

LOT 1, BLOCK 1, 6966 COMMERCIAL PARK ADDITION

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION
1719 ROWE LN, PFLUGERVILLE, TX 78660

OWNER
6966 PROPERTIES, LLC
MARCELO DRAGUICEVICH
18511 MONET POINTE
JONESTOWN, TEXAS 78645

ARCHITECT
MONTGOMERY DESIGN
CALE MONTGOMERY AIA
PO BOX 300939
AUSTIN, TX, 78703
512.333.4344

MEP ENGINEER
AYS ENGINEERING, LLC
PAUL REYES, P.E.
411 W. MAIN ST, SUITE 310
ROUND ROCK, TEXAS 78664
512.961.6835

CIVIL ENGINEER
MILIAN CONSULTING LLC
MAXIMILIANO MARTINEZ, P.E.
501 N IH 35 #209C
AUSTIN, TEXAS 78702
956.251.5146

LANDSCAPE ARCHITECT
URBAN LANDFORMS
TIM URBAN
1906 S MAIN ST
GEORGETOWN, TEXAS 78626
512.620.1186

SURVEYOR
JPH LAND SURVEYING, INC.
COLE STREVEY, RPLS
1516 E PALM VALLEY BLVD #44
ROUND ROCK, TEXAS, 78664
512.778.5688

UTILITY PROVIDERS

- ELECTRIC: ONCOR ELECTRIC
- WATER: MANVILLE WATER CORPORATION
- WASTEWATER: CITY OF PFLUGERVILLE
- GAS: ATMOS ENERGY

SUBDIVISION INFORMATION

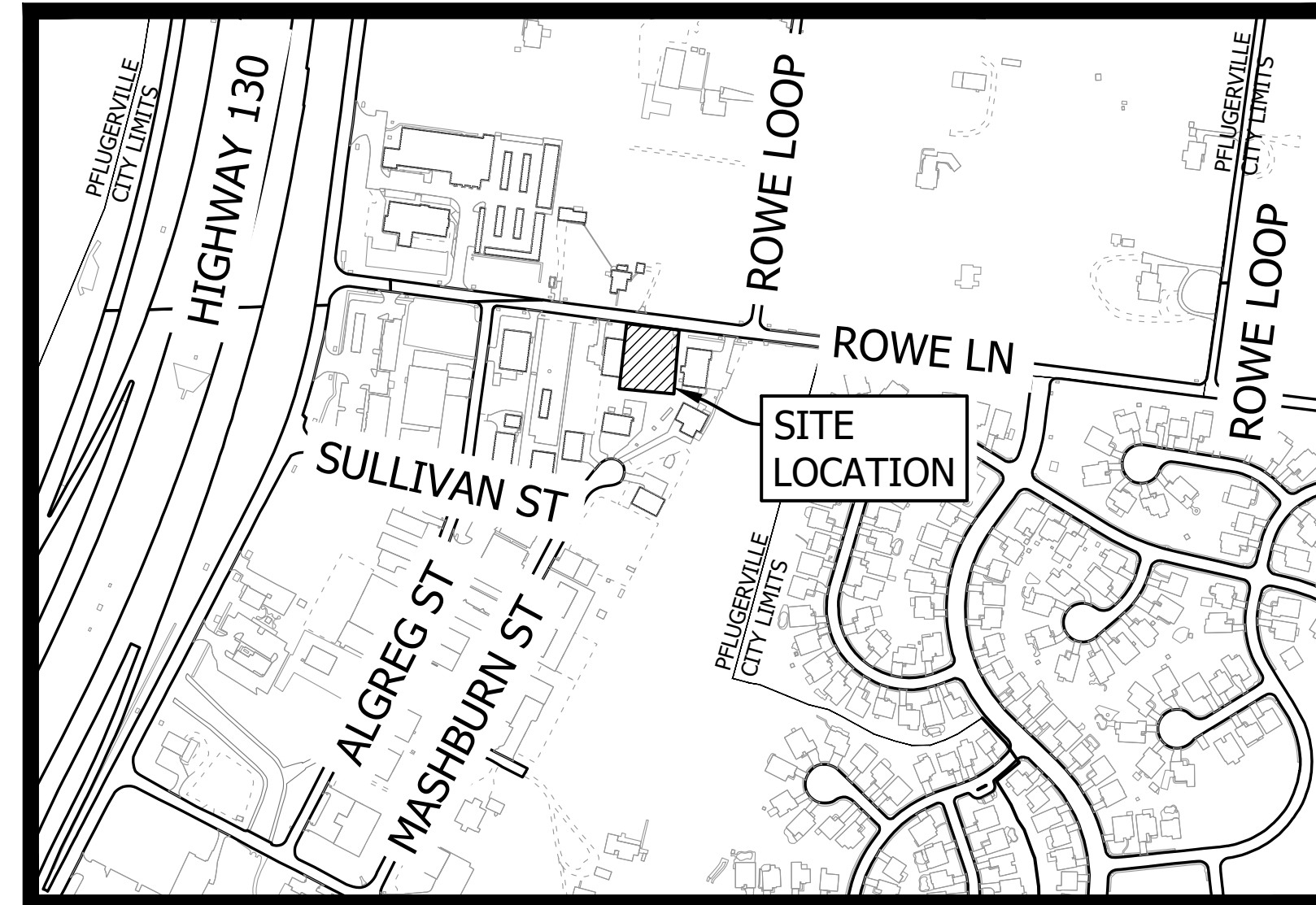
- EXISTING TRACT ACREAGE: 0.501AC
- ROW DEDICATION ACREAGE: 0.061AC
- REMAINDER TO PLAT ACREAGE: 0.44AC
- 1 LOT TOTAL PROPOSED
- NO PUBLIC RIGHT OF WAY IS PROPOSED WITHIN THIS SUBDIVISION.

BENCHMARKS

- THE SITE BENCHMARK (TBM #1) IS A MAG NAIL WITH METAL WASHER STAMPED "JPH BENCHMARK" SET IN A CONCRETE CULVERT IN THE SOUTH MARGIN OF ROWE LANE, LOCATED APPROXIMATELY 725 FEET EASTERLY FROM THE INTERSECTION OF ROWE LANE AND F.M. 685, AND APPROXIMATELY 380 FEET WESTERLY FROM THE INTERSECTION OF ROWE LANE AND ROWE LOOP. BENCHMARK ELEVATION = 717.94' (NAVD'88). N:10150582.44 E:3163469.95
- THE SITE BENCHMARK (TBM #2) IS A MAG NAIL WITH METAL WASHER STAMPED "JPH BENCHMARK" SET IN CONCRETE IN THE SOUTH MARGIN OF ROWE LANE, LOCATED APPROXIMATELY 1,025 FEET EASTERLY FROM THE INTERSECTION OF ROWE LANE AND F.M. 685, AND APPROXIMATELY 90 FEET SOUTHWESTERLY FROM THE INTERSECTION OF ROWE LANE AND ROWE LOOP. BENCHMARK ELEVATION = 717.51' (NAVD'88). N:10150622.31 E:3163171.79

STANDARD NOTES

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE.
- WATER SHALL BE PROVIDED BY MANVILLE WATER CORPORATION 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(S).
- EASEMENT(S) 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 (PROPERTY OWNER(S)), 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 TEN (10) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON THE SOUTH SIDE OF THE ROADWAY.
- 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.
- 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 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 # 48453C0280J FOR TRAVIS COUNTY, EFFECTIVE 8/18/2014.
- 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 EXP



PROPERTY ID: 463821
GEO ID: 0288520210

LOCATION MAP
NTS

GRID: S40
MAPSCO: 4095

SUBMITTAL DATE
09/09/2022
LEGAL DESCRIPTION
ABSTRACT 488 SUR 35 LEE J C ACR 0.50

Sheet List		
Sheet Number	Sheet Description	Sheet Title
1	C-101	COVER SHEET
2	C-102	EXISTING CONDITIONS
3	C-103	PRELIMINARY PLAN
4	C-104	EXISTING DRAINAGE AREA MAP
5	C-105	PROPOSED DRAINAGE AREA MAP
6	C-106	UTILITY PLAN
7	C-107	TREE PRESERVATION PLAN



SUBMITTED BY:

