SUNSET RIDGE RANCH

PRELIMINARY PLAT

OCTOBER 2023

NO. OF LOTS: 2

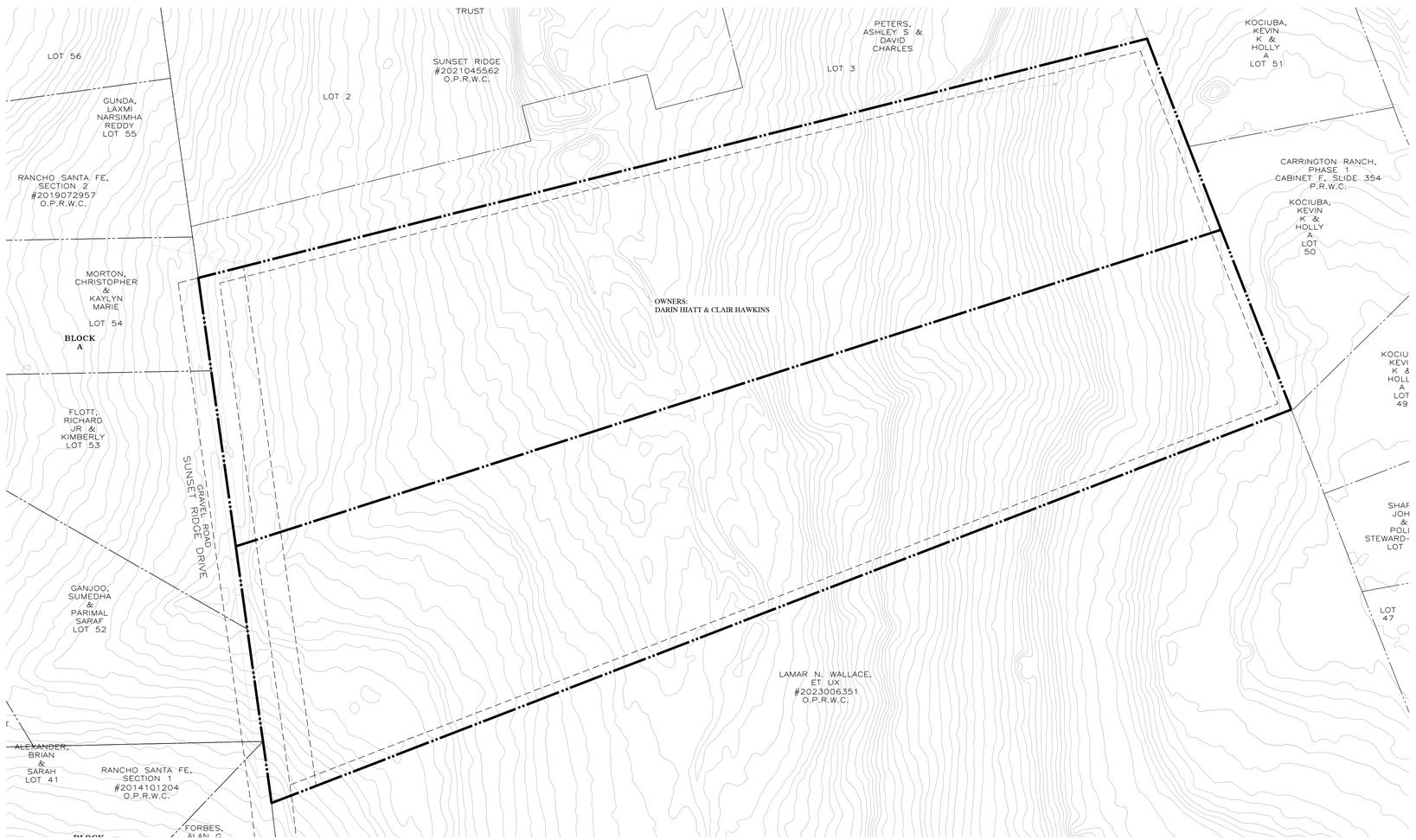
OWNER/SUBDIVIDER:
DARIN HIATT
1133 ALMERIA BEND
LEANDER, TX 78641
P: (512) 550-9891
E: HIATT.DARIN@GMAIL.COM

