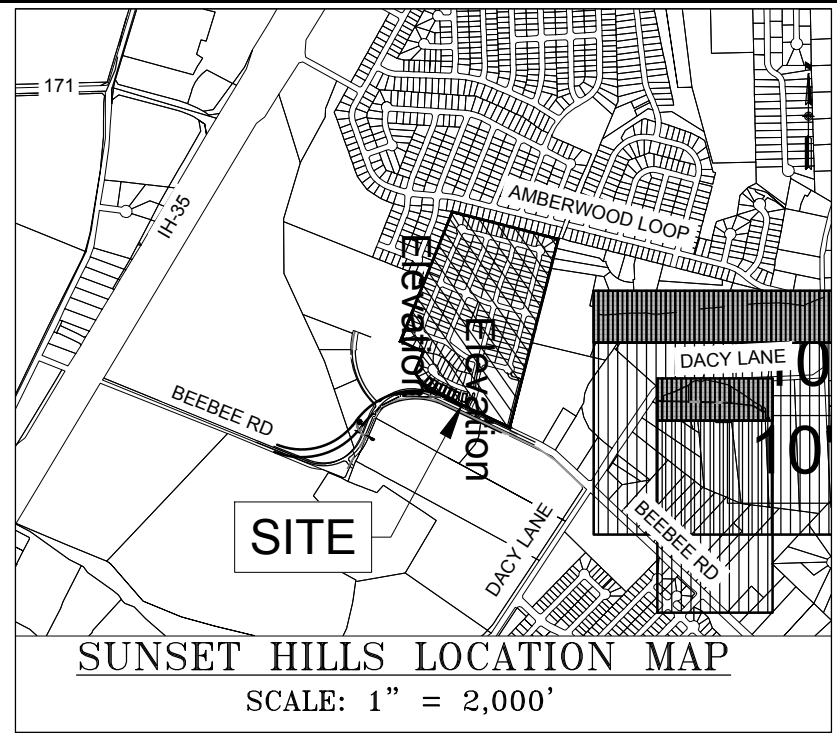
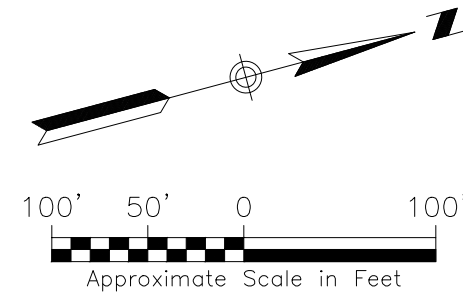


SUNSET HILLS PRELIMINARY PLAN



RECOMMENDED AS ADMINISTRATIVELY COMPLETE:

CITY ENGINEER

DATE

DIRECTOR OF PUBLIC WORKS

DATE

PLANNING AND ZONING CHAIR PERSON

DATE

NOTES

- A FIFTEEN (15) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW. A FIVE (5) FOOT PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A TEN (10) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.
- SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF KYLE ZONING ORDINANCE.
- ACCESS FROM LOTS 3 THROUGH 10 OF BLOCK A ADJACENT TO BEEBEE ROAD IS NOT ALLOWED.
- ACCESS FROM LOTS 3, 22 BLOCK A, AND LOT 1 OF BLOCK C ADJACENT TO STREET 1 IS NOT ALLOWED.
- DRAINAGE EASEMENTS MUST NOT CONTAIN OBSTRUCTIONS.
- THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
- PAD LIMITS SHOWN REFLECT THE AVAILABLE ALLOWED SPACE, NOT NECESSARILY THE ACTUAL PAD SIZE THAT WILL BE USED.

SITE SUMMARY

TOTAL AREA	52.99 ACRES
SINGLE FAMILY AREA	35.25 ACRES
R.O.W. AREA	10.71 ACRES
PARK/OPEN SPACE AREA	1.92 ACRES
OPEN/PLAY/DETENTION AREA	4.47 ACRES
SINGLE FAMILY LOTS	210
TOTAL SPACE LOTS	214

RESIDENTIAL SETBACKS (R-1-3 ZONING)

20'/25' - FRONT BUILDING SETBACKS STAGGER
5' SIDE YARD SETBACK
15' STREET SIDE YARD SETBACK
10' REAR YARD SETBACK

PHASING PLAN

PHASE 1	
SINGLE FAMILY LOTS	124
PHASE 2	
SINGLE FAMILY LOTS	86

UTILITY PROVIDERS

CITY OF KYLE, MONARCH WATER COMPANY.

