REVISIONS

No.	DESCRIPTION	REVISE (R) DELETE (D) ADD (A)	TOTAL SHEETS IN PLAN	NET CHANGE IMPERV. COVER	SITE IMPERV. COVER	% IMP. COVER	APPROVAL DATE

OWNERS NAME AND ADDRESS

M. HOWARD & MARTHA FASKE
221 WINDRIDGE COVE
GEORGETOWN, TEXAS 78628

DEVELOPER NAME AND ADDRESS

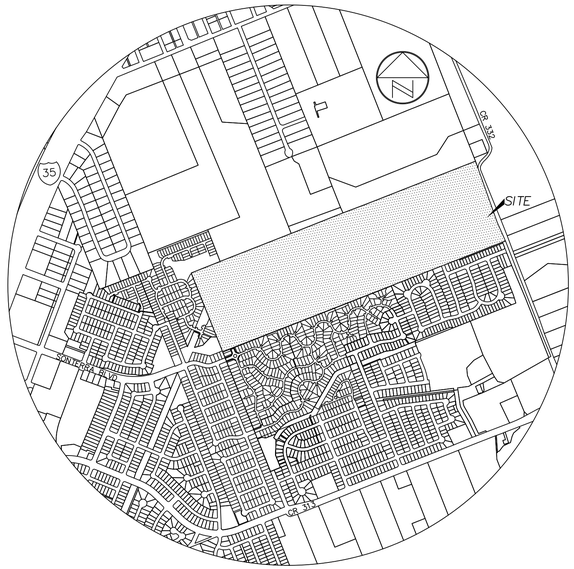
SONWEST CO.
3939 BEE CAVE ROAD
BLDG. C-100
AUSTIN, TEXAS 78746
TEL.NO. (512) 738-1411

PRELIMINARY PLAT FOR

BAILEY PARK SUBDIVISION

(FORMERLY SONTERRA NORTH)

SONTERRA MUNICIPAL UTILITY DISTRICT



VICINITY MAP
NOT TO SCALE

IN

JARRELL, TEXAS
WILLIAMSON COUNTY

AUGUST 2018

	Sheet List Table
Sheet Number	Sheet Title
01	COVER SHEET AND LOCATION MAP
02	OVERALL PRELIMINARY PLAT
03	PRELIMINARY PLAT (SHEET 1 OF 3)
04	PRELIMINARY PLAT (SHEET 2 OF 3)
05	PRELIMINARY PLAT (SHEET 3 OF 3)
06	PRELIMINARY PLAT CURVE AND LINE TABLES
07	OVERALL EXISTING DRAINAGE AREA MAP
08	OVERALL PROPOSED DRAINAGE AREA MAP
09	DETENTION POND SCHEMATICS (SHEET 1 OF 2)
10	DETENTION POND SCHEMATICS (SHEET 2 OF 2)
11	CHANNEL HEC-RAS SCHEMATIC (SHEET 1 OF 2)
12	CHANNEL HEC-RAS SCHEMATIC (SHEET 2 OF 2)
13	OVERALL UTILITY LAYOUT
14	UTILITY LAYOUT (SHEET 1 OF 3)
15	UTILITY LAYOUT (SHEET 2 OF 3)
16	UTILITY LAYOUT (SHEET 3 OF 3)

REVIEWED FOR COMPLIANCE WITH WILLIAMSON COUNTY REQUIREMENTS:

WILLIAMSON COUNTY ENGINEER _____ DATE _____

WILLIAMSON COUNTY ESD NO. 5 _____ DATE _____

ENGINEER'S CERTIFICATION:

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED
PROFESSIONAL ENGINEER
1/10/2019

LICENSED PROFESSIONAL ENGINEER
REGISTRATION NO. 84652
360 PROFESSIONAL SERVICES, INC.
P.O. BOX 3639
CEDAR PARK, TEXAS 78630

ENGINEER:

360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
CONTACT: SCOTT J. FOSTER, P.E.

SURVEYOR:

LENZ & ASSOCIATES, INC.
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704
PHONE (512) 443-1174
CONTACT: TIMOTHY A. LENZ, RPLS

SHEET
01

LOT SUMMARY	
PHASE I	
RESIDENTIAL LOTS	140
GREEN SPACE LOT	3
DRAINAGE LOT	1
GREEN SPACE AND DRAINAGE LOT	1
TOTAL	145
PHASE II	
RESIDENTIAL LOTS	107
GREEN SPACE AND DRAINAGE LOT	2
TOTAL	109
PHASE III	
RESIDENTIAL LOTS	118
GREEN SPACE AND DRAINAGE LOT	1
TOTAL	119
PHASE IV	
RESIDENTIAL LOTS	188
GREEN SPACE AND DRAINAGE LOT	1
TOTAL	189
PHASE V	
MULTI-FAMILY LOT	1
TOTAL	1
TOTAL	
RESIDENTIAL LOTS	553
NONRESIDENTIAL LOTS	10
AREA (ACRES)	
PHASE I	32.88
PHASE II	32.64
PHASE III	23.33
PHASE IV	36.47
PHASE V	4.44
TOTAL	129.76

STREET SUMMARY					
STREET NAME	LENGTH	ROW WIDTH	ROAD WIDTH	ROAD TYPE	DESIGN SPEED
DAPHNE LN	215.0'	60'	37' LOG-LOG	URBAN COLLECTOR PUBLIC	35 MPH
BAILEY PARK DR	2649.0'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
MEANINGFUL DR	996.1'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
ODBODY CT	210.0'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
POTTERSVILLE LN	713.4'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
UNCLE BILLY WAY	2327.0'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
GUARDIAN ANGEL CT	313.0'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
GREATEST GIFT WAY	2443.5'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
GRANVILLE CT	253.0'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
BEDFORD FALLS LN	2400.7'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
	209.2'	60'	37' LOG-LOG	URBAN COLLECTOR PUBLIC	35 MPH
ZUZU DR	285.0'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
WONDERFUL LIFE WAY	2034.6'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
BRIDGES LN	145.0'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
BELL RINGS DR	209.7'	60'	37' LOG-LOG	URBAN COLLECTOR PUBLIC	35 MPH
	988.1'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
CLARENCE DR	595.0'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
MIRACLE DR	715.3'	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
BELL RINGS DR TRANSITIONS FROM COLLECTOR TO LOCAL STREET AT CLARENCE DR					
BEDFORD FALLS LN TRANSITIONS FROM COLLECTOR TO LOCAL STREET AT CLARENCE DR					

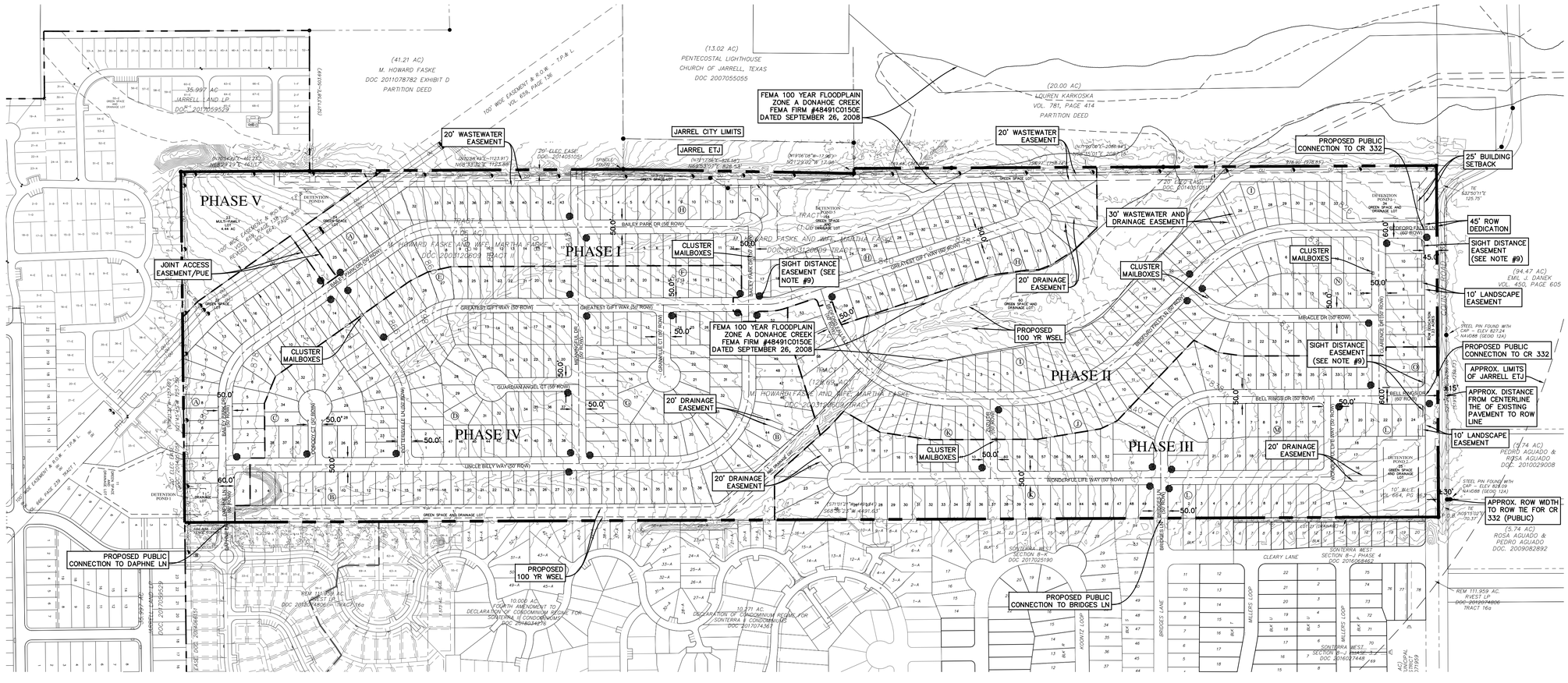
NOTES:
1. ALL LOTS SHALL HAVE A 25' BUILDING SETBACK FROM THE FRONT RIGHT-OF-WAY LINE. CR 332 TO HAVE A 25' BUILDING SETBACK FROM THE PROPOSED RIGHT-OF-WAY DEDICATION.
2. WATER AND WASTEWATER SERVICE PROVIDED BY THE SONTERRA MUD.
3. ALL PROPOSED ROADS TO BE URBAN AND PUBLIC.
4. A PORTION OF THIS SITE IS LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM PANEL NO 48491C0150E DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
5. ALL CONCRETE SIDEWALKS TO BE ADA ACCESSIBLE AND CONSTRUCTED BY RESIDENTIAL HOME BUILDER AT TIME OF HOME CONSTRUCTION.
6. ALL SIDEWALKS ARE TO BE MAINTAINED BY THE ADJACENT OWNER.
7. THIS PROJECT IS LOCATED ENTIRELY IN THE CITY OF JARRELL ETJ.
8. ALL RESIDENTIAL DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNALLY PLATTED ROAD AND NOT TO CR 332.
9. SIGHT DISTANCE EASEMENTS WILL BE REQUIRED AT FINAL PLATTING ON BLOCK O, LOTS 1 AND 11, BLOCK L, LOT 24, AND LOT H, BLOCK 17. REFER TO SHEETS 02, 04, AND 05.

LEGEND

- SUBJECT PROPERTY
- PHASE LINES
- PROPERTY LINES
- STOP CONDITIONS

N W E S

SCALE IN FEET
200 100 0 200



TEXAS FIRM REGISTRATION F4932
P.O. BOX 2265
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
7/10/2019

BAILEY PARK SUBDIVISION
(FORMERLY SONTERRA NORTH)
JARRELL, TEXAS

OVERALL PRELIMINARY PLAT

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JANUARY 2019
Project No.

SHEET
02

PHASE V

DETENTION POND 6

23 MULTI-FAMILY LOT 4.44 AC

24 GREEN SPACE LOT

22 GREEN SPACE LOT

DETENTION POND 1

1 DRAINAGE LOT

JOINT ACCESS EASEMENT/PUE

20' WASTEWATER EASEMENT

100' WIDE EASEMENT & R.O.W. - T.P.& L. CO. VOL. 653, PAGE 138 REVISED - VOL. 664, PAGE 835

BAILEY PARK DR (60' ROW)

CLUSTER MAILBOXES

TRACT 2 (1.06 AC) M. HOWARD FASKE AND WIFE, MARTHA FASKE DOC#2001120609 TRACT III

PHASE I

GREATEST GIFT WAY (50' ROW)

MEANINGFUL DR (50' ROW)

GUARDIAN ANGEL CT (50' ROW)

MATCHLINE SHEET 2 OF 3

241.0' BAILEY PARK DR (60' ROW)

ODBODY CT (50' ROW)

POTTERSVILLE LN (50' ROW)

PHASE IV

UNCLE BILLY WAY (50' ROW)

DAPHNE LN (60' ROW)

