

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

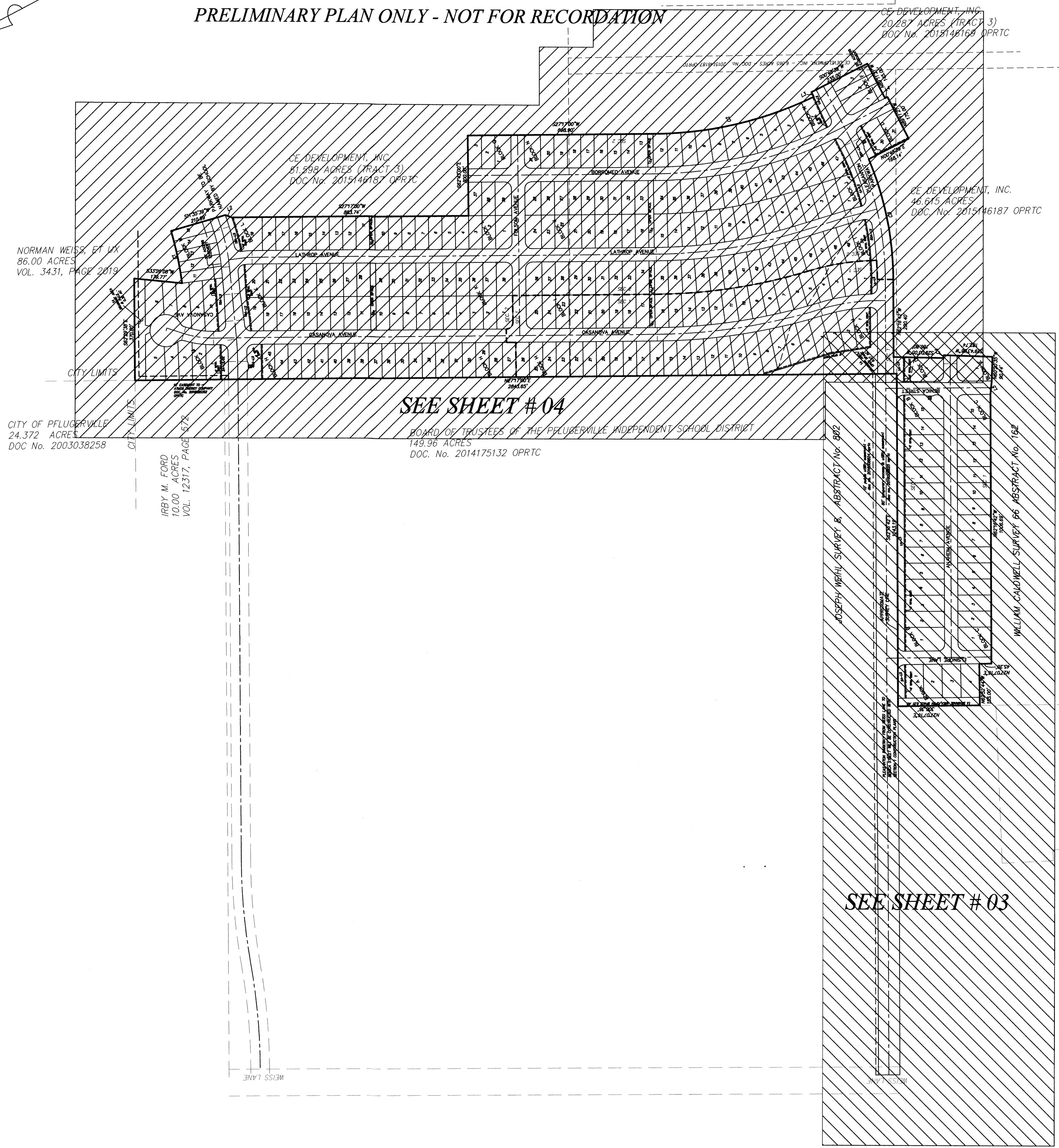
NON-SF LOTS				
LOT	BLOCK	AREA	DESCRIPTION	TYPE
1A	A	0.21 AC	DRAINAGE AREA/OPEN SPACE	PUBLIC
2A	A	3,043 S.F.	ACCESS/LANDSCAPE	PUBLIC
1A	B	23,758 S.F.	LANDSCAPE	PRIVATE
1A	D	2,883 S.F.	LANDSCAPE	PRIVATE
30A	D	2,952	LANDSCAPE	PRIVATE
1A	H	0.67 AC	DRAINAGE AREA/OPEN SPACE	PUBLIC
45A	H	6,672 S.F.	LANDSCAPE	PRIVATE
1A	I	2,383 S.F.	LANDSCAPE	PRIVATE
16A	I	2,500 S.F.	OPEN SPACE	PUBLIC
34A	I	2,500 S.F.	OPEN SPACE	PRIVATE
50A	I	3,014 S.F.	LANDSCAPE	PRIVATE
1A	J	5,222 S.F.	LANDSCAPE	PRIVATE
15A	J	5,000 S.F.	OPEN SPACE	PRIVATE
10A	K	5,000 S.F.	OPEN SPACE	PRIVATE
19A	K	5,042 S.F.	LANDSCAPE	PRIVATE
10A	L	2,500 S.F.	OPEN SPACE	PRIVATE
19A	L	2,643 S.F.	LANDSCAPE	PRIVATE
1A	M	3,168 S.F.	DRAINAGE AREA & P.U.E.	PUBLIC
2A	M	0.35 AC	LANDSCAPE & D.E.	PUBLIC
10A	M	5,122 S.F.	LANDSCAPE	PRIVATE
1A	N	3,106 S.F.	LANDSCAPE	PRIVATE
12A	N	2,500 S.F.	OPEN SPACE	PRIVATE

SHEET 1 OF 15 SHEETS

CARMEL WEST PHASE I, SECTIONS 1 & 2

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

- LEGEND**
- RIGHT OF WAY
 - CENTER LINE
 - LOT LINE
 - BOUDARY LINE
 - HIKE & BIKE TRAIL
 - 100 YEAR FLOODPLAIN
 - PHASE LINE
 - SIDEWALK
 - ☒ = NEIGHBORHOOD MAILBOX UNIT
 - PUE = PUBLIC UTILITY EASEMENT
 - ROW = RIGHT OF WAY
 - OS = OPEN SPACE
 - LS = LANDSCAPE
 - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