FLOODPLAIN INFORMATION

NO PORTION OF THIS SUBDIVISION IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM MAP 48209C029F DATED SEPTEMBER 2, 2005.

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE ELISHA PRUETT SURVEY NUMBER 23, ABSTRACT NUMBER 376 AND THE THOMAS G. ALLEN SURVEY, ABSTRACT NUMBER 26, SITUATED IN HAYS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN CALLED 52.990 ACRE TRACT OF LAND CONVEYED TO THE MEADOWS AT KYLE II, LTD. IN VOLUME 2984, PAGE 804, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BENCHMARK NOTE

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

TBM 101: 1/2 INCH IRON ROD WITH RED CAP SET +/- 30 FEET NORTH OF NORTH PAVEMENT EDGE OF COUNTY ROAD 122, +/-210 FEET WEST OF THE MOST SOUTHERLY SOUTHWEST CORNER OF 52.990 ACRE TRACT.
ELEVATION = 722.25'

TBM 102: 1/2 INCH IRON ROD WITH RED CAP SET +/- 5 FEET NORTH OF NORTH PAVEMENT EDGE OF COUNTY ROAD 122, +/-200 FEET EAST OF THE MOST SOUTHERLY SOUTHWEST CORNER OF 52.990 ACRE TRACT.
ELEVATION = 718.48'

WATERSHED STATUS

PLUM CREEK WATERSHED.

TOPOGRAPHIC INFORMATION

TOPOGRAPHIC INFORMATION OUTSIDE SUNSET HILLS BOUNDARY: 5' TNRIS BUDA QUAD CONTOUR GIS DATA DATED 2012.

TOPOGRAPHIC INFORMATION WITHIN SUNSET HILLS BOUNDARY: 1' SURVEYED DATA PROVIDED BY BURY, INC. DATED 1/30/2015.

CITY PROJECT NUMBER:

1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204	JOB NO. 17.004.10	SCALE: AS NOTED	SHEET: 1 - OF - 5
MEC	DESIGNED BY: JKB	DATE: 3/15/2017	
Murfee Engineering Company	DRAWN BY: RLW	DATE: 5/22/2017	
Texas Registered Engineering Firm F-353	FILE(LAYOUT): O:\17\004\10\CAD\DWG\PRELIM PLAN.dwg(01-PLM)		

Owners: THE MEADOWS AT KYLE II LTD	
Address: 6212 HARVIN LANE	
AUSTIN, TEXAS 78745-3796	
Phone: (505) 988-3281	Fax: (505) 982-8987
Acres: 52.990 ACRES	52.990 ACRES OUT OF THE ELISHA PRUETT SURVEY NO. 23 ABSTRACT NO. 376
Survey: THOMAS G. ALLEN SURVEY, ABSTRACT NO. 26, HAYS COUNTY, TEXAS	
Number of lots and proposed use (if more than one use is planned for the lots, provide land use summary showing # of lots are planned for each use): 210 SINGLE FAMILY, 3 PARK/OPEN SPACE, 1 OPEN/PLAY/DET, 1 LIET STATION, 1 EMERGENCY ACCESS	
Date: 03/24/2017	
Surveyor: CARLESON BRIGANCE & DOERING, INC.	
Phone: (512) 280-5160	Fax: (512) 280-5165
Engineer: MURFEE ENGINEERING COMPANY, INC.	
Phone: (512) 327-9204	Fax: (512) 327-2947

LOT WIDTH TABLE		PERCENT
TOTAL RESIDENTIAL LOTS	210	100%
LOTS 55' OR GREATER WIDTH	124	59%
LOTS LESS THAN 55' WIDTH	86	41%

NOTE: UP TO 25% OF R-1-3 LOTS MAY BE LESS THEN 5,540 SQ.FT., BUT NOT LESS THAN 4,740 SQ.FT., AND UP TO 25% OF THE LOTS MAY BE LESS THAN 50 FEET IN WIDTH BUT NOT LESS THAN 45 FEET IN WIDTH, AND THE MINIMUM STREET LINE WIDTH SITUATED ON A CUL-DE-SAC SHALL BE A MINIMUM OF 35'.

