	N85°05'08"E
C45	8°29'35"	975.00'	144.53'	144.39'	N85°12'55"E
C46	5°04'36"	975.00'	86.39'	86.36'	S87°59'59"E
C47	0°37'15"	250.00'	2.71'	2.71'	N79°20'07"E
C48	76°55'24"	250.00'	335.64'	310.99'	S61°53'34"E
C49	2°53'33"	650.00'	32.81'	32.81'	S06°36'55"W
C50	14°55'46"	650.00'	169.37'	168.89'	S02°17'45"E
C51	3°01'46"	574.00'	30.40'	30.40'	S08°14'45"E
C52	22°17'36"	575.00'	223.73'	222.32'	S04°24'56"W
C53	11°32'49"	275.00'	55.34'	55.25'	S21°19'38"W
C54	3°22'56"	275.00'	16.23'	16.23'	S28°47'01"W
C55	31°12'14"	315.00'	171.55'	169.44'	S14°52'22"W
C56	13°59'55"	315.00'	76.96'	76.77'	S07°43'43"E

DRIFTWOOD GOLF AND RANCH CLUB IMPERVIOUS COVER (IC)							
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS ⁽¹⁾	IC (AC) OTHER	NUMBER OF LOTS	AVG. LOT SIZE (AC)	% IC
DGRC PHASE ONE	59.1	5.75	4.52	-	42	1.41	17%
DGRC PHASE TWO	45.8	6.81	2.12	-	53	0.86	19%
DGRC PHASE THREE	56.3	3.61	4.89	-	34	1.66	15%
DGRC PHASE FOUR	45.3	2.47	2.73	-	17	2.66	11%
• GOLF COURSE LOTS	272.5	-	-	6.45	2	136.25	2%
• CLUBHOUSE	6.7	-	-	2.64	1	6.70	39%
• MAINTENANCE FACILITY	4.9	-	-	1.58	1	4.86	32%
PLATTED TOTAL	490.6	16.17	11.53	10.67	150	3.27	8%
SITE TOTAL	490.6	16.17	11.53	10.67	150	3.27	8%

⁽¹⁾Impervious Cover per single-family lot assumptions based on City of Austin Criteria

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°21'06"W	50.00'
L2	N75°38'54"E	52.11'
L3	S83°04'44"E	158.97'
L4	N80°58'08"E	146.38'
L5	S23°25'54"E	79.60'
L6	N23°25'54"W	79.60'
L7	S80°58'08"W	146.38'
L8	N83°04'44"W	158.97'
L9	S89°02'22"W	117.58'
L10	S75°38'54"W	52.11'
L11	S82°35'20"W	72.53'
L12	S09°02'22"W	12.56'
L13	S32°58'50"W	66.15'
L14	S00°00'00"W	31.77'
L15	N00°00'00"E	26.79'
L16	N32°58'49"E	66.15'
L17	N89°02'22"E	61.94'
L18	N89°02'22"E	14.61'
L19	S00°47'17"W	34.55'
L20	S59°33'48"E	30.00'
L21	S81°23'42"E	30.00'
L22	N89°02'22"E	41.02'
L23	S83°04'44"E	77.23'
L24	S83°04'44"E	81.74'
L25	N80°58'07"E	105.90'
L26	S00°57'37"E	30.99'
L27	N80°58'08"E	40.47'
L28	S04°32'19"W	30.00'
L29	S02°36'58"E	26.98'
L30	S23°25'54"E	48.55'
L31	S66°34'06"W	30.00'
L32	N84°49'51"W	30.00'
L33	S23°25'54"E	31.05'
L34	S87°35'15"W	31.77'
L35	N74°26'16"W	32.80'
L36	S89°16'15"W	20.00'

DRIFTWOOD GOLF AND RANCH CLUB,
PHASE FOUR FINAL PLAT

CSCI CAPITAL SURVEYING COMPANY INCORPORATED
 825 Capital of Texas Highway South, Suite 111, North Rock, TX 78080
 (512) 327-6006
 FIRM REGISTRATION NO. 10197-0

DRAWN BY: WAL SCALE: 1"=100' F.B.
 JOB NO.: 21514.10 DATE: JANUARY 17, 2023 SHEET NO.: 4 OF 4
 DRAWING NO.: 21514P1 CRD #: 21515

EROSION/SEDIMENTATION CONTROL NOTES:

- 1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR EXCAVATION)...

Table with 2 columns: Plant Type and Seeding Rate. Includes items like ALAMO SWITCH GRASS, LOVETA INDIAN GRASS, etc.

SEED SHALL BE APPLIED BY BROADCAST OR DRILL METHOD AND SHALL BE DISTRIBUTED EVENLY OVER THE TOPSOILED AREAS...

MULCHING MAY BE ACCOMPLISHED BY A NUMBER OF METHODS AND WITH VARIOUS MATERIALS. HAY OR STRAW MATERIAL MAY BE SPREAD UNIFORMLY OVER THE GROUND...

THE SEEDED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, AT 10-DAY INTERVALS DURING THE FIRST TWO MONTHS FOLLOWING PLANTING...

UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO: THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE CITY OF DRIPPING SPRINGS AND HAYS COUNTY...

10. DEVELOPER INFORMATION:

OWNER: DRIFTWOOD GOLF CLUB DEVELOPMENT, INC. SCHUYLER JOYNER 14605 N 73rd STREET, SCOTTSDALE, ARIZONA 85260...

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:

JOHN K. BLAKE, PE MURFEE ENGINEERING CO., INC. 1101 S. CAPITAL OF TX HWY, BLDG. D AUSTIN, TX 78746...

11. PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION MAINTENANCE:

CONTRACTOR: TBD

SPOIL DISPOSAL NOTES:

- A. THE TEMPORARY SPOILS DISPOSAL SITE ARE OUTLINED ON EROSION CONTROL MAP. B. NO PERMANENT SPOILS DISPOSAL ON-SITE. C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF SURPLUS MATERIAL...

GENERAL CONSTRUCTION NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HAYS COUNTY AND CITY OF DRIPPING SPRINGS STANDARD SPECIFICATIONS. BENCH-MARKS:

NOTES: 1. ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (GRID). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES...

HORIZONTAL/VERTICAL CONTROL - GRID COORDINATES

GPS-5 N=13957131.77 E= 2284824.06 CGS NEAR NORTH ROW OF FM-967 WEST OF PROPOSED DGRC ENTRANCE ROAD, APPROXIMATELY 40' EAST OF EAST END OF CURVE ON FM-967 ELEV = 976.80'

- 3. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVEY A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF DRIPPING SPRINGS, CONSULTING ENGINEER, CONTRACTOR, COUNTY ENGINEER, TCEQ EAPP AND ANY OTHER AFFECTED PARTIES...

STRIPING NOTES:

- 1. ALL STOP LINES SHALL BE 24 INCHES WIDE EXTENDING ACROSS ALL APPROACH LANES AND WHITE IN COLOR. 2. CHANNELIZING LINE MARKERS SHALL BE 8 INCHES WIDE AND WHITE IN COLOR...

TREE PROTECTION NOTES:

- 1. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. 2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK...

SPECIAL STREET CONSTRUCTION NOTES:

PAVEMENT THICKNESS DESIGN RECOMMENDATIONS QUOTED FROM: BALCONES GEOTECHNICAL, DRIFTWOOD GOLF AND RANCH CLUB - PHASE 4 DATED MARCH 29, 2023

Natural subgrade conditions consist primarily of residual soil and/or completely weathered limestone (CWL). Because the residual soil cover is 2 ft or less and sometimes contains fat clay constituents...

Pavement areas requiring fill should be brought to grade using select fill material consisting of either site generated limestone derivative excavation spoil or imported select fill materials...

Table with 2 columns: Sieve Size and Percentage. Retained on 3" sieve: 0%, Retained on 7/8" sieve: 5-45%, etc.

Material passing the No. 40 sieve should generally meet the following plasticity requirements: 25-40% passing No. 40 sieve PI 3-15%, 10-25% passing No. 40 sieve PI 4-20%

Based on the subgrade conditions encountered in the borings and the previous specification for select fill, an estimated Texas Triaxial Classification of 4.7 (CWLs, limestone derivative fill, and weathered limestone) with corresponding resilient modulus of 6,000 psi was used for this pavement thickness design.

Table: Recommended Flexible Pavement Thickness. Columns: Street Classification, CLBM Thickness (inches), HMAC Thickness (inches). Rows: Local Roadway.

ADDITIONAL NOTE: THE SUBGRADE IMPROVEMENT SHOULD BE EXTENDED 3 FEET BEYOND BACK OF CURB LINE.

CONSTRUCTION SEQUENCING NOTES:

- 1. 48 HOURS PRIOR TO BEGINNING ANY WORK, CALL DIG TESS AT 1-800-344-8377 FOR UTILITY LOCATIONS AND OBTAIN STREET CUT PERMIT FOR ANY WORK IN RIGHT-OF-WAY. 2. INSTALL TEMPORARY EROSION CONTROLS AND TREE/NATURAL AREA PROTECTION FENCING PRIOR TO PRE-CONSTRUCTION MEETING...

TYPICAL SEQUENCE OF CONSTRUCTION

- 1. HOLD PRE-CONSTRUCTION MEETING. 2. NO CLEARING OR ROUGH CUTTING MAY BE DONE UNTIL THE APPROVED EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND APPROVED BY HAYS COUNTY. 3. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZED CONSTRUCTION ENTRANCE...

Texas Commission on Environmental Quality Contributing Zone Plan General Construction Notes

Edwards Aquifer Protection Program Construction Notes - Legal Disclaimer

The following listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED)...

- 1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. 2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP)...

Table with 2 columns: Austin Regional Office and San Antonio Regional Office. Includes addresses and phone numbers.

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

SWPPP NOTES

THIS PROJECT IS SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) GENERAL PERMIT TXR150000 FOR CONSTRUCTION ACTIVITIES...

- 1. MAINTAIN A COPY OF THE SWPPP AND A SET OF CONSTRUCTION PLANS WITH THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN AT THE WORK SITE AT ALL TIMES. 2. FILE A NOTICE OF INTENT (NOI) AND APPLICABLE PAYMENT TO THE TCEQ AT LEAST 2 DAYS PRIOR TO SITE DISTURBANCE...

OSHA NOTES

ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE STATE STATUTES AND U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (O.S.H.A.)...

HAYS COUNTY ROAD DEPARTMENT

P.O. BOX 906 San Marcos, TX 78667



512/393-7385 512/738-2555 FAX: 512/393-7393

TO ALL CONTRACTORS: GENERAL CONSTRUCTION NOTES FOR PLANS

THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL APPROVED BY HAYS COUNTY. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.

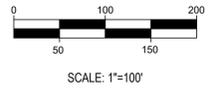
- 1. Seventy-Two (72) hours prior to the beginning of construction, the developer shall arrange a pre-construction conference with all pertinent parties. 2. All roadway and drainage improvements shall be designed and constructed in accordance with Hays County specifications...

HAYS COUNTY SEQUENCE OF CONSTRUCTION:

- 1. HOLD PRE-CONSTRUCTION MEETING. 2. NO CLEARING OR ROUGH CUTTING MAY BE DONE UNTIL THE APPROVED EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND APPROVED BY HAYS COUNTY. 3. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZED CONSTRUCTION ENTRANCE...

Vertical sidebar containing approval table, project name (DRIFTWOOD GOLF AND RANCH CLUB PHASE FOUR), location (11100 RM 967, BUDA, TEXAS 78610), general notes, professional engineer seal (Scott J. Anderson), and address (1101 CAPITAL OF TEXAS HIGHWAY SOUTH, BUILDING D, SUITE 110, AUSTIN, TEXAS 78746).

