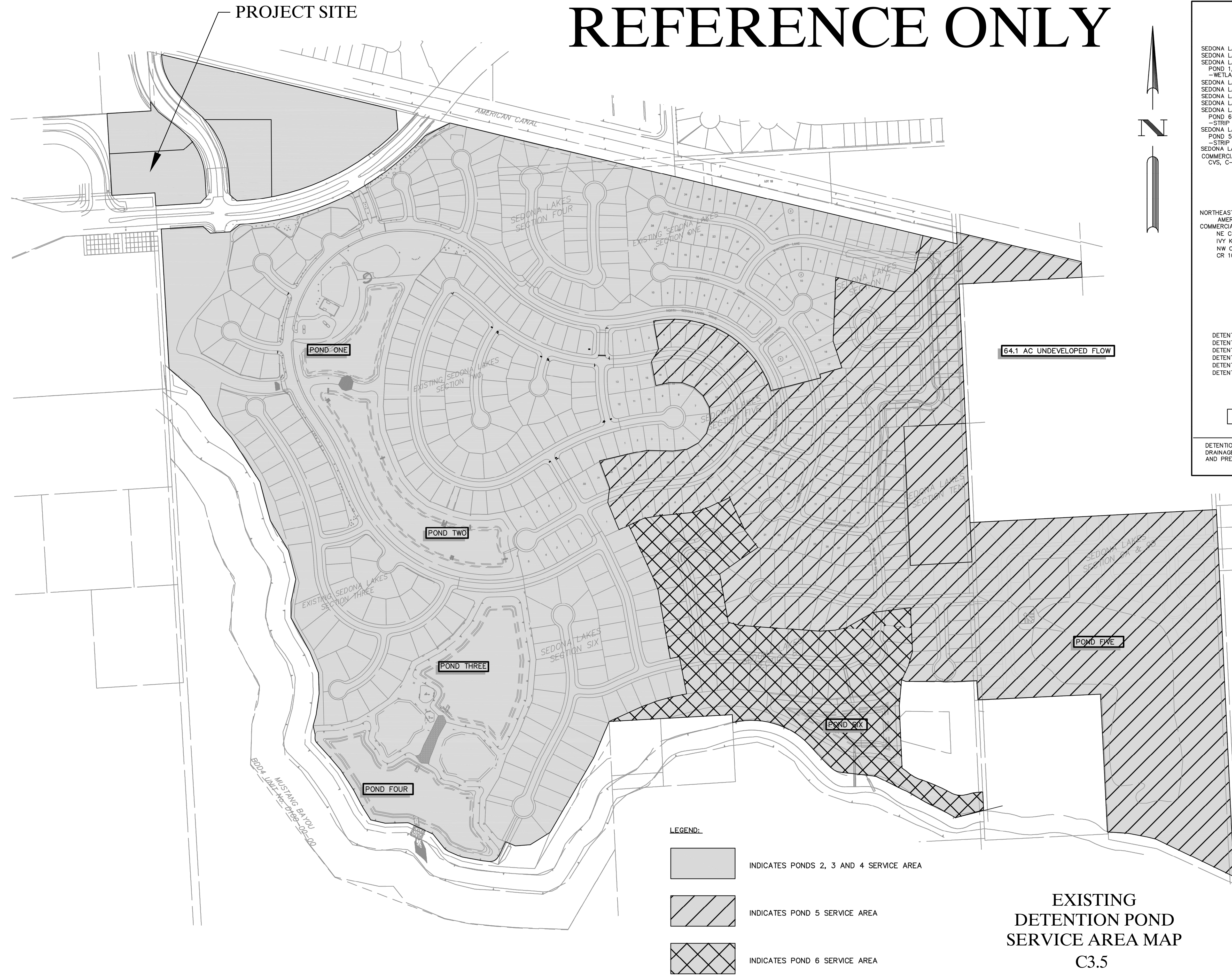
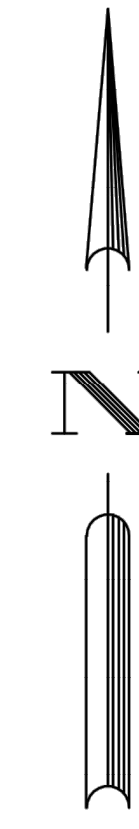


G:\TXH\Projects\Districts\SedonaLakesMUD01\0\_General District Services\03\_CADD\01\_Exhibits\Overall Detention Service Area Map.dwg 1:1

# REFERENCE ONLY



- LEGEND:**
- INDICATES PONDS 2, 3 AND 4 SERVICE AREA
  - INDICATES POND 5 SERVICE AREA
  - INDICATES POND 6 SERVICE AREA

