NOTICE OF MEETING OF THE
PLANNING AND ZONING COMMISSION
OF
BUDA, TX
7:00 PM - Tuesday, May 14, 2019
Council Chambers Room 1097
405 E. Loop Street
Buda, TX 78610

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Regular Planning & Zoning Meeting** of the City of Buda, TX, will be held at which time the following subjects will be discussed and may be acted upon.

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE FLAGS OF THE UNITED STATES AND TEXAS
PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

D. ROLL CALL

Commissioner Sam Ardekani
Commissioner Henry Altmiller
Commissioner E. Scott Ross
Vice-Chair Meghan McCarthy
Commissioner Clark Beach
Commissioner Jake Snyder
Chair Colin Strother

E. PUBLIC COMMENTS
At this time, comments will be take from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission (P&Z), please submit a Citizen's Comment Form to the City Liaison prior to the start of the meeting. No action may be taken by the P&Z during Public Comments.

F. CONSENT AGENDA

F.1. Approval of the regular Planning and Zoning Commission meeting minutes dated April 9, 2019

F1 Minutes from 040919.pdf

G. REGULAR AGENDA

G.1. Deliberation and possible action regarding a Final Plat of Carpenter Hill, Section 1A subdivision, being 7.122 +/- acres out of the Phillip J. Allen Survey No. 5, Abstract No. 1, generally located north of FM 967 and northeast of Dodgen Lane (FP 18-10).

SR05142019 Carpenter Hill 1A Final Plat.pdf

FP 18-10-carpenter hill sub-181025-sec 1a-3rd submittal.pdf

FP 18-10_Carpenter Hill Sec 1A_U3_Inf_BBI_Rec.pdf

G.2. Deliberation and possible action regarding a Final Plat of Carpenter Hill, Section 2 subdivision, being 7.251 +/- acres out of the Phillip J. Allen Survey No. 5, Abstract No. 1, generally located north of FM 967 and northeast of Dodgen Lane (FP 18-11).

SR05142019 Carpenter Hill 2 Final Plat.pdf

FP 18-11-carpenter hill sub-181103-sec 2-3rd submittal.pdf

FP 18-11_Carpenter Hill Sec 2_U4_Inf_BBI Rec.pdf

H. EXECUTIVE SESSION

H.1. The Planning and Zoning Commission will recess its open session and convene in executive session pursuant to Texas Government Code Chapter for the following:

§ 551.072 to deliberate and seek legal advice from the City Attorney regarding the Preliminary Plat of Sunfield Subdivision, Phase 4

I. RECONVENE INTO REGUALR SESSION AND TAKE ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION

I.1. Deliberation and possible action regarding the Preliminary Plat of Sunfield Subdivision, Phase Four, being +/- 196.45 acres out of the Wm. Porter Survey no. 6, Hays County, TX, generally located south of Main Street and east of Campo del Sol Parkway in the Buda ETJ, Hays County, TX (PP 18-18).

SR05142019 Sunfield Phase 4 Preliminary Plat.pdf

SUB-1134-Sunfield Ph 4 Preliminary - 1445 Approval Letter Signed 1-15-19.pdf

PP 18-18-2019-2-10_phase 4 prelim plan update 3.pdf

PP 18-18 Sunfield Phase 4 PP COB Review Update 3.pdf

J. COMMISSION REQUEST FOR FUTURE AGENDA ITEMS
No deliberation or discussion may take place by the Commission during this agenda item

K. ADJOURNMENT
City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact City Hall at (512) 312-0084, or FAX (512) 312-1889 for information or assistance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Buda, was posted on the bulletin board in front of Buda City Hall, which is readily accessible to the public at all times, by 5:00 pm on May 10, 2019.

/s/_____
David Fowler, AICP
Senior Planner/Board Liaison

Meetings scheduled in the Council Chambers are set up to publicly broadcast meetings. You may be audio and video recorded while in this facility. Meetings scheduled in other City Facilities are set up to publicly audio record meetings. You may be audio recorded in the other City Facilities.

In accordance with Article III, Section 3.10, of the Official Code of the City of Buda, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on meetings may be obtained from the Board Liaison, or video of the entire meeting may be downloaded from the website. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

CITY OF BUDA
PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 9, 2019 - 7:00 P.M.

A. CALL TO ORDER

Chair Strother called the meeting to order at 7:02 PM.

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE FLAGS OF THE UNITED STATES AND TEXAS
PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG: *Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

D. ROLL CALL

Commissioner Henry Altmiller	Present
Commissioner E. Scott Ross	Present
Vice-Chair Meghan McCarthy	Present
Commissioner Clark Beach	Absent-excused
Commissioner Jake Snyder	Present
Chair Colin Strother	Present

E. PUBLIC COMMENTS At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please submit a Citizen Comment Form to the City Liaison **prior** to the start of the meeting. ***No action may be taken by the Planning and Zoning Commission during Public Comments***

No public comments were made at this meeting.

F. CONSENT AGENDA

1. Approval of the regular Planning and Zoning Commission meeting minutes dated March 26, 2019.

   Commissioner Altmiller made a motion for approval of the minutes. Vice-Chair McCarthy seconded the motion. The motion passed 5-0.

G. PUBLIC HEARINGS

1. Public Hearing regarding the proposed replat of Sequoyah Section 1, Lot 3 Block B, being +/- 0.529 acres generally located at the southeast corner of Hidatsa Street and Mandan Street, addressed as 303 Hidatsa St. Buda, TX 78610 (RP 18-29).

Cahir Strother opened the hearing at 7:04. Five nearby residents, all living on Hidatsa, Mandan or Sequoyah Streets, signed up to speak at the public hearing. All expressed opposition to the proposed replat. The primary concerns the residents expressed were high sped of traffic on local streets, decreased visibility at the corner due to a new house, not approving of additional density. Seeing no other comments, Chair Strother closed the public hearing at 7:15 PM.

2. Public Hearing regarding the proposed zoning change from Agricultural (AG) to Interstate 35 Business (B-3) for AW0054 D.W. Burnett Mrs. and A0198 N.M Gatlin Surveys, being +/- 43.686 acres located west of Dacy Lane and south of Suffield Dr. Buda TX, 78610 (Z 19-02).

Chair Strother opened the hearing at 7:15 PM. A nearby resident, living at 5120 Dacy Lane spoke against the proposed rezoning, mostly due to the possibility of a Specific Use Permit being applied for an RV park if the proposed zoning change is approved. The applicant spoke in favor of the zoning change. Seeing no more comments, Chair Strother closed the public hearing at7:20.

H. REGULAR AGENDA

1. Deliberation and Possible Action regarding the proposed replat of Sequoyah Section 1, Lot 3 Block B, being +/- 0.529 acres generally located at the southeast corner of Hidatsa Street and Mandan Street, addressed as 303 Hidatsa St. Buda, TX 78610 (RP 18-29). (Senior Planner David Fowler)

Mr. Fowler presented the proposed replat, which proposed to split a roughly half-acre lot into two lots within a residential area. Staff analysis showed that the replat was properly executed. If the Commissioners agreed with staff's assessment, they were obligated to approve the plat, as the application is ministerial in nature. Seeing this set of facts, Chair Strother moved for approval of the replat, with Commissioner Snyder seconding. The replat was approved 5-0.

2. Deliberation and possible action regarding the proposed zoning change from Agricultural (AG) to Interstate 35 Business (B-3) for AW0054 D.W. Burnett Mrs. And A0198 N.M Gatlin Surveys, being +/- 43.686 acres located west of Dacy Lane and south of Suffield Dr. Buda TX, 78610 (Z 19-02). (Planner II Kim Collins)

Ms. Collins presented the proposed rezoning of the parcel which sits at the extreme southeast corner of the city from AG to B-3. The property has direct access to Interstate 35 through common ownership of a parcel abutting I-35, as well as secondary access to I-35 by abutting Suffield Drive. The property also abuts Dacy Lane, which is currently a two-lane rural road, but is funded to be widened to a four-lane section with dedicated turn lanes. Despite the widening, there were concerns about the potential traffic impacts of high-intensity business uses on the Dacy Lane corridor. Chair Strother moved approval, with Commissioner Ross seconding. The vote was 4-1 in favor of recommending approval of the Zoning Change to City Council, with Vice-Chair McCarthy voting against the recommendation, citing traffic issues.

I. UPDATES ON OTHER BOARDS AND COMMISSIONS

Mr. Fowler and Ms. Collins presented the activities of other boards and commissions, as well as providing an update regarding City Council's recent refusal to refer a petition to change the UDC to make Automobile Service Garages a use requiring an SUP in the B-3 zoning district in the Gateway Corridor, as opposed to the current prohibited status.

J. COMMISSION REQUESTS FOR FUTURE ITEMS

No suggestions for future items were made.

K. ADJOURNMENT

Chair Strother made a motion to adjourn the meeting, with Commissioner Altmiller seconding the motion. The meeting was adjourned at 8:13 PM.

ATTEST:

David P. Fowler, AICP, Senior Planner

_____

Recording Secretary

Planning and Zoning Commission
Agenda Item Report
May 14, 2019

Contact – David P. Fowler, AICP, Senior Planner
512-312-5745 / dfowler@ci.buda.tx.us

SUBJECT: DELIBERATION AND POSSIBLE ACTION REGARDING A FINAL PLAT OF CARPENTER HILL SECTION 1A SUBDIVISION, BEING 7.122 +/- ACRES OUT OF THE PHIILLIP J. ALLEN SURVEY NO. 5, ABSTRACT NO. 1, GENERALLY LOCATED NORTH OF FM 967 AND NORTHEAST OF DODGEN LANE (FP 18-10).

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1. BACKGROUND/HISTORY

This is the action item for considering approval of a final plat of Carpenter Hill, Section 1A.

The subdivision is located in the City of Buda, just north of FM 967. Water and sewer service are provided through the City of Buda. The streets shown will be under city maintenance. Construction has already begun on subdivision improvements, based on the successful submission of a construction plan consistent with the Preliminary Plat.

2. FINDINGS/CURRENT ACTIVITY

This plat covers 7.122 acres. This plat contains 5 lots, 4 of which are designated for commercial use. The fifth lot is a water quality/detention pond covering 1.332 acres. The remaining acreage consists of 0.742 acres to be dedicated as right-of-way. The commercial lots are designed with access easements designed to allow driveway locations connecting the lots. Using this system of easements, Lot 2 can connect to Carpenter Hill Drive via Lot 1 in order to avoid the need to have its own curb cut onto FM 967.

The zoning for this section is B-2, Arterial Commercial. B-2 is a zoning district designed to serve areas within three miles of the commercial property. As such, the permitted uses include a wide range of retail, office and other commercial uses, while avoiding higher intensity commercial uses that are best located in the I-35 corridor. All lots in this section have been analyzed for meeting the lot requirements of the B-2 district.

This section is bound by FM 967 (80' ROW) on the south, future sections of the subdivision to the north, Southern Hills Church of Christ (in the Buda ETJ) to the east and a large family-owned 22-acre parcel to the west.

From FM 967, Carpenter Hill Drive will serve this section and the future sections to the north. Carpenter Hill Drive is the subdivision's main collector, having an 80-foot ROW at the entrance to the subdivision and a 60' right-of-way through the rest of the subdivision.

Section 3 will include a second entrance to the subdivision, connecting to the YMCA and Sportsplex Drive.

This section is consistent with the Carpenter Hill Preliminary Plat, which was approved February 7, 2018.

Water service will be provided by the City of Buda as will waste water service. The site will drain through the subdivision's underground storm sewer system to the water quality/ detention pond lot. This pond drains into existing conveyances along FM 967.

The applicant desires to have the final plat approved and the plat recorded prior to the completion of subdivision improvements in order to create the legal lots and rights-of-way. As such staff recommends approval of the plat subject to issuance of the bonds.

3. FINANCIAL IMPACT

The proposed plat will potentially generate sales and property taxes for the commercial uses that locate on the lots. As the exact nature of these uses are not yet known, the exact impact is difficult to quantify.

4. ACTION OPTIONS/RECOMMENDATION

Staff recommends approval of this final plat as it is consistent with the associated preliminary plan, the requirements of the Unified Development Code, and the Development Agreement, with the following conditions:

1) Label Buda City Limits/ETJ line at eastern and western edges of plat area.

2) Update name of Hays County Clerk.

3) Issuance of bond for construction of public improvements.

5. ATTACHMENTS

Final Plat of Carpenter Hill Section 1A
Letter of Recommendation from BBI

FINAL PLAT
CARPENTER HILL, SECTION 1A, SUBDIVISION
7.122 ACRES OUT OF THE PHILLIP J. ALLEN SURVEY NO. 5, ABSTRACT NO. 1, SITUATED IN THE CITY OF BUDA, HAYS COUNTY, TEXAS

GENERAL INFORMATION BLOCK:

OWNER: C-RAY DEVELOPMENT GROUP, LLC
ACRES: 5.048
OWNER: PERRY HOMES, LLC
ACRES: 2.074
ENGINEER: SOUTHWEST ENGINEERS, INC.
SURVEYOR: SPOT ON SURVEYING, INC.
LOTS: 5 - BLOCKS: 2
CENTERLINE LINEAR FOOTAGE: 461.02'
1 STUB STREET
1ST SUBMITTAL DATE: 04/11/2018
PHILLIP J. ALLEN SURVEY NO. 5, ABSTRACT NO. 1
BENCHMARK: HAYS COUNTY MONUMENT NO. H062, ELEV. OF 814.41, NAVD 88 DATUM.
DEVELOPMENT LOTS: 5.048 ACRES
R.O.W: 0.742 ACRES
WATER QUALITY LOT: 1.332 ACRES
DEVELOPMENT LOTS: 4
R.O.W.: 1
WATER QUALITY LOT: 1

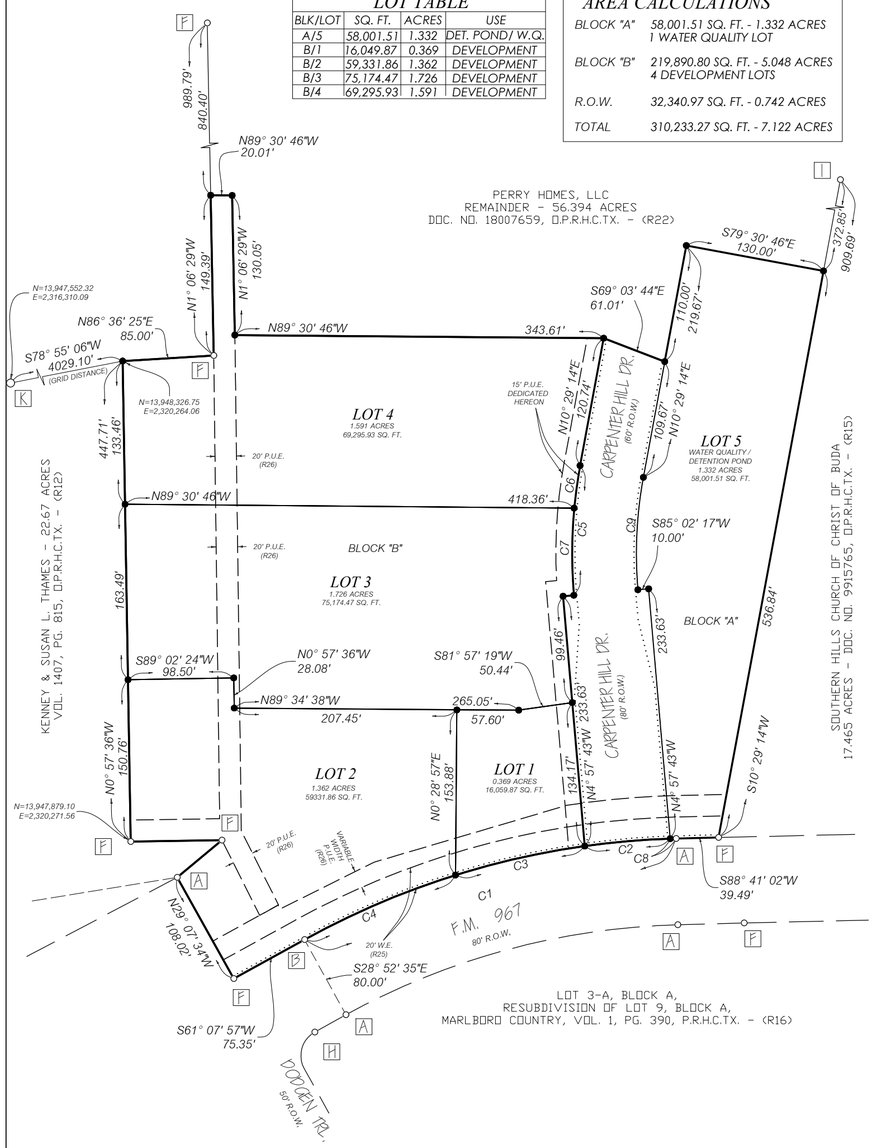
GRAPHIC SCALE
1" = 100'
100 0 100

LOT TABLE

BLK/LOT	SQ. FT.	ACRES	USE
A/5	58,001.51	1.332	DET. POND/ W.Q.
B/1	16,049.87	0.369	DEVELOPMENT
B/2	59,331.86	1.362	DEVELOPMENT
B/3	75,174.47	1.726	DEVELOPMENT
B/4	69,295.93	1.591	DEVELOPMENT

AREA CALCULATIONS

BLOCK "A"	58,001.51 SQ. FT. - 1.332 ACRES 1 WATER QUALITY LOT
BLOCK "B"	219,890.80 SQ. FT. - 5.048 ACRES 4 DEVELOPMENT LOTS
R.O.W.	32,340.97 SQ. FT. - 0.742 ACRES
TOTAL	310,233.27 SQ. FT. - 7.122 ACRES



CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHD BRG	CHD LENGTH
C1	27°24'54"	757.27'	362.34'	S74° 46' 29"W	358.89'
C2	6°03'21"	757.27'	80.04'	S85° 02' 17"W	80.00'
C3	9°21'01"	757.27'	123.58'	S77° 20' 06"W	123.44'
C4	11°35'32"	757.27'	153.21'	S66° 51' 50"W	152.95'
C5	15°26'58"	450.00'	121.34'	N2° 45' 45"E	120.97
C6	5°05'09"	450.00'	39.94'	N7° 56' 40"W	39.93'
C7	10°21'49"	450.00'	81.39'	N0° 13' 11"E	81.28'
C8	0°25'00"	757.27'	5.51'	S88° 16' 27"W	5.51'
C9	15°26'58"	390.00'	105.16'	N2° 45' 45"W	104.84'

MONUMENT LEGEND / NOTES:

○ = FOUND MONUMENT AS DESCRIBED.
● = SURVEY MONUMENT STAMPED "SPOT ON SURVEYING", SET UPON APPROVAL.
[A] FOUND CONCRETE ROAD DEPARTMENT MONUMENT.
[B] FOUND CONCRETE ROAD DEPARTMENT MONUMENT, OBLITERATED.
[F] FOUND 1/2" I.R.
[H] FOUND 1/2" I.P.
[I] FOUND I.R.C. "ALUMINUM CAP ILLEGIBLE.
[K] FOUND HAYS COUNTY MONUMENT NO. H062. (USED AS BENCHMARK WITH A PUBLISHED ELEVATION OF 814.41 FEET, NAVD 88 DATUM).

REFERENCE LEGEND:

(R12) = DOCUMENT NO. 9808467, RECORDED IN VOL. 1407, PG. 815, O.P.R.H.C.TX.
(R15) = DOCUMENT NO. 9915765, O.P.R.H.C.TX.
(R16) = RESUBDIVISION OF LOT 9, BLOCK A, MARLBORO COUNTRY, VOL. 1, PG. 390, P.R.H.C.TX.
(R22) = DOCUMENT NO. 18007659, O.P.R.H.C.TX.
(R23) = DOCUMENT NO. 18007596, O.P.R.H.C.TX.
(R24) = DOCUMENT NO. 18007594, O.P.R.H.C.TX.
(R25) = DOCUMENT NO. 80030484, O.P.R.H.C.TX.
(R26) = DOCUMENT NO. 90033451, O.P.R.H.C.TX.
O.P.R.H.C.TX. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
P.R.H.C.TX. = PLAT RECORDS, HAYS COUNTY, TEXAS.
P.U.E. = PUBLIC UTILITY EASEMENT.
W.E. = WATERLINE EASEMENT.

LINETYPE LEGEND:

———— = BOUNDARY
— — — — — — = ADJOINING LOT LINES
– – – – – – = EASEMENT LINE
—— ——— —— = R.O.W.
. . . . . = C.L. PROPOSED SIDEWALKS

STATE OF TEXAS §
COUNTY OF HAYS §

KNOWN ALL MEN BY THESE PRESENTS:

OWNER'S CERTIFICATION:

THAT THE UNDERSIGNED, C-RAY DEVELOPMENT GROUP, LLC, OWNER OF 3.215 ACRES OF LAND OUT OF THE PHILLIP J. ALLEN SURVEY NO. 5, ABSTRACT NO. 1, SITUATED IN HAYS COUNTY, TEXAS, CONVEYED TO US BY DOCUMENT NO. 18007594, TOGETHER WITH A PORTION OF THAT 18.514 ACRE TRACT OF LAND OUT OF THE PHILLIP J. ALLEN SURVEY NO. 5, ABSTRACT NO. 1, SITUATED IN HAYS COUNTY, TEXAS, CONVEYED TO US BY DOCUMENT NO. 18007596, BOTH OF OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 5.048 ACRES TO BE KNOWN AS "CARPENTER HILL, SECTION 1A, SUBDIVISION" AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED AND NOT RELEASED.