PLOT DATE: 2023-4-13
 FILE PATH: W:\Driftwood\Driftwood Ranch\DR Phase 4 Residential\CAD\DRG-PLAN-ESC.dwg; LAYOUT: ESC



LEGEND

- LOC — LIMITS OF CONSTRUCTION
- - - SF - - - SILT FENCE
- - - LOC/SF - - - LIMITS OF CONSTRUCTION/SILT FENCE
- [Stippled Box] STABILIZED CONSTRUCTION ENTRANCE
- [Hatched Box] TEMPORARY SPOILS SITE/STAGING AREA
- [Cross-hatched Box] CONCRETE WASHOUT AREA
- [Dotted Line] ROCK BERM
- FLOW ARROW

NOTES:

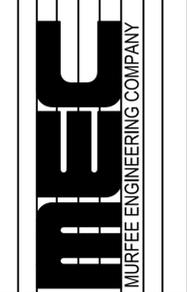
1. SILT FENCE TO BE PLACED ON UP-GRADIENT SIDE OF DISTURBANCE TO DIRECT RUNOFF AWAY FROM DISTURBANCE.
2. SILT FENCE PLACED DOWN GRADIENT OF DISTURBANCE TO HAVE J-HOOKS AT 100 FOOT INTERVALS.
3. MULCH PROCESSED ON SITE MAY BE USED FOR TEMPORARY STABILIZATION.
4. CONTRACTOR SHALL PROVIDE MEANS OF WATERING FOR DUST CONTROL.
5. NO TREES TO BE REMOVED IN CONSTRUCTION STAGING AREA.
6. NO TREES SHALL BE REMOVED IN LAYING OF PIPE WITHOUT PRIOR APPROVAL FROM ENGINEER OR OWNER UNLESS NOTED ON THE PLANS.
7. INSTALL ORANGE CONSTRUCTION FENCING AT LIMITS OF CONSTRUCTION UNLESS SILT FENCE IS CALLED FOR IN THE PLANS.

NO.	DESCRIPTION	BY	DATE	APPROVED	APPROVED DATE

DRIFTWOOD GOLF AND RANCH CLUB PHASE FOUR
 PAVING, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS
 11100 RM 967, BUDA, TEXAS 78610
EROSION AND SEDIMENTATION CONTROL PLAN



1101 CAPITAL OF TEXAS HIGHWAY SOUTH
 BUILDING D, SUITE 110
 AUSTIN, TEXAS 78746
 (512) 327-9204
 Texas Registered Engineering Firm F-363

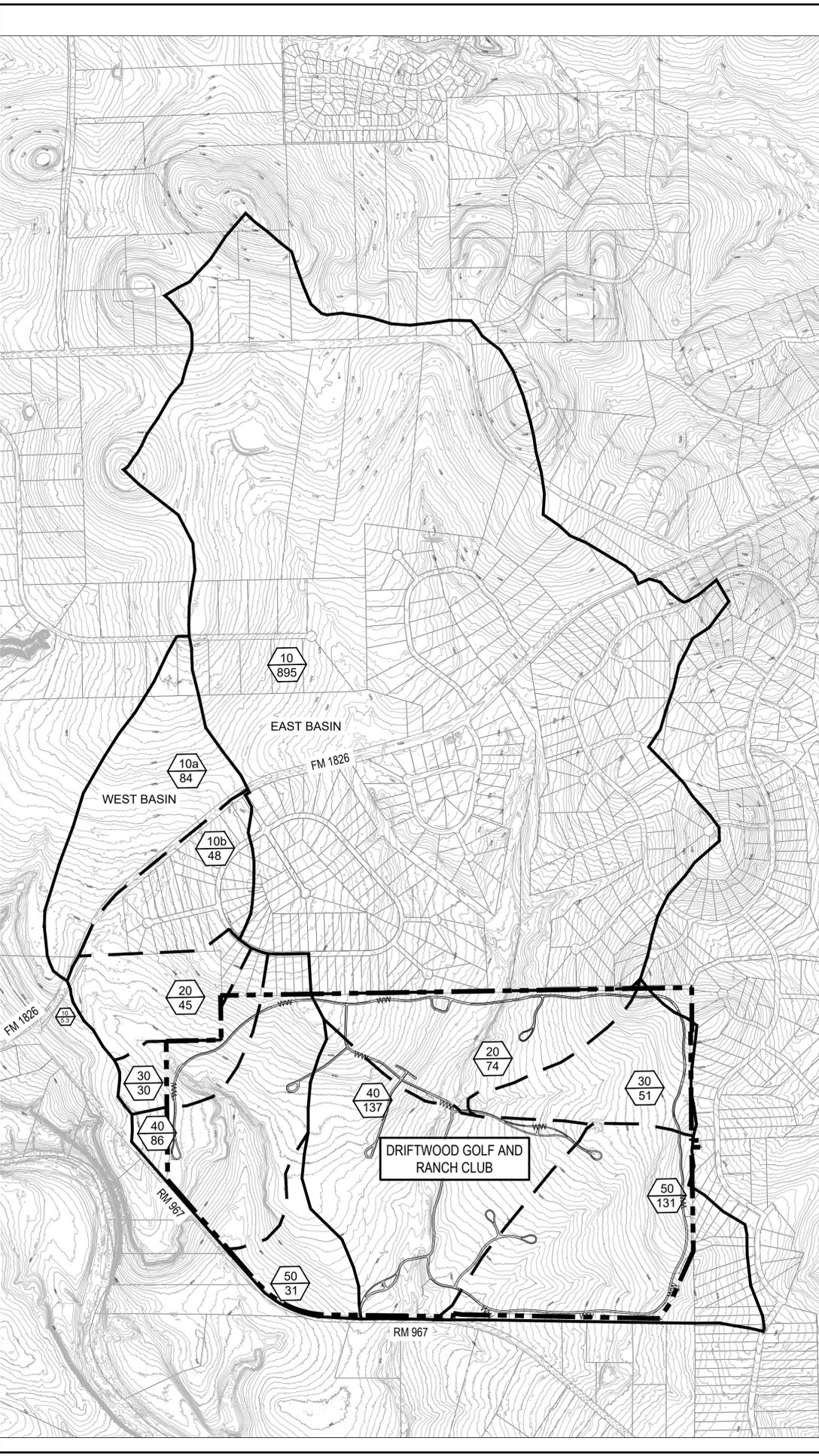


DESIGNED BY: SJA
 DRAWN BY: ONJ
 CHECKED BY: SJA
 APPROVED BY: JKB
 DATE: 4/13/2023

FILE NO: D:\DRG-FRM-ESC.dwg
 LAYOUT: ESC
 JOB NO: 18004-400-2
 SHEET NO: 6 OF 32

NOTE:
 ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF DRIPPING SPRINGS AND HAYS COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

4/13/2023 1:29 PM ojamison W:\Driftwood\Driftwood Ranch\DR Phase 4 Residential\CAD\DRG-PH4-DAM OVR.dwg



WEST BASIN: CALCULATION OF IMPERVIOUS COVER FOR HEC-HMS, ONSITE ASSUME 10%

AREA	ACRES	Lot Category						L.F. of Roadway (Imperv. width, curb incl.)			50' R Cul-de-Sac	60' R Cul-de-Sac	Other Imperv. (ac)	Imperv. Cover
		1	2	3	4	5	6	26	N/A	N/A				
EXISTING/EXISTING														
10a-Offsite Exist	84.0	0	0	0	0	0	1	1,350	0	0	0	0	0	1.2%
10a-TOTAL EXIST	84.0	0	0	0	0	0	1	1,350	0	0	0	0	1.2%	
10b-Rimrock Exist	41.0	0	0	0	0	0	33	2,055	0	0	0	0	16.4%	
10b-Other Offsite Exist	7.0	0	0	0	0	0	0	1,350	0	0	0	0	11.5%	
10b-TOTAL EXIST	48.0	0	0	0	0	0	33	3,405	0	0	0	0	15.7%	
EXISTING/FUTURE (Areas 10a, 10b, and 20 unchanged)														
30-Rimrock Exist	3.6	0	0	0	0	0	2	110	0	0	0	1	15.9%	
30-Onsite Future	26.5	0	0	0	0	0	0	0	0	0	0	0	10.0%	
30-TOTAL EXIST/FUT	30.0	0	0	0	0	0	2	110	0	0	0	0	10.0%	
40-Rimrock Exist	5.6	0	0	0	0	0	5	250	0	0	0	1	20.3%	
40-Onsite Future	80.4	0	0	0	0	0	0	0	0	0	0	0	10.0%	
40-TOTAL EXIST/FUT	86.0	0	0	0	0	0	5	250	0	0	0	0	10.0%	
50-Onsite Future	31.0	0	0	0	0	0	0	0	0	0	0	0	13.5%	
50-TOTAL FUTURE	31.0	0	0	0	0	0	0	0	0	0	0	0	13.5%	
FUTURE/FUTURE (Area 50 unchanged, Rimrock fully developed as existing)														
10a-Offsite Future	84.0	0	0	0	0	0	0	0	0	0	0	0	13.8%	
10a-TOTAL FUTURE	84.0	0	0	0	0	0	0	0	0	0	0	0	13.8%	
10b-Rimrock Exist	41.0	0	0	0	0	0	33	2,055	0	0	0	0	16.4%	
10b-Other Offsite Exist	7.0	0	0	0	0	0	0	1,350	0	0	0	0	11.5%	
10b-TOTAL EXIST	48.0	0	0	0	0	0	33	3,405	0	0	0	0	16.4%	
20-Driftwood Ph 3 Exist	38.5	0	0	0	0	0	3	315	0	0	0	0	10.3%	
20-Rimrock Exist + 1826	6.5	0	0	0	0	0	3	315	0	0	0	0	10.3%	
20-TOTAL EXIST	45.0	0	0	0	0	0	3	315	0	0	0	0	10.3%	
30-Rimrock Exist	3.6	0	0	0	0	0	2	110	0	0	0	1	15.9%	
30-Onsite Future	26.5	0	0	0	0	0	0	0	0	0	0	0	10.0%	
30-TOTAL EXIST/FUT	30.0	0	0	0	0	0	2	110	0	0	0	0	10.0%	
40-Rimrock Exist	5.6	0	0	0	0	0	5	250	0	0	0	1	20.3%	
40-Onsite Future	80.4	0	0	0	0	0	0	0	0	0	0	0	10.0%	
40-TOTAL EXIST/FUT	86.0	0	0	0	0	0	5	250	0	0	0	0	10.0%	
50-TOTAL FUTURE	31.0	0	0	0	0	0	0	0	0	0	0	0	13.5%	

Assumptions:
 Lot Category: 1 <= 50, 2 51-70, 3 71-100, 4 101-150, 5 151-200, 6 > 200
 Impervious (sf): 2,000, 2,500, 3,500, 5,000, 7,000, 10,000
 Area 10a is assumed to develop at same intensity as Rimrock, i.e., 16.4%
 500 radius Cul-de-Sac @ 5150 sf L.C.
 600 radius Cul-de-Sac @ 8008 sf L.C.