OWNER/SUBDIVIDER:
CLAIR HAWKINS
1133 ALMERIA BEND
LEANDER, TX 78641
P: (208) 380-1990
E: BEARHAWKINS@GMAIL.COM

ENGINEER:
GOODE FAITH ENGINEERING, LLC
1620 LA JAITA DR. SUITE 300
CEDAR PARK, TEXAS, 78613
CONTACT: ANTHONY H. GOODE, P.E.
P: (972) 822-1682
E: ANTHONY@GOODEFAITHENG.COM

SURVEYOR:
TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
P: (512) 930-1600
TBPELS LAND SURVEYING FIRM # 10056200

AREA: 10.25 ACRES
FEMA FIRM MAP: 48491C027E EFFECTIVE ON 09/26/2008
PROPOSED ROADWAY: 0 LF
SEWAGE DISPOSAL METHOD: OSSF
POTABLE WATER SUPPLY: CITY OF GEORGETOWN
DATE: __/__/____
REVISED:



LOCATION MAP

SCALE: 1"=1000'
0 1000 2000

1ST SUBMITTAL TO WILLIAMSON COUNTY	10/18/2023
2ND SUBMITTAL TO WILLIAMSON COUNTY	12/07/2023
3RD SUBMITTAL TO WILLIAMSON COUNTY	12/20/2023

