CITY APPROVED REVISION & CORRECTIONS					
No.	DESCRIPTION	REVISE (R), CORRECT (C), ADD (A), VOID (V), SHEET No.'s	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE

MEADOWLARK PRESERVE

PRELIMINARY PLAN ONLY

NOT FOR RECORDATION

2022-17-PP

CITY OF PFLUGERVILLE, TEXAS

OCTOBER 2023

LAND USE SUMMARY

	ACREAGE	TOTAL
BLOCKS		23
RIGHT-OF-WAY (INTERNAL)	15.36	
RIGHT-OF-WAY (PUBLIC ALLEYS)	2.93	
EAST PFLUGERVILLE PKWY ROW DEDICATION	5.84	1
CAMERON RD ROW DEDICATION	1.57	5
JESSE BOHLS DR ROW DEDICATION	0.48	4
AMENITY CENTER	1.17	1
OPEN SPACE & EASEMENT	8.18	28
PUBLIC PARKLAND	3.13	8
PUBLIC PARKLAND & DE	9.19	3
SINGLE FAMILY LOTS	50.26	375
TOTAL NUMBER OF LOTS	98.10	425

STREET TABLE

NAME	LENGTH (FT)	ROW (FT)	ROW (AC)
CANTERA RUN	506	50	0.55
CEDAR WAXWING WAY	590	50	0.68
CHIPPING SPARROW CT	253	50	0.44
DOWNY DR	98	60	0.11
EAST PFLUGERVILLE PKWY	2120	120	5.84
HORNED LARK DR	215	50	0.22
INDIGO BUNTING LN	522	50	0.55
KINGFISHER RD	490	50	0.54
KINGFISHER RD	140	60	0.24
LARK SPARROW DR	1672	50	1.89
LARK SPARROW DR	215	60	0.29
NASHVILLE WARBLER RD	871	50	1.00
ORCHARD ORIEL WAY	1637	50	2.11
PALOU AVE	179	50	0.24
PRAIRIE FALCON WAY	1372	50	1.74
PRAIRIE LARK LN	774	50	0.88
PRAIRIE LARK LN	129	60	0.18
RED WINGED BLACKBIRD DR	400	50	0.53
SAGE THRASHER DR	569	50	0.66
SPOTTED TOWHEE DR	502	50	0.58
WREN'S NEST WAY	416	50	0.45
YELLOW WARBLER WAY	1069	50	1.29
*ALL PUBLIC ALLEYS	4690	25-30	2.73

*SEE SHEET 03 - SUMMARY & LOT TABLES FOR PUBLIC ALLEYS DETAIL INFORMATION.