TRI PARTY DEVELOPMENT AGREEMENT FOR THE MEADOWS AT KYLE & SUNSET HILLS SUBDIVISIONS

STATE OF TEXAS
COUNTY OF HAYS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 201_, BY _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 201_ A.D.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES

ENGINEER'S CERTIFICATION:

I, GEORGE W. MURFEE, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CITY OF KYLE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

GEORGE W. MURFEE, P.E.
TEXAS REGISTRATION NO. 39166
1101 SOUTH CAPITAL OF TEXAS HIGHWAY, BUILDING D, SUITE 110
AUSTIN, TEXAS 78746

SURVEYOR'S CERTIFICATION:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CITY OF KYLE SUBDIVISION ORDINANCE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

AARON V. THOMASON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6214
CARLSON, BRIGANCE AND DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749

- VARIANCES AND/OR CLARIFICATIONS: THE CITY WILL RECOGNIZE DEVELOPMENT RIGHTS PURSUANT TO CHAPTER 212.172, LDC. GOV'T CODE, AND INTENDS TO ZONE THE PROPERTY WITH THE FOLLOWING VARIANCES/OR MAKE THE FOLLOWING CLARIFICATIONS TO PROMOTE DEVELOPMENT IN THE CITY AND WHICH ARE CONSISTENT WITH OTHER APPROVED DEVELOPMENTS.
ZONING: R-1-3
THE MINIMUM SQUARE FOOT SIZE FOR GARAGES SHALL NOT BE LESS THAN 380 SF.
THE GARAGES NEED NOT BE SET BACK FROM THE FRONT WALL OF THE HOUSE, BUT THE MINIMUM SET BACK DISTANCES FOR THE FRONT WALLS OF THE HOUSE MUST BE ALTERNATING/STAGGERED TWENTY FOOT (20') AND TWENTY FIVE FOOT (25') SET-BACKS.
THE MINIMUM SQUARE FOOT SIZE FOR EACH RESIDENCE SHALL BE INCREASED 1,400 SF.

BUILDING COVERAGE: LIMITATION SHALL BE AS SET FORTH IN CHART 2 OF THE CITY ZONING ORDINANCE, SECTION 53.33 (1).
- PARKLAND NOTES: THE MEADOWS AT KYLE II HAS, FOR THE BENEFIT OF THE DEVELOPER, AND AT NO COST OF EXPENSE TO THE CITY, CONVEYED/DEDICATED TO THE CITY APPROXIMATELY ±13.22 ACRES OF REAL PROPERTY (THE "PARKLAND") WITHIN SUNSET HILLS UNDER SUNSET HILLS PARK PLAT DOC.#BOD06013 VOL. 3344, PG. 687
- DEVELOPER SHALL DESIGN AND CONSTRUCT, AT DEVELOPER'S SOLE COST AND EXPENSE, A LEFT-TURN LANE INTO THE SUBDIVISION AT THE MAIN ENTRANCE.
- PLAT APPROVALS SHOULD CONTAIN THE FOLLOWING DEDICATIONS:

SUNSET HILLS SUBDIVISION PRELIMINARY PLAT WILL CONTAIN A FINAL PLAT, AS A SEPARATE LOT, OF THE PARKLAND WHICH WILL BE PLATTED BY THE CITY OF KYLE.
SUNSET HILLS FINAL PLAT WILL CONTAIN A 10 FT. R.O.W. DEDICATION FOR THE EXPANSION OF BEBEE ROAD.
- UPON COMPLETION OF THE SUBDIVISION, THE RESPECTIVE STREETS, EASEMENTS, DETENTION AND DRAINAGE FACILITIES, AND RIGHTS-OF-WAY SHOWN ON THE FINAL PLAT SHALL BE DEDICATED TO THE CITY.
- THE FEE SIMPLE TITLE TO ANY ENTRY FEATURES, INTERNAL PARKS, TRAIL SYSTEMS, AND OTHER COMMON AREAS SHALL BE CONVEYED BY THE DEVELOPER TO THE APPROPRIATE MANDATORY, DUES-PAYING HOME OWNER'S ASSOCIATION ("HOA"). TRAIL SYSTEMS WILL HAVE PUBLIC ACCESS.
- TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING, WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND /OR PROPERTY OWNERS ASSOCIATIONS.