IMPERVIOUS SUMMARY (E/E = Ex. Offsite, Ex. Onsite; E/F = Ex. Offsite, Future Onsite; F/F = Future offsite and onsite)

AREA	E/E	E/F	F/F
10a	1.2%	1.2%	16.4%
10b	15.7%	15.7%	16.4%
20	1.2%	1.5%	16.0%
30	1.9%	10.7%	10.7%
40	1.3%	10.7%	10.7%
50	0.0%	10.0%	10.0%
50	0.0%	13.5%	13.5%

WEST BASIN HEC-HMS INPUT/OUTPUT SUMMARY

AREA	ACRES	Existing/Existing				Future/Future				
		SQ.MIL	CN	IMPERV.	t(lag)	SQ.MIL	CN	IMPERV.	t(lag)	
10a	84	0.1313	80	1.2%	22.3	84	0.1313	80	16.4%	22.3
10b	48	0.0750	78	15.7%	23.5	48	0.0750	78	16.4%	23.5
20	45	0.0703	74	1.5%	9.8	45	0.0703	74	16.0%	9.8
30	30	0.0469	76	1.9%	9.5	30	0.0469	76	10.7%	9.5
40	86	0.1344	74	1.3%	19.9	86	0.1344	74	10.7%	19.9
50	31	0.0484	73	0.0%	9.5	23	0.0359	73	13.5%	9.5

PEAK DISCHARGE (CFS) FREQUENCY

AREA	FREQUENCY			
	2-YR	10-YR	25-YR	100-YR
10a	84	204	276	397
10b	49	115	154	221
JCT 10	132	318	431	618
20	46	130	182	271
JCT 20	160	392	533	769
30	35	93	128	188
JCT 30	179	444	604	875
40	66	186	262	391
JCT 40	241	621	856	1,255
50	30	86	123	184
JCT 50	258	672	930	1,369

Existing/Future

AREA	ACRES	SQ.MIL	CN	IMPERV.	t(lag)
10a	84	0.1313	80	1.2%	22.3
10b	48	0.0750	78	15.7%	23.5
20	45	0.0703	74	1.5%	9.8
30	30	0.0469	76	10.7%	9.5
40	86	0.1344	74	10.7%	19.9
50	23	0.0359	73	13.5%	9.5

PEAK DISCHARGE (CFS) FREQUENCY

AREA	FREQUENCY			
	2-YR	10-YR	25-YR	100-YR
10a	84	204	276	397
10b	49	115	154	221
JCT 10	132	318	431	618
20	46	130	182	271
JCT 20	160	392	533	769
30	38	96	132	192
JCT 30	181	445	606	877
40	76	197	273	401
JCT 40	251	633	868	1,266
50	27	70	96	142
JCT 50	266	673	925	1,353

Area for 50 represents removal of 8 acre effluent storage pond from runoff. Total impervious is allocated to remaining 23 acres.

WEST BASIN: TIME OF CONCENTRATION

Reference: Urban Hydrology for Small Watersheds, TR55, USDA-SCS, June 1986
 Note: SCF-U = Shallow concentrated flow - unpaved, SCF-P = paved.
EXISTING AND DEVELOPED UNCHANGED DUE TO LOW IMPERVIOUS

Dmg Area	Elev 1	Elev 2	L (ft)	S (ft/ft)	Flow Type	n	Vel (fps)	t(c)	
10a	1120	1117	100	0.030	Sheet	0.20	-	10.1	
	1117	1034	3840	0.022	SCF-U	-	2.4	27.0	
	-	-	0	-	SS	-	8	0.0	
	-	-	0	-	Stream	-	6	0.0	
								Total (min):	37.1
								t (lag)	22.3
10b	1078.5	1078	100	0.005	Sheet	0.20	-	20.7	
	1078	1032	2450	0.019	SCF-U	-	2.2	18.5	
	-	-	0	-	SS	-	8	0.0	
	-	-	0	-	Stream	-	6	0.0	
								Total (min):	39.2
								t (lag)	23.5
20	1064	1060	100	0.040	Sheet	0.2	-	9.0	
	1060	1018	1290	0.033	SCF-U	-	2.9	7.4	
	-	-	0	-	SS	-	8	0.0	
	-	-	0	-	Stream	-	6	0.0	
								Total (min):	16.4
								t (lag)	9.8
30	1066	1062	100	0.040	Sheet	0.2	-	9.0	
	1062	986	1490	0.051	SCF-U	-	3.6	6.8	
	-	-	0	-	SS	-	8	0.0	
	-	-	0	-	Stream	-	6	0.0	
								Total (min):	15.8
								t (lag)	9.5
40	1064	1062	100	0.020	Sheet	0.2	-	11.9	
	1062	1008	1680	0.032	SCF-U	-	2.9	9.7	
	-	-	0	-	SS	-	8	0.0	
	-	-	4150	-	Stream	-	6	0.0	
								Total (min):	33.1
								t (lag)	19.9
50	1006	1002.5	100	0.035	Sheet	0.2	-	9.5	
	1002.5	971	1060	0.030	SCF-U	-	2.8	6.4	
	-	-	0	-	SS	-	8	0.0	
	-	-	0	-	Stream	-	6	0.0	
								Total (min):	15.9
								t (lag)	9.5

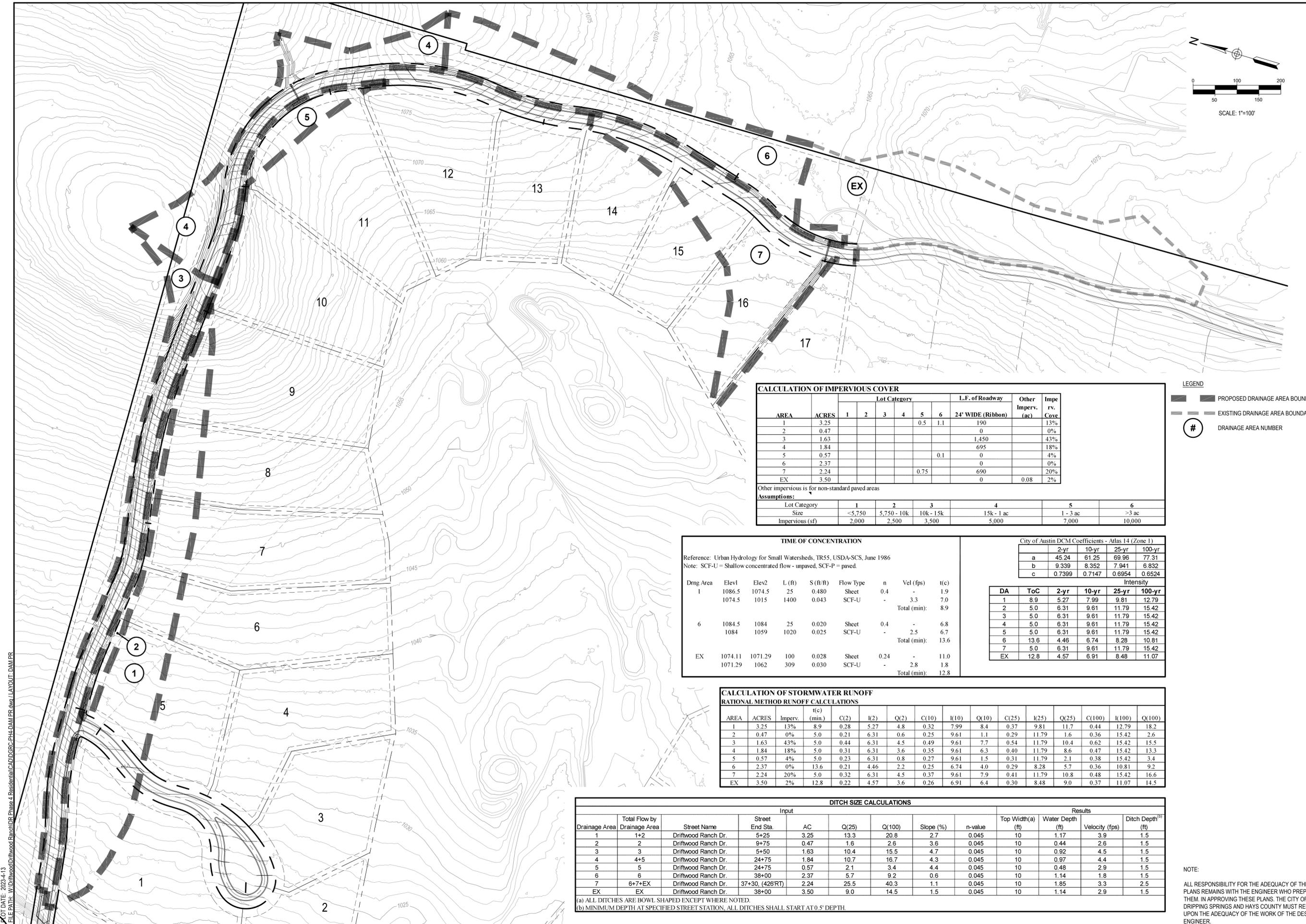
EAST BASIN: TIME OF CONCENTRATION

Reference: Urban Hydrology for Small Watersheds, TR55, USDA-SCS, June 1986
 Note: SCF-U = Shallow concentrated flow - unpaved, SCF-P = paved.
EXISTING AND DEVELOPED UNCHANGED DUE TO LOW IMPERVIOUS

Dmg Area	Elev 1	Elev 2	L (ft)	S (ft/ft)	Flow Type	n	Vel (fps)	t(c)	
10	1187	1182	100	0.050	Sheet	0.20	-	8.2	
	1182	1122	2000	0.030	SCF-U	-	2.8	11.9	
	-	-	0	-	SS	-	8	0.0	
	-	-	7600	-	Stream	-	6	21.1	
								Total (min):	41.3
								t (lag)	24.8
20	1076	1071.5	100	0.045	Sheet	0.2	-	8.6	
	1071.5	1032	1400	0.028	SCF-U	-	2.7	8.6	
	-	-	0	-	SS	-	8	0.0	
	-	-	1640	-	Stream	-	6	4.6	
								Total (min):	21.8
								t (lag)	13.1
30	1040	1036	100	0.040	Sheet	0.2	-	9.0	
	1036	986	2200	0.023	SCF-U	-	2.4	15.1	
	-	-	0	-	SS	-	8	0.0	
	-	-	1230	-	Stream	-	6	3.4	
								Total (min):	27.5
								t (lag)	16.5
40	1076	1072	100	0.040	Sheet	0.2	-	9.0	
	1072	1008	1600	0.040	SCF-U	-	3.2	8.3	
	-	-	0	-	SS	-	8	0.0	
	-	-	1700	-	Stream	-	6	4.7	
								Total (min):	22.0
								t (lag)	13.2
50	1076	1072	100	0.040	Sheet	0.2	-	9.0	
	1072	1014	1500	0.039	SCF-U	-	3.2	7.9	
	-	-	0	-	SS	-	8	0.0	
	-	-	2000	-	Stream	-	6	5.6	
								Total (min):	22.5
								t (lag)	13.5

Existing/Existing (Existing (undeveloped or dev.) condition offsite, undeveloped onsite)

AREA	ACRES	SQ.MIL	CN	IMPERV.	t(lag)
10	895	1.3984	78	20%	24.8
20	74	0.1156	76	0%	13.1
30	51	0.0797	79	0%	16.5
40	137	0.2141	74	0%	13.2
50	131	0.2047	74	2%	13.5



CALCULATION OF IMPERVIOUS COVER

AREA	ACRES	Lot Category						L.F. of Roadway 24' WIDE (Ribbon)	Other Imperv. (ac)	Impe rv. Cove
		1	2	3	4	5	6			
1	3.25					0.5	1.1	190		13%
2	0.47							0		0%
3	1.63							1,450		43%
4	1.84							695		18%
5	0.57						0.1	0		4%
6	2.37							0		0%
7	2.24					0.75		690		20%
EX	3.50							0	0.08	2%

Other impervious is for non-standard paved areas

Assumptions:

Lot Category	1	2	3	4	5	6
Size	<5,750	5,750 - 10k	10k - 15k	15k - 1 ac	1 - 3 ac	>3 ac
Impervious (sf)	2,000	2,500	3,500	5,000	7,000	10,000

LEGEND

- PROPOSED DRAINAGE AREA BOUNDARY
- EXISTING DRAINAGE AREA BOUNDARY
- DRAINAGE AREA NUMBER

TIME OF CONCENTRATION

Reference: Urban Hydrology for Small Watersheds, TR55, USDA-SCS, June 1986
 Note: SCF-U = Shallow concentrated flow - unpaved, SCF-P = paved.