_____
, REPRESENTATIVE DATE
C-RAY DEVELOPMENT GROUP, LLC
237 OAKWOOD, NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS §
COUNTY OF HAYS §

KNOWN ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, AUTHORIZED AGENT OF C-RAY DEVELOPMENT GROUP, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20___, A.D.

_____
NOTARY PUBLIC DATE
IN AND FOR THE STATE OF _____

STATE OF TEXAS §
COUNTY OF HAYS §

OWNER'S CERTIFICATION:

KNOWN ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, PERRY HOMES, LLC, OWNER OF 56.394 ACRES OF LAND OUT OF THE PHILLIP J. ALLEN SURVEY NO. 5, ABSTRACT NO. 1, SITUATED IN HAYS COUNTY, TEXAS, CONVEYED TO US BY DOCUMENT NO. 18007659, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE A 2.074 ACRE PORTION OF SAID 56.394 ACRES TO BE KNOWN AS "CARPENTER HILL, SECTION 1A, SUBDIVISION" AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED AND NOT RELEASED.

_____
, REPRESENTATIVE DATE
PERRY HOMES, LLC
P.O. BOX 34306, HOUSTON, TEXAS 77234

STATE OF TEXAS §
COUNTY OF HAYS §

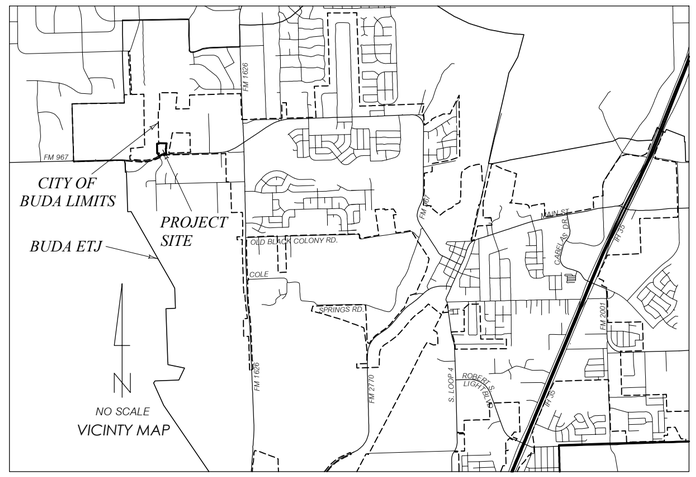
KNOWN ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, AUTHORIZED AGENT OF PERRY HOMES, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20___, A.D.

_____
NOTARY PUBLIC DATE
IN AND FOR THE STATE OF _____

GENERAL NOTES:

1. LAND USE: 5.048 ACRES FOR 4 DEVELOPMENT LOTS.
0.742 ACRES FOR PUBLIC ROADWAY.
1.332 ACRES FOR WATER QUALITY / DETENTION POND LOT.
2. WATER SERVICE BY CITY OF BUDA.
3. WASTE WATER BY CITY OF BUDA.
4. ELECTRIC SERVICE BY PERDERNALES ELECTRIC COOPERATIVE, INC.
5. TELEPHONE SERVICE BY TIME WARNER CABLE.
6. THIS PROPERTY IS LOCATED WITHIN HAYS COUNTY ESD #8.
7. THIS PROPERTY IS LOCATED WITHIN THE CITY OF BUDA.
8. ALL OTHER UTILITIES, GAS, CABLE, INTERNET, ETC. ARE THE OWNER'S RESPONSIBILITY.
9. THIS PROPERTY IS LOCATED WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
10. NO OBJECT INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
11. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
12. ALL DRAINAGE AND ACCESS EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
13. NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO CARPENTER HILL DR. UNLESS PERMITTED BY THE CITY OF BUDA.
14. A SITE DEVELOPMENT PERMIT ISSUED BY THE CITY OF BUDA SHALL BE REQUIRED PRIOR TO ANY DEVELOPMENT ON THIS LOT.
15. THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE RECHARGE, CONTRIBUTING AND TRANSITION ZONE OF THE EDWARDS AQUIFER.
16. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF BUDA ZONING ORDINANCE REQUIREMENTS.
17. LOTS 1, 2, 3 AND 4 ARE HEREBY GRANTED SHARED PARKING AND VEHICULAR ACCESS RIGHTS.
18. SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2017 BUDA UNIFIED DEVELOPMENT CODE.
19. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO THE CITY OF BUDA STANDARDS, TO BE MAINTAINED BY THE CITY OF BUDA.
20. THIS PLAT IS CONSISTENT WITH THE PRELIMINARY PLAT (PP 17-35).
21. NO PORTION OF THIS SITE FALLS WITH A FEMA 100-YEAR REGULATORY FLOODPLAIN, SEE FLOODPLAIN NOTE FOR DETAILS.
22. LOT 5 WATER QUALITY / DETENTION POND SHALL BE PRIVATELY MAINTAINED.



FLOODPLAIN NOTE:

NO PORTION OF THIS SITE IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY N.F.I.P. FLOOD INSURANCE RATE MAP 48209C0260F, DATED SEPTEMBER 2, 2005, THIS TRACT FALLS WITHIN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

SURVEYORS NOTICE:

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

STATE OF TEXAS §
COUNTY OF HAYS §

KNOWN ALL MEN BY THESE PRESENTS:

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20___, A.D., AT _____ O'CLOCK ___. M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS AS DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE ____ DAY OF _____, 20___, A.D.

_____
LIZ GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS

CITY CERTIFICATION:

THIS FINAL PLAT OF CARPENTER HILL SECTION 1-A, WAS APPROVED ON BEHALF OF THE CITY COUNCIL OF THE CITY OF BUDA ON THE ____ DAY OF _____, 20____.

_____
ALICIA RAMIREZ, CITY CLERK
CITY OF BUDA, TEXAS

ENGINEER'S CERTIFICATION:

I, TRAVIS FLAKE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____ DATE:_____
TRAVIS FLAKE - P.E. 109871
SOUTHWEST ENGINEERS, INC.
205 CIMARRON PARK LOOP, SUITE B
BUDA, TX. 78610
TEXAS FIRM NO.: F-1909

STATE OF TEXAS
Travis Flake
109871
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

_____ DATE
SCOTT A. HAHN
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING, INC.
614 JERRYS LANE
BUDA, TX. 78610
TBPLS FIRM NO.: 10193894

STATE OF TEXAS
REGISTERED
SCOTT A. HAHN
6375
PROFESSIONAL
LAND SURVEYOR

SOS J/N: 0016-17-012

February 6, 2019

Travis Flake
Southwest Engineers
Buda, Texas
Travis.flake@swengineers.com

RE: Recommendation Letter:
Carpenter Hill Subdivision, Section 1A – Update 3 (Informal)
3550 FM 967
Buda, Texas
(FP 18-10)

Dear Mr. Flake:

Binkley & Barfield, Inc. (BBI) has reviewed the resubmittal for engineering compliance on behalf of the City of Buda. BBI recommends the plans be approved by the City of Buda for engineering compliance, contingent upon the following:

- It is our understanding, based on documentation provided, that TxDOT has approved a temporary construction entrance while the permanent entrance is incorporated into the FM 967 improvements planned for construction in approximately 2020.

- It is our understanding, based on documentation provided, that TxDOT has approved the planned discharge into TxDOT right-of-way.

- As outlined in UDC Subsection 3.04.05, execute an Improvements Agreement and provide Security for completion of all required subdivision public improvements approved to form by the City Engineer.

- Approvals by all other departments and applicable agencies.

- Uploading a full set of the updated plans to the MyPermitNow system.

Once all approvals and signatures from other agencies have been obtained, please provide one (1) original and two (2) copies of the plan set directly to David Fowler, Senior Planner.

If you have any questions, please contact Mr. Fowler directly. Thank you.

Sincerely,

BINKLEY & BARFIELD, INC.
Consulting Engineers



Rey Gonzalez, P.E.

cc: Kim Collins (City of Buda)
David Fowler (City of Buda)
Angela Kennedy, P.E. (City of Buda)
John Nett, P.E. (City of Buda)
Brian Rice, P.E. (BBI)
Project file: 202700/Plan Review/2.08/2018

Planning and Zoning Commission
Agenda Item Report
May 14, 2019

Contact – David P. Fowler, AICP, Senior Planner
512-312-5745 / dfowler@ci.buda.tx.us

SUBJECT: DELIBERATION AND POSSIBLE ACTION REGARDING A FINAL PLAT OF CARPENTER HILL SECTION 2 SUBDIVISION, BEING 7.251 +/- ACRES OUT OF THE PHIILLIP J. ALLEN SURVEY NO. 5, ABSTRACT NO. 1, GENERALLY LOCATED NORTH OF FM 967 AND NORTHEAST OF DODGEN LANE (FP 18-11).

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1. BACKGROUND/HISTORY

This is the action item for considering approval of a final plat of Carpenter Hill, Section 2.

The subdivision is located in the City of Buda, just north FM 967 and immediately north of Section 1A. Water and sewer service are provided through the City of Buda. The streets shown will be under city maintenance. Construction has already begun on subdivision improvements, based on the successful submission of a construction plan consistent with the Preliminary Plat.

2. FINDINGS/CURRENT ACTIVITY

This plat covers 7.521 acres. This plat contains 30 total lots on four blocks. Of the lots, 29 are residential lots, and one lot is a wastewater lot. The remaining acreage consists of 1.910 acres to be dedicated as right-of-way.

The zoning is R-3 for this and other residential sections of the plat. The R-3 district has a minimum lot size of 6,000 square feet, with a minimum width of 55 feet for interior lots, and 60 feet for corner lots. Minimum lot depth in the R-3 district is 100 feet. R-3 requires 20' front & rear setbacks, 7.5' interior side setbacks and 10' corner side setbacks. The subdivision is subject to the residential architectural standards adopted in the 2017 Buda UDC. One notable feature of the Carpenter Hill Development Agreement is that up to 14 50' wide lots are permitted in the overall development. None of those sub 55-foot lots are included in this section.

This section is bound by Section 1A on the south, future sections of the subdivision to the north, Southern Hills Church of Christ and an 18-acre parcel (in the Buda ETJ) to the east and a large family-owned 22-acre parcel to the west.

Carpenter Hill Drive will serve as the collector street for this section and the future sections to the north. Carpenter Hill Drive is the subdivision's main collector, having an 80-foot ROW at the entrance to the subdivision and a 60' right-of-way through the rest of the subdivision. The other local streets in the Carpenter Hill Subdivision are 50' rights-of-

way. Section 3 to the north of the subject section will include a second entrance to the subdivision, connecting to the YMCA and Sportsplex Drive.

This section is consistent with the Carpenter Hill Preliminary Plat, which was approved February 7, 2018.

Water service will be provided by the City of Buda as will waste water service. The site will drain through the subdivision's underground storm sewer system to the water quality/ detention pond lot in Section 1A. This pond drains into existing conveyances along FM 967.

The applicant desires to have the final plat approved and the plat recorded prior to the completion of subdivision improvements in order to create the legal lots and rights-of-way. As such staff recommends approval of the plat subject to issuance of the bonds.

3. FINANCIAL IMPACT

N/A

4. ACTION OPTIONS/RECOMMENDATION

Staff recommends approval of this final plat as it is consistent with the associated preliminary plan, the requirements of the Unified Development Code, and the Development Agreement, with the following conditions:

1) Label Buda City Limits/ETJ line at eastern and western edges of plat area.

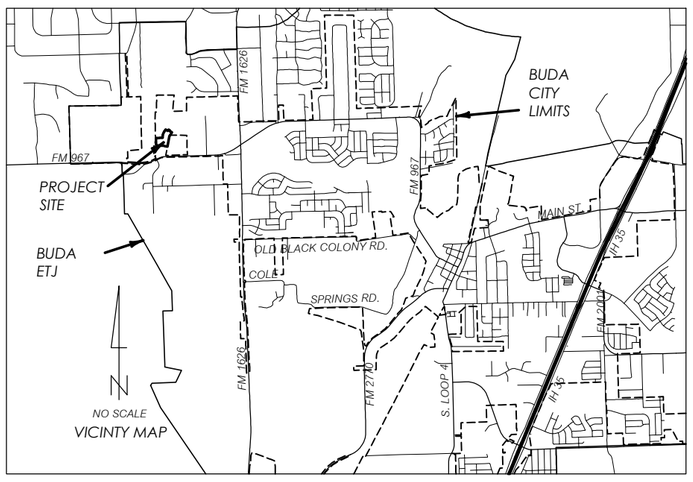
2) Update name of Hays County Clerk.

3) Issuance of bond for construction of public improvements.

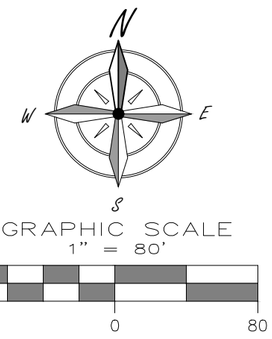
5. ATTACHMENTS

Final Plat of Carpenter Hill Section 2
Letter of Recommendation from BBI

FINAL PLAT
CARPENTER HILL, SECTION 2, SUBDIVISION
7.251 ACRES OUT OF THE PHILLIP J. ALLEN SURVEY NO. 5, ABSTRACT NO. 1, SITUATED IN THE CITY OF BUDA, HAYS COUNTY, TEXAS



GENERAL INFORMATION BLOCK:
OWNER: PERRY HOMES, LLC
ACRES: 7.251
ENGINEER: SOUTHWEST ENGINEERS, INC.
SURVEYOR: SPOT ON SURVEYING, INC.
LOTS: 29 - BLOCKS: 4
CENTERLINE LINEAR FOOTAGE: 1609.1'
1 EXISTING STREET AND 4 STUB STREETS
SUBMITTAL DATE: 04/11/2018
PHILLIP J. ALLEN SURVEY NO. 5, ABSTRACT NO. 1
BENCHMARK: HAYS COUNTY MONUMENT NO. H062
ELEV. OF 814.41, NAVD 88 DATUM.
DEVELOPMENT LOTS: 29 - 5.297 ACRES
WASTEWATER LOT: 1 - 0.045 ACRES
R.O.W.: 4 - 1.910 ACRES

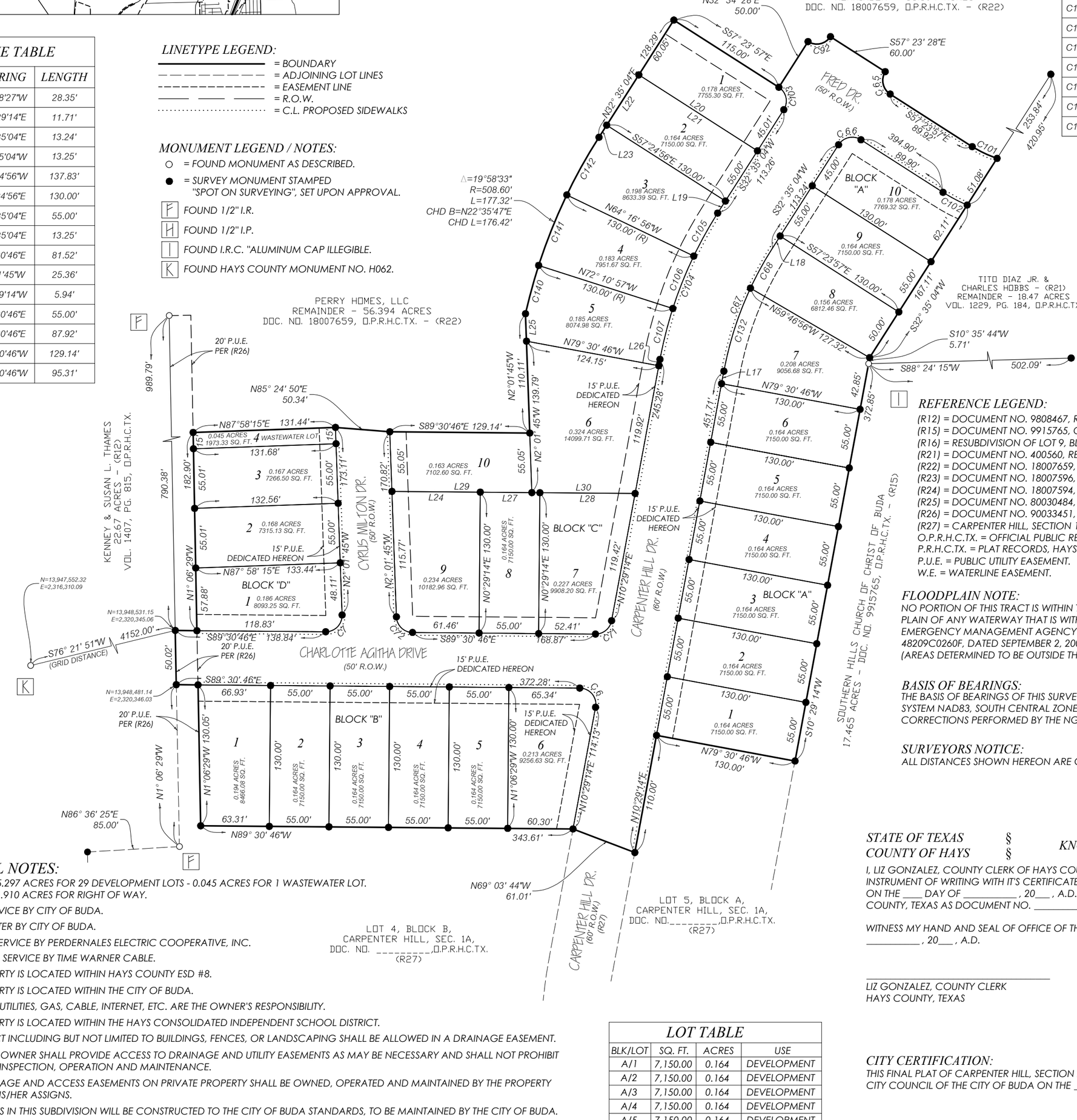


CURVE TABLE					
C#	DELTA	RADIUS	LENGTH	CHD BRG	CHD L.
C6	100°00'00"	15.00'	26.18'	N39°30'46"W	22.98
C7	92°30'59"	15.00'	24.22'	N44°13'45"E	21.67
C65	89°59'01"	15.00'	23.56'	S12°24'27"E	21.21
C66	90°00'59"	15.00'	23.57'	S77°35'33"W	21.22
C67	22°05'49"	318.60'	122.87'	S21°32'09"W	122.11
C68	7°35'06"	318.60'	42.18'	N28°47'31"E	42.15
C71	80°00'00"	15.00'	20.94'	S50°29'14"W	19.28
C72	87°29'01"	15.00'	22.90'	N45°46'15"W	20.74
C92	90°00'59"	15.00'	23.57'	S77°35'33"W	21.22
C101	14°31'30"	100.00'	25.35'	S64°39'42"E	25.28
C102	9°37'51"	150.00'	25.21'	S62°12'53"E	25.18
C103	89°59'01"	15.00'	23.56'	S12°24'27"E	21.21
C104	22°05'49"	378.60'	146.01'	S21°32'09"W	145.11
C105	6°51'59"	378.60'	45.37'	S29°09'04"W	45.35
C106	7°54'01"	378.60'	52.20'	S21°46'04"W	52.16
C107	7°19'49"	378.60'	48.44'	S14°09'09"W	48.40
C132	14°30'43"	318.60'	80.70'	N17°44'36"E	80.48
C140	5°12'32"	508.60'	46.24'	N15°12'47"E	46.22
C141	7°54'01"	508.60'	70.13'	N21°46'04"E	70.07
C142	6°51'59"	508.60'	60.95'	N29°09'04"E	60.92

LINE TABLE		
L #	BEARING	LENGTH
L14	S80°28'27"W	28.35'
L17	N10°29'14"E	11.71'
L18	N32°35'04"E	13.24'
L19	S32°35'04"W	13.25'
L20	N57°24'56"W	137.83'
L21	S57°24'56"E	130.00'
L22	N32°35'04"E	55.00'
L23	N32°35'04"E	13.25'
L24	S89°30'46"E	81.52'
L25	N2°01'45"W	25.36'
L26	S10°29'14"W	5.94'
L27	S89°30'46"E	55.00'
L28	S89°30'46"E	87.92'
L29	N89°30'46"W	129.14'
L30	N89°30'46"W	95.31'

LINETYPE LEGEND:
= BOUNDARY
= ADJOINING LOT LINES
= EASEMENT LINE
= R.O.W.
= C.L. PROPOSED SIDEWALKS

MONUMENT LEGEND / NOTES:
○ = FOUND MONUMENT AS DESCRIBED.
● = SURVEY MONUMENT STAMPED "SPOT ON SURVEYING", SET UPON APPROVAL.
F FOUND 1/2" I.R.
H FOUND 1/2" I.P.
I FOUND I.R.C. "ALUMINUM CAP ILLEGIBLE.
K FOUND HAYS COUNTY MONUMENT NO. H062.