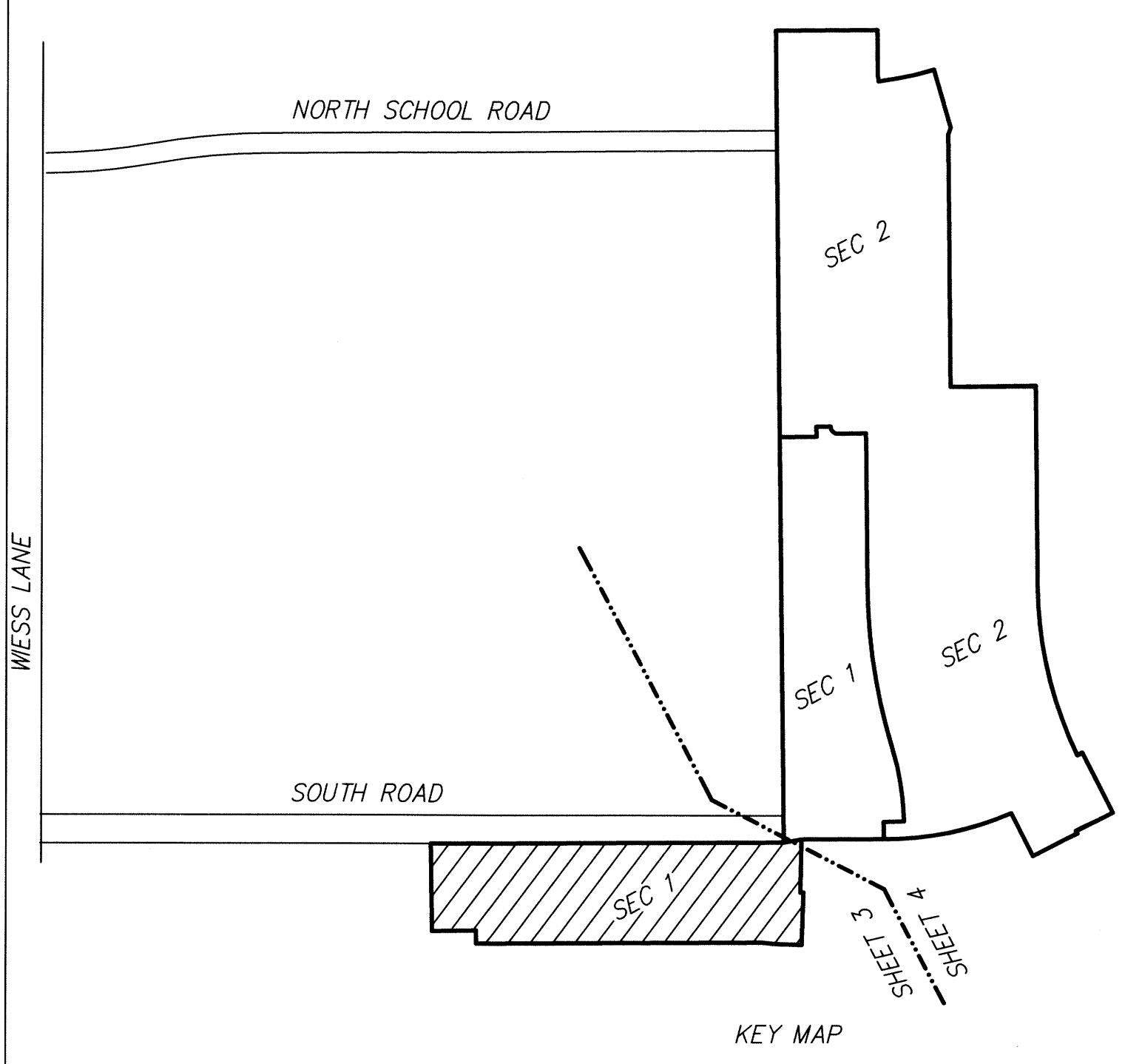


J. Keith Collins
J. KEITH COLLINS
REGISTERED PROFESSIONAL ENGINEER No. 80579
7/28/16

DIMENSIONS AND PHASING PLAN

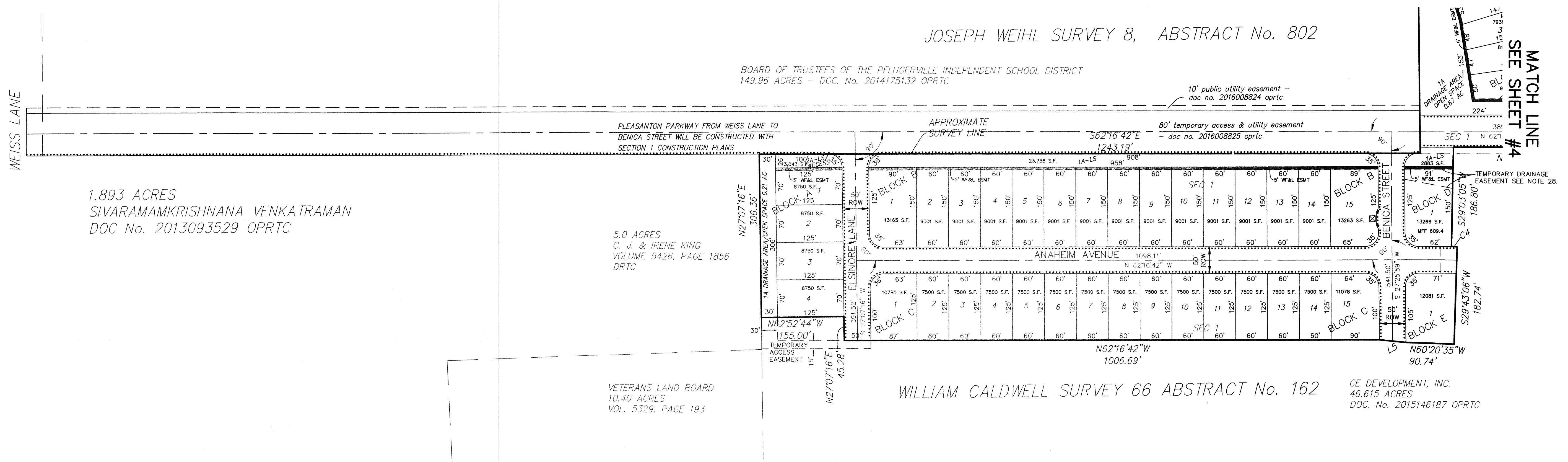
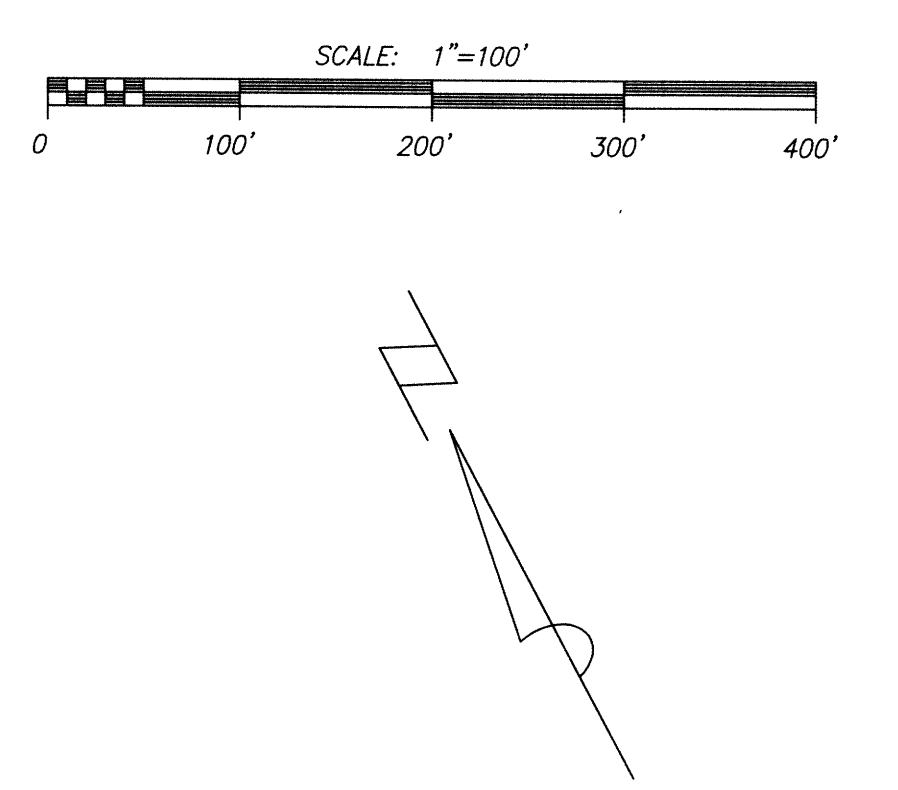
DATE: FEB 15, 2016 SCALE: 1"=200'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4793 FAX: (512) 836-4817

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CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD	TANGENT
C2	1395.00'	614.58'	25°14'32"	S14°39'44"W	609.62'	312.36'
C3	1165.00'	461.63'	22°42'12"	S73°37'48"E	458.62'	233.88'
C4	925.00'	10.77'	0°40'01"	N60°36'54"W	10.77'	5.38'

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.88	S20°16'32"W
L2	25.38	S47°28'19"W
L3	19.68	S89°11'21"E
L4	10.00	S00°48'39"W
L5	50.29	N56°25'31"W



- LEGEND**
- RIGHT OF WAY
 - CENTER LINE
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 - HIKE & BIKE TRAIL
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 - WF&L ESMT
 - ☒ = NEIGHBORHOOD MAILBOX UNIT
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 - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - WF&L ESMT = WALL, FENCE AND LANDSCAPE EASEMENT

CARMEL WEST PHASE I

SECTIONS 1 & 2

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

CE DEVELOPMENT, INC.
46.615 ACRES
DOC. No. 2015146187 OPRTC

J. KEITH COLLINS
REGISTERED PROFESSIONAL ENGINEER No. 80579

10/12/16

DIMENSIONS AND PHASING PLAN

DATE: FEB 15, 2016 SCALE: 1"=100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
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CITY OF PFLUGERVILLE
24.372 ACRES
DOC No. 2003038258

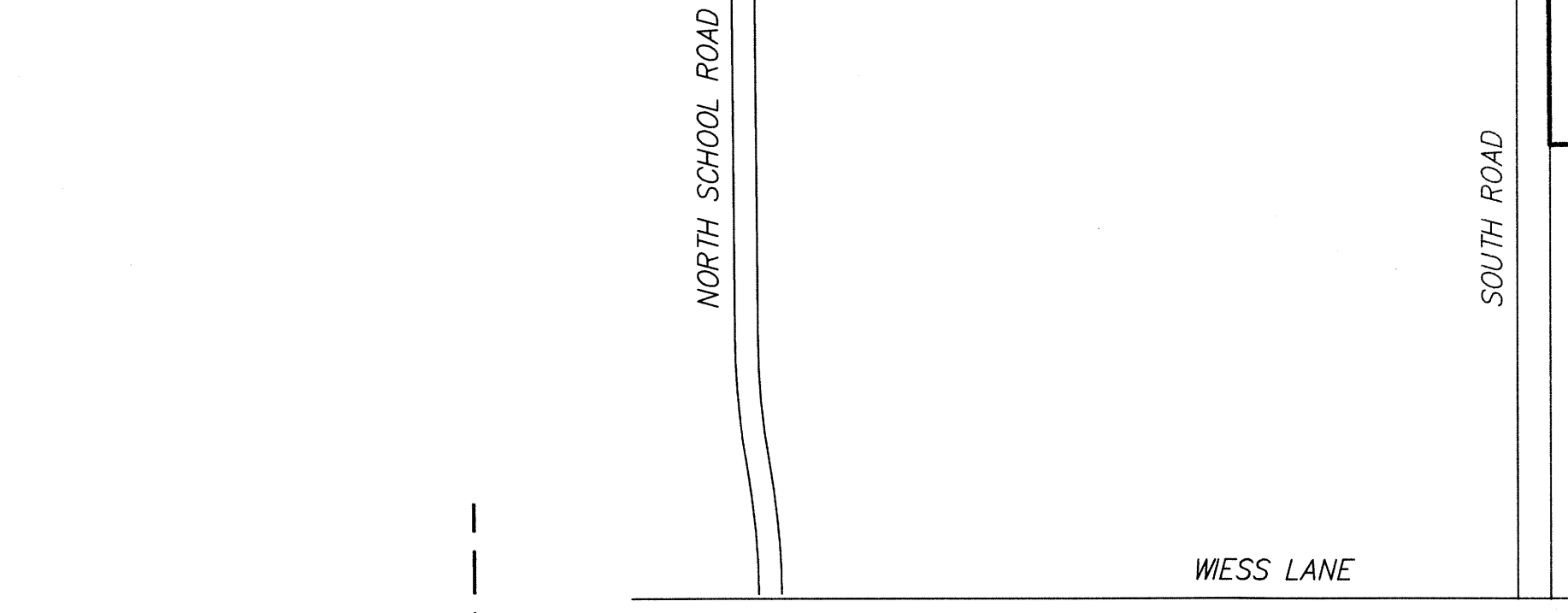
CITY LIMITS

NORMAN WEISS, ET UX
86.00 ACRES
VOL. 3431, PAGE 2019

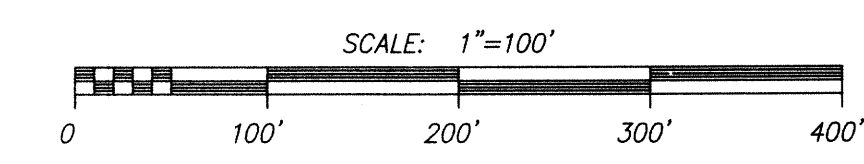
15' EASEMENT TO
ATMOS ENERGY COMPANY
DOC. No. 2016025352
OPRTC

CE DEVELOPMENT, INC.
51.598 ACRES (TRACT 3)
DOC No. 2015146187 OPRTC

KEY MAP



- LEGEND**
- RIGHT OF WAY
 - CENTER LINE
 - LOT LINE
 - BOUDARY LINE
 - HIKE & BIKE TRAIL
 - 100 YEAR FLOODPLAIN
 - PHASE LINE
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 - WF&L ESMT
 - ☒ = NEIGHBORHOOD MAILBOX UNIT
 - PUE = PUBLIC UTILITY EASEMENT
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 - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - WF&L ESMT = WALL, FENCE AND LANDSCAPE EASEMENT



SW CORNER OF JOHN LIESSE SURVEY 18
ABSTRACT No. 406 & SE CORNER OF JOSEPH
WEIHL SURVEY 8 ABSTRACT No. 802

CE DEVELOPMENT, INC.
20.287 ACRES (TRACT 3)
DOC No. 2015146169 OPRTC

CE DEVELOPMENT, INC.
46.615 ACRES
DOC. No. 2015146187 OPRTC

BOARD OF TRUSTEES OF THE PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT
149.96 ACRES
DOC. No. 2014175132 OPRTC