ASSOCIATED STUDIES & REPORTS

PRELIMINARY ENGINEER'S REPORT
PAPE-DAWSON ENGINEERS OCTOBER 2022

PRELIMINARY DRAINAGE REPORT
PAPE-DAWSON ENGINEERS OCTOBER 2022

WATER MODEL
N/A MANVILLE WATER IS THE PROVIDER

WASTEWATER ANALYSIS
PAPE-DAWSON ENGINEERS OCTOBER 2022

TIA
PAPE-DAWSON ENGINEERS OCTOBER 2022

UTILITY PROVIDERS

AT&T TEXAS:
712 E. HUNTLAND DRIVE
AUSTIN, TEXAS 78752
(512)870-4766 / FAX (512)870-4711

SUDDENLINK COMMUNICATIONS:
111 NORTH COLLAGE STREET
GEORGETOWN, TEXAS 78626
(512)563-7063 / FAX (512)869-2962

TIMEWARNER CABLE INC:
12012 NORTH MOPAC EXPRESSWAY
AUSTIN, TEXAS 78758
(512)682-8510 / FAX (512)682-8592

ONCOR
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
(512)244-5606

ATMOS ENERGY CORPORATION:
3110 N IH-35
ROUND ROCK, TEXAS 78681
(512)310-3856 / FAX (512)310-3880

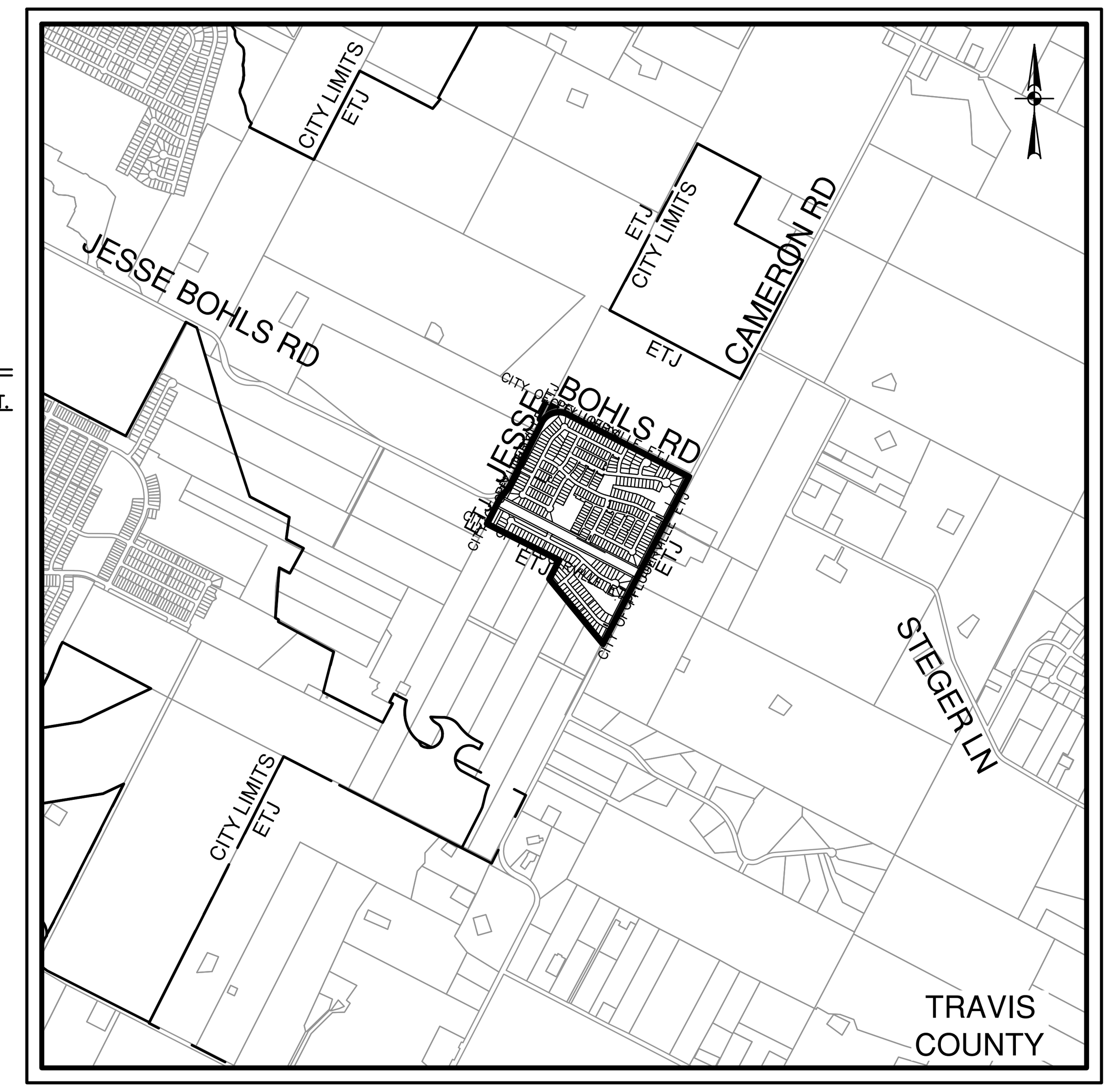
MANVILLE WSC
13805 SH 95
COUPLAND, TEXAS 78615
(512)856-2488

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

T.C.E.S.D. NO. 2
PFLUGERVILLE FIRE DEPARTMENT
203 E. PECAN STREET
PFLUGERVILLE, TEXAS 78660
(512)251-2801

NOTES

1. 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.
2. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
3. WATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY 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.
4. A 10-FT. PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
5. 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 MEADOWLARK PRESERVE 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.
6. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
7. 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.
8. A MINIMUM 6-FT SIDEWALK SHALL BE PROVIDED ALONG THE NORTH SIDE OF EAST PFLUGERVILLE PARKWAY AND MEANDERING ALONG THE SOUTH SIDE OF EAST PFLUGERVILLE PARKWAY PER THE DEVELOPMENT AGREEMENT FOR THIS PROJECT.
9. A FEE IN LIEU FOR THE CONSTRUCTION OF THE 6' SIDEWALK ALONG CAMERON RD AND 6' SIDEWALK ALONG JESSE BOHLS DR SHALL BE PROVIDED TO THE CITY OF PFLUGERVILLE PRIOR TO FINAL PLAT APPROVAL.
10. A MINIMUM OF A 4-FT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL LOCAL STREETS, EXCEPT WHERE THE 6' MEANDERING SIDEWALK IS ALONG THE SOUTH SIDE OF EAST PFLUGERVILLE PARKWAY PER THE DEVELOPMENT AGREEMENT.
11. 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, AS AMENDED, INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
12. 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, BOTH AS AMENDED.
13. WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE # 1203-15-02-24, AS AMENDED.
14. PRIVATE PARKLAND TO BE MAINTAINED BY THE OWNER/HOA VIA DEVELOPMENT AGREEMENT AS APPROVED BY PFLUGERVILLE PARKS & RECREATION DIRECTOR.
15. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
16. 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.
17. 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, AS AMENDED.
18. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE, AS AMENDED.
19. 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.
20. THIS TRACT IS COMPLETELY WITHIN THE MINIMAL FLOOD HAZARD AREA ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #484553C0295H FOR TRAVIS COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
21. 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.
22. 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.
23. DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PFLUGERVILLE AND MEADOWLARK PRESERVE LLC. AS RECORDED IN DOC. NO. 2023006374.
24. SINGLE-FAMILY HOMES TO BE OWNER OCCUPIED UNLESS OTHERWISE NOTED OR ALLOWED BY HOMEOWNER'S ASSOCIATION.
25. ALL PROPOSED STREETS AND ALLEYS ARE TO BE PUBLIC RIGHT-OF-WAY.
26. WATER SUPPLY FOR THIS PROJECT SHALL BE PUBLIC (MANVILLE WSC).
27. IN ACCORDANCE WITH SECTION 2.15 OF THE DEVELOPMENT AGREEMENT, THE CITY OF PFLUGERVILLE SHALL COMPLETE CONSTRUCTION OF THE REGIONAL LIFT STATION AND FORCEMAIN IMPROVEMENTS SO THAT IT IS IN OPERATION BY JUNE 31, 2024. IN THE EVENT THE REGIONAL LIFT STATION AND FORCEMAIN IMPROVEMENTS ARE NOT OPERATIONAL BY THIS DATE, THE CITY OF PFLUGERVILLE SHALL PROVIDE PUMP & HAUL SERVICES AT NO COST TO THE DEVELOPER UNTIL SUCH TIME AS THE REGIONAL LIFT STATION AND FORCEMAIN IMPROVEMENTS ARE OPERATIONAL. THE COMPLETION OF THE REGIONAL LIFT STATION AND FORCEMAIN IMPROVEMENTS SHALL NOT BE A CONDITION TO ISSUANCE OF CERTIFICATES OF OCCUPANCY BY THE CITY OF PFLUGERVILLE.
28. PUBLIC ROW ALLEYS ARE TO BE MAINTAINED BY THE HOA.
29. SUFFICIENT RIGHT-OF-WAY DEDICATION IS PROVIDED ALONG THE JESSE BOHLS 90-DEGREE CURVE TO ACCOMMODATE FOR A FUTURE 300' CENTERLINE RADIUS. SPEED LIMIT AND ADVANCE WARNING SIGNAGE SHALL BE PROVIDED IN THE SUBDIVISION CONSTRUCTION PLANS TO PROVIDE A REDUCED SPEED LIMIT ON THE EXISTING ROADWAY AT THIS LOCATION.