Drng Area	Elev1	Elev2	L (ft)	S (ft/ft)	Flow Type	n	Vel (fps)	t(c)
1	1086.5	1074.5	25	0.480	Sheet	0.4	-	1.9
	1074.5	1015	1400	0.043	SCF-U	-	3.3	7.0
					Total (min):			
6	1084.5	1084	25	0.020	Sheet	0.4	-	6.8
	1084	1059	1020	0.025	SCF-U	-	2.5	6.7
					Total (min):			
EX	1074.11	1071.29	100	0.028	Sheet	0.24	-	11.0
	1071.29	1062	309	0.030	SCF-U	-	2.8	1.8
					Total (min):			

City of Austin DCM Coefficients - Atlas 14 (Zone 1)

	2-yr	10-yr	25-yr	100-yr
a	45.24	61.25	69.96	77.31
b	9.339	8.352	7.941	6.832
c	0.7399	0.7147	0.6954	0.6524

Intensity

DA	ToC	2-yr	10-yr	25-yr	100-yr
1	8.9	5.27	7.99	9.81	12.79
2	5.0	6.31	9.61	11.79	15.42
3	5.0	6.31	9.61	11.79	15.42
4	5.0	6.31	9.61	11.79	15.42
5	5.0	6.31	9.61	11.79	15.42
6	13.6	4.46	6.74	8.28	10.81
7	5.0	6.31	9.61	11.79	15.42
EX	12.8	4.57	6.91	8.48	11.07

CALCULATION OF STORMWATER RUNOFF
RATIONAL METHOD RUNOFF CALCULATIONS

AREA	ACRES	Imperv.	t(c) (min)	C(2)	I(2)	Q(2)	C(10)	I(10)	Q(10)	C(25)	I(25)	Q(25)	C(100)	I(100)	Q(100)
1	3.25	13%	8.9	0.28	5.27	4.8	0.32	7.99	8.4	0.37	9.81	11.7	0.44	12.79	18.2
2	0.47	0%	5.0	0.21	6.31	0.6	0.25	9.61	1.1	0.29	11.79	1.6	0.36	15.42	2.6
3	1.63	43%	5.0	0.44	6.31	4.5	0.49	9.61	7.7	0.54	11.79	10.4	0.62	15.42	15.5
4	1.84	18%	5.0	0.31	6.31	3.6	0.35	9.61	6.3	0.40	11.79	8.6	0.47	15.42	13.3
5	0.57	4%	5.0	0.23	6.31	0.8	0.27	9.61	1.5	0.31	11.79	2.1	0.38	15.42	3.4
6	2.37	0%	13.6	0.21	4.46	2.2	0.25	6.74	4.0	0.29	8.28	5.7	0.36	10.81	9.2
7	2.24	20%	5.0	0.32	6.31	4.5	0.37	9.61	7.9	0.41	11.79	10.8	0.48	15.42	16.6
EX	3.50	2%	12.8	0.22	4.57	3.6	0.26	6.91	6.4	0.30	8.48	9.0	0.37	11.07	14.5

DITCH SIZE CALCULATIONS

Drainage Area	Total Flow by Drainage Area	Street Name	Input							Results			
			Street End Sta.	AC	Q(25)	Q(100)	Slope (%)	n-value	Top Width(a) (ft)	Water Depth (ft)	Velocity (fps)	Ditch Depth ^(b) (ft)	
1	1+2	Driftwood Ranch Dr.	5+25	3.25	13.3	20.8	2.7	0.045	10	1.17	3.9	1.5	
2	2	Driftwood Ranch Dr.	9+75	0.47	1.6	2.6	3.6	0.045	10	0.44	2.6	1.5	
3	3	Driftwood Ranch Dr.	5+50	1.63	10.4	15.5	4.7	0.045	10	0.92	4.5	1.5	
4	4+5	Driftwood Ranch Dr.	24+75	1.84	10.7	16.7	4.3	0.045	10	0.97	4.4	1.5	
5	5	Driftwood Ranch Dr.	24+75	0.57	2.1	3.4	4.4	0.045	10	0.48	2.9	1.5	
6	6	Driftwood Ranch Dr.	38+00	2.37	5.7	9.2	0.6	0.045	10	1.14	1.8	1.5	
7	6+7+EX	Driftwood Ranch Dr.	37+30, (426'RT)	2.24	25.5	40.3	1.1	0.045	10	1.85	3.3	2.5	
EX	EX	Driftwood Ranch Dr.	38+00	3.50	9.0	14.5	1.5	0.045	10	1.14	2.9	1.5	

(a) ALL DITCHES ARE BOWL SHAPED EXCEPT WHERE NOTED.
 (b) MINIMUM DEPTH AT SPECIFIED STREET STATION. ALL DITCHES SHALL START AT 0.5' DEPTH.

APPROVED	DATE	BY	DESCRIPTION

DRIFTWOOD GOLF AND RANCH CLUB PHASE FOUR
 PAVING, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

11000 RM 967, BUDA, TEXAS 78610

PROPOSED DRAINAGE AREA MAP AND CALCULATIONS

STATE OF TEXAS
 SCOTT J. ANDERSON
 147141
 REGISTERED PROFESSIONAL ENGINEER
 4/13/23

1101 CAPITAL OF TEXAS HIGHWAY SOUTH
 BUILDING D, SUITE 110
 AUSTIN, TEXAS 78746
 (512) 327-9204
 Texas Registered Engineering Firm F-363
 MURFEE ENGINEERING COMPANY

DESIGNED BY: SJA
 DRAWN BY: SJA
 CHECKED BY: JKB
 APPROVED BY: JKB
 DATE: 4/13/2023

FILE NO: DGRG-PH4-DM PR.dwg
 LAYOUT: DM4 PR

JOB NO: 18004-400-2
 SHEET NO: 8 OF 32

DESIGNED BY: SJA
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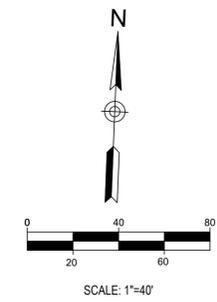
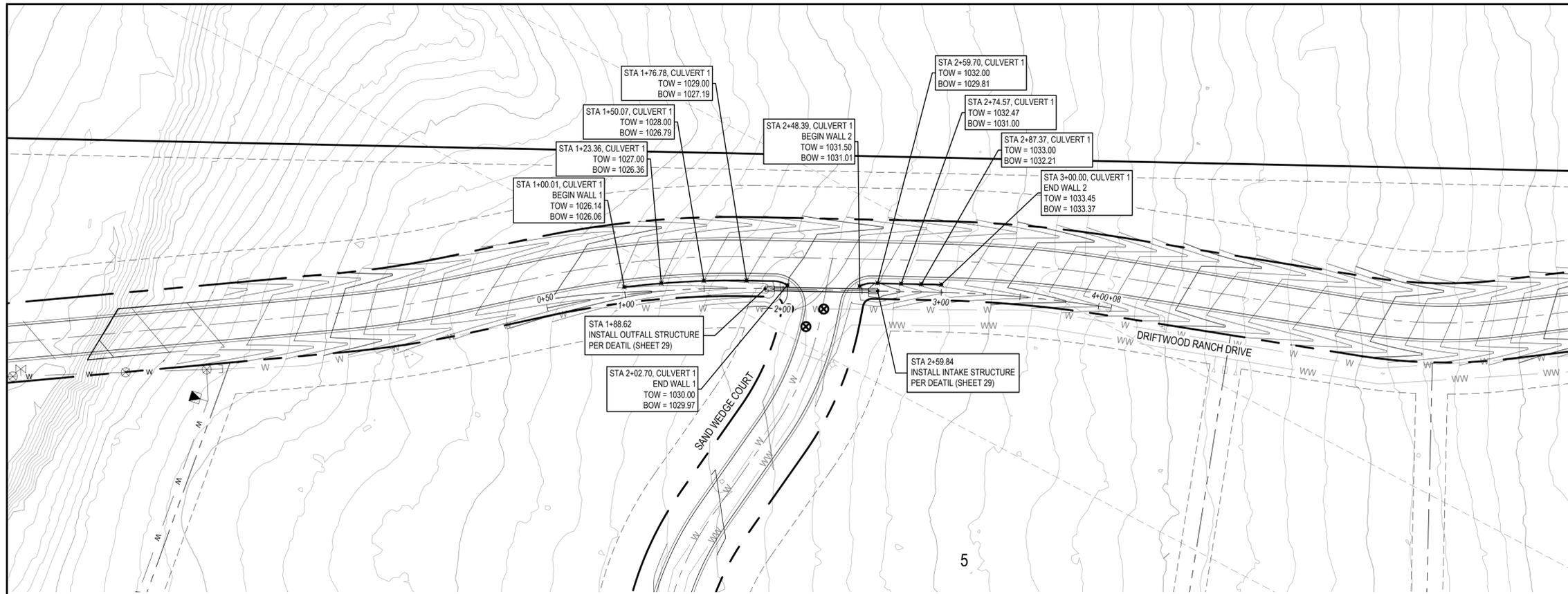
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JOB NO: 18004-400-2
 SHEET NO: 8 OF 32

LOT DATE: 2023-4-13
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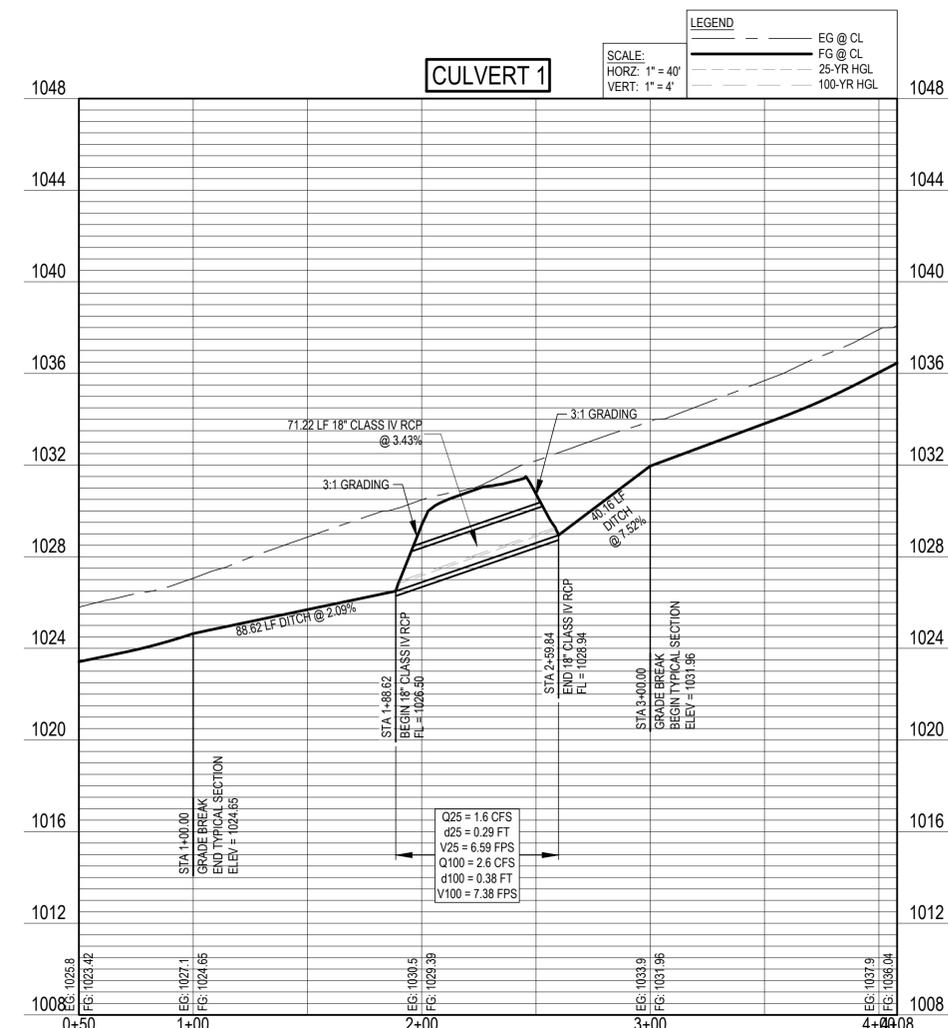
NOTE:
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PLOT DATE: 2023-4-13
 FILE PATH: W:\Driftwood\Driftwood Ranch\DR Phase 4 Residential\CADD\DRG-PH4-STM.dwg [LAYOUT: CULVERT 1]