AREA CALCULATIONS

BLOCK "A"	*73,688.46 SQ. FT. - 1.692 ACRES* *10 DEVELOPMENT LOTS*
BLOCK "C"	*88,008.79 SQ. FT. - 2.020 ACRES* *10 DEVELOPMENT LOTS*
BLOCK "D"	*24,648.21 SQ. FT. - 0.566 ACRES* *3 DEVELOPMENT LOTS* *22,674.88 SQ. FT. - 0.521 ACRES* *1 WASTEWATER LOT (LOT 4)* *1,973.33 SQ. FT. - 0.045 ACRES*
BLOCK "B"	*46,322.71 SQ. FT. - 1.063 ACRES* *6 DEVELOPMENT LOTS*
R.O.W.	*83,196.70 SQ. FT. - 1.910 ACRES*
TOTAL	*315,864.91 SQ. FT. - 7.251 ACRES*

REFERENCE LEGEND:
(R12) = DOCUMENT NO. 9808467, RECORDED IN VOL. 1407, PG. 815, O.P.R.H.C.TX.
(R15) = DOCUMENT NO. 9915765, O.P.R.H.C.TX.
(R16) = RESUBDIVISION OF LOT 9, BLOCK A, MARLBORO COUNTRY, VOL. 1, PG. 390, P.R.H.C.TX.
(R21) = DOCUMENT NO. 400560, RECORDED IN VOL. 1229, PG. 184, O.P.R.H.C.TX.
(R22) = DOCUMENT NO. 18007659, O.P.R.H.C.TX.
(R23) = DOCUMENT NO. 18007596, O.P.R.H.C.TX.
(R24) = DOCUMENT NO. 18007594, O.P.R.H.C.TX.
(R25) = DOCUMENT NO. 80030484, O.P.R.H.C.TX.
(R26) = DOCUMENT NO. 90033451, O.P.R.H.C.TX.
(R27) = CARPENTER HILL, SECTION 1-A, SUBDIVISION, DOCUMENT NO. _____, O.P.R.H.C.TX.
O.P.R.H.C.TX. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
P.R.H.C.TX. = PLAT RECORDS, HAYS COUNTY, TEXAS.
P.U.E. = PUBLIC UTILITY EASEMENT.
W.E. = WATERLINE EASEMENT.

FLOODPLAIN NOTE:
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY N.F.I.P. FLOOD INSURANCE RATE MAP 48209C0260F, DATED SEPTEMBER 2, 2005, THIS TRACT FALLS WITHIN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

BASIS OF BEARINGS:
THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

SURVEYORS NOTICE:
ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

GENERAL NOTES:
1. *LAND USE: 5.297 ACRES FOR 29 DEVELOPMENT LOTS - 0.045 ACRES FOR 1 WASTEWATER LOT. 1.910 ACRES FOR RIGHT OF WAY.*
2. *WATER SERVICE BY CITY OF BUDA.*
3. *WASTE WATER BY CITY OF BUDA.*
4. *ELECTRIC SERVICE BY PERDERNALES ELECTRIC COOPERATIVE, INC.*
5. *TELEPHONE SERVICE BY TIME WARNER CABLE.*
6. *THIS PROPERTY IS LOCATED WITHIN HAYS COUNTY ESD #8.*
7. *THIS PROPERTY IS LOCATED WITHIN THE CITY OF BUDA.*
8. *ALL OTHER UTILITIES, GAS, CABLE, INTERNET, ETC. ARE THE OWNER'S RESPONSIBILITY.*
9. *THIS PROPERTY IS LOCATED WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.*
10. *NO OBJECT INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.*
11. *PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.*
12. *ALL DRAINAGE AND ACCESS EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.*
13. *ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO THE CITY OF BUDA STANDARDS, TO BE MAINTAINED BY THE CITY OF BUDA.*
14. *INTENTIONALLY DELETED.*
15. *THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE RECHARGE, CONTRIBUTING AND TRANSITION ZONE OF THE EDWARDS AQUIFER.*
16. *BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF BUDA ZONING ORDINANCE REQUIREMENTS.*
17. *SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2017 BUDA UNIFIED DEVELOPMENT CODE.*
18. *INTENTIONALLY DELETED, SEE NOTE 16*
19. *THIS PLAT IS CONSISTENT WITH THE PRELIMINARY PLAT (PP17-35).*
20. *NO PORTION OF THIS SITE FALLS WITH A FEMA 100-YEAR REGULATORY FLOODPLAIN, SEE FLOODPLAIN NOTE FOR DETAILS.*
21. *THIS SUBDIVISION IS SUBJECT TO THE CITY'S TREE PRESERVATION ORDINANCE, SUBSECTION 4.04.01 OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE. ALL TREES OVER 8" THAT ARE NOT IN EXEMPT (NON-PROTECTED) SPECIES TO BE REMOVED OTHER THAN THOSE THAT ARE LOCATED IN A RIGHT OF WAY MUST BE MITIGATED PER THE REQUIREMENTS OF THIS SUBSECTION. THE MITIGATION REQUIREMENTS ARE ABOVE AND BEYOND THE REQUIRED LANDSCAPING PLANTING FOR RESIDENTIAL AND COMMERCIAL LOTS.*

LOT TABLE			
BLK/LOT	SQ. FT.	ACRES	USE
A/1	7,150.00	0.164	DEVELOPMENT
A/2	7,150.00	0.164	DEVELOPMENT
A/3	7,150.00	0.164	DEVELOPMENT
A/4	7,150.00	0.164	DEVELOPMENT
A/5	7,150.00	0.164	DEVELOPMENT
A/6	7,150.00	0.164	DEVELOPMENT
A/7	9,056.68	0.208	DEVELOPMENT
A/8	6,812.46	0.156	DEVELOPMENT
A/9	7,150.00	0.164	DEVELOPMENT
A/10	7,769.32	0.178	DEVELOPMENT
B/1	8,466.08	0.194	DEVELOPMENT
B/2	7,150.00	0.164	DEVELOPMENT
B/3	7,150.00	0.164	DEVELOPMENT
B/4	7,150.00	0.164	DEVELOPMENT
B/5	7,150.00	0.164	DEVELOPMENT
B/6	9,256.63	0.213	DEVELOPMENT
C/1	7,755.30	0.178	DEVELOPMENT
C/2	7,150.00	0.164	DEVELOPMENT
C/3	8,633.39	0.198	DEVELOPMENT
C/4	7,951.67	0.183	DEVELOPMENT
C/5	8,074.98	0.185	DEVELOPMENT
C/6	14,099.71	0.324	DEVELOPMENT
C/7	9,908.20	0.227	DEVELOPMENT
C/8	7,150.00	0.164	DEVELOPMENT
C/9	10,182.96	0.234	DEVELOPMENT
C/10	7,102.60	0.163	DEVELOPMENT
D/1	8,093.25	0.186	DEVELOPMENT
D/2	7,315.13	0.168	DEVELOPMENT
D/3	7,266.50	0.167	DEVELOPMENT
D/4	1,973.33	0.045	WASTEWATER

STATE OF TEXAS §
COUNTY OF HAYS §
KNOWN ALL MEN BY THESE PRESENTS:

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20___, A.D., AT _____ O'CLOCK ___. M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS AS DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE ____ DAY OF _____, 20___, A.D.

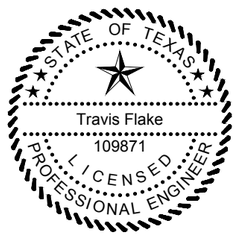
_____
LIZ GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS

CITY CERTIFICATION:
THIS FINAL PLAT OF CARPENTER HILL, SECTION 2, HAS BEEN APPROVED ON BEHALF OF THE CITY COUNCIL OF THE CITY OF BUDA ON THE ____ DAY OF _____, 20____.

_____ _____
ALICIA RAMIREZ, CITY CLERK
CITY OF BUDA, TEXAS

ENGINEER'S CERTIFICATION:
I, TRAVIS FLAKE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____ *DATE:*_____
TRAVIS FLAKE - P.E. 109871
SOUTHWEST ENGINEERS, INC.
205 CIMARRON PARK LOOP, SUITE B
BUDA, TX. 78610
TEXAS FIRM NO.: F-1909



SURVEYOR'S CERTIFICATION:
I, SCOTT A. HAHN, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

_____
SCOTT A. HAHN *DATE*
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING, INC.
614 JERRYS LANE
BUDA, TX. 78610
TBPLS FIRM NO.: 10193894



STATE OF TEXAS §
COUNTY OF HAYS §
KNOWN ALL MEN BY THESE PRESENTS:
OWNER'S CERTIFICATION:
THAT THE UNDERSIGNED, PERRY HOMES, LLC, OWNER OF 56.394 ACRES OF LAND OUT OF THE PHILLIP J. ALLEN SURVEY NO. 5, ABSTRACT NO. 1, SITUATED IN HAYS COUNTY, TEXAS, CONVEYED TO US BY DOCUMENT NO. 18007659, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE A 7.252 ACRE PORTION OF SAID 56.394 ACRES TO BE KNOWN AS "CARPENTER HILL, SECTION 2, SUBDIVISION" AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED AND NOT RELEASED.

_____
, REPRESENTATIVE *DATE*
PERRY HOMES, LLC
P.O. BOX 34306, HOUSTON, TEXAS 77234

STATE OF TEXAS §
COUNTY OF HAYS §
KNOWN ALL MEN BY THESE PRESENTS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, AUTHORIZED AGENT OF PERRY HOMES, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20___, A.D.

_____
NOTARY PUBLIC *DATE*
IN AND FOR THE STATE OF _____

December 11, 2018

Travis Flake
Southwest Engineers
Buda, Texas
Travis.flake@swengineers.com

RE: Recommendation Letter:
Carpenter Hill Subdivision, Section 2 – Update 4 (Informal)
3550 FM 967
Buda, Texas
(FP 18-11)

Dear Mr. Flake:

Binkley & Barfield, Inc. (BBI) has reviewed the resubmittal for engineering compliance on behalf of the City of Buda. BBI has determined that the resubmittal sufficiently addressed the previous comment letter.

BBI recommends the plans be approved by the City of Buda for engineering compliance, contingent upon approvals by all other departments and applicable agencies. Once all approvals and signatures from other agencies have been obtained, please provide one (1) original and two (2) copies of the plan set directly to Chance Sparks, Director of Planning.

If you have any questions, please contact Mr. Sparks directly. Thank you.

Sincerely,

BINKLEY & BARFIELD, INC.
Consulting Engineers

Rey Gonzalez, P.E.

cc: Kim Collins (City of Buda)
David Fowler (City of Buda)
Angela Kennedy, P.E. (City of Buda)
John Nett, P.E. (City of Buda)
Brian Rice, P.E. (BBI)
Chance Sparks (City of Buda)
Project file: 202700/Plan Review/2.08/2018

Binkley & Barfield, Inc. | Registration No. F-257 • 3901 South Lamar Boulevard, Suite 430 - Austin, Texas 78704 • Tel: 512.292.0006 | Fax: 512.292.0015 | www.BinkleyBarfield.com

Planning and Zoning Commission
Agenda Item Report
May 14, 2019

Contact – David P. Fowler, AICP, Senior Planner
512-312-5745 / dfowler@ci.buda.tx.us

SUBJECT: DELIBERATION AND POSSIBLE ACTION REGARDING THE PRELIMINARY OF SUNFIELD PHASE FOUR SUBDIVISION, BEING 196.45 +/- ACRES OUT OF THE WM. PORTER SURVEY NO. 6, GENERALLY LOCATED SOUTH OF FUTURE MAIN STREET AND EAST OF CAMPO DEL SOL PARKWAY (PP 18-18).

1. BACKGROUND/HISTORY

This is the action item for considering approval of a preliminary plat of Sunfield Phase 4.

Water and sewer service is provided through the Sunfield Municipal Utility District. Hays County is responsible for road maintenance, though the City reviews and approves infrastructure plans.

2. FINDINGS/CURRENT ACTIVITY

This plat covers 196.45 acres. This plat contains 834 lots, 818 of which are reserved for single family residential use. These residential lots and the rights-of-way cover 154.25 acres. This section also includes 14 lots in the combined category of Lift Station/Drainage/Landscape/Open Space/Utility Easement/Mail Kiosk lots, covering 42.2 acres. The remaining acreage consists of 6.270 acres to be dedicated as right-of-way. The subdivision would have 35,070 linear feet of streets.

The proposed residential lot sizes are 40’ x 115’ for Section 4-1, 45’ x 120’ for section 4-2 and a mix of 40’ x120 and 45 x 120’ lots in section 4-3.

This section is bound by Campo del Sol Parkway (60’ ROW) and Sunfield Parkway on the west and a future section of Main Street (variable ROW) on the north, and mostly unplatted property on the south and east sides of the subdivision.

Although this phase is vested under a previous UDC, it has a connectivity ratio of 1.54, which while short of the city’s current requirement, exceeds the minimum recognized threshold for walkabilty of 1.4. Also notable is that the section has five connections to outside streets, which is fewer than the required access points for a subdivision of this size in the current Buda UDC, but is somewhat helped by there being three connections between the physically distinct sections within the phase.

The Land Plan in the Sunfield Development Agreement places a maximum density of 4.4 units per acre, calculated across all areas on the Land Plan. It remains below 4.4 units per acre to date, and this section is itself 4.18 units per acre. This is because open space elements for this section are over 17 percent of the phase’s total acreage.

Water service will be provided by the Sunfield MUD through Goforth SUD. Waste water service will be provided by the Sunfield MUD. The site will drain through the subdivision's underground storm sewer system to an existing stormwater conveyance, which releases to Soil Conservation Service Site 10 Reservoir.

Hays County has reviewed and approved the plat under the terms of the City's 1445 agreement with the county.

3. FINANCIAL IMPACT

N/A

4. ACTION OPTIONS/RECOMMENDATION

Staff recommends disapproval of this preliminary plat, as the proposed 4,600 square foot lot size is smaller than is allowable under the Sunfield Development Agreement and the past practices as provided in previously-approved sections, as it is 200 square feet lower that any previously-approved single-family lot in the Sunfield development. This will be a topic for discussion in the executive session.

5. ATTACHMENTS

Final Plat of Sunfield Phase 4
Letter of Recommendation from BBI

Hays County Development Services
P.O Box 1006 San Marcos TX 78667-1006
2171 Yarrington Road San Marcos TX 78666
512-393-2150 / 512-493-1915 fax

January 15, 2019

David P. Fowler
Senior Planner
City of Buda

Re: **Sunfield, Phase 4, Preliminary (SUB-1134)**

Mr. Fowler,

The Hays County Development Services staff has had an opportunity to review the aforementioned subdivisions for compliance with Hays County subdivision and development regulations. Hays County staff has no further review comments at this time.

Pursuant to the Interlocal Cooperation Agreement between Hays County and the City of Buda for subdivision regulation within the extraterritorial jurisdiction of the City of Buda, please move forward with Approval of the plat as submitted.

If you have any questions please let me know.

Regards,

Caitlyn Strickland
Director
Hays County Development Services

SUNFIELD PHASE FOUR

PRELIMINARY PLAT

196.45 ACRES WM. PORTER SURVEY NO. 6 HAYS COUNTY, TEXAS

KHA PROJECT NO. 064404041

No.	REVISIONS	DATE	BY

PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	JULY 2018
2ND SUBMITTAL TO CITY	SEPTEMBER 2018
3RD SUBMITTAL TO CITY	NOVEMBER 2018

ENGINEER

Kimley»Horn

2600 VIA FORTUNA
TERRACE 1, SUITE 300
AUSTIN, TEXAS 78746
PH. (512) 626-2245
CONTACT: BRIAN PARKER, P.E.

STATE OF TEXAS
REGISTRATION NO. F-928

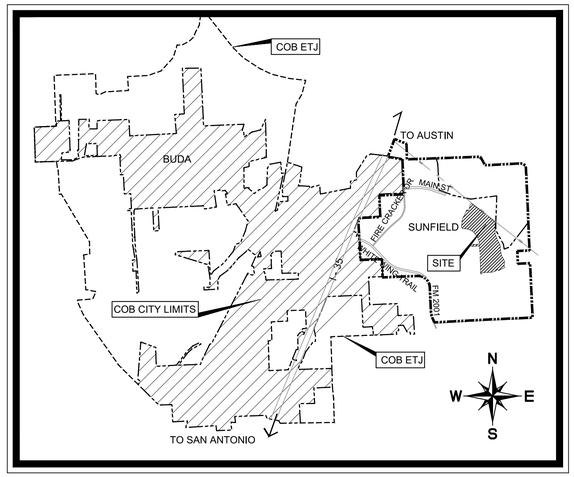
OWNER/DEVELOPER

2428 SF I, LLC
16380 ADDISON ROAD
ADDISON, TX 75001
TEL: 972.380.5900
CONTACT: RYAN BURKHARDT

SURVEYOR

Kimley»Horn

601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. (210) 321-3408
CONTACT: GREG MOSIER, R.P.L.S.



VICINITY MAP

SCALE: NTS

JANUARY 2019

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REVISIONS/CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF BUDA APPROVAL DATE	DATE IMAGED

R.O.W. ACREAGE TABLE/ S.F.		
SITE	TOTAL AREA (Ac.)	TOTAL AREA (S.F.)
SUNFIELD PHASE 4	46.60	225,560

APPROVED BY:

CITY ENGINEER- CITY OF BUDA — DATE

DEVELOPMENT SERVICES- HAYS COUNTY — DATE

SITE PLAN APPROVAL SHEET 01 OF 18
FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE ____ CASE MANAGER D. FOWLER

City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: ____ ZONING N/A
Rev. 1 ____ Correction 1 ____
Rev. 2 ____ Correction 2 ____
Rev. 3 ____ Correction 3 ____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

COVER SHEET

FOR REVIEW ONLY

SUNFIELD PHASE FOUR
PRELIMINARY PLAT

ZONING: CITY OF BUDA E.T.J.
818 RESIDENTIAL LOTS BEING 195.45 ACRES
IN THE WM PORTER. SURVEY NO. 6
HAYS COUNTY, TEXAS

OWNERS:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM

DEVELOPER:
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ENGINEER/PLANNER:
Kimley»Horn
Kimley-Horn and Associates
2600 VIA FORTUNA
TERRACE I, Suite 300
AUSTIN, TX 78746
Tel: (512) 626-2245

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TBPE FIRM NO. 928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
KB	KB	BJP	AS SHOWN	NOVEMBER 2018	064404041	01

Plotted By:Bonasou, Kris Date:January 31, 2019 09:05:23am File Path:K:\SAU_Civil\064404041 Sunfield Phase 4\Civil\Phase 4 Preliminary Plan\PlanSheets\01 COVER SHEET.dwg
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SUNFIELD PHASE FOUR

PRELIMINARY PLAT

196.45 ACRES WM. PORTER SURVEY NO. 6 HAYS COUNTY, TEXAS

GENERAL CONSTRUCTION NOTES:

1. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CURRENT CITY OF BUDA AND HAYS COUNTY ROADWAY STANDARDS.
2. ALL STREETS IN THIS SUBDIVISION ARE TO BE DEDICATED AS PUBLIC RIGHT OF WAY AT FINAL PLATTING.
3. THIS PROJECT IS LOCATED IN THE RINARD CREEK AND PLUM CREEK NO.10 WATERSHED WHICH IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER SEVEN OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
4. THE WASTEWATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE SUNFIELD M.U.D. NO. 3 STANDARDS. THE WATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED IN ACCORDANCE WITH GOFORTH WATER SUPPLY CORPORATION AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE GOFORTH WATER SUPPLY CORPORATION FOR REVIEW.
5. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF BUDA FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
6. THE DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO THE CHAPTER EIGHT OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
7. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CHAPTER EIGHT OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
8. AT THE TIME OF RECORDING OF ANY FINAL PLAT OUT OF THIS PRELIMINARY PLAN A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH THE CITY OF BUDA UNIFIED DEVELOPMENT CODE, SHALL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS.
9. PUBLIC SIDEWALKS, BUILT TO THE CITY OF BUDA STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL ARTERIAL AND COLLECTOR STREETS, AND ONE SIDE OF LOCAL RESIDENTIAL STREETS INTERNAL TO THIS SUBDIVISION AS SHOWN BY THE DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. INTERNAL STREETS ARE LISTED IN THE STREET STANDARD CHART. INTERNAL SIDEWALKS SHALL BE MAINTAINED BY THE BUILDER, ARTERIAL AND COLLECTOR STREET SIDEWALKS WILL BE MAINTAINED BY THE DEVELOPER.
10. PERDENALES ELECTRIC HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTION TO THE EXTENT NECESSARY TO KEEP THESE EASEMENTS CLEAR. PEDERNALES ELECTRIC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER SEVEN OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
11. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE PEDERNALES ELECTRIC WITH ANY EASEMENT AND/OR ACCESS REQUIRED. IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT COMPLIANCE WITH THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
12. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. PEDERNALES ELECTRIC WORK SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
13. ACCESS TO RESIDENTIAL LOTS SHALL BE FROM CAMPO DEL SOL & SUNFIELD PARKWAY.
14. CITY OF BUDA PARKLAND REQUIREMENTS FOR PHASE 4: 759 LOTS / 50 LOTS / ACRE PARKLAND = 15.18 ACRES, TOTAL AREA REQUIRED FOR PARKLAND DEDICATION FOR PHASE 1,2,3=60.80 ACRES. TOTAL AREA PROVIDED FOR PHASE 1,2,3=120.67 ACRES.
    TOTAL AREA PROVIDED FOR PHASE 4 PARKLAND=34.93 ACRES
15. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
16. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS.STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALK, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS:
17. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST WILL BE BASED ON DISTURBED AREA INCLUDING THE FOLLOWING STREETS:

GENERAL CONSTRUCTION NOTES:

19. THE MAINTENANCE OF THE DETENTION AND WATER QUALITY CONTROLS REQUIRED SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
20. ALL FIFTEEN FOOT (15') DRAINAGE EASEMENTS TO BE ENCLOSED CONDUIT.
21. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
22. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
23. ALL PARKS, MEDIAN LOTS, PEDESTRIAN AND LANDSCAPE EASEMENT LOTS WILL MAINTAINED BY THE SUNFIELD HOMEOWNERS ASSOCIATION OR SUNFIELD M.U.D. NO. 3.
24. ALL PARKS, MEDIAN LOTS, PEDESTRIAN AND LANDSCAPE EASEMENT LOTS WILL BE MAINTAINED BY THE SUNFIELD HOMEOWNERS ASSOCIATION OR SUNFIELD M.U.D. NO. 3.
25. SUNFIELD PHASE 4-1, 4-2, & 4-3 ARE LOCATED WITHIN THE HAYS CONSOLIDATED ISD AND ESD #8 AND #2.
26. PEDERNALES ELECTRIC COOPERATIVE, TO PROVIDE ELECTRIC UTILITY. GOFORTH WATER SUPPLY TO PROVIDE WATER UTILITY. M.U.D. #3 TO PROVIDE WASTEWATER UTILITY. TxGAS TO PROVIDE GAS UTILITY.

