

# SITE DEVELOPMENT PERMIT PLANS

## FOR DEL SOL YOGA & KUNG FU CENTER

13118 FITZHUGH ROAD  
AUSTIN, TRAVIS CO., TEXAS

**Project Address :**  
13118 Fitzhugh Rd.  
AUSTIN, TRAVIS COUNTY, TEXAS  
78735

**Property Owner :**  
Del Sol, Inc.  
894 Mark Elm Trail  
Dripping Springs, Texas 78620  
512-565-5179  
sifureverit@yahoo.com  
Contact: Sifu Tom Leverett

**Civil Engineer:**  
ALDERSON GROUP, INC.  
16746 Fitzhugh Rd., STE 103 DRIPPING  
SPRINGS, TEXAS 78620  
512-364-0989  
lalderson@aldersongroup.com  
Contact: LYNN E. ALDERSON, PE

**Surveyor:**  
Southwest Land Consultants,  
P.O. Box 4404  
Dripping Springs, Texas 78620  
(512) 688-1244  
Contact: Gary F. Pennington, R.P.L.S.

**ZONING:**  
NA

**FLOODPLAIN INFORMATION:**  
NO PORTION OF THIS TRACT IS WITHIN THE CHANGES OF THE 100 YEAR FLOODPLAIN OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 484452055H, DATED SEPTEMBER 28, 2009.

**WATERSHEED NOTE:**  
THIS TRACT IS WITHIN THE BARTON CREEK WATERSHED.

**AQUIFER NOTE:**  
NO PORTION OF THIS TRACT LIES OVER THE CHANGES OF THE CONTRIBUTING ZONE.

**LEGAL DESCRIPTION:**  
18.007 ACRES OUT OF THE J.J. HATTI SURVEY, NO. 824, DISTRICT NO. 10, TRAVIS COUNTY, TEXAS.

**BENCHMARK NOTE:**  
7.5 M. T. TOP 602 WEST, ELEVATION 507.19 M. (1664.05 FEET) IS LOCATED AT THE SOUTHWEST CORNER OF THE TRACT.

**FIRE PROTECTION:**  
FIRE PROTECTION: ESD 3 TRAVIS COUNTY FIRE RESCUE

**UTILITIES:**  
WATER: WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY  
SEWER: WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY  
ELECTRIC: PENNERHALES ELECTRIC COMPANY  
TELEPHONE: AT&T, THECORDER



**AG ALDERSON GROUP, INC.**  
16746 Fitzhugh Rd.  
Ste 103  
Dripping Springs, Texas 78746  
(512) 364-0989

Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS/SURVEY
3	EROSION CONTROL
4	EROSION CONTROL NOTES AND DETAILS
5	SITE PLAN
6	SITE PLAN NOTES AND DETAILS
7	TRAFFIC CONTROL PLAN
8	MASTER GRADING PLAN
9	GRADING PLAN
10	POND GRADING AND DETAILS
11	EXISTING DRAINAGE AREA MAP
12	PROPOSED DRAINAGE AREA MAP
13	STABILIZATION/RESTORATION PLAN
14	UTILITY PLAN
15	UTOPUIA NOTES

Travis County Revision Block

No. Revision Description Reviewed By: Date

No.	Revision Description	Reviewed By:	Date



VICINITY MAP  
Scale: 1" = 1000'  
North Arrow

After incorporating the pre-construction meeting recommendations, the applicant has prepared these plans in accordance with the requirements of the Texas State Board of Professional Engineers and Surveyors. The applicant certifies that the information provided on these plans is true and correct to the best of their knowledge and belief, and that the applicant is not providing false or misleading information. The applicant also certifies that the information provided on these plans is not intended to be used for any purpose other than the design of the project described on these plans.

Failure to follow the pre-construction meeting recommendations may result in the applicant's permit being voided.

**Special Provisions Note:**

- Provide 72 hours written notice to schedule the pre-con meeting.
- Provide a 10% site set of plans for the preparation of the pre-con meeting.
- Provide an anticipated construction schedule at the pre-con meeting.
- Provide a copy of the construction schedule to the permittee.
- All development shall be in accordance with the plans approved by Travis County.

The applicant is responsible for their attorney in preparing these plans. Travis County may not be held responsible for the work of the design engineer.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND NECESSARY FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION AND OPERATION OF THE PROJECT DESCRIBED ON THESE PLANS. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS AND AM AUTHORIZED TO SIGN THESE PLANS FOR THE PROJECT DESCRIBED ON THESE PLANS.