GENERAL NOTES

- THE MEADOWS AT KYLE II. LTD HAS FURNISHED COPIES OF THIS PROPOSED PRELIMINARY PLAN TO ALL APPROPRIATE UTILITY COMPANIES AS REQUIRED UNDER SUBDIVISION ORDINANCE NO. 439, ARTICLE IV, SECTION 2. (D)(M).
- THE DESIGN OF THE PROPOSED WASTEWATER SYSTEM ELEMENTS SHALL BE SUBJECT TO REGULATION BY THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (TCEQ) AND SHALL BE CERTIFIED BY A DESIGN ENGINEER THAT THE SYSTEM COMPLIES WITH ALL REGULATIONS OF TCEQ.
- THE WATER AND WASTEWATER SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED ACCORDING TO TCEQ STANDARDS.
- SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES TO BE DEDICATED TO THE CITY OF KYLE SHALL MEET OR EXCEED ALL 2010 ADA STANDARDS OF ACCESSIBILITY DESIGN AND ALL CURRENT FEDERAL AND STATE LAWS REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES.
- WASTEWATER SERVICE TO SUNSET HILLS WILL INVOLVE THE DESIGN, CONSTRUCTION, AND THEN DEDICATION/CONVEYANCE THEREOF TO THE CITY (AT DEVELOPER'S SOLE COST AND EXPENSE). A GRAVITY WASTEWATER SYSTEM, INCLUDING ACQUISITION OF ANY EASEMENTS TO CONNECT TO THE CITY WASTEWATER LINE, PROVIDED HOWEVER, THAT, IF REQUESTED BY THE DEVELOPER, THE CITY WILL UTILIZE ITS CONDEMNATION POWERS TO ACQUIRE THOSE EASEMENTS, THE COSTS OF WHICH WILL BE BORNE SOLELY BY THE DEVELOPER.
- MONARCH WATER IS TO PROVIDE WATER SERVICE TO SUNSET HILLS, IN SUFFICIENT CAPACITIES TO SERVICE THE SUBDIVISION AS REQUIRED IN CITY ORDINANCES. WATER SERVICE WILL BE OPERATIONAL AS AGREED WITH THE RESPECTIVE SUPPLIERS IDENTIFIED ABOVE.
- THE DEVELOPER SHALL BUILD AND MAINTAIN A BARRIER AT THE FAR EASTERN END OF CERISE WAY BETWEEN BLOCK B, LOT 14 AND BLOCK C, LOT 67, PREVENTING AND PROHIBITING ACCESS ONTO PRIVATE PROPERTY.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. THE OWNER OR OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPED SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED ON SITE, SUCH AS AT THE OFFICES OF THE OWNER OR OPERATOR, AND MADE AVAILABLE FOR REVIEW BY THE CITY.

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE ELISHA PRUETT SURVEY NUMBER 23, ABSTRACT NUMBER 376 AND THE THOMAS G. ALLEN SURVEY, ABSTRACT NUMBER 26, SITUATED IN HAYS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN CALLED 52.990 ACRE TRACT OF LAND CONVEYED TO THE MEADOWS AT KYLE II. LTD. IN VOLUME 2984, PAGE 804, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 52.990 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped iron rod found at northeastern corner of said 52.990 acre tract, also being the northwestern corner of Lot 4, Sunflower Acres, a subdivision recorded in Volume 4, Page 18, Plat Records of Hays County, Texas (P.R.H.C.TX.) and also being in the southern line of Lot 37, Block B, Amberwood Phase 3, a subdivision recorded in Volume 11, Pages 147-149 (P.R.H.C.TX.), for the northeastern corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of said 52.990 acre tract, said Lot 4, Sunflower Acres, Lots 2 and 3 of said Sunflower Acres, the west line of that certain called 12.52 acre tract of land conveyed to Guadalupe and Belen Villegas in Volume 3159, Page 463 (O.P.R.H.C.TX.) and that certain called 13.22 acre tract of land conveyed to The City of Kyle in Volume 3344, Page 684 (O.P.R.H.C.TX.), S14°32'00"W, a distance of 2035.11 feet to a capped iron rod found at the southeastern corner of said 52.990 acre tract, also being the southwestern corner of said 13.22 acre tract and also being in the northern right-of-way line of County Road 122 (A.K.A. Bebee Road) (R.O.W. varies), for the southeastern corner of the herein described tract,

THENCE, with the common line of said 52.990 acre tract and the northern right-of-way line of said County Road 122, the following two (2) courses and distances, numbered 1 and 2,

