

PRELIMINARY PLAN ONLY - NOT FOR
RECORDATION

[illegible][illegible]

1) 514 10012
Quilks on East Pocat Street
N: 1012 2007.37
E: 31020211
Elev: 69.68

2) 514 10023
On Power Poles
N: 1012200102
E: 3160754.71
Elev: 69.62

3) 514 10024
North Corner of Sunlight Nursery on Holmes St
N: 10122005.68
E: 3160025.91
Elev: 69.60

I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this parcel plat and legal description of even date represent an actual survey made on the ground under my supervision.

Basis of bearings to the Texas Coordinate System of 1983, Central Zone 420.3 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by using the surface adjustment factor of 0.00010. Units: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment or report. The surveyor has not ascertained the subject property, nor made any independent investigation or search for easements of record, restrictive covenants or any other encumbrances.



9500 AMBERGLEN BLVD.
BUILDING F SUITE 125
AUSTIN, TEXAS 78729
TEL (512) 777-4600
FAX (512) 252-9141
T8PE FIRM #512

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11/22/2016

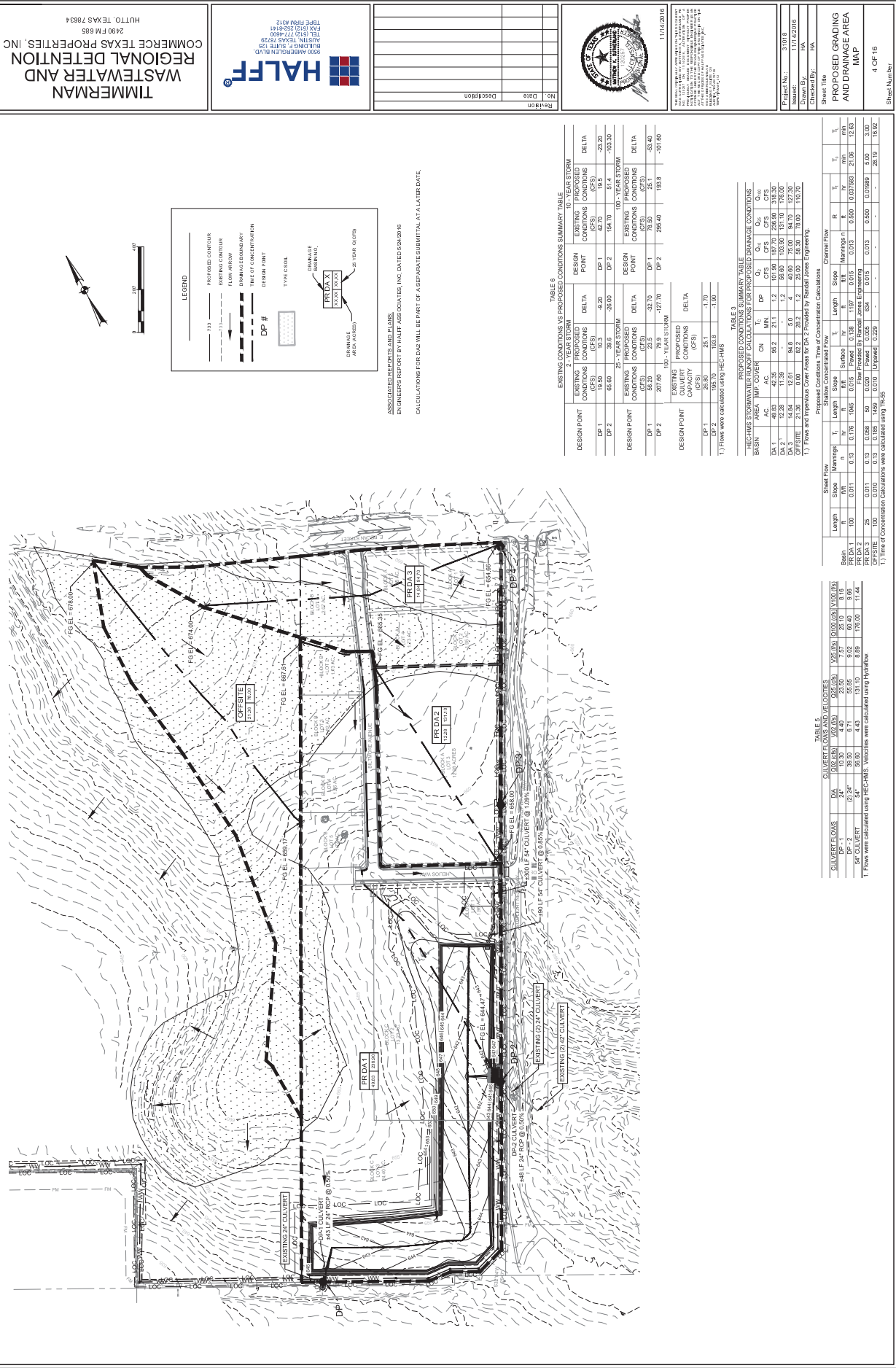
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Project No.:	31018
Issued:	11/14/2016
Drawn By:	HA
Checked By:	HA
Sheet Title	
COVER SHEET	

