

REVISIONS		PFLUGERVILLE	
NO.	SHEET(S)	DESCRIPTION	BY / APPROVAL

TOWNHOMES OF OLD TOWN EAST

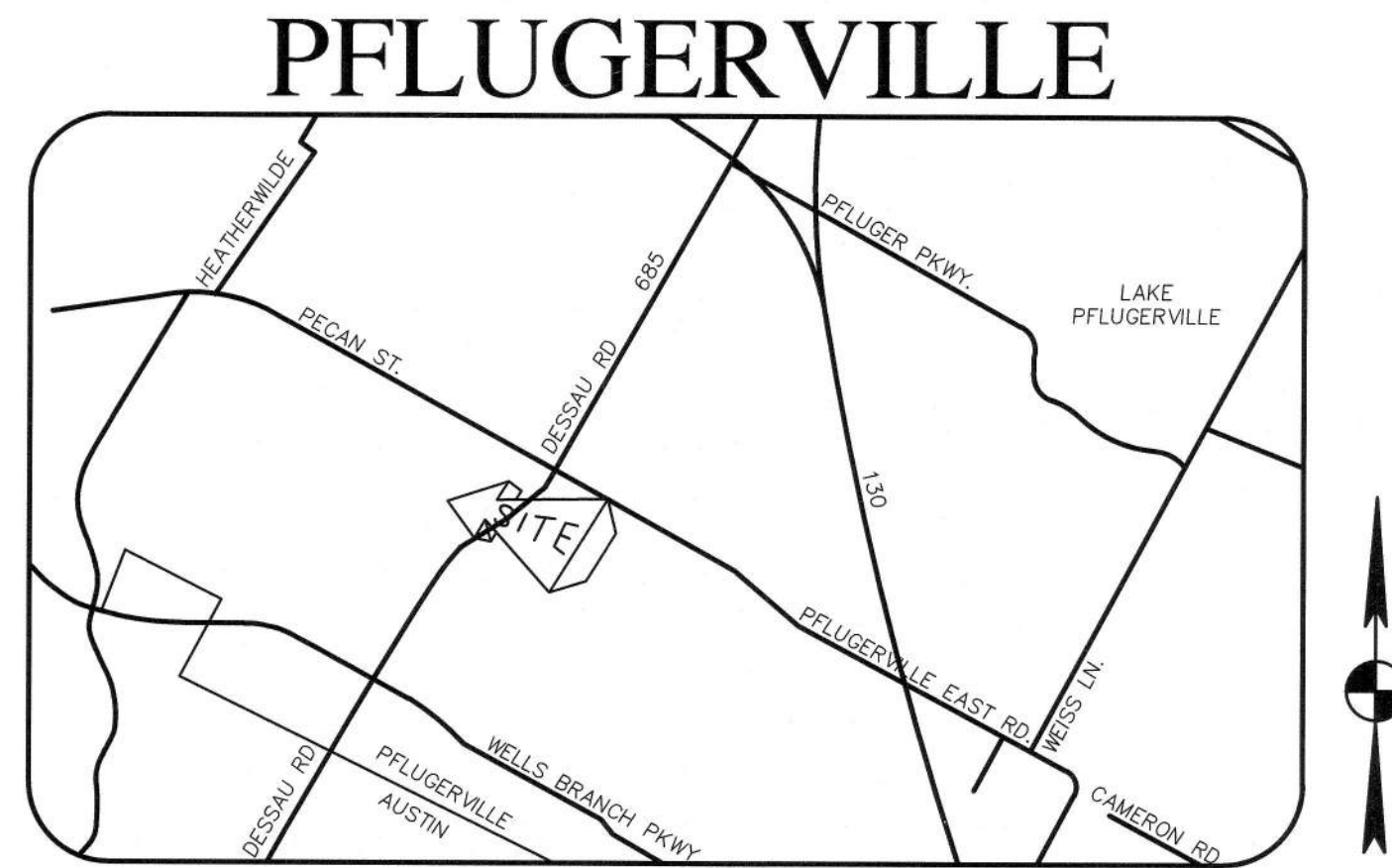
PRELIMINARY PLAN ONLY

PFLUGERVILLE, TEXAS

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	DIMENSION CONTROL
4	EXISTING DRAINAGE STUDY
5	PROPOSED DRAINAGE STUDY
6	UTILITY LAYOUT
7	STREET LIGHT LAYOUT
8	FIRE PROTECTION
9	TREE SURVEY

REPORTS

ENGINEERING REPORT:
TOWNHOMES OF OLD TOWN EAST PRELIMINARY - ENGINEERING REPORT
DATED: JULY 2019
PREPARED BY: PAPE-DAWSON ENGINEERS, INC.



VICINITY MAP

NOT TO SCALE

OWNER:
TOWNHOMES OF OLD TOWN EAST, LLC.
1104 CHURCH ST.
GEORGETOWN, TEXAS 78626
(512)496-5515

OWNER:
ANNYCE BOHLNS
701 PAUL STREET
PFLUGERVILLE, TEXAS 78660
(512)251-4386

NOTES

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

UTILITY PROVIDERS

AT&T TEXAS:
712 E. Huntland Drive
Austin, Texas 78752
(512)870-4766 / FAX (512)870-4711

TIMWARNER CABLE INC.
12012 North MoPac Expressway
Austin, Texas 78758
(512)682-8510 / FAX (512)682-8592

ATMOS ENERGY CORPORATION
3110 N IH 35
Round Rock, Texas 78661
(512)310-3856 / FAX (512)310-3880

CITY OF PFLUGERVILLE - PUBLIC WORKS DEPARTMENT
CONTACT: MATT WOODARD
15500 SUN LIGHT NEAR WAY #B
PFLUGERVILLE, TX 78691-0589
(512)990-6400

SUDDENLINK COMMUNICATIONS:
111 North Collage Street
Georgetown, Texas 78626
(512) 963-7063 / FAX (512)869-2962

T.C.E.S.D. NO. 2
Pflugerville Fire Department
203 E. Pecan Street
Pflugerville, Texas 78660
(512)251-2901 / FAX (512)

ONCOR
350 Texas Avenue
Round Rock, Texas 78664
(512)244-6006

LOT SUMMARY

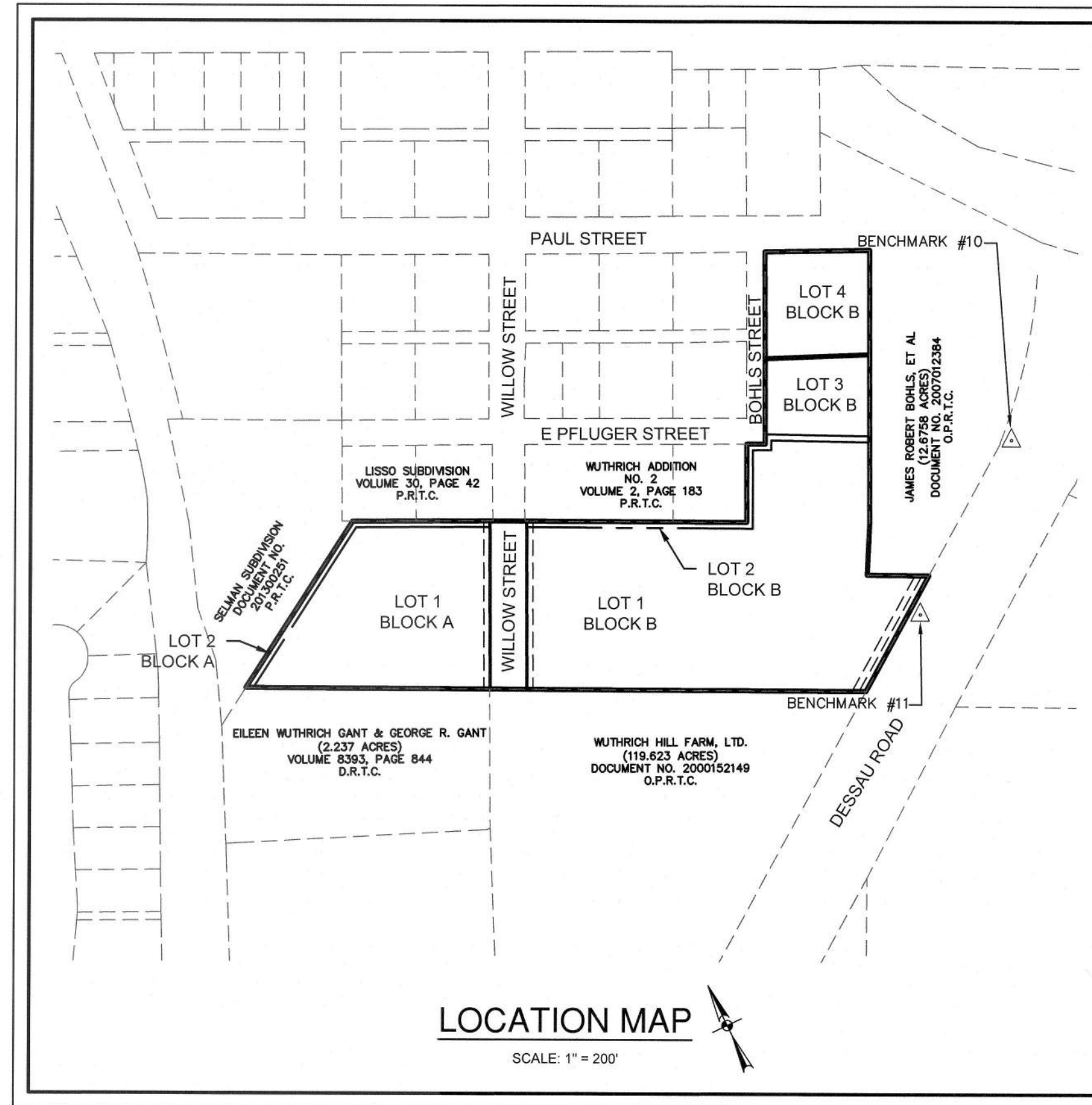
LOT USE	# OF LOTS	ACREAGE	LOT/BLOCK
SF-MU	2	6.038	LOT 1, BLK. A; LOT 1, BLK. B
SF-S	1	0.673	LOT 4, BLK. B
DRAINAGE EASEMENT	1	0.502	LOT 3, BLK. B
PUBLIC PARKLAND	2	0.284	LOT 2, BLK. A; LOT 2, BLK. B
RIGHT-OF-WAY (WILLOW STREET)		0.379	
TOTAL PROJECT AREA:		7.876 AC	

