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**AGENDA ITEM REQUEST FORM**

**Hays County Commissioners Court**

Tuesdays at 9:00 AM

Request forms are due in Microsoft Word Format via email by 2:00 p.m. on Wednesday.

**AGENDA ITEM**

13-4-1 Bush Ranch Subdivision, Phase 2 Section 2 (2 lots). Discussion and possible action to approve Preliminary Plan.

ITEM TYPE	MEETING DATE	AMOUNT REQUIRED
ACTION-SUBDIVISIONS	March 19, 2013	

LINE ITEM NUMBER

AUDITOR USE ONLY

AUDITOR COMMENTS:

PURCHASING GUIDELINES FOLLOWED: N/A                      AUDITOR REVIEW: N/A

REQUESTED BY	SPONSOR	CO-SPONSOR
Roxie McInnis	WHISENANT	N/A

**SUMMARY**

The proposed Bush Ranch Subdivision Phase 2 Section 2 is two lot division of 22.203 acres located off of U.S. Highway 290 in Precinct 4. The proposed development includes 1,755 linear feet of public roadway which will be dedicated to Hays County. Both lots will be served by the West Travis County Public Utility Agency's surface water supply. Wastewater service will be provided by Hays County Municipal Utility District No. 4.



# BUSH RANCH SUBDIVISION, PHASE 2 SECTION 2

Block A	
Lot	Area, Ac. Area, sf
1	16,718 728,236
2	3,057 133,163
Lot Area	19,775 861,399

RIGHT OF WAY	
ROCKY RIDGE TRAIL	AREA (AC) AREA (SF)
2,428	105,764

TOTAL PROJECT AREA	22,203 AC
967,163 SQFT	

LOT SIZE	No.
> 10	1
5 TO 10	0
2 TO 5	1
1 TO 2	0
< 1 ACRE	0

TOTAL LOT AREA = 19,775 AC  
 TOTAL NUMBER OF LOTS = 2  
 AVERAGE LOT SIZE = 9,888 AC

STREET SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING:

NAME	LINEAR FOOTAGE	CLASSIFICATION	ROW WIDTH	TRAVEL WAY WIDTH (FOOT-FOOT)
ROCKY RIDGE TRAIL	845'	MINOR COLLECTOR	60'	24' W/ CURB & GUTTER
ROCKY RIDGE TRAIL	240'	MINOR COLLECTOR	60'	24' WIDTH TO 36' WIDTH
ROCKY RIDGE TRAIL	1,145'	MINOR COLLECTOR	60'	36' W/ CURB & GUTTER

### PRELIMINARY PLAT NOTES:

- THIS PRELIMINARY PLAT IS LOCATED DIRECTLY WITHIN THE CITY OF DERRING SPRINGS LIMITS FOR LIMITED PURPOSE JURISDICTION.
- NO PORTION OF THIS PRELIMINARY PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PRELIMINARY PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER.
- THIS PRELIMINARY PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DERRING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- TOPOGRAPHICAL INFORMATION TAKEN FROM AN AERIAL SURVEY BY CAGSON AND BUSH IN JANUARY 2001.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48202K0129F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY'S SURFACE WATER SUPPLY.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY HAYS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERAL ENERGY REGULATORY COMMISSION.
- ORGANIZED GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.
- MINIMUM FRONT SETBACK SHALL BE 25 FEET.
- MINIMUM REAR YARD SETBACK SHALL BE 20 FEET.
- MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 10' WITH MINIMUM 5' OF SEPARATION ON EACH SIDE YARD.
- UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W. AND 10 FEET ALONG EACH SIDE LOT LINE.
- ROCKY RIDGE TRAIL SHALL BE A PUBLIC ROAD AND CLASSIFIED AS A MINOR COLLECTOR STREET 1,756 LINEAR FEET LONG. THE RIGHT-OF-WAY WIDTH IS 60 FEET, WITH A TRAVEL WAY WIDTH OF 27 FEET.
- ALL STREETS SHALL BE DESIGNED AS IN ACCORDANCE WITH APPLICABLE CITY OF DERRING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGUN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
- LOTS WILL ACCESS PUBLIC STREETS VIA PAVED DRIVEWAYS WITH CURB AND GUTTER. THEREFORE, CALCULATIONS WILL NOT BE NECESSARY.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DERRING SPRINGS.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTION ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROAD WAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

*Felix J. Manka*  
 FELIX J. MANKA  
 66104  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TEXAS