Maximiliano Martinez
320-23

G. MAXIMILIANO MARTINEZ, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 137584
MILIAN CONSULTING, LLC
1006 VARGAS AVE, UNIT A
AUSTIN, TEXAS 78741
956.251.5146

TEXAS REG. NO. F-22686

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

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, COLE STREVEY, RPLS, 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 NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

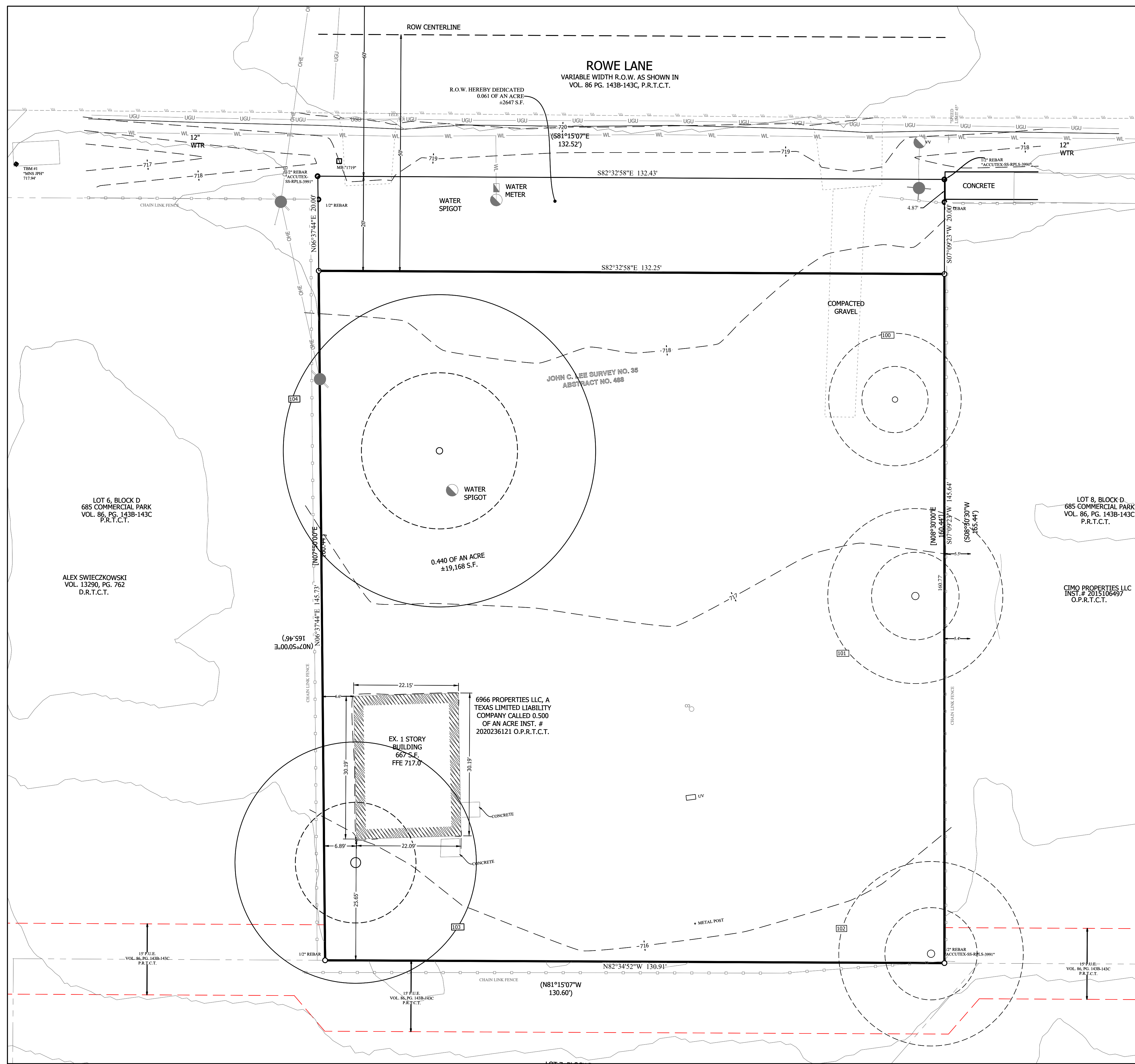
REVISIONS / CORRECTIONS							
NUMBER	DESCRIPTION	REVISE (R) DELETE(D) ADD (A) SHEET NO'S	TOTAL SHEETS	CHANGE IC (SF)	TOTAL IC (SF)	APPROVAL DATE	DATE IMAGED

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET

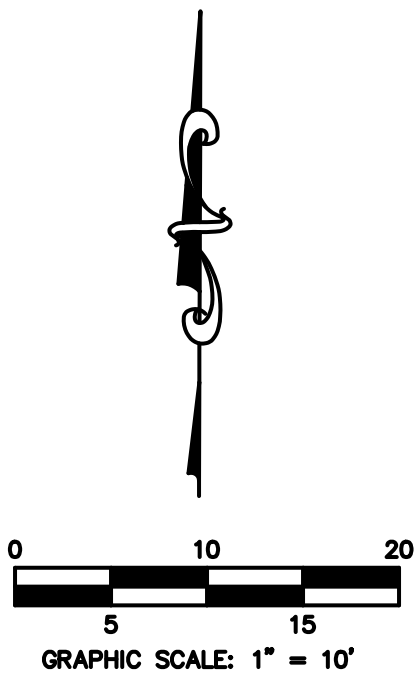
1 OF 7

2022-10-PP



LEGEND

- BOUNDARY / RIGHT OF WAY
- OVERHEAD UTILITY LINE
- PROPOSED PERVIOUS COVER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING
- TREE TO REMAIN
- TREE TO BE REMOVED
- PR SIDEWALK WITHIN ROW