PARKLAND CALCULATIONS

Number of Residential Units:	38	Units
Persons/Unit:	2.7	
Acres Required to be Dedicated:	0.677	Acres
Parkland Required:	0.677	Acres
Parkland Proposed:	0.284	Acres
Dedication Fee-in-Lieu	\$17,126.05	(\$1/sf)
Park Improvement Fee	\$25,460.00	(\$670 per unit)
Total Parkland Fees	\$42,586.05	

* UNIT COUNT SUBJECT TO CHANGE WITH FINAL SITE PLAN

NOTE: AN 8' HIKE AND BIKE TRAIL AS SHOWN ON THIS PRELIMINARY PLAN IS TO BE CONSTRUCTED WITH THE SITE DEVELOPMENT PLANS. THE CONSTRUCTION COST OF THE TRAIL SHALL BE CREDITABLE TO THE PARKLAND FEES PROVIDED ABOVE.



LOCATION MAP

SCALE: 1" = 200'

TOWNHOMES OF OLD TOWN EAST, LLC.
1104 CHURCH ST.
GEORGETOWN, TEXAS 78626

NOTES:

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT. PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR (TOWNHOMES OF OLD TOWN EAST, LLC.), HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- A MINIMUM 6-FT. WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF WILLOW STREET AND ALONG DESSAU ROAD FOR THE EXTENT OF THE LOT 1 BLOCK B.
- STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDED BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.
- WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE # 1203-15-02-24.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
- ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
- ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- AN 8' WIDE CONCRETE HIKE & BIKE TRAIL SHALL BE CONSTRUCTED ON LOT 2, BLOCK A AND LOT 2, BLOCK B WITH THE SITE DEVELOPMENT PLANS.
- A DEVELOPMENT AGREEMENT WILL BE REQUIRED IN REGARDS TO THE MAINTENANCE OF THE PUBLIC PARKLAND AND HIKE & BIKE TRAIL. THE DEVELOPMENT AGREEMENT SHALL INCLUDE A MINIMUM 15 YEAR AGREEMENT FOR MAINTENANCE OF THE DEVELOPED PARKLAND DEDICATED AND INCLUDE ALL LANDSCAPE IMPROVEMENTS, IRRIGATION SYSTEMS, PARK AMENITIES, RESTROOMS, AND TRAILS WITH 5 YEAR RENEWABLE OPTIONS.

SUBMITTED BY:

Dustin J. Goss 11/15/19
PAPE-DAWSON ENGINEERS
DUSTIN J. GOSS, P.E. #91805
VICE PRESIDENT



STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That I, VALERIE ZURCHER RPLS# 6222, do hereby certify that I prepared this plan from an actual and accurate on-the-ground survey of the land, and that the corner monuments shown thereon marking the boundary of the proposed subdivision, but no interior lot lines, were properly placed under my personal supervision, in accordance with the Subdivision Code of the City of Pflugerville, Texas and that all known easements within the boundary of the plan are shown hereon.

Valerie Zurcher 11-15-2019
SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR
VALERIE ZURCHER RPLS# 6222
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512)454-8711



NO PORTION OF THIS PROPERTY IS CONTAINED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAN AS DEFINED BY F.E.M.A. ON PANEL NO. 48453C0290J DATED AUGUST 18, 2014.

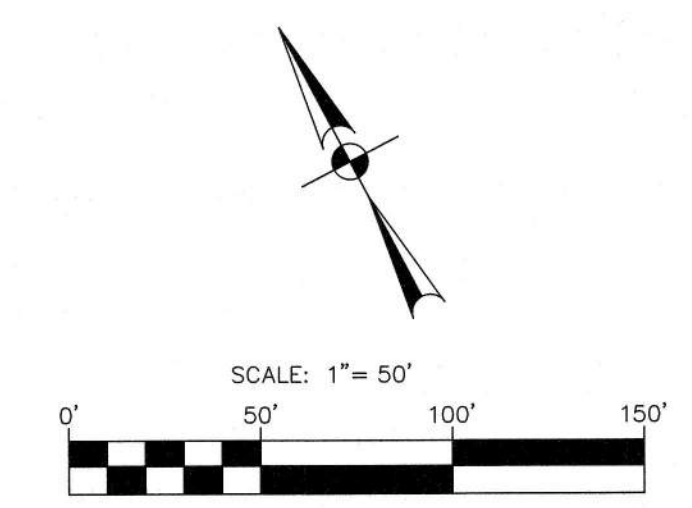
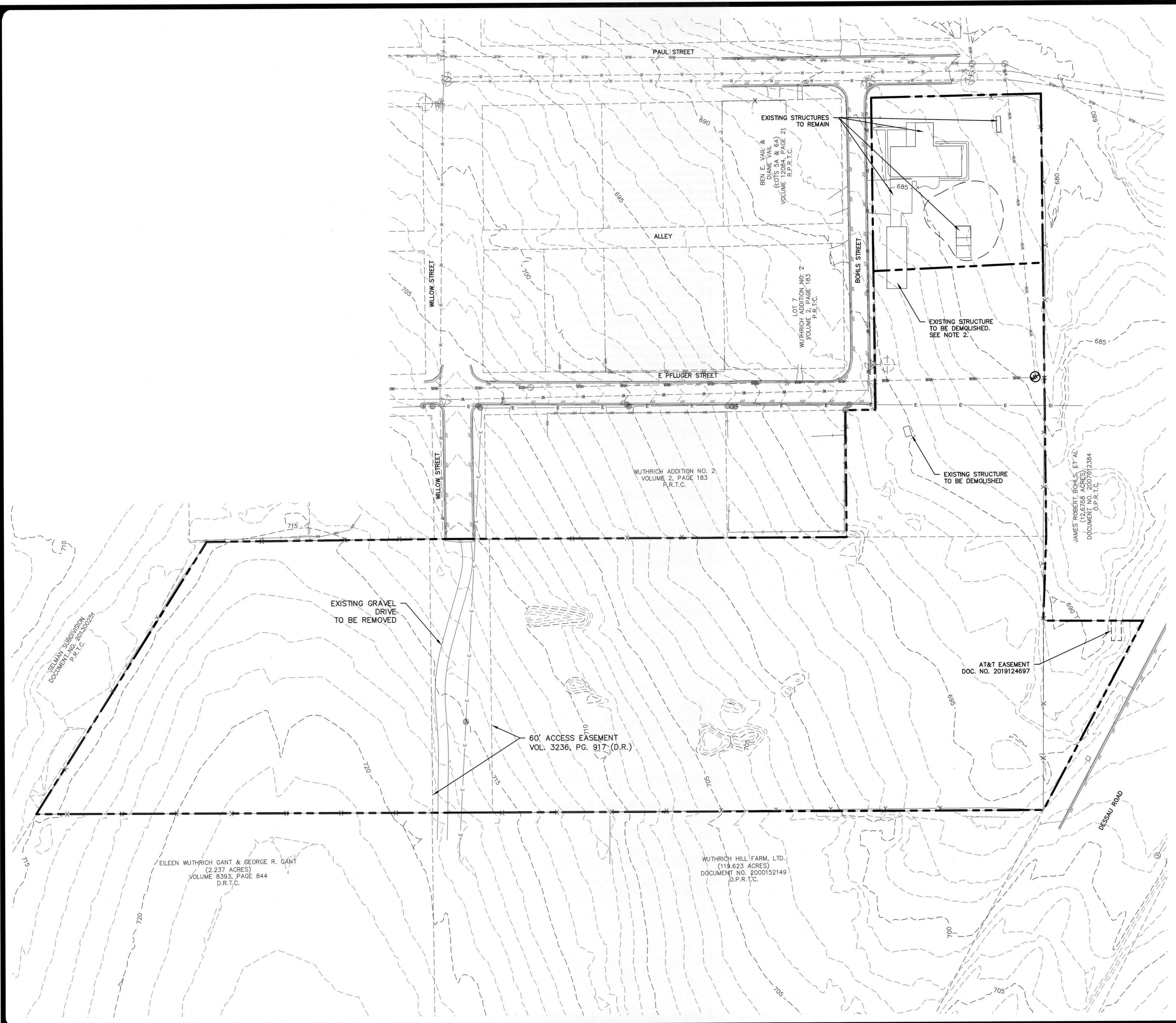
LEGAL DESCRIPTION

2.04 ACRES OF LAND (CALLED 1.7870 ACRES, TRACT 1) AND 5.84 ACRES OF LAND (CALLED 5.85 ACRES, TRACT 2) SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE A. WALTERS SURVEY, ABSTRACT NO. 971, BEING PART OF THE SAME PROPERTY CALLED 159.437 ACRES, CONVEYED TO ANNICE LYNETTE BOHNS, IN A DISTRIBUTION SPECIAL WARRANTY DEED, DATED SEPTEMBER 23, 2014, AS RECORDED UNDER DOCUMENT NO. 2014143942 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Date: Nov 14, 2019, 4:42pm User ID: ppywester
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 THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



- NOTES:**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 2. EXISTING STRUCTURE WITHIN LOT 3, BLOCK B SHALL BE REMOVED TO THE EXTENT THAT IT IS COMPLIANT WITH SF-S BUILDING SETBACKS.