1 OF 16



SUBSIDIARY	
Block	Area
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TIMMERMAN
REGIONAL DETENTION
WASTEWATER AND
COMMERCE TEXAS PROPERTIES, INC.
2490 FM 685
HUTTO, TEXAS 78634

HALFF
5800 AMHERST BLVD.
AUSTIN, TEXAS 78752
TEL (512) 777-6000
FAX (512) 550-1411
TIME ZONE MDT

No.	Date	Description



THE SEAL OF THE STATE OF TEXAS FOR PROFESSIONAL ENGINEERS IS HEREBY GRANTED TO JAMES A. SHUMAN, No. 11142, for the term of four years, expiring on 11/14/2016. This seal is valid only when used in conjunction with the State of Texas Engineering Act, Chapter 1301, Texas Government Code, and the Rules and Regulations of the State Board of Engineering Examiners.

Project No.: 31018
Revision: 11/14/2016
Drawn By: HAA
Checked By: HAA
Sheet Title:
PROPOSED GRADING
AND DRAINAGE AREA
MAP
4 OF 16
Sheet Number:

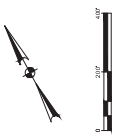
ASSOCIATED MEMORANDUM AND PLANS
SUBMITTAL REPORT BY HAA CONSULTING, INC. DATED 09/20/16
CALCULATIONS FOR DRAINAGE WILL BE PART OF A SEPARATE SUBMITTAL AT A LATER DATE.

TABLE 6
EXISTING CONDITIONS VS. PROPOSED CONDITIONS SUMMARY TABLE

DESIGN POINT		2 - YEAR STORM		10 - YEAR STORM	
		EXISTING CONDITIONS	PROPOSED CONDITIONS	EXISTING CONDITIONS	PROPOSED CONDITIONS
DP 1		18.50	9.20	42.70	19.5
DP 2		65.00	26.00	154.70	103.30
DESIGN POINT		25 - YEAR STORM		100 - YEAR STORM	
		EXISTING CONDITIONS (CFS)	DELTA	EXISTING CONDITIONS (CFS)	DELTA
DP 1		56.20	32.70	78.50	25.1
DP 2		207.60	127.70	296.40	110.60

TABLE 3
PROPOSED CONDITIONS SUMMARY TABLE

PROPOSED CONDITIONS SUMMARY TABLE											
MEGANS' SUSTAINABLE GROWTH CALCULATIONS FOR PROPOSED DRAINAGE CONDITIONS											
BASIN	AREA	IMP. COVER	CN	IN	DP	Q ₁	Q ₂	Q ₃	Q ₄	Q ₅	Q ₆
DA-1	40.53	42.5%	95.2	2.11	12	10.9	18.7	22.9	31.3	34.3	36.3
DA-2	12.28	11.36%	94.8	1	2	5.69	10.9	13.1	17.00	17.00	17.00
DA-3	14.64	13.81%	94.6	5	4	4.0	4.0	4.0	9.47	12.30	12.30
DA-4	14.84	13.81%	94.6	5	4	4.0	4.0	4.0	9.47	12.30	12.30
DA-5	21.36	20.36%	92.2	26.2	12	25.0	38.30	58.30	70.0	110.70	110.70
OFFSITE AND IMPROVED COVER AREAS FOR DA-2 Proposed by Randall Jones Engineering.											