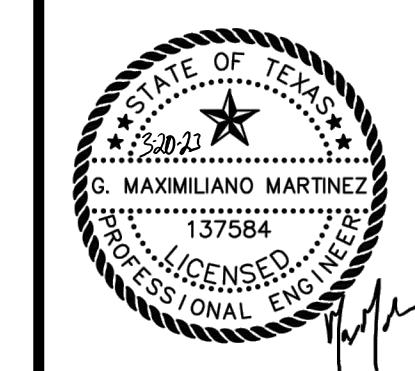
TREE LIST

100*	14" PECAN
101*	18.5" PECAN
102*	19.5" ASH
103	25.5" PECAN
104	33" OAK (M 22.5", 21")
*TREES TO BE REMOVED	

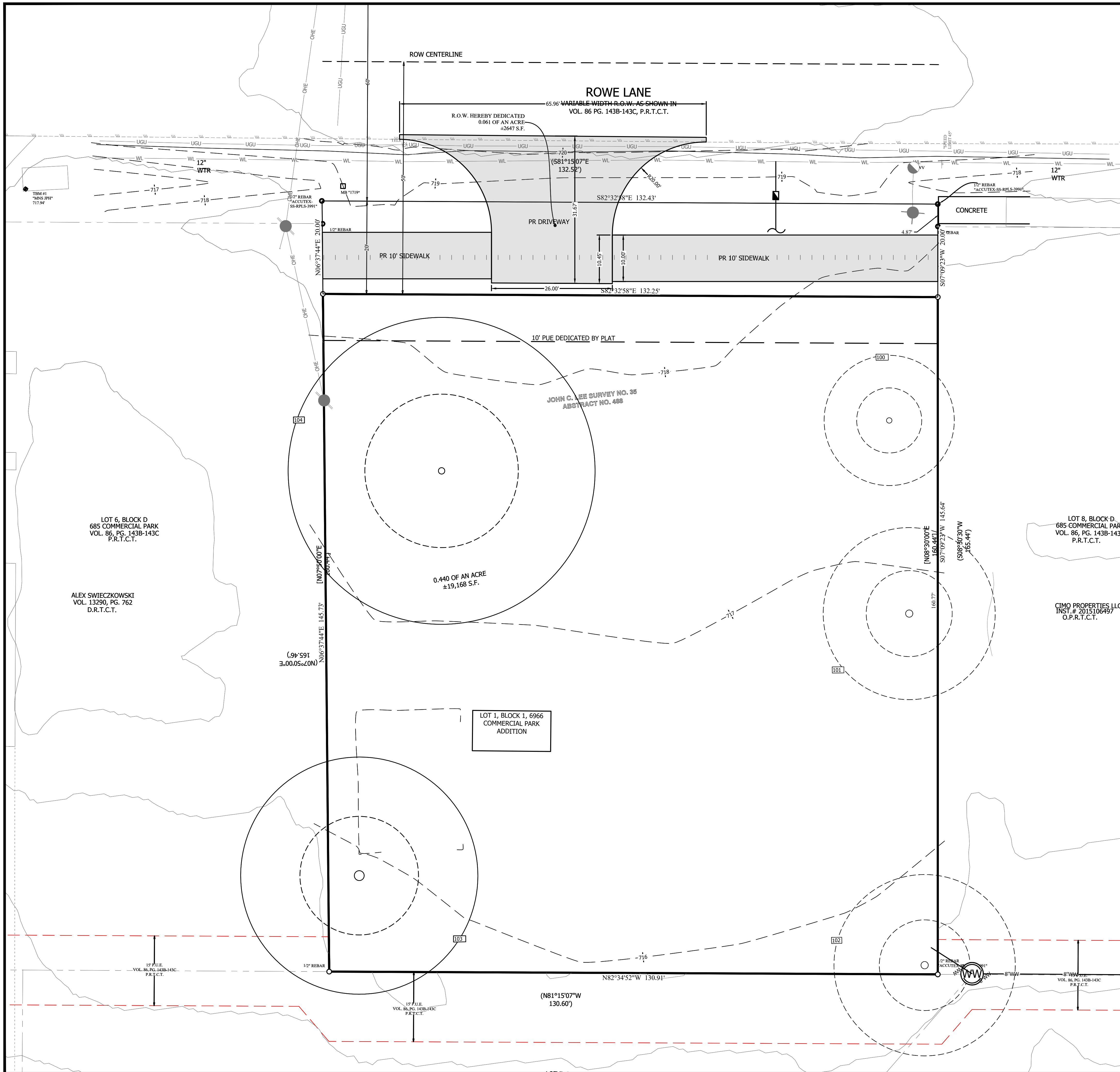
NO.	DATE	DESCRIPTION

FIRM REG# F-22686
9562515146

MAX@MILIANENGINEERING.COM

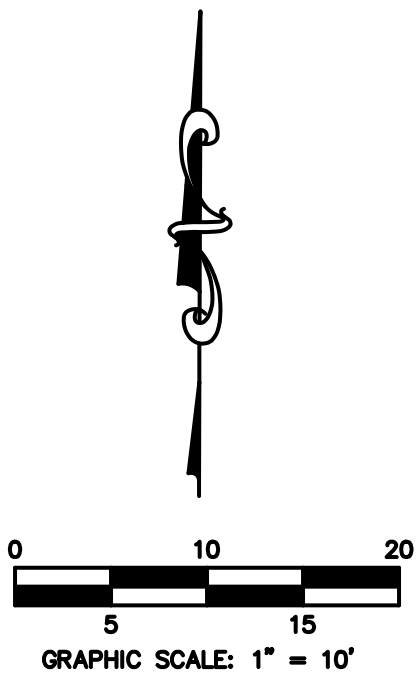


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 1719 ROWE LN, PFLUGERVILLE, TRAVIS COUNTY, TEXAS 78660
EXISTING CONDITIONS



LEGEND

- BOUNDARY / RIGHT OF WAY
- OVERHEAD UTILITY LINE
- PROPOSED PERVIOUS COVER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING
- TREE TO REMAIN
- TREE TO BE REMOVED
- PR 10' SIDEWALK WITHIN ROW




TREE LIST

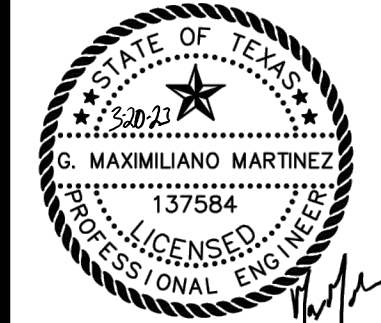
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*TREES TO BE REMOVED

	DESCRIPTION								
	DATE								
	NO.								
	956,251,5146								



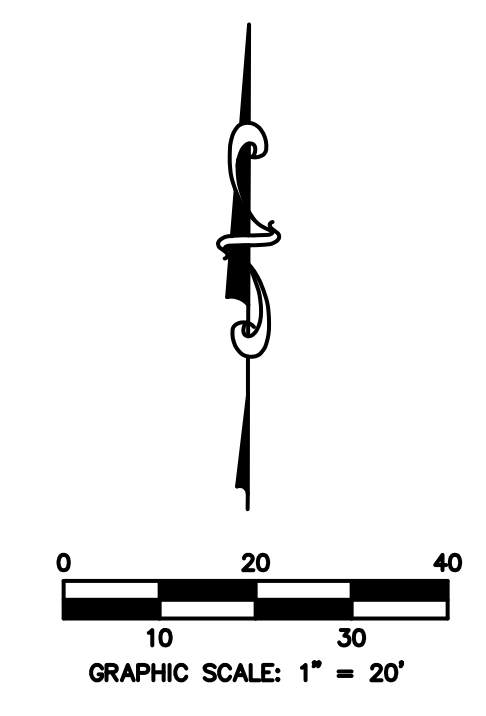
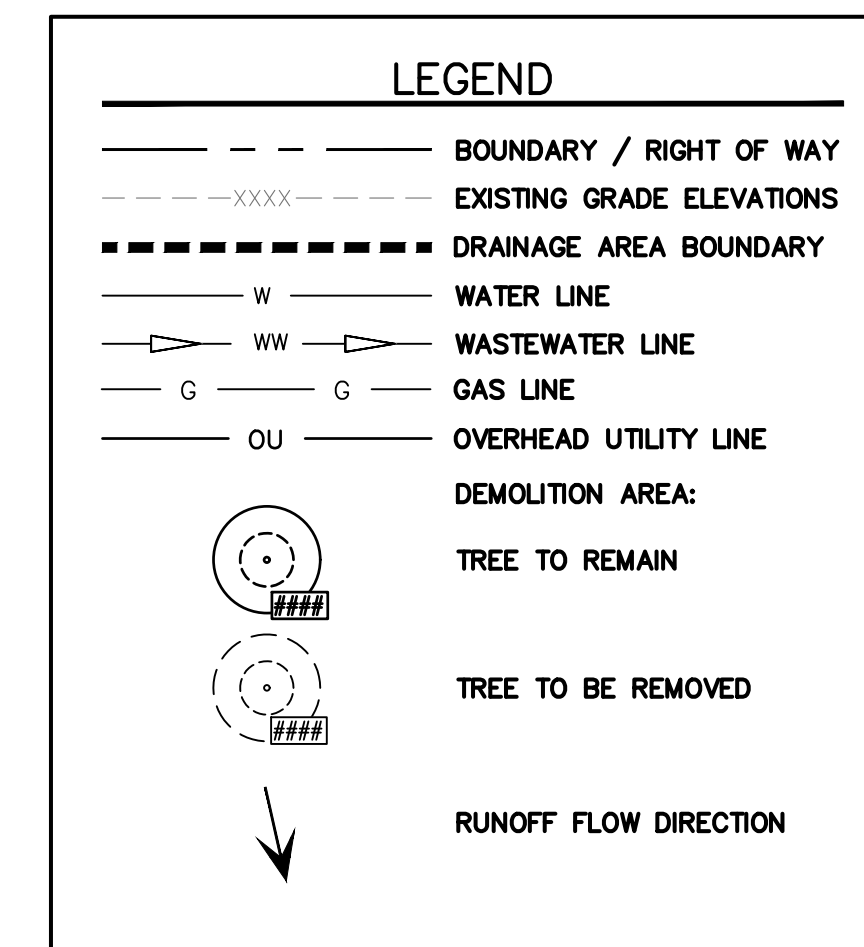
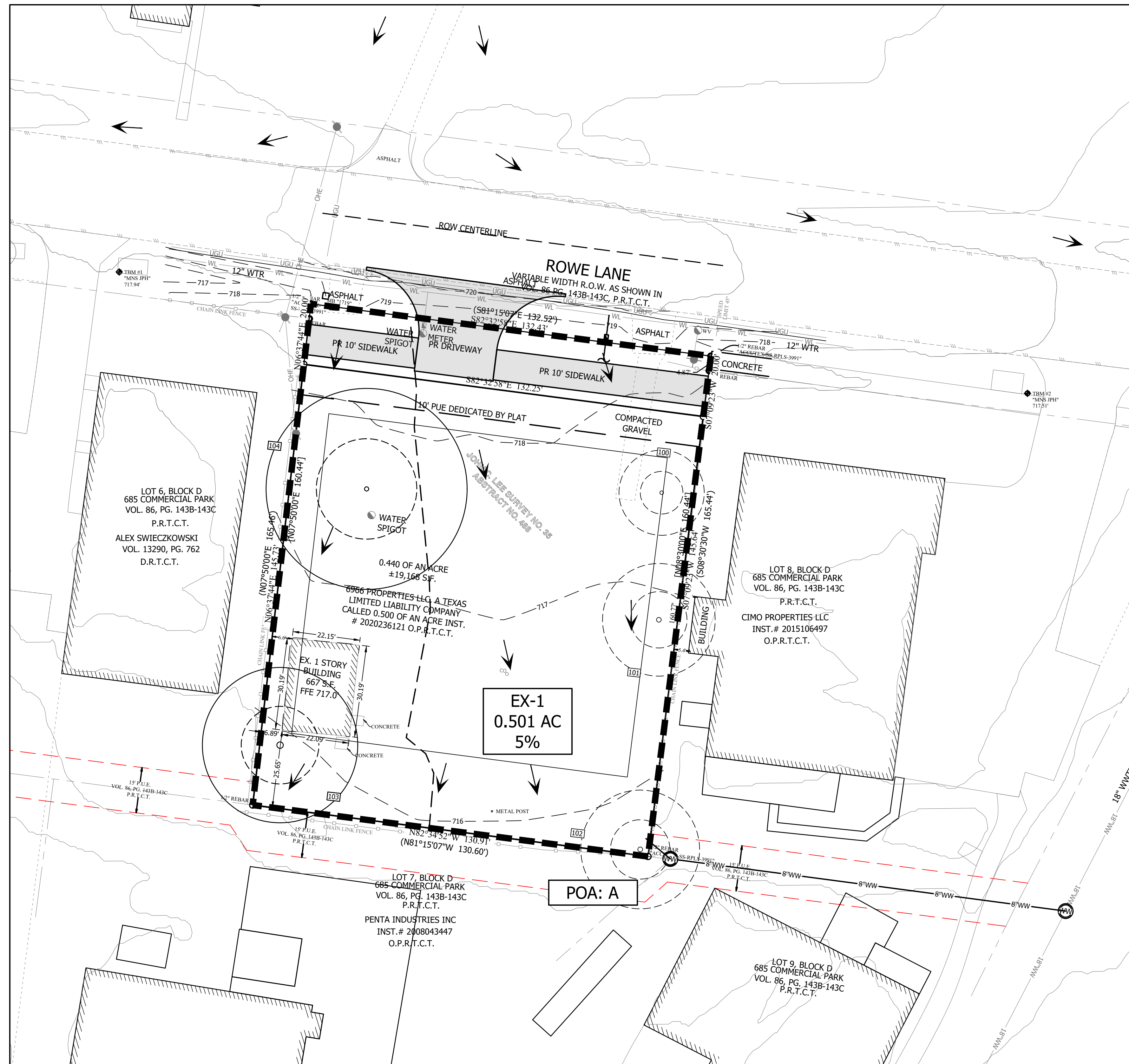
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PRELIMINARY PLAN