REVIEWED BY:  
TRAVIS COUNTY FIRE MARSHAL'S OFFICE  
DATE: 3-25-2020

DATE: \_\_\_\_\_  
TRANSPORTATION AND NATURAL RESOURCES

DATE: \_\_\_\_\_  
TNR Development Permit Number

Limits of Construction:  
Area of Disturbance: 3.81 Acres  
Proposed Project Area: 3.81 Acres  
Disturbance Footprint: 3.81 Acres  
Disturbance Footprint: 3.81 Acres



SUBMITTED BY: \_\_\_\_\_  
DATE: 3/25/2020





REVISION	DATE

SCALE: 10/25/2019  
 DATE: 10/25/2019  
 JOB: 1572-01  
 P/W/H BY: BR  
 CHECKED BY: LEA

AG GROUP, INC.  
 16745 Fitzhugh Rd.  
 Springtown, TX 78070  
 (512) 364-0988



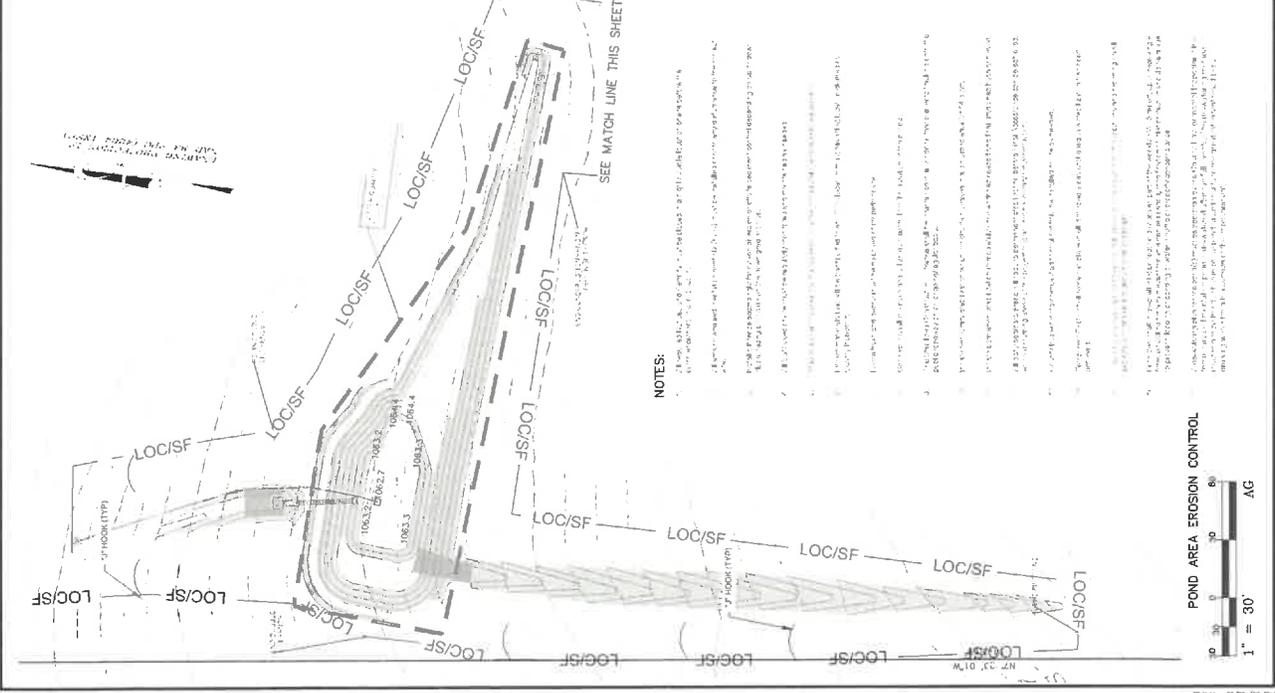
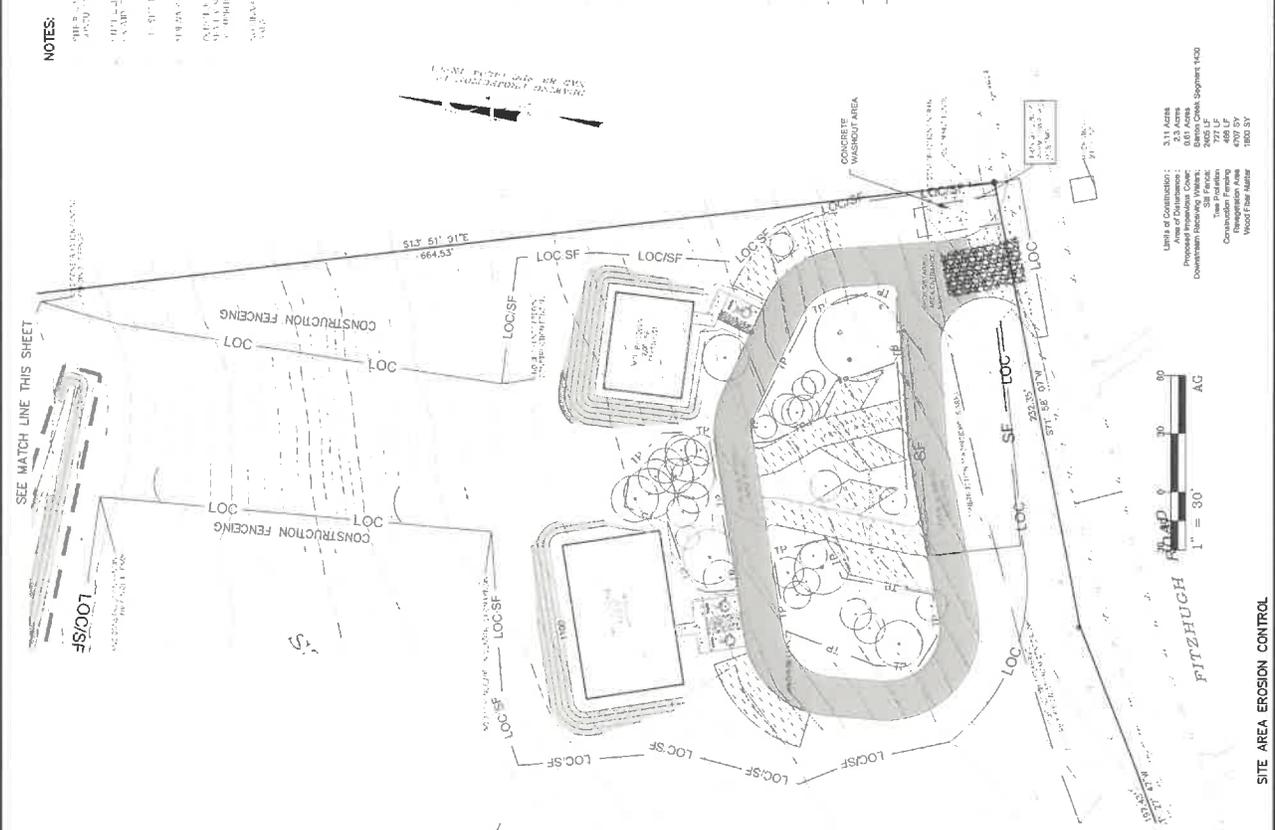
DEL SOL  
 SHEET 1  
 2 OF 15

