

WILLIAMSON COUNTY, TX

NO. OF OPEN SPACE/DRAINAGE LOTS: 1

TOTAL LINEAR FOOTAGE OF STREETS: 37,926 LF

ACREAGE ENTIRE SUBDIVISION: 209.59 ACRES

ORIGINAL SUBMITTAL DATE: AUGUST 2, 2024

PEONY OAK	50'	33' F-F	1,136 LF	25	LOCAL (URBAN RESIDENTIAL)	PUB
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OPED HYDR

GRA

NO.	BY	DATE	REVISION DESCRIPTION
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MUD

COVER

PROJECT NO: 1727-11823

DESIGNED BY: MKS

DRAWN BY: MKS

CHECKED BY: JAB

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.

10/17/2024

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2
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\\projects\1727 - EMPIRE CONTINENTAL\11823 FLORA - PHASE 2\CAD\SHEETS\11823-PREL-C-COVER.DWG DATE: 12/13/2024 3:24:09 PM BY: BELLIO



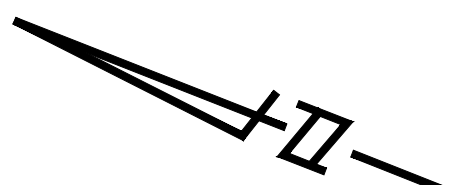
MATCHLINE SEE SHEET 5

REMAINING 15.039 ACRES OF
HUTTO 575 DEVELOPMENT
PARTNERS LP
(242.46 ACRES)
DOC. NO. 2020119607

FLORA 1A SECTIONS 1&2
DOC NO. 2024060749

ALVIN T. MURPHY

FEMA 100 YEAR ZONE A
FIRM PANEL NO. 4849C0510
DECEMBER 20, 2019



SCALE: 1" = 100'

GRAPHIC SCALE IN FEET



A horizontal graphic scale bar with alternating black and white segments. It is marked with '0', '50'', '100'', and '200'' at regular intervals.

LEGEND	
	PROPERTY BOUNDARY
	EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK
	ROAD CENTERLINE
	SECTION BOUNDARY
	PROPOSED RIGHT-OF-WAY
	100-YR F.E.M.A. FLOODPLAIN
	PROPOSED LOT LINE
	PROPOSED BLOCK MARKER
11	PROPOSED LOT NUMBER
	MAILBOX KIOSK

GRAY
ENGINEERING

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX (512) 454-9933
TBPELS FIRM #2946

[illegible]

FLORA PHASE 2
WILLIAMSON COUNTY, TX
SOUTH FORK RANCH MUD

PRELIMINARY PLAT (SHEET 2 OF 5)