SHEET
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2022-10-PP



HEC-HMS Output							
Sub Basin	Point of Analysis	Area (acres)	Impervious Cover	2YR (cfs)	10YR (cfs)	25YR (cfs)	100YR (cfs)
E1	A	0.501	5%	1.6	3.0	3.9	5.5

Curve Number Calculation					
	Impervious Cover	Soil Group	Impervious Cover CN	Pervious Cover CN	Composite CN
E1	5%	D	98	80	80.864
PR-Bldg	100%	D	98	80	98
PR-Site	58%	D	98	80	90.35

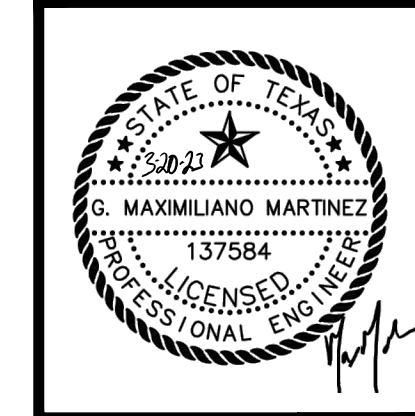
TIME OF CONCENTRATION VALUE CALCULATIONS (TR-55)													
D.A. #	SHEET FLOW						SHALLOW CONCENTRATED FLOW						
	L(ft)	S(ft/ft)	n	P (in)	T _c (min)	V (fps)	L(ft)	S(ft/ft)	Paved? (Y/N)	T _c (min)	V (fps)	Total T _c (min)	Total Lag Time (min)
EX-1	100	0.0200	0.13	4.03	7.79	0.21	77	0.0200	N	0.56	2.28	8	5