GREEN SPACE AND DRAINAGE LOT

PROPOSED 100 YR WSEL

PROPOSED PUBLIC CONNECTION TO DAPHNE LN

60d NAIL FOUND AT FENCE CORNER

REM. 111.259 AC. RVEST LP DOC#2012074806 TRACT 16a

10.000 AC. FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR SONTERRA II CONDOMINIUMS DOC 2018034276

SCALE IN FEET
60 30 0 60

TEXAS FIRM REGISTRATION F4932
P.O. BOX 1076
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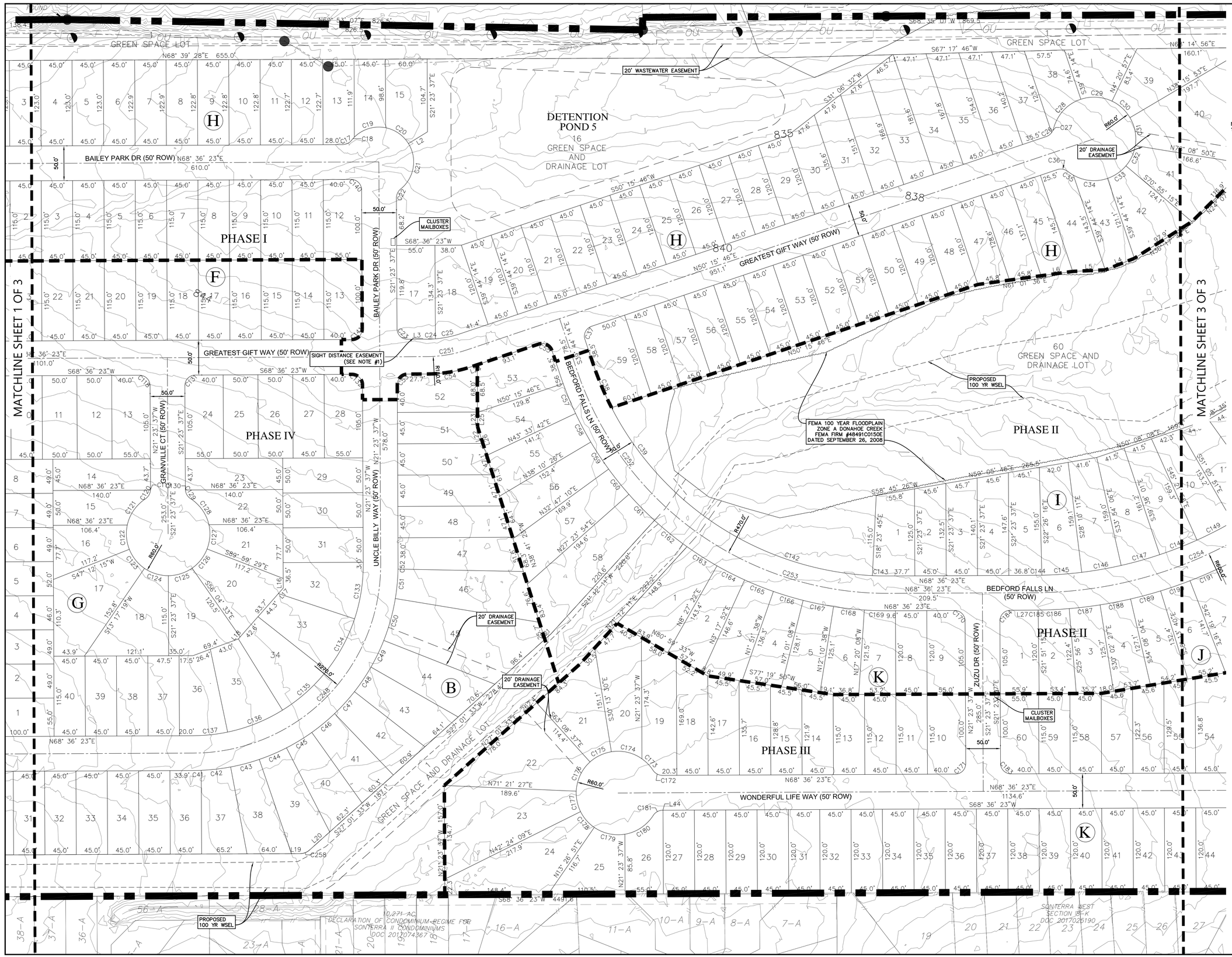
LICENSED PROFESSIONAL ENGINEER
7/10/2019

BAILEY PARK SUBDIVISION
(FORMERLY SONTERRA NORTH)
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 1 OF 3)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JANUARY 2019
Project No.

SHEET
03



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7/10/2019

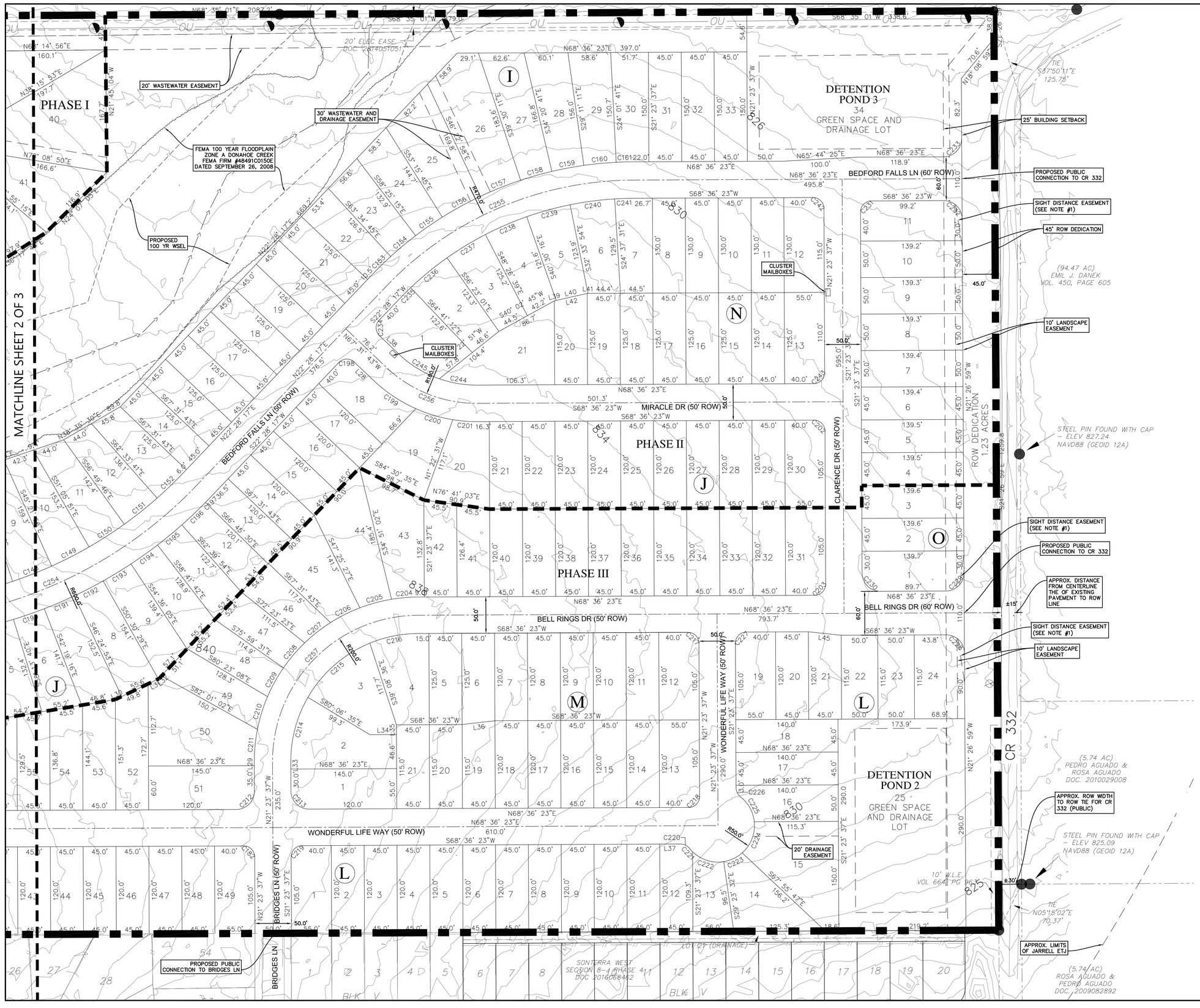
BAILEY PARK SUBDIVISION
(FORMERLY SONTERRA NORTH)
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 2 OF 3)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JANUARY 2019
Project No.

SHEET
04

X:\Eric C. Vickers Documents\Clients\Sonterra_Development\Water Tract Work\Exhibits\Prelim Plat.dwg LAYOUT: 03_sht4_11x17 DATE: 7/10/2019 11:37am
XREFs: C:\Users\eric\Documents\Clients\Sonterra_Development\Water Tract Work\Exhibits\Prelim Plat.dwg



NOTES:
1. SIGHT DISTANCE EASEMENTS WILL BE REQUIRED AT FINAL PLATTING ON BLOCK O, LOTS 1 AND 11, BLOCK L, LOT 24, AND LOT H, BLOCK 17.

TEXAS FIRM REGISTRATION F4932
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360 PROFESSIONAL SERVICES, INC.

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LICENSED PROFESSIONAL ENGINEER
7/10/2019

BAILEY PARK SUBDIVISION
(FORMERLY SONTERRA NORTH)
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 3 OF 3)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JANUARY 2019
Project No.

SHEET
05

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C1	9.89	255.00	2.22	4.94	N20° 39' 07"W	9.89
C2	41.12	255.00	9.24	20.60	N14° 55' 19"W	41.07
C3	41.12	255.00	9.24	20.60	N5° 40' 59"W	41.07
C4	41.12	255.00	9.24	20.60	N3° 33' 20"E	41.07
C5	41.12	255.00	9.24	20.60	N12° 47' 40"E	41.07
C6	41.12	255.00	9.24	20.60	N22° 01' 59"E	41.07
C7	30.42	255.00	6.84	15.23	N30° 04' 13"E	30.40
C8	23.56	15.00	90.00	15.00	N11° 30' 43"W	21.21
C9	23.56	15.00	90.00	15.00	N78° 29' 17"E	21.21
C10	34.65	1362.06	1.46	17.32	N33° 33' 06"E	34.65
C11	10.36	255.00	2.33	5.18	N35° 38' 47"E	10.36
C12	52.37	255.00	11.77	26.28	N42° 41' 38"E	52.28
C13	52.37	255.00	11.77	26.28	N54° 27' 37"E	52.28
C14	36.77	255.00	8.26	18.42	N64° 28' 30"E	36.74
C15	23.56	15.00	90.00	15.00	N23° 36' 23"E	21.21
C16	23.56	15.00	90.00	15.00	S66° 23' 37"E	21.21
C17	14.80	16.50	51.39	7.94	N42° 54' 47"E	14.31
C18	6.07	50.00	6.96	3.04	N20° 41' 58"E	6.07
C19	48.84	50.00	55.96	26.57	N52° 09' 41"E	46.92
C20	40.95	50.00	46.92	21.70	S76° 23' 44"E	39.81
C21	72.37	50.00	82.93	44.18	S11° 28' 14"E	66.21
C22	14.80	16.50	51.39	7.94	S4° 17' 59"W	14.31
C23	23.56	15.00	90.00	15.00	S66° 23' 37"E	21.21
C24	12.33	155.00	4.56	6.17	N66° 19' 41"E	12.32
C25	37.30	155.00	13.79	18.74	N57° 09' 22"E	37.21
C26	10.11	16.50	35.11	5.22	N32° 42' 23"E	9.95
C27	6.35	16.50	22.03	3.21	N4° 07' 58"E	6.31
C28	60.07	60.00	57.36	32.82	N21° 47' 48"E	57.59
C29	45.94	60.00	43.87	24.16	N72° 24' 49"E	44.83
C30	35.52	60.00	33.92	18.30	S68° 41' 35"E	35.00
C31	41.76	60.00	39.88	21.77	S31° 47' 39"E	40.93
C32	32.39	60.00	30.93	16.60	S3° 36' 47"W	32.00
C33	32.39	60.00	30.93	16.60	S34° 32' 43"W	32.00
C34	50.75	60.00	48.46	27.00	S74° 14' 34"W	49.25
C35	9.36	60.00	8.94	4.69	N77° 03' 29"W	9.35
C36	16.46	16.50	57.15	8.99	S78° 50' 10"W	15.78
C37	23.56	15.00	90.00	15.00	S5° 15' 46"W	21.21
C38	66.71	445.00	8.59	33.42	S44° 01' 55"E	66.65
C39	281.44	445.00	36.24	145.61	N57° 51' 21"W	276.77
C40	23.66	15.00	90.37	15.10	S23° 25' 19"W	21.28
C41	11.09	295.00	2.15	5.54	S67° 31' 47"W	11.09
C42	42.51	295.00	8.26	21.29	S62° 19' 28"W	42.48
C43	42.54	295.00	8.26	21.31	S54° 03' 54"W	42.50
C44	42.54	295.00	8.26	21.31	S45° 48' 12"W	42.50
C45	42.54	295.00	8.26	21.31	S37° 32' 30"W	42.50
C46	42.54	295.00	8.26	21.31	S29° 16' 48"W	42.50
C47	42.54	295.00	8.26	21.31	S21° 01' 06"W	42.50
C48	42.54	295.00	8.26	21.31	S12° 45' 25"W	42.50
C49	42.54	295.00	8.26	21.31	S4° 29' 43"W	42.50
C50	62.49	295.00	12.14	31.36	S5° 42' 14"E	62.37
C51	42.54	295.00	8.26	21.31	S15° 54' 11"E	42.50
C52	7.00	295.00	1.36	3.50	S20° 42' 50"E	7.00
C53	23.56	15.00	90.00	15.00	S23° 36' 23"W	21.21
C54	65.63	205.00	18.34	33.10	S59° 26' 04"W	65.35
C55	23.56	15.00	90.00	15.00	N84° 44' 14"W	21.21
C56	11.46	495.00	1.33	5.73	N40° 24' 02"W	11.46
C57	46.43	495.00	5.37	23.23	N43° 45' 04"W	46.42
C58	46.55	495.00	5.39	23.29	N49° 07' 56"W	46.53
C59	46.55	495.00	5.39	23.29	N54° 31' 12"W	46.53
C60	46.55	495.00	5.39	23.29	N59° 54' 28"W	46.53
C61	52.42	495.00	6.07	26.23	N65° 38' 07"W	52.39
C62	23.47	15.00	89.63	14.90	S66° 34' 41"E	21.14
C63	43.15	205.00	12.06	21.66	S15° 43' 56"E	43.07
C64	80.23	205.00	22.42	40.64	S1° 30' 38"W	79.72
C65	74.30	205.00	20.77	37.56	S23° 06' 20"W	73.89