- N64°43'18"W, a distance of 890.36 feet to a capped iron rod found marked "RUST" at the beginning of a curve to the left, and,
- With said curve to the left having a radius of 498.37 feet, an arc length of 69.63 feet, and whose chord bears N68°42'05"W, a distance of 69.57 feet to a 1/2" iron rod found at the southernmost southwestern corner of said 52.990 acre tract and also being a southeastern corner of that certain called 2.49 acre tract of land conveyed to GTP Towers V, LP in Volume 3581, Page 839 (O.P.R.H.C.TX.), for the southernmost southwestern corner of the herein described tract,

THENCE, with the common boundary line of said 52.990 acre tract and said 2.49 acre tract, the following four (4) courses and distances, numbered 1 thru 4,

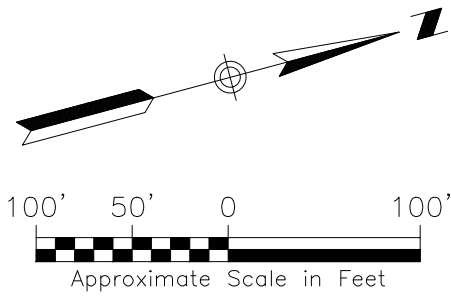
- N22°01'04"E, a distance of 10.09 feet to a 1/2" iron rod found,
- N34°57'29"W, a distance of 208.25 feet to a 1/2" iron rod found,
- N23°11'38"E, a distance of 230.14 feet to a 1/2" iron rod found, and
- N64°47'02"W, a distance of 265.26 feet to a 1/2" iron rod found at the westernmost southwestern corner of said 52.990 acre tract, also being the northwestern corner of said 2.49 acre tract and also being in the eastern line of that certain called 25.98 acre tract of land conveyed to Kyle Business Park, LP in Volume 2835, Page 819 (O.P.R.H.C.TX.), for the westernmost southwestern corner of the herein described tract,

THENCE, with the common boundary line of said 52.990 acre tract, said 25.98 acre tract and Amberwood Phase 1, a subdivision recorded in Volume 10, Page 352 (P.R.H.C.TX.), N21°56'09"E, a distance of 1451.85 feet to a calculated point at the northwestern corner of said 52.990 acre tract, also being the northeastern corner of Lot 17, Block B of said Amberwood Phase 1, also being the southwestern corner of Lot 19, Block B of said Amberwood Phase 3 and also being the southwestern corner of Lot 20, Block B of said Amberwood Phase 3, for the northwestern corner of the herein described tract,

THENCE, with the common boundary line of said 52.990 acre tract and said Amberwood Phase 3, S75°25'36"E, a distance of 1139.81 feet to the **POINT OF BEGINNING** and containing 52.990 acres of land.

CITY PROJECT NUMBER:

1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204		JOB NO. 17.004.10	SCALE: AS NOTED	SHEET: 2 - OF - 5
		DESIGNED BY: JB	DATE: 3/15/2017	
		DRAWN BY: RLW	DATE: 5/22/2017	
		FILE(LAYOUT): O:\17\004\10\CAD\DWG\PRELIM PLAN.dwg(02-PLM)		
Murfée Engineering Company	Texas Registered Engineering Firm F-353			



LEGEND

PROPOSED STORM SEWER LINE

PROPOSED INLET

EXISTING DRAINAGE BOUNDARY

EXISTING DRAINAGE FLOW ARROWS

PROPOSED DRAINAGE BOUNDARY (WHERE DIFFERENT FROM EXIST.)