LOCATION MAP

SCALE: 1" = 2000'

JESSE BOHLS RD TX 78660

PROPERTY ID: 271728 & 783589

"TRACT 1"
A 97.882 ACRE OR 4,263,759 SQUARE FOOT TRACT OF LAND, SITUATED IN THE JOHN LEISSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496 IN TRAVIS COUNTY, TEXAS. BEING A CALLED 50 ACRE TRACT (FIRST TRACT), BEING A PORTION OF A CALLED 45 ACRE TRACT (SECOND TRACT), AND BEING ALL OF A CALLED 5.24 ACRE TRACT (THIRD TRACT), SAVE AND EXCEPT A 0.28 OF AN ACRE TO GEORGE S. MATTHEWS COUNTY JUDGE IN DEED DATED MAY 16, 1925, ALL AS NOTED IN AN EXECUTER'S DEED RECORDED IN DOCUMENT NO. 2009129811 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

"TRACT 2"
A 0.224 ACRE TRACT OR 9,771 SQUARE FOOT TRACT OF LAND, SITUATED IN THE JOHN LEISSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 45 ACRE TRACT (SECOND TRACT), AS NOTED IN AN EXECUTER'S DEED RECORDED IN DOCUMENT NO. 2009129811 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

OWNER:
MEADOWLARK PRESERVE LLC (1917172)
13620 N FM 620
BLDG B, STE 150
AUSTIN, TEXAS 78717

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY
BLDG 3, STE 200
AUSTIN, TEXAS 78759
(512) 454-8711

SURVEY:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY
BLDG 3, STE 200
AUSTIN, TEXAS 78759
(512) 454-8711

PAPE-DAWSON ENGINEERS
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

SUBMITTALS

SUBMITTAL No.	DATE
1ST SUBMITTAL	10/31/2022
2ND SUBMITTAL	04/10/2023
3RD SUBMITTAL	05/26/2023
4TH SUBMITTAL	06/19/2023
5TH SUBMITTAL	08/14/23
6TH SUBMITTAL	10/16/23

SINGLE FAMILY

Number of Units:	375	Units
Persons/Unit:	3	
Acres to be Dedicated:	7.43	Acres
Development Fee per unit:	$745	
Development Fee:	$279,375	

PARKLAND FEE IN-LIEU (IF NECESSARY)		
Total acres required:	7.43	Acres
Rate of fee in-lieu:	43,560.00	$/Acre
Total fee in-lieu	323,650.80	$

PARKLAND DISTRIBUTION	
TOTAL PUBLIC PARKLAND REQUIRED	7.43
TOTAL PUBLIC PARKLAND PROVIDED	12.31
PUBLIC PARKLAND WITHIN 25-YEAR FEMA FLOODPLAIN (NO CREDIT)	0
PUBLIC PARKLAND BETWEEN 25 AND 100-YEAR FEMA FLOODPLAINS (50% CREDIT)	0
PUBLIC PARKLAND WITHIN 100-YEAR FEMA FLOODPLAIN	0
TOTAL CREDITABLE PARKLAND	**12.31**

SURVEY INFORMATION

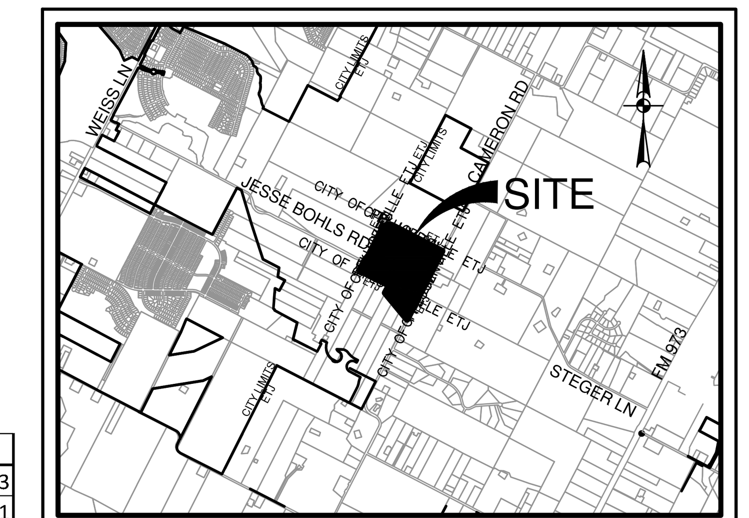
BENCHMARK 10:
N: 10128462.0097'
E: 3178336.9584'
SET I.R. REDCAP
ELEV. 593.19'
NAVD88 GEOID12B