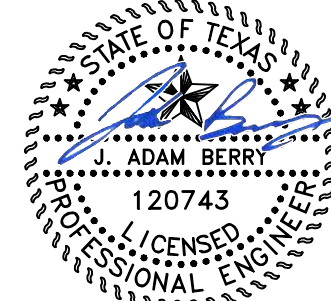
PROJECT NO: 1727-11823

DESIGNED BY: MK

DRAWN BY: MKS

CHECKED BY: JAB

NOTICE:
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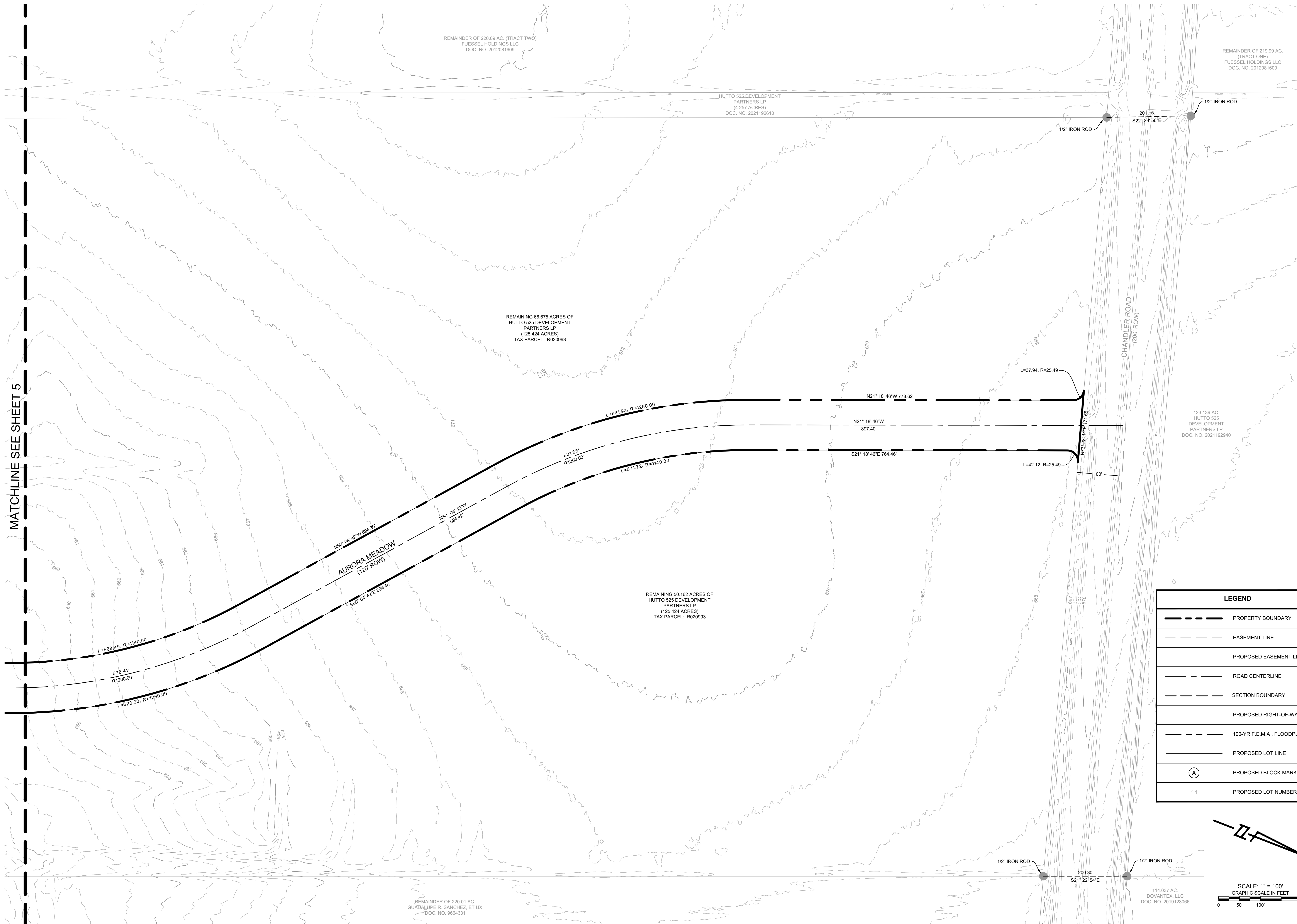


12/17/2024

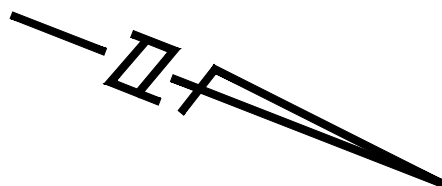
SHEET 3 OF 8

HP\PROJECTS\1727 - EMPIRE CONTINENTAL\11823 FLORA - PHASE 2\CD\DWG\11823-PREL\CD\PLAT.DWG DATE: 10/16/2024 1:46:35 PM BY: BELLOTT