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C66	23.56	15.00	90.00	15.00	S78° 29' 17"W	21.21
C67	8.11	175.00	2.66	4.06	N55° 11' 02"W	8.11
C68	81.42	175.00	26.66	41.46	N40° 31' 39"W	80.69
C69	17.73	175.00	5.81	8.87	N24° 17' 47"W	17.72
C70	23.56	15.00	90.00	15.00	N23° 36' 23"E	21.21
C71	23.56	15.00	90.00	15.00	S66° 23' 37"E	21.21
C72	16.46	16.50	57.15	8.99	S7° 10' 48"W	15.78
C73	39.45	60.00	37.68	20.47	S16° 54' 56"W	38.75
C74	38.14	60.00	36.42	19.74	S20° 07' 57"E	37.50
C75	38.14	60.00	36.42	19.74	S56° 33' 08"E	37.50
C76	38.36	60.00	36.63	19.86	N86° 55' 19"E	37.71
C77	38.36	60.00	36.63	19.86	N50° 17' 26"E	37.71
C78	38.14	60.00	36.42	19.74	N13° 45' 54"E	37.50
C79	38.14	60.00	36.42	19.74	N22° 39' 18"W	37.50
C80	39.45	60.00	37.68	20.47	N59° 42' 10"W	38.75
C81	16.46	16.50	57.15	8.99	N49° 58' 02"W	15.78
C82	23.56	15.00	90.00	15.00	N23° 36' 23"E	21.21
C83	23.56	15.00	90.00	15.00	S11° 30' 43"E	21.21
C84	30.08	205.00	8.41	15.07	S37° 41' 30"W	30.05
C85	95.57	205.00	26.71	48.67	S55° 15' 03"W	94.71
C86	23.56	15.00	90.00	15.00	N66° 23' 37"W	21.21
C87	23.56	15.00	90.00	15.00	N23° 36' 22"E	21.21
C88	21.72	225.00	5.53	10.87	N65° 50' 26"E	21.71
C89	55.61	225.00	14.16	27.95	N55° 59' 38"E	55.47
C90	48.72	225.00	12.41	24.45	N42° 42' 37"E	48.62
C91	11.86	225.00	3.02	5.93	N34° 59' 52"E	11.86
C92	23.56	15.00	90.00	15.00	N78° 29' 17"E	21.21
C93	23.56	15.00	90.00	15.00	S66° 23' 37"E	21.21
C94	44.00	225.00	11.21	22.07	S26° 59' 47"E	43.93
C95	50.10	225.00	12.76	25.16	S38° 58' 42"E	50.00
C96	43.80	225.00	11.15	21.97	S50° 56' 05"E	43.73
C97	23.56	15.00	90.00	15.00	S11° 30' 43"E	21.21
C98	57.01	175.00	18.66	28.76	S42° 49' 13"W	56.76
C99	50.26	175.00	16.45	25.30	S60° 22' 46"W	50.08
C100	23.56	15.00	90.00	15.00	N66° 23' 37"W	21.21
C101	23.56	15.00	90.00	15.00	N23° 36' 23"E	21.21
C102	16.46	16.50	57.15	8.99	S82° 49' 12"E	15.78
C103	3.25	16.50	11.28	1.63	N62° 41' 14"W	3.24
C104	56.84	60.00	54.28	30.76	S81° 23' 17"E	54.74
C105	34.41	60.00	32.86	17.69	N55° 02' 20"E	33.94
C106	31.42	60.00	30.00	16.08	N23° 36' 26"E	31.06
C107	31.42	60.00	30.00	16.08	N6° 23' 36"W	31.06
C108	31.42	60.00	30.00	16.08	N36° 23' 38"W	31.06
C109	31.42	60.00	30.00	16.08	N66° 23' 40"W	31.06
C110	34.41	60.00	32.86	17.69	S82° 10' 25"W	33.94
C111	56.84	60.00	54.28	30.76	S38° 36' 02"W	54.74
C112	3.90	16.50	13.53	1.96	N18° 46' 39"E	3.89
C113	16.46	16.50	57.15	8.99	S40° 01' 58"W	15.78
C114	23.56	15.00	90.00	15.00	N66° 23' 37"W	21.21
C115	23.56	15.00	90.00	15.00	N23° 36' 23"E	21.21
C116	23.56	15.00	90.00	15.00	S66° 23' 37"E	21.21
C117	23.56	15.00	90.00	15.00	S23° 36' 23"W	21.21
C118	23.56	15.00	90.00	15.00	N66° 23' 37"W	21.21
C119	1.27	16.50	4.40	0.63	N19° 11' 42"W	1.27
C120	15.19	16.50	52.75	8.18	N9° 22' 43"E	14.66
C121	46.74	60.00	44.63	24.63	N13° 26' 12"E	45.57
C122	35.52	60.00	33.92	18.30	N25° 50' 17"W	35.00
C123	35.52	60.00	33.92	18.30	N59° 45' 13"W	35.00
C124	36.32	60.00	34.68	18.74	S85° 56' 51"W	35.77
C125	36.32	60.00	34.68	18.74	S51° 15' 55"W	35.77
C126	35.52	60.00	33.92	18.30	S16° 57' 59"W	35.00
C127	35.52	60.00	33.92	18.30	S16° 56' 57"E	35.00
C128	46.74	60.00	44.63	24.63	S56° 13' 26"E	45.57
C129	15.19	16.50	52.75	8.18	S52° 09' 57"E	14.66
C130	1.27	16.50	4.40	0.63	S23° 35' 32"E	1.27

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C131	23.56	15.00	90.00	15.00	S23° 36' 23"W	21.21
C132	23.56	15.00	90.00	15.00	N66° 23' 37"W	21.21
C133	79.57	245.00	18.61	40.14	N12° 05' 21"W	79.22
C134	85.24	245.00	19.93	43.05	N7° 10' 55"E	84.81
C135	85.24	245.00	19.93	43.05	N27° 06' 56"E	84.81
C136	85.24	245.00	19.93	43.05	N47° 02' 56"E	84.81
C137	49.56	245.00	11.59	24.87	N62° 48' 40"E	49.48
C138	23.56	15.00	90.00	15.00	S66° 23' 37"E	21.21
C139	23.56	15.00	90.00	15.00	S23° 36' 23"W	21.21
C140	23.56	15.00	90.00	15.00	N66° 23' 37"W	21.21
C141	23.56	15.00	90.00	15.00	N23° 36' 23"E	21.21
C142	275.09	445.00	35.42	142.10	S86° 18' 58"W	270.73
C143	23.28	445.00	3.00	11.64	N70° 06' 19"E	23.28
C144	10.48	575.00	1.04	5.24	N68° 05' 04"E	10.48
C145	57.52	575.00	5.73	28.79	N64° 41' 47"E	57.50
C146	57.52	575.00	5.73	28.79	N58° 57' 52"E	57.50
C147	57.52	575.00	5.73	28.79	N53° 13' 57"E	57.50
C148	57.52	575.00	5.73	28.79	N47° 30' 02"E	57.50
C149	57.52	575.00	5.73	28.79	N41° 46' 07"E	57.50
C150	57.52	575.00	5.73	28.79	N36° 02' 11"E	57.50
C151	57.52	575.00	5.73	28.79	N30° 18' 16"E	57.50
C152	49.85	575.00	4.97	24.94	N24° 57' 18"E	49.83
C153	34.12	495.00	3.95	17.07	N24° 26' 46"E	34.12
C154	44.57	495.00	5.16	22.30	N29° 00' 00"E	44.55
C155	44.57	495.00	5.16	22.30	N34° 09' 30"E	44.55
C156	59.44	495.00	6.88	29.75	N40° 10' 39"E	59.40
C157	59.44	495.00	6.88	29.75	N47° 03' 25"E	59.40
C158	44.57	495.00	5.16	22.30	N53° 04' 34"E	44.55
C159	44.57	495.00	5.16	22.30	N58° 14' 04"E	44.55
C160	44.57	495.00	5.16	22.30	N63° 23' 34"E	44.55
C161	22.76	495.00	2.63	11.38	N67° 17' 21"E	22.76
C162	60.14	495.00	6.96	30.11	N72° 08' 59"W	60.10
C163	51.09	495.00	5.91	25.57	N78° 35' 13"W	51.07
C164	44.57	495.00	5.16	22.30	N84° 07' 23"W	44.55
C165	44.57	495.00	5.16	22.30	N89° 16' 53"W	44.55
C166	44.57	495.00	5.16	22.30	S85° 33' 37"W	44.55
C167	44.57	495.00	5.16	22.30	S80° 24' 07"W	44.55
C168	44.57	495.00	5.16	22.30	S75° 14' 37"W	44.55
C169	35.06	495.00	4.06	17.54	S70° 38' 07"W	35.05
C170	23.56	15.00	90.00	15.00	N66° 23' 37"W	21.21
C171	23.56	15.00	90.00	15.00	N23° 36' 23"E	21.21
C172	16.46	16.50	57.15	8.99	S82° 49' 12"E	15.78
C173	22.97	60.00	21.93	11.62	S65° 12' 41"E	22.83
C174	46.13	60.00	44.05	24.27	N81° 47' 57"E	45.00
C175	34.47	60.00	32.92	17.73	N43° 18' 56"E	34.00
C176	47.65	60.00	45.50	25.16	N4° 06' 25"E	46.40
C177	30.32	60.00	28.96	15.49	N33° 07' 12"W	30.00
C178	30.32	60.00	28.96	15.49	N62° 04' 30"W	30.00
C179	46.13	60.00	44.05	24.27	S81° 25' 23"W	45.00
C180	50.20	60.00	47.94	26.68	S35° 25' 44"W	48.75
C181	16.46	16.50	57.15	8.99	S40° 01' 58"W	15.78
C182	23.56	15.00	90.00	15.00	N66° 23' 37"W	21.21
C183	23.56	15.00	90.00	15.00	S66° 23' 37"E	21.21
C184	23.56	15.00	90.00	15.00	S23° 36' 23"W	21.21
C185	5.02	625.00	0.46	2.51	S68° 22' 34"W	5.02
C186	44.65	625.00	4.09	22.34	S66° 05' 57"W	44.64
C187	44.65	625.00	4.09	22.34	S62° 00' 21"W	44.64
C188	44.65	625.00	4.09	22.34	S57° 54' 44"W	44.64
C189	44.65	625.00	4.09	22.34	S53° 49' 08"W	44.64
C190	44.65	625.00	4.09	22.34	S49° 43' 32"W	44.64
C191	44.65	625.00	4.09	22.34	S45° 37' 55"W	44.64
C192	44.65	625.00	4.09	22.34	S41° 32' 19"W	44.64
C193	44.65	625.00	4.09	22.34	S37° 26' 43"W	44.64
C194	44.65	625.00	4.09	22.34	S33° 21' 06"W	44.64
C195	43.31	625.00	3.97	21.66	S29° 19' 12"W	43.30

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C196	44.65	625.00	4.09	22.34	S25° 17' 18"W	44.64
C197	8.40	625.00	0.77	4.20	S22° 51' 23"W	8.40
C198	23.56	15.00	90.00	15.00	S67° 28' 17"W	21.21
C199	70.18	205.00	19.62	35.44	N77° 20' 12"W	69.84
C200	53.00	205.00	14.81	26.65	S85° 26' 56"W	52.85
C201	33.76	205.00	9.44	16.92	S73° 19' 27"W	33.72
C202	23.56	15.00	90.00	15.00	N66° 23' 37"W	21.21
C203	23.56	15.00	90.00	15.00	N23° 36' 23"E	21.21
C204	36.09	225.00	9.19	18.08	N64° 00' 43"E	36.05
C205	45.08	225.00	11.48	22.61	N53° 40' 41"E	45.00
C206	45.08	225.00	11.48	22.61	N42° 11' 59"E	45.00
C207	45.08	225.00	11.48	22.61	N30° 43' 17"E	45.00
C208	45.08	225.00	11.48	22.61	N19° 14' 35"E	45.00
C209	45.08	225.00	11.48	22.61	N7° 45' 53"E	45.00
C210	47.00	225.00	11.97	23.59	N3° 57' 33"W	46.92
C211	44.96	225.00	11.45	22.56	N15° 40' 08"W	44.89
C212	39.27	25.00	90.00	25.00	N23° 36' 23"E	35.36
C213	39.27	25.00	90.00	25.00	S66° 23' 37"E	35.36
C214	92.41	175.00	30.25	47.31	S6° 16' 00"E	91.34
C215	114.93	175.00	37.63	59.62	S27° 40' 28"W	112.87
C216	67.56	175.00	22.12	34.20	S57° 32' 50"W	67.14
C217	23.56	15.00	90.00	15.00	N66° 23' 37"W	21.21
C218	23.56	15.00	90.00	15.00	N23° 36' 23"E	21.21
C219	23.56	15.00	90.00	15.00	S23° 36' 23"W	21.21
C220	14.80	16.50	51.39	7.94	N85° 42' 01"W	14.31
C221	6.07	50.00	6.96	3.04	N63° 29' 12"W	6.07
C222	46.40	50.00	53.17	25.02	S86° 26' 55"W	44.75
C223	28.43	50.00	32.57	14.61	S43° 34' 37"W	28.04
C224	47.49	50.00	54.42	25.71	S0° 04' 43"W	45.73
C225	39.84	50.00	45.65	21.04	S49° 57' 24"E	38.79
C226	14.80	16.50	51.39	7.94	S47° 05' 13"E	14.31
C227	23.56	15.00	90.00	15.00	S23° 36' 23"W	21.21
C228	39.25	25.00	89.94	24.98	N66° 25' 18"W	35.34
C229	39.29	25.00	90.06	25.02	N23° 34' 41"E	35.37
C230	39.27	25.00	90.00	25.00	S66° 23' 37"E	35.36
C231	23.56	15.00	90.00	15.00	S23° 36' 23"W	21.21
C232	39.25	25.00	89.94	24.98	N66° 25' 18"W	35.34
C233	39.29	25.00	90.06	25.02	N23° 34' 42"E	35.37
C234	23.56	15.00	90.00	15.00	S22° 31' 43"E	21.21
C235	22.07	445.00	2.84	11.04	S23° 53' 32"W	22.07
C236	64.49	445.00	8.30	32.30	S29° 27' 53"W	64.43
C237	61.66	445.00	7.94	30.88	S37° 35' 10"W	61.62
C238	61.66	445.00	7.94	30.88	S45° 31' 32"W	61.62
C239	61.66	445.00	7.94	30.88	S53° 27' 55"W	61.62
C240	61.66	445.00	7.94	30.88	S61° 24' 18"W	61.62
C241	25.10	445.00	3.23	12.55	S66° 59' 26"W	25.10
C242	23.56	15.00	90.00	15.00	N66° 23' 37"W	21.21
C243	23.56	15.00	90.00	15.00	N23° 36' 23"E	21.21
C244	52.89	155.00	19.55	26.70	N78° 22' 53"E	52.63
C245	65.78	155.00	24.31	33.39	S79° 41' 10"E	65.28
C246	221.79	230.00	55.25	120.37	N5° 51' 46"E	213.30
C247	140.97	230.00	35.12	72.78	N51° 02' 50"E	138.78
C248	424.12	270.00	90.00	270.00	N23° 36' 23"E	381.84
C249	122.59	200.00	35.12	63.29	S38° 57' 10"E	120.68
C250	122.59	200.00	35.12	63.29	N51° 02' 50"E	120.68
C251	57.63	180.00	18.34	29.06	N59° 26' 04"E	57.38
C252	297.25	470.00	36.24	153.79	S57° 51' 21"E	292.32
C253	290.55	470.00	35.42	150.08	N86° 18' 58"E	285.94
C254	483.12	600.00	46.14	255.52	N45° 32' 20"E	470.18
C255	378.45	470.00	46.14	200.16	N45° 32' 20"E	368.31
C256	137.81	180.00	43.86	72.48	N89° 27' 40"W	134.46
C257	314.16	200.00	90.00	200.00	N23° 36' 23"E	282.84
C258	14.51	20.00	41.58	7.59	N47° 48' 58"E	14.20