PRELIMINARY PLAT INFORMATION:
TOTAL ACRES: 196.45
TOTAL NUMBER OF LOTS: 834
NUMBER OF BLOCK: 31
NUMBER OF LANDSCAPE, OPEN SPACE, DRAINAGE, AND UTILITY EASEMENTS: 14
NUMBER OF RESIDENTIAL LOTS: 818
NUMBER OF COMMERCIAL LOTS: 0
NUMBER OF LOTS OVER 10 ACRES: 1
NUMBER OF LOTS BETWEEN 5 AND 10 ACRES: 1
NUMBER OF LOTS BETWEEN 2 AND 5 ACRES: 0
NUMBER OF LOTS BETWEEN 1 AND 2 ACRES: 5
NUMBER OF LOTS LESS THAN 1 ACRE: 827

PLAT INFORMATION:
PHASE 4-1=(40')=256 LOTS
40'x115'=4,600 S.F./0.10Ac.

PHASE 4-2=(45')=233 LOTS
45'x120'=5,400 S.F./0.12Ac.

PHASE 4-3=(40')=130 LOTS (45')=199 LOTS
40'x120'=4,800 S.F./0.11Ac.
45'x120'=5,400 S.F./0.12Ac.

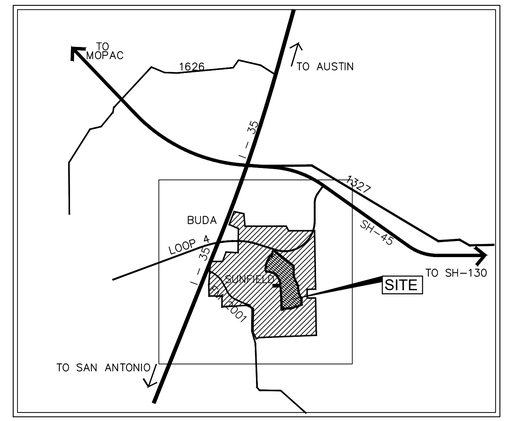
INTERNAL STREETS=50' R.O.W.
MAIN ARTERIALS=110' R.O.W. & 98' R.O.W.

FLOOD PLAIN NOTE:

THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FEMA FIRM PANEL NO. 48209CO285F, HAYS COUNTY, TEXAS AND INCORPORATED AREAS (DATED SEPTEMBER 2, 2005, THIS SITE IS IN NO SPECIAL FLOOD HAZARD AREA).

GENERAL PLAN NOTES:

1. 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.
2. THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
3. DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFF-SITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW.
4. ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAN ARE SUBJECT TO CHANGE DURING THE FINAL PLAN PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH THE CITY OF BUDA SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN.
5. THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FEMA FIRM PANEL NO. 48209CO285F, HAYS COUNTY, TEXAS AND INCORPORATED AREAS (DATED SEPTEMBER 2, 2005, THIS SITE IS IN NO SPECIAL FLOOD HAZARD AREA).
6. THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
7. DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFFSITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE FLOW. AN EXECUTED OFFSITE EASEMENT AGREEMENT WILL BE REQUIRED AS A CONDITION OF APPROVAL.
8. FOR ANY DRAINAGE EASEMENTS, DOWNSTREAM IMPROVEMENTS MUST BE INCORPORATED INTO THE APPROVED PLAT. IF THE DEVELOPER INTENDS TO PROPOSE REGIONAL DRAINAGE IMPROVEMENTS EXTENDING OFFSITE, A COMPREHENSIVE H&H STUDY WILL BE REQUIRED.
9. ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAN ARE SUBJECT TO CHANGE DURING THE FINAL PLAN PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH THE CITY OF BUDA SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE DRAINAGE MASTER PLAN.
10. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO THE DECLINING WATER SUPPLY, 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 A PERMITTED SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY. NO CONSTRUCTION OR DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
11. PRELIMINARY PLAT BASED ON THE 2004 CITY OF BUDA UNIFIED DEVELOPMENT CODE (UDC).
12. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
13. LIFT STATION LOT TO BE DEDICATED AND RECORDED CONCURRENTLY WITH THE FINAL PLAT OF PHASE 4 SECTION 3.



LOCATION MAP
NOT TO SCALE

DATE: NOVEMBER, 29 2018

OWNER: 2428 PARTNERS, LLC
16380 ADDISION ROAD, A
ADDISON, TX 75001
PHONE:(972)-380-5900

ENGINEER : KIMLEY-HORN AND ASSOCIATES
2600 VIA FORTUNA TERRACE I SUITE 300
AUSTIN, TEXAS 78746
PHONE: (512) 626-2245
FAX: (512) 418-1791

SURVEYOR: KIMLEY-HORN AND ASSOCIATES
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PHONE: (210) 321-3408

TOTAL ACREAGE: 195.45 ACRES
FEMA MAP NUMBER: 48209C0280F, 48209C0285F (HAYS COUNTY)
SURVEY: WILLIAM P. CORBEN SURVEY 7, ABSTRACT NO. 150
HAYS COUNTY

	ORIGINAL	ACREAGE
TOTAL NUMBER OF LOTS:	834	
TOTAL NUMBER OF BLOCKS:	31	
LIFT STATION:	1	1.00 ACRES
TOTAL NUMBER OF DRAINAGE ESMT. & P.U.E. LOTS:	6	5.91 ACRES
TOTAL NUMBER OF PARK, GREENBELT, LANDSCAPE EASEMENT:	8	34.84 ACRES
TOTAL NUMBER OF MAIL KIOSK LOTS:	2	0.45 ACRES
TOTAL NUMBER OF AMENITY CENTER LOTS:		
TOTAL NUMBER OF SINGLE FAMILY LOTS:	818	154.25 ACRES
TOTAL ACREAGE:		196.45 ACRES

LINEAR FOOTAGE OF STREETS: 35,070 LF

SITE PLAN APPROVAL SHEET 04 OF 18
FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER D. FOWLER

City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: ZONING N/A
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3
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GENERAL NOTES

FOR REVIEW ONLY

SUNFIELD PHASE FOUR
PRELIMINARY PLAT
ZONING: CITY OF BUDA E.T.J.
818 RESIDENTIAL LOTS BEING 195.45 ACRES
IN THE WM PORTER. SURVEY NO. 6
HAYS COUNTY, TEXAS

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Tel: (512) 626-2245
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TBPE FIRM NO. 928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
KB	KB	BJP	AS SHOWN	NOVEMBER 2018	064404041	02

No.	REVISIONS	DATE	BY

KHA PROJECT NO. 064404041

Plotted By:Ramstou, Kris Date:January 31, 2019 09:05:52am File Path:K:\SAU_Civil\064404041 Sunfield Phase 4\Cad\Phase 4 Preliminary Plan\PlanSheets\02 GENERAL NOTES.dwg
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PRELIMINARY PLAT

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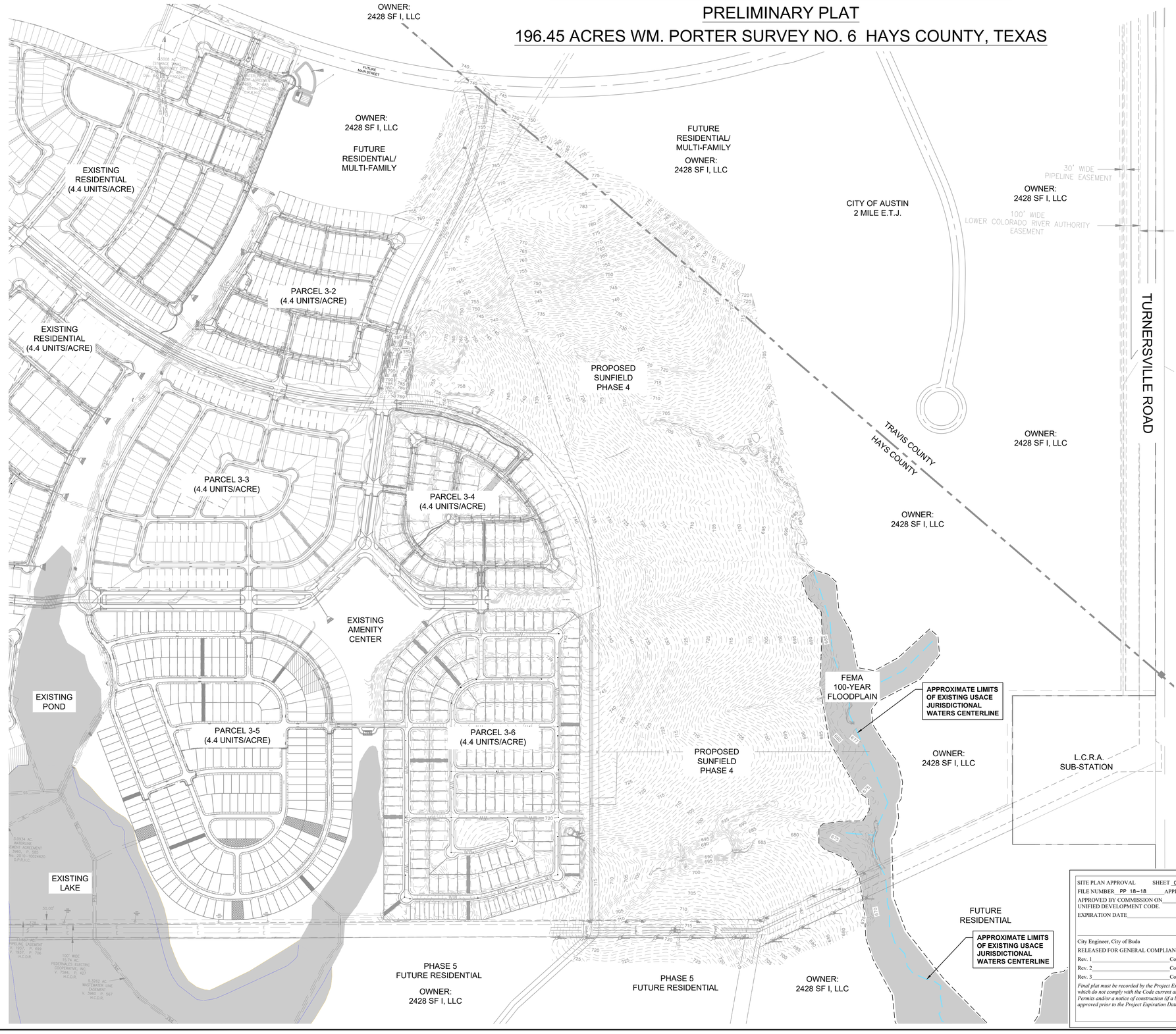

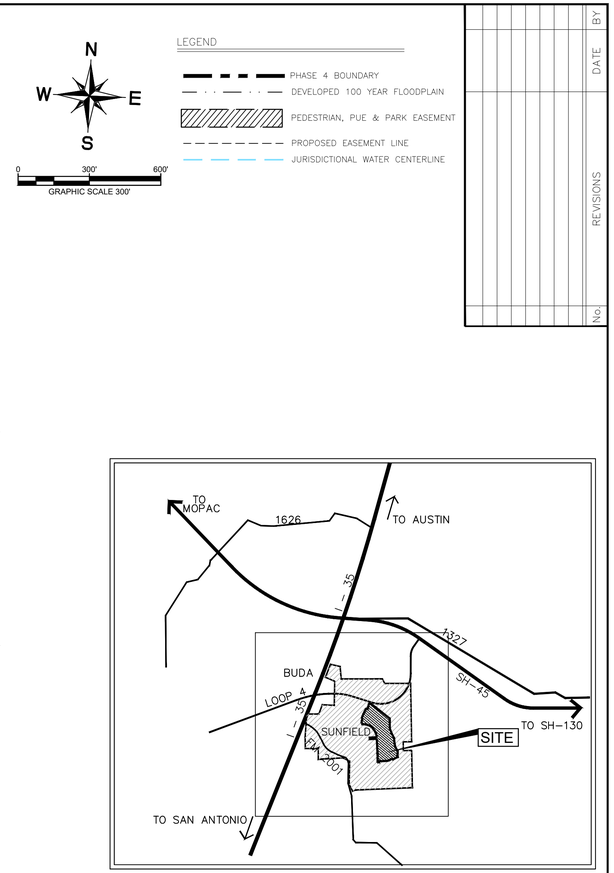

LEGEND

- PHASE 4 BOUNDARY
- DEVELOPED 100 YEAR FLOODPLAIN
- PEDESTRIAN, PUE & PARK EASEMENT
- PROPOSED EASEMENT LINE
- JURISDICTIONAL WATER CENTERLINE

No.	REVISIONS	DATE	BY

KHA PROJECT NO. 064404041

LOCATION MAP
NOT TO SCALE

NOTES:

1. THERE ARE NO TREES GRATER THAN 8" IN DIAMETER ON THIS SITE.

EXISTING CONDITIONS

FOR REVIEW ONLY

SUNFIELD PHASE FOUR
PRELIMINARY PLAT

ZONING: CITY OF BUDA E.T.J.
818 RESIDENTIAL LOTS BEING 195.45 ACRES
IN THE WM PORTER, SURVEY NO. 6
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City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: ZONING N/A
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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ENGINEER/PLANNER:
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Tel: (512) 626-2245

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TBPE FIRM NO. 928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
KB	KB	BJP	AS SHOWN	NOVEMBER 2018	064404041	03

Plotted By:Banasiu, Kris Date:January 31, 2019 09:07:02am File Path:K:\SAU_Civil\064404041 Sunfield Phase 4\Cad\Phase 4 Preliminary Plan\PlanSheets\03 EXISTING CONDITIONS.dwg
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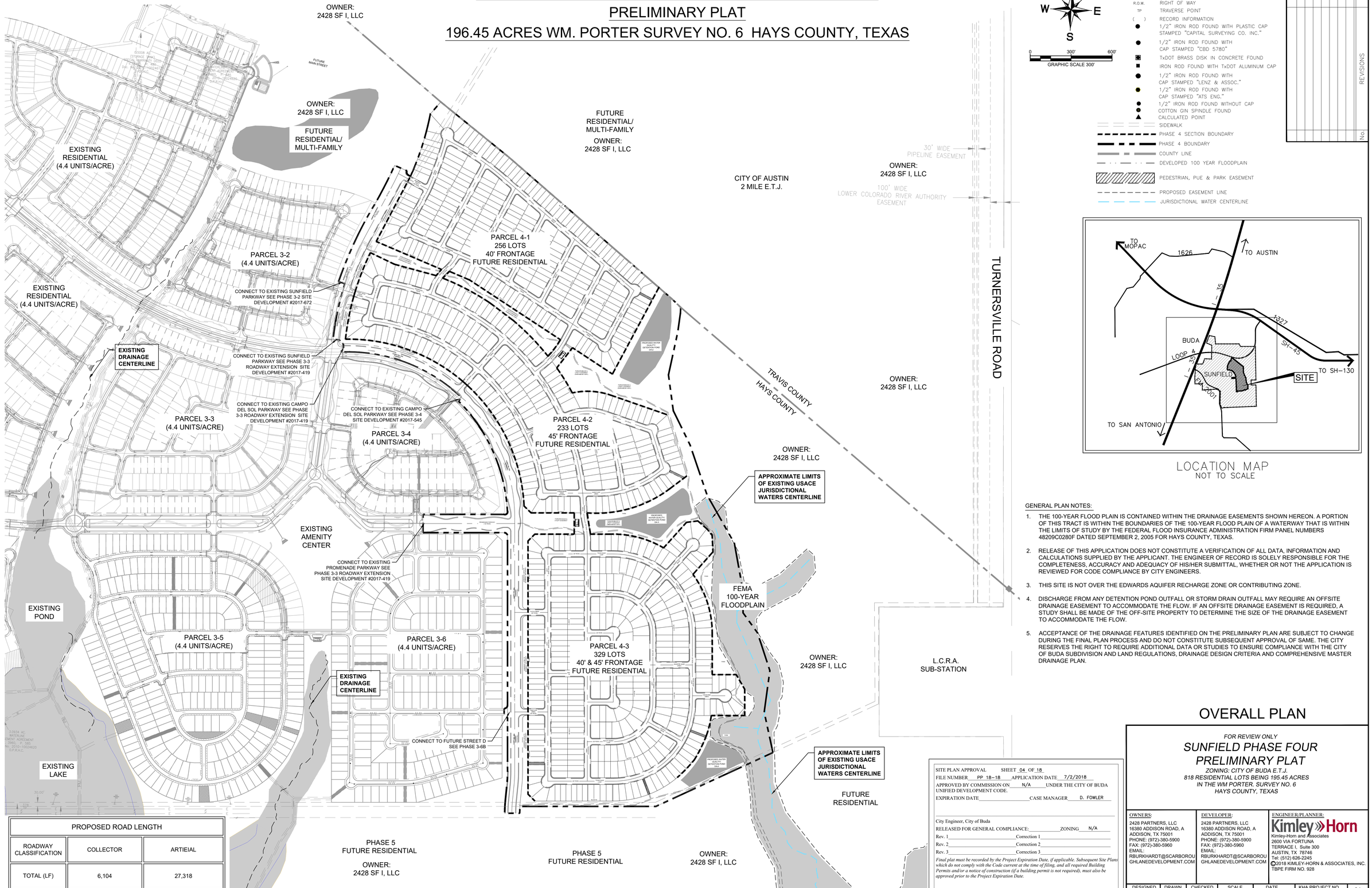
SUNFIELD PHASE FOUR

PRELIMINARY PLAT

196.45 ACRES WM. PORTER SURVEY NO. 6 HAYS COUNTY, TEXAS



PROPOSED ROAD LENGTH		
ROADWAY CLASSIFICATION	COLLECTOR	ARTIEIAL
TOTAL (LF)	6,104	27,318

N
W E
S

0 300' 600'
GRAPHIC SCALE 300'

LEGEND

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.P.R.	HAYS COUNTY PLAT RECORD
H.C.D.R.	HAYS COUNTY DEED RECORD
R.O.W.	RIGHT OF WAY
TP	TRAVERSE POINT
( )	RECORD INFORMATION
●	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CAPITAL SURVEYING CO. INC."
●	1/2" IRON ROD FOUND WITH CAP STAMPED "CBD 5780"
⊠	TxDOT BRASS DISK IN CONCRETE FOUND
■	IRON ROD FOUND WITH TxDOT ALUMINUM CAP
●	1/2" IRON ROD FOUND WITH CAP STAMPED "LENZ & ASSOC."
●	1/2" IRON ROD FOUND WITH CAP STAMPED "ATS ENG."
●	1/2" IRON ROD FOUND WITHOUT CAP
●	COTTON GIN SPINDLE FOUND
▲	CALCULATED POINT
	SIDEWALK
	PHASE 4 SECTION BOUNDARY
	PHASE 4 BOUNDARY
	COUNTY LINE
	DEVELOPED 100 YEAR FLOODPLAIN
	PEDESTRIAN, PUE & PARK EASEMENT
	PROPOSED EASEMENT LINE
	JURISDICTIONAL WATER CENTERLINE

LOCATION MAP
NOT TO SCALE

GENERAL PLAN NOTES:

1. THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY BY THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NUMBERS 48209C0280F DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY, TEXAS.
2. 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.
3. THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
4. DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFF-SITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW.
5. ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAN ARE SUBJECT TO CHANGE DURING THE FINAL PLAN PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH THE CITY OF BUDA SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN.