MATCHLINE SEE SHEET 5



LEGEND	
	PROPERTY BOUNDARY
	EASEMENT LINE
	PROPOSED EASEMENT LINE
	ROAD CENTERLINE
	SECTION BOUNDARY
	PROPOSED RIGHT-OF-WAY
	100-YR F.E.M.A. FLOODPLAIN
	PROPOSED LOT LINE
	PROPOSED BLOCK MARKER
	PROPOSED LOT NUMBER



SCALE: 1" = 100'
GRAPHIC SCALE IN FEET
0 50 100 200'

8834 N. Capital of Texas Hwy.
Suite 140
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TBP&S FIRM #2946

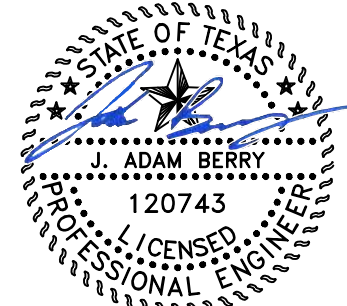
NO.	BY	DATE	REVISION DESCRIPTION

FLORA PHASE 2
WILLIAMSON COUNTY, TX
SOUTH FORK RANCH MUD

PRELIMINARY PLAT (SHEET 5 OF 5)

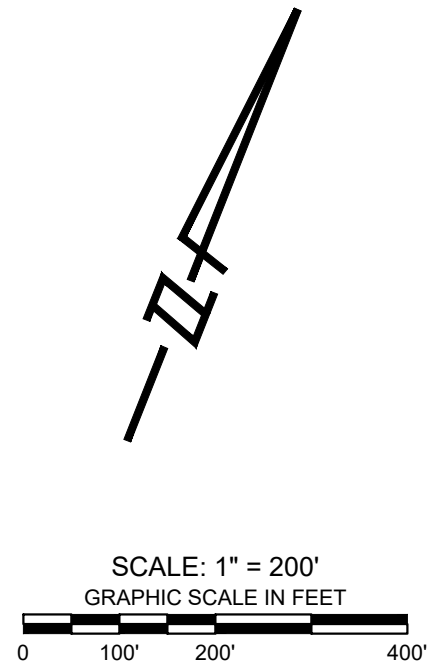
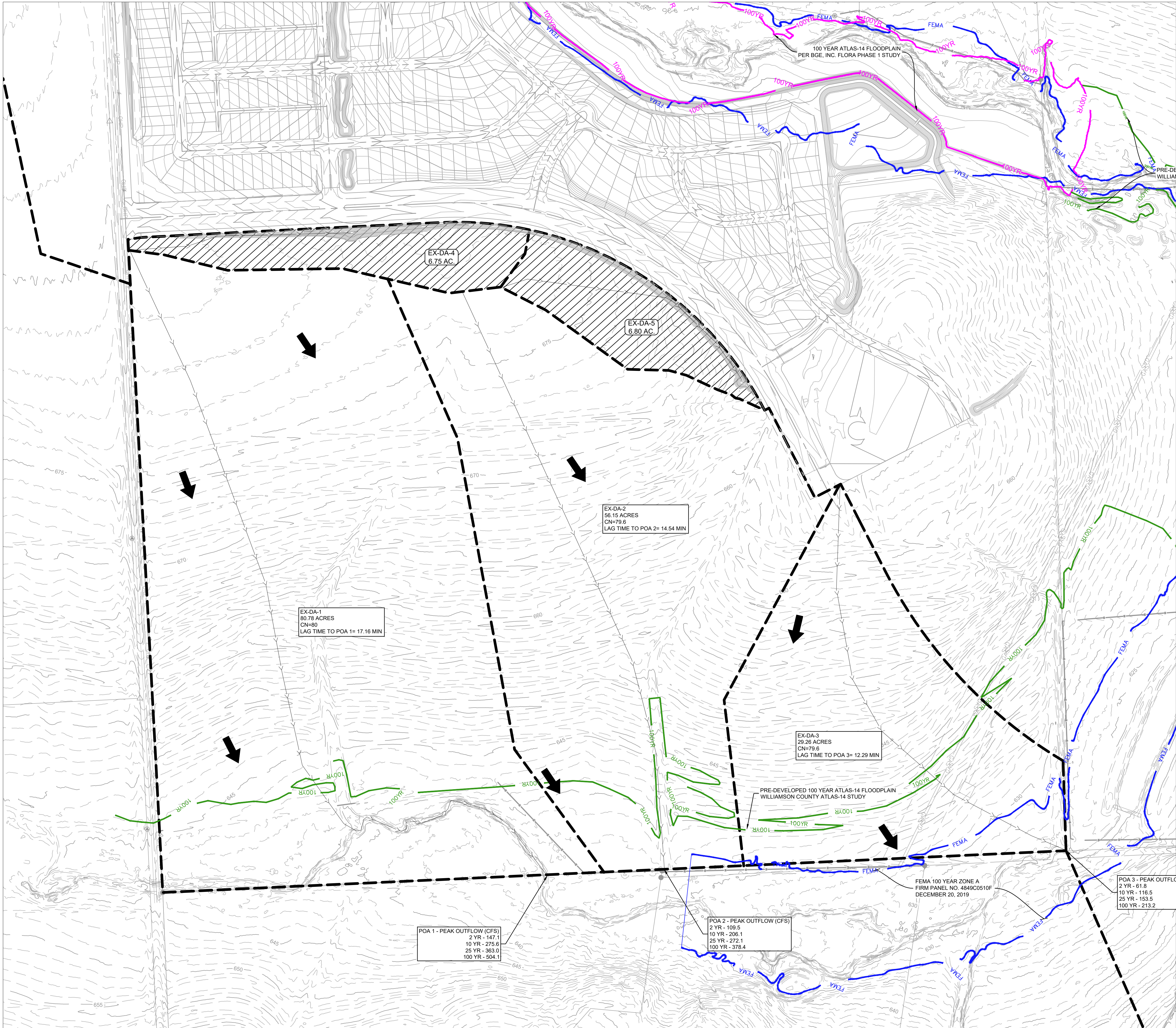
PROJECT NO: 1727-11823
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DRAWN BY: MKS
CHECKED BY: JAB