Line Table		
Line #	Length	Direction
L1	45.3	N15° 25' 20"W
L2	32.1	S37° 17' 59"W
L3	27.7	N68° 36' 23"E
L4	45.1	N47° 13' 24"E
L5	46.8	N66° 10' 44"E
L6	45.8	N61° 01' 36"E
L7	1.2	N56° 30' 43"W
L8	10.1	N29° 40' 54"W
L9	5.7	S21° 23' 37"E
L10	5.7	N21° 23' 37"W
L11	4.5	S21° 23' 37"E
L12	6.3	S56° 30' 43"E
L13	40.0	S56° 30' 43"E
L14	14.0	N33° 29' 17"E
L15	11.2	N68° 36' 23"E
L16	13.8	N21° 23' 37"W
L17	10.6	S20° 16' 30"W
L18	3.8	N20° 16' 30"E
L19	12.5	N68° 36' 23"E
L20	39.0	N27° 01' 33"E
L21	11.8	N27° 01' 33"E
L22	25.4	N38° 41' 23"W
L23	20.8	N21° 23' 37"W
L24	8.2	S50° 15' 46"W
L25	20.3	S21° 23' 37"E
L26	43.5	S38° 41' 23"E
L27	34.9	S68° 36' 23"W
L28	36.2	N67° 31' 43"W
L29	5.0	N21° 23' 37"W
L30	9.7	N43° 13' 37"E
L31	15.5	S43° 13' 37"W
L32	5.9	S22° 28' 17"W
L33	10.0	S21° 23' 37"E
L34	36.3	N68° 36' 23"E
L35	13.4	N21° 23' 37"W
L36	45.3	S62° 15' 58"W
L37	28.0	S68° 36' 23"W
L38	36.2	S67° 31' 43"E
L39	2.5	N56° 04' 39"E
L40	43.6	N56° 04' 39"E
L41	1.1	N68° 36' 23"E
L42	46.1	S56° 04' 39"W
L43	18.0	N21° 29' 02"W
L44	0.3	S68° 36' 23"W
L45	45.3	S74° 56' 47"W

TEXAS FIRM REGISTRATION F4932
P.O. BOX 1076
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

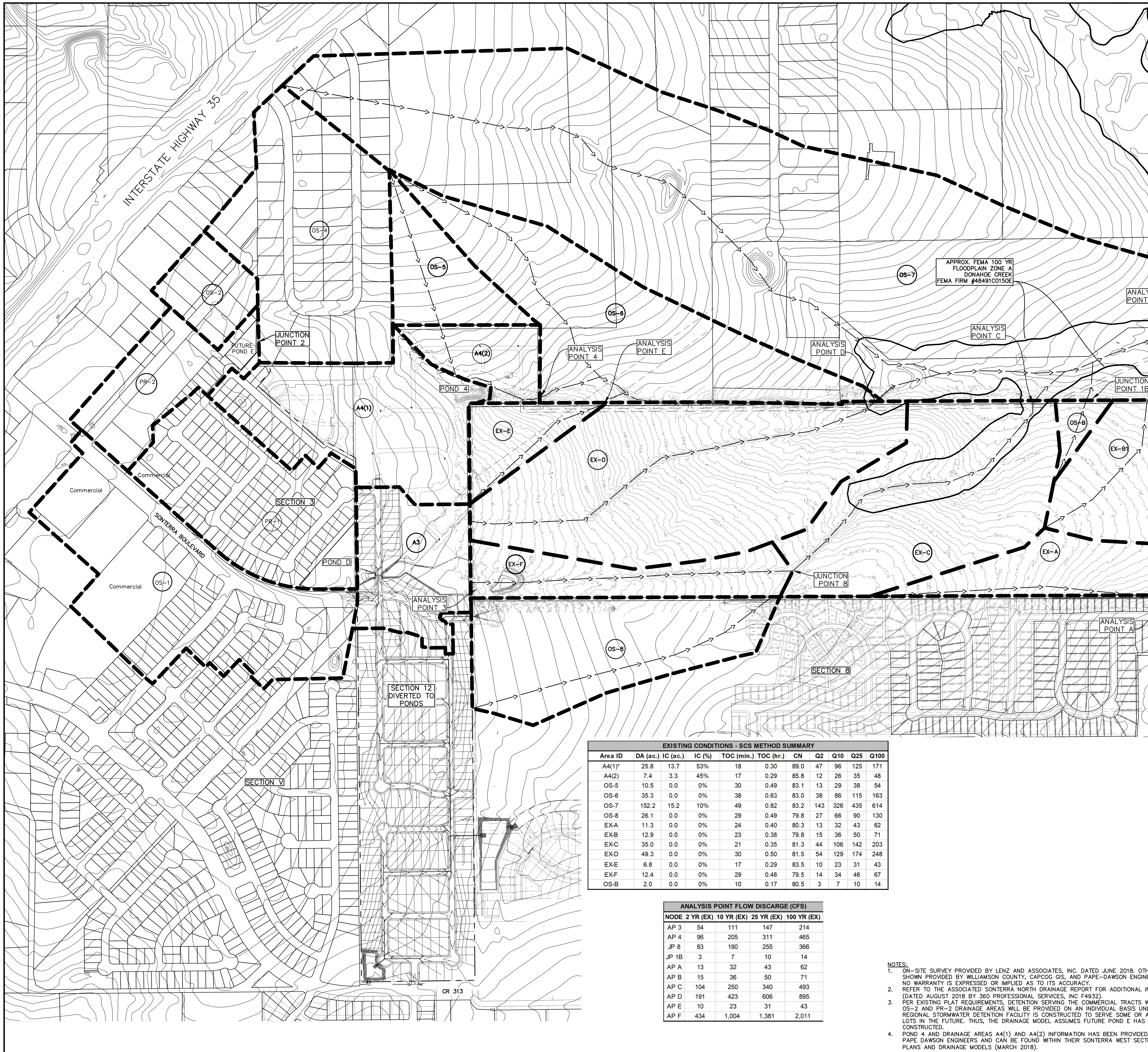
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
1/10/2019

BAILEY PARK SUBDIVISION
(FORMERLY SONTERRA NORTH)
JARRELL, TEXAS

PRELIMINARY PLAT
CURVE AND LINE TABLES

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JANUARY 2019
Project No.

SHEET
06



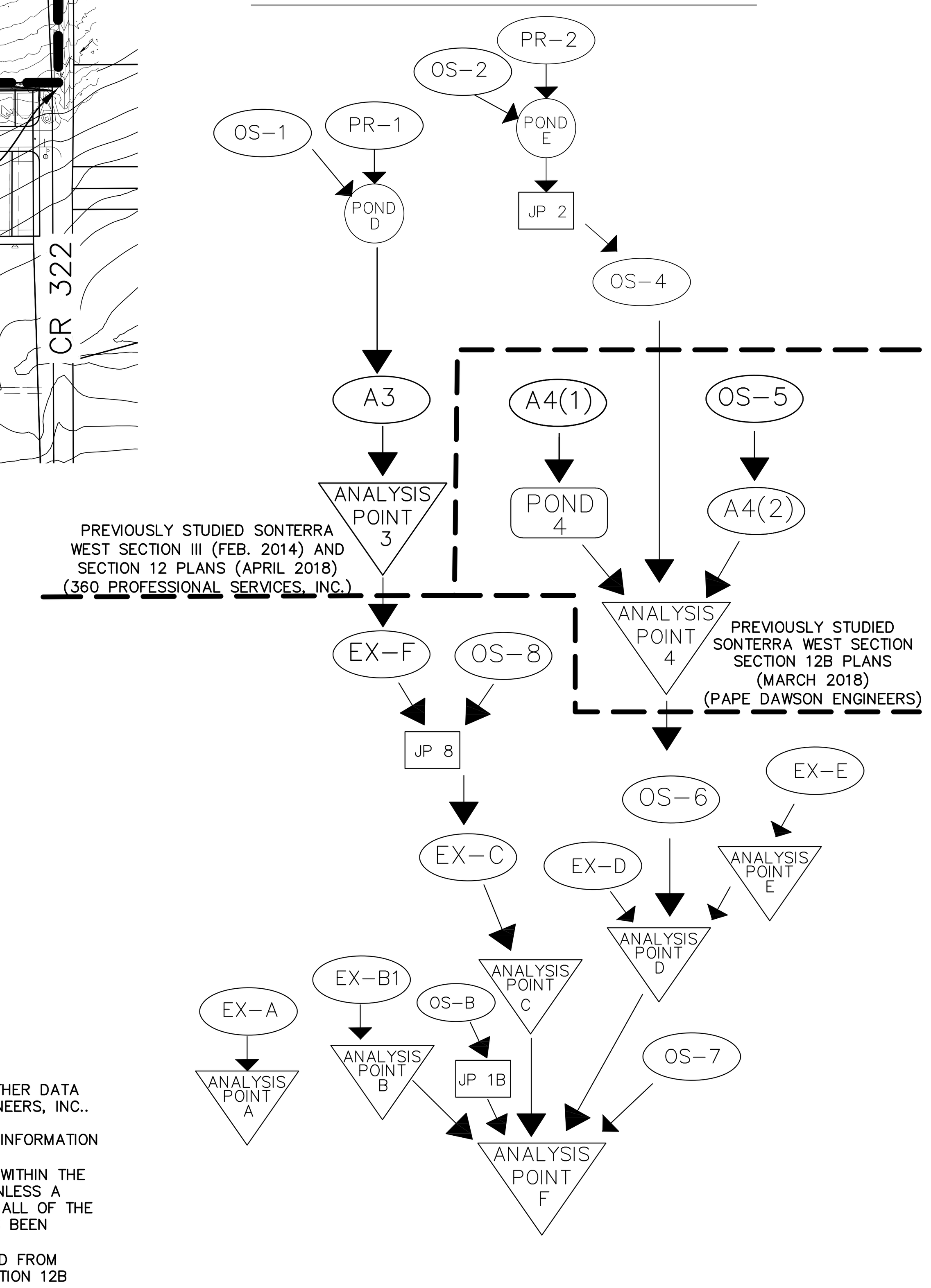
EXISTING CONDITIONS - SCS METHOD SUMMARY										
Area ID	DA (ac.)	IC (ac.)	IC (%)	TOC (min.)	TOC (hr.)	CN	Q2	Q10	Q25	Q100
A4(1)*	25.8	13.7	53%	18	0.30	89.0	47	96	125	171
A4(2)	7.4	3.3	45%	17	0.29	85.8	12	26	35	48
OS-5	10.5	0.0	0%	30	0.49	83.1	13	29	38	54
OS-6	35.3	0.0	0%	38	0.63	83.0	38	86	115	163
OS-7	152.2	15.2	10%	49	0.82	83.2	143	326	435	614
OS-8	26.1	0.0	0%	29	0.49	79.8	27	66	90	130
EX-A	11.3	0.0	0%	24	0.40	80.3	13	32	43	62
EX-B	12.9	0.0	0%	23	0.38	79.8	15	36	50	71
EX-C	35.0	0.0	0%	21	0.35	81.3	44	106	142	203
EX-D	49.3	0.0	0%	30	0.50	81.5	54	129	174	248
EX-E	6.8	0.0	0%	17	0.29	83.5	10	23	31	43
EX-F	12.4	0.0	0%	29	0.48	79.5	14	34	46	67
OS-B	2.0	0.0	0%	10	0.17	80.5	3	7	10	14

ANALYSIS POINT FLOW DISCARGE (CFS)				
NODE	2 YR (EX)	10 YR (EX)	25 YR (EX)	100 YR (EX)
AP 3	54	111	147	214
AP 4	96	205	311	465
JP 8	83	190	255	366
JP 1B	3	7	10	14
AP A	13	32	43	62
AP B	15	36	50	71
AP C	104	250	340	493
AP D	191	423	606	895
AP E	10	23	31	43
AP F	434	1,004	1,381	2,011

NOTES:

1. ON-SITE SURVEY PROVIDED BY LENZ AND ASSOCIATES, INC. DATED JUNE 2018. OTHER DATA SHOWN PROVIDED BY WILLIAMSON COUNTY, CAPCOG GIS, AND PAPE-DAWSON ENGINEERS, INC.. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.
2. REFER TO THE ASSOCIATED SONTERRA NORTH DRAINAGE REPORT FOR ADDITIONAL INFORMATION (DATED AUGUST 2018 BY 360 PROFESSIONAL SERVICES, INC F4932).
3. PER EXISTING PLAT REQUIREMENTS, DETENTION SERVING THE COMMERCIAL TRACTS WITHIN THE OS-2 AND PR-2 DRAINAGE AREAS WILL BE PROVIDED ON AN INDIVIDUAL BASIS UNLESS A REGIONAL STORMWATER DETENTION FACILITY IS CONSTRUCTED TO SERVE SOME OR ALL OF THE LOTS IN THE FUTURE. THUS, THE DRAINAGE MODEL ASSUMES FUTURE POND E HAS BEEN CONSTRUCTED.
4. POND 4 AND DRAINAGE AREAS A4(1) AND A4(2) INFORMATION HAS BEEN PROVIDED FROM PAPE DAWSON ENGINEERS AND CAN BE FOUND WITHIN THEIR SONTERRA WEST SECTION 12B PLANS AND DRAINAGE MODELS (MARCH 2018).