NO.	DESCRIPTION	INITIALS	DATE

**BUSH RANCH SUBDIVISION**  
**PRELIMINARY PLAT PHASE 2 SECTION 2**  
**LOT TABLES AND NOTES**  
 (NOT FOR RECORDATION)

**CMA ENGINEERING, INC.**  
 235 LEDGE STONE DRIVE  
 AUSTIN, TEXAS 78737 (512) 432-1000  
 Registration # F-3053

DESIGNED: FJM  
 DRAWN BY: LBB  
 APPROVED: FJM  
 FILE: 0504-02-NOTES  
 JOB NO.: 1004-001  
 DATE: OCTOBER 2012  
 2 OF 6

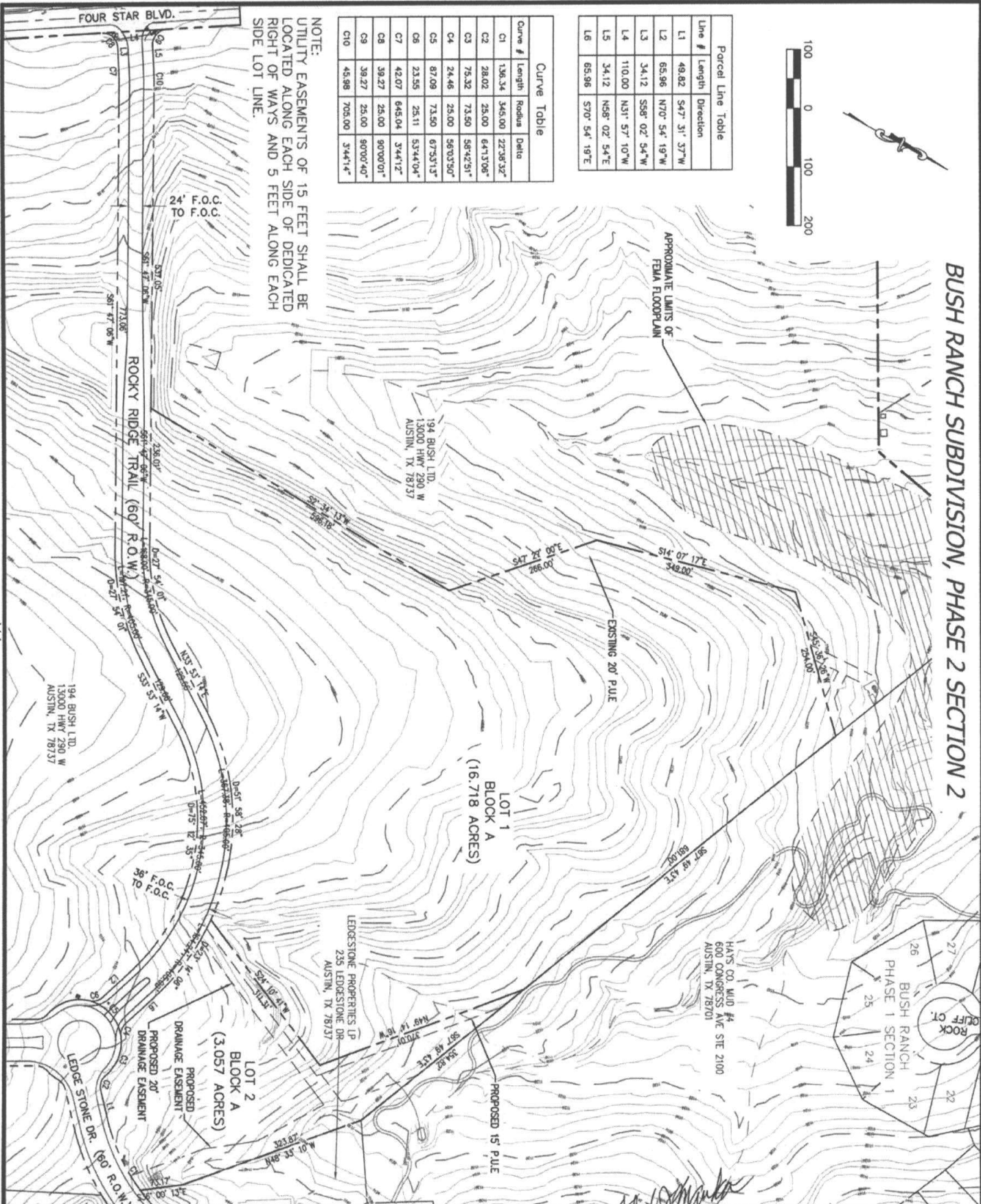
# BUSH RANCH SUBDIVISION, PHASE 2 SECTION 2



Line #	Length	Direction
L1	49.82	S47° 31' 37" W
L2	65.96	N70° 54' 19" W
L3	34.12	S88° 02' 54" W
L4	110.00	N31° 57' 10" W
L5	34.12	N68° 02' 54" E
L6	65.96	S70° 54' 19" E