**EXISTING  
DETENTION POND  
SERVICE AREA MAP  
C3.5**

DETENTION PONDS – SERVICE AREA TABLE		
DETENTION REQUIRED		
EXISTING DEVELOPMENT		
SEDONA LAKES SECTION ONE	28.89 AC. @ 0.65 AC.FT./AC. =	18.78 AC.FT.
SEDONA LAKES SECTION TWO	28.22 AC. @ 0.65 AC.FT./AC. =	17.04 AC.FT.
SEDONA LAKES SECTION THREE	68.66 AC. @ 0.65 AC.FT./AC. =	44.63 AC.FT.
POND 1, 2, 3, & 4 -WETLANDS	(1.97) AC. @ 0.65 AC.FT./AC. =	(1.28) AC.FT.
SEDONA LAKES SECTION FOUR	10.81 AC. @ 0.65 AC.FT./AC. =	7.03 AC.FT.
SEDONA LAKES SECTION FIVE	29.92 AC. @ 0.65 AC.FT./AC. =	19.45 AC.FT.
SEDONA LAKES SECTION SIX	19.22 AC. @ 0.65 AC.FT./AC. =	12.49 AC.FT.
SEDONA LAKES SECTION SEVEN	16.77 AC. @ 0.65 AC.FT./AC. =	10.90 AC.FT.
SEDONA LAKES SECTION EIGHT	36.15 AC. @ 0.65 AC.FT./AC. =	23.50 AC.FT.
POND 6	(4.10) AC. @ 0.65 AC.FT./AC. =	(2.67) AC.FT.
-STRIP ALONG MUSTANG BAYOU	38.61 AC. @ 0.65 AC.FT./AC. =	25.10 AC.FT.
SEDONA LAKES SECTION NINE	(2.32) AC. @ 0.65 AC.FT./AC. =	(1.51) AC.FT.
-STRIP SOUTH OF POND 5	5.34 AC. @ 0.65 AC.FT./AC. =	3.47 AC.FT.
SEDONA LAKES SECTION TEN	4.13 AC. @ 0.65 AC.FT./AC. =	2.69 AC.FT.
COMMERCIAL CVS, C-STORE		
<b>SUBTOTAL</b>	<b>276.33 AC.</b>	<b>179.62 AC.FT.</b>
FUTURE DEVELOPMENT		
NORTHEAST CORNER – SOUTH OF AMERICAN CANAL COMMERCIAL	2.40 AC. @ 0.65 AC.FT./AC. =	1.56 AC.FT.
NE CORNER CR 101 AT CR 94	8.13 AC. @ 0.65 AC.FT./AC. =	5.29 AC.FT.
IVY KIDS	1.86 AC. @ 0.65 AC.FT./AC. =	1.08 AC.FT.
NW CORNER OF CR 101 AND CR 94	2.84 AC. @ 0.65 AC.FT./AC. =	1.72 AC.FT.
CR 101 AT FRONTAGE LOOP	2.09 AC. @ 0.65 AC.FT./AC. =	1.36 AC.FT.
<b>SUBTOTAL</b>	<b>16.92 AC.</b>	<b>11.01 AC.FT.</b>
<b>TOTAL DEVELOPABLE</b>	<b>288.74 AC.</b>	<b>190.63 AC.FT.</b>
DETENTION PROVIDED		
	STATIC W.S.	100_YR. W.S.
DETENTION POND ONE (AMENITY POND ONLY)	N/A AC.FT.	60.00
DETENTION POND TWO	39.08 AC.FT.	60.40
DETENTION POND THREE	36.24 AC.FT.	60.40
DETENTION POND FOUR	35.28 AC.FT.	60.40
DETENTION POND FIVE	68.50 AC.FT.	59.60
DETENTION POND SIX	13.7 AC.FT.	61.5
<b>TOTAL</b>	<b>192.8 AC.FT.</b>	
<b>EXCESS DETENTION CAPACITY:</b>	<b>3.34 AC</b>	<b>2.17 AC-FT</b>

DETENTION PARAMETERS WERE ESTABLISHED IN THE DRAINAGE ANALYSIS REPORT TITLED "MASTER DRAINAGE PLAN FOR SEDONA LAKES, PHASES I,II,III AND COMMERCIAL TRACTS" DATED MARCH 2011 AND PREPARED BY JACOBS ENGINEERING GROUP, INC.

FLOODPLAIN MITIGATION SUMMARY	
FILL PLACED IN FLOODPLAIN	
EXISTING DEVELOPMENT	
SEDONA LAKES SECTION ONE, TWO, AND THREE	31 AC-FT
SEDONA LAKES SECTION FOUR, FIVE, AND SIX	12 AC-FT
SEDONA LAKES SECTION SEVEN, EIGHT, AND NINE	9 AC-FT
CVS (CR 94 @ CR 101)	3.1 AC-FT
C-STORE (CR 94 @ CR 101)	3.9 AC-FT
FUTURE IVY KIDS	3.9 AC-FT
FUTURE COMMERCIAL (NE CR 94 @ CR 101)	3.7 AC-FT
<b>SUBTOTAL</b>	<b>66.6 AC-FT</b>
FLOODPLAIN MITIGATION PROVIDED	
EXISTING DEVELOPMENT	
SEDONA LAKES SECTION POND 1-4	61.1 AC-FT
SEDONA LAKES SECTION POND 5	24.0 AC-FT
SEDONA LAKES SECTION POND 5	2.3 AC-FT
<b>SUBTOTAL</b>	<b>87.4 AC-FT</b>
<b>EXCESS MITIGATION VOLUME AVAILABLE FOR FUTURE DEVELOPMENTS</b>	<b>20.8 AC-FT</b>

MITIGATION PARAMETERS WERE ESTABLISHED IN THE TECHNICAL MEMORANDUM TITLED "SEDONA LAKES PHASE 2 & 3 ADDENDUM TO APPROVED DRAINAGE MASTER PLAN" DATED MARCH 2012 PREPARED BY BROWN & GAY ENGINEERS, INC.



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TBPE Registration No. F-1046

## SEDONA LAKES MUD DETENTION/MITIGATION SERVICE AREA MAP

Scale: 1"=500'	Job No.: 1003-00	Date: APR_2019	Exhibit: 1_OF_1
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