EXISTING CONDITIONS



360 PROFESSIONAL SERVICES, INC.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
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STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
1/10/2019

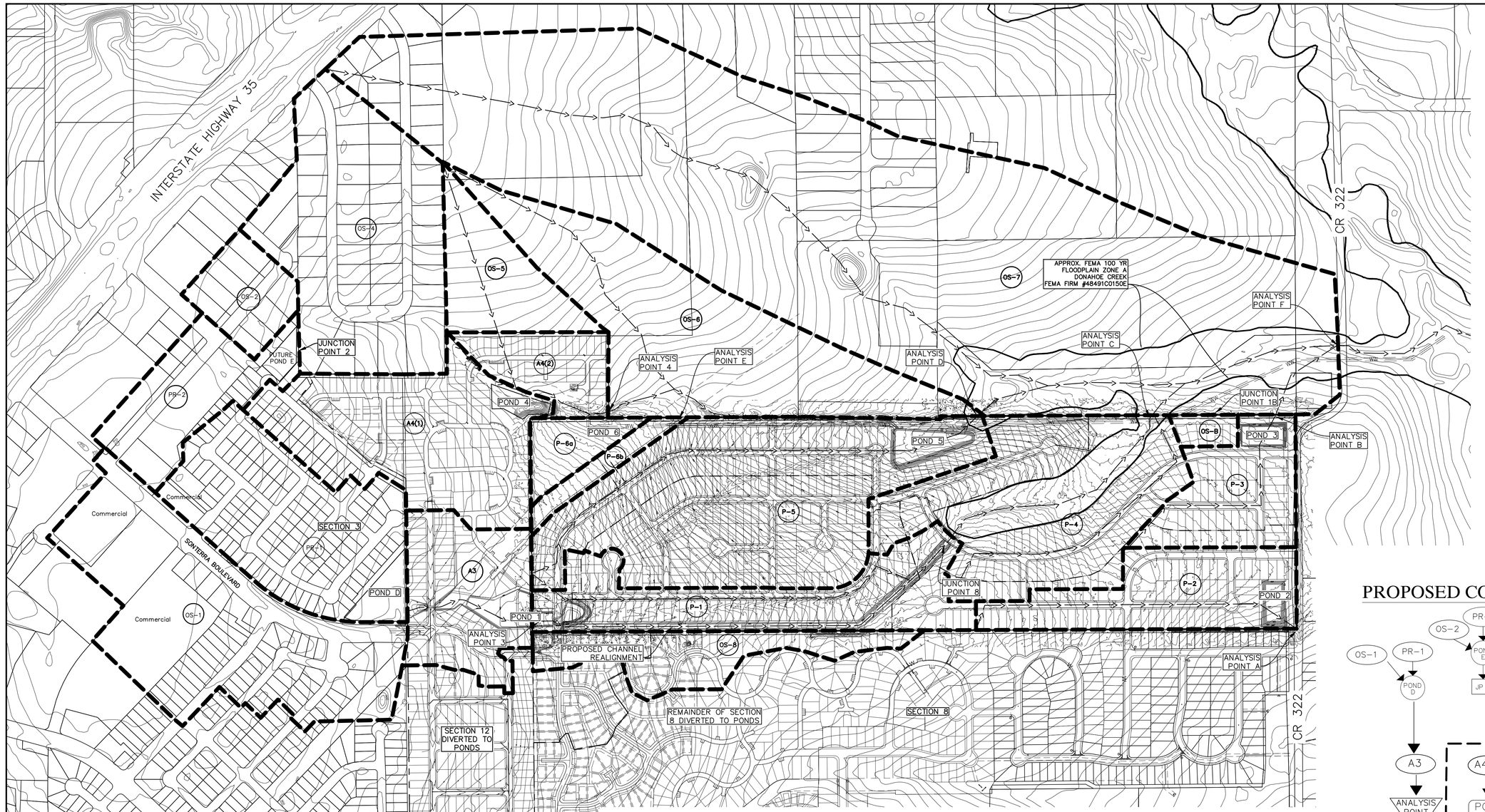
BAILEY PARK SUBDIVISION
(FORMERLY SONTERRA NORTH)
JARRELL, TEXAS

OVERALL EXISTING DRAINAGE AREA MAP

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JANUARY 2019
Project No.

SHEET
07

FILE: C:\Egnyte\Shared\Projects\Sonterra Development\Faske Tract\Cad\Exhibits\Prelim Plat DAM.dwg LAYOUT: 07 EXIST PLOT DATE: 1/10/2019 10:31am PLOTTED BY: mered
XREFS: x2436 xaerial xpapedawson xsurvey_360PSI xsite SECTION 8M TOPO xtopo xconceptplan xonsitetopo xsite_121218 Prelim Plat file Sonterra GIS IMAGES: Pages from 20170215_09250509089_1_Hydrologic_Soil_Group.tiff SJF Sign.tif



PROPOSED CONDITIONS - SCS METHOD SUMMARY										
Area ID	DA (ac.)	IC (ac.)	IC (%)	TOC (min.)	TOC (hr.)	CN	Q2	Q10	Q25	Q100
OS-8	15.0	8.3	55%	30	0.50	85.0	20	44	57	80
P1	20.0	10.0	50%	20	0.34	86.6	32	69	90	124
P2	16.2	9.7	60%	19	0.32	89.1	29	59	77	105
P3	11.8	7.1	60%	16	0.27	88.9	22	45	59	81
P4	30.6	12.2	40%	14	0.23	85.4	53	116	152	212
P5	42.7	23.5	55%	24	0.40	90.6	74	147	189	258
P6a	4.2	2.5	60%	10	0.17	91.6	10	19	24	33
P6b	2.8	0.0	0%	17	0.28	84.0	4	10	13	18
OS-8	1.5	0.8	50%	10	0.17	90.0	3	7	9	12

ANALYSIS POINT FLOW DISCARGE (CFS)								
NODE	2 YR (EX)	2 YR (PR)	10 YR (EX)	10 YR (PR)	25 YR (EX)	25 YR (PR)	100 YR (EX)	100 YR (PR)
AP 3	54	54	111	110	147	143	214	211
AP 4	96	96	205	205	311	311	465	465
JP 8	83	85	190	183	255	240	366	338
JP 1B	3	3	7	7	10	9	14	12
AP A	13	13	32	25	43	39	62	62
AP B	15	8	36	34	50	48	71	71
AP C	104	104	250	236	340	315	493	446
AP D	191	180	423	422	606	606	895	889
AP E	10	10	23	18	31	27	43	42
AP F	434	421	1,004	986	1,381	1,350	2,011	1,946

NOTES:
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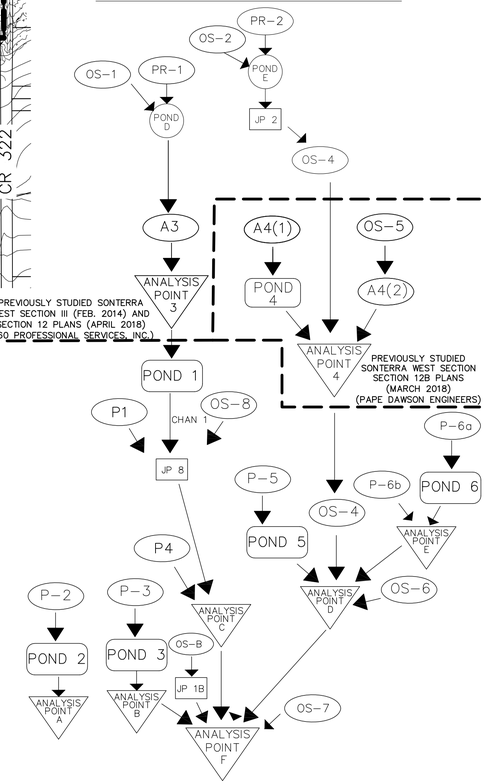
3. PER EXISTING PLAT REQUIREMENTS, DETENTION SERVING THE COMMERCIAL TRACTS WITHIN THE OS-2 AND PR-2 DRAINAGE AREAS WILL BE PROVIDED ON AN INDIVIDUAL BASIS UNLESS A REGIONAL STORMWATER DETENTION FACILITY IS CONSTRUCTED TO SERVE SOME OR ALL OF THE LOTS IN THE FUTURE. THUS, THE DRAINAGE MODEL ASSUMES FUTURE POND E HAS BEEN CONSTRUCTED.
4. POND 4 AND DRAINAGE AREAS A4(1) AND A4(2) INFORMATION HAS BEEN PROVIDED FROM PAPE DAWSON ENGINEERS AND CAN BE FOUND WITHIN THEIR SONTERRA WEST SECTION 12B PLANS AND DRAINAGE MODELS (MARCH 2018).
5. DRAINAGE AREA OS-8 INFORMATION HAS BEEN PROVIDED FROM PAPE DAWSON ENGINEERS AND CAN BE FOUND WITHIN THEIR SONTERRA WEST SECTION 8 PLANS (MAY 2018).
6. ALL PONDS TO BE FULLY DESIGNED AND PERMITTED WITH CONSTRUCTION DRAWINGS.
7. POND 6 PRELIMINARY VOLUME IS 0.8 AC-FT.

PROPOSED CONDITIONS



360 PROFESSIONAL SERVICES, INC.
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SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
7/10/2019

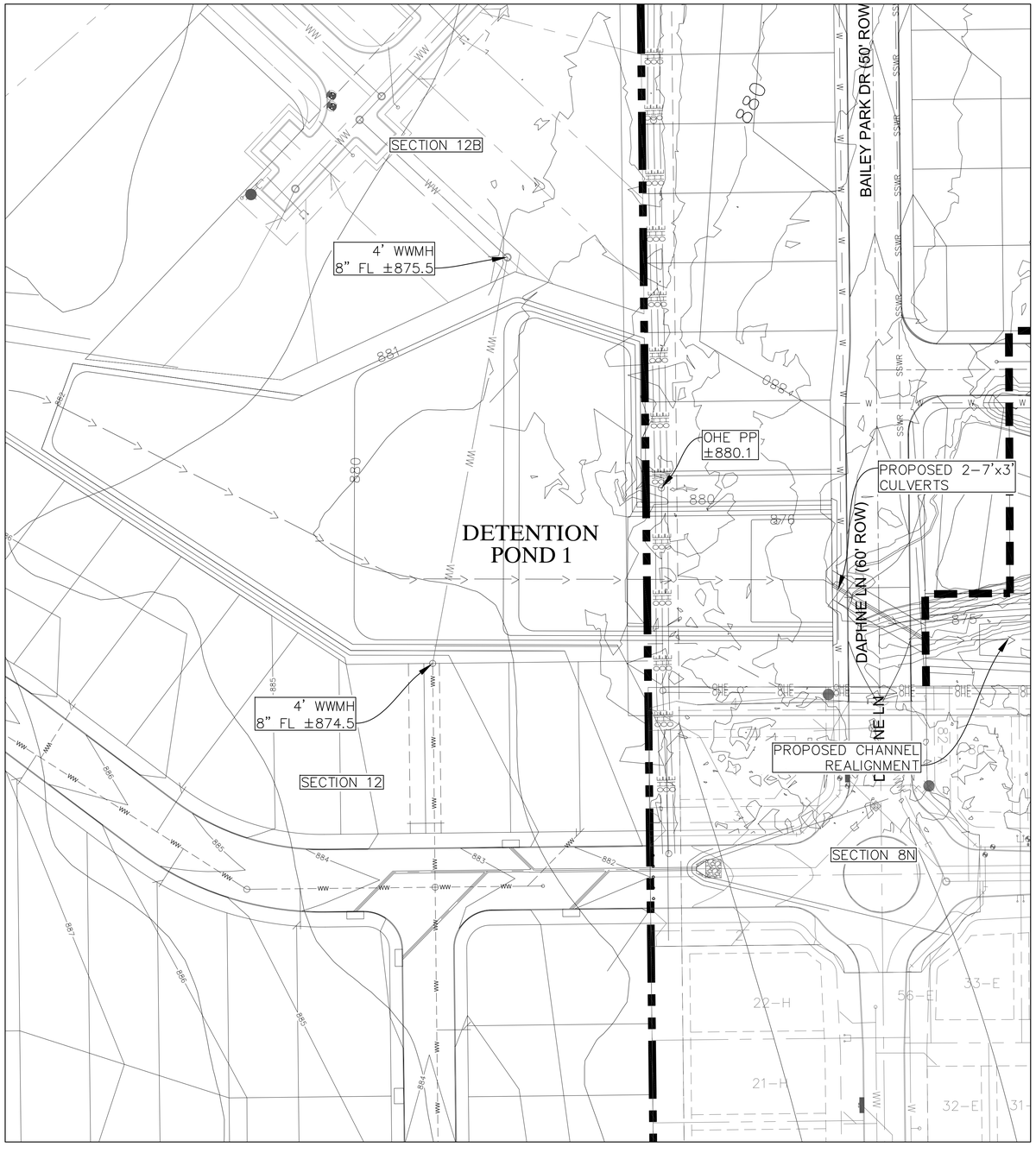
BAILEY PARK SUBDIVISION
(FORMERLY SONTERRA NORTH)
JARRELL, TEXAS

OVERALL PROPOSED DRAINAGE AREA MAP

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JANUARY 2019
Project No.

SHEET
08

POND 1



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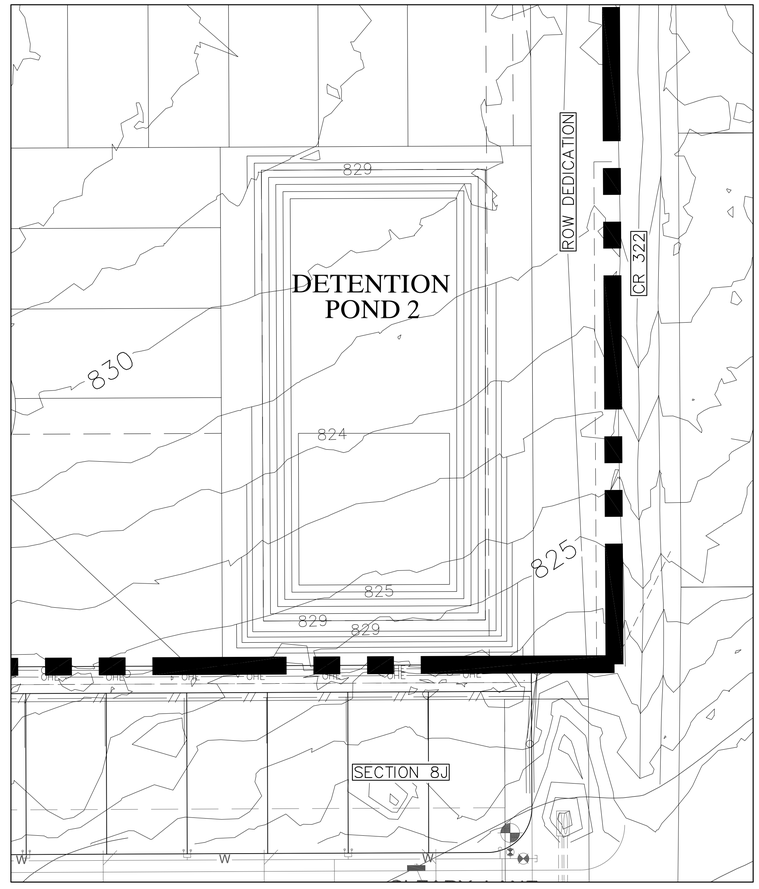
SCALE IN FEET
40 20 0 40