CARMEL WEST PHASE I SECTIONS 1 & 2

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

LOT	ELEV.
1-1	
2-1	
3-1	
4-1	
5-1	
6-1	
48-1	
49-1	
50-1	

DIMENSIONS AND PHASING PLAN

DATE: FEB 15, 2016 SCALE: 1"=100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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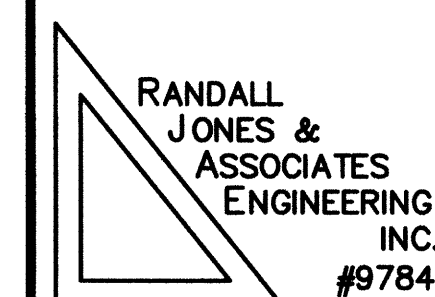
SEE SHEET #3

KEITH COLLINS
REGISTERED PROFESSIONAL ENGINEER No. 80579



_____ P635 _____ = PROPOSED MJR CONTOUR
 _____ P632 _____ = PROPOSED MNR CONTOUR
 - - - - - 620 - - - - - = EXISTING MJR CONTOUR
 - - - - - 614 - - - - - = EXISTING MNR CONTOUR

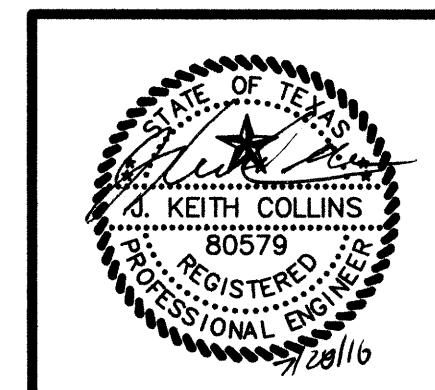
1. There are no protected trees within the limits of this Preliminary Plat.
2. Existing conditions - there are no existing improvements within the limits of this Preliminary Plat.
3. Existing contours are at 2' intervals. Proposed contours are at 1' intervals.

[illegible]

2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793

PROJECT: CARMEL WEST PHASE I, SECTIONS 1 & 2

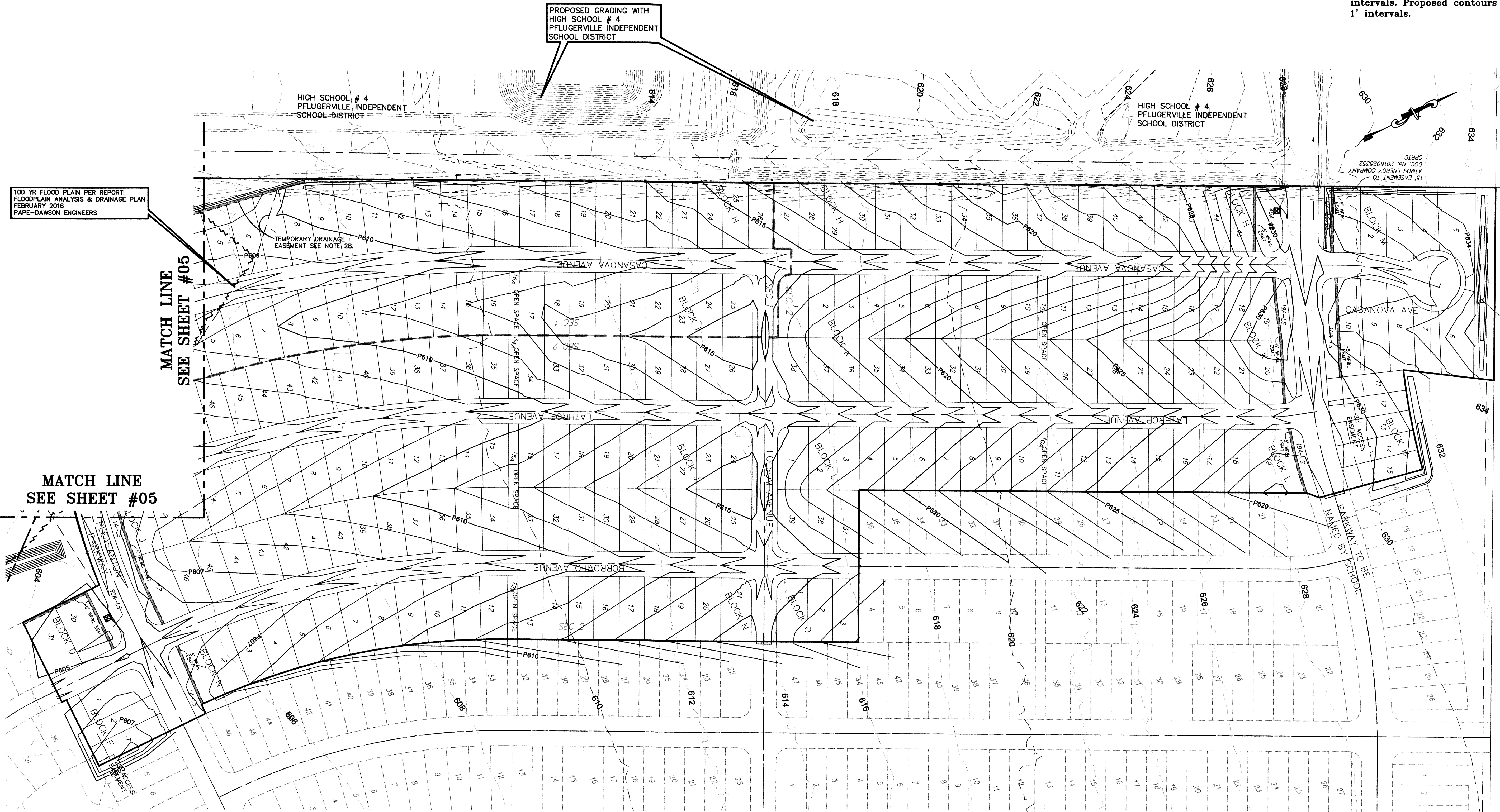
SHEET: EXISTING CONDITIONS & PROPOSED GRADING PLAN SHEET



DATE:	02/2016
DRAWN:	
CHECKED:	
FILE:	1575
SCALE	1"=100'

SHEET
05

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100 YR FLOOD PLAIN PER REPORT:
FLOODPLAIN ANALYSIS & DRAINAGE PLAN
FEBRUARY 2016
PAPE-DAWSON ENGINEERS

LEGEND

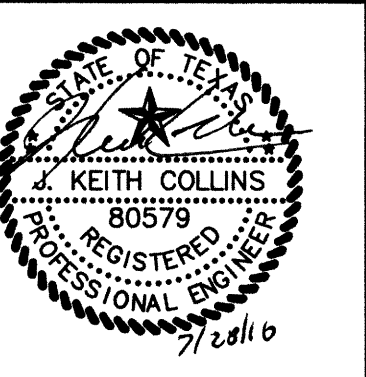
- P635 = PROPOSED MJR CONTOUR
- P632 = PROPOSED MNR CONTOUR
- 620 = EXISTING MJR CONTOUR
- 614 = EXISTING MNR CONTOUR

- Notes:
- There are no protected trees within the limits of this Preliminary Plat.
 - Existing conditions - there are no existing improvements within the limits of this Preliminary Plat.
 - Existing contours are at 2' intervals. Proposed contours are at 1' intervals.

NO.	DATE	DESCRIPTION	BY

RANDALL JONES & ASSOCIATES ENGINEERING INC.
#9784
2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793

PROJECT: CARMEL WEST PHASE I, SECTIONS 1 & 2
SHEET: EXISTING CONDITIONS & PROPOSED GRADING PLAN SHEET



DATE:	02/2016
DRAWN:	
CHECKED:	
FILE:	1575
SCALE:	1"=100'

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LEGEND

- = FLOODPLAIN REPORT
- - - = FLOODPLAIN PROPOSED
- - - = FLOODPLAIN FEMA

WEISS LANE

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

SCALE 1" = 100'

101.89 ACRES

REFERENCE:
ENGINEER'S SUMMARY LETTER with SUBURBAN WATERSHED
PROJECT REPORT CREATED FOR PFLUGERVILLE
INDEPENDANT SCHOOL DISTRICT BY GILL ENGINEERING
ASSOCIATES, INC., SIGNED BY VICTOR M. GIL P.E.,
DATE LAST REVISED FEBRUARY 11, 2016
EXISTING UNDEVELOPED Q100: 460 CFS

PROPOSED
25 YR = 287.73 cfs
100 YR = 402.71 cfs

99.63 ACRES

REFERENCE:
ENGINEER'S SUMMARY LETTER with SUBURBAN WATERSHED
PROJECT REPORT CREATED FOR PFLUGERVILLE
INDEPENDANT SCHOOL DISTRICT BY GILL ENGINEERING
ASSOCIATES, INC., SIGNED BY VICTOR M. GIL P.E.,
DATE LAST REVISED FEBRUARY 11, 2016
EXISTING UNDEVELOPED Q100: 422 CFS

PROPOSED
25 YR = 270.49 cfs
100 YR = 366.70 cfs

EX11
25 YR = 18.67 cfs
100 YR = 29.53 cfs

EX62
25 YR = 96.48 cfs
100 YR = 153.23 cfs

PROPOSED
100 YR FLOOD PLAIN

FEMA FLOOD INSURANCE RATE MAP
PANEL # 48453C0290J FOR TRAVIS
COUNTY, EFFECTIVE AUGUST 18, 2014.