	BY	DATE	REVISIONS	No.

KHA PROJECT NO. 064404041

SITE PLAN APPROVAL SHEET 04 OF 18
FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER D. FOWLER

City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: ZONING N/A
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

OVERALL PLAN

FOR REVIEW ONLY

SUNFIELD PHASE FOUR
PRELIMINARY PLAT
ZONING: CITY OF BUDA E.T.J.
818 RESIDENTIAL LOTS BEING 195.45 ACRES
IN THE WM PORTER. SURVEY NO. 6
HAYS COUNTY, TEXAS

OWNERS:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM

DEVELOPER:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM

ENGINEER/PLANNER:
Kimley»Horn
Kimley-Horn and Associates
2600 VIA FORTUNA
TERRACE I, Suite 300
AUSTIN, TX 78746
Tel: (512) 626-2245

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TBPE FIRM NO. 928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
KB	KB	BJP	AS SHOWN	NOVEMBER 2018	064404041	04

Plotted By: Bonzosu, Kris Date: January 31, 2019 09:08:03am File Path: K:\SAU_Civil\064404041 Sunfield Phase 4\Preliminary Plan\PlanSheets\03 OVERALL PLAN.dwg
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SUNFIELD PHASE FOUR

PRELIMINARY PLAT

196.45 ACRES WM. PORTER SURVEY NO. 6 HAYS COUNTY, TEXAS

CITY OF AUSTIN
2 MILE E.T.J.

OWNER:
2428 SF 1, LLC.

EXISTING SUNFIELD PHASE 3-2

OWNER:
2428 SF 1, LLC.

PARCEL 4-1
256 LOTS
40' FRONTAGE

PARCEL 4-2
233 LOTS
45' FRONTAGE

PROPOSED WATER QUALITY/ DETENTION POND DA-2

MAIL KIOSK

15' PUE & DRAINAGE EASEMENT

EXISTING 20' WASTEWATER EASEMENT

CONNECT TO EXISTING SUNFIELD PARKWAY SEE PHASE 3-2 SITE DEVELOPMENT #2017-672

CONNECT TO EXISTING SUNFIELD PARKWAY SEE PHASE 3-3 ROADWAY EXTENSION SITE DEVELOPMENT #2017-419

CONNECT TO EXISTING CAMPO DEL SOL PARKWAY SEE PHASE 3-3 ROADWAY EXTENSION SITE DEVELOPMENT #2017-419

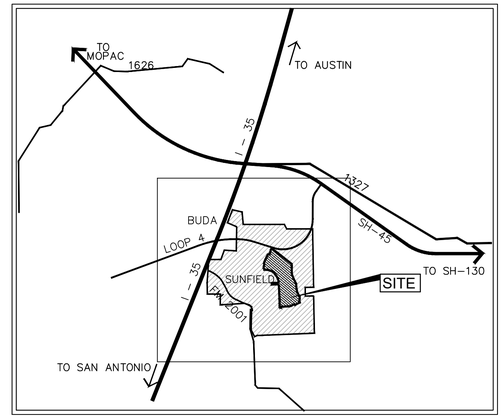
MATCHLINE SEE SHEET 06

N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.P.R.	HAYS COUNTY PLAT RECORD
H.C.D.R.	HAYS COUNTY DEED RECORD
R.O.W.	RIGHT OF WAY
TP	TRAVERSE POINT
( )	RECORD INFORMATION
●	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CAPITAL SURVEYING CO. INC."
●	1/2" IRON ROD FOUND WITH CAP STAMPED "CBD 5780"
⊠	TxDOT BRASS DISK IN CONCRETE FOUND
■	IRON ROD FOUND WITH TxDOT ALUMINUM CAP
●	1/2" IRON ROD FOUND WITH CAP STAMPED "LENZ & ASSOC."
●	1/2" IRON ROD FOUND WITH CAP STAMPED "ATS ENG."
●	1/2" IRON ROD FOUND WITHOUT CAP
●	COTTON GIN SPINDLE FOUND
▲	CALCULATED POINT
	SIDEWALK
	PHASE 4 SECTION BOUNDARY
	PHASE 4 BOUNDARY
	COUNTY LINE
	DEVELOPED 100 YEAR FLOODPLAIN
	PEDESTRIAN, PUE & PARK EASEMENT
	PROPOSED EASEMENT LINE



LOCATION MAP
NOT TO SCALE

SITE PLAN APPROVAL SHEET 05 OF 18
FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER D. FOWLER

City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING N/A
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

PRELIMINARY PLAT (SHEET 1 OF 3)

FOR REVIEW ONLY

SUNFIELD PHASE FOUR
PRELIMINARY PLAT
ZONING: CITY OF BUDA E.T.J.
818 RESIDENTIAL LOTS BEING 195.45 ACRES
IN THE WM PORTER, SURVEY NO. 6
HAYS COUNTY, TEXAS

OWNERS:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM

DEVELOPER:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM

ENGINEER/PLANNER:
Kimley»Horn
Kimley-Horn and Associates
2600 VIA FORTUNA
TERRACE I, Suite 300
AUSTIN, TX 78746
Tel: (512) 626-2245

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TBPE FIRM NO. 928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
KB	KB	BJP	AS SHOWN	NOVEMBER 2018	064404041	05

No.	REVISIONS	DATE	BY

KHA PROJECT NO. 064404041

Plotted By: Bansalu, Kris Date: January 31, 2019 09:08:20am File Path: K:\SAU_Civil\064404041 Sunfield Phase 4\Civil\Phase 4 Preliminary Plan\PlanSheets\03 OVERALL PLAN.dwg
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SUNFIELD PHASE FOUR

PRELIMINARY PLAT

196.45 ACRES WM. PORTER SURVEY NO. 6 HAYS COUNTY, TEXAS

MATCHLINE SEE SHEET 05

CONNECT TO EXISTING CAMPO DEL SOL PARKWAY SEE PHASE 3-4 SITE DEVELOPMENT #2017-545

EXISTING SUNFIELD PHASE 3-4

OWNER: 2428 SF 1, LLC.

OWNER: 2428 SF 1, LLC.

PARCEL 4-2
233 LOTS
45' FRONTAGE

PARCEL 4-3
329 LOTS
40' & 45' FRONTAGE

PROPOSED WATER QUALITY/ DETENTION POND DA-3

PARK/DRAINAGE & UTILITY EASEMENT (DIMENSIONS VARY)

PARK

MAIL KIOSK

15' PUE & DRAINAGE EASEMENT

DRAINAGE EASEMENT

APPROXIMATE LIMITS OF EXISTING USACE JURISDICTIONAL WATERS CENTERLINE

CONNECT TO EXISTING PROMENADE PARKWAY SEE PHASE 3-3 ROADWAY EXTENSION SITE DEVELOPMENT #2017-419

SUNFIELD PHASE 3-6

OWNER: 2428 SF 1, LLC.

MATCHLINE SEE SHEET 07

N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.P.R.	HAYS COUNTY PLAT RECORD
H.C.D.R.	HAYS COUNTY DEED RECORD
R.O.W.	RIGHT OF WAY
TP	TRAVERSE POINT
( )	RECORD INFORMATION
●	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CAPITAL SURVEYING CO. INC."
●	1/2" IRON ROD FOUND WITH CAP STAMPED "CBD 5780"
⊠	TxDOT BRASS DISK IN CONCRETE FOUND
■	IRON ROD FOUND WITH TxDOT ALUMINUM CAP
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●	1/2" IRON ROD FOUND WITH CAP STAMPED "ATS ENG."
●	1/2" IRON ROD FOUND WITHOUT CAP
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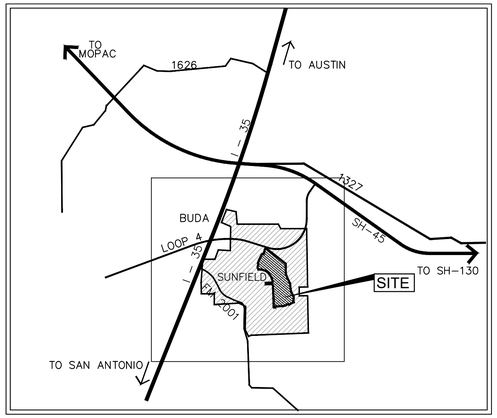
	PHASE 4 BOUNDARY
	COUNTY LINE
	DEVELOPED 100 YEAR FLOODPLAIN
	PEDESTRIAN, PUE & PARK EASEMENT
	PROPOSED EASEMENT LINE
	JURISDICTIONAL WATER CENTERLINE



LOCATION MAP
NOT TO SCALE

SITE PLAN APPROVAL SHEET 06 OF 18
FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER D. FOWLER

City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: ZONING N/A
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

PRELIMINARY PLAT (SHEET 2 OF 3)

FOR REVIEW ONLY

SUNFIELD PHASE FOUR PRELIMINARY PLAT

ZONING: CITY OF BUDA E.T.J.
818 RESIDENTIAL LOTS BEING 196.45 ACRES
IN THE WM PORTER, SURVEY NO. 6
HAYS COUNTY, TEXAS

OWNERS:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM

DEVELOPER:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM

ENGINEER/PLANNER:
Kimley»Horn
Kimley-Horn and Associates
2600 VIA FORTUNA
TERRACE I, Suite 300
AUSTIN, TX 78746
Tel: (512) 626-2245

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TBPE FIRM NO. 928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
KB	KB	BJP	AS SHOWN	NOVEMBER 2018	064404041	06

No.	REVISIONS	DATE	BY

KHA PROJECT NO. 064404041

Plotted By: Banasiu, Kris Date: January 31, 2019 09:08:52am File Path: K:\SAU_Civil\064404041 Sunfield Phase 4\Civil\Phase 4 Preliminary Plan\PlanSheets\03 OVERALL PLAN.dwg
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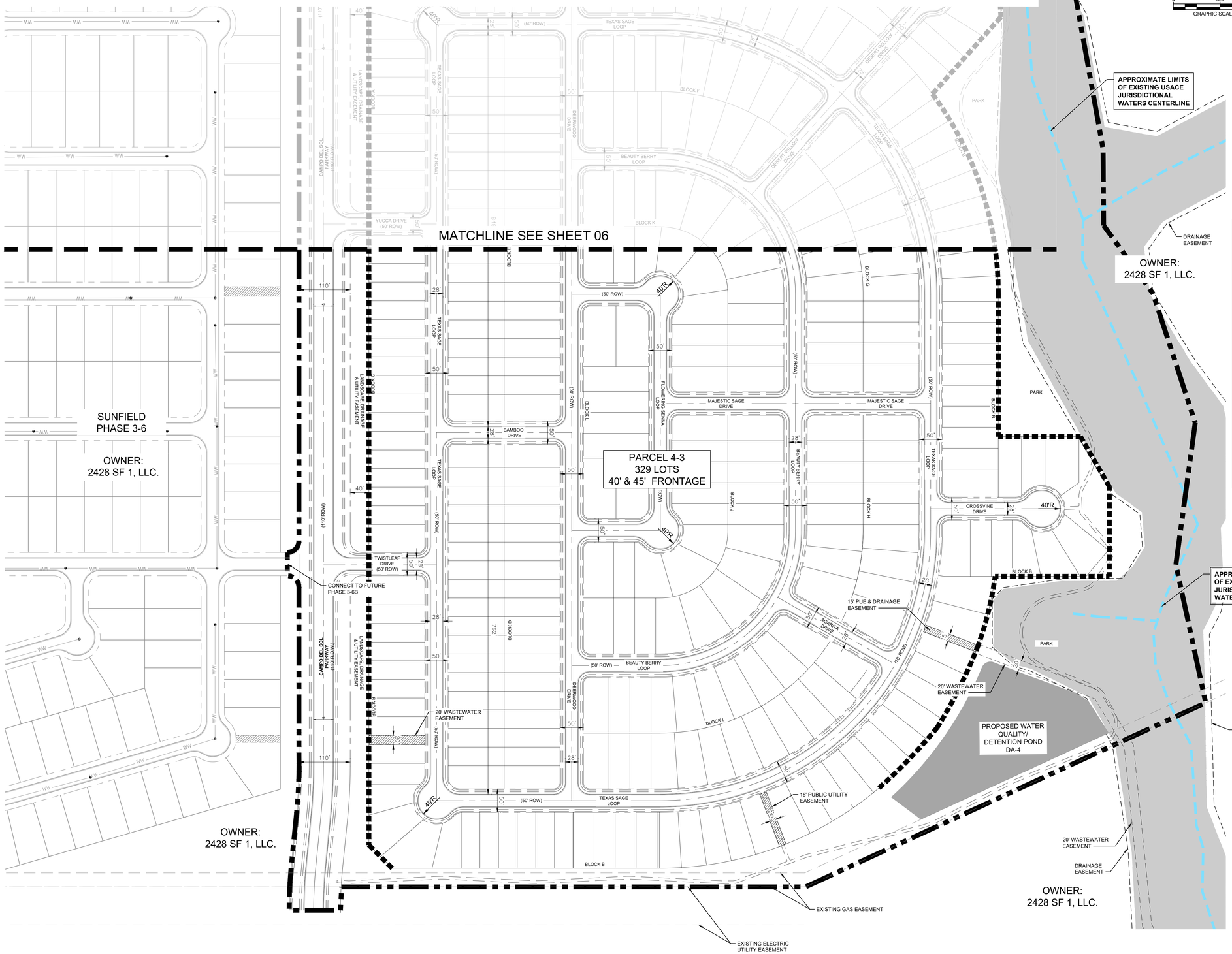
SUNFIELD PHASE FOUR

PRELIMINARY PLAT

196.45 ACRES WM. PORTER SURVEY NO. 6 HAYS COUNTY, TEXAS



N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.P.R.	HAYS COUNTY PLAT RECORD
H.C.D.R.	HAYS COUNTY DEED RECORD
R.O.W.	RIGHT OF WAY
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( )	RECORD INFORMATION
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⊕	TxDOT BRASS DISK IN CONCRETE FOUND
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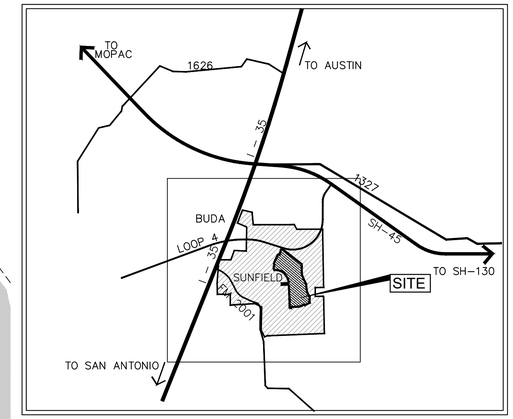
	PHASE 4 BOUNDARY
	COUNTY LINE
	DEVELOPED 100 YEAR FLOODPLAIN
	PEDESTRIAN, PUE & PARK EASEMENT
	PROPOSED EASEMENT LINE
	JURISDICTIONAL WATER CENTERLINE



LOCATION MAP
NOT TO SCALE

BY		
DATE		
REVISIONS		
No.		

KHA PROJECT NO. 064404041

SITE PLAN APPROVAL SHEET 07 OF 18
FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER D. FOWLER

City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING N/A
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

PRELIMINARY PLAT (SHEET 3 OF 3)

FOR REVIEW ONLY

SUNFIELD PHASE FOUR PRELIMINARY PLAT

ZONING: CITY OF BUDA E.T.J.
818 RESIDENTIAL LOTS BEING 195.45 ACRES
IN THE WM PORTER, SURVEY NO. 6
HAYS COUNTY, TEXAS

OWNERS:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM

DEVELOPER:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM

ENGINEER/PLANNER:
Kimley»Horn
Kimley-Horn and Associates
2600 VIA FORTUNA
TERRACE I, Suite 300
AUSTIN, TX 78746
Tel: (512) 626-2245

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TBPE FIRM NO. 928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
KB	KB	BJP	AS SHOWN	NOVEMBER 2018	064404041	07

Plotted By: Banasiu, Kris Date: January 31, 2019 09:09:28am File Path: K:\SAU_Civil\064404041 Sunfield Phase 4\Cost\Phase 4 Preliminary Plan\PlanSheets\03_OVERALL PLAN.dwg
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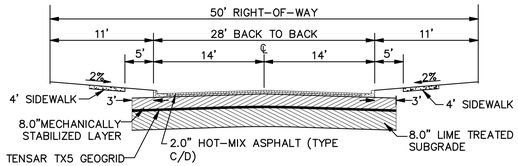
SUNFIELD PHASE FOUR

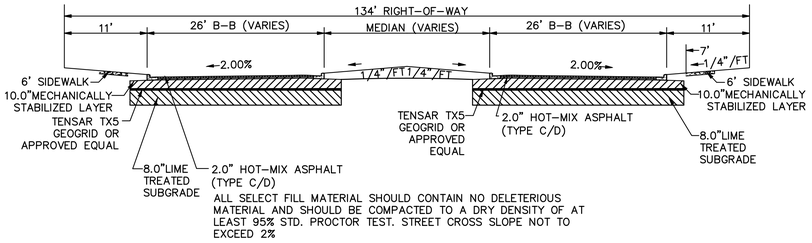
PRELIMINARY PLAT

196.45 ACRES WM. PORTER SURVEY NO. 6 HAYS COUNTY, TEXAS



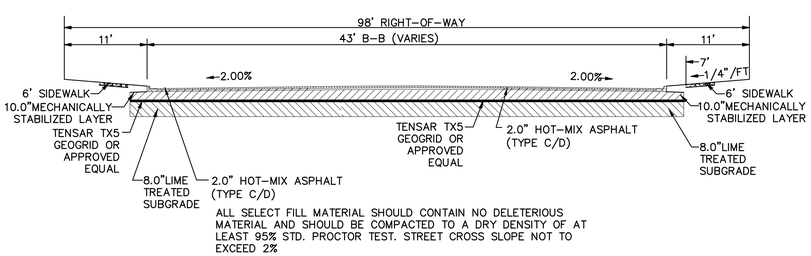
TYPICAL 50' RIGHT-OF-WAY SECTION

NTS



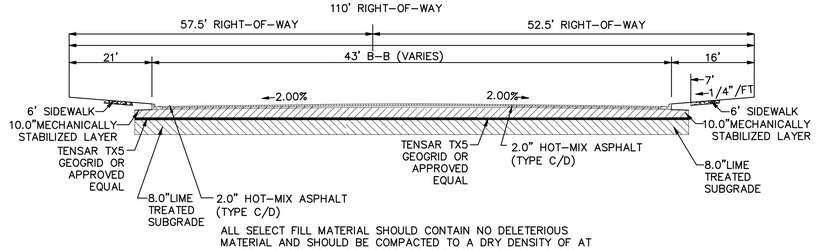
TYPICAL 26' B-B PAVING SECTION

NTS



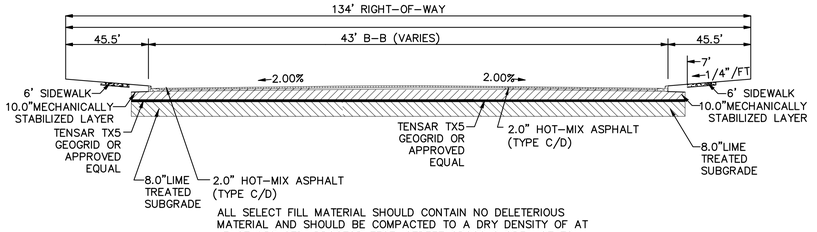
TYPICAL 43' B-B PAVING SECTION

NTS



TYPICAL 43' B-B PAVING SECTION

NTS



TYPICAL 43' B-B PAVING SECTION

NTS

No.	REVISIONS	DATE	BY

KHA PROJECT NO. 064404041

SITE PLAN APPROVAL SHEET 08 OF 18

FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018

APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.

EXPIRATION DATE _____ CASE MANAGER D. FOWLER

City Engineer, City of Buda

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING N/A

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

STREET PAVING SECTIONS

FOR REVIEW ONLY

SUNFIELD PHASE FOUR

PRELIMINARY PLAT

ZONING: CITY OF BUDA E.T.J.