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11/14/2016

Project No.:	31018
Issued:	11/14/2016
Drawn By:	HA
Checked By:	HA
Sheet: THEXISTING CONDITIONS AND PROPOSED GRADING PLAN	
Sheet Number:	5 OF 16

**TIMMERMAN
WASTEWATER AND
REGIONAL DETENTION
COMMERCE TEXAS PROPERTIES, INC
2490 FM 6865
HUTTO, TEXAS 78634**

SEE PLAN VIEW ON SHEET 16

**TIMMERMAN
WASTEWATER AND
REGIONAL DETENTION
COMMERCIAL TEXAS PROPERTIES, INC.**
2900 F.M. 685
HUTTO, TEXAS 78634



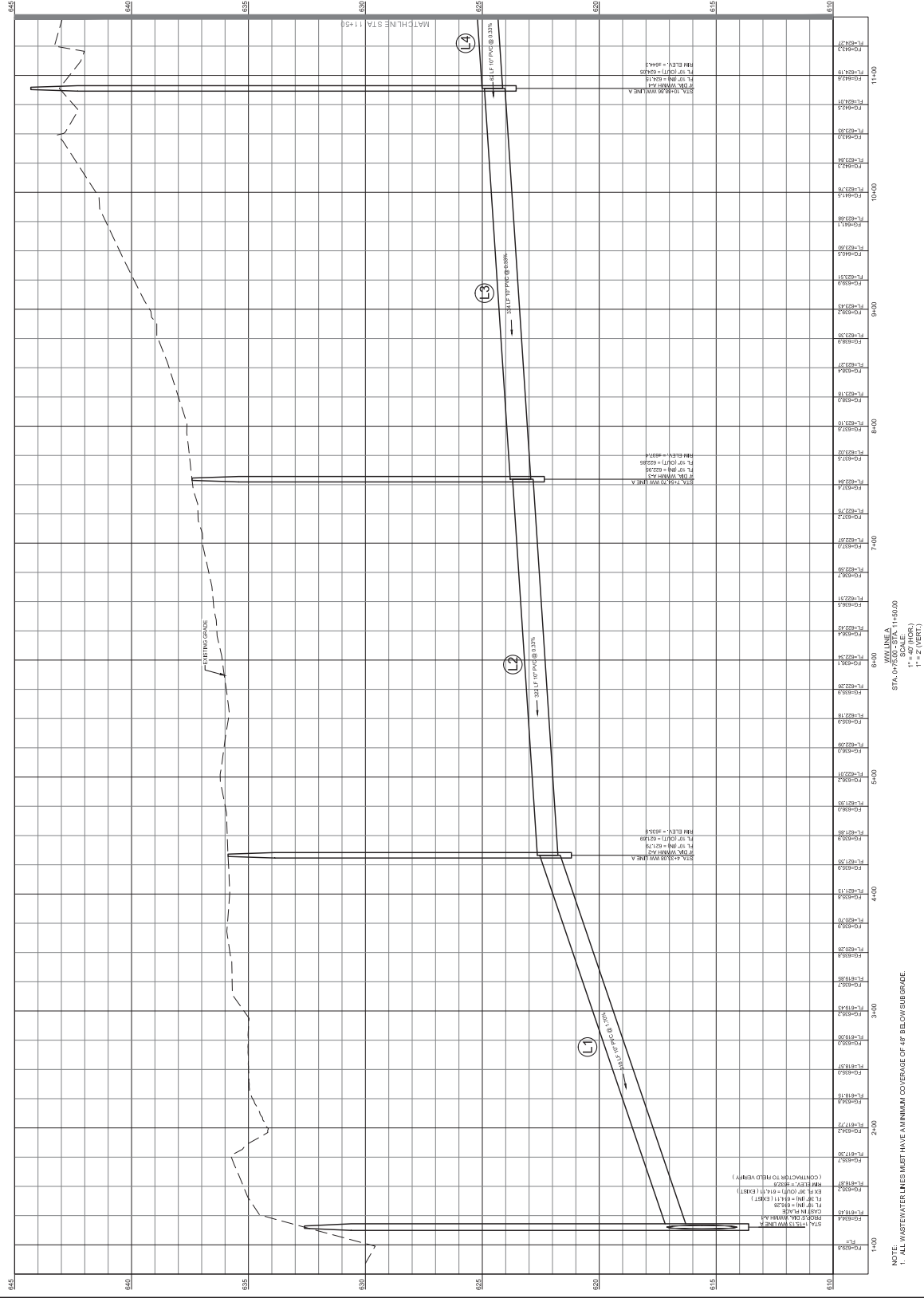
HALFF®
9600 AMBERGLEN BLVD.
BUILDING F, SUITE 125
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TBP# FIRM #312

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Project No.:	31018
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Checked By:	HA

WASTEWATER PLAN
AND PROFILE (1 OF 9)