100 YR FLOOD PLAIN PER REPORT:
FLOODPLAIN ANALYSIS & DRAINAGE PLAN
FEBRUARY 2016, BY: LONNIE L. ANDERSON, P.E.
PAPE-DAWSON ENGINEERS

ELSINORE LANE

11.01 ACRES

EX11

ANAHIM AVENUE

BENICA STREET

62.29 ACRES

EX62

CASANOVA AVENUE

LATHROP AVENUE

LATHROP AVENUE

BORROMEO AVENUE

RATIONAL METHOD DRAINAGE AREA CALCULATIONS

Drainage Sub-Basin (#)	Drainage Area Size (ac)	Sheet Flow Over Land Surfaces		Shallow Concentrated Flow Over Land Surfaces		Concentrated Flow				Manning's n			Time of Concn. (min)	Intensity, I In/hr			Imperv Cover %	Composite "C"			Total Runoff (cfs)			REMARKS
		Length	Slope	Length	Slope	Street		Channel / Swale Distance	Velocity	Sheet	SCF Unpaved	SCF Paved		(2 Yr)	(25 Yr)	(100 Yr)		(2 Yr)	(25 Yr)	(100 Yr)	(2 Yr)	(25 Yr)	(100 Yr)	
						Length	Slope																	
EX62	62.29	100	0.8%			2800	1.2%			0.150	0.150	0.015	34	2.47	4.56	6.00		0.25	0.34	0.41	38.48	153.23	153.23	EXISTING / UNDEVELOPED FLOWS
EX11	11.01	100	0.4%			920	0.4%			0.150	0.150	0.015	29	2.72	4.99	6.54		0.25	0.34	0.41	7.48	18.67	29.53	EXISTING / UNDEVELOPED FLOWS

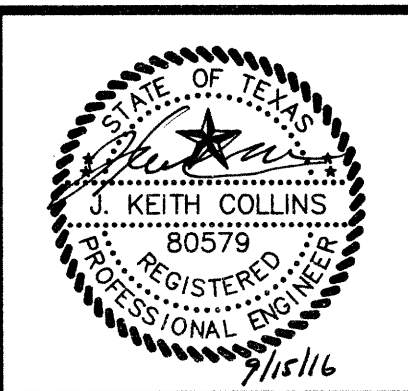
NO.	DATE	DESCRIPTION	BY

RANDALL JONES & ASSOCIATES ENGINEERING INC. #9784

2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793

PROJECT: CARMEL WEST PHASE 1, SECTIONS 1 & 2

SHEET: DRAINAGE PLAN - PRELIMINARY EXISTING CONDITIONS



DATE: MARCH 2016

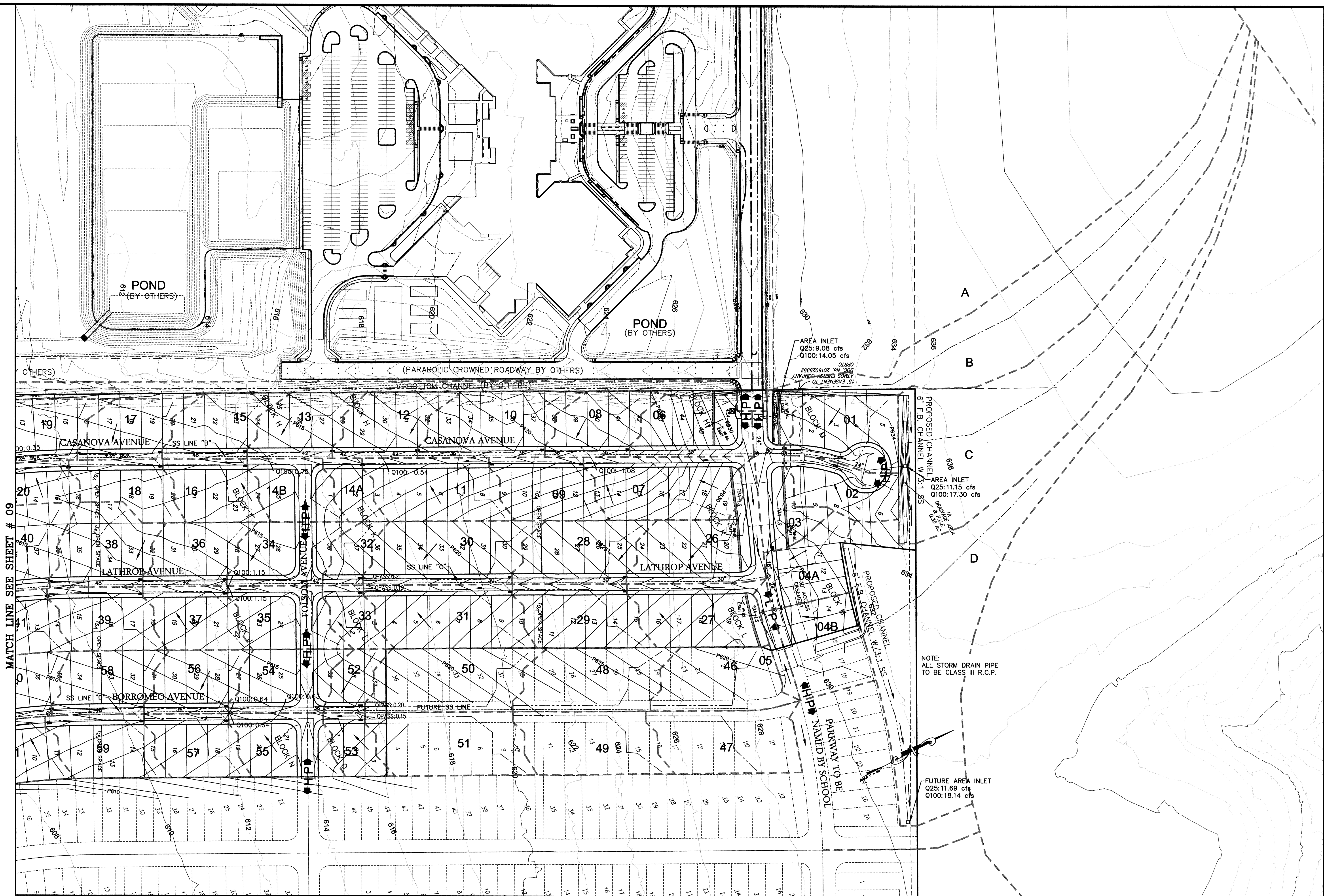
DRAWN: EPAN mas

CHECKED: JKC

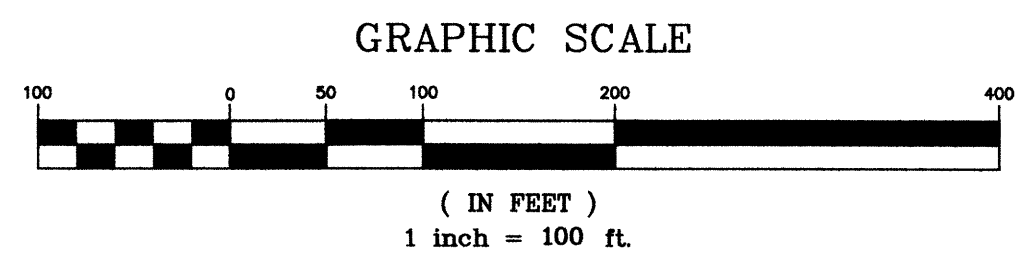
FILE: 1575

SCALE 1" = 200'

SHEET 07



= TC PATHS



NO.	DATE	DESCRIPTION	BY

RANDALL JONES & ASSOCIATES ENGINEERING INC.
#9784

2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793

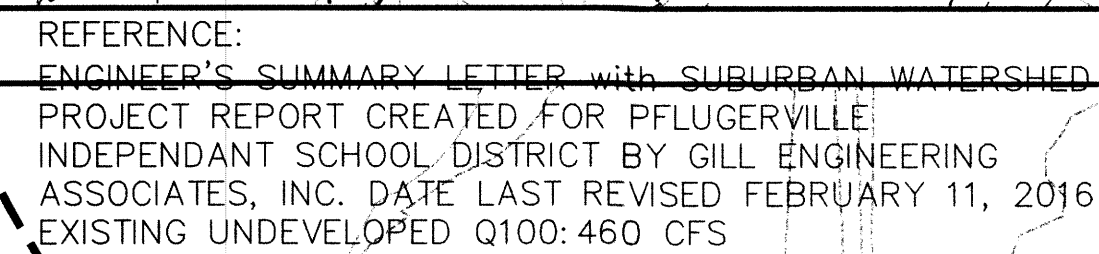
PROJECT: CARMEL WEST PHASE 1, SECTIONS 1 & 2

SHEET: DRAINAGE PLAN - PRELIMINARY PROPOSED CONDITIONS

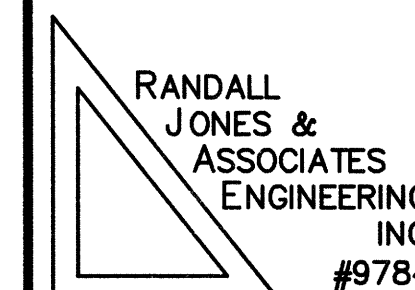
J. KEITH COLLINS
80579
REGISTERED PROFESSIONAL ENGINEER
12/31/16

DATE:	MARCH 2016
DRAWN:	EPAN mgs
CHECKED:	JKC
FILE:	1575
SCALE	1" = 100'

PROPOSED:
TRAPEZOIDAL CHANNEL
GRASS LINED (MANNINGS n: 0.04)
SLOPE: 1.00%
Q100: 430.6 CFS
Df100: 4.3
V100: 6.37

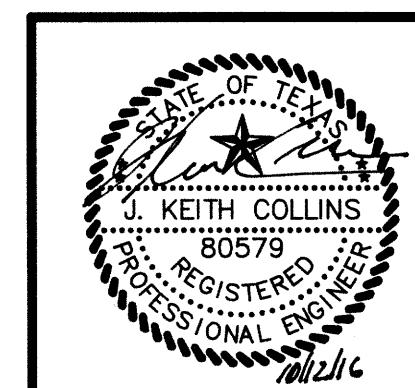


REFERENCE:
ENGINEER'S SUMMARY LETTER with SUBURBAN WATERSHED
PROJECT REPORT CREATED FOR PFLUGERVILLE
INDEPENDANT SCHOOL DISTRICT BY GILL ENGINEERING
ASSOCIATES, INC. DATE LAST REVISED FEBRUARY 11, 2016
EXISTING UNDEVELOPED Q100: 422 CFS

[illegible]