**NOTES:**  
 1. THE LOCATION OF ALL EXISTING UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FITZHUGH.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 4. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5 FEET CLEARANCE FROM ALL EXISTING UTILITIES.  
 5. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5 FEET CLEARANCE FROM ALL EXISTING STRUCTURES.  
 6. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5 FEET CLEARANCE FROM ALL EXISTING TREES.  
 7. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5 FEET CLEARANCE FROM ALL EXISTING FENCES.  
 8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5 FEET CLEARANCE FROM ALL EXISTING DRIVEWAYS.  
 9. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5 FEET CLEARANCE FROM ALL EXISTING SIDEWALKS.  
 10. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5 FEET CLEARANCE FROM ALL EXISTING CURBS.

**LEGEND**  
 RECORD INFORMATION  
 IRON PIPE FOUND (SIDE NOTED)  
 2" IRON ROD FOUND  
 1" IRON ROD SET (C&P NO. 4404)  
 600 MIL FENCING IN S. SIDE OF 50' D.C. ON TREE

**GENERAL NOTES**  
 1. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5 FEET CLEARANCE FROM ALL EXISTING UTILITIES.  
 2. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5 FEET CLEARANCE FROM ALL EXISTING STRUCTURES.  
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 7. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5 FEET CLEARANCE FROM ALL EXISTING CURBS.

**THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE TO BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL EXISTING UTILITIES A MINIMUM OF THREE WEEKS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.**



**NOTES:**  
 1. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5 FEET CLEARANCE FROM ALL EXISTING UTILITIES.  
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**AG GROUP, INC.**  
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 Springtown, TX 78070  
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**DEL SOL**  
 SHEET 1  
 2 OF 15

**AG**  
 311 Acres  
 0.05 Acres  
 Blanton Creek Segment 1400  
 777 LF  
 4200 SF  
 4200 SF  
 1800 SF

**Limit of Construction:**  
 Proposed Erosion Control  
 Downstream Receiving Waters  
 Time Protection  
 Construction Permitting  
 Wood Fiber Material