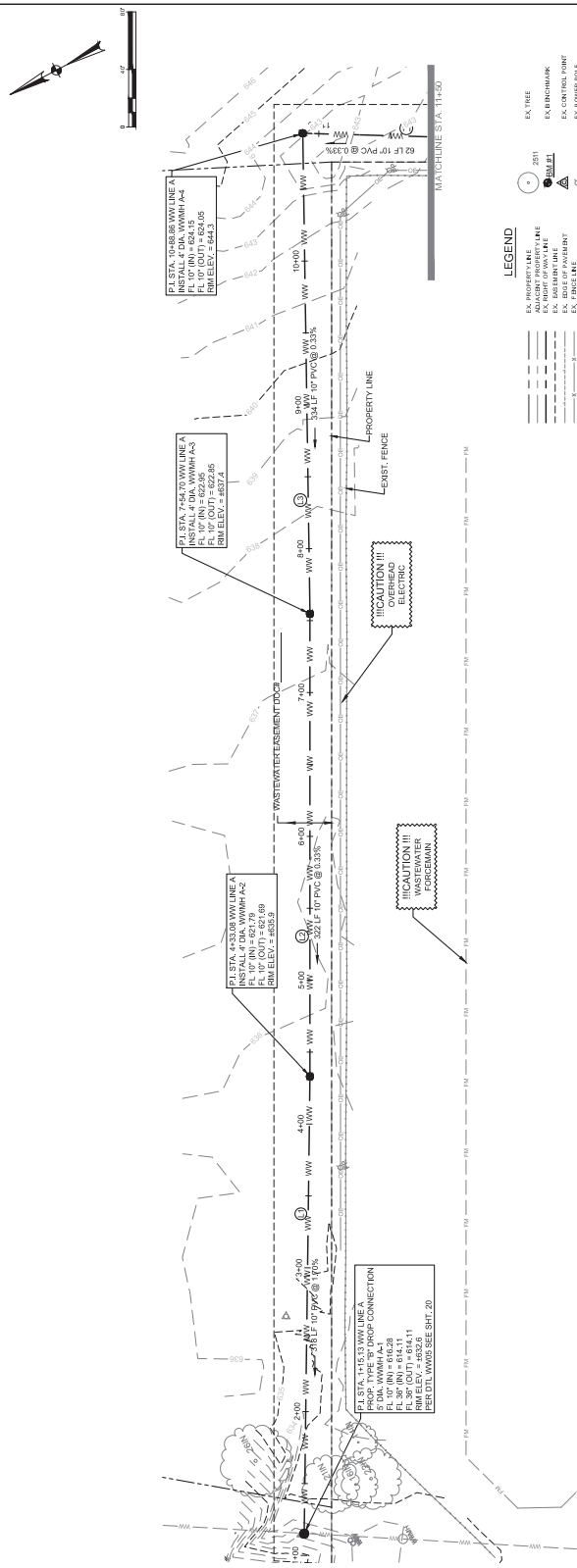
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11/14/2016

Project No.:	31018
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Drawn By:	HA
Checked By:	HA
Sheet Title	
WASTEWATER PLAN AND PROFILE (2 OF 9)	
8 OF 16	
Sheet Number	

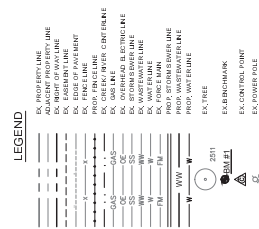


WASTEWATER LINE DATA							
LINE #	DIRECTION	LENGTH	START	END	ALIGNMENT	START STA.	END STA.
L1	S61°20'09"E	317.64'	N 14°10'21"E E 1127.260.00	N 10°26'11.10" E 3739.201.33	W/LINE A	1+15.14	4+33.08
L2	S65°12'29"E	33.62'	N 12°12'47.00" E 1333.999.22	N 10°26'11.10" E 3739.201.33	W/LINE A	4+33.08	7+64.32
L3	S65°13'32"E	334.16'	N 10°12'27.39" E 3367.146.22	N 10°26'20.00" E 3739.201.33	W/LINE A	7+64.70	10+48.86
L4	S52°47'47"W	281.25'	E 1210.811.74" N 3260.503.22	N 10°26'20.00" E 3739.201.33	W/LINE A	10+48.86	13+70.42

NOTE:
1. ALL WASTEWATERLINES MUST HAVE A MINIMUM COVER OF 48" BELOW SUBGRADE.