BENCHMARK 104:
N: 10131468.30'
E: 3177520.74'
SET COTTON SPINDLE ON UTILITY POLE
ELEV. 607.60'
NAVD88 GEOID12B

SURVEY REFERENCE:
NORTH AMERICAN DATUM OF 1983 (NAD 83) (NA 2011) EPOCH 2010.00
COORDINATE SYSTEM OF TEXAS STATE PLANE CENTRAL ZONE
SCALE FACTOR OF 0.99991 ABOUT ORIGIN (0,0) SURFACE TO GRID
NORTHING AND EASTING ARE BASED ON SURFACE COORDINATES

SHEET INDEX

PFLUGERVILLE



VICINITY MAP

SCALE: 1" = 5000'

ENGINEER'S CERTIFICATION

I, DUSTIN GOSS, P.E. #91805, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS (MEADOWLARK PRESERVE PRELIMINARY PLAN) IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS COMPLETELY WITHIN EFFECTIVE ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48453C0295H, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF PFLUGERVILLE REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT PFLUGERVILLE, TRAVIS COUNTY, TEXAS, THIS 15TH DAY OF OCTOBER, 2023.

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
DUSTIN GOSS, P.E. # 91805
VICE PRESIDENT

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:
THAT I, PARKER GRAHAM, RPLS #5556, 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.

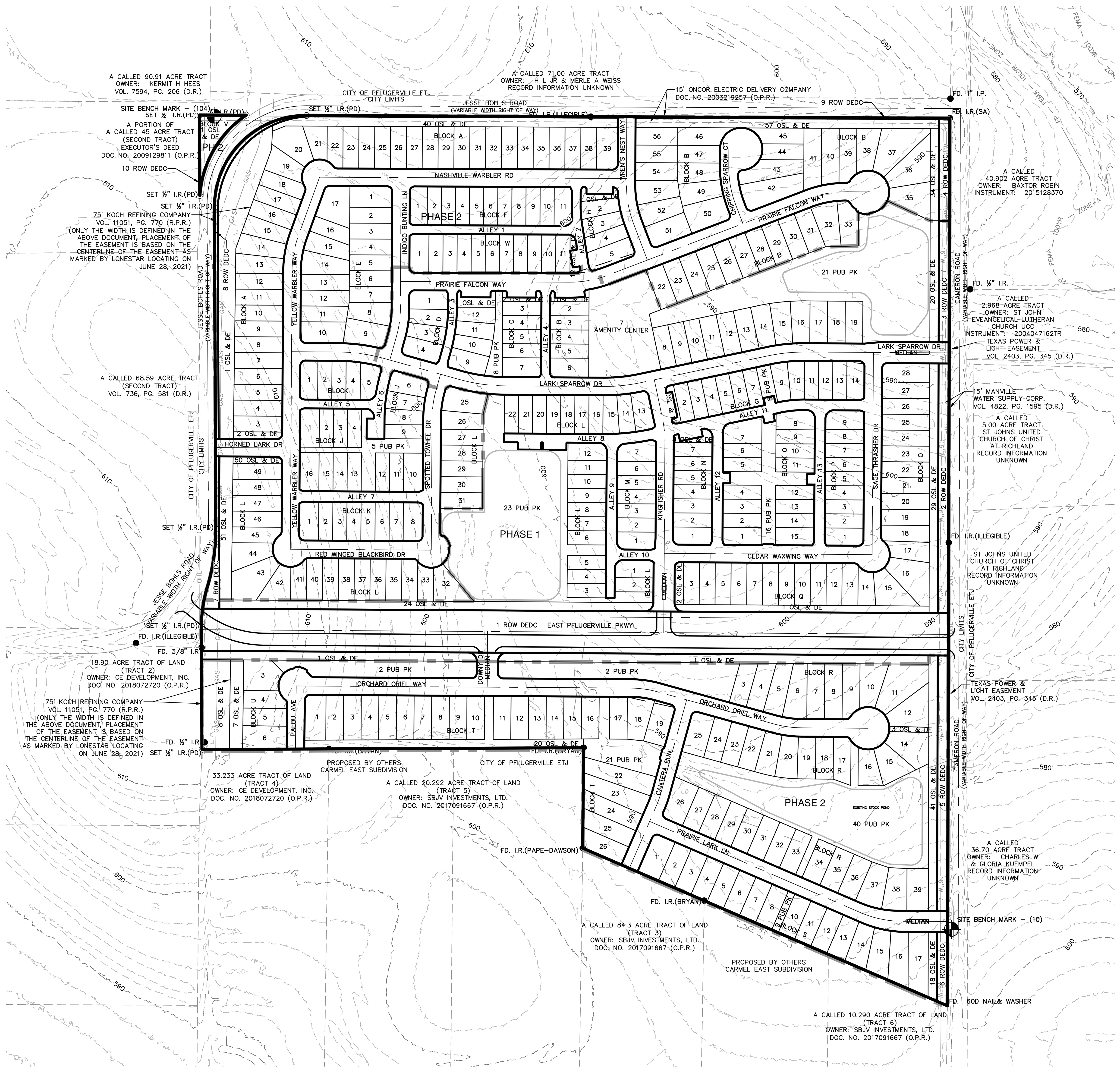
STATE OF TEXAS
REGISTERED
PARKER GRAHAM
5556
PROFESSIONAL
LAND SURVEYOR

PAPE-DAWSON ENGINEERS
PARKER GRAHAM, R.P.L.S. #5556
REGISTERED PROFESSIONAL LAND SURVEYOR

MEADOWLARK PRESERVE PRELIMINARY PLAN

PD JOB NO. 51260-01

Date: Oct 13, 2023, 10:48am User ID: slopez
File: H:\Projects\512\60\01\212 Preliminary\Civil\CS51260-01.dwg