- LEGEND:**
- PROP. RIGHT OF WAY (R.O.W.)
 - - - - - PROPOSED LOT LINE
 - PROPOSED RIBBON CURB
 - - - - - PROPOSED EASEMENT
 - - - - - EXISTING EASEMENT
 - - - - - EXISTING LOT LINES
 - - - - - EXISTING CONTOURS
 - - - - - 1010
 - - - - - PROPOSED CONTOURS
 - - - - - PROPOSED ROAD CENTERLINE
 - PROPOSED CULVERT

- NOTES:**
1. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.
 2. SEE TYPICAL INTAKE AND OUTFALL STRUCTURE DETAILS. (SHEET 30)



	APPROVED
	DATE
	BY
	DESCRIPTION
	NO

DRIFTWOOD GOLF AND RANCH CLUB PHASE FOUR
 PAVING, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

11100 RM 967, BUDA, TEXAS 78610

CULVERT 1 PLAN AND PROFILE

1101 CAPITAL OF TEXAS HIGHWAY SOUTH
 BUILDING D, SUITE 110
 AUSTIN, TEXAS 78746
 (512) 327-9204
 Texas Registered Engineering Firm F-363

MURFEE ENGINEERING COMPANY

DESIGNED BY: SJA
 DRAWN BY: ONJ
 CHECKED BY: SJA
 APPROVED BY: JKB
 DATE: 4/13/2023

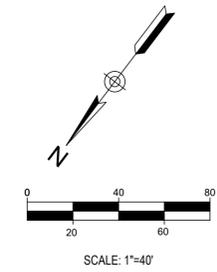
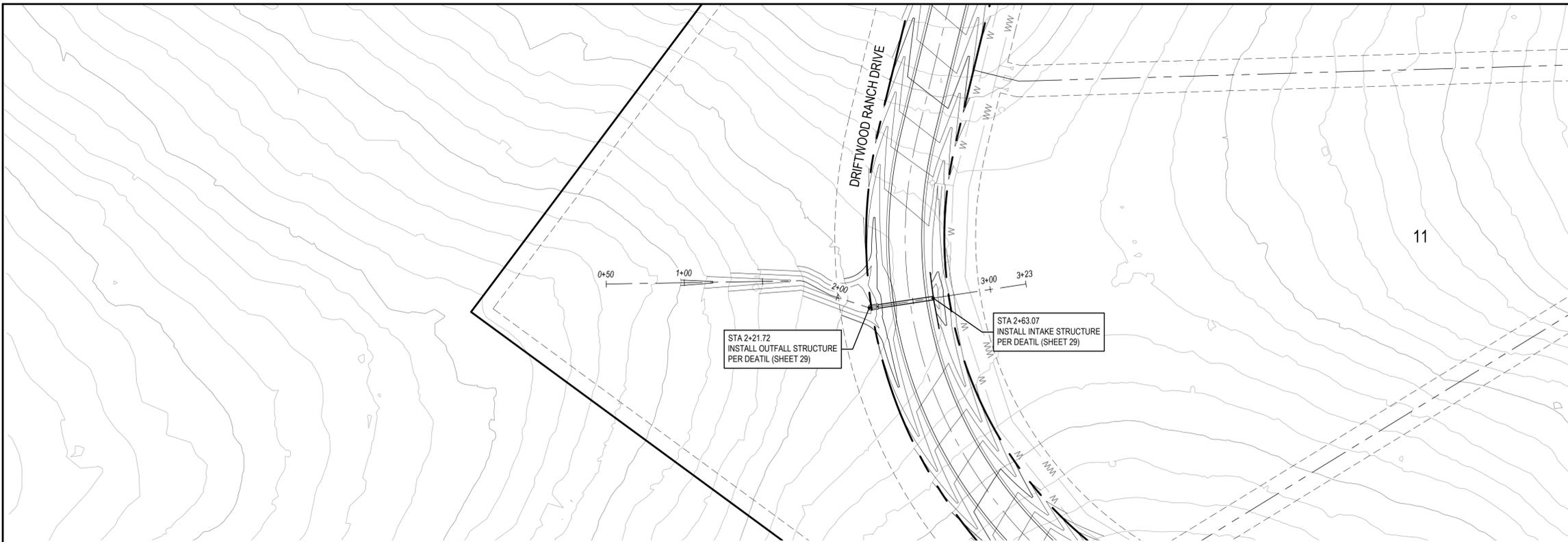
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 LAYOUT: CULVERT 1

JOB NO. 18004-400-2

SHEET NO. 10 OF 32

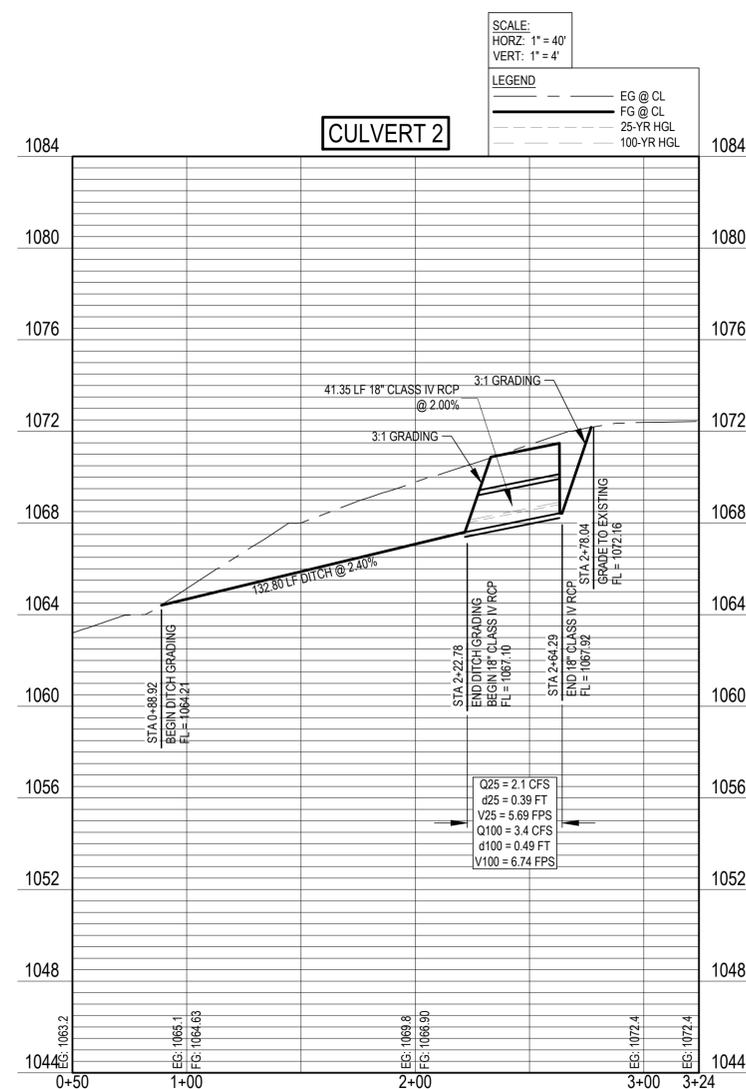
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PLOT DATE: 2023-4-13
 FILE PATH: W:\Driftwood\Driftwood Ranch\DR Phase 4 Residential\CADD\GRC-PH4-STM.dwg [LAYOUT: CULVERT 2]



- LEGEND:**
- PROP. RIGHT OF WAY (R.O.W.)
 - PROPOSED LOT LINE
 - PROPOSED RIBBON CURB
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - EXISTING LOT LINES
 - EXISTING CONTOURS
 - 1010
 - PROPOSED CONTOURS
 - PROPOSED ROAD CENTERLINE
 - PROPOSED CULVERT

- NOTES:**
1. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.
 2. SEE TYPICAL INTAKE AND OUTFALL STRUCTURE DETAILS. (SHEET 30)



NO.	DESCRIPTION	BY	DATE	APPROVED	APPRO DATE

DRIFTWOOD GOLF AND RANCH CLUB PHASE FOUR
 PAVING, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS
 11100 RM 967, BUDA, TEXAS 78610
CULVERT 2 PLAN AND PROFILE

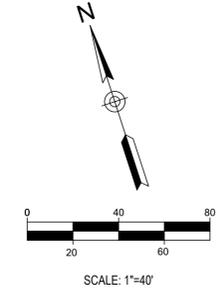
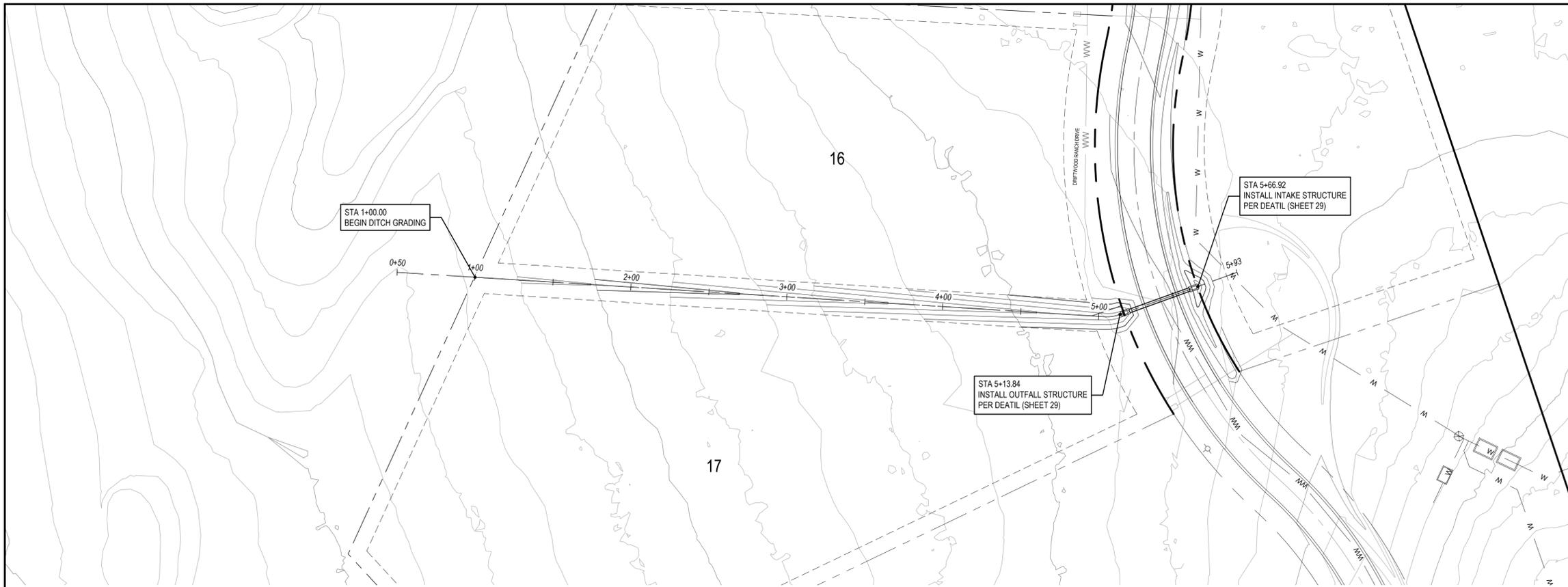


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 Texas Registered Engineering Firm F-363

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 APPROVED BY: JKB
 DATE: 4/13/2023
 FILE NO.: DGR-CFM-STM.dwg
 LAYOUT: CULVERT 2
 JOB NO.: 18004-400-2
 SHEET NO.: 11 OF 32