**1" = 30'**  
 AG

**1" = 30'**  
 AG

**SITE AREA EROSION CONTROL**









REVISION	DATE

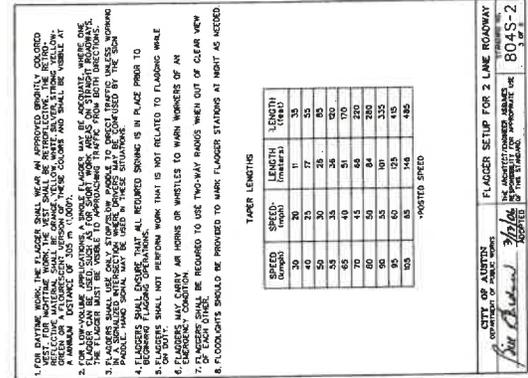
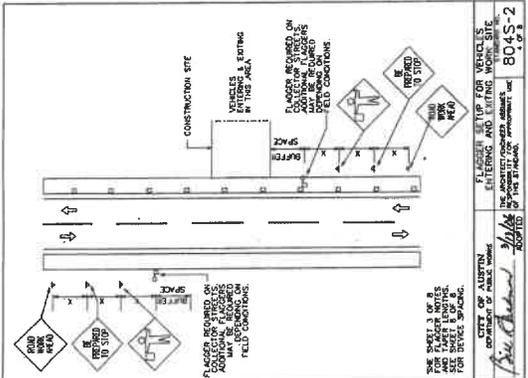
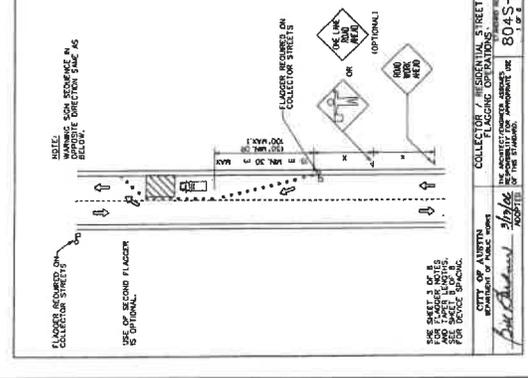
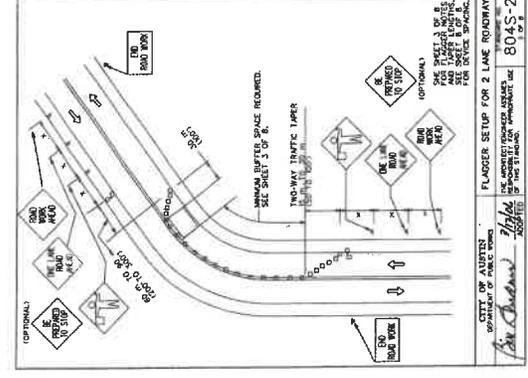


TABLE LENGTHS

SPEED (MPH)	LENGTH (FEET)
30	30
40	40
50	50
60	60
70	70
80	80
90	90
100	100
110	110
120	120
130	130
140	140
150	150

\*ADJUST SPEED



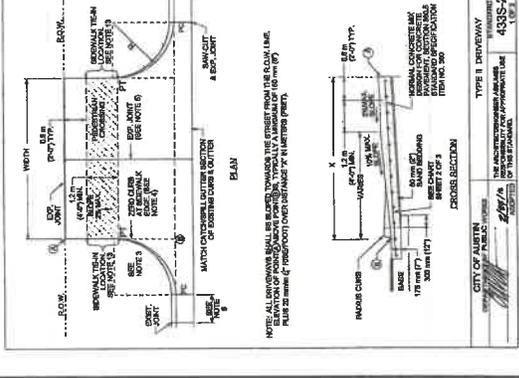
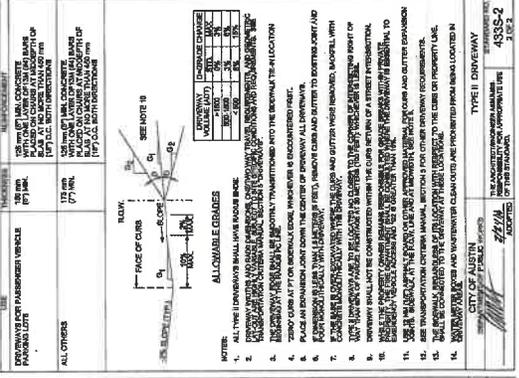
CITY OF AUSTIN  
DEPARTMENT OF PUBLIC WORKS  
TRAFFIC CONTROL UNIT  
PROJECT NO. 1372-01  
SHEET 4335-2

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SHEET 4335-2

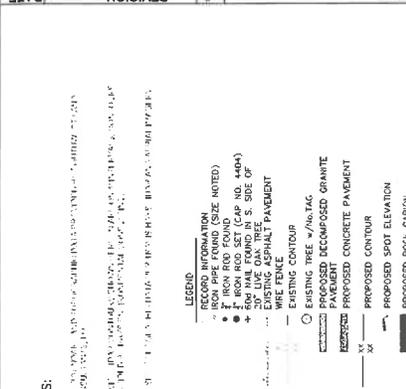
CITY OF AUSTIN  
DEPARTMENT OF PUBLIC WORKS  
TRAFFIC CONTROL UNIT  
PROJECT NO. 1372-01  
SHEET 4335-2

- NOTES:
- All devices shall be placed in accordance with the MUTCD and the Texas Manual on Uniform Traffic Control Devices (TMUTCD).
  - Devices shall be placed in accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD).