2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793

PROJECT: CARMEL WEST PHASE 1, SECTIONS 1 & 2



DATE: MARCH 2016

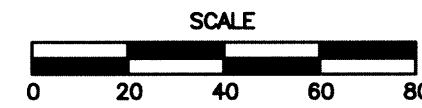
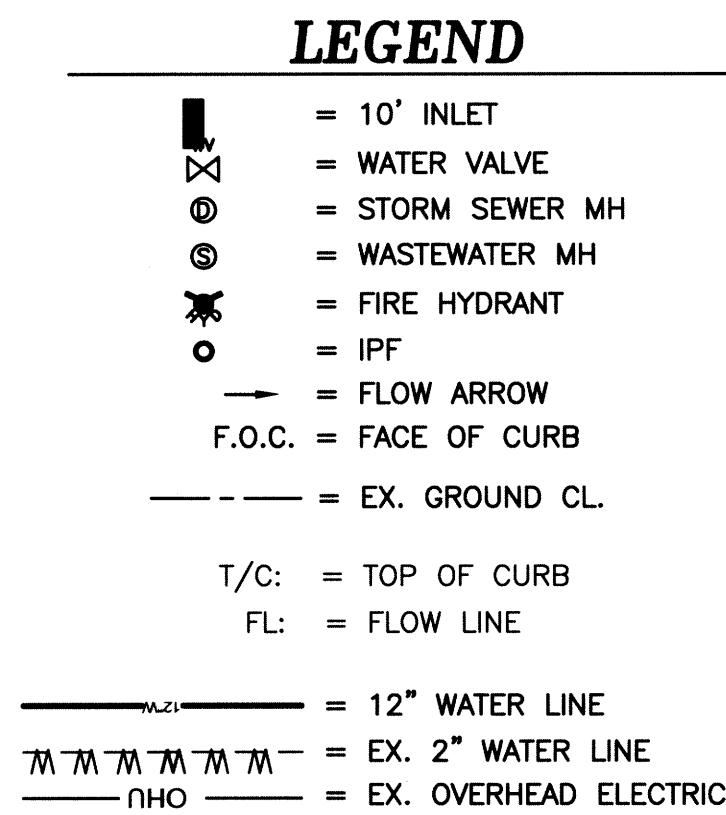
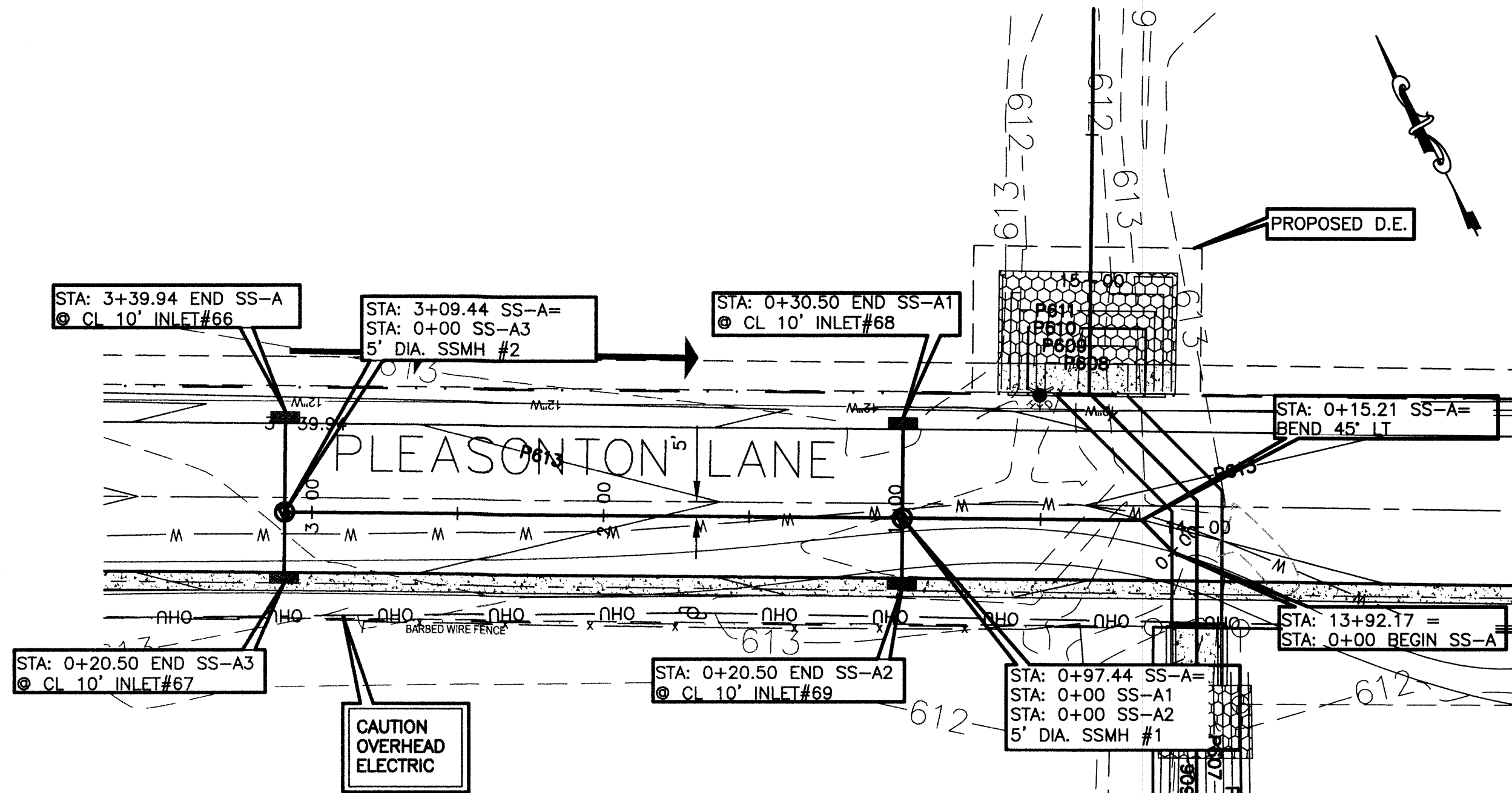
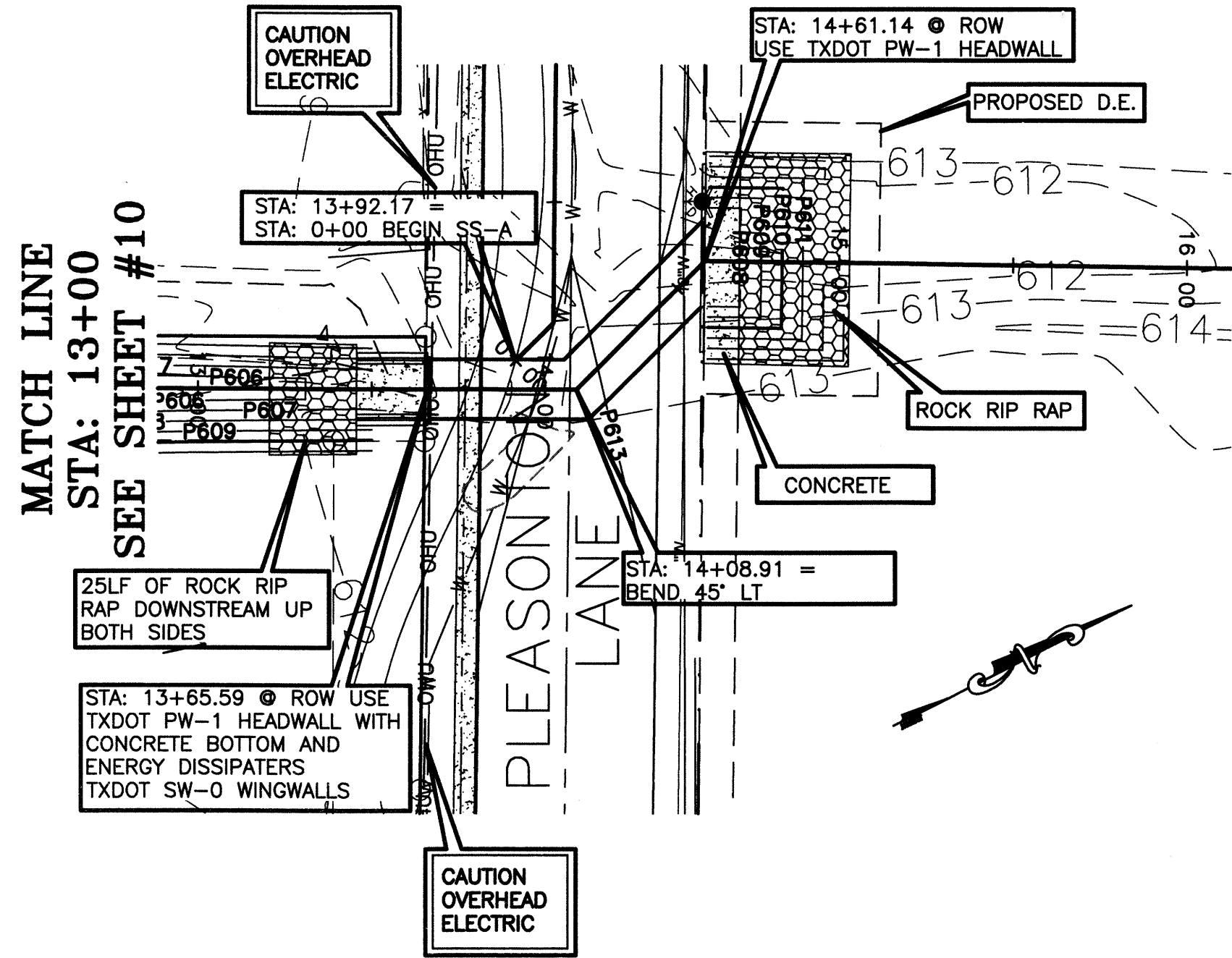
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CHECKED: JKC

FILE:	1575
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SCALE 1" = 100'