Curve #	Length	Radius	Delta
C1	136.34	345.00	22° 38' 32"
C2	28.02	25.00	64° 13' 06"
C3	75.32	73.50	58° 42' 51"
C4	24.46	25.00	56° 03' 50"
C5	87.09	73.50	67° 53' 13"
C6	23.55	25.11	53° 44' 04"
C7	42.07	64.504	3° 44' 12"
C8	38.27	25.00	90° 00' 01"
C9	38.27	25.00	90° 00' 40"
C10	45.98	705.00	3° 44' 14"

**NOTE:**  
UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED RIGHT OF WAYS AND 5 FEET ALONG EACH SIDE LOT LINE.



Surveyed - Feb 11, 2015 - 8:45am - File: W:\000\1504-Sub Area Plat-2\Drawn Plat\1504-02-107.dwg  
 111

**BUSH RANCH SUBDIVISION**  
**PRELIMINARY PLAT PHASE 2 SECTION 2**  
**LOT AND BOUNDARY LAYOUT**  
 (NOT FOR RECORDATION)

**CMA ENGINEERING, INC.**  
 235 LEDGE STONE DRIVE  
 AUSTIN, TEXAS 78737 (512) 432-1000  
 Registration # F-3053



NO.	DESCRIPTION	INITIALS	DATE

REVISIONS: 1-14  
 DRAWN BY: LMB  
 CHECKED BY: LMB  
 FILE NO.: 1504-02-107  
 JOB NO.: 1504-02-107  
 DATE: DECEMBER 2012  
 3 OF 6



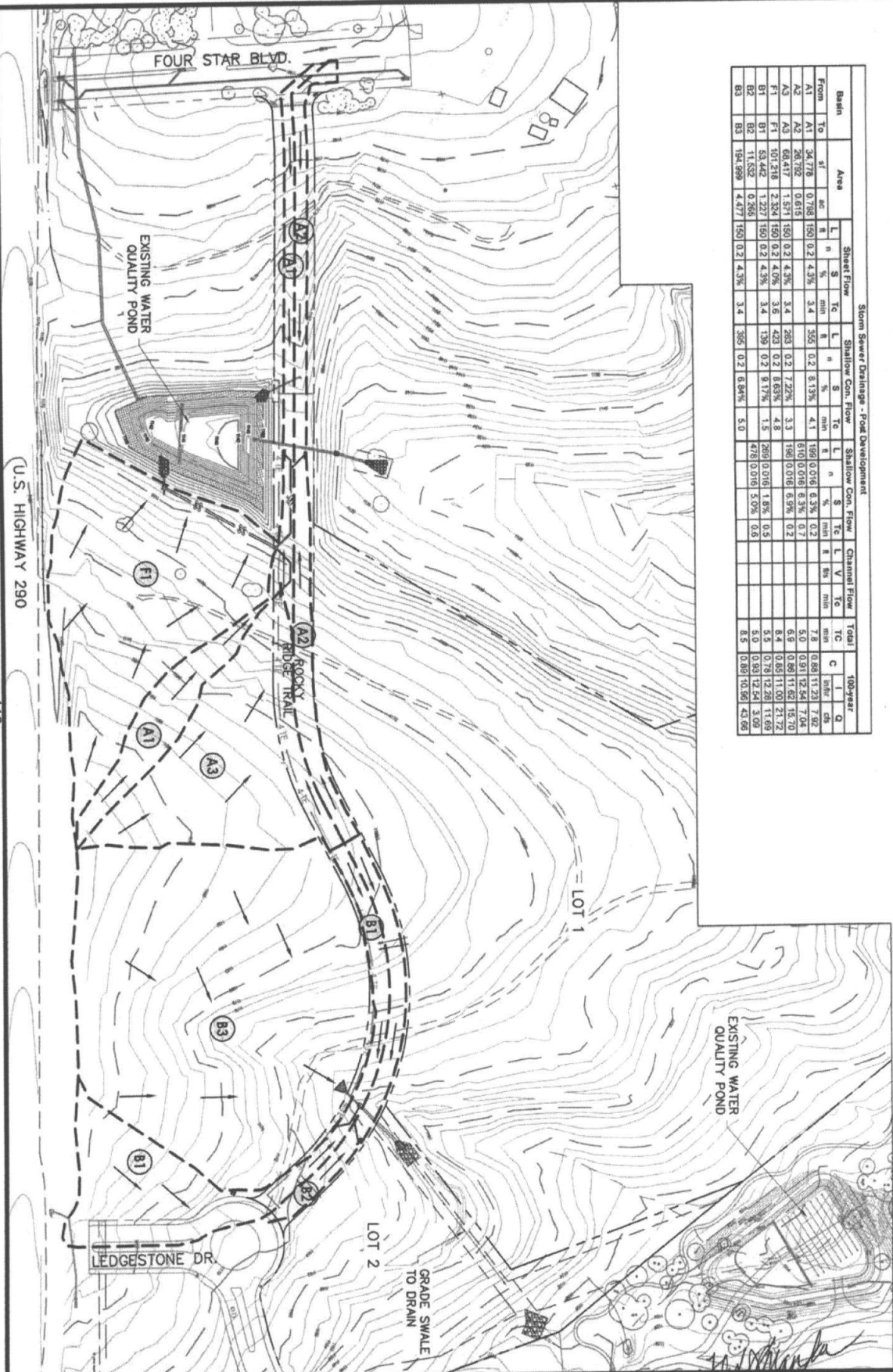
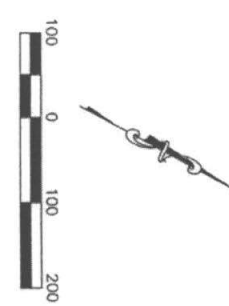
# BUSH RANCH SUBDIVISION, PHASE 2 SECTION 2