A1

43.1

EXISTING DRAINAGE AREA W/ ACREAGE

A2

4.5

PROPOSED DRAINAGE AREA W/ ACREAGE

TIME OF CONCENTRATION

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

Drng Area	Elev1	Elev2	L (ft)	S (ft/ft)	Flow Type	n	Vel (fps)	t(c)
A1-exist	747	744	100	0.030	Sheet	0.20	-	10.1
	744	702	1970	0.021	SCF-U	-	2.4	13.9
	-	-	0	-	SS	-	8	0.0
	-	-	0	-	Stream	-	6	0.0
	Total (min):							24.1
							t (lag)	14.4
A1-dev	741	739	50	0.040	Sheet	0.30	-	7.2
	739	738	62	0.016	SCF-U	-	2.0	0.5
	738	732.5	240	0.023	SCF-P	-	3.1	1.3
	-	-	1802	-	SS	-	8	3.8
	-	-	0	-	Stream	-	6	0.0
							Total (min):	
							t (lag)	
A2-exist	747	743	100	0.040	Sheet	0.20	-	9.0
	743	706.5	1110	0.033	SCF-U	-	2.9	6.3
	-	-	0	-	SS	-	8	0.0
	-	-	0	-	Stream	-	6	0.0
	Total (min):							15.3
							t (lag)	
A2-dev	731.5	729.6	20	0.095	Sheet	0.30	-	2.4
	729.6	728.5	110	0.010	SCF-U	-	1.6	1.1
	-	-	0	-	SS	-	8	0.0
	-	-	0	-	Stream	-	6	0.0
	Total (min):							5.0
							t (lag)	

13.220 ACRES
THE CITY OF KYLE, TEXAS
VOLUME 3344, PAGE 684

DETENTION PONDS - PRELIMINARY SIZING PER TR-55, SECTION 6

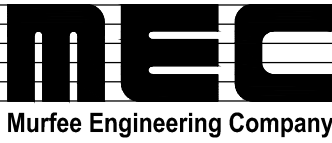
AREA A1 - HEC-HMS INPUT DATA						AREA A2 - HEC-HMS INPUT DATA					
Existing			Proposed			Existing			Proposed		
Area =	43.1	ac	48.2	ac		Area =	9.1	ac	4.5	ac	
	0.0673	sq mi	0.0753	sq mi			0.0142	sq mi	0.0070	sq mi	
t(lag)	14.4	min	7.6	min		t(lag)	9.2	min	3.0	min	
CN	80	*100% D	80	*5% C		CN	78	*40% C	76	*70% C	
				*95% D				*60% D		*30% D	
Prop. Imperv.	-		-	34.2%		Prop. Imperv.	-		-	35.2%	
AREA A1 - HEC-HMS OUTPUT DATA						AREA A2 - HEC-HMS OUTPUT DATA					
Area		FREQUENCY				Area		FREQUENCY			
		2	10	25	100			2	10	25	100
10-exist Q	51.0	126.0	171	246		20-exist Q	12.0	30	41	59	
Vol (ac-ft)	5.70	13.9	19.0	27.7		Vol (ac-ft)	1.10	2.8	3.8	5.7	
10-prop Q	92	194	255	356		20-prop Q	9	20	26	37	
Vol (ac-ft)	8.9	18.6	24.5	34.4		Vol (ac-ft)	0.8	1.6	2.2	3.1	

$V_s = V_r [C_o + C_1(qo/qi) + C_2(qo/qi)^2 + C_3(qo/qi)^3]$
 V_s = Storage volume re'qd for given frequency storm (ac-ft)
 V_r = runoff volume for developed conditions and given frequency storm (ac-ft)
 $C_o, C_1 - C_3$ = SCS coefficients that vary for Type I, II, and III storms (Table 5-4)
 qo = pre-developed peak flow rate for given frequency storm
 qi = developed peak flow rate for given frequency storm

Rain Dist.	Co	C1	C2	C3
I,IIA	0.660	-1.760	1.960	-0.730
II,III	0.682	-1.430	1.640	-0.804

AREA	FREQ	Rain Dist.	Vr	qo	qi	Vs (ac-ft)	Vs (cft)
A1 (D-Soils)	2	III	8.9	51.0	92	2.3	99,361
	10	III	18.6	126	194	4.2	182,108
	25	III	24.5	171	255	5.3	232,758
	100	III	34.4	246	356	7.3	317,171

PRELIMINARY DRAWING
FOR PLANNING PURPOSES ONLY



Murfee Engineering Company

Texas Registered Engineering Firm F-353

SUNSET HILLS

BEBEE ROAD (COUNTY ROAD 122)
CONCEPTUAL STORM SEWER LAYOUT - PRELIMINARY PLAN

1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204

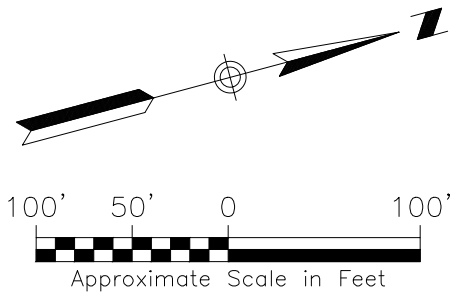
JOB NO. 17-004.10 SCALE: AS NOTED SHEET: 3 OF 5

DESIGNED BY: JB DATE: 3/15/2017

DRAWN BY: RLW DATE: 5/22/2017

FILE(LAYOUT): O:\1700410\CAD\DWG\PRELIM PLAN.dwg(03-STM)

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF JAMES F.
SCAIEF, P.E. #54777 ON 5/22/17.
IT IS NOT TO BE USED FOR
CONSTRUCTION, OR BIDDING
PURPOSES.