LEGEND:

	SUBDIVISION BOUNDARY
	EXISTING WASTEWATER
	EXISTING WATER
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING ELECTRIC
	EXISTING CONTOUR LINE
	EXISTING FENCE

NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS

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 10801 N. MOFFAT CANYON, BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512-454-8711
 TYPED FIRM REGISTRATION #470 | TYPED FIRM REGISTRATION #10028801

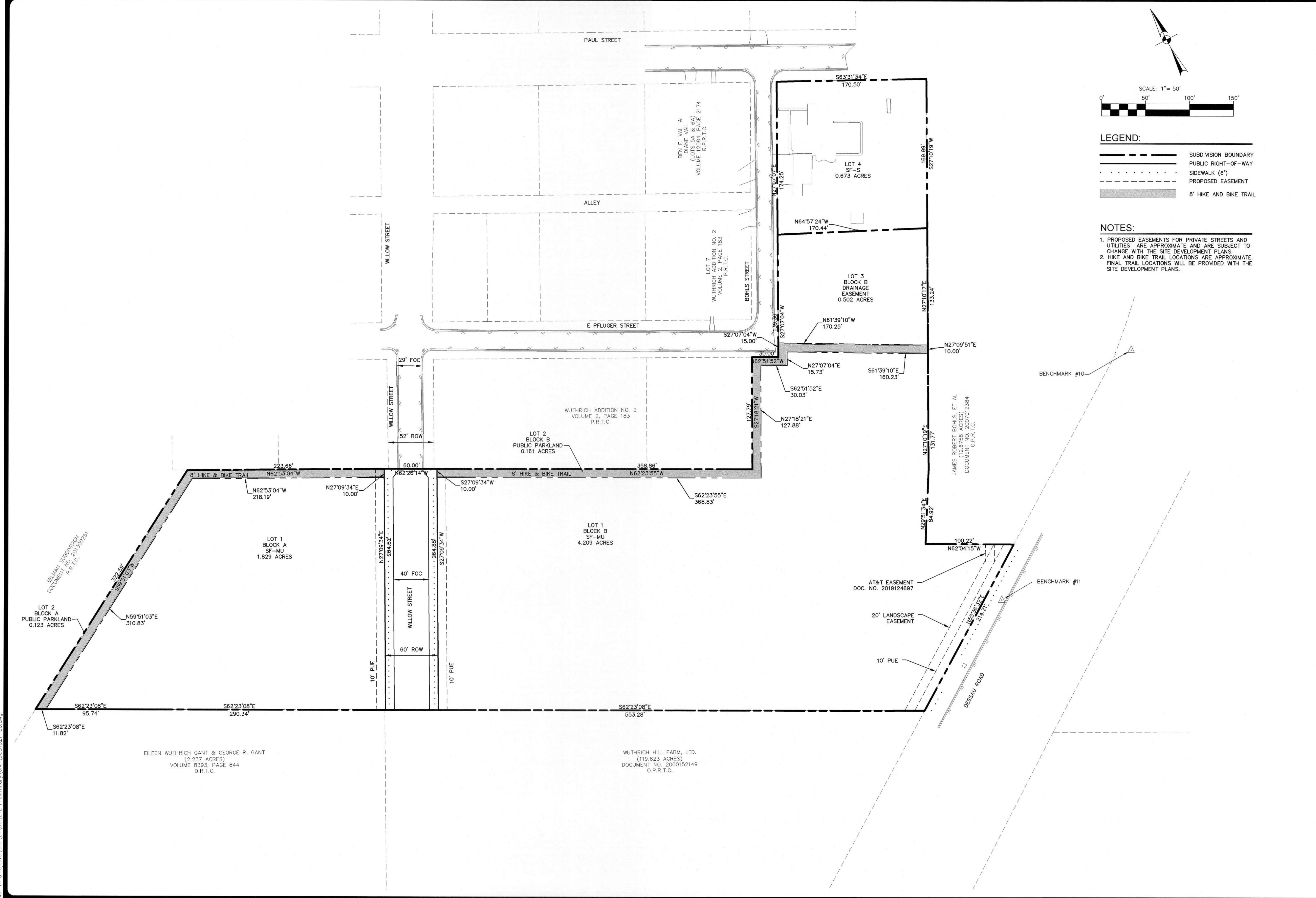
TOWNHOMES OF OLD TOWN EAST

CITY OF PFLUGERVILLE, TEXAS

EXISTING CONDITIONS

PLAT NO.	
JOB NO.	51021-00
DATE	NOVEMBER 2019
DESIGNER	TK
CHECKED	TK
DRAWN	TK
SHEET	2 OF 9

Date: Nov 14, 2019, 5:04pm User ID: ps/wester
 File: H:\Projects\1510\21\00\212 Preliminary\DWG\151021-00.dwg



NO.	REVISION	DATE

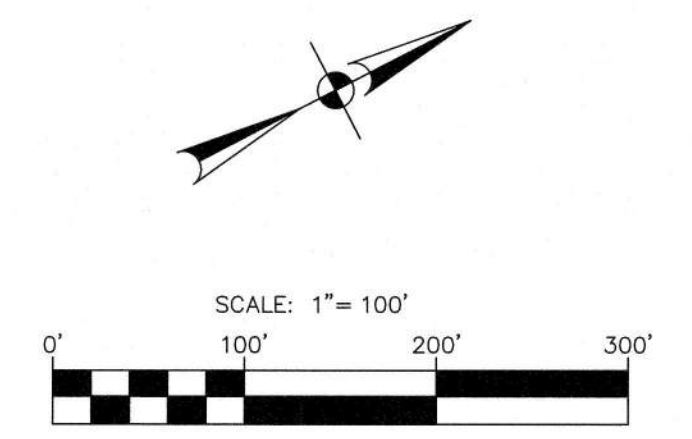
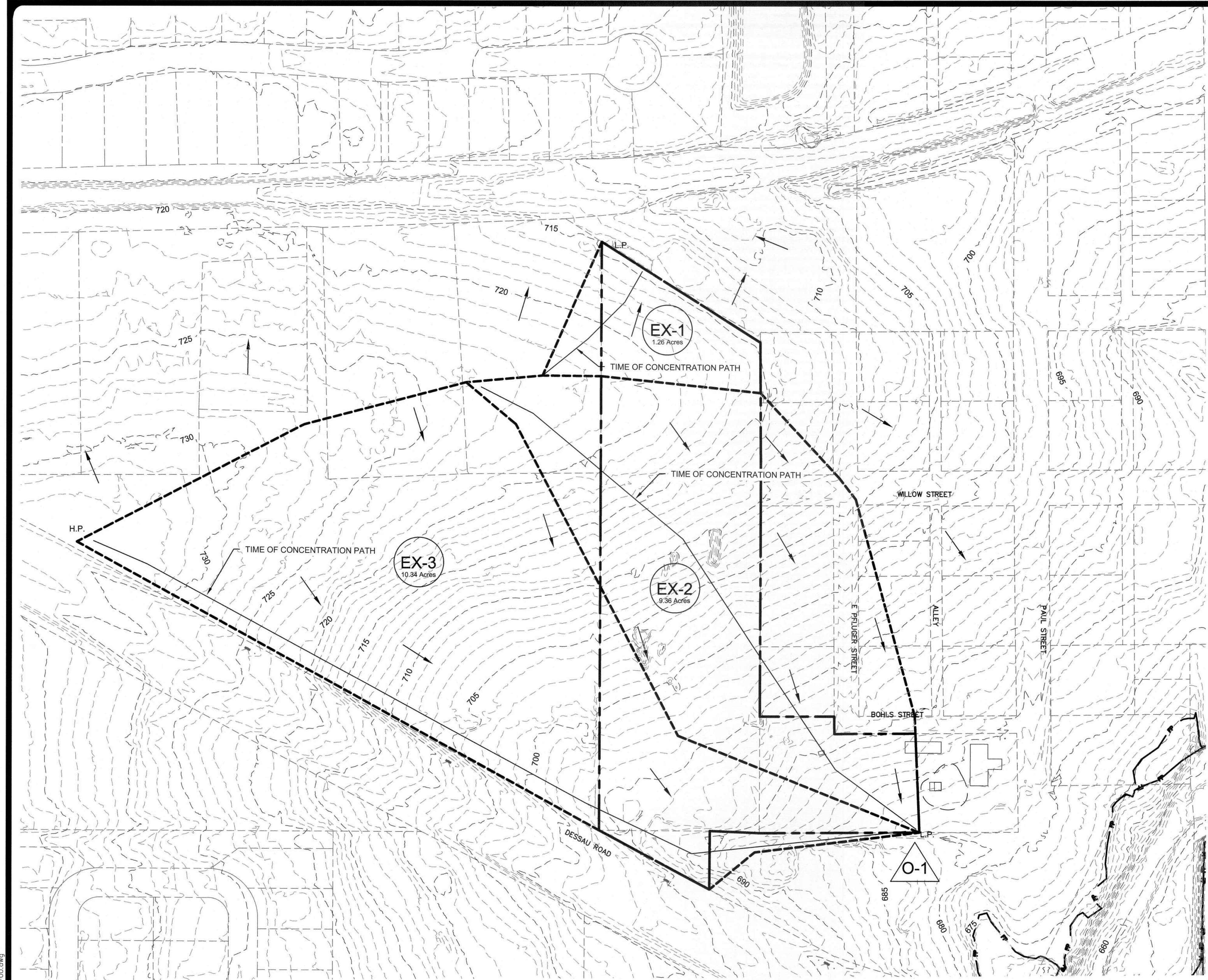