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11/05/2024

\\PROJECTS\1727 - EMPIRE CONTINENTAL\11823 FLORA - PHASE 2\DRAWINGS\11823-PREL-C-DRAIN-EDWG.DWG DATE: 11/5/2024 4:56:16 AM BY: INKELLY



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	STORM SEWER
	DRAINAGE AREA
DA XXX AC.	DRAINAGE AREA LABEL
	100 YR ATLAS-14 FLOODPLAIN (FLORA PHASE 1 - BGE, INC)
	100 YR ATLAS-14 FLOODPLAIN (WILLIAMSON COUNTY)
	100 YR FEMA FLOODPLAIN
	TIME OF CONCENTRATION
	CONTRIBUTING AREAS TO APPROVED FLORA PHIA STUDY

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Suite 140
Austin, Texas 78759
(512) 452-0371
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TBP ELS FRM #2946

NO.	BY	DATE	REVISION DESCRIPTION

FLORA PHASE 2
WILLIAMSON COUNTY, TX
SOUTH FORK RANCH MUD

PRE-DEVELOPED HYDROLOGY MAP

PROJECT NO: 1727-11823

DESIGNED BY: MKS

DRAWN BY: MKS

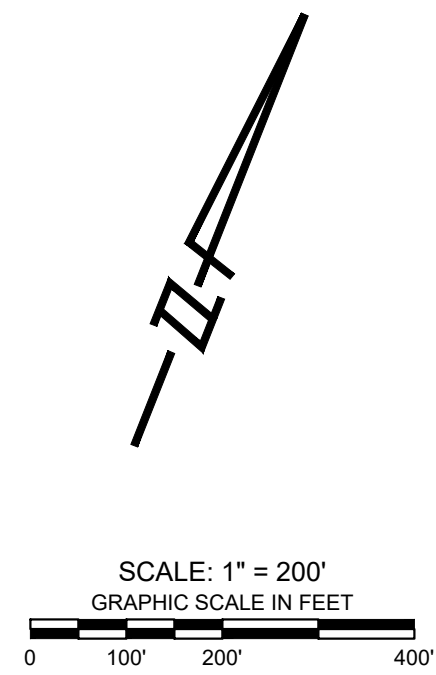
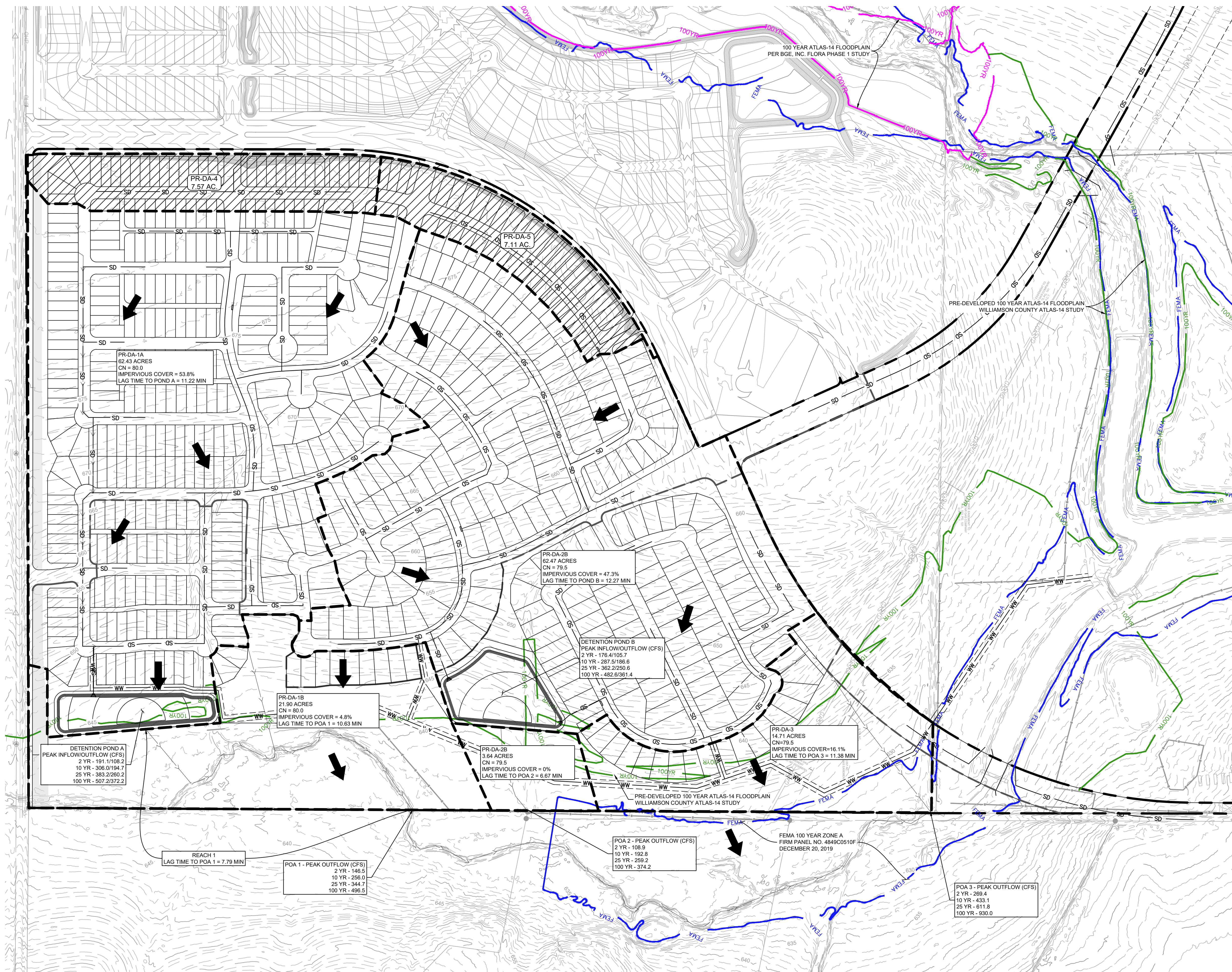
CHECKED BY: JAB