POND 2



Detention Pond 1 Stage/Volume/Discharge

STAGE (FT)	CONTOUR AREA (AC)	CONICAL AREA (SF)	INCREMENTAL VOLUME (ac-ft)	CUMULATIVE VOLUME (ac-ft)	CUMULATIVE VOLUME (CF)	Orifice area (sf) 2 @ 875.5 Q (cfs)	Culvert widthxheight (ft) 7'x2' @ 876.5 Q (cfs)	TOTAL Q (cfs)
875.5	0.000	0	0.000	0.000	0	0.0	0.0	0.0
876.0	0.095	4127	0.016	0.016	687	13.6	0.0	13.6
877.0	0.215	19719	0.151	0.167	7254	23.6	13.9	37.5
878.0	0.580	50051	0.383	0.549	23921	30.4	72.0	102.5
879.0	0.647	80182	0.613	1.162	50621	36.0	155.1	191.1
880.0	1.119	114015	0.872	2.034	88588	40.8	230.6	271.4
881.0	1.684	181889	1.390	3.424	149158	45.2	279.1	324.3

DETENTION POND 1 ROUTING SUMMARY

STORM EVENT	IN (CFS)	OUT (CFS)	WSEL
2-YEAR	55	54	877.3
10-YEAR	111	110	878.1
25-YEAR	147	145	878.5
100-YEAR	214	211	879.2

Detention Pond 2 Stage/Volume/Discharge

STAGE (FT)	CONTOUR AREA (AC)	CONICAL AREA (SF)	INCREMENTAL VOLUME (ac-ft)	CUMULATIVE VOLUME (ac-ft)	CUMULATIVE VOLUME (CF)	Orifice #1 size (in) 20" @ 823.5 Q (cfs)	Rect. Weir #1 length (ft) @ 827.0 Q (cfs)	Orifice TOTAL Q (cfs)
823.5	0.000	0	0.000	0.000	0	0.0	0.0	0.0
824.0	0.176	7668	0.059	0.059	2553	1.0	0.0	1.0
825.0	0.498	42259	0.323	0.382	16625	7.8	0.0	7.8
826.0	0.558	68964	0.527	0.909	39590	13.6	0.0	13.6
827.0	0.621	76995	0.589	1.497	65230	17.2	0.0	17.2
828.0	0.687	85410	0.653	2.150	93671	20.1	12.0	32.1
829.0	0.756	94209	0.720	2.871	125043	22.7	33.9	56.6
830.0	0.791	101051	0.772	3.643	158693	23.9	62.4	86.2

DETENTION POND 2 ROUTING SUMMARY

STORM EVENT	IN (CFS)	OUT (CFS)	WSEL
2-YEAR	29	13	825.9
10-YEAR	59	25	827.6
25-YEAR	77	39	828.3
100-YEAR	105	62	829.2

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7/10/2019

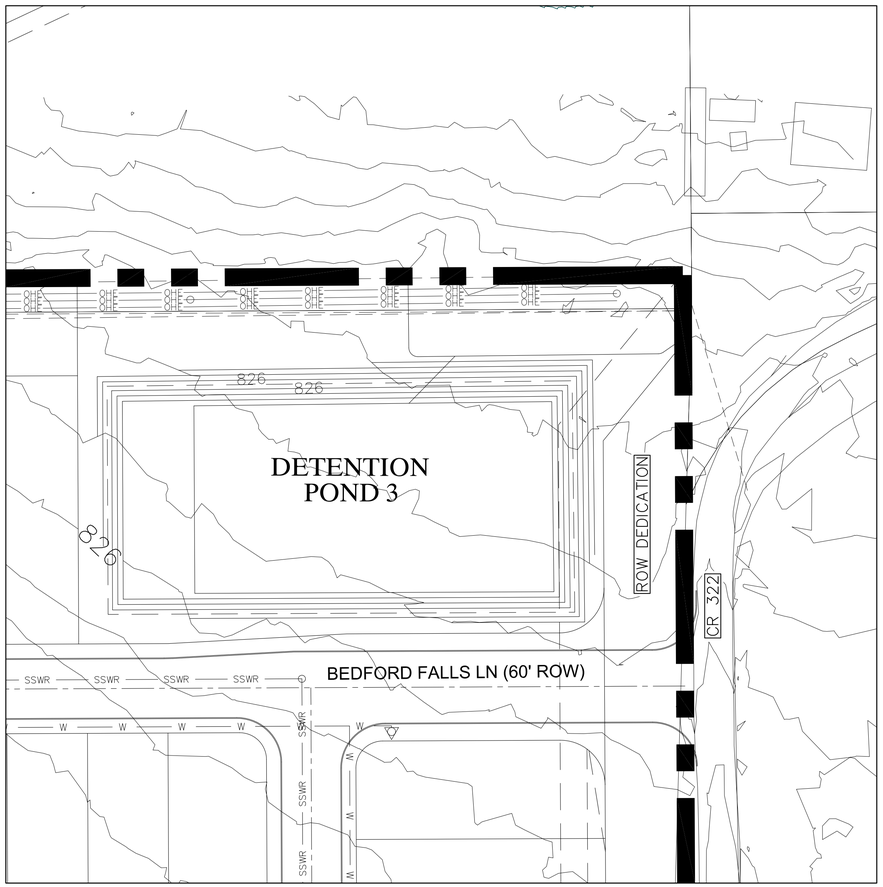
BAILEY PARK SUBDIVISION
(FORMERLY SONTERRA NORTH)
JARRELL, TEXAS

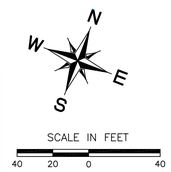
DETENTION POND SCHEMATICS (SHEET 1 OF 2)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JANUARY 2019
Project No.

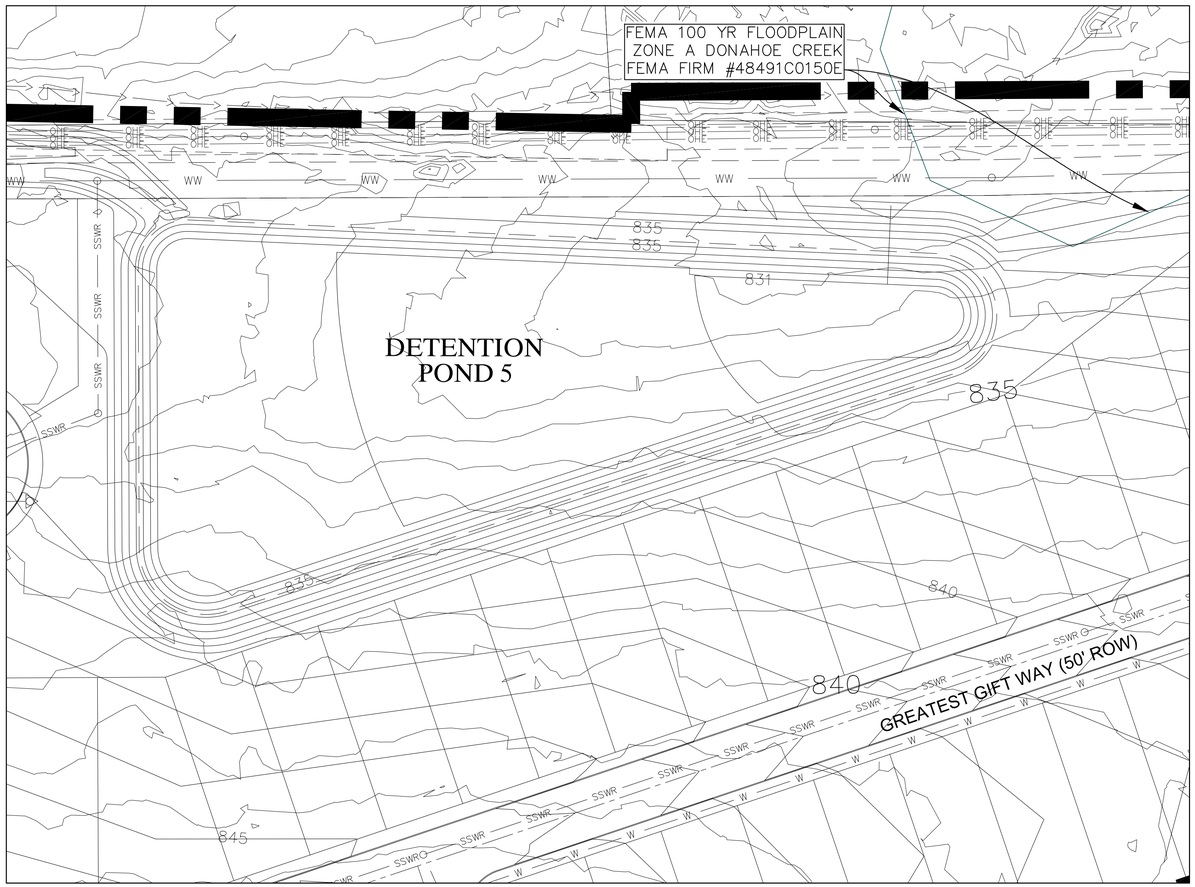
SHEET
09

POND 3





POND 5



Detention Pond Stage/Volume/Discharge								
						Orifice #1	Rect. Weir #1	
	CONTOUR	CONICAL	INCREMENTAL	CUMULATIVE	CUMULATIVE	size (in)	length (ft)	Orifice
STAGE	AREA	AREA	VOLUME	VOLUME	VOLUME	18" @ 822.5	18' @ 824.3	TOTAL
(FT)	(AC)	(SF)	(ac-ft)	(ac-ft)	(CF)	Q (cfs)	Q (cfs)	Q (cfs)
822.5	0.000	0	0.000	0.000	0	0.0	0.0	0.0
823.0	0.486	21163	0.162	0.162	7047	1.0	0.0	1.0
824.0	0.623	72262	0.552	0.714	31110	7.4	0.0	7.4
825.0	0.673	84632	0.647	1.361	59293	11.3	31.6	42.9
826.0	0.724	91236	0.697	2.059	89674	14.1	119.7	133.8

DETENTION POND 3 ROUTING SUMMARY			
STORM EVENT	IN (CFS)	OUT (CFS)	WSEL
2-YEAR	22	8	824.2
10-YEAR	45	34	824.8
25-YEAR	59	48	825.1
100-YEAR	81	71	825.3

Detention Pond 5 Stage/Volume/Discharge							
					Orifice #1	Trap Weir #1	
	CONTOUR	INCREMENTAL	CUMULATIVE	CUMULATIVE	size (in)	length (ft)	
STAGE	AREA	VOLUME	VOLUME	VOLUME	2-24" @ 830.3	50' @ 833.0	TOTAL
(FT)	(AC)	(ac-ft)	(ac-ft)	(CF)	Q (cfs)	Q (cfs)	Q (cfs)
830.3	0.000	0.000	0.000	0	0.0	0.0	0.0
831.0	0.187	0.062	0.062	2718	4.4	0.0	4.4
832.0	0.785	0.451	0.514	22378	22.3	0.0	22.3
833.0	1.333	1.046	1.560	67940	39.4	0.0	39.4
834.0	1.417	1.374	2.933	127772	49.7	98.5	148.2
835.0	1.526	1.469	4.403	191782	58.2	302.6	360.7
835.5	1.592	0.779	5.181	225698	62.7	439.6	502.3

DETENTION POND 5 ROUTING SUMMARY			
STORM EVENT	IN (CFS)	OUT (CFS)	WSEL
2-YEAR	74	42	833.1
10-YEAR	147	123	833.8
25-YEAR	189	168	834.1
100-YEAR	258	239	834.5

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PROFESSIONAL ENGINEER
7/10/2019

BAILEY PARK SUBDIVISION
(FORMERLY SONTERRA NORTH)
JARRELL, TEXAS

DETENTION POND SCHEMATICS (SHEET 2 OF 2)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JANUARY 2019
Project No.

SHEET
10

PLOTTED BY: mered
PLOT DATE: 7/10/2019 - 10:41am
PLOT SCALE: 1.0000 ' / Inch
PLOT LAYOUT: 10 POND 2
XREFs: C:\Users\Shared\Projects\Sonterra Development\Phase 1\ref\Grading\Grading Plan_Plot_POND.dwg
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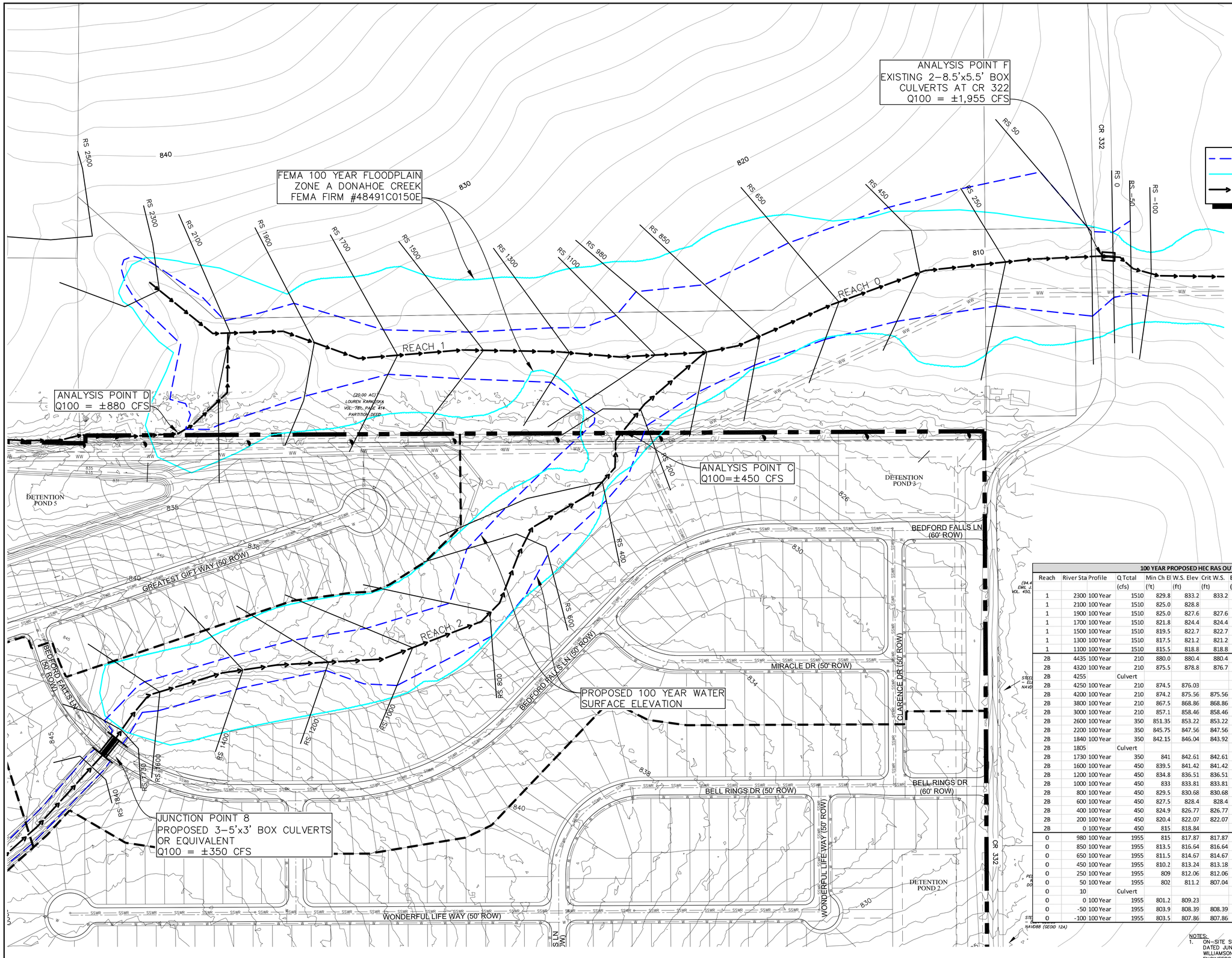