PAPE-DAWSON ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N. MOPAC EXPY., SUITE 3, SITE 200 | AUSTIN, TX 78759 | 512-640-0711
 TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10228801

TOWNHOMES OF OLD TOWN EAST
 CITY OF PFLUGERVILLE, TEXAS
 DIMENSION CONTROL

PLAT NO.	
JOB NO.	51021-00
DATE	NOVEMBER 2019
DESIGNER	TK
CHECKED	DRAWN TK
SHEET	3 OF 9

Date: Nov 14, 2019, 4:44pm User ID: ps/wester
 File: H:\Projects\510121\00_212_preliminary\civil\ED51021-00.dwg



- NOTES:**
1. IN ANTICIPATION OF ATLAS 14, THE CURRENT 50 YEAR AND 250 YEAR RAINFALL INTENSITY DATA WERE USED FOR THE 25 YEAR AND 100 YEAR STORMS, RESPECTIVELY.
 2. LOCATIONS OF ADJACENT DRAINAGE STRUCTURES ALONG DESSAU ROAD ARE APPROXIMATE AND SHOWN FOR REPRESENTATIVE PURPOSES ONLY.
 3. DRAINAGE CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT PLANS.

- LEGEND**
- SUBDIVISION BOUNDARY
 - STORM DRAIN LINE
 - SD MANHOLE
 - SD INLET
 - DRAINAGE FLOW ARROW
 - DRAINAGE AREA BOUNDARY
 - 01 DRAINAGE AREA
 - △ 01 OUTFALL
 - EXISTING CONTOUR LINE
 - 100-YR FLOODPLAIN

EXISTING CONDITIONS SUMMARY (SCS METHOD)

OUTFALL	2 Year (cfs)	25 Year (cfs)	100 Year (cfs)
Outfall 1	21.30	86.57	124.94

DRAINAGE AREA	AREA (acres)	COMPOSITE C						SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNELIZED FLOW				Cumulative Tc (min)	i.c. %	INTENSITY			DISCHARGE			
		C ₂	C ₂₅	C ₁₀₀	A-C ₂	A-C ₂₅	A-C ₁₀₀	Length (ft)	Manning's (n)	Slope ft/ft	Tc (min)	Length (ft)	Manning's (n)	Slope ft/ft	Tc (min)	Length (ft)	Manning's (n)	Slope ft/ft	Velocity ft/s			Tc (min)	1 2yr (in/hr)	1 25yr (in/hr)	1 100yr (in/hr)	Q 2 (cfs)	Q 25 (cfs)	Q 100 (cfs)
EXISTING CONDITION DRAINAGE AREAS																												
EX-1	1.26	0.29	0.39	0.46	0.37	0.49	0.58	100	0.24	0.017	14.7	150	0.24	0.043	0.7	0	0.016	0.010	3.6	0.0	0%	15.44	3.8	7.8	10.4	1.4	3.8	6.0
EX-2	9.36	0.32	0.42	0.49	3.01	3.96	4.63	100	0.24	0.010	18.2	983	0.24	0.043	4.9	0	0.016	0.010	3.6	0.0	7%	23.06	3.1	6.5	8.7	9.4	25.6	40.4
EX-3	10.34	0.29	0.39	0.46	3.00	4.03	4.76	100	0.24	0.008	19.9	1428	0.24	0.034	8.0	0	0.016	0.010	3.6	0.0	0%	27.86	2.8	5.8	8.0	8.4	23.6	37.8

NO.	REVISION	DATE

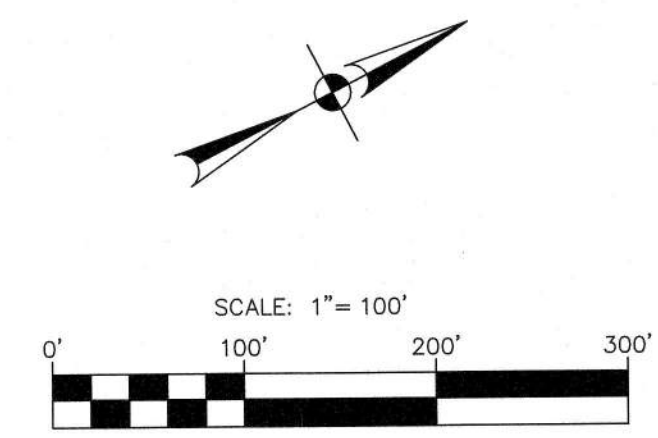
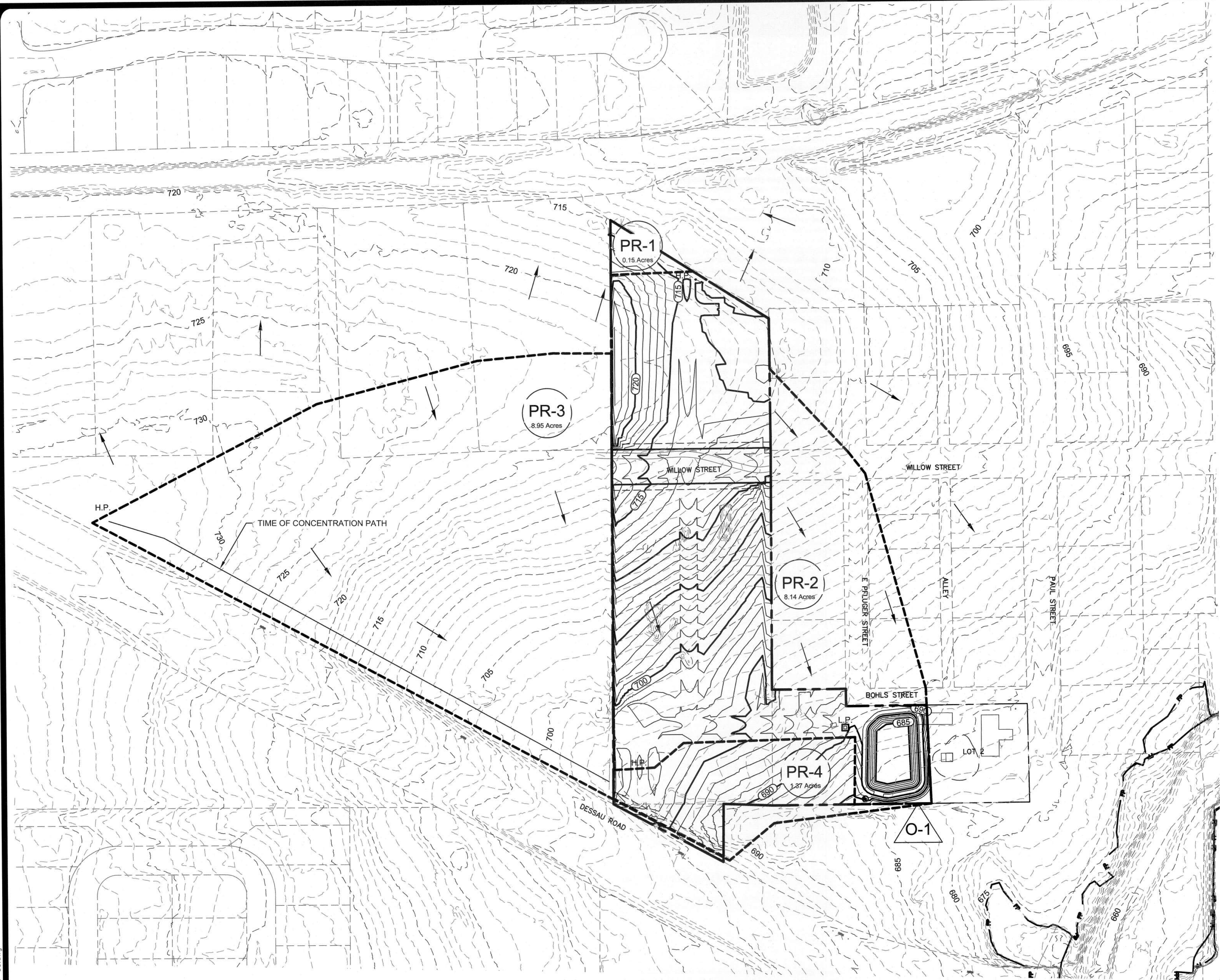


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 10801 N. MOFAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.654.0711
 TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028801

TOWNHOMES OF OLD TOWN EAST
 CITY OF PFLUGERVILLE, TEXAS
 EXISTING DRAINAGE STUDY

PLAT NO. _____
 JOB NO. 51021-00
 DATE NOVEMBER 2019
 DESIGNER TK
 CHECKED PS DRAWN TK
 SHEET 4 OF 9

Date: Nov 14, 2019, 4:44pm User ID: psywester
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- NOTES:**
1. IN ANTICIPATION OF ATLAS 14, THE CURRENT 50 YEAR AND 250 YEAR RAINFALL INTENSITY DATA WERE USED FOR THE 25 YEAR AND 100 YEAR STORMS, RESPECTIVELY.
 2. LOCATIONS OF ADJACENT DRAINAGE STRUCTURES ALONG DESSAU ROAD ARE APPROXIMATE AND SHOWN FOR REPRESENTATIVE PURPOSES ONLY.
 3. DRAINAGE CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT PLANS.
 4. PROPOSED GRADING IS SHOWN FOR INFORMATION PURPOSES AND SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT PLANS.
 5. DETENTION CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT PLAN.