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11/05/2024

SHEET 7 OF 8

H:\PROJECTS\1727 - EMPIRE CONTINENTAL\11823 FLORA - PHASE 2\CD\DRN\11823 FLORA - PHASE 2\CD\DRN.P.DWG DATE: 10/16/2024 1:47:41 PM BY: KELLY



- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED RIGHT OF WAY
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - SD STORM SEWER
 - DRAINAGE AREA
 - DRAINAGE AREA LABEL
 - 100 YR ATLAS-14 FLOODPLAIN (FLORA PHASE 1 - BGE, INC)
 - 100 YR ATLAS-14 FLOODPLAIN (WILLIAMSON COUNTY)
 - 100 YR FEMA FLOODPLAIN
 - TIME OF CONCENTRATION
 - CONTRIBUTING AREAS TO APPROVED FLORA PH1A STUDY

PRELIMINARY DETENTION POND 'A' - STAGE STORAGE					
Sage (ft msl)	Pond Depth	Cumulative Pond Depth	Area	Volume	Cumulative
(Elevation)	(ft)	(ft)	(sf)	(cf)	Volume (cf)
0.00	0.00	0.00	0.00	0	0
1.00	1.00	1.00	15707.00	5,236	5,236
2.00	1.00	2.00	40630.00	27,156	32,392
3.00	1.00	3.00	64371.00	51,993	84,385
4.00	1.00	4.00	73657.00	68,962	153,347
5.00	1.00	5.00	78036.00	75,836	229,183
6.00	1.00	6.00	82471.00	80,243	309,426
7.00	1.00	7.00	86963.00	84,707	394,133

PRELIMINARY DETENTION POND 'B' - STAGE STORAGE					
Sage (ft msl)	Pond Depth	Cumulative Pond Depth	Area	Volume	Cumulative
(Elevation)	(ft)	(ft)	(sf)	(cf)	Volume (cf)
0.00	0.00	0.00	0.00	0	0
1.00	1.00	1.00	15707.00	5,236	5,236
2.00	1.00	2.00	60608.00	35,723	40,959
3.00	1.00	3.00	93995.00	76,693	117,652
4.00	1.00	4.00	97753.00	95,668	213,320
5.00	1.00	5.00	101568.00	99,654	313,174
6.00	1.00	6.00	105439.00	103,497	416,672
7.00	1.00	7.00	109365.00	107,397	524,069

- NOTES:
- POND SIZES ARE PRELIMINARY AND SHALL BE VERIFIED WITH CONSTRUCTION PLANS.
 - PRE- AND POST FLOWS ARE PRELIMINARY AND SHALL BE VERIFIED WITH CONSTRUCTION PLANS.

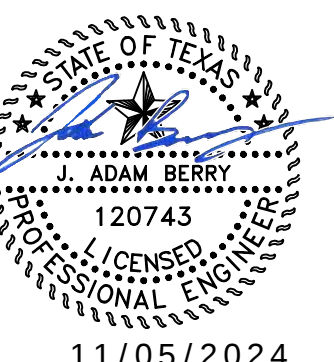
NO.	BY	DATE	REVISION DESCRIPTION

FLORA PHASE 2
WILLIAMSON COUNTY, TX
SOUTH FORK RANCH MUD

POST-DEVELOPED HYDROLOGY MAP

PROJECT NO: 1727-11823
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DRAWN BY: MKS
CHECKED BY: JAB

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11/05/2024

SHEET 8 OF 8