SCALE: 1"= 200'

0' 200' 400' 600'

LEGEND

	BOUNDARY
	PHASE BOUNDARY
	RIGHT-OF-WAY
	ROAD CENTER LINE (CL)
	LOT LINE
	STREAM CL
FP – FEMA – 100YR – ZONE-A	FEMA 100YR FLOODPLAIN
780	EXISTING CONTOUR
GAS GAS	EXISTING GAS LINE
OHE OHE	EXISTING OVERHEAD ELECTRIC LINE
FD. 1/2" I.R.	SURVEY MONUMENTATION FOUND
PUB PK	PUBLIC PARKLAND
OSL & DE	OPEN SPACE LOT & DRAINAGE ESMT
O.P.R.	OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TX

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 CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. EXISTING CONTOUR INFORMATION SHOWN IS AT 2 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED FROM AERIAL LIDAR SURVEY CONDUCTED BY PAPE-DAWSON ENGINEERS ON DECEMBER 2021. CONTOURS OUTSIDE THE PROJECT BOUNDARY ARE COMPUTER GENERATED USING USING DALLAS AERIAL SURVEYS LIDAR SURVEY FLOWN JANUARY 2021 AND TNRIS STRATEGIC MAPPING PROGRAM (STRATMAP) 2017 LIDAR FOR CENTRAL TEXAS.
3. SEE SHEET 03 – SUMMARY & LOT TABLES FOR LAND USE AND STREET SUMMARY TABLES, PARCEL LOT TABLES, AND SITE BOUNDARY CURVE TABLE.
4. OPEN SPACE LOTS ARE PRIVATE UNLESS DESCRIBED OTHERWISE.

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
10/15/2023

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

MEADOWLARK PRESERVE

PRELIMINARY PLAN

CITY OF PFLUGERVILLE, TEXAS

OVERALL PRELIMINARY PLAN

CITY NO. 2022-17-PP
JOB NO. 51260-01
DATE OCTOBER 2023
DESIGNER CR
CHECKED PS DRAWN EP

Date: Oct 13, 2023, 10:49am User ID: slopez
File: H:\Projects\512\60\01\12 Preliminary\Civil\OA51260-01.dwg

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
OSL & DE	1	BLOCK A	53448	1.23
PH 2 OSL & DE	2	BLOCK A	2723	0.06
PH 2 SF	3	BLOCK A	6225	0.14
PH 2 SF	4	BLOCK A	6212	0.14
PH 2 SF	5	BLOCK A	6198	0.14
PH 2 SF	6	BLOCK A	6185	0.14
PH 2 SF	7	BLOCK A	6171	0.14
PH 2 SF	8	BLOCK A	6157	0.14
PH 2 SF	9	BLOCK A	6144	0.14
PH 2 SF	10	BLOCK A	6130	0.14
PH 2 SF	11	BLOCK A	6117	0.14
PH 2 SF	12	BLOCK A	6103	0.14
PH 2 SF	13	BLOCK A	6767	0.16
PH 2 SF	14	BLOCK A	6890	0.16
PH 2 SF	15	BLOCK A	6424	0.15
PH 2 SF	16	BLOCK A	5850	0.13
PH 2 SF	17	BLOCK A	5850	0.13
PH 2 SF	18	BLOCK A	5771	0.13
PH 2 SF	19	BLOCK A	6493	0.15
PH 2 SF	20	BLOCK A	8714	0.20
PH 2 SF	21	BLOCK A	5163	0.12
PH 2 SF	22	BLOCK A	5119	0.12
PH 2 SF	23	BLOCK A	5400	0.12
PH 2 SF	24	BLOCK A	5400	0.12
PH 2 SF	25	BLOCK A	5400	0.12
PH 2 SF	26	BLOCK A	5400	0.12
PH 2 SF	27	BLOCK A	5400	0.12
PH 2 SF	28	BLOCK A	5400	0.12
PH 2 SF	29	BLOCK A	5400	0.12
PH 2 SF	30	BLOCK A	5400	0.12
PH 2 SF	31	BLOCK A	5400	0.12
PH 2 SF	32	BLOCK A	5400	0.12
PH 2 SF	33	BLOCK A	5400	0.12
PH 2 SF	34	BLOCK A	5400	0.12
PH 2 SF	35	BLOCK A	5400	0.12
PH 2 SF	36	BLOCK A	5400	0.12
PH 2 SF	37	BLOCK A	5400	0.12
PH 2 SF	38	BLOCK A	5400	0.12
PH 2 SF	39	BLOCK A	7152	0.16
OSL & DE	40	BLOCK A	26405	0.61