- LEGEND**
- SUBDIVISION BOUNDARY
 - STORM DRAIN LINE
 - SD MANHOLE
 - SD INLET
 - DRAINAGE FLOW ARROW
 - DRAINAGE AREA BOUNDARY
 - 01 DRAINAGE AREA
 - △ 01 OUTFALL
 - EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - 100-YR FLOODPLAIN

PROPOSED CONDITIONS SUMMARY (SCS METHOD)

OUTFALL	2 Year (cfs)	25 Year (cfs)	100 Year (cfs)
Outfall 1	20.32	82.11	124.30

DETENTION POND SUMMARY

Storm Event (COA 24hr Ty. III)	Q (in) (CFS)	Q (out) (CFS)
2	17.77	7.44
25	52.42	34.87
100	72.01	56.61

DRAINAGE AREA	AREA (acres)	COMPOSITE C						SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNELIZED FLOW				Cumulative Tc (min)	INTENSITY			DISCHARGE				
		C ₂	C ₂₅	C ₁₀₀	A-C ₂	A-C ₂₅	A-C ₁₀₀	Length (ft)	Manning's (n)	Slope ft/ft	Tc (min)	Length (ft)	Manning's (n)	Slope ft/ft	Tc (min)	Length (ft)	Manning's (n)	Slope ft/ft	Velocity ft/s		Tc (min)	I.C. %	I 2yr (in/hr)	I 25yr (in/hr)	I 100yr (in/hr)	Q 2 (cfs)	Q 25 (cfs)	Q 100 (cfs)
PROPOSED CONDITION DRAINAGE AREAS																												
PR-1	0.15	0.29	0.39	0.46	0.04	0.06	0.07	70	0.24	0.010	13.7	0	0.24	0.010	0.0	0	0.016	0.010	3.6	0.0	0%	13.65	4.1	8.2	10.9	0.2	0.5	0.8
PR-2	8.14	0.52	0.63	0.71	4.21	5.14	5.80	25	0.24	0.010	6.0	70	0.24	0.010	0.7	1350	0.016	0.010	3.6	6.2	50%	12.95	4.2	8.4	11.1	17.5	43.1	64.5
PR-3	8.95	0.29	0.39	0.46	2.60	3.49	4.12	100	0.24	0.008	19.9	877	0.24	0.032	5.1	0	0.016	0.010	3.6	0.0	0%	24.92	3.0	6.2	8.4	7.8	21.6	34.6
PR-4	1.37	0.46	0.57	0.65	0.63	0.79	0.89	25	0.24	0.010	6.0	330	0.24	0.030	2.0	0	0.016	0.010	3.6	0.0	38%	7.96	5.0	9.9	13.0	3.2	7.8	11.6

NO. REVISION

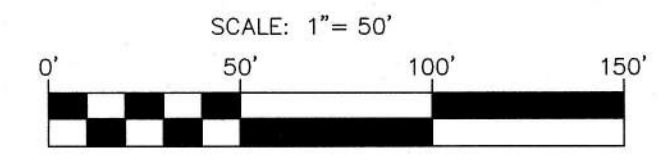
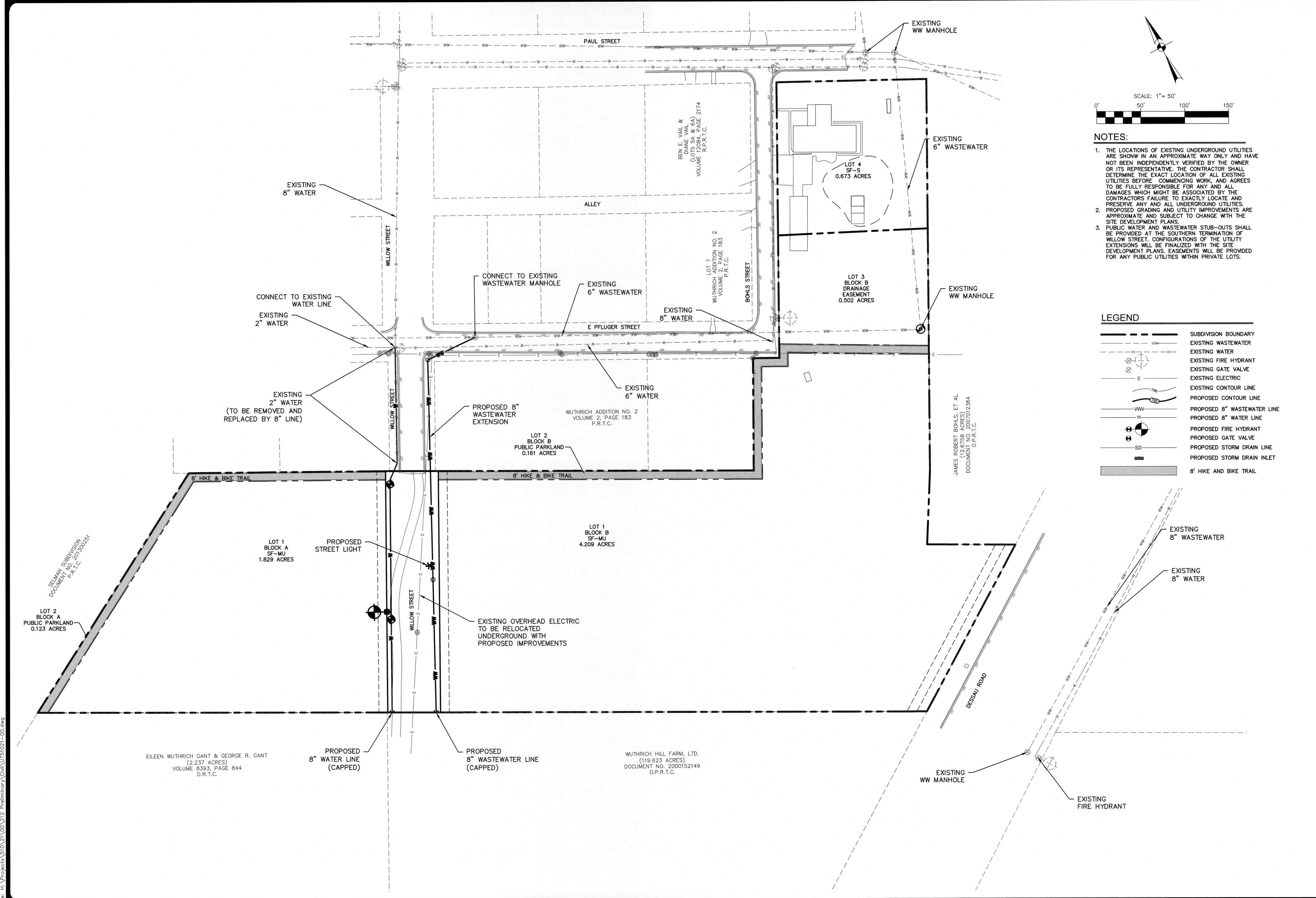
DATE

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 10801 N. WINDAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.654.6711
 TEXAS FIRM REGISTRATION #470 | TEBALS FIRM REGISTRATION #10028801

TOWNHOMES OF OLD TOWN EAST
 CITY OF PFLUGERVILLE, TEXAS
 PROPOSED DRAINAGE STUDY

PLAT NO. 51021-00
 JOB NO. 51021-00
 DATE NOVEMBER 2019
 DESIGNER TK
 CHECKED DRAWN TK
 SHEET 5 OF 9

Date: Nov 14, 2019, 4:53pm User ID: pnywester
 File: H:\Projects\1910\21\00\212 Preliminary\Civil\UT191021-00.dwg



- NOTES:**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 2. PROPOSED GRADING AND UTILITY IMPROVEMENTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT PLANS.
 3. PUBLIC WATER AND WASTEWATER STUB-OUTS SHALL BE PROVIDED AT THE SOUTHERN TERMINATION OF WILLOW STREET. CONFIGURATIONS OF THE UTILITY EXTENSIONS WILL BE FINALIZED WITH THE SITE DEVELOPMENT PLANS. EASEMENTS WILL BE PROVIDED FOR ANY PUBLIC UTILITIES WITHIN PRIVATE LOTS.

LEGEND

	SUBDIVISION BOUNDARY
	EXISTING WASTEWATER
	EXISTING WATER
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING ELECTRIC
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED 8" WASTEWATER LINE
	PROPOSED 8" WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED STORM DRAIN LINE
	8" HIKE AND BIKE TRAIL

DATE	
NO.	
REVISION	



PAPE-DAWSON ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10001 N. MOPAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512-654-8711
 TPEL FIRM REGISTRATION #4570 | TPEL FIRM REGISTRATION #10028801