SHEET

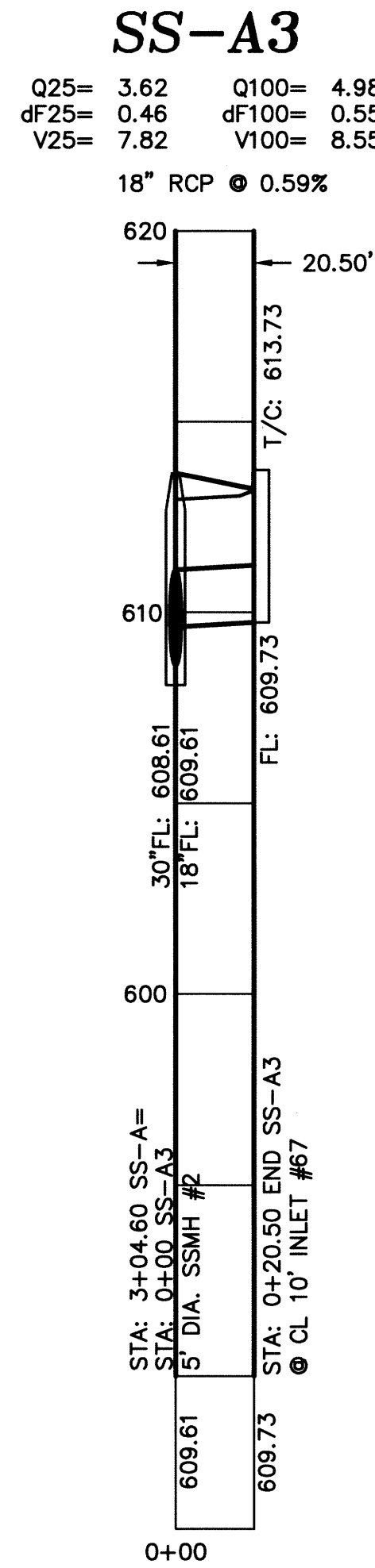
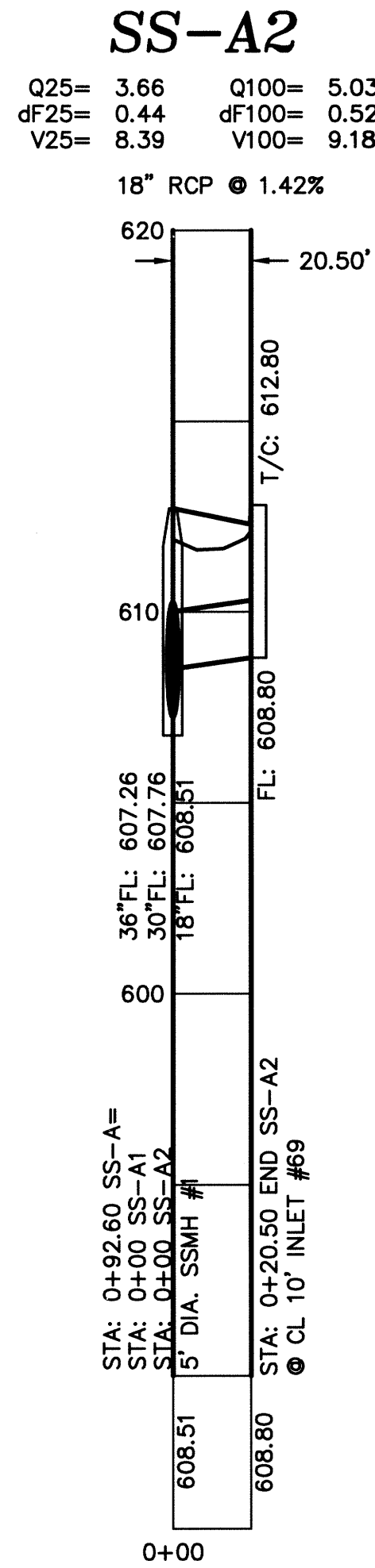
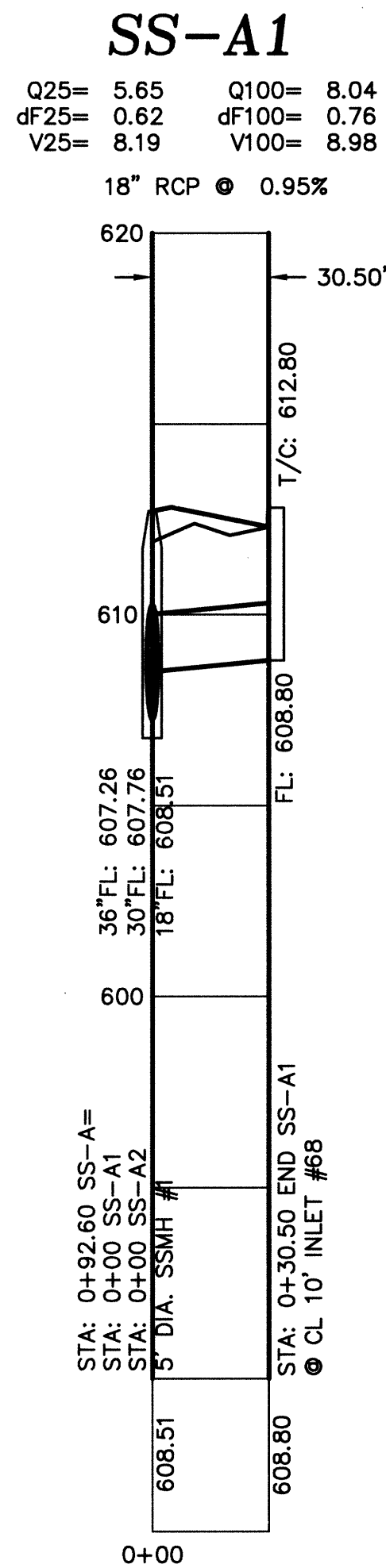
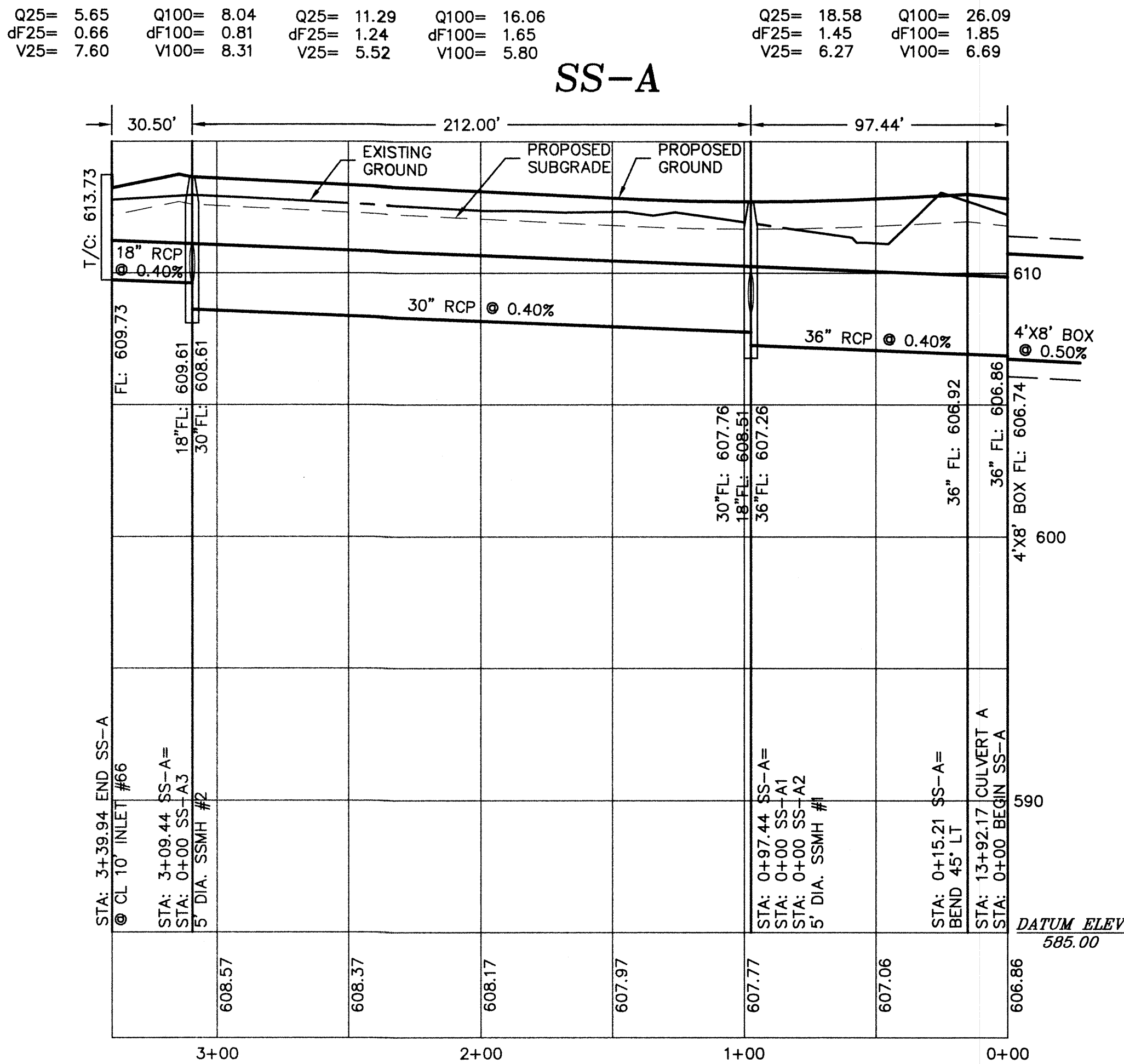
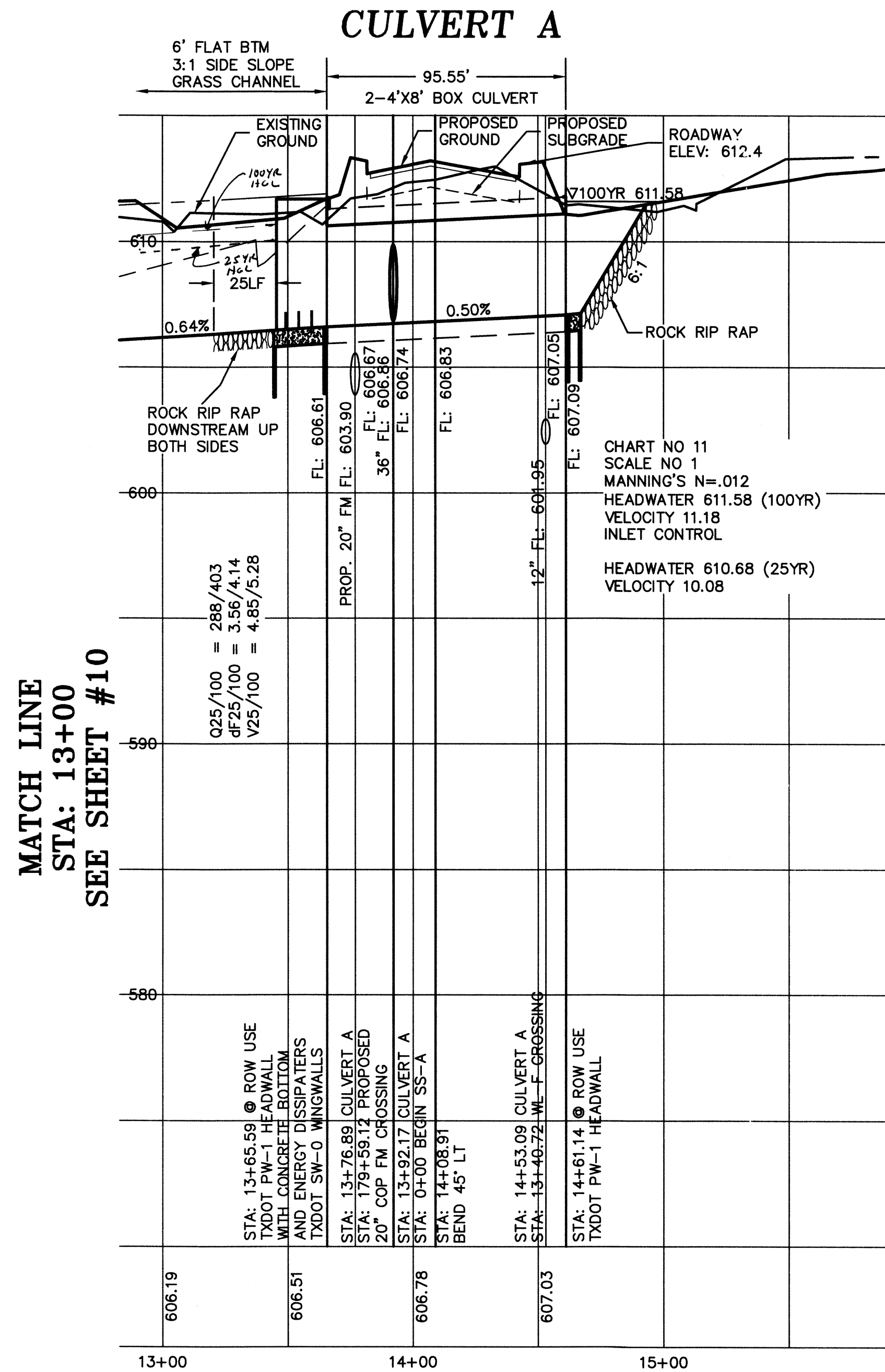