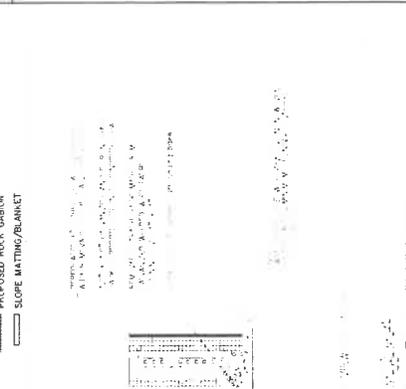






**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED ROCK GABION
- SLOPE MATTING/BLANKET
- PROPOSED DECOMPOSED GRANITE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- EXISTING TREE w/NOTAG
- PROPOSED TREE w/NOTAG
- IRON PIPE FOUND (SIZE NOTED)
- CONCRETE FOUND (SIZE NOTED)
- WOOD FOUND IN S. SIDE OF
- ROCK FOUND IN S. SIDE OF
- WIRE FENCE
- PROPOSED CONCRETE PAVEMENT

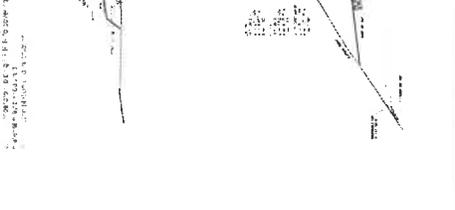
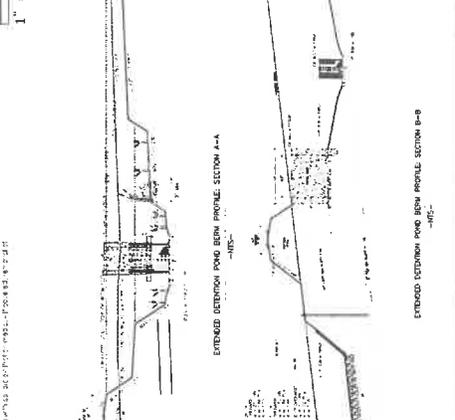
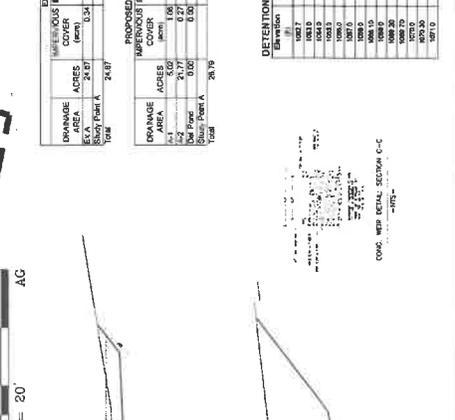
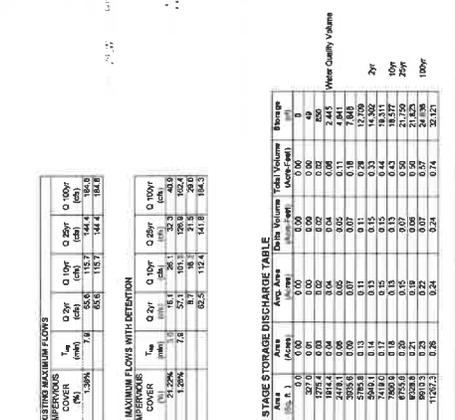
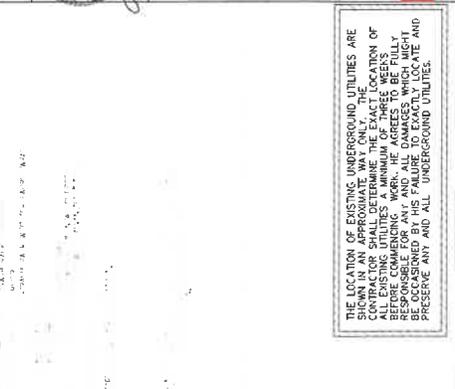


**PROPOSED MAXIMUM FLOWS WITH DETENTION**

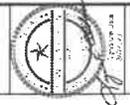
DRAINAGE AREA (ACRES)	DRAINAGE AREA (SQ. FT.)	10YR (CFS)	2YR (CFS)	10YR (MGD)	2YR (MGD)
24.87	1,700,000	1,396	656	115.7	144.4
24.87	1,700,000	1,396	656	115.7	144.4
24.87	1,700,000	1,396	656	115.7	144.4
24.87	1,700,000	1,396	656	115.7	144.4