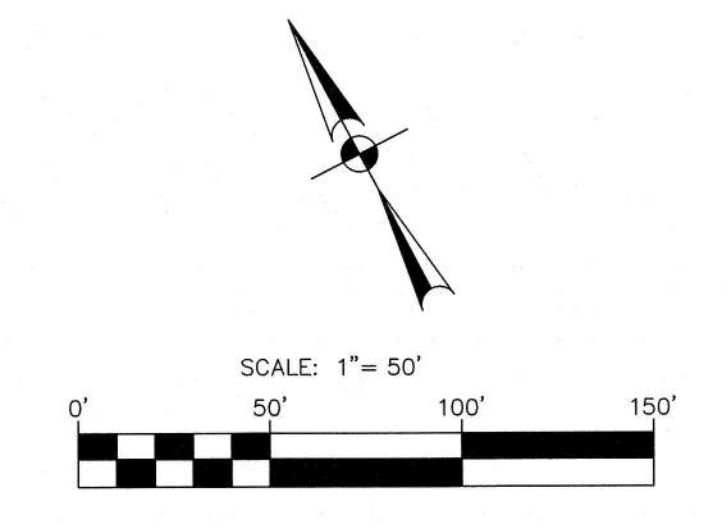
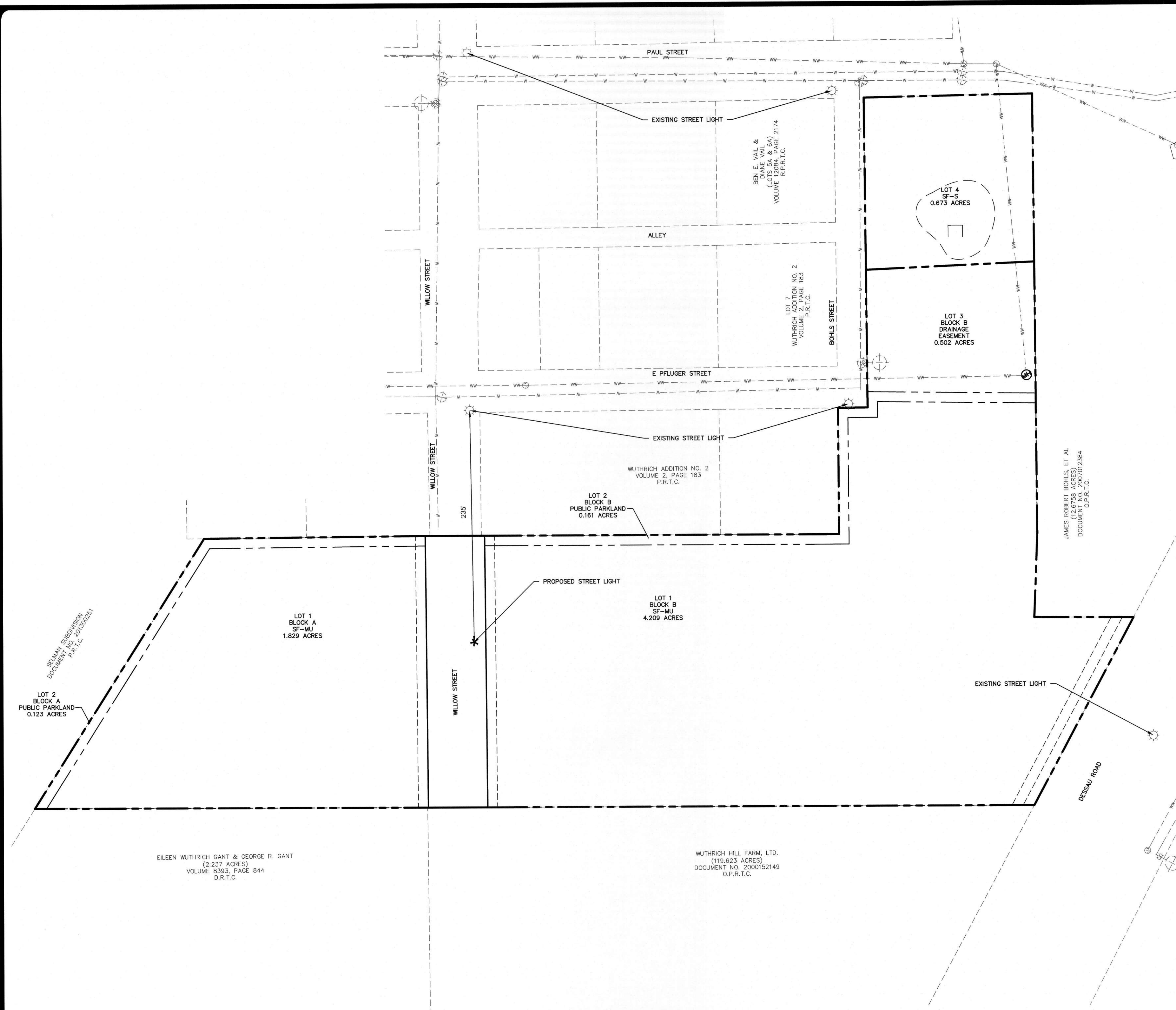
TOWNHOMES OF OLD TOWN EAST
 CITY OF PFLUGERVILLE, TEXAS
 UTILITY LAYOUT

PLAT NO.	
JOB NO.	51021-00
DATE	NOVEMBER 2019
DESIGNER	TK
CHECKED	TK
DRAWN	TK
SHEET	6 OF 9

PP1907-01

Plot: Nov 14, 2019, 4:46pm User ID: ps/mk/ea
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- NOTES:**
1. LOCATION OF EXISTING STREETLIGHTS ARE APPROXIMATE.
 2. PROPOSED STREET LIGHT LOCATIONS ARE SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT PLANS.
 3. STREET LIGHTS SHALL BE DOWNCAST, FULL CUTOFF UTILIZE HIGH PRESSURE SODIUM LUMINAIRES OR LED.

- LEGEND**
- - - SUBDIVISION BOUNDARY
 - ⊗ EXISTING STREET LIGHT
 - ☆ PROPOSED STREET LIGHT

NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS

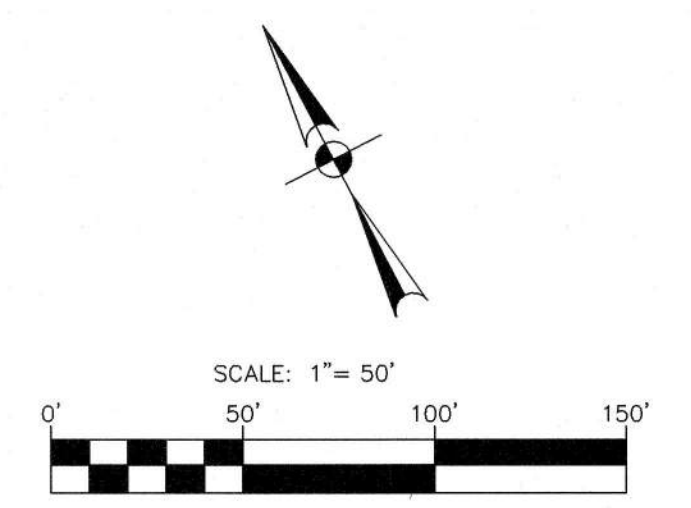
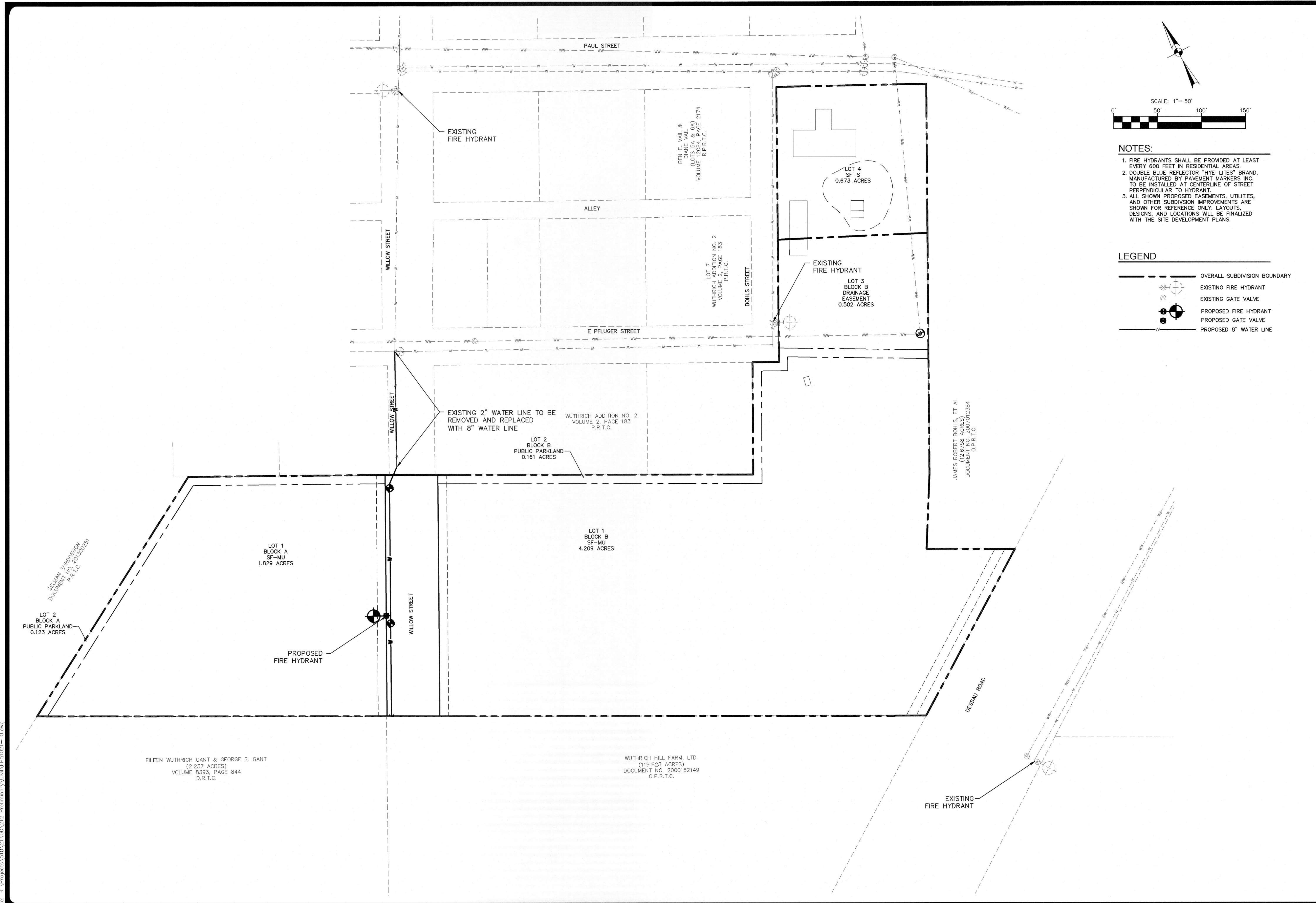
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 1801 N. MOPAC EXP., BLDG. 4, STE 200 | AUSTIN, TX 78759 | 512-454-8711
 TYPE FIRM REGISTRATION #470 | TPBUS FIRM REGISTRATION #10028891