- NOTES:
- CONCRETE RIPRAP SHALL BE 6" THICK WITH 6"x6"x6 WMM AND A 6"x18" TOE ALL AROUND.
 - TYPICAL SIDESLOPE RIPRAP ELEVATIONS SHALL EXTEND TO TOP OF BANK LEFT & RIGHT. TIE SIDESLOPE RIPRAP TO DROP RIPRAP WITH #4 BARS 12" O.C. WITH 18" LAP.
 - DUMP ROCK SHALL BE OF 8-12" MORTARED STONE IN A LAYER 18" DEEP.

NO.	DATE	DESCRIPTION	BY

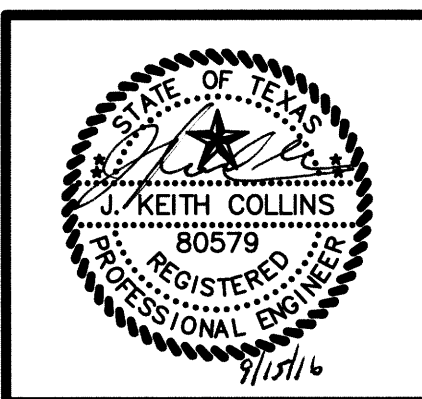
RANDALL
JONES &
ASSOCIATES
ENGINEERING
INC.
#9784

2900 JAZZ ST.
ROUND ROCK, TX
78664 (512) 836-4793



PROJECT: PLEASANTON LANE

SHEET: CHANNEL 'A' 2 OF 2 & STORM SEWER SYSTEM "A"



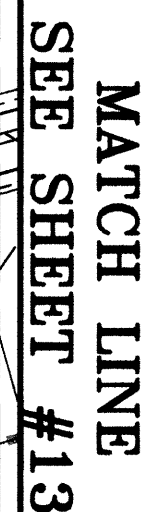
DATE: AUG 2016

DRAWN: JET

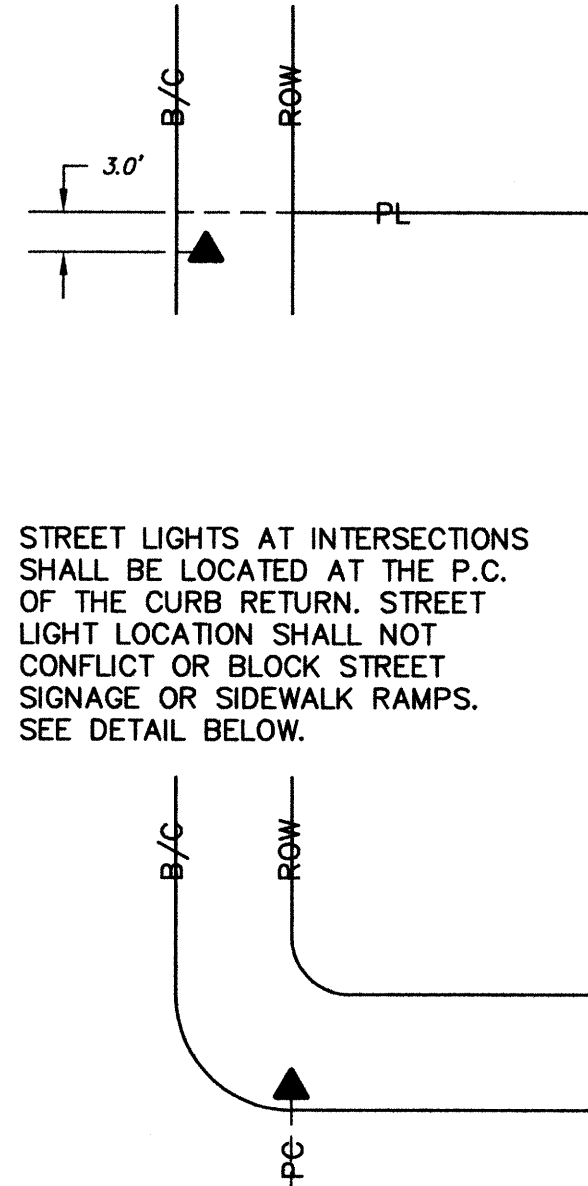
CHECKED:

FILE: 2446

SCALE 1"=40'H 1"=4'V



STREET LIGHTS AT INTERSECTIONS SHALL BE LOCATED AT THE P.C. OF THE CURB RETURN. STREET LIGHT LOCATION SHALL NOT CONFLICT OR BLOCK STREET SIGNAGE OR SIDEWALK RAMPS. SEE DETAIL BELOW.



 = STORM SEWER MANHOLE
 = CURB INLET
 = WASTEWATER MANHOLE
 = WATER VALVE
 = FIRE HYDRANT
 = STREET LIGHT

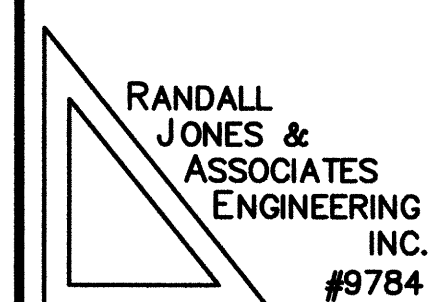
 = SINGLE WASTEWATER SERVICE
 = DOUBLE WASTEWATER SERVICE
 = SINGLE WATER SERVICE
 = DOUBLE WATER SERVICE

 = 12" WATER LINE
 = 8" WATER LINE
 = WW LINE

1) ALL STREET LIGHT LUMINARIES TO BE
DOWNCAST AND FULL CUT-OFF TYPE.
LUMINAIRE TO BE HIGH PRESSURE SODIUM.
DROP DOWN LENS IS PROHIBITED. STREETLIGHTS
TO BE INSTALLED AND OPERATIONAL PRIOR TO
CONSTRUCTION ACCEPTANCE.

2) Per SECTION 2.2.2 OF THE CARMEL DEVELOPMENT AGREEMENT, THE DEVELOPER IS NOT REQUIRED TO INSTALL STREET LIGHTS FOR THE SOUTH ROAD OUTSIDE OF CARMEL SUBDIVISION.

3) OVERHEAD ELECTRIC TO BE TERMINATED
ALONG THE SOUTH ROAD AT THE SUBDIVISION
BOUNDARY.

[illegible]

2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793

CARMEL WEST PHASE I, SECTIONS 1 & 2

SHEET: ILLUMINATION PLAN SHEET



DATE: 02/2016

DRAWN:

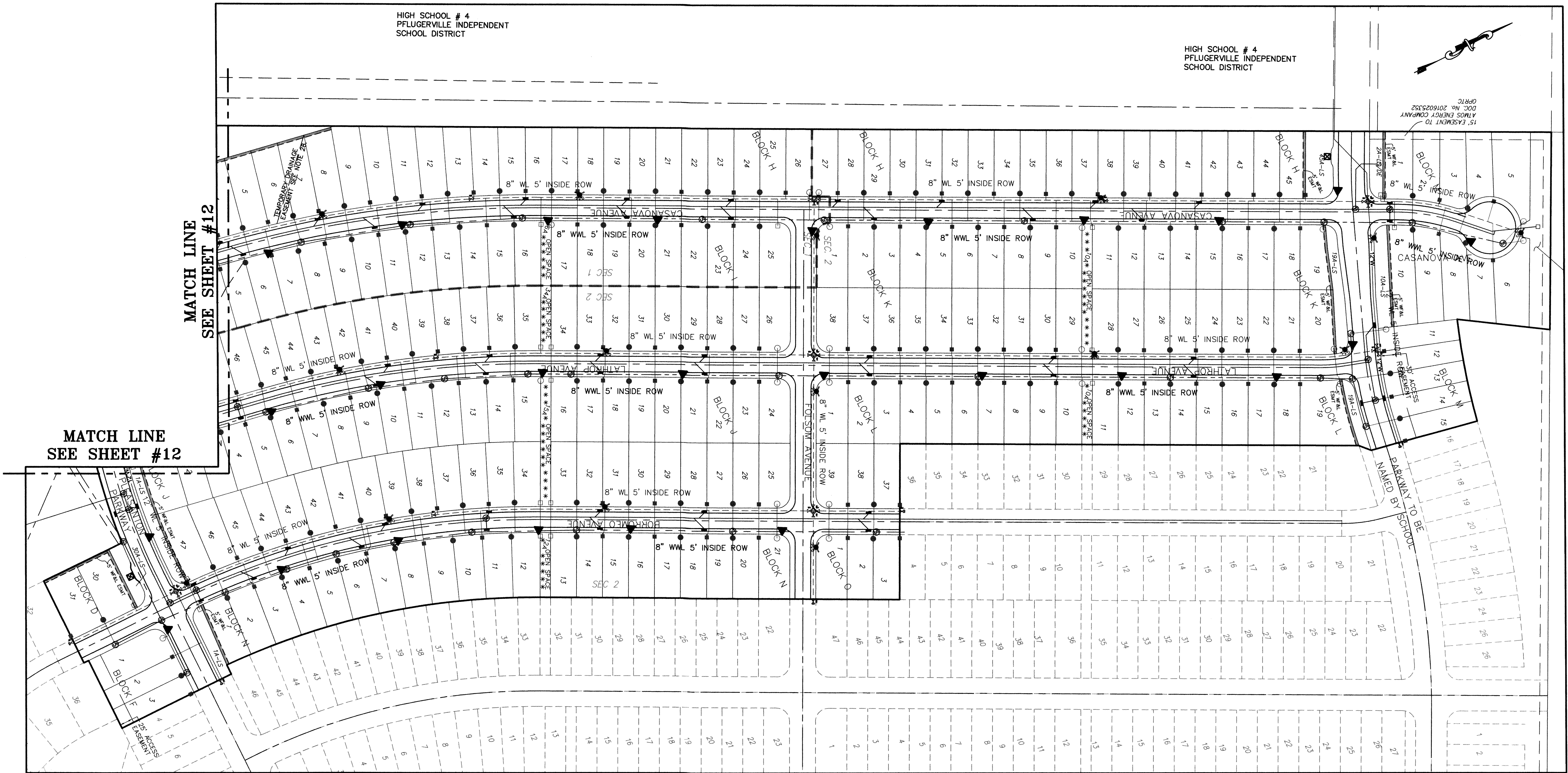
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FILE: 1575