SCALE: 1"=60'
0 60 120

GOODE FAITH ENGINEERING EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

SUNSET RIDGE RANCH

COVER

DATE
12-20-2023

PROJECT NO.
23-020.0

DESIGNED BY

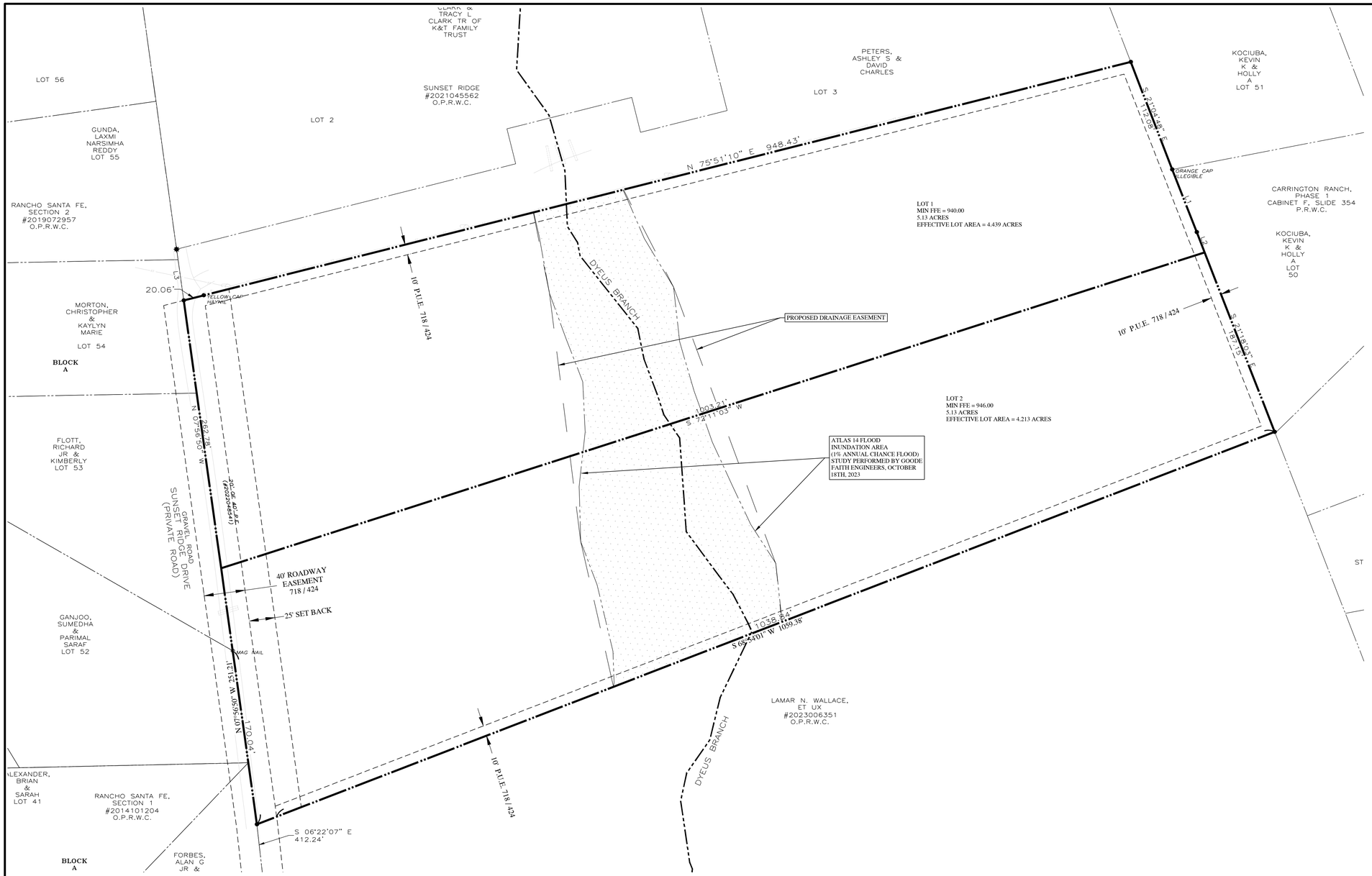
CHECKED BY

REVISIONS

NO.	DESCRIPTION	DESIGNED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
STEVEN KIRKPATRICK
105046
LICENSED
PROFESSIONAL ENGINEER

12-20-2023



LEGEND	
	PROPERTY LINE
	ROAD EASEMENT
	FLOOD PLAIN EASEMENT
	1% ANNUAL CHACE FLOOD EXTENTS
●	BOUNDARY TIE
	FLOOD PLAIN

SCALE: 1"=50'
0 50 100

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 21°20'19" E	65.32'
L2	S 21°18'03" E	21.15'
L3	N 08°01'18" W	50.23'

FEMA FLOODPLAIN NOTE:
NO LOT IN THIS SUBDIVISION IS ENCROACED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE 09-26-2008 FOR WILLIAMSON COUNTY, TEXAS.

SIDEWALK NOTE:
ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

STORMWATER DETENTION NOTE:
THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.2, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTINO IF THE PLAT HAS THREE OR LESS LOTS FOR SINGLE FAMILY RESIDENTIAL USE, WITH LESS THAN 20% IMPERVIOUS COVER PER LOT.