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1 OSL & DE	1	BLOCK B	1776	0.04
PH 1 SFAP	2	BLOCK B	4400	0.10
PH 1 SFAP	3	BLOCK B	4400	0.10
PH 1 SFAP	4	BLOCK B	4400	0.10
PH 1 SFAP	5	BLOCK B	4400	0.10
PH 1 SFAP	6	BLOCK B	6019	0.14
PH 1 AMTY CNTR	7	BLOCK B	50993	1.17
PH 1 SF	8	BLOCK B	5400	0.12
PH 1 SF	9	BLOCK B	5400	0.12
PH 1 SF	10	BLOCK B	5400	0.12
PH 1 SF	11	BLOCK B	6000	0.14
PH 1 SF	12	BLOCK B	6000	0.14
PH 1 SF	13	BLOCK B	6000	0.14
PH 1 SF	14	BLOCK B	6228	0.14
PH 1 SF	15	BLOCK B	6384	0.15
PH 1 SF	16	BLOCK B	6292	0.14
PH 1 SF	17	BLOCK B	6000	0.14
PH 1 SF	18	BLOCK B	6000	0.14
PH 1 SF	19	BLOCK B	6000	0.14
PH 1 OSL & DE	20	BLOCK B	8626	0.20
PH 1 PUB PK & DE	21	BLOCK B	132773	3.05
PH 2 SF	22	BLOCK B	6000	0.14
PH 2 SF	23	BLOCK B	6000	0.14
PH 2 SF	24	BLOCK B	6000	0.14
PH 2 SF	25	BLOCK B	6000	0.14
PH 2 SF	26	BLOCK B	6000	0.14
PH 2 SF	27	BLOCK B	6000	0.14
PH 2 SF	28	BLOCK B	6000	0.14
PH 2 SF	29	BLOCK B	6000	0.14
PH 2 SF	30	BLOCK B	6000	0.14
PH 2 SF	31	BLOCK B	6000	0.14
PH 2 SF	32	BLOCK B	7576	0.17
PH 2 SF	33	BLOCK B	6612	0.15
PH 2 OSL & DE	34	BLOCK B	6527	0.15
PH 2 SF	35	BLOCK B	8713	0.20
PH 2 SF	36	BLOCK B	11219	0.26
PH 2 SF	37	BLOCK B	12322	0.28

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2 SF	38	BLOCK B	7045	0.16
PH 2 SF	39	BLOCK B	7403	0.17
PH 2 SF	40	BLOCK B	7930	0.18
PH 2 SF	41	BLOCK B	8494	0.19
PH 2 SF	42	BLOCK B	11673	0.27
PH 2 SF	43	BLOCK B	8770	0.20
PH 2 SF	44	BLOCK B	5402	0.12
PH 2 SF	45	BLOCK B	6077	0.14
PH 2 SF	46	BLOCK B	6770	0.16
PH 2 SF	47	BLOCK B	6003	0.14
PH 2 SF	48	BLOCK B	6522	0.15
PH 2 SF	49	BLOCK B	6654	0.15
PH 2 SF	50	BLOCK B	9025	0.21
PH 2 SF	51	BLOCK B	7763	0.18
PH 2 SF	52	BLOCK B	6896	0.16
PH 2 SF	53	BLOCK B	7135	0.16
PH 2 SF	54	BLOCK B	6000	0.14
PH 2 SF	55	BLOCK B	6000	0.14
PH 2 SF	56	BLOCK B	6000	0.14
PH 2 OSL & DE	57	BLOCK B	23835	0.55

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1 OSL & DE	1	BLOCK C	3571	0.08
PH 1 OSL & DE	2	BLOCK C	1694	0.04
PH 1 SFAP	3	BLOCK C	4400	0.10
PH 1 SFAP	4	BLOCK C	4400	0.10
PH 1 SFAP	5	BLOCK C	4400	0.10
PH 1 SFAP	6	BLOCK C	4400	0.10
PH 1 SFAP	7	BLOCK C	6019	0.14
PH 1 PUB PK	8	BLOCK C	6989	0.16
PH 1 SFAP	9	BLOCK C	6312	0.14
PH 1 SFAP	10	BLOCK C	4722	0.11
PH 1 SFAP	11	BLOCK C	4722	0.11
PH 1 SFAP	12	BLOCK C	4697	0.11

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1 SFA	1	BLOCK D	5790	0.13
PH 1 SFA	2	BLOCK D	4920	0.11
PH 1 SFA	3	BLOCK D	4920	0.11
PH 1 SFA	4	BLOCK D	6009	0.14

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2 SF	1	BLOCK E	7147	0.16
PH 2 SF	2	BLOCK E	5402	0.12
PH 2 SF	3	BLOCK E	5406	0.12
PH 2 SF	4	BLOCK E	5410	0.12
PH 2 SF	5	BLOCK E	5414	0.12
PH 2 SF	6	BLOCK E	5418	0.12
PH 2 SF	7	BLOCK E	5422	0.12
PH 2 SF	8	BLOCK E	6875	0.16
PH 2 SF	9	BLOCK E	8175	0.19
PH 2 SF	10	BLOCK E	7468	0.17
PH 2 SF	11	BLOCK E	5979	0.14
PH 2 SF	12	BLOCK E	6189	0.14
PH 2 SF	13	BLOCK E	6198	0.14
PH 2 SF	14	BLOCK E	7438	0.17
PH 2 SF	15	BLOCK E	6306	0.14
PH 2 SF	16	BLOCK E	5075	0.12
PH 2 SF	17	BLOCK E	8838	0.20

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2 SFA	1	BLOCK F	5425	0.12
PH 2 SFA	2	BLOCK F	4400	0.10
PH 2 SFA	3	BLOCK F	4400	0.10
PH 2 SFA	4	BLOCK F	4400	0.10
PH 2 SFA	5	BLOCK F	4400	0.10
PH 2 SFA	6	BLOCK F	4400	0.10
PH 2 SFA	7	BLOCK F	4400	0.10
PH 2 SFA	8	BLOCK F	4400	0.10
PH 2 SFA	9	BLOCK F	4400	0.10
PH 2 SFA	10	BLOCK F	4400	0.10
PH 2 SFA	11	BLOCK F	5420	0.12