**DETENTION STAGE STORAGE DISCHARGE TABLE**

Elevation (ft.)	Area (Acres)	Area (Sq. Ft.)	Storage Volume (Cu. Yds.)	Storage Volume (MGD)
1067.0	24.87	1,700,000	0.00	0.00
1067.5	24.87	1,700,000	0.00	0.00
1068.0	24.87	1,700,000	0.00	0.00
1068.5	24.87	1,700,000	0.00	0.00
1069.0	24.87	1,700,000	0.00	0.00
1069.5	24.87	1,700,000	0.00	0.00
1070.0	24.87	1,700,000	0.00	0.00
1070.5	24.87	1,700,000	0.00	0.00
1071.0	24.87	1,700,000	0.00	0.00
1071.5	24.87	1,700,000	0.00	0.00
1072.0	24.87	1,700,000	0.00	0.00
1072.5	24.87	1,700,000	0.00	0.00
1073.0	24.87	1,700,000	0.00	0.00
1073.5	24.87	1,700,000	0.00	0.00
1074.0	24.87	1,700,000	0.00	0.00
1074.5	24.87	1,700,000	0.00	0.00
1075.0	24.87	1,700,000	0.00	0.00
1075.5	24.87	1,700,000	0.00	0.00
1076.0	24.87	1,700,000	0.00	0.00
1076.5	24.87	1,700,000	0.00	0.00
1077.0	24.87	1,700,000	0.00	0.00
1077.5	24.87	1,700,000	0.00	0.00
1078.0	24.87	1,700,000	0.00	0.00
1078.5	24.87	1,700,000	0.00	0.00
1079.0	24.87	1,700,000	0.00	0.00
1079.5	24.87	1,700,000	0.00	0.00
1080.0	24.87	1,700,000	0.00	0.00
1080.5	24.87	1,700,000	0.00	0.00
1081.0	24.87	1,700,000	0.00	0.00
1081.5	24.87	1,700,000	0.00	0.00
1082.0	24.87	1,700,000	0.00	0.00
1082.5	24.87	1,700,000	0.00	0.00
1083.0	24.87	1,700,000	0.00	0.00
1083.5	24.87	1,700,000	0.00	0.00
1084.0	24.87	1,700,000	0.00	0.00
1084.5	24.87	1,700,000	0.00	0.00
1085.0	24.87	1,700,000	0.00	0.00
1085.5	24.87	1,700,000	0.00	0.00
1086.0	24.87	1,700,000	0.00	0.00
1086.5	24.87	1,700,000	0.00	0.00
1087.0	24.87	1,700,000	0.00	0.00
1087.5	24.87	1,700,000	0.00	0.00
1088.0	24.87	1,700,000	0.00	0.00
1088.5	24.87	1,700,000	0.00	0.00
1089.0	24.87	1,700,000	0.00	0.00
1089.5	24.87	1,700,000	0.00	0.00
1090.0	24.87	1,700,000	0.00	0.00
1090.5	24.87	1,700,000	0.00	0.00
1091.0	24.87	1,700,000	0.00	0.00
1091.5	24.87	1,700,000	0.00	0.00
1092.0	24.87	1,700,000	0.00	0.00
1092.5	24.87	1,700,000	0.00	0.00
1093.0	24.87	1,700,000	0.00	0.00
1093.5	24.87	1,700,000	0.00	0.00
1094.0	24.87	1,700,000	0.00	0.00
1094.5	24.87	1,700,000	0.00	0.00
1095.0	24.87	1,700,000	0.00	0.00
1095.5	24.87	1,700,000	0.00	0.00
1096.0	24.87	1,700,000	0.00	0.00
1096.5	24.87	1,700,000	0.00	0.00
1097.0	24.87	1,700,000	0.00	0.00
1097.5	24.87	1,700,000	0.00	0.00
1098.0	24.87	1,700,000	0.00	0.00
1098.5	24.87	1,700,000	0.00	0.00
1099.0	24.87	1,700,000	0.00	0.00
1099.5	24.87	1,700,000	0.00	0.00
1100.0	24.87	1,700,000	0.00	0.00



NOTES:  
 1. THE POND SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 3 FEET.  
 2. THE POND SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 3 FEET.  
 3. THE POND SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 3 FEET.  
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 10. THE POND SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 3 FEET.



REVISION	DATE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE POSSIBLE FOR ANY AND ALL UTILITIES AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTES:**