Basin	Area (sf)	ASPHALT			ROOF/CONCRETE			GRASS			Composite		
		Area (%)	Area (sf)	Area (%)	Area (sf)	Area (%)	Area (sf)	Area (%)	Area (sf)	Area (%)	Area (sf)	Area (%)	
Total Area	184,998	33.5%	61,884	17.33%	48,896	2.41%	2,414	16.0%	0.07	10.17%	29.17%	53,894	
A1	34,778	18.8%	6,533	3.5%	5,695	3.0%	2,114	1.1%	0.70	0.78	0.82	8,522	
A2	26,792	14.5%	5,881	3.2%	4,826	2.6%	1,541	0.8%	0.50	0.55	0.58	7,948	
A3	68,417	37.0%	15,470	8.3%	16,375	8.8%	20,324	11.0%	0.65	0.72	0.76	14,745	
F1	101,218	54.5%	23,242	12.5%	17,913	9.7%	20,824	11.3%	0.50	0.55	0.58	14,745	
B1	53,442	28.9%	12,227	6.6%	13,923	7.5%	20,824	11.3%	0.50	0.55	0.58	14,745	
B2	11,532	0.6%	2,266	1.2%	1,532	0.8%	2,230	1.2%	0.08	0.15	0.16	2,230	
B3	184,998	100.0%	44,777	24.2%	150,022	81.8%	385	0.2%	5.0			44,777	

Basin	Area	Sheet Flow			Shallow Con. Flow			Shallow Con. Flow			Channel Flow			100-year			
		L	S	Tc	L	S	Tc	L	S	Tc	L	S	Tc	C	I	Q	
From	sf	ft	%	min	ft	%	min	ft	%	min	ft	%	min	ft	in	in	in
A1	34,778	0.78	150	0.2	4.3%	3.4	305	0.2	8.13%	4.1	189	0.016	6.3%	0.2	7.8	0.28	11,231
A2	26,792	0.619	150	0.2	4.3%	3.4	283	0.2	7.22%	3.3	156	0.016	6.3%	0.7	5.0	0.21	12,541
A3	68,417	1.571	150	0.2	4.3%	3.4	423	0.2	8.63%	4.8	289	0.016	6.3%	0.2	8.4	0.25	11,021
F1	101,218	2.324	150	0.2	4.3%	3.4	139	0.2	9.17%	1.5	289	0.016	1.8%	0.5	5.5	0.78	12,281
B1	53,442	1.227	150	0.2	4.3%	3.4	139	0.2	9.17%	1.5	478	0.016	5.0%	0.6	8.0	0.25	12,281
B2	11,532	0.266	150	0.2	4.3%	3.4	385	0.2	18.84%	5.0				8.3	0.28	10,281	
B3	184,998	4.477	150	0.2	4.3%	3.4	385	0.2	18.84%	5.0				8.3	0.28	10,281	