NOTE: WHERE TC IS LESS THAN 5 MINUTES, THE MINIMUM 5 MINUTES IS APPLIED FOR CALCULATIONS

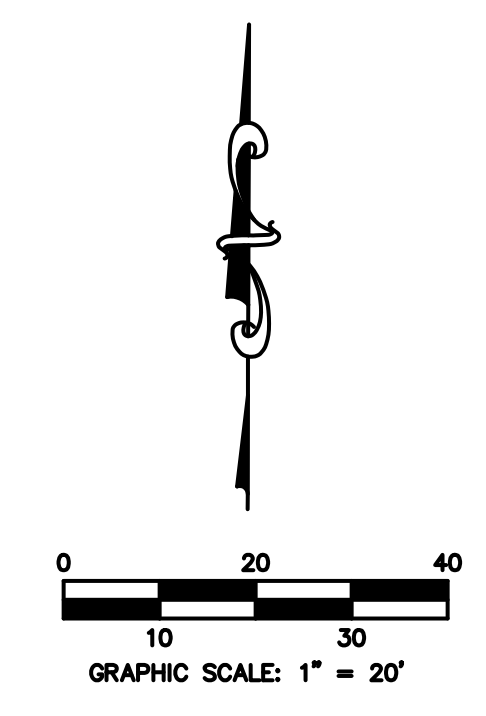
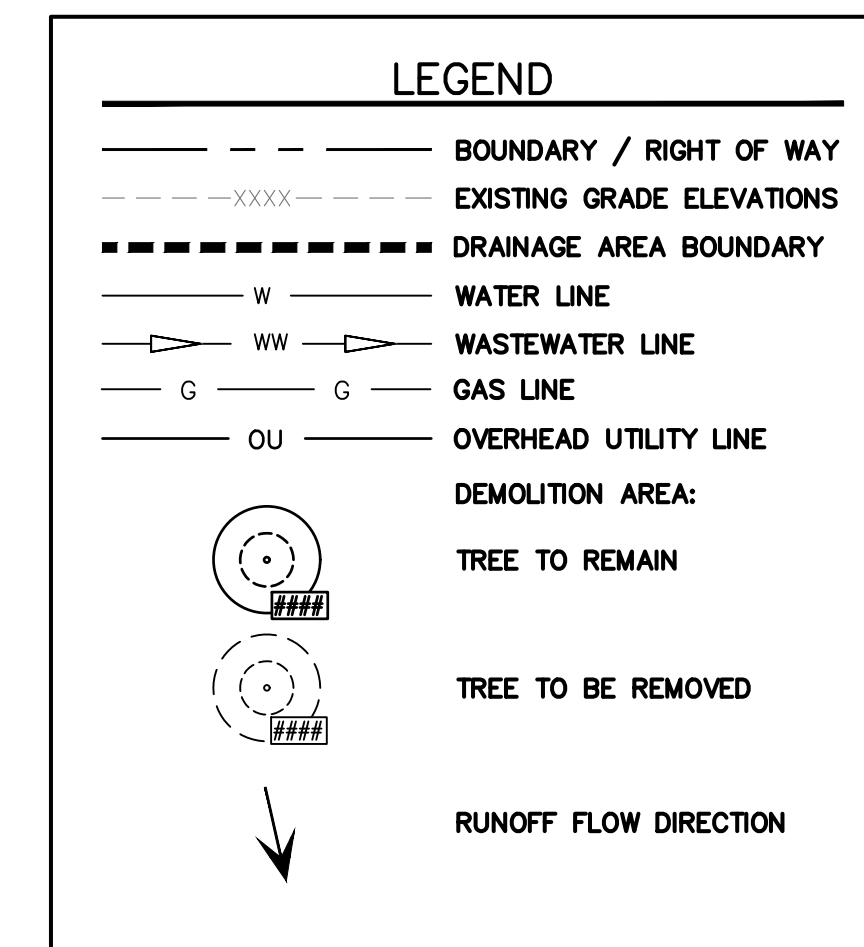
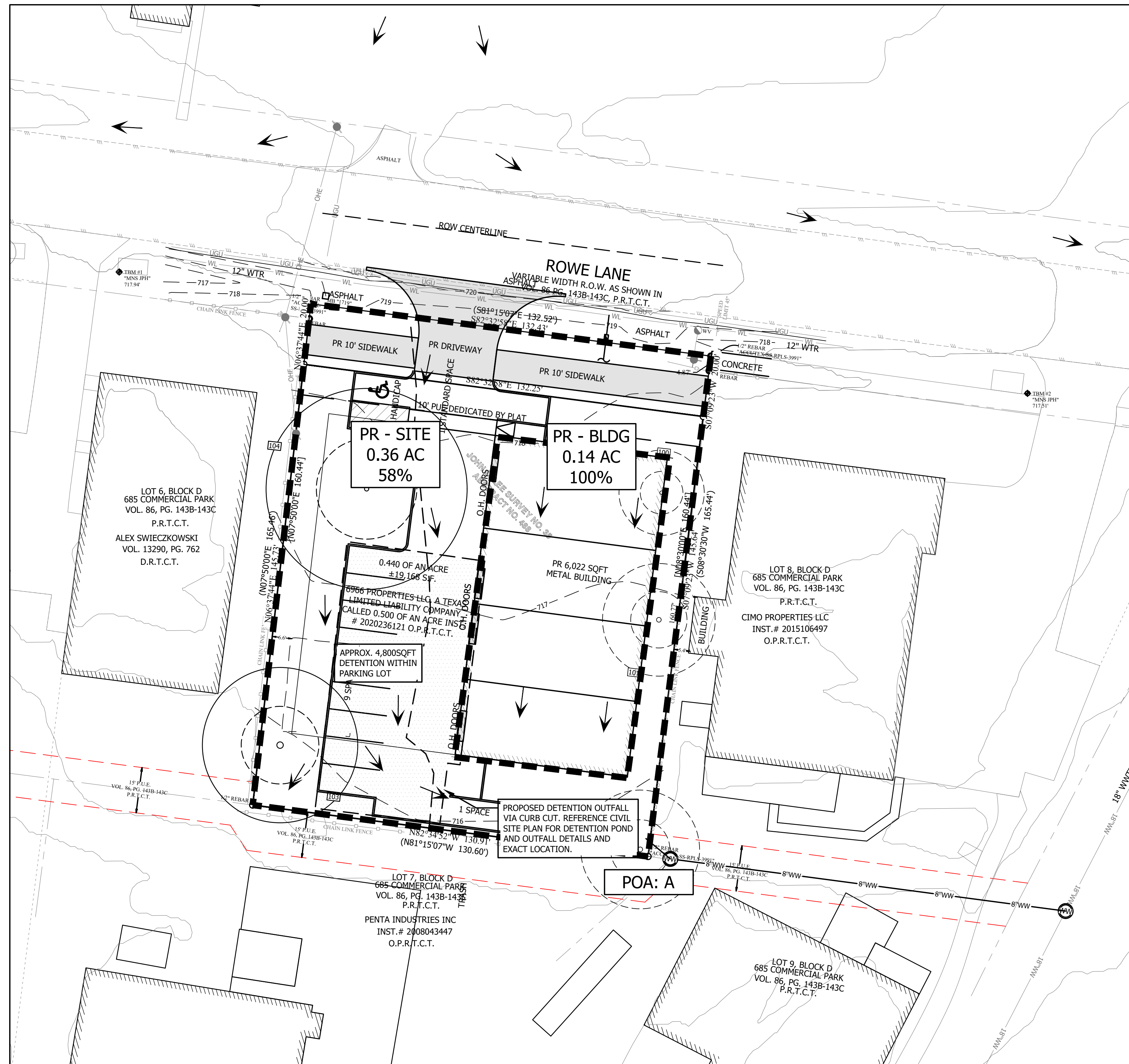
NO.	DATE	DESCRIPTION

FIRM REG# F-22866
 956.251.5146

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LOT 1, BLOCK 1, 6966 COMMERCIAL ADDITION
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 1719 ROWE LN, PFLUGERVILLE, TRAVIS COUNTY, TEXAS 78660
EXISTING DRAINAGE AREA PLAN



PR-Bldg	A	0.14	100%	0.8	1.2	1.4	1.9
PR-Site	A	0.36	58%	1.8	2.9	3.6	4.8
Detention Pond				1.0	1.8	2.33	3.2
Point of Analysis: A				1.6	2.7	3.46	4.7
Increase in Runoff (cfs)				0.0	-0.3	-0.5	-0.7

HEC-HMS Output

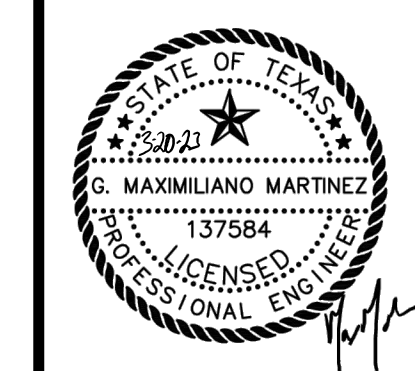
Curve Number Calculation					
	Impervious Cover	Soil Group	Impervious Cover CN	Pervious Cover CN	Composite CN
E1	5%	D	98	80	80.864
PR-Bldg	100%	D	98	80	98
PR-Site	58%	D	98	80	90.35

Detention Stage/Storage				
Storm Event	Height (ft)	Storage (Acre/Feet)	Storage (cf)	Discharge (cfs)
	716.0	0	0.00	0
	716.1	0.011	372.01	0.4
2YR	716.2	0.02112	714.26	1.4
10YR	716.3	0.03166	1070.72	1.8
25YR	716.35	0.03709	1254.35	2.3
100YR	716.44	0.04624	1563.80	3.246