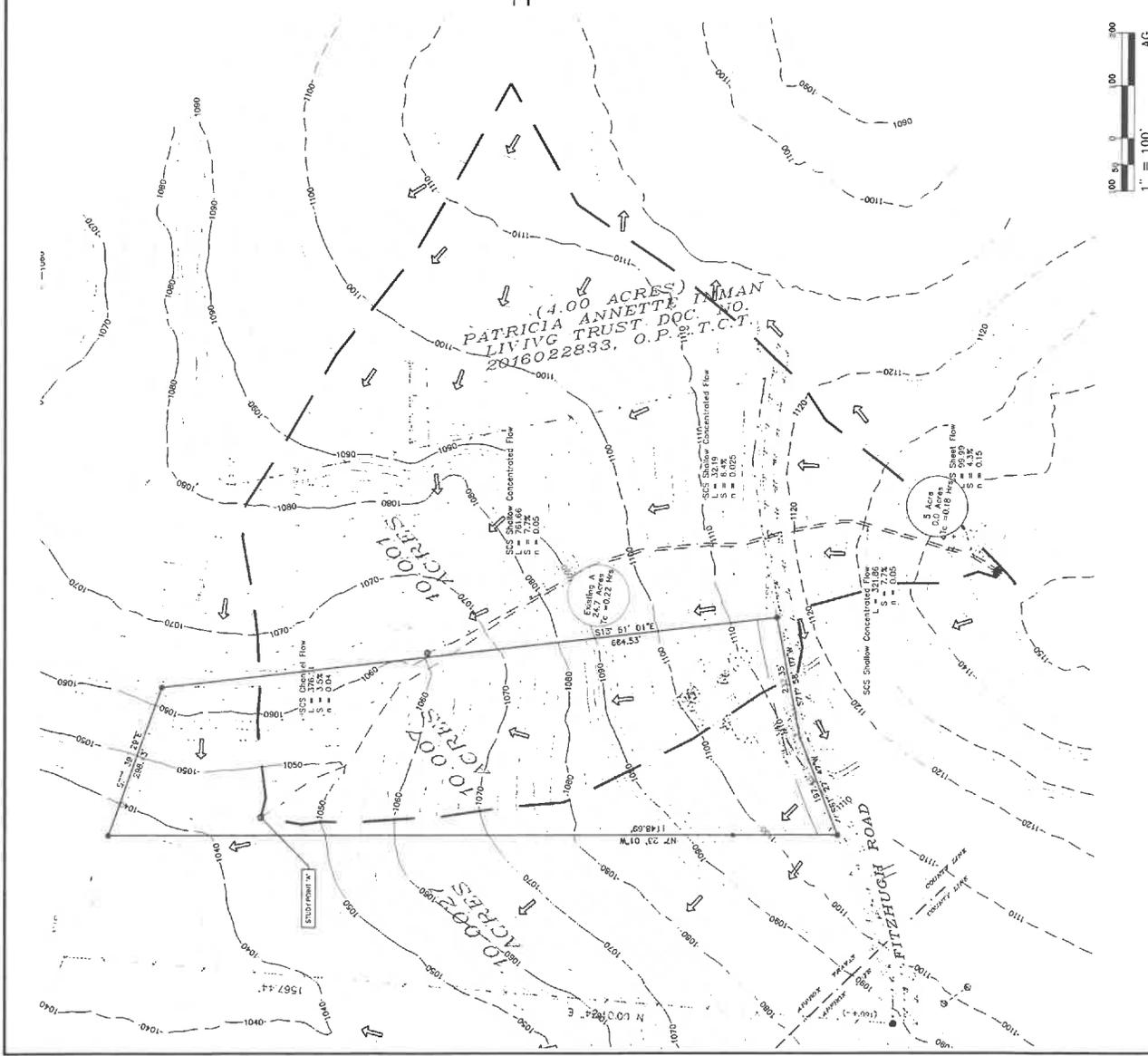
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO UTILITIES WHICH MAY OCCUR DURING THE COURSE OF THE PROJECT.
4. THE CONTRACTOR SHALL PRESERVE ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE POSSIBLE FOR ANY AND ALL UTILITIES.

- LEGEND:**
- RECORD INFORMATION
  - IRON PIPE FOUND (SEE NOTES)
  - IRON ROD FOUND (NO. 1004)
  - 60# GAL FOUND IN S. SIDE OF
  - 200' LIVE OAK TREE
  - ASPHALT PAVEMENT
  - WIRE FENCE

- EXISTING TREE = ANS TAG
- DRAINAGE AREA BOUNDARY
- TO FLOW PATH
- DRAINAGE BOUNDARY

**EXISTING MAXIMUM FLOWS**

DRAINAGE AREA (ACRES)	CONCENTRATED FLOW (CFS)	SHALLOW FLOW (CFS)	SCS CONCENTRATED FLOW (CFS)	SCS SHALLOW FLOW (CFS)
24.07	113.5	144.4	108.6	144.4
10.07	42.5	55.1	33.4	44.4
24.07	113.5	144.4	108.6	144.4