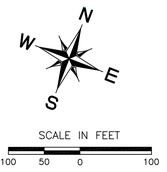

SCALE IN FEET

100 50 0 100

LEGEND

- PROPOSED 100 YR WSEL
- FEMA 100 YEAR FLOODPLAIN
- CREEK CENTERLINE

100 YEAR PROPOSED HEC RAS OUTPUT (8/8/2018)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
1	2300	100 Year	1510	829.8	833.2	833.2	834.2	9.7	286.9	162.0	0.94
1	2100	100 Year	1510	825.0	828.8		829.0	5.7	545.2	279.6	0.58
1	1900	100 Year	1510	825.0	827.6	827.6	828.3	7.6	327.4	267.6	0.92
1	1700	100 Year	1510	821.8	824.4	824.4	825.2	7.0	238.2	202.1	0.94
1	1500	100 Year	1510	819.5	822.7	822.7	823.5	8.2	373.0	281.1	0.84
1	1300	100 Year	1510	817.5	821.2	821.2	822.1	9.9	319.3	188.3	0.94
1	1100	100 Year	1510	815.5	818.8	818.8	819.8	8.9	292.9	195.9	0.89
2B	4435	100 Year	210	880.0	880.4	880.4	880.5	3.2	65.3	203.4	1
2B	4320	100 Year	210	875.5	878.8	876.7	878.9	1.9	109.6	40.9	0.21
2B	4255		Culvert								
2B	4250	100 Year	210	874.5	876.03		876.51	5.54	37.89	28.75	0.85
2B	4200	100 Year	210	874.2	875.56	875.56	876.13	6.05	34.69	30.89	1.01
2B	3800	100 Year	210	867.5	868.86	868.86	869.43	6.05	34.71	30.97	1.01
2B	3000	100 Year	210	857.1	858.46	858.46	859.03	6.04	34.76	31.11	1.01
2B	2600	100 Year	350	851.35	853.22	853.22	853.94	6.79	51.55	36.39	1.01
2B	2200	100 Year	350	845.75	847.56	847.56	848.3	6.91	50.64	34.55	1.01
2B	1840	100 Year	350	842.15	846.04	843.92	846.13	2.4	149.06	57.23	0.24
2B	1805		Culvert								
2B	1730	100 Year	350	841	842.61	842.61	843.12	5.73	61.06	60.83	1.01
2B	1600	100 Year	450	839.5	841.42	841.42	841.99	6.09	78.91	87.37	0.96
2B	1200	100 Year	450	834.8	836.51	836.51	837.02	5.92	94.51	118.69	0.9
2B	1000	100 Year	450	833	833.81	833.81	834.08	4.13	109.09	210.43	1.01
2B	800	100 Year	450	829.5	830.68	830.68	830.98	4.45	101.16	169.35	1.01
2B	600	100 Year	450	827.5	828.4	828.4	828.68	4.27	107.85	200.51	1
2B	400	100 Year	450	824.9	826.77	826.77	827.14	5.42	144.46	250.04	0.81
2B	200	100 Year	450	820.4	822.07	822.07	822.51	5.93	117.73	147.39	0.89
2B	0	100 Year	450	815	818.84		818.86	1.22	578.17	305.23	0.12
0	980	100 Year	1955	815	817.87	817.87	818.77	8.15	326.72	214.63	0.93
0	850	100 Year	1955	813.5	816.64	816.64	817.57	9.12	380.79	239.32	0.94
0	650	100 Year	1955	811.5	814.67	814.67	815.5	8.97	410.45	270.73	0.96
0	450	100 Year	1955	810.2	813.24	813.18	813.91	7.1	393.12	316.16	0.86
0	250	100 Year	1955	809	812.06	812.06	812.84	8.21	415.49	303.45	0.9
0	50	100 Year	1955	802	811.2	807.04	811.35	3.21	751.56	378.32	0.26
0	10		Culvert								
0	0	100 Year	1955	801.2	809.23		809.55	4.55	500.96	151.9	0.33
0	-50	100 Year	1955	803.9	808.39	808.39	809.42	8.63	343.71	232.13	0.79
0	-100	100 Year	1955	803.5	807.86	807.86	808.92	8.7	321.77	225.88	0.85

NOTES:
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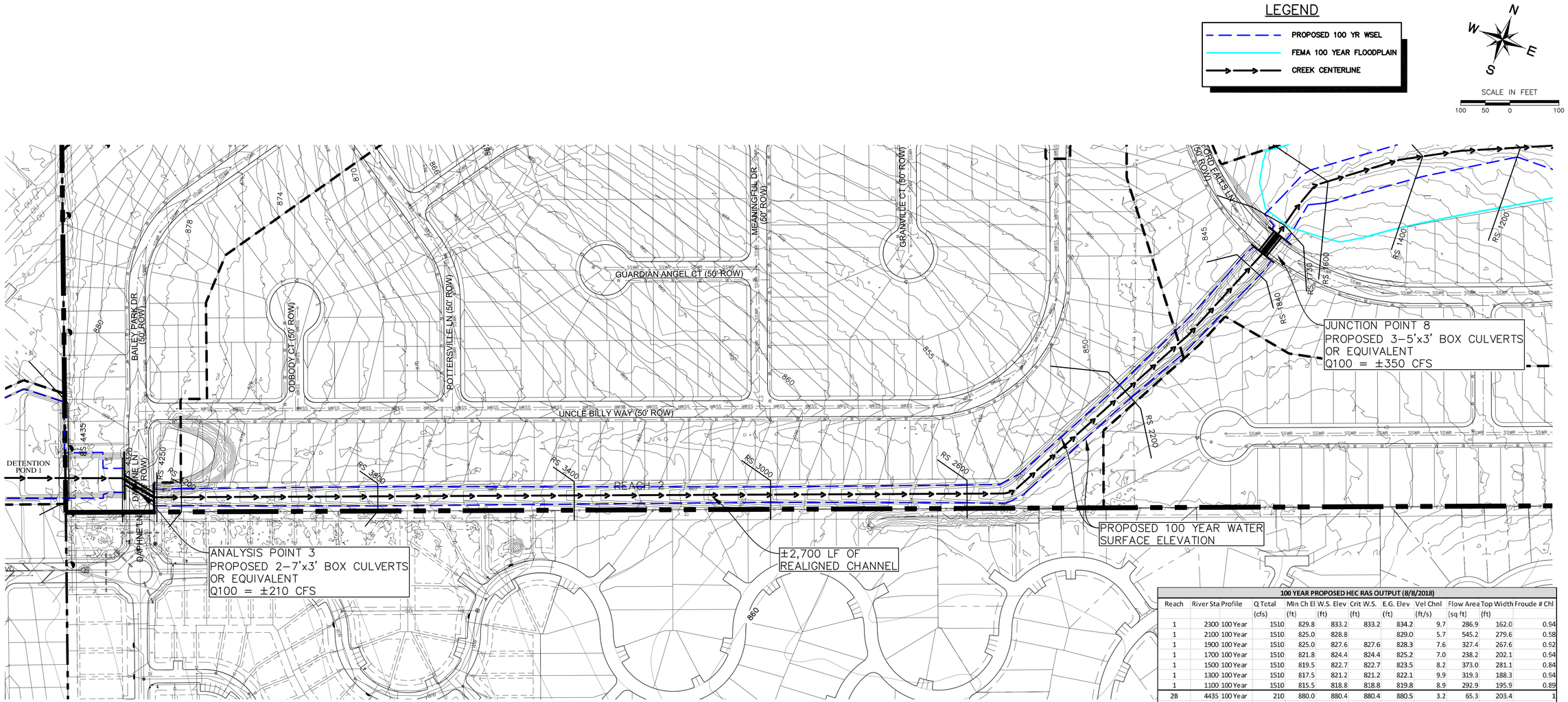
7/10/2019

BAILEY PARK SUBDIVISION
(FORMERLY SONTERRA NORTH)
JARRELL, TEXAS

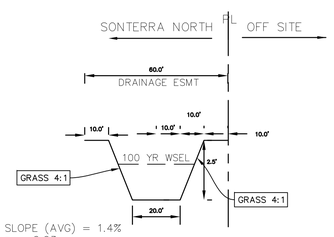
CHANNEL HEC-RAS SCHEMATIC (SHEET 1 OF 2)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JANUARY 2019
Project No.

SHEET
11



EARTHEN CHANNEL 1 SCHEMATIC



SLOPE (AVG) = 1.4%
n = 0.03
Q_{∞} = ±350 cfs
V_{∞} = 4.8 fps
$d(avg.)_{\infty}$ = 1.6 ft
Freeboard (Req) = 0.4 ft

100 YEAR PROPOSED HEC RAS OUTPUT (8/8/2018)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
1	2300	100 Year	1510	829.8	833.2	833.2	834.2	9.7	286.9	162.0	0.94
1	2100	100 Year	1510	825.0	828.8		829.0	5.7	545.2	279.6	0.58
1	1900	100 Year	1510	825.0	827.6	827.6	828.3	7.6	327.4	267.6	0.92
1	1700	100 Year	1510	821.8	824.4	824.4	825.2	7.0	238.2	202.1	0.94
1	1500	100 Year	1510	819.5	822.7	822.7	823.5	8.2	373.0	281.1	0.84
1	1300	100 Year	1510	817.5	821.2	821.2	822.1	9.9	319.3	188.3	0.94
1	1100	100 Year	1510	815.5	818.8	818.8	819.8	8.9	292.9	195.9	0.89
2B	4435	100 Year	210	880.0	880.4	880.4	880.5	3.2	65.3	203.4	1
2B	4320	100 Year	210	875.5	878.8	876.7	878.9	1.9	109.6	40.9	0.21
2B	4255		Culvert								
2B	4250	100 Year	210	874.5	876.03		876.51	5.54	37.89	28.75	0.85
2B	4200	100 Year	210	874.2	875.56	875.56	876.13	6.05	34.69	30.89	1.01
2B	3800	100 Year	210	867.5	868.86	868.86	869.43	6.05	34.71	30.97	1.01
2B	3000	100 Year	210	857.1	858.46	858.46	859.03	6.04	34.76	31.11	1.01
2B	2600	100 Year	350	851.35	853.22	853.22	853.94	6.79	51.55	36.39	1.01
2B	2200	100 Year	350	845.75	847.56	847.56	848.3	6.91	50.64	34.55	1.01
2B	1840	100 Year	350	842.15	846.04	843.92	846.13	2.4	149.06	57.23	0.24
2B	1805		Culvert								
2B	1730	100 Year	350	841	842.61	842.61	843.12	5.73	61.06	60.83	1.01
2B	1600	100 Year	450	839.5	841.42	841.42	841.99	6.09	78.91	87.37	0.96
2B	1200	100 Year	450	834.8	836.51	836.51	837.02	5.92	94.51	118.69	0.9
2B	1000	100 Year	450	833	833.81	833.81	834.08	4.13	109.09	210.43	1.01
2B	800	100 Year	450	829.5	830.68	830.68	830.98	4.45	101.16	169.35	1.01
2B	600	100 Year	450	827.5	828.4	828.4	828.68	4.27	107.85	200.51	1
2B	400	100 Year	450	824.9	826.77	826.77	827.14	5.42	144.46	250.04	0.81
2B	200	100 Year	450	820.4	822.07	822.07	822.51	5.93	117.73	147.39	0.89
2B	0	100 Year	450	815	818.84		818.86	1.22	578.17	305.23	0.12
0	980	100 Year	1955	815	817.87	817.87	818.77	8.15	326.72	214.63	0.93
0	850	100 Year	1955	813.5	816.64	816.64	817.57	9.12	380.79	239.32	0.94
0	650	100 Year	1955	811.5	814.67	814.67	815.5	8.97	410.45	270.73	0.96
0	450	100 Year	1955	810.2	813.24	813.18	813.91	7.1	393.12	316.16	0.86
0	250	100 Year	1955	809	812.06	812.06	812.84	8.21	415.49	303.45	0.9
0	50	100 Year	1955	802	811.2	807.04	811.35	3.21	751.56	378.32	0.26
0	10		Culvert								
0	0	100 Year	1955	801.2	809.23		809.55	4.55	500.96	151.9	0.33
0	-50	100 Year	1955	803.9	808.39	808.39	809.42	8.63	343.71	232.13	0.79
0	-100	100 Year	1955	803.5	807.86	807.86	808.92	8.7	321.77	225.88	0.85

NOTES:
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7/10/2019

BAILEY PARK SUBDIVISION
(FORMERLY SONTERRA NORTH)
JARRELL, TEXAS

CHANNEL HEC-RAS SCHEMATIC (SHEET 2 OF 2)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JANUARY 2019
Project No.