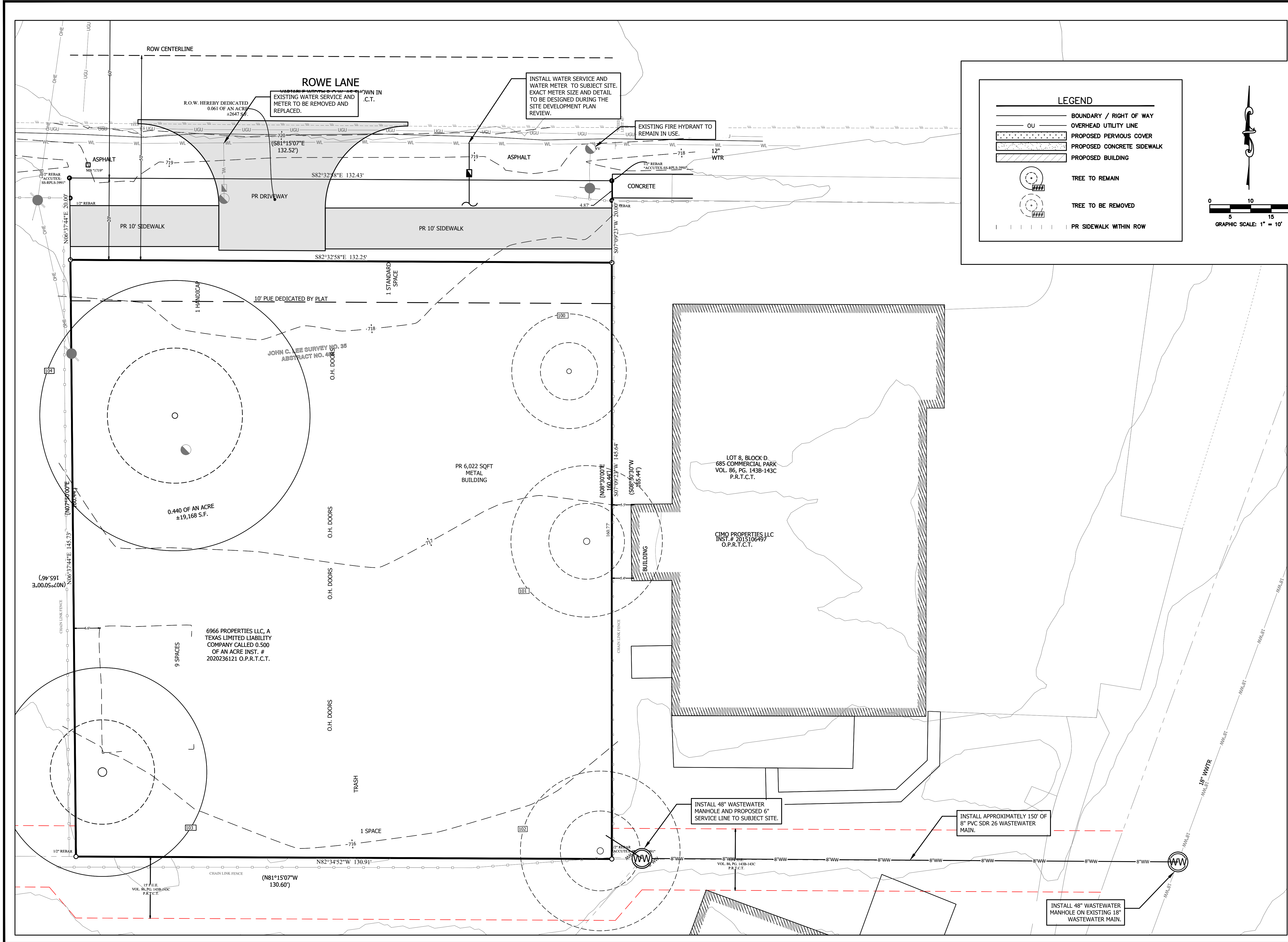
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 1719 ROWE LN, PFLUGERVILLE, TRAVIS COUNTY, TEXAS 78660
PROPOSED DRAINAGE AREA PLAN



LEGEND

- BOUNDARY / RIGHT OF WAY
- OU OVERHEAD UTILITY LINE
- PROPOSED PERVIOUS COVER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING
- TREE TO REMAIN
- TREE TO BE REMOVED
- PR SIDEWALK WITHIN ROW



NO.	DATE	DESCRIPTION

FIRM REG# F-22686 956.251.5146

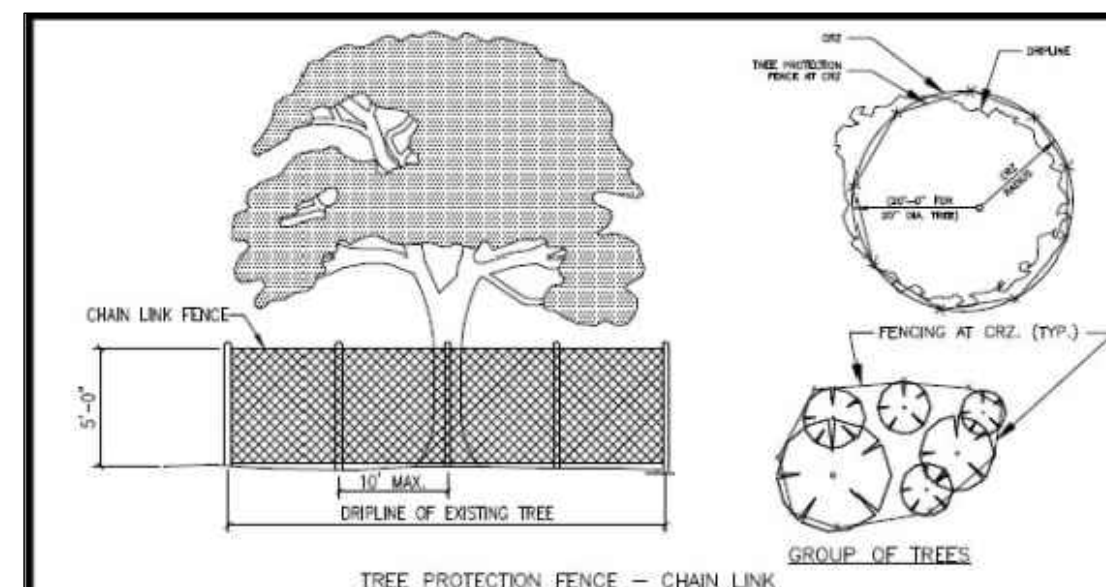
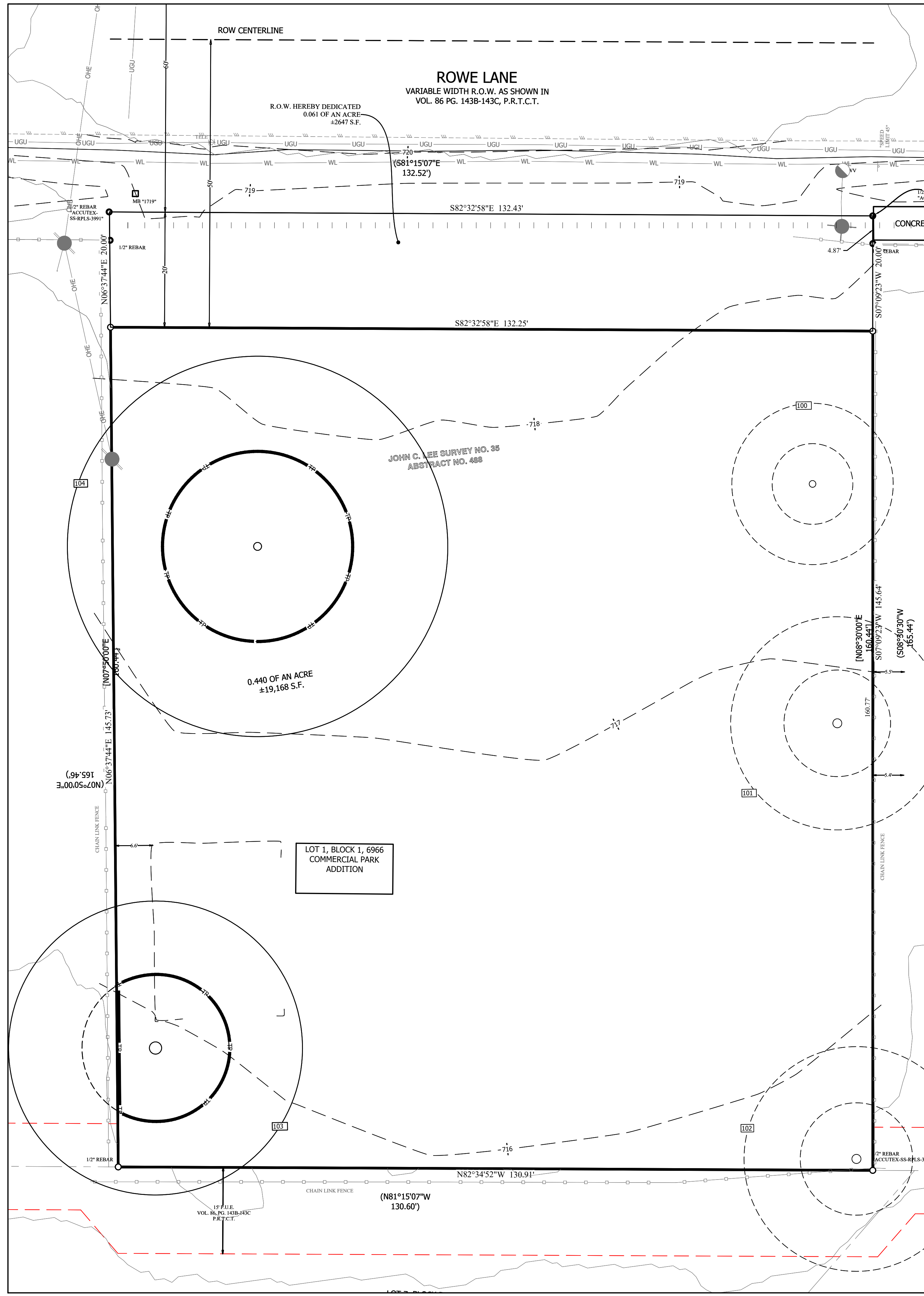
MILIAN
ENGINEERING CONSULTING
MAX@MILIANENGINEERING.COM