**NOTES:**

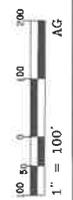
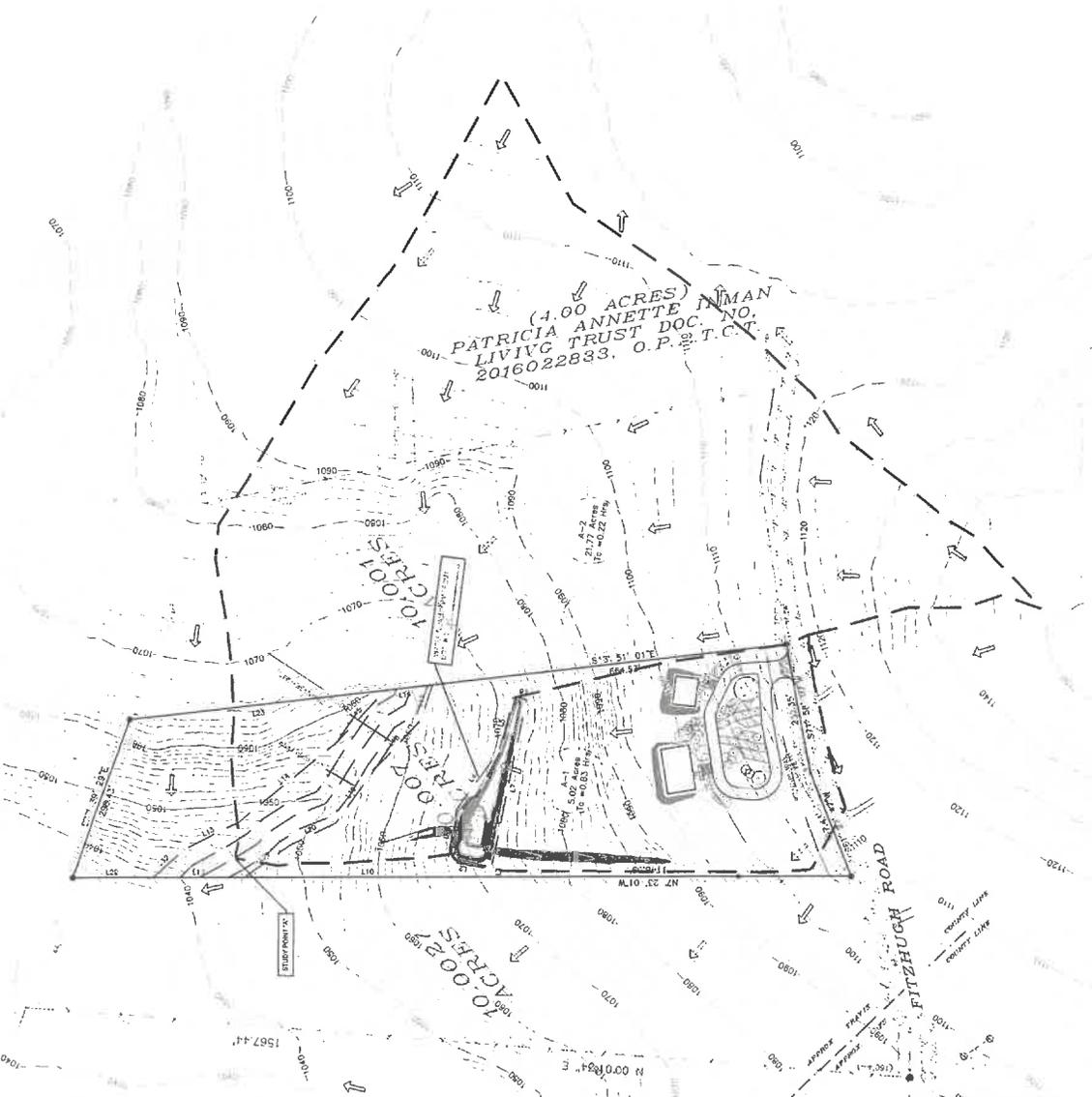
1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE AS SHOWN ON THE ATTACHED UTILITY RECORD DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF THREE WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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**DRAINAGE AND BUFFER EASEMENT LINE TABLE**

LINE NO.	LINE TYPE	START POINT (Easting, Northing)	END POINT (Easting, Northing)
1	DRAINAGE AREA	1000.00, 1000.00	1000.00, 1000.00
2	DRAINAGE AREA	1000.00, 1000.00	1000.00, 1000.00
3	DRAINAGE AREA	1000.00, 1000.00	1000.00, 1000.00
4	DRAINAGE AREA	1000.00, 1000.00	1000.00, 1000.00
5	DRAINAGE AREA	1000.00, 1000.00	1000.00, 1000.00
6	DRAINAGE AREA	1000.00, 1000.00	1000.00, 1000.00
7	DRAINAGE AREA	1000.00, 1000.00	1000.00, 1000.00
8	DRAINAGE AREA	1000.00, 1000.00	1000.00, 1000.00
9	DRAINAGE AREA	1000.00, 1000.00	1000.00, 1000.00
10	DRAINAGE AREA	1000.00, 1000.00	1000.00, 1000.00

- LEGEND**
- RECORD INFORMATION
  - IRON ROD FOUND (NOTED)
  - IRON ROD SET (CAP NO. 4404)
  - 20' LIVE OAK TREE
  - EXISTING ASPHALT PAVEMENT
  - WIRE FENCE
  - EXISTING TREE W/INTAG
  - PROPOSED BECOMPOSED GRANITE PAVEMENT
  - PROPOSED CONCRETE PAVEMENT
  - PROPOSED CONTOUR
  - DRAINAGE AREA
  - DRAINAGE BOUNDARY

DRAINAGE AREA	ACRES	PERCENT COVER	EXISTING MAXIMUM FLOWS (CFD)	EXISTING PERCENT COVER	PROPOSED MAXIMUM FLOWS (CFD)	PROPOSED PERCENT COVER
A-1	21.77	0.27	115.3	11.2%	115.3	11.2%
A-2	21.77	0.27	115.3	11.2%	115.3	11.2%
TOTAL	43.54	0.54	230.6	22.4%	230.6	22.4%



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE AS SHOWN ON THE ATTACHED UTILITY RECORD DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF THREE WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