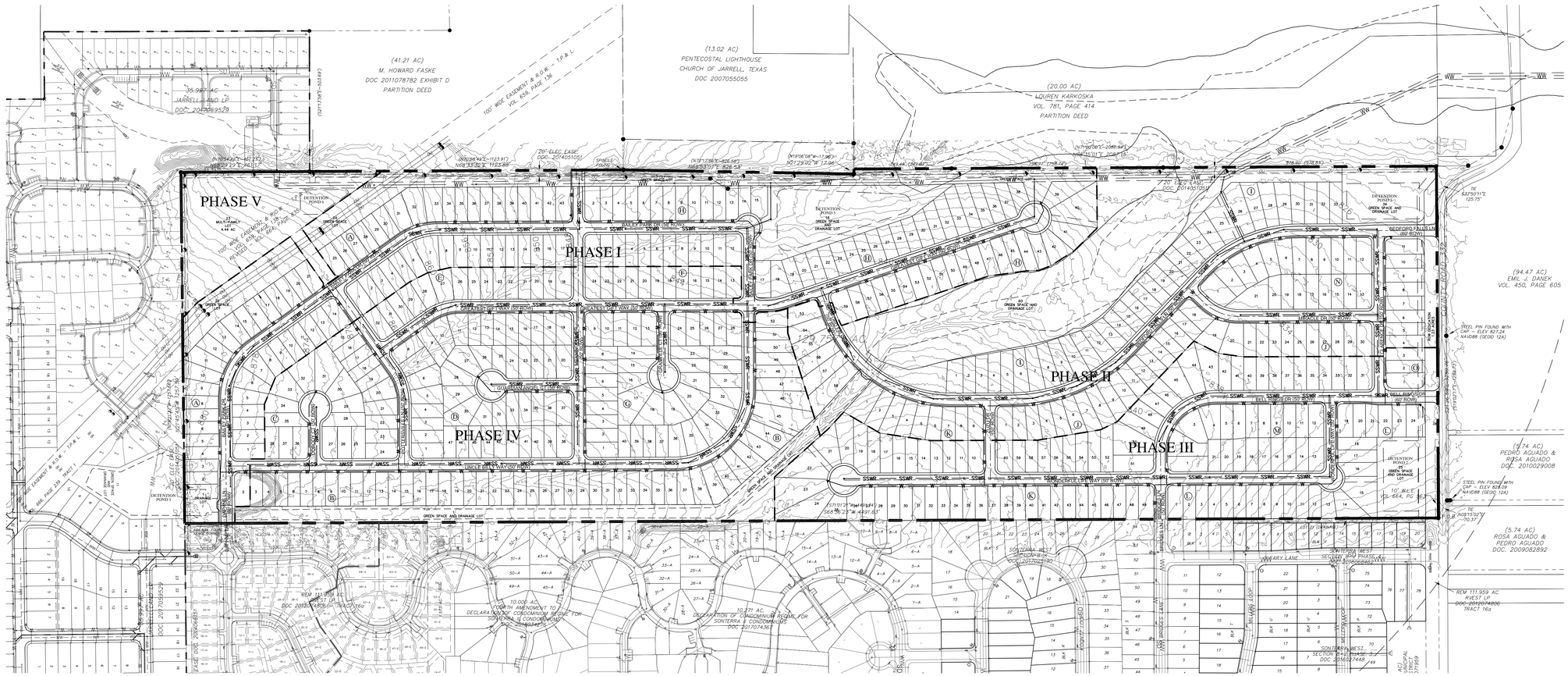
SHEET
12

LEGEND

- SUBJECT PROPERTY
- PHASE LINES
- PROPERTY LINES
- W — W — PROP. WATER LINE
- SSWR — PROP. WASTEWATER LINE
- — — — W — EX. WATER LINE
- — — — WW — EX. WASTEWATER LINE

N W E S

SCALE IN FEET
200 100 0 200



TEXAS FIRM REGISTRATION F4932
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360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
7/10/2019

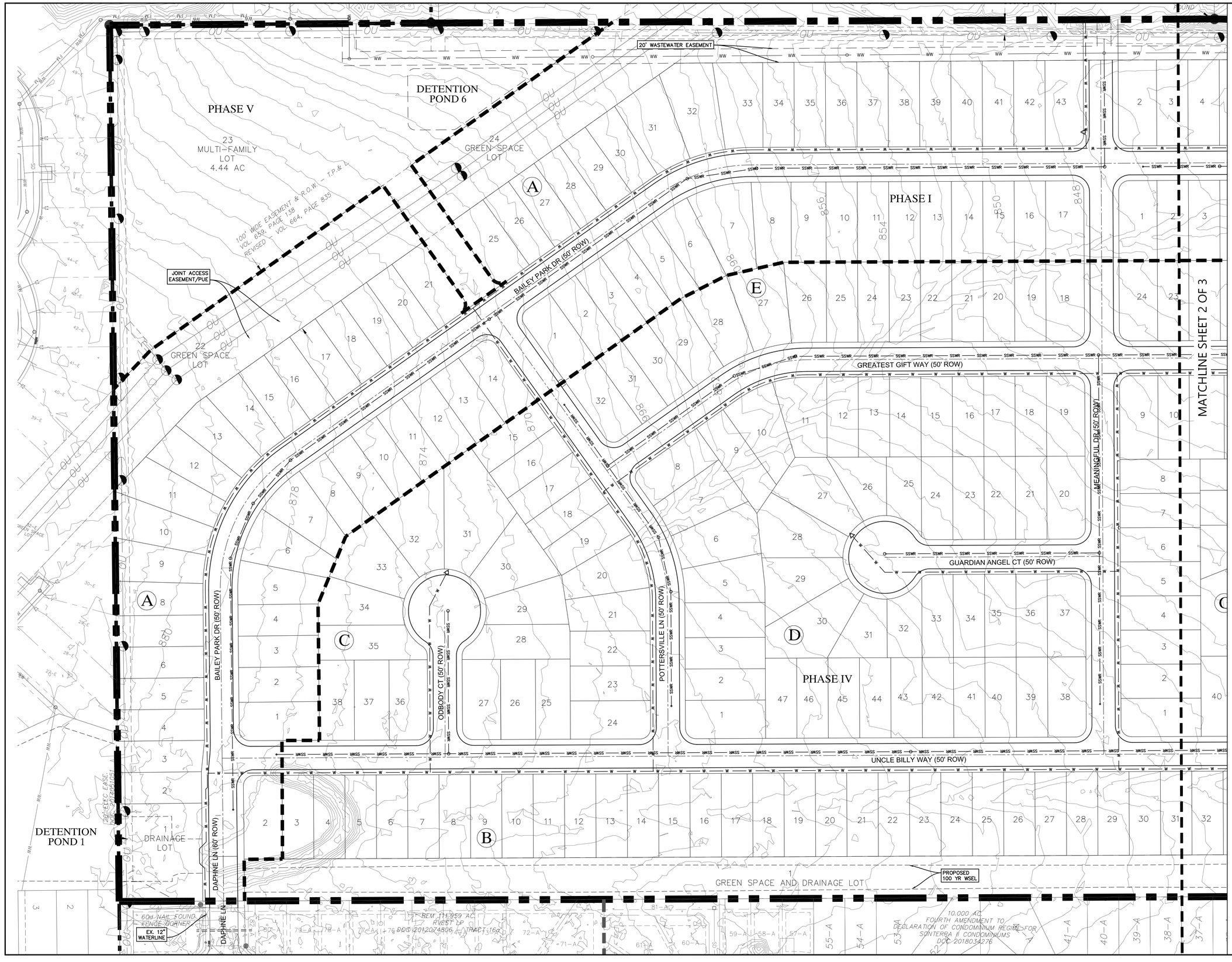
BAILEY PARK SUBDIVISION
(FORMERLY SONTERRA NORTH)
JARRELL, TEXAS

OVERALL UTILITY LAYOUT

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JANUARY 2019
Project No.

SHEET
13

PLOT DATE: 7/10/2019 11:34am
MASTER PLOTTED BY: isaac
XREFS: C:\Users\isaac\Documents\Civil 3D\Sonterra South\Sonterra Shortcreek\Data\ Tool Kit\Exhibits\Sheets Plot Utilities.dwg
C:\Users\isaac\Documents\Civil 3D\Sonterra South\Sonterra Shortcreek\Data\ Tool Kit\Exhibits\Sheets Plot Utilities.dwg



N
W E
S

SCALE IN FEET
60 30 0 60

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1/10/2019

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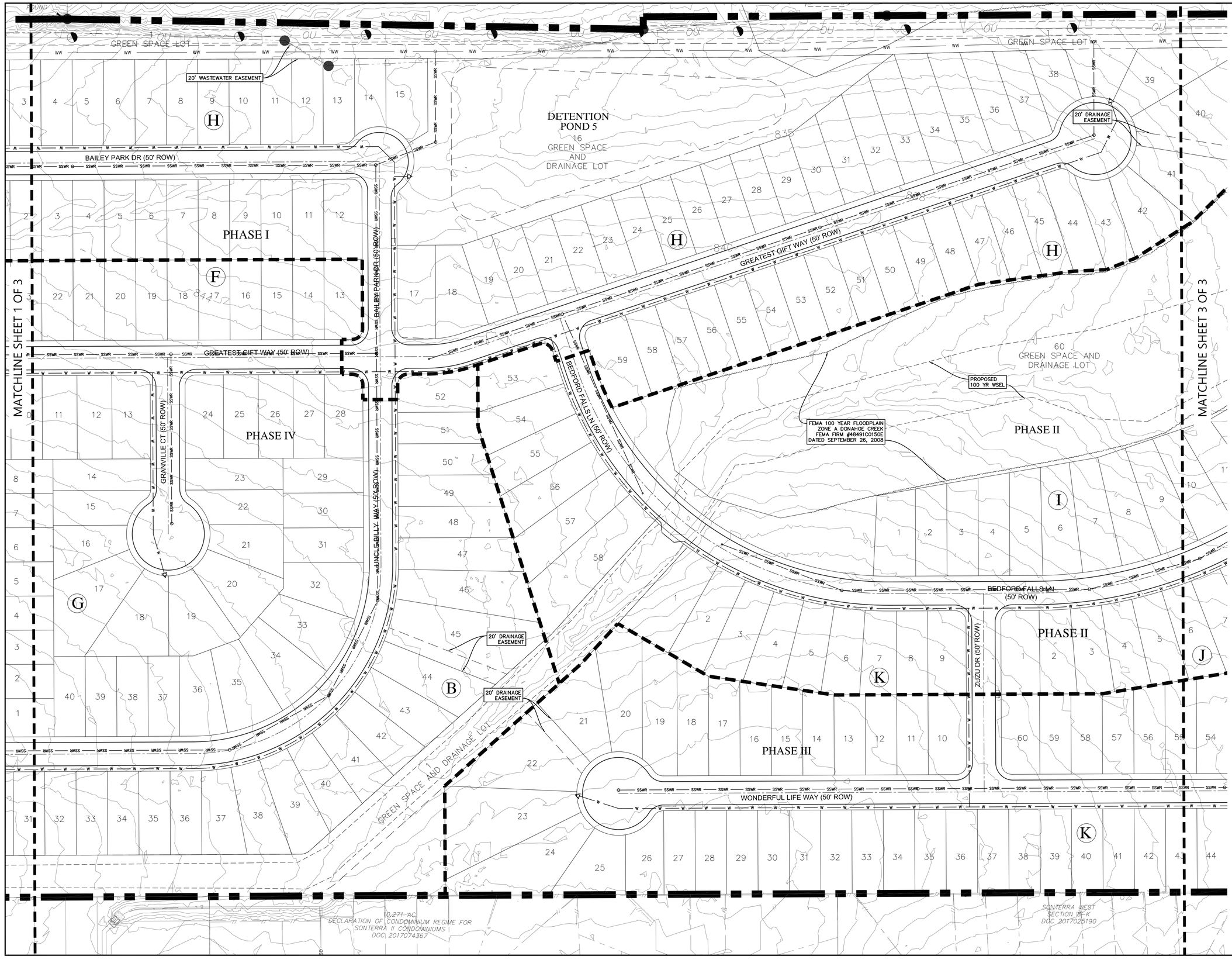
(FORMERLY SONTERRA NORTH)
JARRELL, TEXAS

UTILITY LAYOUT
(SHEET 1 OF 3)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JANUARY 2019
Project No.

SHEET
14

PLOTTED BY: leslie
IMAGES: Paper Space
PLOT DATE: 1/10/2019 11:32am
C:\Users\leslie\Documents\360\Sonterra Development Update Tool\Civil\Exhibits\Phase1\Exhibit_Utility.dwg
XREF: C:\Users\leslie\Documents\360\Sonterra Development Update Tool\Civil\Exhibits\Phase1\Exhibit_Utility.dwg



TEXAS FIRM REGISTRATION F4932
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BAILEY PARK SUBDIVISION
(FORMERLY SONTERRA NORTH)
JARRELL, TEXAS

UTILITY LAYOUT
(SHEET 2 OF 3)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JANUARY 2019
Project No.

SHEET
15

PHASE I

MATCHLINE SHEET 2 OF 3

20' WASTEWATER EASEMENT

20' ELEC EASE DOC. 20140510511

30' WASTEWATER AND DRAINAGE EASEMENT

FEMA 100 YEAR FLOODPLAIN
ZONE A DONAHOE CREEK
FEMA FIRM #48491C0150E
DATED SEPTEMBER 26, 2008

PROPOSED 100 YR WSEL

DETENTION POND 3
34
GREEN SPACE AND DRAINAGE LOT

TIE S37°59'41"E 125.75'

BEDFORD FALLS LN (60' ROW)

MIRACLE DR (50' ROW)

BEDFORD FALLS LN (50' ROW)

CLARENCE DR (50' ROW)

PHASE II

PHASE III

BELL RINGS DR (50' ROW)

BELL RINGS DR (60' ROW)

WONDERFUL LIFE WAY (50' ROW)

BRIDGES LN (60' ROW)

BRIDGES LN

EX. 12" WATERLINE

10' LANDSCAPE EASEMENT

45' ROW DEDICATION

±30'ROW

ROW DEDICATION
1.23 ACRES

CR 332

(94.47 AC)
EMIL J. DANEK
VOL. 450, PAGE 605

STEEL PIN FOUND WITH – ELEV 827.24
NAVD88 (GEOID 12A)

DETENTION POND 2
25
GREEN SPACE AND DRAINAGE LOT

20' DRAINAGE EASEMENT

10' W.L.E. VOL 664, PG 963

(5.74 AC)
PEDRO AGUADO & ROSA AGUADO
DOC. 2010029008

STEEL PIN FOUND WITH – ELEV 825.09
NAVD88 (GEOID 12A)

TIE N05°15'02"E 70.37'

(5.74 AC)
ROSA AGUADO & PEDRO AGUADO
DOC. 2009082892

LOT 27 (DRAINAGE)

SONTERRA WEST
SECTION 8-J PHASE 4
DOC 2016068462

SCALE IN FEET
60 30 0 60

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7/10/2019

BAILEY PARK SUBDIVISION
(FORMERLY SONTERRA NORTH)
JARRELL, TEXAS

UTILITY LAYOUT
(SHEET 3 OF 3)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JANUARY 2019
Project No.

SHEET
16