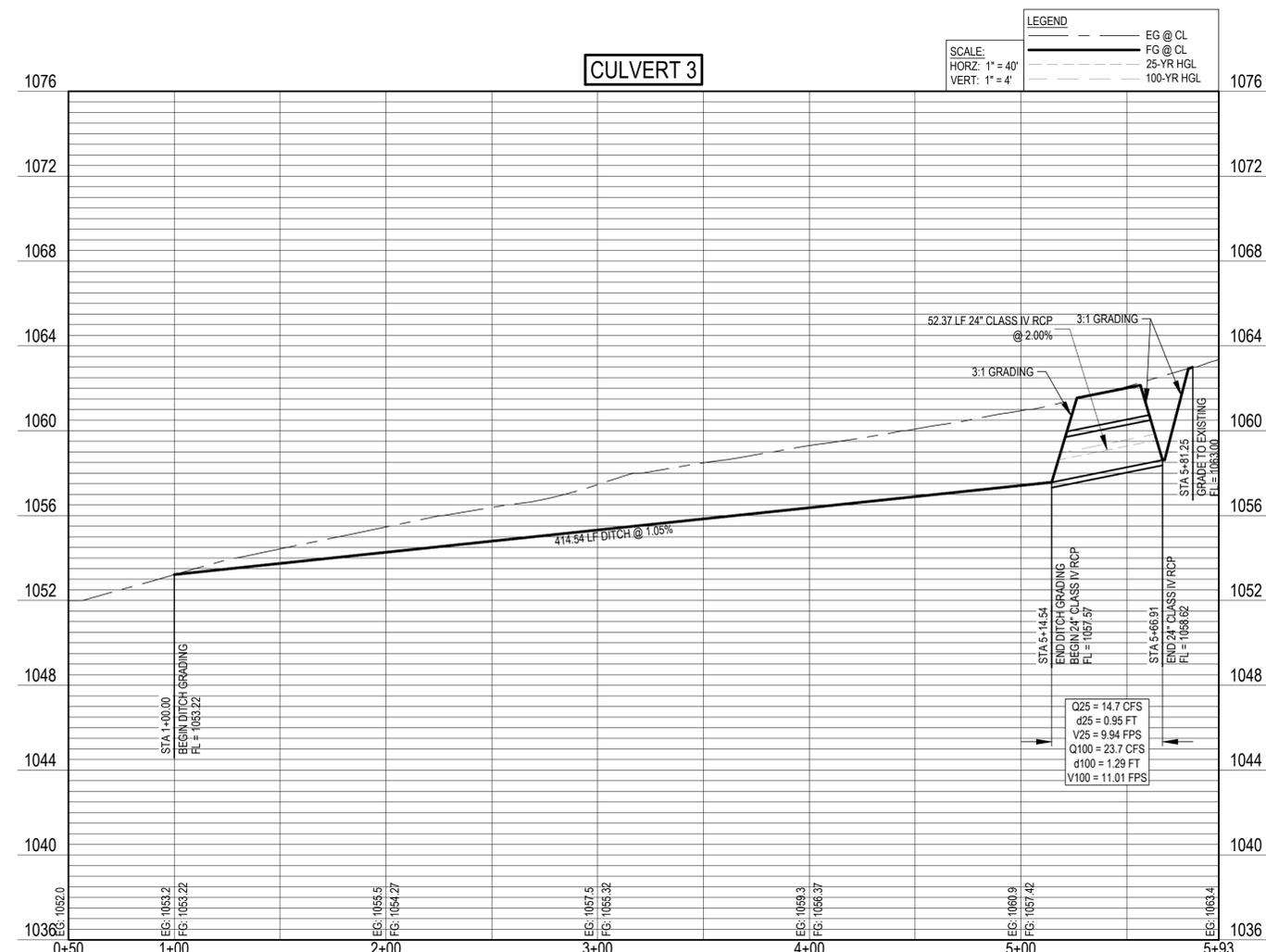
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PLOT DATE: 2023-4-13
 FILE PATH: \\D:\Driftwood\Driftwood_Ranch\DR Phase 4_Residential\CADD\DRG-PH4-STM.dwg | LAYOUT: CULVERT 3 PLAN AND PROFILE



- LEGEND:**
- PROP. RIGHT OF WAY (R.O.W.)
 - PROPOSED LOT LINE
 - PROPOSED RIBBON CURB
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - EXISTING LOT LINES
 - EXISTING CONTOURS
 - 1010 PROPOSED CONTOURS
 - PROPOSED ROAD CENTERLINE
 - PROPOSED CULVERT

- NOTES:**
1. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.
 2. SEE TYPICAL INTAKE AND OUTFALL STRUCTURE DETAILS. (SHEET 30)



APPROVED	DATE	BY	DESCRIPTION

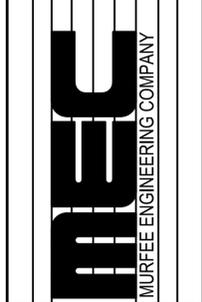
DRIFTWOOD GOLF AND RANCH CLUB PHASE FOUR
 PAVING, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

11100 RM 967, BUDA, TEXAS 78610

CULVERT 3 PLAN AND PROFILE



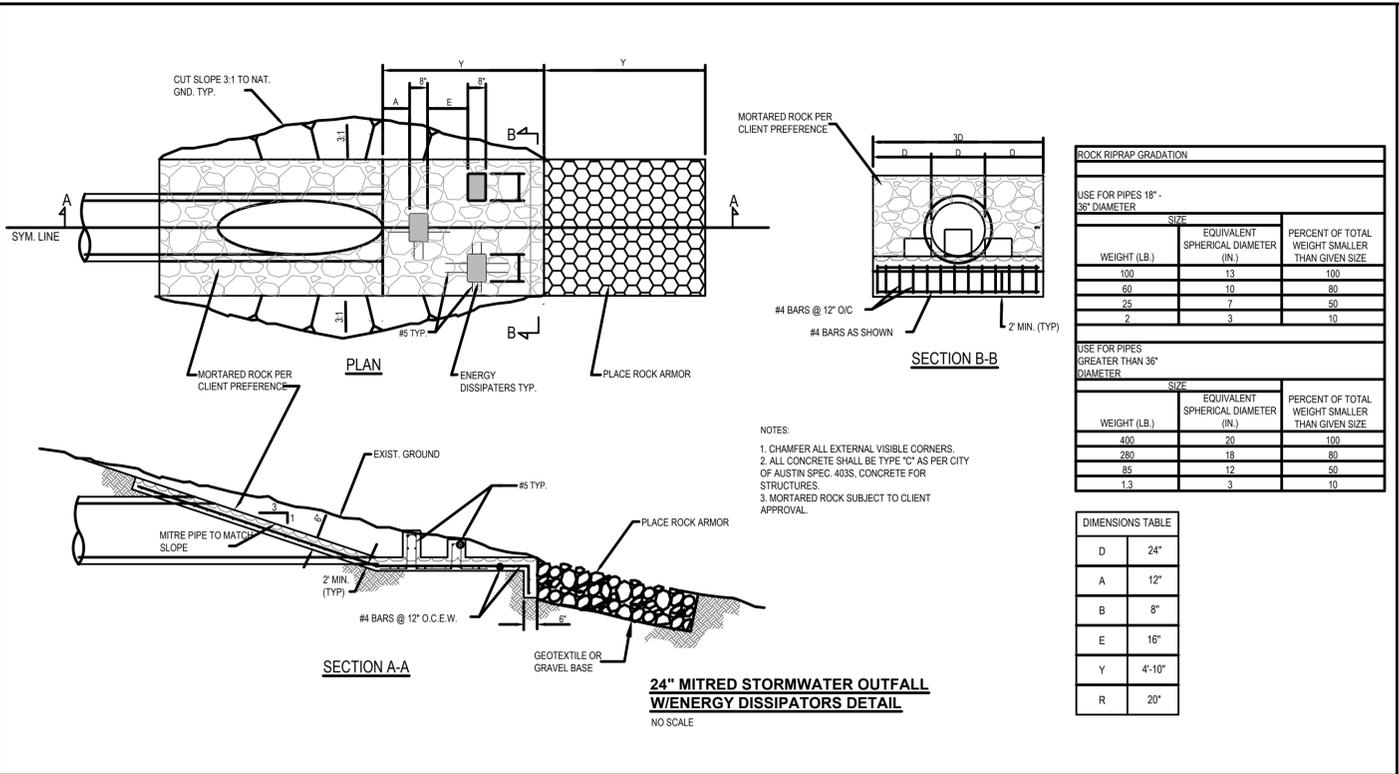
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DESIGNED BY: SJA
 DRAWN BY: ONJ
 CHECKED BY: SJA
 APPROVED BY: JKB
 DATE: 4/13/2023

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 JOB NO. 18004-400-2
 SHEET NO. 12 OF 32

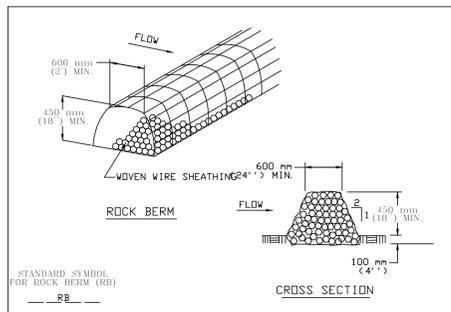
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ROCK RIPRAP GRADATION		
USE FOR PIPES 18" - 36" DIAMETER		
WEIGHT (LB.)	EQUIVALENT SPHERICAL DIAMETER (IN.)	PERCENT OF TOTAL WEIGHT SMALLER THAN GIVEN SIZE
100	13	100
60	10	80
25	7	50
2	3	10

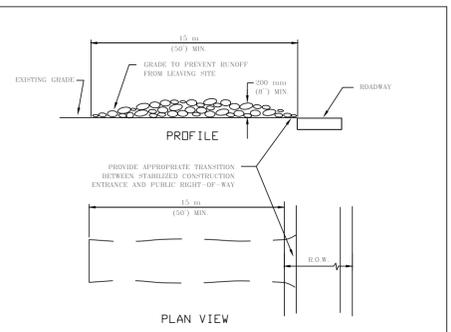
USE FOR PIPES GREATER THAN 36" DIAMETER		
WEIGHT (LB.)	EQUIVALENT SPHERICAL DIAMETER (IN.)	PERCENT OF TOTAL WEIGHT SMALLER THAN GIVEN SIZE
400	20	100
280	18	80
85	12	50
13	3	10

DIMENSIONS TABLE	
D	24"
A	12"
B	8"
E	16"
Y	4'-10"
R	20"