**LEGEND**

- PROPOSED STORMSEWER LINE
- PROPOSED STORMSEWER INLET
- DRAINAGE AREA
- DRAINAGE FLOW ARROW
- DRAINAGE AREA LABEL



U.S. HIGHWAY 290

**BUSH RANCH SUBDIVISION**  
**PRELIMINARY PLAT PHASE 2 SECTION 2**  
**DRAINAGE PLAN**  
 (NOT FOR RECORDATION)

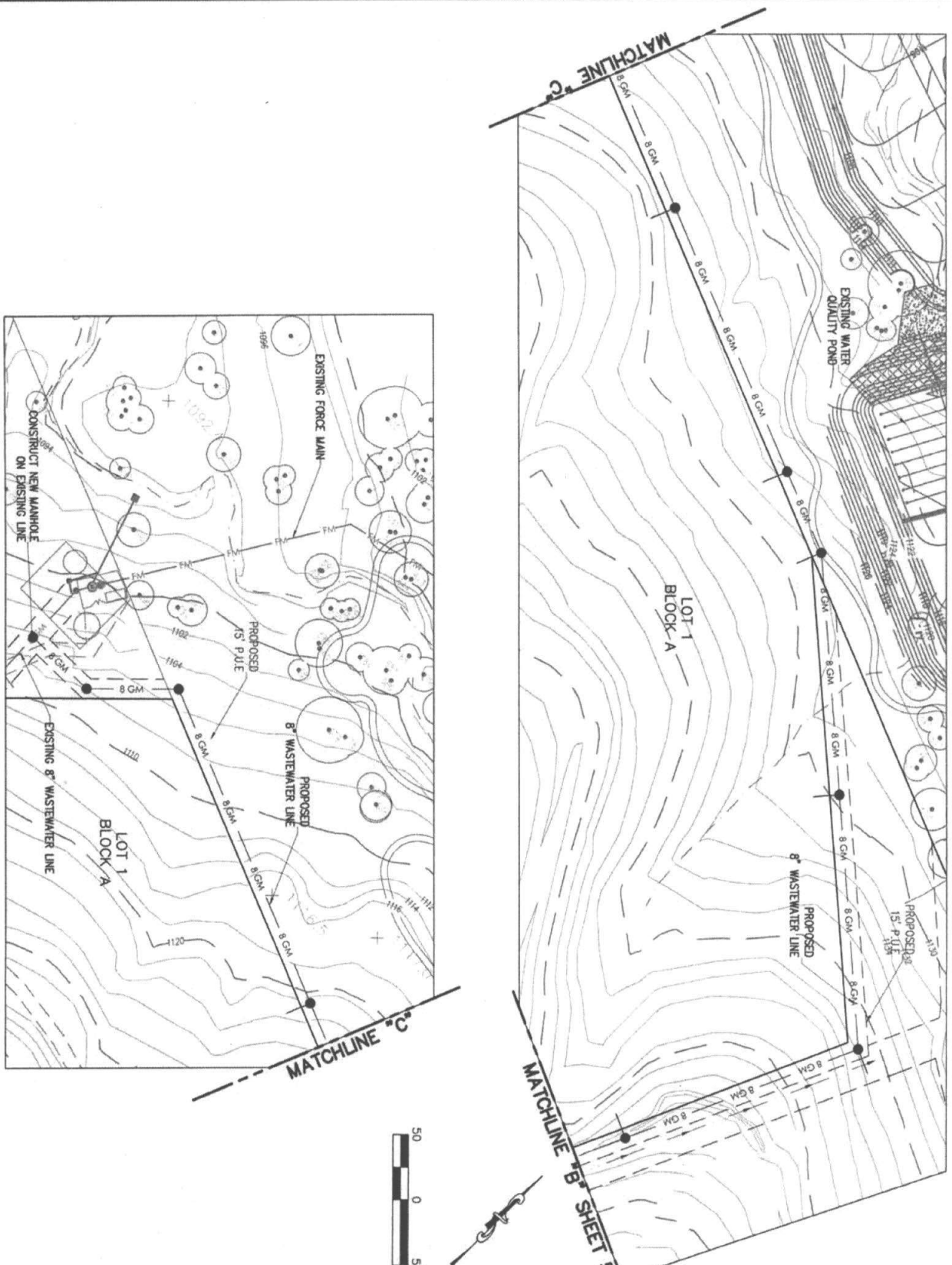
**CMA ENGINEERING, INC.**  
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 Registration # F-3053

**FELIX J. MANKA**  
 06104  
 (15)

NO.	DESCRIPTION	INITIALS	DATE



BUSH RANCH SUBDIVISION, PHASE 2 SECTION 2



*[Signature]*  
 FELIX J. MANKA  
 6810  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 02/15/03

**BUSH RANCH SUBDIVISION**  
**PRELIMINARY PLAT PHASE 2 SECTION 2**  
**WATER AND WASTEWATER PLAN**  
 (NOT FOR RECORDATION)

**CMA ENGINEERING, INC.**  
 235 LEDGE STONE DRIVE  
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