UTILITY LEGEND	
	EXISTING TELEPHONE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING WASTEWATER (MANHOLES)
	EXISTING WATER (MANHOLE)
	EXISTING AIR RELEASE VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	PROPOSED WATER METER
	EXISTING STORM (MANHOLES)
	EXISTING GRATE INLETS
	EXISTING LIGHT POLES
	PROPOSED FIRE LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER LINE
	PROPOSED UNDERGROUND TELEPHONE AND ELECTRIC LINES
	PROPOSED STORM SEWER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED CLEAN OUT
	PROPOSED GRATE INLET SEE GRADING PLAN C-2
	EXISTING FIRE HYDRANT
	PROPOSED BFP VAULT
	PROPOSED DOMESTIC METER

PRELIMINARY DRAWING
FOR PLANNING PURPOSES ONLY

MEC
Murfee Engineering Company

Texas Registered Engineering Firm F-353

SUNSET HILLS
BEBEE ROAD (COUNTY ROAD 122)
WASTEWATER COLLECTION - PRELIMINARY PLAN

1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204

JOB NO. 17-004.10 SCALE: AS NOTED SHEET: 4 OF 5

DESIGNED BY: JB DATE: 3/15/2017

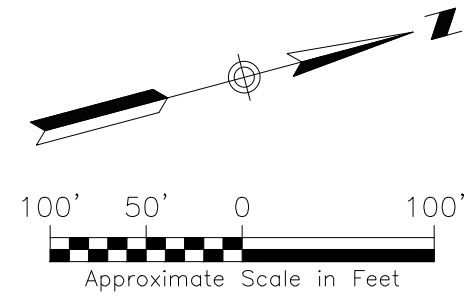
DRAWN BY: RLW DATE: 5/22/2017

FILE(LAYOUT): O:\17\004\10\CAD\DWG\PRELIM PLAN.dwg(04-WW)

NOTES

- ALL WASTEWATER PIPE SHALL BE PVC, SDR 26, ASTM D3034.
- ALL MANHOLES SHALL BE INTERNALLY COATED TO CITY OF AUSTIN SPECIFICATIONS.
- ALL CITY OF KYLE MANHOLES SHALL DISPLAY CITY OF KYLE LOGO.

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TICHENOR ALTAMIRANO, P.E.
#62688 ON 5/22/17. IT IS NOT TO
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UTILITY LEGEND	
	EXISTING TELEPHONE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING WASTEWATER (MANHOLES)
	EXISTING WATER (MANHOLE)
	EXISTING AIR RELEASE VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	PROPOSED WATER METER
	EXISTING STORM (MANHOLES)
	EXISTING GRATE INLETS
	EXISTING LIGHT POLES
	PROPOSED FIRE LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER LINE
	PROPOSED UNDERGROUND TELEPHONE AND ELECTRIC LINES
	PROPOSED STORM SEWER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED CLEAN OUT
	PROPOSED GRATE INLET SEE GRADING PLAN C-2
	EXISTING FIRE HYDRANT
	PROPOSED BFP VAULT
	PROPOSED DOMESTIC METER

PRELIMINARY DRAWING
FOR PLANNING PURPOSES ONLY

Murfree Engineering Company

Texas Registered Engineering Firm F-353

SUNSET HILLS			
BEBEE ROAD (COUNTY ROAD 122)			
WATER DISTRIBUTION - PRELIMINARY PLAN			
1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204			
JOB NO.	17-004.10	SCALE:	AS NOTED
DESIGNED BY:	JB	DATE:	3/15/2017
DRAWN BY:	RLW	DATE:	5/22/2017
FILE(LAYOUT): O:\17\004\10\CAD\DWG\PRELIM PLAN.dwg(05-WTR)			

- NOTES
- ALL WATERLINE PIPE SHALL BE C-900 PVC OR APPROVED EQUAL.

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