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1 OSL & DE	1	BLOCK G	1388	0.03
PH 1 SFA	2	BLOCK G	4400	0.10
PH 1 SFA	3	BLOCK G	4400	0.10
PH 1 SFA	4	BLOCK G	4400	0.10
PH 1 SFA	5	BLOCK G	4400	0.10
PH 1 SFA	6	BLOCK G	4400	0.10
PH 1 SFA	7	BLOCK G	4400	0.10
PH 1 PUB PK	8	BLOCK G	3779	0.09
PH 1 SFA	9	BLOCK G	4808	0.11
PH 1 SFA	10	BLOCK G	4802	0.11
PH 1 SFA	11	BLOCK G	4424	0.10
PH 1 SFA	12	BLOCK G	4400	0.10
PH 1 SFA	13	BLOCK G	4400	0.10
PH 1 SFA	14	BLOCK G	5426	0.12

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2 OSL & DE	1	BLOCK H	2224	0.05
PH 2 SFA	2	BLOCK H	4959	0.11
PH 2 SFA	3	BLOCK H	5257	0.12
PH 2 SFA	4	BLOCK H	5112	0.12
PH 2 SFA	5	BLOCK H	7283	0.17

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2 SFA	1	BLOCK I	5460	0.13
PH 2 SFA	2	BLOCK I	4428	0.10
PH 2 SFA	3	BLOCK I	4424	0.10
PH 2 SFA	4	BLOCK I	4402	0.10
PH 2 SFA	5	BLOCK I	5069	0.12

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2 SFAP	1	BLOCK J	6023	0.14
PH 2 SFAP	2	BLOCK J	4400	0.10
PH 2 SFAP	3	BLOCK J	4400	0.10
PH 2 SFAP	4	BLOCK J	4400	0.10
PH 2 PUB PK	5	BLOCK J	15751	0.36
PH 2 SFA	6	BLOCK J	6064	0.14
PH 2 SFA	7	BLOCK J	4920	0.11
PH 2 SFA	8	BLOCK J	4677	0.11
PH 2 SFA	9	BLOCK J	4400	0.10
PH 2 SFAP	10	BLOCK J	6024	0.14
PH 2 SFAP	11	BLOCK J	4400	0.10
PH 2 SFAP	12	BLOCK J	4400	0.10
PH 2 SFAP	13	BLOCK J	4400	0.10
PH 2 SFAP	14	BLOCK J	4400	0.10
PH 2 SFAP	15	BLOCK J	4400	0.10
PH 2 SFAP	16	BLOCK J	6024	0.14

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2 SFA	1	BLOCK K	5976	0.14
PH 2 SFA	2	BLOCK K	4400	0.10
PH 2 SFA	3	BLOCK K	4400	0.10
PH 2 SFA	4	BLOCK K	4400	0.10
PH 2 SFA	5	BLOCK K	4400	0.10
PH 2 SFA	6	BLOCK K	4400	0.10
PH 2 SFA	7	BLOCK K	4400	0.10
PH 2 SFA	8	BLOCK K	5976	0.14

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1 SFA	1	BLOCK L	5357	0.12
PH 1 SFA	2	BLOCK L	4400	0.10
PH 1 SFAP	3	BLOCK L	4400	0.10
PH 1 SFAP	4	BLOCK L	4400	0.10
PH 1 SFAP	5	BLOCK L	4400	0.10
PH 1 SFAP	6	BLOCK L	4400	0.10
PH 1 SFAP	7	BLOCK L	4400	0.10
PH 1 SFAP	8	BLOCK L	4400	0.10
PH 1 SFAP	9	BLOCK L	4400	0.10
PH 1 SFAP	10	BLOCK L	4400	0.10
PH 1 SFAP	11	BLOCK L	4400	0.10
PH 1 SFAP	12	BLOCK L	5381	0.12
PH 1 SFA	13	BLOCK L	5713	0.13

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1 SFA	14	BLOCK L	4757	0.11
PH 1 SFA	15	BLOCK L	4727	0.11
PH 1 SFA	16	BLOCK L	4400	0.10
PH 1 SFA	17	BLOCK L	4400	0.10
PH 1 SFA	18	BLOCK L	4400	0.10
PH 1 SFA	19	BLOCK L	4400	0.10
PH 1 SFA	20	BLOCK L	4400	0.10
PH 1 SFA	21	BLOCK L	4400	0.10
PH 1 SFA	22	BLOCK L	4400	0.10
PH 1 PUB PK & DE	23	BLOCK L	146841	3.37
PH 1 OSL & DE	24	BLOCK L	30652	0.70
PH 2 SF	25	BLOCK L	7734	0.18
PH 2 SF	26	BLOCK L	5792	0.13
PH 2 SF	27	BLOCK L	5400	0.12
PH 2 SF	28	BLOCK L	5400	0.12
PH 2 SF	29	BLOCK L	5400	0.12
PH 2 SF	30	BLOCK L	5400	0.12
PH 2 SF	31	BLOCK L	5400	0.12
PH 2 SF	32	BLOCK L	7341	0.17
PH 2 SF	33	BLOCK L	4482	0.10
PH 2 SF	34	BLOCK L	5371	0.12
PH 2 SF	35	BLOCK L	5400	0.12
PH 2 SF	36	BLOCK L	5400	0.12
PH 2 SF	37	BLOCK L	5400	0.12
PH 2 SF	38	BLOCK L	5400	0.12
PH 2 SF	39	BLOCK L	5400	0.12
PH 2 SF	40	BLOCK L	5399	0.12
PH 2 SF	41	BLOCK L	4670	0.11
PH 2 SF	42	BLOCK L	6404	0.15
PH 2 SF	43	BLOCK L	10933	0.25
PH 2 SF	44	BLOCK L	6993	0.16
PH 2 SF	45	BLOCK L	5959	0.14
PH 2 SF	46	BLOCK L	6307	0.14
PH 2 SF	47	BLOCK L	6293	0.14
PH 2 SF	48	BLOCK L	6280	0.14
PH 2 SF	49	BLOCK L	6266	0.14
PH 2 OSL & DE	50	BLOCK L	2732	0.06
PH 2 OSL & DE	51	BLOCK L	15162	0.35