818 RESIDENTIAL LOTS BEING 195.45 ACRES

IN THE WM PORTER, SURVEY NO. 6

HAYS COUNTY, TEXAS

OWNERS:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM

DEVELOPER:
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ADDISON, TX 75001
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FAX: (972)-380-5960
EMAIL:
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ENGINEER/PLANNER:
Kimley»Horn
Kimley-Horn and Associates
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TERRACE I, Suite 300
AUSTIN, TX 78746
Tel: (512) 626-2245

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TBPE FIRM NO. 928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
KB	KB	BJP	AS SHOWN	NOVEMBER 2018	064404041	08

Plotted By:Bansiou, Kris Date:January 31, 2019 09:09:29am File Path:K:\SAU_Civil\064404041 Sunfield Phase 4\Civil\Phase 4 Preliminary Plan\PlanSheets\03 OVERALL PLAN.dwg
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SUNFIELD PHASE FOUR

PRELIMINARY PLAT

196.45 ACRES WM. PORTER SURVEY NO. 6 HAYS COUNTY, TEXAS

OWNER:
2428 SF I, LLC

FUTURE MAIN STREET

OWNER:
2428 SF I, LLC

FUTURE
RESIDENTIAL/
MULTI-FAMILY

FUTURE
RESIDENTIAL/
MULTI-FAMILY
OWNER:
2428 SF I, LLC

EXISTING
RESIDENTIAL
(4.4 UNITS/ACRE)

PROPOSED
8" WATERLINE

PROPOSED
12" WATERLINE

PARCEL 3-2
(4.4 UNITS/ACRE)

PARCEL 4-1
256 LOTS
40' FRONTAGE
FUTURE RESIDENTIAL

PROPOSED
8" WASTEWATER

EXISTING
RESIDENTIAL
(4.4 UNITS/ACRE)

EXISTING
DRAINAGE
CENTERLINE

WASTEWATER TO EXIT PHASE 4 AND
CONNECT TO EXISTING 12" WASTEWATER
SUNFIELD PHASE 3-4
SITE DEVELOPMENT # 2017-545

PARCEL 3-3
(4.4 UNITS/ACRE)

PARCEL 3-4
(4.4 UNITS/ACRE)

PARCEL 4-2
233 LOTS
45' FRONTAGE
FUTURE RESIDENTIAL

PROPOSED
8" WASTEWATER

EXISTING
AMENITY
CENTER

EXISTING
POND

PROPOSED
16" WATERLINE

PARCEL 3-5
(4.4 UNITS/ACRE)

PARCEL 3-6
(4.4 UNITS/ACRE)

PARCEL 4-3
329 LOTS
40' & 45' FRONTAGE
FUTURE RESIDENTIAL

EXISTING
DRAINAGE
CENTERLINE

PROPOSED
8" WASTEWATER

PROPOSED
8" WATERLINE

WASTEWATER TO EXIT PHASE 4 AND
CONNECT TO WASTEWATER PROPOSED
WITH SUNFIELD PHASE 3-4B

EXISTING
LAKE

PROPOSED
18"
WASTEWATER
LINE STUB

PROPOSED
18" WASTEWATER

APPROXIMATE LIMITS
OF EXISTING USACE
JURISDICTIONAL
WATERS CENTERLINE

APPROXIMATE LIMITS
OF EXISTING USACE
JURISDICTIONAL
WATERS CENTERLINE

FEMA
100-YEAR
FLOODPLAIN

CITY OF AUSTIN
2 MILE E.T.J.

TRAVIS COUNTY
HAYS COUNTY

30' WIDE
PIPELINE EASEMENT

100' WIDE
LOWER COLORADO RIVER AUTHORITY
EASEMENT

TURNERSVILLE ROAD

OWNER:
2428 SF I, LLC

OWNER:
2428 SF I, LLC

OWNER:
2428 SF I, LLC

OWNER:
2428 SF I, LLC

L.C.R.A.
SUB-STATION

FUTURE
RESIDENTIAL

PHASE 5
FUTURE RESIDENTIAL

OWNER:
2428 SF I, LLC

PHASE 5
FUTURE RESIDENTIAL

OWNER:
2428 SF I, LLC

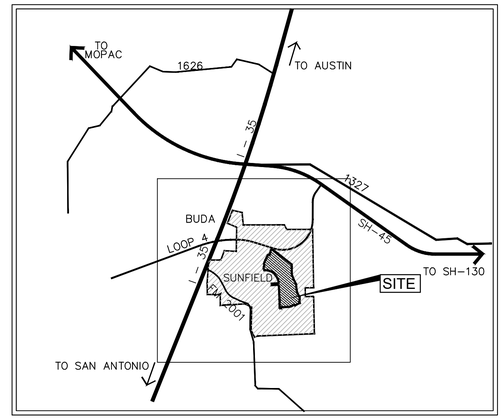
MATCHLINE
SEE SHEET 10

N
W E
S

0 300' 600'
GRAPHIC SCALE 300'

LEGEND

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.P.R.	HAYS COUNTY PLAT RECORD
H.C.D.R.	HAYS COUNTY DEED RECORD
R.O.W.	RIGHT OF WAY
TP	TRAVERSE POINT
( )	RECORD INFORMATION
●	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CAPITAL SURVEYING CO. INC."
●	1/2" IRON ROD FOUND WITH CAP STAMPED "CBD 5780"
⊠	TxDOT BRASS DISK IN CONCRETE FOUND
■	IRON ROD FOUND WITH TxDOT ALUMINUM CAP
●	1/2" IRON ROD FOUND WITH CAP STAMPED "LENZ & ASSOC."
●	1/2" IRON ROD FOUND WITH CAP STAMPED "ATS ENG."
●	1/2" IRON ROD FOUND WITHOUT CAP
●	COTTON GIN SPINDLE FOUND
▲	CALCULATED POINT
	SIDEWALK
	PHASE 4 SECTION BOUNDARY
	PHASE 4 BOUNDARY
	COUNTY LINE
	DEVELOPED 100 YEAR FLOODPLAIN
	PEDESTRIAN, PUE & PARK EASEMENT
	PROPOSED EASEMENT LINE
	JURISDICTIONAL WATER CENTERLINE



LOCATION MAP
NOT TO SCALE

NO.	REVISIONS	DATE	BY

KHA PROJECT NO. 064404041

SITE PLAN APPROVAL SHEET 09 OF 18
FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER D. FOWLER

City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: ZONING N/A
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

OVERALL UTILITY PLAN (SHEET 1 OF 2)

FOR REVIEW ONLY

SUNFIELD PHASE FOUR
PRELIMINARY PLAT
ZONING: CITY OF BUDA E.T.J.
818 RESIDENTIAL LOTS BEING 195.45 ACRES
IN THE WM PORTER. SURVEY NO. 6
HAYS COUNTY, TEXAS

OWNERS:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROU
GHLANEDEVELOPMENT.COM

DEVELOPER:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROU
GHLANEDEVELOPMENT.COM

ENGINEER/PLANNER:
Kimley»Horn
Kimley-Horn and Associates
2600 VIA FORTUNA
TERRACE I, Suite 300
AUSTIN, TX 78746
Tel: (512) 626-2245

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TBPE FIRM NO. 928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
KB	KB	BJP	AS SHOWN	NOVEMBER 2018	064404041	09

Plotted By: Bonzosay, Kris Date: January 31, 2019 09:10:30am File Path: K:\SAU_Civil\064404041_Sunfield Phase 4\Cad\Phase 4 Preliminary Plan\PlanSheets\03_OVERALL UTILITY PLAN.dwg
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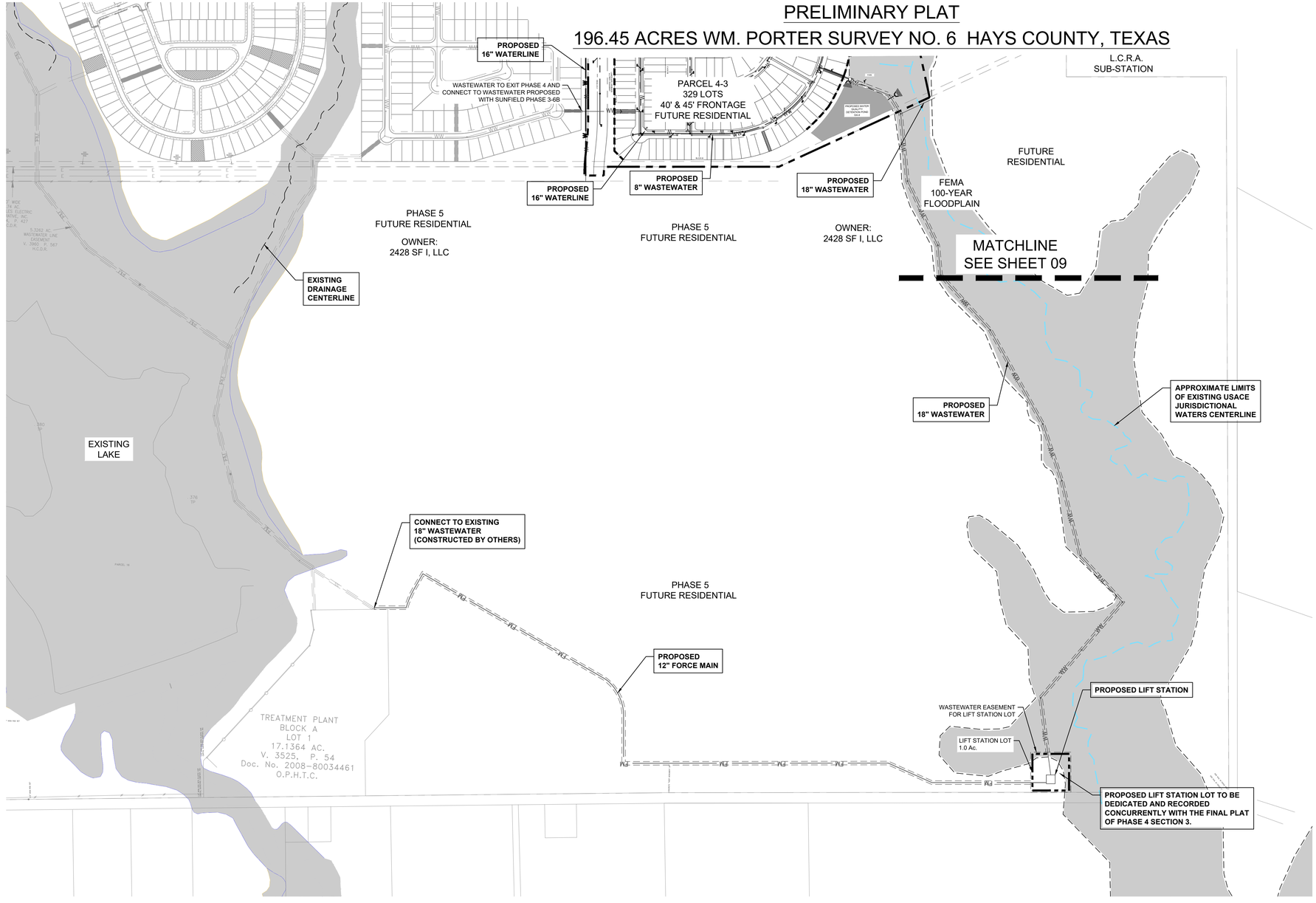
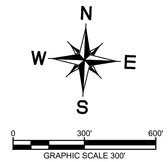
SUNFIELD PHASE FOUR

PRELIMINARY PLAT

196.45 ACRES WM. PORTER SURVEY NO. 6 HAYS COUNTY, TEXAS





LEGEND

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.P.R.	HAYS COUNTY PLAT RECORD
H.C.D.R.	HAYS COUNTY DEED RECORD
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●	1/2" IRON ROD FOUND WITHOUT CAP
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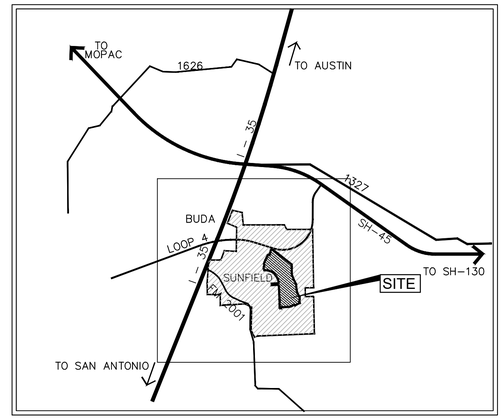
▲	CALCULATED POINT
	SIDEWALK
	PHASE 4 SECTION BOUNDARY
	PHASE 4 BOUNDARY
	COUNTY LINE
	DEVELOPED 100 YEAR FLOODPLAIN
	PEDESTRIAN, PUE & PARK EASEMENT
	PROPOSED EASEMENT LINE
	JURISDICTIONAL WATER CENTERLINE

No.	REVISIONS	DATE	BY

KHA PROJECT NO. 064404041



LOCATION MAP
NOT TO SCALE

SITE PLAN APPROVAL SHEET 10 OF 18
FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER D. FOWLER

City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING N/A
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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OVERALL UTILITY PLAN (SHEET 2 OF 2)

FOR REVIEW ONLY

SUNFIELD PHASE FOUR
PRELIMINARY PLAT
ZONING: CITY OF BUDA E.T.J.
818 RESIDENTIAL LOTS BEING 195.45 ACRES
IN THE WM PORTER. SURVEY NO. 6
HAYS COUNTY, TEXAS

OWNERS:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM

DEVELOPER:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
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ENGINEER/PLANNER:
Kimley»Horn
Kimley-Horn and Associates
2600 VIA FORTUNA
TERRACE I, Suite 300
AUSTIN, TX 78746
Tel: (512) 626-2245

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TBPE FIRM NO. 926

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
KB	KB	BJP	AS SHOWN	NOVEMBER 2018	064404041	10

Plotted By: Bonasou, Kris Date: January 31, 2019 09:10:47am File Path: K:\SAU_Civil\064404041 Sunfield Phase 4\Cad\Phase 4 Preliminary Plan\PlanSheets\03_OVERALL UTILITY PLAN.dwg
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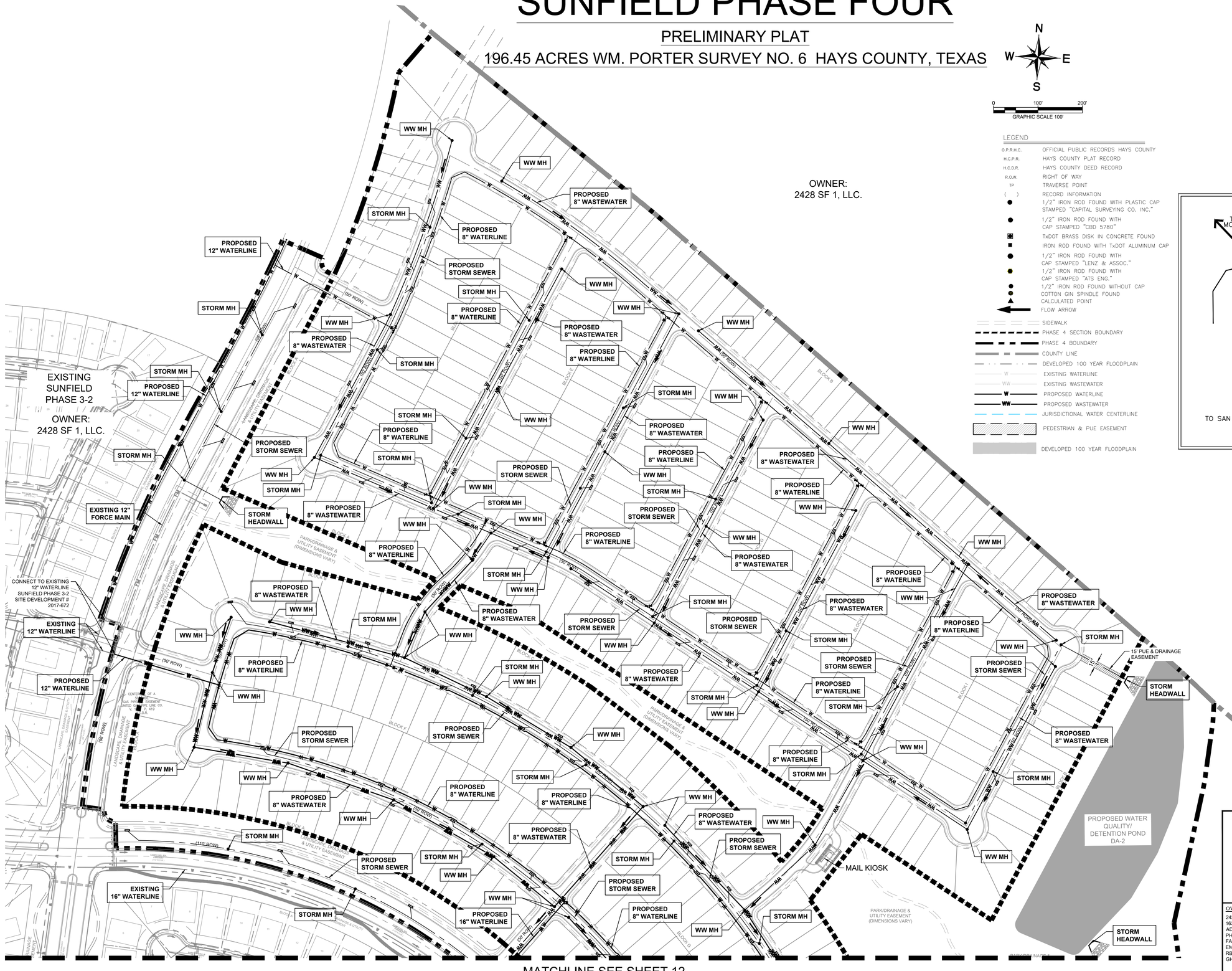
SUNFIELD PHASE FOUR

PRELIMINARY PLAT

196.45 ACRES WM. PORTER SURVEY NO. 6 HAYS COUNTY, TEXAS



N

W E

S

0 100' 200'

GRAPHIC SCALE 100'

LEGEND

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.P.R.	HAYS COUNTY PLAT RECORD
H.C.D.R.	HAYS COUNTY DEED RECORD
R.O.W.	RIGHT OF WAY
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←	FLOW ARROW
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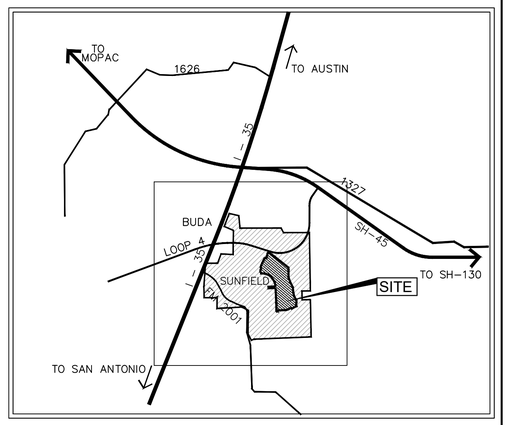
	COUNTY LINE
	DEVELOPED 100 YEAR FLOODPLAIN
W	EXISTING WATERLINE
WW	EXISTING WASTEWATER
W	PROPOSED WATERLINE
WW	PROPOSED WASTEWATER
	JURISDICTIONAL WATER CENTERLINE
	PEDESTRIAN & PUE EASEMENT
	DEVELOPED 100 YEAR FLOODPLAIN



LOCATION MAP
NOT TO SCALE

SITE PLAN APPROVAL	SHEET 11 OF 18		
FILE NUMBER PP 18-18	APPLICATION DATE 7/2/2018		
APPROVED BY COMMISSION ON N/A	UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.		
EXPIRATION DATE	CASE MANAGER D. FOWLER		
City Engineer, City of Buda			
RELEASED FOR GENERAL COMPLIANCE:	ZONING N/A		
Rev. 1	Correction 1		
Rev. 2	Correction 2		
Rev. 3	Correction 3		

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PRELIMINARY UTILITY PLAN (SHEET 1 OF 4)

FOR REVIEW ONLY

SUNFIELD PHASE FOUR PRELIMINARY PLAT

ZONING: CITY OF BUDA E.T.J.
818 RESIDENTIAL LOTS BEING 195.45 ACRES
IN THE WM PORTER, SURVEY NO. 6
HAYS COUNTY, TEXAS

OWNERS:	DEVELOPER:	ENGINEER/PLANNER:
2428 PARTNERS, LLC 16380 ADDISON ROAD, A ADDISON, TX 75001 PHONE: (972)-380-5900 FAX: (972)-380-5960 EMAIL: RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM	2428 PARTNERS, LLC 16380 ADDISON ROAD, A ADDISON, TX 75001 PHONE: (972)-380-5900 FAX: (972)-380-5960 EMAIL: RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM	Kimley»Horn Kimley-Horn and Associates 2600 VIA FORTUNA TERRACE I, Suite 300 AUSTIN, TX 78746 Tel: (512) 626-2245 ©2018 KIMLEY-HORN & ASSOCIATES, INC. TBPE FIRM NO. 928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
KB	KB	BJP	AS SHOWN	NOVEMBER 2018	064404041	11