TOWNHOMES OF OLD TOWN EAST
 CITY OF PFLUGERVILLE, TEXAS
 STREET LIGHT LAYOUT

PLAT NO.	
JOB NO.	51021-00
DATE	NOVEMBER 2019
DESIGNER	TK
CHECKED	TK DRAWN TK
SHEET	7 OF 9

PP1907-01

Date: Nov 14, 2019, 5:03pm User: id: psywester
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- NOTES:**
1. FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 600 FEET IN RESIDENTIAL AREAS.
 2. DOUBLE BLUE REFLECTOR "HYE-LITES" BRAND, MANUFACTURED BY PAVEMENT MARKERS INC. TO BE INSTALLED AT CENTERLINE OF STREET PERPENDICULAR TO HYDRANT.
 3. ALL SHOWN PROPOSED EASEMENTS, UTILITIES, AND OTHER SUBDIVISION IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY. LAYOUTS, DESIGNS, AND LOCATIONS WILL BE FINALIZED WITH THE SITE DEVELOPMENT PLANS.

- LEGEND**
- OVERALL SUBDIVISION BOUNDARY
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING GATE VALVE
 - ⊙ PROPOSED FIRE HYDRANT
 - ⊙ PROPOSED GATE VALVE
 - PROPOSED 8" WATER LINE

NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 1801 N. MOPAC EXP., SUITE 300 | AUSTIN, TX 78758 | 512-464-9711
 TYPE FIRM REGISTRATION #4570 | TYPE FIRM REGISTRATION #10058801

TOWNHOMES OF OLD TOWN EAST
 CITY OF PFLUGERVILLE, TEXAS
 FIRE PROTECTION

PLAT NO.	
JOB NO.	51021-00
DATE	NOVEMBER 2019
DESIGNER	TK
CHECKED	TK
DRAWN	TK
SHEET	8 OF 9

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Protection Status and Class	Proposed Removal (X) or Protection (P)	Tree #	Size (inches) - Species	Mitigation Ratio	Inches Required	Credit Ratio	Inches Required
NP-Class 5	P	1	33" Live Oak			N/A	
NP-Class 1	X	2	10" Hackberry	N/A			
NP-Class 1	X	3	10.5" Hackberry	N/A			
NP-Class 1	X	4	8" Hackberry	N/A			
NP-Class 1	X	5	16.5" Ligustrum	N/A			
NP-Class 1	OS	6	17" Hackberry				
NP-Class 1	OS	7	10" Hackberry				
NP-Class 1	OS	8	10" Hackberry				
NP-Class 1	OS	9	10" Hackberry				
NP-Class 1	OS	10	8" Hackberry				
NP-Class 1	OS	11	31.5" Ligustrum				
NP-Class 1	X	12	13" Hackberry	N/A			
NP-Class 1	X	13	22.5" Ligustrum	N/A			
NP-Class 1	X	14	16" Hackberry	N/A			
NP-Class 1	X	15	8" Hackberry	N/A			
NP-Class 1	X	16	8" Hackberry	N/A			
NP-Class 1	X	17	16.5" Hackberry	N/A			
NP-Class 1	X	18	11" Hackberry	N/A			
NP-Class 1	X	19	12" Hackberry	N/A			
NP-Class 1	X	20	10" Hackberry	N/A			
NP-Class 1	X	21	8" Hackberry	N/A			
NP-Class 1	X	22	8" Hackberry	N/A			
NP-Class 1	X	23	11" Hackberry	N/A			
NP-Class 1	X	24	15" Hackberry	N/A			
NP-Class 1	P	25	9" Hackberry				N/A
NP-Class 1	P	26	9" Hackberry				N/A
NP-Class 1	P	27	15" Hackberry				N/A
P-Class 3	P	28	19" Pecan				N/A
P-Class 2	P	29	11" Live Oak				N/A
NP-Class 1	P	30	15" Hackberry				N/A
NP-Class 1	P	31	16" Hackberry				N/A
NP-Class 1	P	32	15" Hackberry				N/A
P-Class 2	P	33	16" Live Oak				N/A
P-Class 2	P	35	12" Live Oak				N/A
P-Class 3	P	36	19" Pecan				N/A
P-Class 2	P	37	14" Live Oak				N/A
P-Class 2	P	38	12" Spanish Oak				N/A
NP-Class 1	P	39	16.5" Hackberry				N/A
NP-Class 1	P	40	19" Hackberry				N/A
NP-Class 1	P	41	9" Hackberry				N/A
NP-Class 1	OS	42	9" Hackberry				N/A
NP-Class 1	X	43	17" Hackberry	N/A			
P-Class 2	OS	44	13" Pecan				N/A
NP-Class 1	X	45	29" Cedar	N/A			
NP-Class 1	X	46	14" Hackberry	N/A			
NP-Class 1	X	47	15.5" Hackberry	N/A			
NP-Class 1	X	48	10" Hackberry	N/A			
P-Class 2	X	49	14" Hackberry	1:1	14		
P-Class 2	X	50	8" Live Oak	1:1	8		
NP-Class 1	X	51	8" Hackberry	N/A			
NP-Class 1	X	52	9" Hackberry	N/A			
NP-Class 1	X	53	10" Hackberry	N/A			
NP-Class 1	X	54	12" Hackberry	N/A			
NP-Class 1	X	55	9" Hackberry	N/A			
P-Class 2	X	56	12" Elm	1:1	12		
P-Class 2	X	57	9" Pecan	1:1	9		
NP-Class 1	X	58	9" Hackberry	N/A			
NP-Class 1	X	59	11" Hackberry	N/A			
NP-Class 1	X	60	12" Hackberry	N/A			
NP-Class 1	X	61	9" Hackberry	N/A			
NP-Class 1	X	62	9" Hackberry	N/A			
NP-Class 1	X	63	8" Hackberry	N/A			
NP-Class 1	X	64	12" Hackberry	N/A			
NP-Class 1	X	65	20" Hackberry	N/A			
NP-Class 1	X	66	27" Ligustrum	N/A			
Total Inches Mitigation and Credit					43		0
Diameter inches proposed for mitigation or applied towards landscaping requirement					43		Inches mitigation
Legend					Fee/Inch: \$150/in		
Not Protected (NP)					Total Fee: \$ 6,450.00		
Protected (P)							

NOTE: THIS SECTION IS INTENDED TO ASSIST THOSE PERSONS PREPARING WATER POLLUTION ABATEMENT PLANS UNDER THE TEXAS WATER POLLUTION PREVENTION ACT (WPPA) THAT COMPLY WITH FEDERAL, STATE AND LOCAL WATER QUALITY REGULATIONS. THESE SUGGESTED DETAILS AND SPECIFICATIONS ARE GENERALLY INTENDED FOR MANY CASES PROJECTS IN PUBLIC RIGHTS-OF-WAY OR ADJACENT.

- THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREEMANAGEMENT AND PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK INCLUDING GRADING, DRIVING OF EXISTING UTILITY LINES, OR OTHER CONSTRUCTION ACTIVITIES. THESE CONTROLS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR ANY REMOVAL OR PRUNING OF TREES. THE CONTRACTOR SHALL MAINTAIN THE HEALTH AND VITALITY OF ALL TREES REMAINING ON THE SITE THROUGHOUT THE CONSTRUCTION PERIOD.
- APPLY GRASS SEED FOR TABLE BELOW:

TIME OF YEAR	SEED TYPE	AMOUNT OF SEED PER 1,000 SF
OCTOBER - FEBRUARY	UNPAVED BERMUDA OR WHITE GRASS	1 LB
MARCH - SEPTEMBER	HEATED BERMUDA	3 LBS

4. ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR ANY REMOVAL OR PRUNING OF TREES. THE CONTRACTOR SHALL MAINTAIN THE HEALTH AND VITALITY OF ALL TREES REMAINING ON THE SITE THROUGHOUT THE CONSTRUCTION PERIOD.

5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR ANY REMOVAL OR PRUNING OF TREES. THE CONTRACTOR SHALL MAINTAIN THE HEALTH AND VITALITY OF ALL TREES REMAINING ON THE SITE THROUGHOUT THE CONSTRUCTION PERIOD.

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CITY OF PFLUGERVILLE
EROSION/SEDIMENTATION AND TREE PROTECTION NOTES
CONSTRUCTION STANDARDS AND DETAILS

NOTES:

- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRADING OR DRIVING).
- FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES. FENCES SHALL BE LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DROPLINE), AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD IN ORDER TO PREVENT THE FOLLOWING:

A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.

B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL OR TRUCKING NOT REVIEWED AND APPROVED BY THE CITY.