SCALE 1"=100'

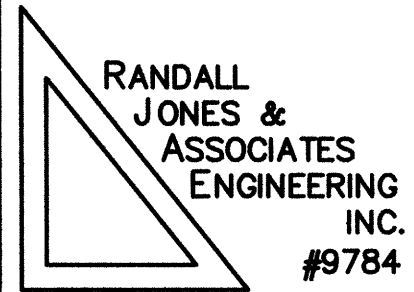
SHEET

12



1) ALL STREET LIGHT LUMINAIRES TO BE
DOWNCAST AND FULL CUT-OFF TYPE.
LUMINAIRE TO BE HIGH PRESSURE SODIUM.
DROP DOWN LENS IS PROHITED. STREETLIGHTS
TO BE INSTALLED AND OPERATIONAL PRIOR TO
CONSTRUCTION ACCEPTANCE.

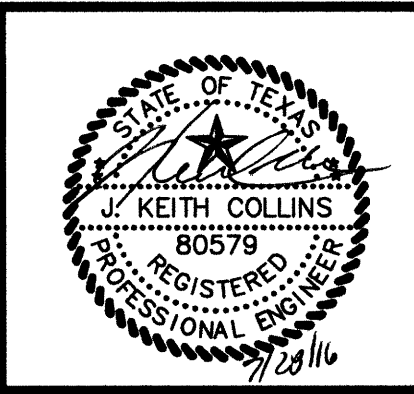
- # LEGEND
-
-
- | | |
|---|-----------------------------|
|  | = STORM SEWER MANHOLE |
|  | = CURB INLET |
|  | = WASTEWATER MANHOLE |
|  | = WATER VALVE |
|  | = FIRE HYDRANT |
|  | = STREET LIGHT |
|  — | = SINGLE WASTEWATER SERVICE |
|  — | = DOUBLE WASTEWATER SERVICE |
|  — | = SINGLE WATER SERVICE |
|  — | = DOUBLE WATER SERVICE |
|
——— 12" W ——— = 12" WATER LINE | |
|
- - - - - 8" W ——— = 8" WATER LINE | |
|
- - - - - WW ——— = WW LINE | |

[illegible]

2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793

PROJECT: CARMEL WEST PHASE I, SECTIONS 1 & 2

SHEET: ILLUMINATION PLAN SHEET



DATE: 02/2016

DRAWN:

CHECKED:

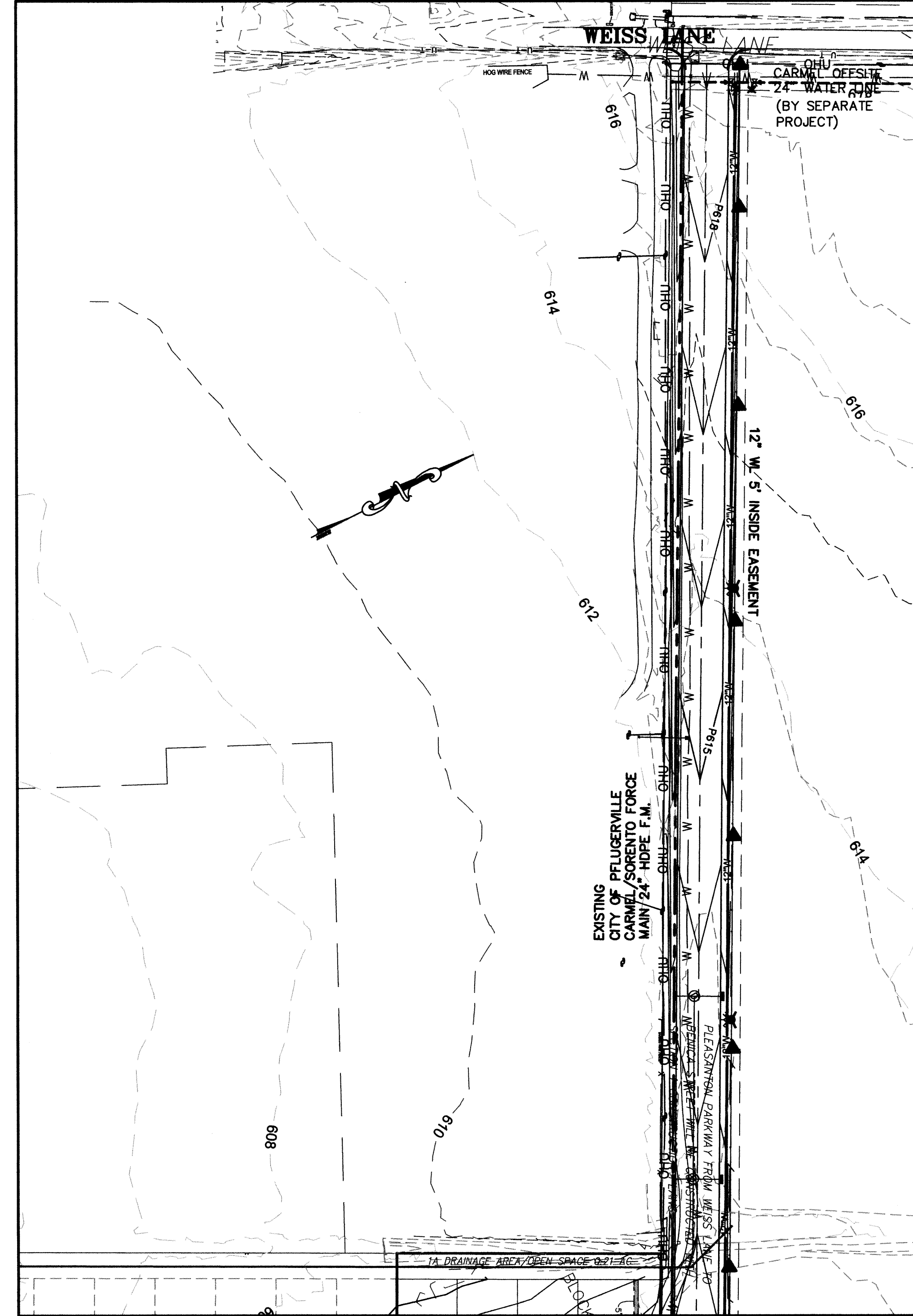
FILE: 1575

SCALE 1"=100'

SHEET

13

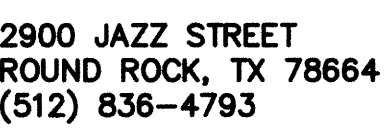
**MATCH LINE
SEE SHEET #15**



Notes:

1. Pipe material for water mains shall be PVC DR14 (AWWA C-900, min class 305), or Ductile Iron (AWWA C-100, min 150). Water services (2" or less) shall be polyethylene tubing (200 psi, DR9).
2. Pipe material for pressure wastewater mains shall be PVC (AWWA C-900, min. class 150) or Ductile Iron (AWWA C-100, min. class 150). Pipe material for gravity wastewater mains shall be PVC (SDR 26). SDR-35 wastewater is not allowed in the right of way or public easement.
3. Temporary blow-off valves will be installed at the end of all temporary dead-end water mains.

 = STORM SEWER MANHOLE
 = CURB INLET
 = WASTEWATER MANHOLE
 = WATER VALVE
 = FIRE HYDRANT
 = STREET LIGHT
 = SINGLE WASTEWATER SERVICE
 = DOUBLE WASTEWATER SERVICE
 = SINGLE WATER SERVICE
 = DOUBLE WATER SERVICE
 = 12" WATER LINE
 = 8" WATER LINE
 = WW LINE

[illegible]

CARMEL WEST PHASE I, SECTIONS 1 & 2

WATER & WASTEWATER PLAN



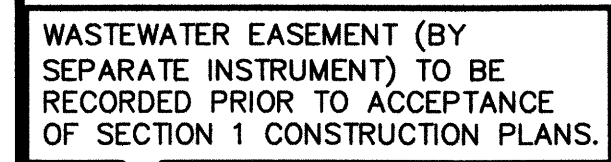
DATE: 02/2016
DRAWN:
CHECKED:
FILE: 1575
SCALE 1"=100'

SHEET
14

1. Pipe material for water mains shall be PVC DR14 (AWWA C-900, min class 305), or Ductile Iron (AWWA C-100, min 150). Water services (2" or less) shall be polyethylene tubing (200 psi, DR9).
2. Pipe material for pressure wastewater mains shall be PVC (AWWA C-900, min. class 150) or Ductile Iron (AWWA C-100, min. class 150). Pipe material for gravity wastewater mains shall be PVC (SDR 26). SDR-35 wastewater is not allowed in the right of way or public easement.
3. Temporary blow-off valves will be installed at the end of all temporary dead-end water mains.

 = STORM SEWER MANHOLE
 = CURB INLET
 = WASTEWATER MANHOLE
 = WATER VALVE
 = FIRE HYDRANT
 = STREET LIGHT

_____ 12"W _____ = 12" WATER LINE
 - - - - - = 8" WATER LINE
 _____ - - - - - = WW LINE



**MATCH LINE
SEE SHEET #14**

**MATCH LINE
SEE SHEET #14**

**RANDALL
JONES &
ASSOCIATES
ENGINEERING
INC.
#9784**

00 JAZZ STREET
OUND ROCK, TX 78664
12) 836-4793

CARMEL WEST PHASE I, SECTIONS 1 & 2

WATER



TE: 02/2016

AWN:

HECKED:

E: 1575

SCALE 1"=100'

SHEET

5