No.	REVISIONS	DATE	BY

KHA PROJECT NO. 064404041

Plotted By: Banasiu, Kris Date: January 31, 2019 09:11:54am File Path: K:\SAU_Civil\064404041 Sunfield Phase 4\Cad\Phase 4 Preliminary Plan\PlanSheets\10 PRELIMINARY UTILITY PLAN (SHEET 4 OF 4).dwg
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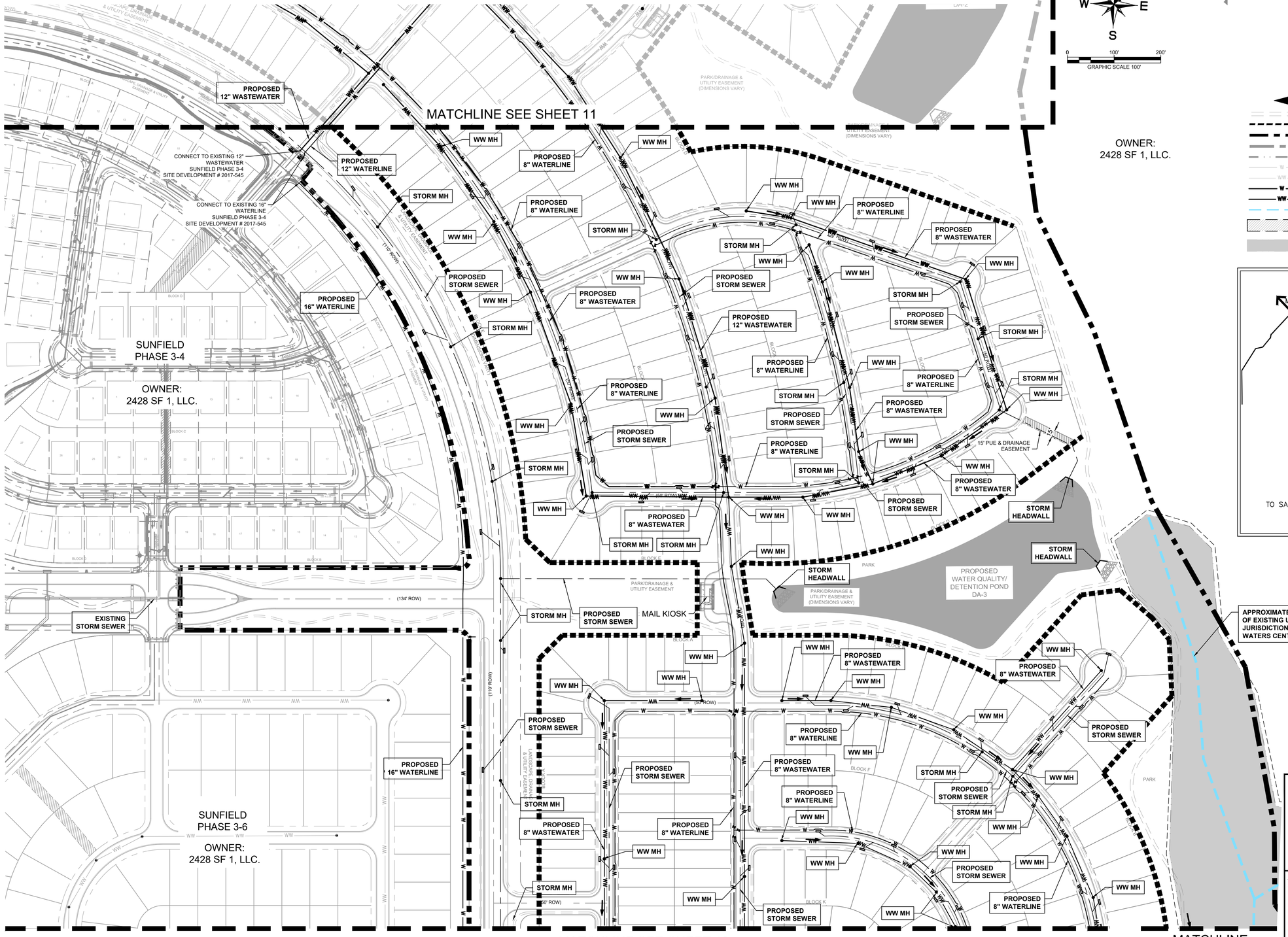
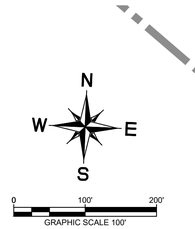
SUNFIELD PHASE FOUR

PRELIMINARY PLAT

196.45 ACRES WM. PORTER SURVEY NO. 6 HAYS COUNTY, TEXAS





LEGEND

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.P.R.	HAYS COUNTY PLAT RECORD
H.C.D.R.	HAYS COUNTY DEED RECORD
R.O.W.	RIGHT OF WAY
TP	TRAVERSE POINT
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▲	CALCULATED POINT
	FLOW ARROW
	SIDEWALK
	PHASE 4 SECTION BOUNDARY
	PHASE 4 BOUNDARY
	COUNTY LINE
	DEVELOPED 100 YEAR FLOODPLAIN
W	EXISTING WATERLINE
WW	EXISTING WASTEWATER
W	PROPOSED WATERLINE
WW	PROPOSED WASTEWATER
	JURISDICTIONAL WATER CENTERLINE
	PEDESTRIAN & PUE EASEMENT
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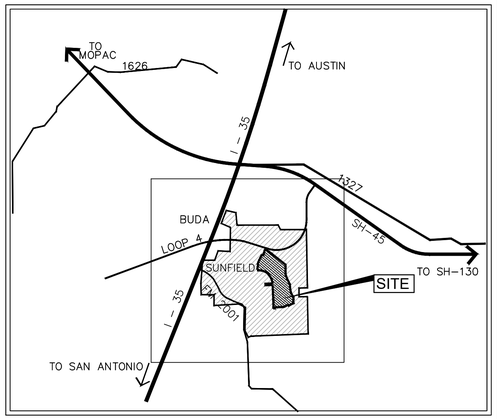

LOCATION MAP
NOT TO SCALE

SITE PLAN APPROVAL SHEET 12 OF 18
FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER D. FOWLER

City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: ZONING N/A
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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PRELIMINARY UTILITY PLAN (SHEET 2 OF 4)

FOR REVIEW ONLY

SUNFIELD PHASE FOUR PRELIMINARY PLAT

ZONING: CITY OF BUDA E.T.J.
818 RESIDENTIAL LOTS BEING 195.45 ACRES
IN THE WM PORTER, SURVEY NO. 6
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OWNERS:
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16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM

DEVELOPER:
2428 PARTNERS, LLC
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PHONE: (972)-380-5900
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ENGINEER/PLANNER:
Kimley»Horn
Kimley-Horn and Associates
2600 VIA FORTUNA
TERRACE I, Suite 300
AUSTIN, TX 78746
Tel: (512) 626-2245

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TBPE FIRM NO. 928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
KB	KB	BJP	AS SHOWN	NOVEMBER 2018	064404041	12

No.	REVISIONS	DATE	BY

KHA PROJECT NO. 064404041

Plotted By: Banzsou, Kris Date: January 31, 2019 09:12:31am File Path: K:\SAU_Civil\064404041 Sunfield Phase 4\Cad\Phase 4 Preliminary Plan\PlanSheets\10 PRELIMINARY UTILITY PLAN (SHEET 4 OF 4).dwg
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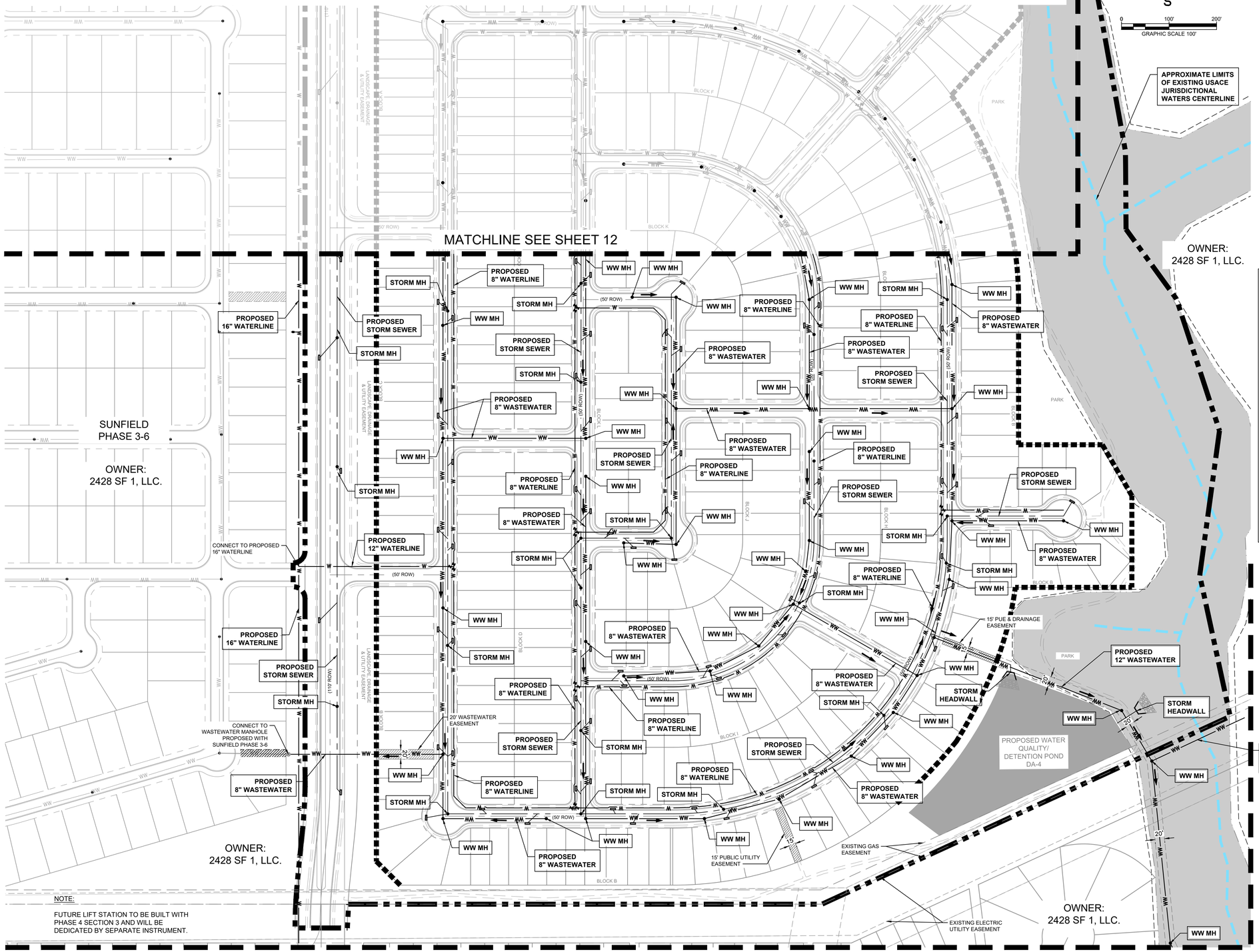
PRELIMINARY PLAT

196.45 ACRES WM. PORTER SURVEY NO. 6 HAYS COUNTY, TEXAS



NOTE:

FUTURE LIFT STATION TO BE BUILT WITH PHASE 4 SECTION 3 AND WILL BE DEDICATED BY SEPARATE INSTRUMENT.

N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

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H.C.D.R.	HAYS COUNTY DEED RECORD
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▲	CALCULATED POINT
	FLOW ARROW
	SIDEWALK
	PHASE 4 SECTION BOUNDARY
	PHASE 4 BOUNDARY
	COUNTY LINE
	DEVELOPED 100 YEAR FLOODPLAIN
W	EXISTING WATERLINE
WW	EXISTING WASTEWATER
W	PROPOSED WATERLINE
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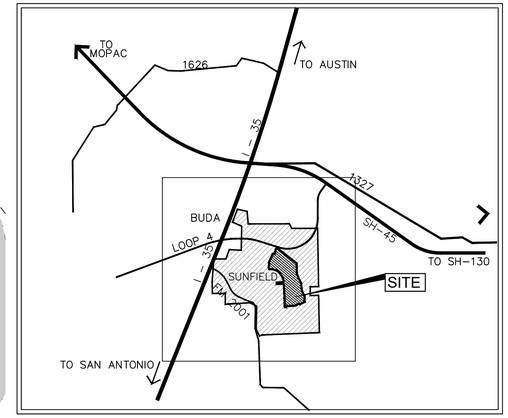

LOCATION MAP
NOT TO SCALE

SITE PLAN APPROVAL SHEET 13 OF 18
FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER D. FOWLER

City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: ZONING N/A
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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PRELIMINARY UTILITY PLAN (SHEET 3 OF 4)

FOR REVIEW ONLY

SUNFIELD PHASE FOUR
PRELIMINARY PLAT
ZONING: CITY OF BUDA E.T.J.
818 RESIDENTIAL LOTS BEING 195.45 ACRES
IN THE WM PORTER. SURVEY NO. 6
HAYS COUNTY, TEXAS

OWNERS:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM

DEVELOPER:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL:
RBURKHARDT@SCARBOROUGHLANEDEVELOPMENT.COM

ENGINEER/PLANNER:
Kimley»Horn
Kimley-Horn and Associates
2600 VIA FORTUNA
TERRACE 1, Suite 300
AUSTIN, TX 78748
Tel: (512) 626-2245

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TBPE FIRM NO. 928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
KB	KB	BJP	AS SHOWN	NOVEMBER 2018	064404041	13

No.	REVISIONS	DATE	BY

KHA PROJECT NO. 064404041

Plotted By: Banossou, Kris Date: January 31, 2019 09:13:07am File Path: K:\SAU_Civil\064404041 Sunfield Phase 4\Cad\Phase 4 Preliminary Plan\PlanSheets\10 PRELIMINARY UTILITY PLAN (SHEET 4 OF 4).dwg
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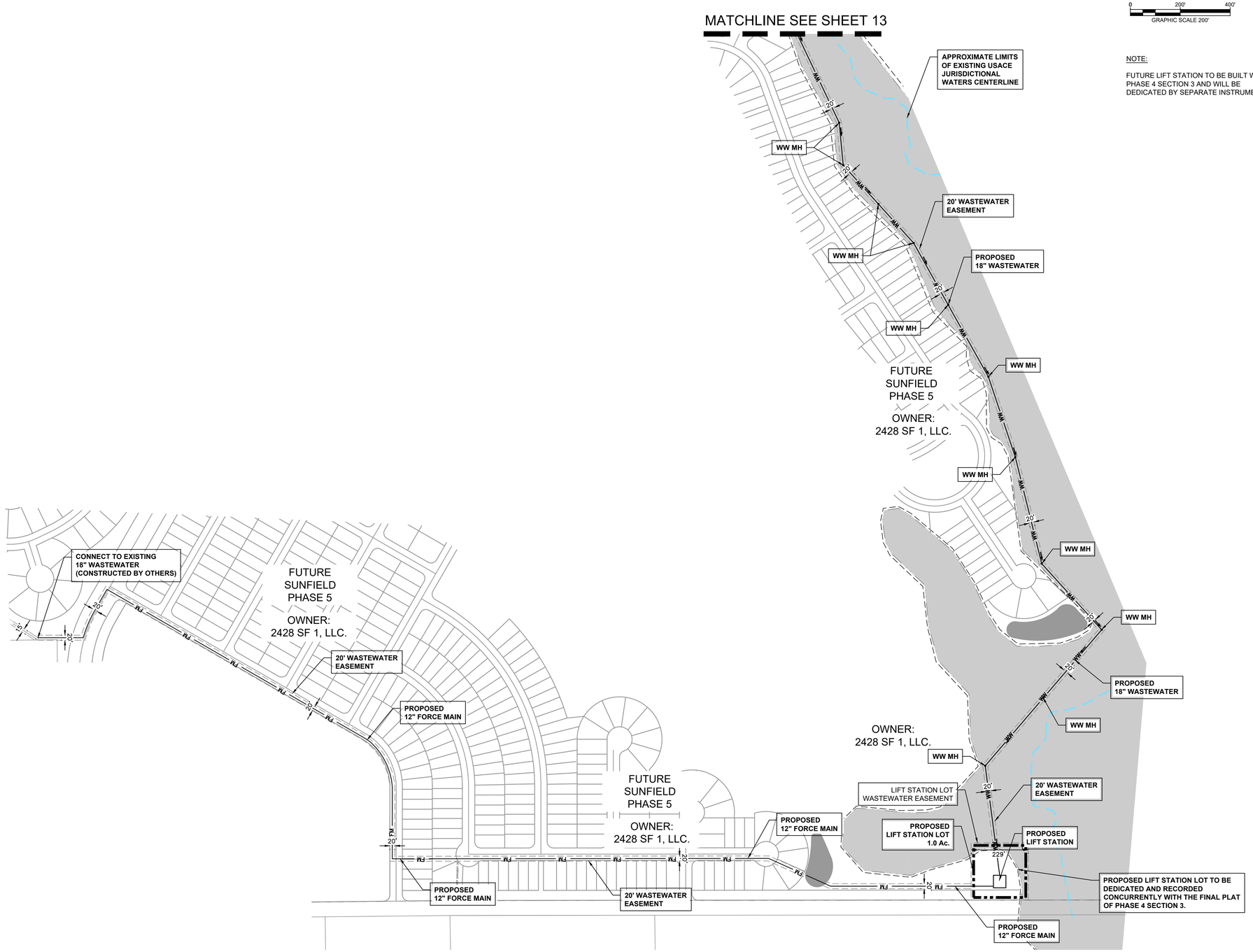
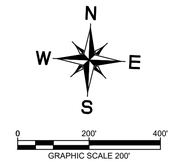
SUNFIELD PHASE FOUR

PRELIMINARY PLAT

196.45 ACRES WM. PORTER SURVEY NO. 6 HAYS COUNTY, TEXAS



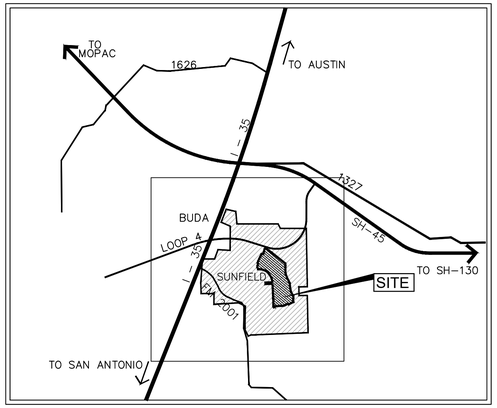


NOTE:

FUTURE LIFT STATION TO BE BUILT WITH PHASE 4 SECTION 3 AND WILL BE DEDICATED BY SEPARATE INSTRUMENT.

LEGEND

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.P.R.	HAYS COUNTY PLAT RECORD
H.C.D.R.	HAYS COUNTY DEED RECORD
R.O.W.	RIGHT OF WAY
TP	TRAVERSE POINT
( )	RECORD INFORMATION
●	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CAPITAL SURVEYING CO. INC."
●	1/2" IRON ROD FOUND WITH CAP STAMPED "CBD 5780"
⊠	TxDOT BRASS DISK IN CONCRETE FOUND
■	IRON ROD FOUND WITH TxDOT ALUMINUM CAP
●	1/2" IRON ROD FOUND WITH CAP STAMPED "LENZ & ASSOC."
●	1/2" IRON ROD FOUND WITH CAP STAMPED "ATS ENG."
●	1/2" IRON ROD FOUND WITHOUT CAP
◉	COTTON GIN SPINDLE FOUND
▲	CALCULATED POINT
←	FLOW ARROW
	SIDEWALK
	PHASE 4 SECTION BOUNDARY
	PHASE 4 BOUNDARY
	COUNTY LINE
	DEVELOPED 100 YEAR FLOODPLAIN
W	EXISTING WATERLINE
WW	EXISTING WASTEWATER
W	PROPOSED WATERLINE
WW	PROPOSED WASTEWATER
	JURISDICTIONAL WATER CENTERLINE
	PEDESTRIAN & PUE EASEMENT
	DEVELOPED 100 YEAR FLOODPLAIN



LOCATION MAP
NOT TO SCALE

SITE PLAN APPROVAL SHEET 14 OF 18
FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER D. FOWLER

City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING N/A
Rev. 1 _____ Correction 1 _____
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PRELIMINARY UTILITY PLAN (SHEET 4 OF 4)

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No.	REVISIONS	DATE	BY

KHA PROJECT NO. 064404041

Plotted By:Banasiou, Kris Date:January 31, 2019 09:13:57am File Path:K:\SAU_Civil\064404041 Sunfield Phase 4\Cad\Phase 4 Preliminary Plan\PlanSheets\10 PRELIMINARY UTILITY PLAN (SHEET 4 OF 4).dwg
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EX-3	44.17	0%	0.39	0.46	18.0	8.04	8.07	118.33	174.07
EX-4	47.87	0%	0.39	0.46	18.4	6.33	8.19	118.13	180.43

EXISTING DRAINAGE AREA MAP

SITE PLAN APPROVAL SHEET 15 OF 18
FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER D. FOWLER

City of Buda
FOR GENERAL COMPLIANCE: ZONING
Correction 1
Correction 2
Correction 3
Site Project Expiration Date, if applicable, for Site Plans current at the time of filing, and may be (if a building permit is not issued by this date.