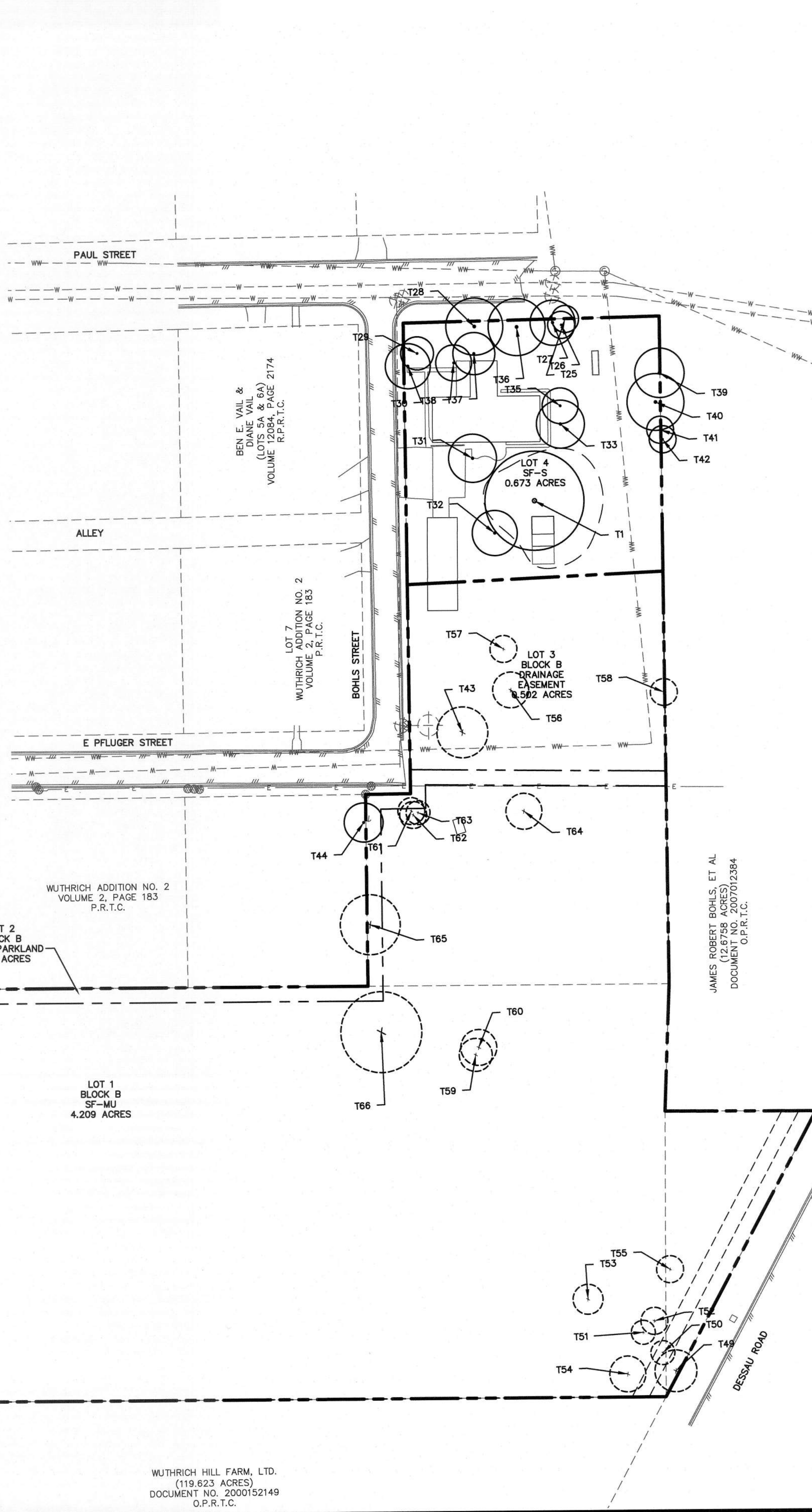
C. INJURY TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.

D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.

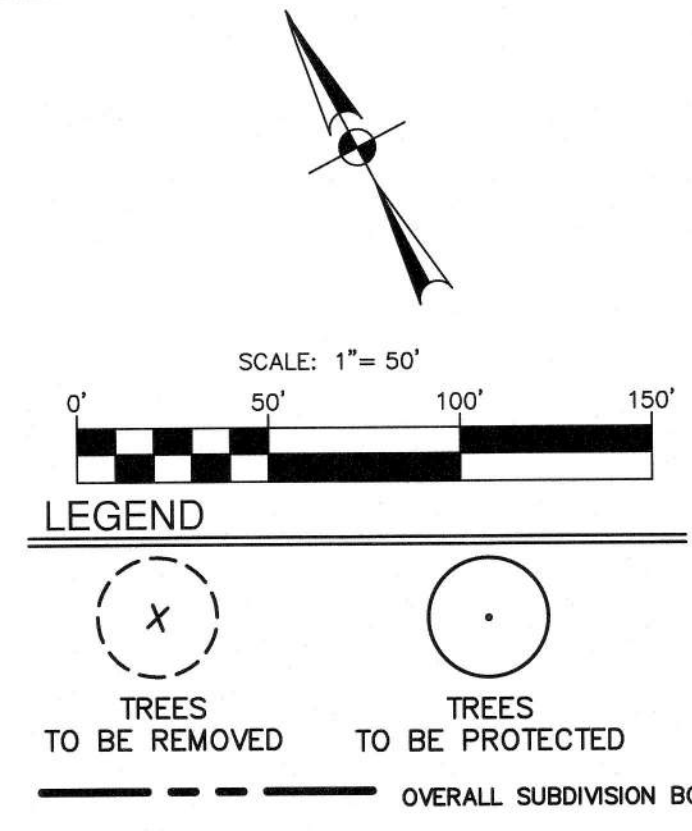
3. EXCEPTIONS TO INSTALLING FENCES AT TREE DROPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:

A. WHERE FEASIBLE FENCING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMISSIBLE FENCING AREA.

B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.



TREE LIST			
TAG#	TYPE	CHARACTERISTICS	DIAMETER (INCHES)
1	LIVE OAK	SINGLE	33
2	HACKBERRY	SINGLE	10
3	HACKBERRY	TWIN	8, 5
4	HACKBERRY	SINGLE	8
5	LIGUSTRUM	MULTI	6, 5, 4, 4, 3, 2, 2, 1
6	HACKBERRY	QUAD	8, 7, 6, 5
7	HACKBERRY	SINGLE	10
8	HACKBERRY	SINGLE	10
9	HACKBERRY	SINGLE	10
10	HACKBERRY	SINGLE	8
11	LIGUSTRUM	MULTI	8, 8, 8, 7, 6, 6, 5, 3, 2, 2
12	HACKBERRY	TWIN	10, 6
13	LIGUSTRUM	MULTI	8, 8, 6, 6, 6, 3
14	HACKBERRY	TRIPLE	9, 8, 6
15	HACKBERRY	SINGLE	8
16	HACKBERRY	SINGLE	8
17	HACKBERRY	QUAD	8, 7, 5, 5
18	HACKBERRY	SINGLE	11
19	HACKBERRY	SINGLE	12
20	HACKBERRY	SINGLE	10
21	HACKBERRY	SINGLE	8
22	HACKBERRY	SINGLE	8
23	HACKBERRY	SINGLE	11
24	HACKBERRY	TWIN	11, 8
25	HACKBERRY	SINGLE	9
26	HACKBERRY	SINGLE	9
27	HACKBERRY	SINGLE	15
28	PECAN	SINGLE	19
29	LIVE OAK	SINGLE	11
30	HACKBERRY	SINGLE	15
31	HACKBERRY	SINGLE	16
32	HACKBERRY	SINGLE	15
33	LIVE OAK	SINGLE	16
35	LIVE OAK	SINGLE	12
36	PECAN	SINGLE	19
37	LIVE OAK	TWIN	10, 8
38	SPANISH OAK	SINGLE	12
39	HACKBERRY	QUINT	11, 3, 3, 3, 2
40	HACKBERRY	QUINT	10, 8, 4, 3, 3
41	HACKBERRY	SINGLE	9
42	HACKBERRY	SINGLE	9
43	HACKBERRY	QUAD	10, 7, 4, 3
44	PECAN	SINGLE	13
45	CEDAR	MULTI	10, 10, 8, 7, 5, 5, 3
46	HACKBERRY	TWIN	12, 4
47	HACKBERRY	TWIN	13, 5
48	HACKBERRY	TWIN	8, 4
49	MULBERRY	SINGLE	14
50	LIVE OAK	SINGLE	8
51	HACKBERRY	SINGLE	8
52	HACKBERRY	SINGLE	9
53	HACKBERRY	SINGLE	10
54	HACKBERRY	SINGLE	12
55	HACKBERRY	SINGLE	9
56	ELM	SINGLE	12
57	PECAN	SINGLE	9
58	HACKBERRY	SINGLE	9
59	HACKBERRY	SINGLE	11
60	HACKBERRY	SINGLE	12
61	HACKBERRY	SINGLE	9
62	HACKBERRY	SINGLE	9
63	HACKBERRY	SINGLE	8
64	HACKBERRY	SINGLE	12
65	HACKBERRY	TRIPLE	11, 10, 8
66	LIGUSTRUM	QUINT	13, 8, 7, 7, 6



DATE: _____

NO. REVISION: _____

PLAT NO. _____

JOB NO. 51021-00

DATE NOVEMBER 2019

DESIGNER TK

CHECKED DRAWN TK

SHEET 9 OF 9

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 W. MIDCOP DR., BLDG. 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TYPE FIRM REGISTRATION #470 | TPELS FIRM REGISTRATION #10028801

TOWNHOMES OF OLD TOWN EAST

CITY OF PFLUGERVILLE, TEXAS

TREE SURVEY

Date: Nov 14, 2019, 4:47pm User: psjwester
File: H:\Projects\3101021\01\212 Preliminary\DWG\TRES(02)-50.dwg

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PP1907-01