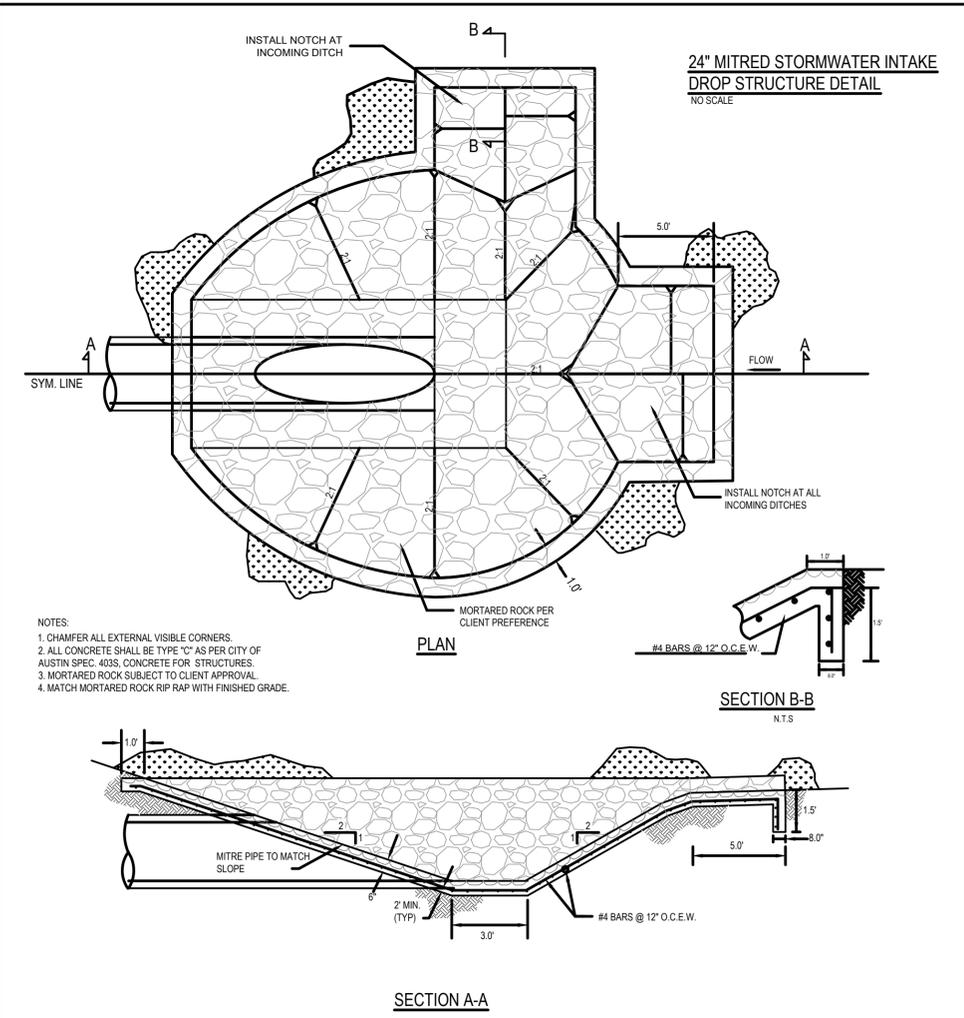
- NOTES:**
- USE ONLY OPEN GRADED ROCK 75 TO 125 mm (3 TO 5") DIAMETER FOR ALL CONDITIONS.
 - THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 1.25 mm (0.05 GAUGE).
 - THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
 - IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTATION PROBLEM.
 - WHEN THE SITE IS COMPLETELY STABILIZED THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT
RECORD COPY SIGNED BY MORGAN BYARS 9/24/2010 ADOPTED
STANDARD NO. 639S-1



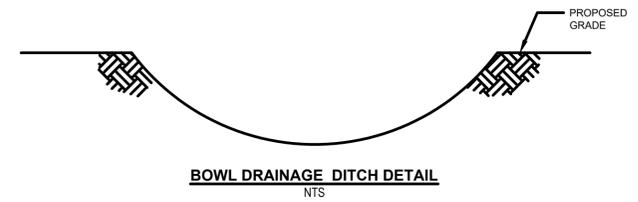
- NOTES:**
- STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
 - LENGTH AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
 - THICKNESS: NOT LESS THAN 300 mm (12").
 - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
 - WASHING: WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY WASHING DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, BASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
 - DRAINAGE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT
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STANDARD NO. 641S-1



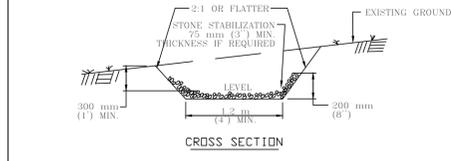
- NOTES:**
- CHAMFER ALL EXTERNAL VISIBLE CORNERS.
 - ALL CONCRETE SHALL BE TYPE "C" AS PER CITY OF AUSTIN SPEC. 403S, CONCRETE FOR STRUCTURES.
 - MORTARED ROCK SUBJECT TO CLIENT APPROVAL.
 - MATCH MORTARED ROCK RIP RAP WITH FINISHED GRADE.

CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT
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STANDARD NO. 642S-1



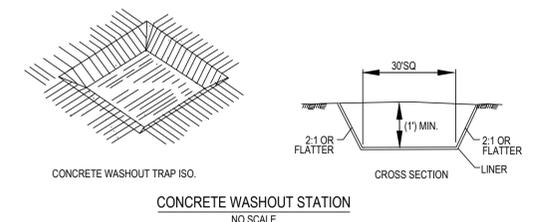
BOWL DRAINAGE DITCH DETAIL
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CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT
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STANDARD NO. 639S-1



- GENERAL NOTES:**
- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBSTRUCTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
 - THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS-SECTION AS REQUIRED TO MEET CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPED E NORMAL FLOW.
 - ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE DISPOSED OF IN AN APPROVED SPOILS SITE SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
 - INTERCEPTOR SWALES SHALL HAVE A MINIMUM GRADE OF 1 PERCENT AND THE BOTTOM SHALL BE LEVEL.
 - DIVERTED RUNOFF FROM A DISTURBED OR EXPOSED UPLAND AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE, SUCH AS A ROCK BERM, BRUSH BERM, STONE OUTLET STRUCTURE, SEDIMENT TRAP, OR SEDIMENT BASIN (SEE STANDARDS FOR THESE DEVICES) OR TO AN AREA PROTECTED BY ANY OF THESE PRACTICES.
 - DIVERTED RUNOFF FROM A PROTECTED OR STABILIZED UPLAND AREA SHALL OUTLET DIRECTLY ONTO AN UNDISTURBED STABILIZED AREA LEVEL SPREADER, OR INTO A GRADE STABILIZATION STRUCTURE.
 - THE ON-SITE LOCATION MAY NEED TO BE ADJUSTED TO MEET FIELD CONDITIONS IN ORDER TO UTILIZE THE MOST SUITABLE OUTLET.
 - STABILIZATION, WHEN REQUIRED, SHALL BE OPEN GRADED ROCK 75-125 mm (3-5") DIAMETER PLACED IN A LAYER A MINIMUM OF 75 mm (3") THICKNESS AND SHALL EXTEND ACROSS THE BOTTOM AND UP BOTH SIDES OF THE CHANNEL TO A HEIGHT OF AT LEAST 200 mm (8").

CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT
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STANDARD NO. 631S-1



CONCRETE WASHOUT STATION
NO SCALE

CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT
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STANDARD NO. 642S-1

NO.	DESCRIPTION	BY	DATE	APPROVED	APPROVED DATE

DRIFTWOOD GOLF AND RANCH CLUB PHASE FOUR
PAVING DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS
11100 RM 967, BUDA, TEXAS 78610
DETAIL 6 - STORM

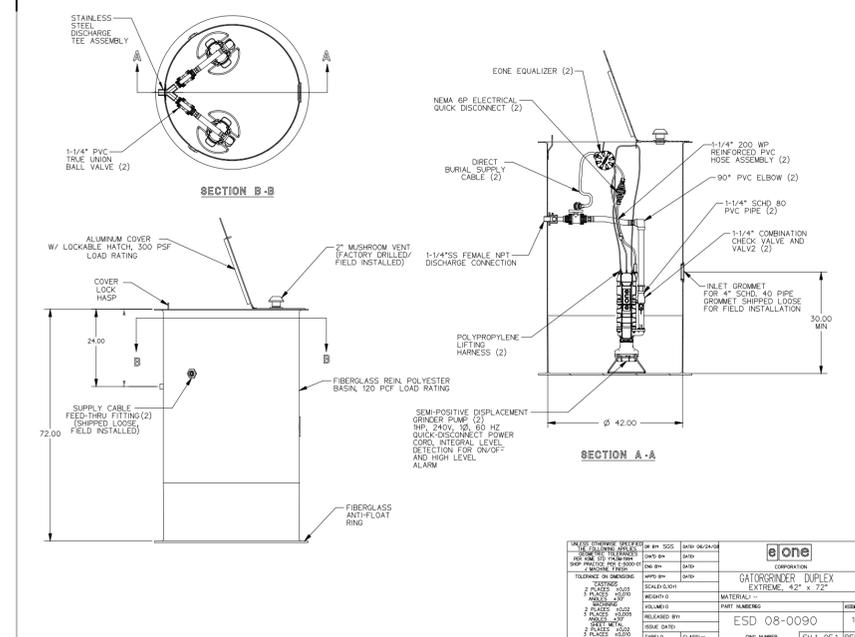
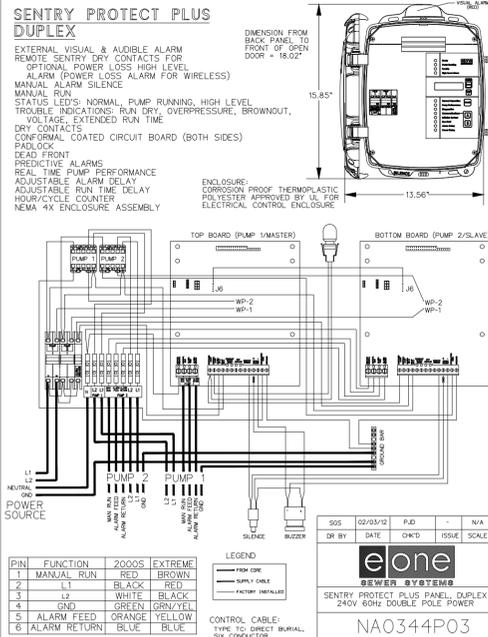


1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746
(512) 327-9204
Texas Registered Engineering Firm F-363
MURFEE ENGINEERING COMPANY

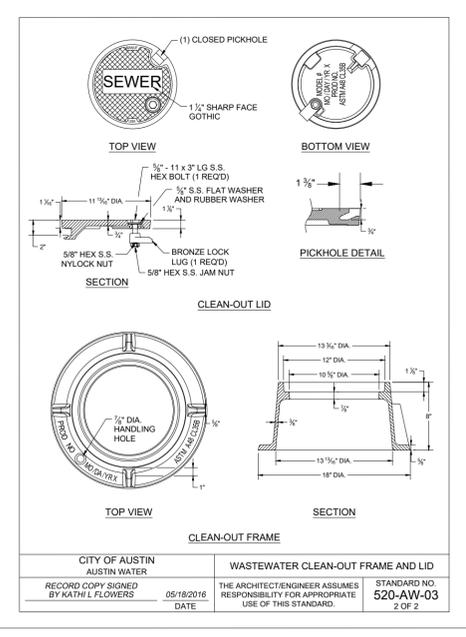
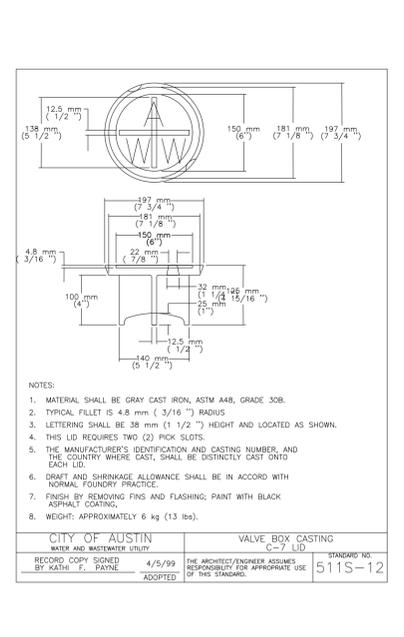
DESIGNED BY: _____
DRAWN BY: _____ ONJ
CHECKED BY: _____ SJA
APPROVED BY: _____ JKB
DATE: 4/13/2023

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LAYOUT: DTL 6 STORM (1)
JOB NO. 18004-400-2
SHEET NO. 31 OF 32