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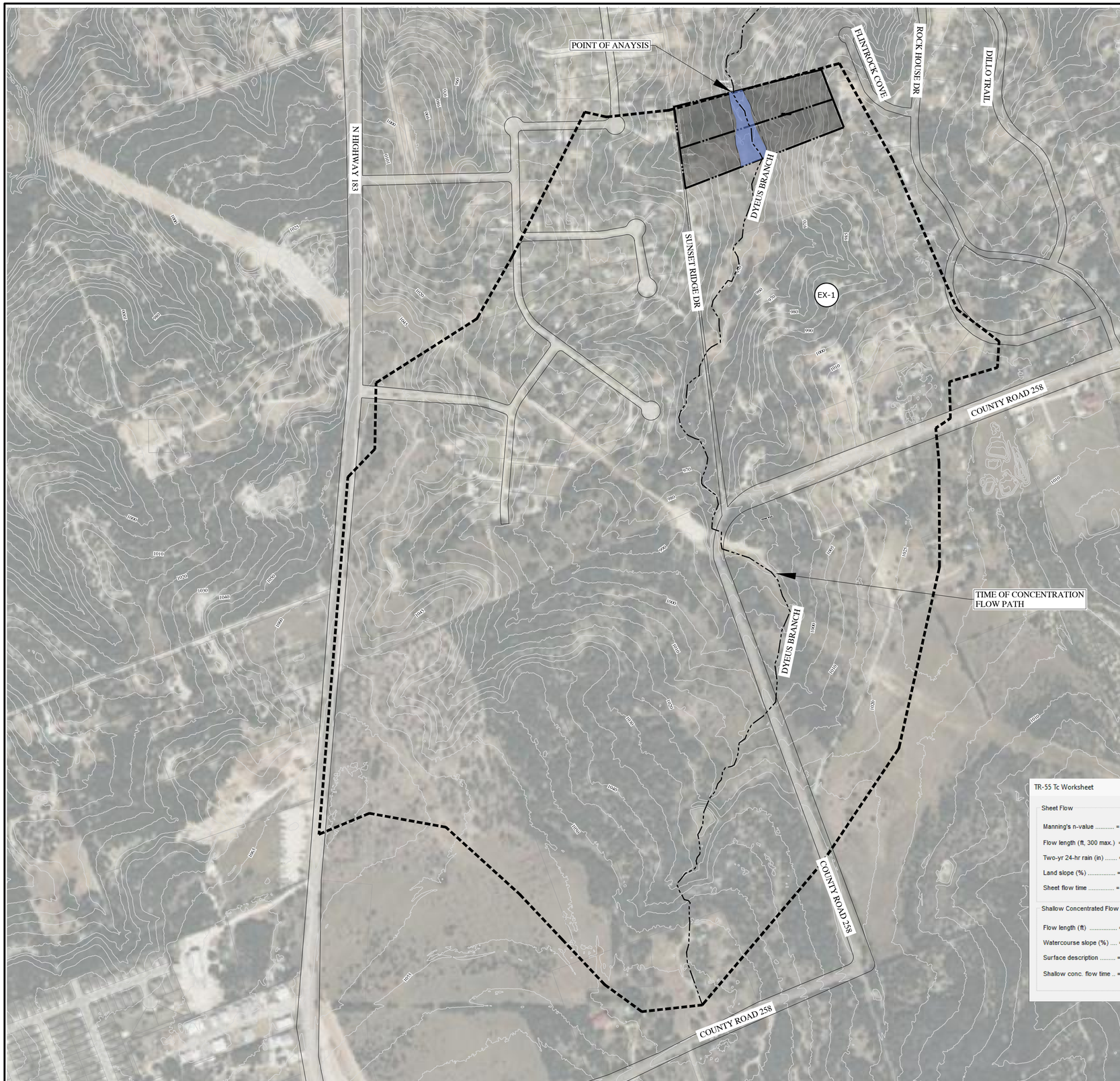

N

SCALE: 1" = 300'

0 300 600

LEGEND	
	PROPERTY LINE
	EXISTING DRAINAGE AREA
EX-1	EXISTING DRAINAGE AREA LABEL
	NOAA ATLAS 14 FLOOD BOUNDARY
	SUBJECT PROPERTY

NOTES:
NOAA FLOOD INNUNDATION BOUNDARY WAS DELINEATED VIA STUDY PERFORMED BY GOODE FAITH ENGINEERING, OCTOBER 18, 2023

TR-55 Tc Worksheet

Sheet Flow

	A	B	C
Manning's n-value ..... =	0.24	0.011	0.011
Flow length (ft, 300 max.) =	100		
Two-yr 24-hr rain (in) ..... =	4.06		
Land slope (%) ..... =	0.5		
Sheet flow time ..... =	22.06	0.00	0.00

Shallow Concentrated Flow

	A	B	C
Flow length (ft) ..... =	808		
Watercourse slope (%) .... =	3.21		
Surface description ..... =	Unpaved	Paved	Paved
Shallow conc. flow time .. =	4.66	0.00	0.00

Channel Flow

	A	B	C
X-sectional area (sq ft) =	11.7		
Wetted perimeter (ft) =	18.82		
Channel slope (%) .... =	1.8		
Manning's n-value ... =	0.050	0.015	0.015
Flow length (ft) ..... =	5406		
Channel flow time .... =	30.99	0.00	0.00

Sheet flow time = 22.06 min
Shallow conc. flow time = 4.66 min
Channel flow time = 30.99 min
Time of conc., Tc = 57.7 min

Compute | Print... | Help | Exit

DRAINAGE CALCULATIONS SUNSET RIDGE

DESIGN POINT	DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (100YR) (CFS)
A	EX-1	375	57.7	34.6	84.0	20.0%	1707

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SUNSET RIDGE RANCH

EXISTING DRAINAGE PLAN

DATE
12-20-2023

PROJECT NO.
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