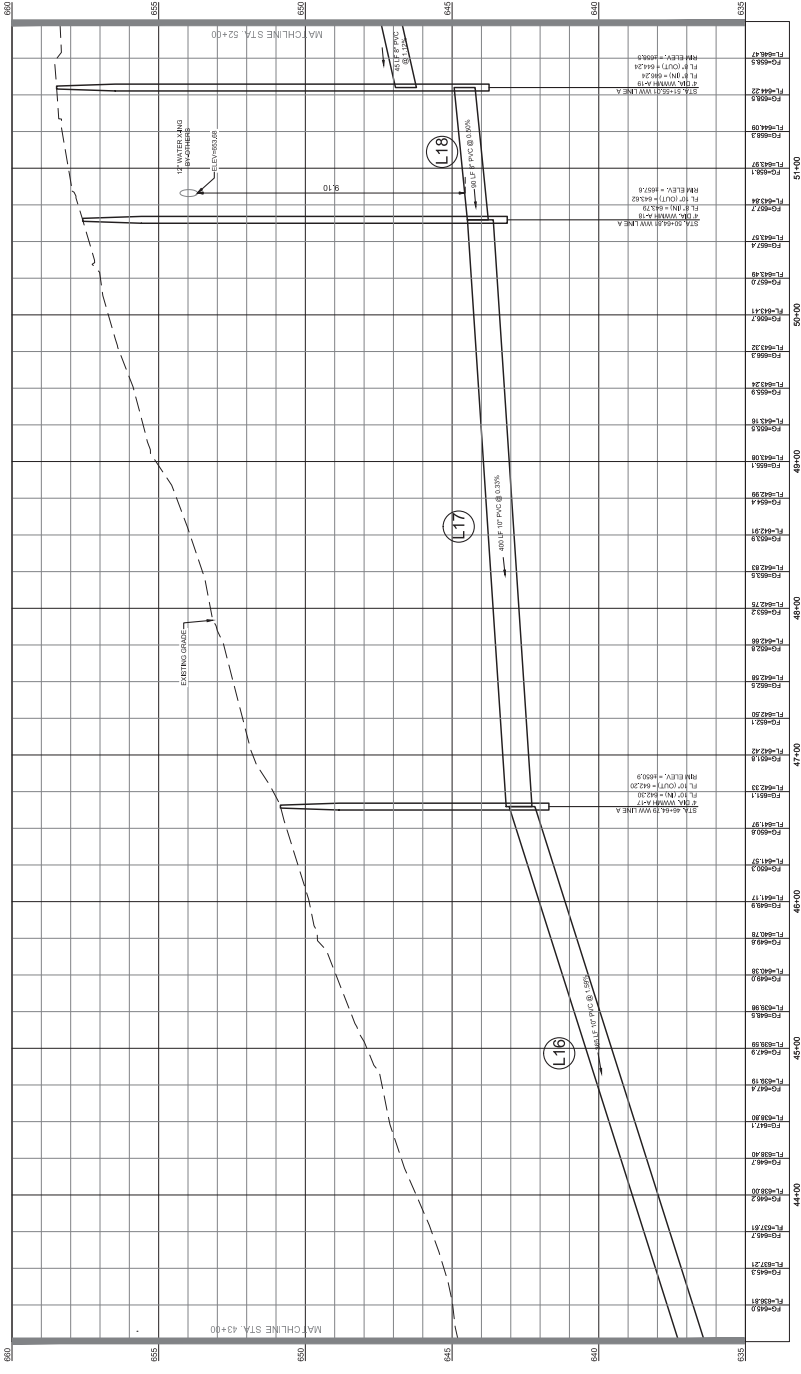
SEE PROFILE VIEW ON SHEET 15

NOTE:
1. ALL WASTEWATER LINES MUST HAVE A MINIMUM COVERAGE OF 48" BELOW SUBGRADE.





Project No.:	31018
Issued:	11/14/2016
Drawn By:	HA
Checked By:	HA
Sheet Title WASTEWATER PLAN AND PROFILE (7 OF 9)	
13 OF 16 Sheet Number	

[illegible]

NOTE:
1. ALL WASTEWATER LINES MUST HAVE A MINIMUM COVERAGE OF 48" BELOW SUBGRADE.

HALFF®
9500 AMBERGLEN BLVD.
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TPOE FIRM #312



Project No.:	31018
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Sheet Title WASTEWATER PLAN AND PROFILE (8 OF 9)	
14 OF 16 Sheet Number	