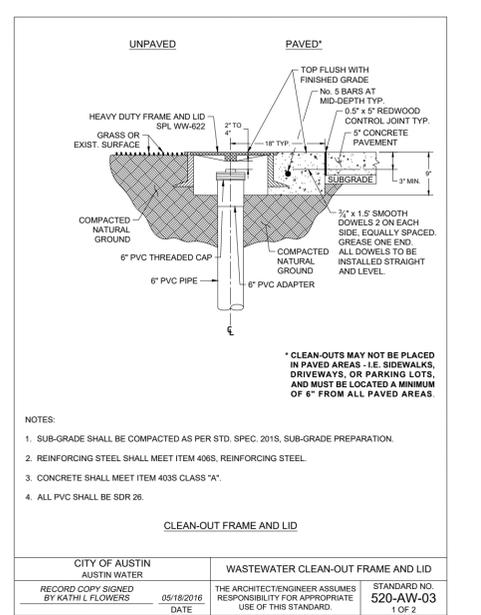
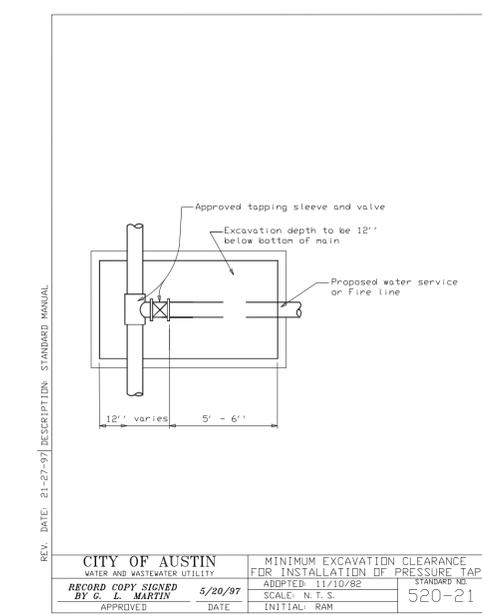
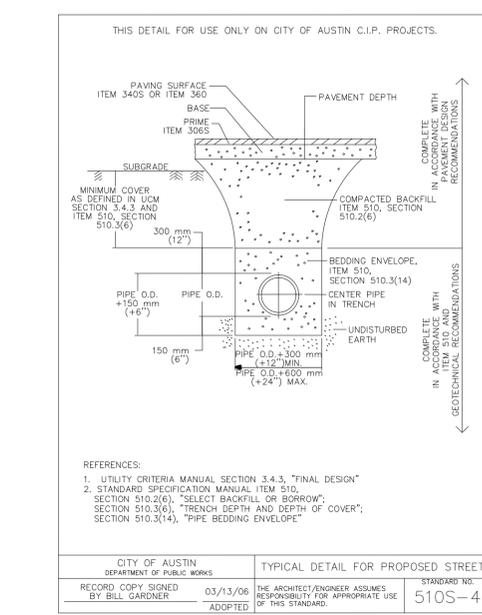
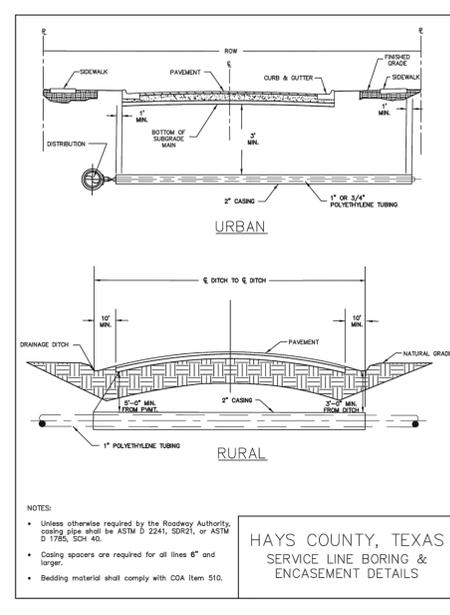
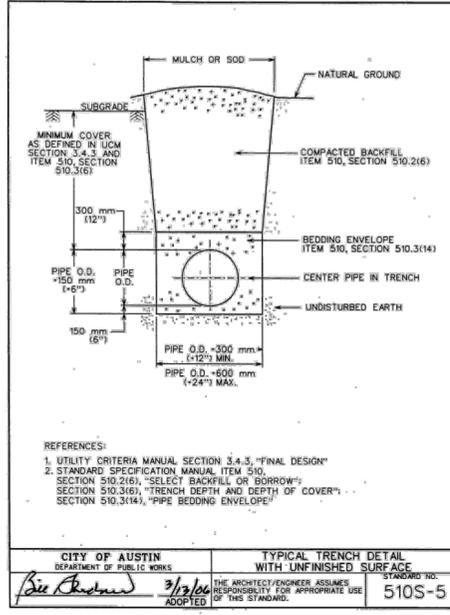
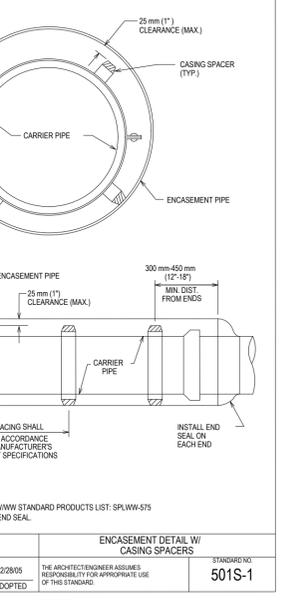
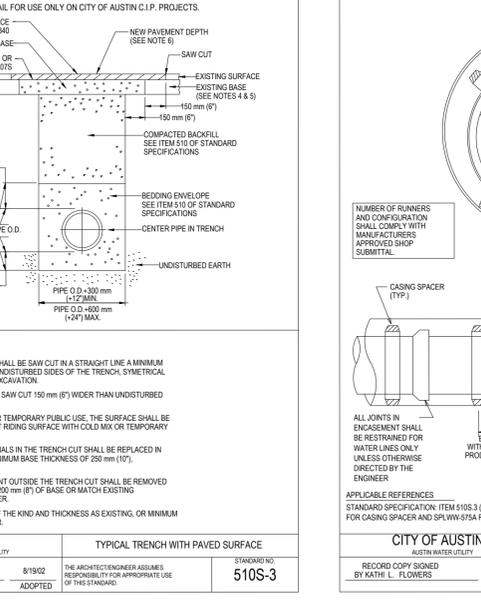
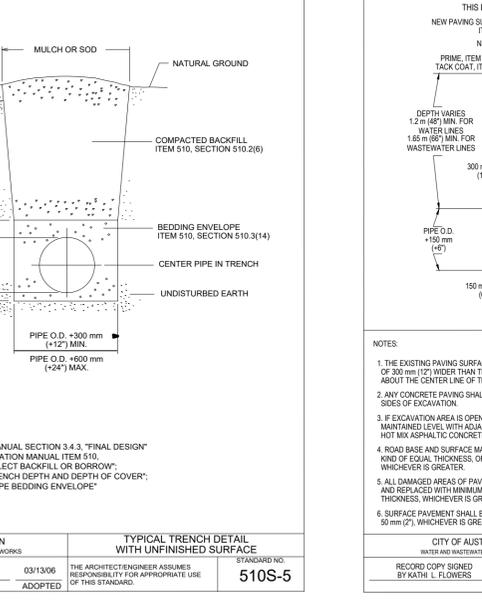
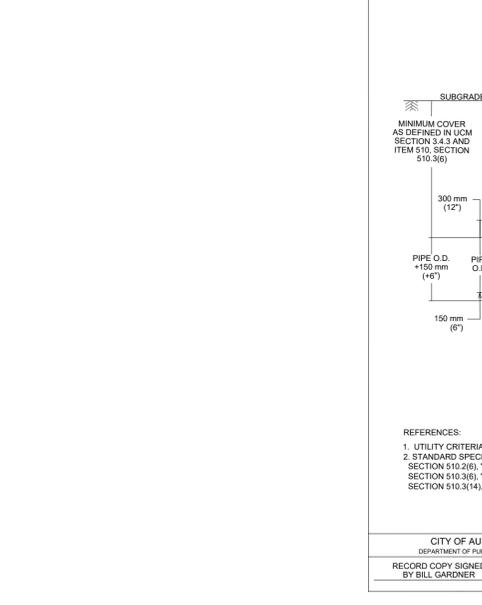
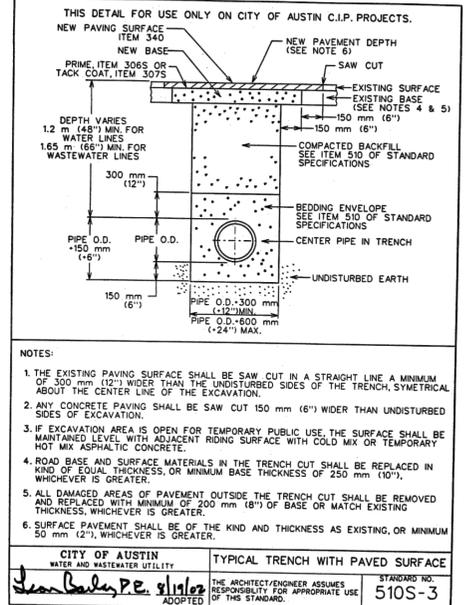
PLOT DATE: 2023-7-27
FILE PATH: \\Millie\Development\Driftwood Phase Three\Construction Plans Phase 3 Sec 2\CADD\DWG-DETAILS.dwg\LAYOUT-DTL 7-WTR-COOS



- NOTES:**
- 1) ALL MANHOLES IN ROADWAY SHALL BE INSTALLED FLUSH TO MATCH ROAD SURFACE. ALL OTHER MANHOLES SHALL BE INSTALLED AT LEAST 6 INCHES ABOVE FINAL GRADE.
 - 2) THE SPACING BETWEEN TWO WAY CLEAN-OUTS SHALL BE NO MORE THAN 950 FEET ALONG A FORCE MAIN. THE MAXIMUM SPACING FOR SINGLE DIRECTION CLEAN-OUTS SHALL BE 475 FEET.
 - 3) CLEAN-OUTS SHALL BE LOCATED AT EVERY SHARP BEND AND PRIOR TO THE TOTAL CHANGE OF DIRECTION GREATER THAN 22.5°. ALL BENDS IN THE FORCE MAIN SHALL BE SWEEPING BENDS OR MADE UP OF LONG RADIUS 45° OR LESS BENDS.
 - 4) PRIVATE LIFT STATIONS ARE TO BE DESIGNED BY OTHERS, IN ACCORDANCE WITH CHAPTER 30 TAC 217.
 - 5) A MAINTENANCE CONTRACT IS REQUIRED BY CHAPTER 217 AND EVIDENCE OF SUCH SHALL BE PROVIDED PRIOR TO FINAL APPROVAL OF NEW LOW PRESSURE SYSTEMS.



FOR REFERENCE ONLY FOR PRIVATE PLUMBING CONTRACTORS, ALL PUMP SYSTEMS SHALL MEET THE DRIFTWOOD DCD STANDARD SPECIFICATIONS ADOPTED UPC & ADOPTED U.C.E. HOME PURCHASERS SHALL BE CLEARLY NOTIFIED THAT INDIVIDUAL GRINDER STATIONS SHALL BE MAINTAINED BY THE HOME OWNER.



DRIFTWOOD GOLF AND RANCH CLUB PHASE FOUR
PAVING DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

11000 RM 967, BUDA, TEXAS 78610

DETAIL 7 - STORM AND MISC

STATE OF TEXAS
SCOTT J. ANDERSON
147141
REGISTERED PROFESSIONAL ENGINEER
4/13/23

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AUSTIN, TEXAS 78746
(512) 327-9204
Texas Registered Engineering Firm F-363
MURFEE ENGINEERING COMPANY

DESIGNED BY: ONJ
DRAWN BY: SJA
CHECKED BY: SJA
APPROVED BY: KJB
DATE: 4/13/2023

FILE NO. D:\DCR-Phase 4\Drawings\Layout-DTL 8 Storm and Misc
JOB NO. 18004-400-2
SHEET NO. 32 OF 32