STATE OF TEXAS
G. MAXIMILIANO MARTINEZ
137584
LICENSED PROFESSIONAL ENGINEER

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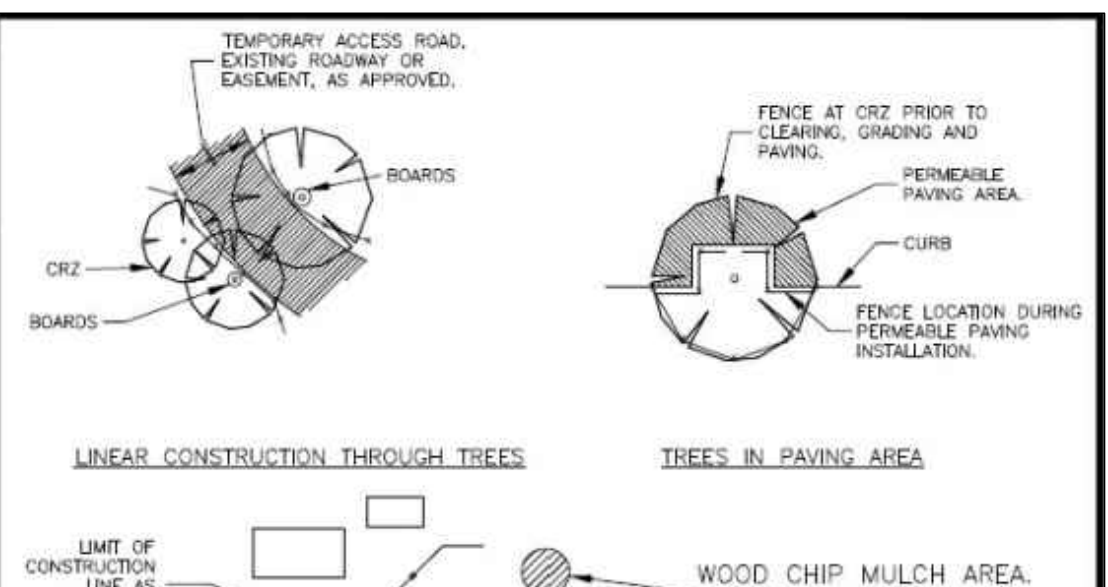
UTILITY PLAN

SHEET
6 OF 7
2022-10-PP



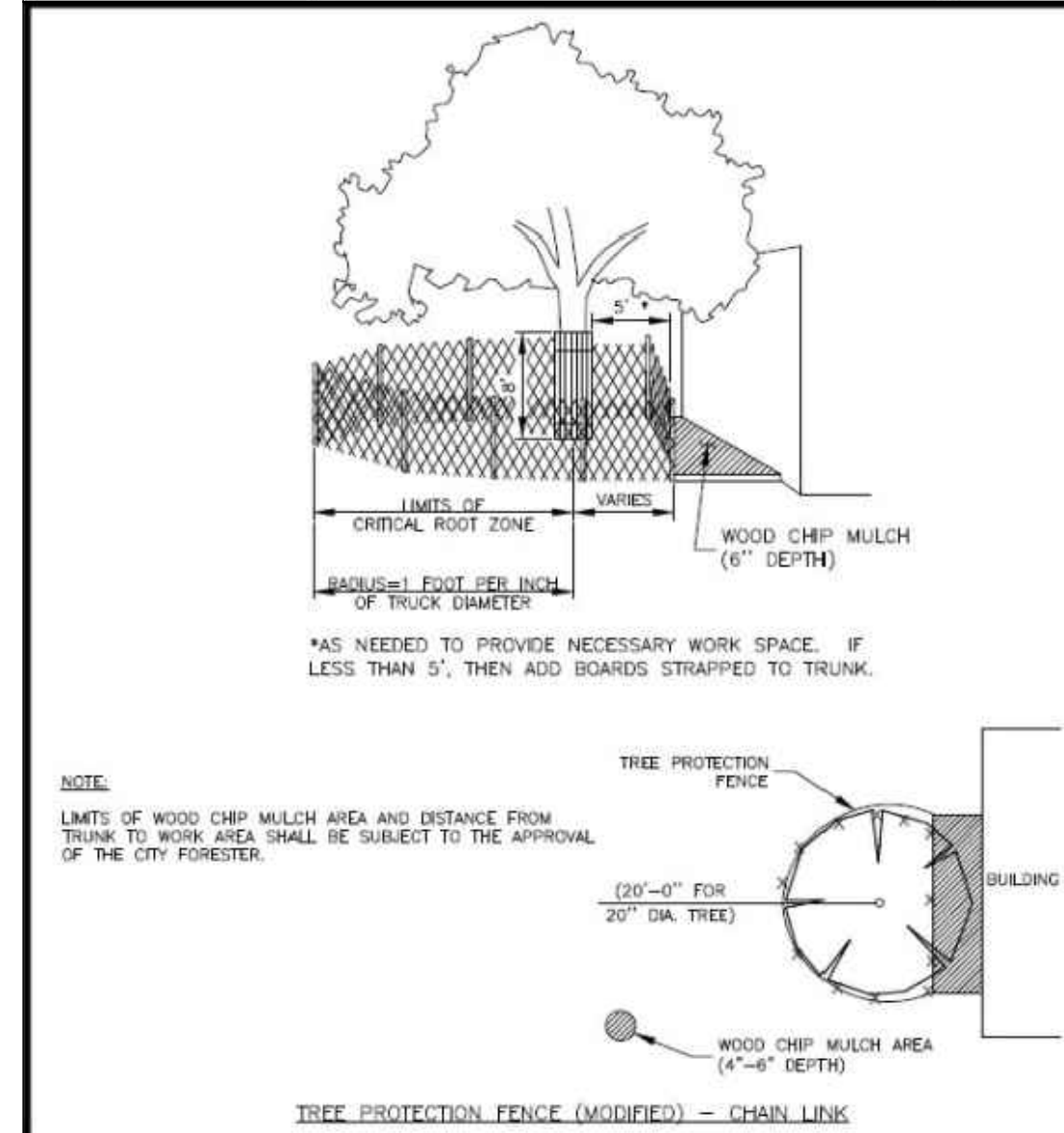
- NOTES:
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT CONSISTENT WITH THE APPROVED PLAN.
 - EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN TRENCHING OR SOIL BUILD-UP WITHIN A TREE'S CRZ OR DRIPLINES, WHICHEVER IS GREATER.
 - (STANDARD) TREE PROTECTION FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES AND BE PLACED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRZ, WHICHEVER IS GREATER, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY FORESTER OR ADMINISTRATOR.
 - WOUNDS TO EXPOSED ROOTS, TRUNKS, OR LIMBS BY MECHANICAL EQUIPMENT.
 - OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING AND FIRES.
 - PARKING AREAS IF THE FENCING MUST BE LOCATED ON PAVING OR SIDEWALK THAT WILL NOT BE DEMOLISHED, THE POSTS MAY BE SUPPORTED BY AN APPROPRIATE GRADE LEVEL CONCRETE BASE. A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH FENCE. THE SIGN SHALL BE A MINIMUM OF 16 X 24 INCHES.