FOR REVIEW ONLY

SUNFIELD PHASE FOUR PRELIMINARY PLAT

ZONING: CITY OF BUDA E.T.J.
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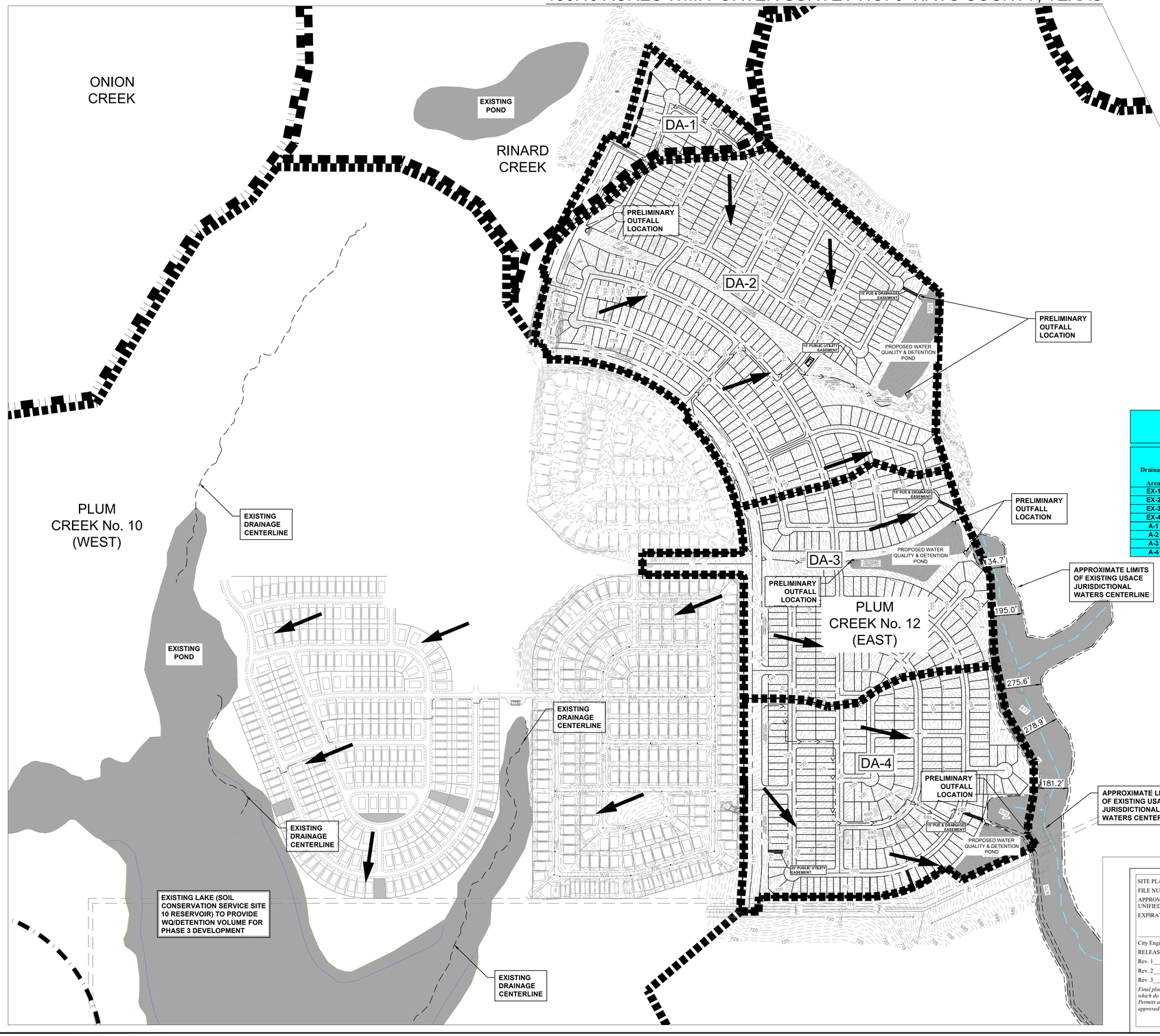
SUNFIELD PHASE FOUR

PRELIMINARY PLAT

196.45 ACRES WM. PORTER SURVEY NO. 6 HAYS COUNTY, TEXAS



N
W E
S

0 300' 600'
GRAPHIC SCALE 300'

LEGEND

- RINARD CREEK WATERSHED
- PLUM CREEK WATERSHED
- ONION CREEK WATERSHED
- SUB BASINS
- PHASE 4 BOUNDARY
- JURISDICTIONAL WATERS CENTERLINE
- CONTOUR MAJOR
- CONTOUR MINOR
- DRAINAGE FLOW DIRECTION
- FEMA 100-YR FLOODPLAIN

NOTES:

1. DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFFSITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE FLOW. AN EXECUTED OFFSITE EASEMENT AGREEMENT WILL BE REQUIRED AS A CONDITION OF APPROVAL.

No.	REVISIONS	DATE	BY

KHA PROJECT NO. 064404041

Sunfield Phase 4 Preliminary Plan
"C" Value Calculations

D.A. Number	Drainage Area (SF)	Drainage Area (Ac)	Pervious Area (SF)	Impervious Area (SF)	I.C. (%)	Comp. C_{10}	Comp. C_{25}	Comp. C_{100}
EX-1	460495	**10.57**	**460495.00**	0	**0%**	**0.35**	**0.39**	**0.46**
EX-2	3586711	**82.34**	**3586711.00**	0	**0%**	**0.35**	**0.39**	**0.46**
EX-3	1924145	**44.17**	**1924145.00**	0	**0%**	**0.35**	**0.39**	**0.46**
EX-4	2085159	**47.87**	**2085159.00**	0	**0%**	**0.35**	**0.39**	**0.46**
A-1	460495	**10.57**	**357759.00**	102736	**22%**	**0.45**	**0.50**	**0.57**
A-2	3586711	**82.34**	**2147971.00**	1438740	**40%**	**0.53**	**0.59**	**0.66**
A-3	1924145	**44.17**	**1370749.00**	553396	**29%**	**0.48**	**0.53**	**0.61**
A-4	2085159	**47.87**	**1432459.00**	652700	**31%**	**0.49**	**0.54**	**0.62**

Sunfield Phase 4 Preliminary Plan
"Tc" Value Calculations

Drainage Area	Area (Ac.)	Sheet Flow Length (ft)	Sheet Flow Slope (ft/ft)	Sheet Flow n	Sheet Flow Tt (min)	Shallow Flow Length (ft)	Shallow Flow Slope (ft/ft)	Shallow Flow n	Shallow Flow Tt (min)	Channel Flow Length (ft)	Channel Flow V (ft/s)	Channel Flow Slope (ft/ft)	Channel Flow Tt (min)	Total Tc (min)
EX-1	10.57 Ac.	100	0.05	0.2	8.25 min	560	0.05	0.2	2.59	0	6.00	0.06	0.00	**10.8 min**
EX-2	82.34 Ac.	100	0.05	0.2	8.25 min	1200	0.06	0.2	5.06	1300	6.00	0.04	3.61	**16.9 min**
EX-3	44.17 Ac.	100	0.04	0.2	9.02 min	1500	0.06	0.2	6.33	450	6.00	0.06	1.25	**16.6 min**
EX-4	47.87 Ac.	100	0.04	0.2	9.02 min	1700	0.04	0.2	8.78	200	6.00	0.04	0.56	**18.4 min**
A-1	10.57 Ac.	100	0.02	0.2	11.90 min	200	0.03	0.02	0.95	900	6.00	0.03	2.50	**15.3 min**
A-2	82.34 Ac.	100	0.02	0.2	11.90 min	1100	0.03	0.02	5.21	1100	6.00	0.03	3.06	**20.2 min**
A-3	44.17 Ac.	100	0.02	0.2	11.90 min	500	0.03	0.02	2.37	300	6.00	0.03	0.83	**15.1 min**
A-4	47.87 Ac.	100	0.02	0.2	11.90 min	1200	0.03	0.02	5.68	1000	6.00	0.03	2.78	**20.4 min**

Sunfield Phase 4 Preliminary Plan
Proposed Runoff (Q) Calculations

D.A. Number	Drainage Area (Ac)	TOTAL I.C. (%)	Comp. C_{25}	Comp. C_{100}	TOTAL T_c (Min.)	I_{25} (in/hr)	I_{100} (in/hr)	Q_{25} (cfs)	Q_{100} (cfs)
EX-1	**10.57**	0%	**0.39**	**0.46**	10.8	7.95	10.12	**32.78**	**49.19**
EX-2	**82.34**	0%	**0.39**	**0.46**	16.9	6.58	8.49	**211.19**	**321.74**
EX-3	**44.17**	0%	**0.39**	**0.46**	16.6	6.64	8.57	**114.33**	**174.07**
EX-4	**47.87**	0%	**0.39**	**0.46**	16.4	6.33	8.19	**118.13**	**180.43**
A-1	**10.57**	22%	**0.50**	**0.57**	15.3	6.88	8.86	**36.30**	**53.71**
A-2	**82.34**	40%	**0.59**	**0.66**	20.2	6.04	7.85	**291.87**	**429.48**
A-3	**44.17**	29%	**0.53**	**0.61**	15.1	6.93	8.91	**162.47**	**238.90**
A-4	**47.87**	31%	**0.54**	**0.62**	20.4	6.01	7.81	**156.43**	**231.75**

SITE PLAN APPROVAL SHEET 16 OF 18
FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER D. FOWLER

City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING N/A
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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PRELIMINARY PROPOSED DRAINAGE AREA MAP

FOR REVIEW ONLY

SUNFIELD PHASE FOUR
PRELIMINARY PLAT
ZONING: CITY OF BUDA E.T.J.
818 RESIDENTIAL LOTS BEING 195.45 ACRES
IN THE WM PORTER. SURVEY NO. 6
HAYS COUNTY, TEXAS

OWNERS:
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
KB	KB	BJP	AS SHOWN	NOVEMBER 2018	064404041	16

Plotted By:Banasiu, Kris Date:January 31, 2019 09:15:20am File Path:K:\SAU_Civil\064404041 Sunfield Phase 4\Civil\Phase 4 Preliminary Plan\Plotsheets\11 PRELIMINARY DRAINAGE AREA MAP.dwg
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SUNFIELD PHASE FOUR

PRELIMINARY PLAT

196.45 ACRES WM. PORTER SURVEY NO. 6 HAYS COUNTY, TEXAS

N
W E
S

0 300' 600'
GRAPHIC SCALE 300'

LEGEND
- DRAINAGE AREA BOUNDARY
- JURISDICTIONAL WATERS CENTERLINE
- CONTOUR MAJOR
- CONTOUR MINOR
- DRAINAGE FLOW DIRECTION
- DETENTION/ WATER QUALITY AREA
- FEMA 100-YR FLOODPLAIN

ONION CREEK

RINARD CREEK

PLUM CREEK No. 10 (WEST)

PLUM CREEK No. 12 (EAST)

DA-1

DA-2

DA-2

DA-3

DA-4

PROPOSED DETENTION AND WATER QUALITY AREA FOR PHASE 4 DEVELOPMENT DA-1 TO RELEASE FLOWS AT LESS THAN OR EQUAL TO EXISTING CONDITIONS

PROPOSED DETENTION AND WATER QUALITY AREA FOR PHASE 4 DEVELOPMENT DA-2 TO RELEASE FLOWS AT LESS THAN OR EQUAL TO EXISTING CONDITIONS

PROPOSED DETENTION AND WATER QUALITY AREA FOR PHASE 4 DEVELOPMENT DA-3 TO RELEASE FLOWS AT LESS THAN OR EQUAL TO EXISTING CONDITIONS

PROPOSED DETENTION AND WATER QUALITY AREA FOR PHASE 4 DEVELOPMENT DA-4 TO RELEASE FLOWS AT LESS THAN OR EQUAL TO EXISTING CONDITIONS

APPROXIMATE LIMITS OF EXISTING USACE JURISDICTIONAL WATERS CENTERLINE

APPROXIMATE LIMITS OF EXISTING USACE JURISDICTIONAL WATERS CENTERLINE

EXISTING DRAINAGE CENTERLINE

EXISTING DRAINAGE CENTERLINE

EXISTING DRAINAGE CENTERLINE

EXISTING DRAINAGE CENTERLINE

EXISTING DRAINAGE CENTERLINE

EXISTING POND

EXISTING LAKE (SOIL CONSERVATION SERVICE SITE 10 RESERVOIR) TO PROVIDE WQ/DETENTION VOLUME FOR PHASE 3 DEVELOPMENT

30" PIPELINE

100' WIDE LOWER COLORADO RIVER AUTHORITY EASEMENT

100' LOWER COLORADO RIVER AUTHORITY EASEMENT

TRAVIS COUNTY
HAYS COUNTY

TURNERSVILLE ROAD

3.034 AC. ELECTRIC EASEMENT AGREEMENT V. 3960, P. 545 Doc. No. 2005-10024620 O.P.R.H.C.

0.534 AC. GAS EASEMENT V. 3476, P. 406 Doc. No. 2005-80024474 O.P.R.H.C.

PEDERNALES ELECTRIC COOPERATIVE, INC. V. 3586, P. 427 H.C.D.R.

0.3262 AC. WASTEWATER LINE EASEMENT V. 3960, P. 567 H.C.D.R.

Phase 4 Water Quality Pond Calculations

D.A. Number	Drainage Area (Ac)	I.C. (%)	WQV Req. (ft^3)	(ac-ft)
A-1	10.57	22%	19198	0.44
A-2	82.34	40%	150059	3.44
A-3	44.17	29%	80320	1.84
A-4	47.87	31%	87085	2.00

Note: WQV calculated using COA ECM 1.6.2 design guidelines.

PRELIMINARY DETENTION POND PLAN

SITE PLAN APPROVAL SHEET 17 OF 18
FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018
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No.	REVISIONS	DATE	BY

KHA PROJECT NO. 064404041

Plotted By: Banasiu, Kris Date: January 31, 2019 09:16:26am File Path: K:\SAU_Civil\064404041 Sunfield Phase 4\Civil\Phase 4 Preliminary Plan\PlanSheets\12 PRELIMINARY DETENTION POND PLAN.dwg
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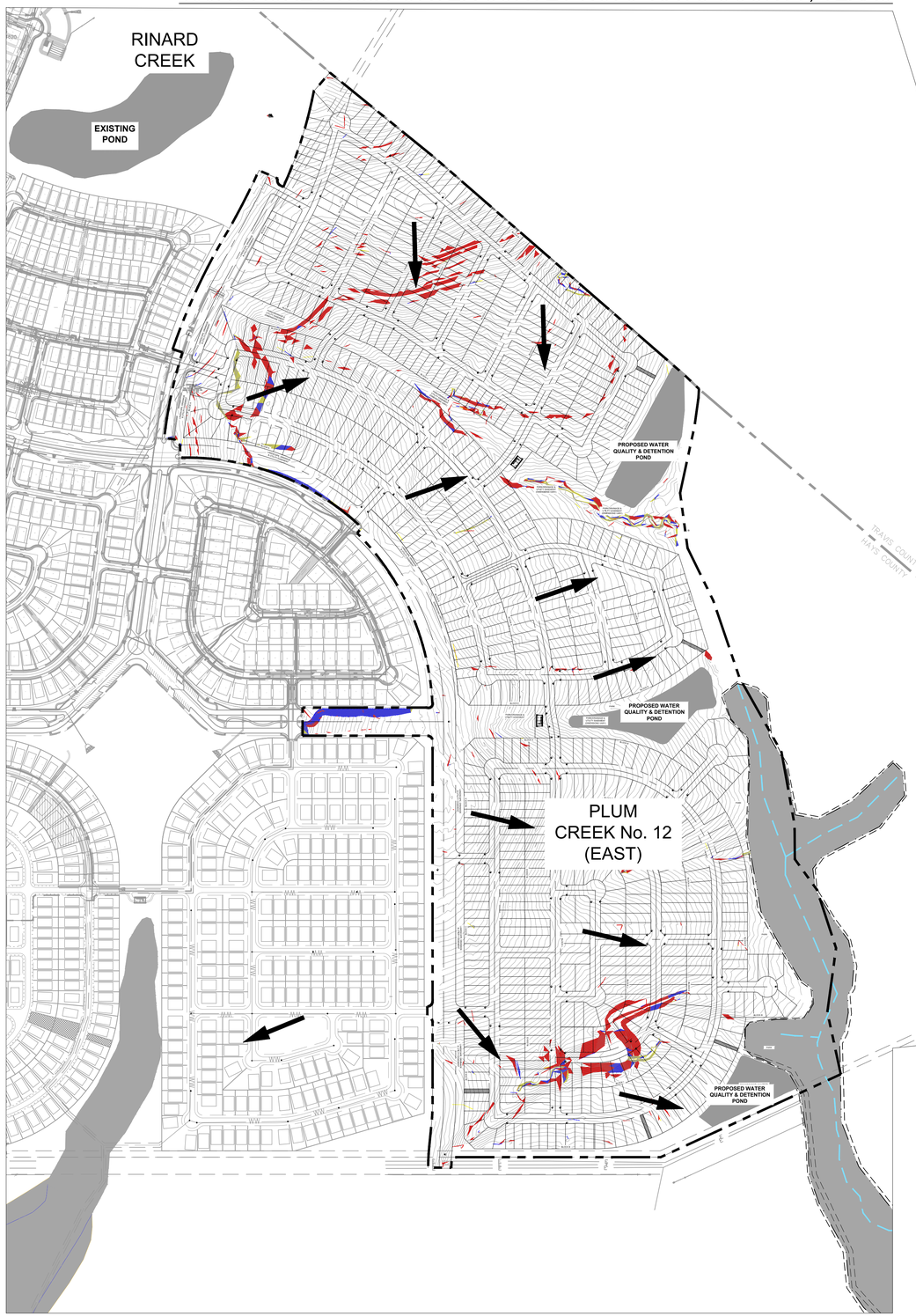

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	7568109.81	
2	15.00%	25.00%	140258.17	
3	25.00%	35.00%	39589.00	
4	35.00%	100.00%	19825.96	

PRELIMINARY SLOPE MAP

SITE PLAN APPROVAL SHEET 18 OF 18

FILE NUMBER PP 18-18 APPLICATION DATE 7/2/2018

APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.

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ENGINEER/PLANNER:
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TBPE FIRM NO. 928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
KB	KB	BJP	AS SHOWN	NOVEMBER 2018	064404041	18

No.	REVISIONS	DATE	BY

KHA PROJECT NO. 064404041

Plotted By:Banerjee, Kris Date:January 31, 2019 09:17:18am File Path:K:\SAU_Civil\064404041 Sunfield Phase 4\Civil\Phase 4 Preliminary Plan\PlanSheets\13 PRELIMINARY SLOPE MAP.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

405 E. Loop Street
Buda, TX 78610
(512) 312-5745

February 13, 2019

Kris Banasau
Kimley-Horn
kris.banasau@kimley-horn.com

RE: Planning and Engineering Review Comments:
Sunfield Phase 4 Preliminary Plan—Update 3
Sunfield
Buda, Texas
(PP 18-18)

Dear Mr. Banasau:

The City of Buda has reviewed the subject project for compliance and offers the following comments. Please address the following comments in order to continue processing the application:

General Comments

1. Please be advised that this letter is in response to the third update for this preliminary plan application. As of 8/7/18, the preliminary plat application fee includes one completeness application review plus a maximum of two full reviews. The City of Buda may request additional preliminary plat application processing fees if all review comments are not sufficiently addressed by the second submittal.

2. Please verify that all fees for this submittal have been paid. Fees can be viewed on My Permit Now. Questions regarding fees should be directed to Nikki Dykes, Permit Coordinator. Reviews will not continue if fees are not paid.

3. Please be advised that the plans will not be approved until all signatures from other agencies are obtained, if applicable.

4. Comment Cleared.

5. Comment Cleared

Construction Drawings:

1. Comment Cleared

2. Comment Cleared

3. Comment Cleared

4. Comment Cleared

5. Comment Cleared

6. Comment Cleared

7. Comment Cleared

8. Comment Cleared

9. Comment Cleared

10. Comment Cleared

11. Comment Cleared

12. Comment Cleared

13. Comment Cleared

14. Comment Cleared

15. Comment Cleared.

16. Comment Cleared

17. Utility Plan: Show all proposed water and wastewater gravity/force main sizes.

    Update 1: Please provide a separate instrument affirming the dedication of the lift station lot.

    Update 2: Comment Remains

    Update 3: Comment Remains. Please provide the instruments dedicating the off-site easements for the lift station, 18" wastewater line and 12" force main.

18. Comment Cleared

19. Comment Cleared

20. Comment Cleared

21. Comment Cleared

22. Comment Cleared

23. Comment Cleared
24. Comment Cleared
25. Comment Cleared
26. Comment Cleared
27. Comment Cleared
28. Comment Cleared
29. Comment Cleared
30. Comment Cleared
31. Comment Cleared
32. Comment Cleared
33. Comment Cleared

City of Buda Planning Comments

1. CommentcCleared
2. Comment cleared
3. Comment cleared
4. Comment cleared
5. Comment cleared

Please revise the plans and upload a copy to the project page in www.MyGovernmentOnline.org.

If you have any questions regarding the comments, please contact us at (512) 312-5745.

Sincerely,

David P. Fowler, AICP | senior planner

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Angela D. Kennedy, PE | senior project engineer

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