FOR QUESTIONS CONCERNING THIS PLAN, PLEASE CONTACT THE DEVELOPMENT SERVICES CENTER.		CITY OF PFLUGERVILLE		DWG. #FP-01	TP04.DWG
ISSUE DATE:	REVISIONS:	TYPE I TREE PROTECTION - (STANDARD) CHAIN LINK FENCE			
DATE:	APPROVED:	DATE:	APPROVED:	DATE:	APPROVED:
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS				



- EXCEPTIONS TO FENCING ALONG THE CRZ:
- IF APPROVED BY THE CITY FORESTER, EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DISCIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL.
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX (6) FEET TO THE BUILDING, PROVIDED THAT THE FENCE DOES NOT ENDOURCH INTO THE CRZ BY SIX (6) FEET MEASURED FROM THE BASE OF THE TREE, AND FENCING REMAINS A MINIMUM OF FIVE (5) FEET FROM THE BASE OF THE TREE.
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY FORESTER TO DISCUSS ALTERNATIVES.
 - WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING.
 - WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 4-8 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
 - WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN DAMAGE TO THE FINE, WATER ABSORBING ROOTS, SUPPLEMENT WATERING SHALL BE REQUIRED:
 - TREES SHALL BE WATERED ONCE EVERY TWO WEEKS DURING PERIODS OF HOT, DRY WEATHER.
 - TREE CROWNS ARE TO BE SPRAYED WITH WATER TO REDUCE DUST ACCUMULATION ON LEAVES.
 - A SCHEDULED WATERING CONTRACT SHALL BE REQUIRED PRIOR TO THE START OF CONSTRUCTION.
 - PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS. THE CONTRACTOR SHALL CONTACT THE CITY FORESTER OR ADMINISTRATOR FOR SUPERVISION.
 - ALL GRADING WITHIN PROTECTED ROOT ZONES AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO TWO (2) FEET BEHIND THE GRADE CHANGE AREA.
 - A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH FENCE. THE SIGN SHALL BE A MINIMUM OF 16 X 24 INCHES.

FOR QUESTIONS CONCERNING THIS PLAN, PLEASE CONTACT THE DEVELOPMENT SERVICES CENTER.		CITY OF PFLUGERVILLE		DWG. #FP-04	TP04.DWG
ISSUE DATE:	REVISIONS:	TREE PROTECTION - FENCE LOCATIONS (MISC.)			
DATE:	APPROVED:	DATE:	APPROVED:	DATE:	APPROVED:
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS				



FOR QUESTIONS CONCERNING THIS PLAN, PLEASE CONTACT THE DEVELOPMENT SERVICES CENTER.		CITY OF PFLUGERVILLE		DWG. #FP-02a	TP02a.DWG
ISSUE DATE:	REVISIONS:	TYPE II TREE PROTECTION - (MODIFIED) CHAIN LINK FENCE			
DATE:	APPROVED:	DATE:	APPROVED:	DATE:	APPROVED:
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS				

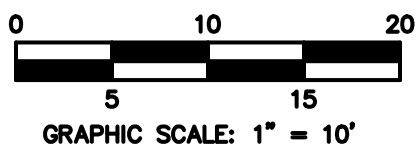
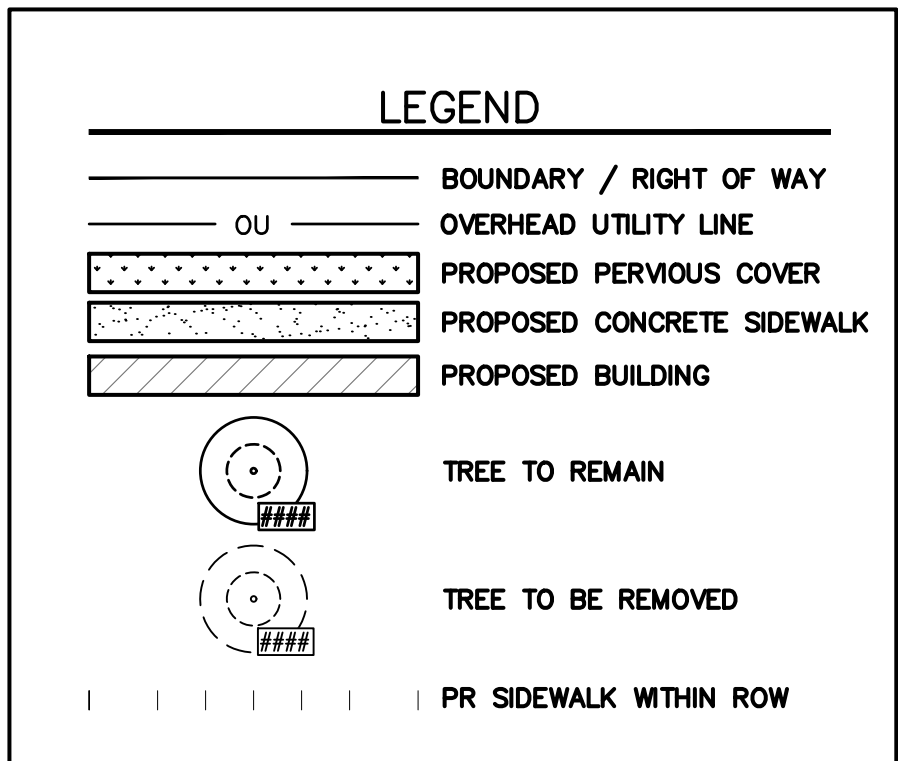
- EXCEPTIONS TO FENCING ALONG THE CRZ:
- IF APPROVED BY THE CITY FORESTER, EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DISCIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL.
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX (6) FEET TO THE BUILDING, PROVIDED THAT THE FENCE DOES NOT ENDOURCH INTO THE CRZ BY SIX (6) FEET MEASURED FROM THE BASE OF THE TREE, AND FENCING REMAINS A MINIMUM OF FIVE (5) FEET FROM THE BASE OF THE TREE.
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY FORESTER TO DISCUSS ALTERNATIVES.
 - WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING.
 - WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 4-8 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
 - WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN DAMAGE TO THE FINE, WATER ABSORBING ROOTS, SUPPLEMENT WATERING SHALL BE REQUIRED:
 - TREES SHALL BE WATERED ONCE EVERY TWO WEEKS DURING PERIODS OF HOT, DRY WEATHER.
 - TREE CROWNS ARE TO BE SPRAYED WITH WATER TO REDUCE DUST ACCUMULATION ON LEAVES.
 - A SCHEDULED WATERING CONTRACT SHALL BE REQUIRED PRIOR TO THE START OF CONSTRUCTION.
 - PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS. THE CONTRACTOR SHALL CONTACT THE CITY FORESTER OR ADMINISTRATOR FOR SUPERVISION.
 - ALL GRADING WITHIN PROTECTED ROOT ZONES AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO TWO (2) FEET BEHIND THE GRADE CHANGE AREA.
 - A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH FENCE. THE SIGN SHALL BE A MINIMUM OF 16 X 24 INCHES.

FOR QUESTIONS CONCERNING THIS PLAN, PLEASE CONTACT THE DEVELOPMENT SERVICES CENTER.		CITY OF PFLUGERVILLE		DWG. #FP-02b	TP02b.DWG
ISSUE DATE:	REVISIONS:	TYPE II TREE PROTECTION - (MODIFIED) CHAIN LINK FENCE			
DATE:	APPROVED:	DATE:	APPROVED:	DATE:	APPROVED:
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS				

STANDARD TREE PRESERVATION NOTES

- TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED.
- ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
- TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN TRENCHING OR SOIL BUILD-UP WITHIN TREE CRZ'S OR DRIPLINES.
- TREE PROTECTION FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES AND BE PLACED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRZ, WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST OR ADMINISTRATOR.
 - WOUNDS TO EXPOSED ROOTS, TRUNKS, OR LIMBS BY MECHANICAL EQUIPMENT
 - OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING AND FIRES.
- EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL.
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST TO DISCUSS ALTERNATIVES.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 6 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.

TREE LIST	
100*	14" PECAN
101*	18.5" PECAN
102*	19.5" ASH
103	25.5" PECAN
104	33" OAK (M 22.5", 21")
*TREES TO BE REMOVED	



NO.	DATE	DESCRIPTION

956.251.5146

FIRM REG# F-22686

MILIAN
ENGINEERING
CONSULTING

STATE OF TEXAS
G. MAXIMILIANO MARTINEZ
137584
LICENSED PROFESSIONAL ENGINEER

LOT 1, BLOCK 1, 6966 COMMERCIAL PARK ADDITION
PRELIMINARY PLAN ONLY - NOT FOR RECORDATION
1719 ROWE LN, PFLUGERVILLE, TRAVIS COUNTY, TEXAS 78660

TREE PRESERVATION PLAN

SHEET

7 OF 7

2022-10-PP