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1 SFA	1	BLOCK M	5330	0.12
PH 1 SFA	2	BLOCK M	4400	0.10
PH 1 SFA	3	BLOCK M	4400	0.10
PH 1 SFA	4	BLOCK M	4400	0.10
PH 1 SFA	5	BLOCK M	4400	0.10
PH 1 SFA	6	BLOCK M	4400	0.10
PH 1 SFA	7	BLOCK M	5927	0.14

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1 SFA	1	BLOCK N	5426	0.12
PH 1 SFA	2	BLOCK N	4400	0.10
PH 1 SFA	3	BLOCK N	4400	0.10
PH 1 SFA	4	BLOCK N	4400	0.10
PH 1 SFA	5	BLOCK N	4400	0.10
PH 1 SFA	6	BLOCK N	4400	0.10
PH 1 SFA	7	BLOCK N	4400	0.10
PH 1 OSL & DE	8	BLOCK N	2044	0.05

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1 SFAP	1	BLOCK O	5474	0.13
PH 1 SFAP	2	BLOCK O	4400	0.10
PH 1 SFAP	3	BLOCK O	4400	0.10
PH 1 SFAP	4	BLOCK O	4400	0.10
PH 1 SFAP	5	BLOCK O	4400	0.10
PH 1 SFAP	6	BLOCK O	4400	0.10
PH 1 SFAP	7	BLOCK O	7095	0.16
PH 1 SFAP	8	BLOCK O	5748	0.13
PH 1 SFAP	9	BLOCK O	4400	0.10
PH 1 SFAP	10	BLOCK O	4400	0.10
PH 1 SFAP	11	BLOCK O	4400	0.10
PH 1 SFAP	12	BLOCK O	4400	0.10
PH 1 SFAP	13	BLOCK O	4400	0.10
PH 1 SFAP	14	BLOCK O	4400	0.10
PH 1 SFAP	15	BLOCK O	5474	0.13
PH 1 PUB PK	16	BLOCK O	21212	0.49

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1 SFA	1	BLOCK P	5426	0.12
PH 1 SFA	2	BLOCK P	4400	0.10
PH 1 SFA	3	BLOCK P	4400	0.10
PH 1 SFA	4	BLOCK P	4400	0.10
PH 1 SFA	5	BLOCK P	4400	0.10
PH 1 SFA	6	BLOCK P	4400	0.10
PH 1 SFA	7	BLOCK P	4400	0.10
PH 1 SFA	8	BLOCK P	4400	0.10
PH 1 SFA	9	BLOCK P	5782	0.13

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1 OSL & DE	1	BLOCK Q	14320	0.33
PH 1 OSL & DE	2	BLOCK Q	2951	0.07
PH 1 SF	3	BLOCK Q	5400	0.12
PH 1 SF	4	BLOCK Q	5400	0.12
PH 1 SF	5	BLOCK Q	5400	0.12
PH 1 SF	6	BLOCK Q	5400	0.12
PH 1 SF	7	BLOCK Q	5400	0.12
PH 1 SF	8	BLOCK Q	5400	0.12
PH 1 SF	9	BLOCK Q	5400	0.12
PH 1 SF	10	BLOCK Q	5400	0.12
PH 1 SF	11	BLOCK Q	5400	0.12
PH 1 SF	12	BLOCK Q	5400	0.12
PH 1 SF	13	BLOCK Q	5450	0.13
PH 1 SF	14	BLOCK Q	4685	0.11
PH 1 SF	15	BLOCK Q	8262	0.19
PH 1 SF	16	BLOCK Q	10991	0.25
PH 1 SF	17	BLOCK Q	6018	0.14
PH 1 SF	18	BLOCK Q	6305	0.14
PH 1 SF	19	BLOCK Q	6152	0.14
PH 1 SF	20	BLOCK Q	6145	0.14
PH 1 SF	21	BLOCK Q	6138	0.14
PH 1 SF	22	BLOCK Q	6130	0.14
PH 1 SF	23	BLOCK Q	6123	0.14
PH 1 SF	24	BLOCK Q	6116	0.14
PH 1 SF	25	BLOCK Q	6109	0.14
PH 1 SF	26	BLOCK Q	6101	0.14
PH 1 SF	27	BLOCK Q	6094	0.14
PH 1 SF	28	BLOCK Q	7390	0.17
PH 1 OSL & DE	29	BLOCK Q	17722	0.41

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1 OSL & DE	1	BLOCK R	30445	0.70
PH 2 PUB PK	2	BLOCK R	40843	0.94
PH 2 SF	3	BLOCK R	6138	0.14
PH 2 SF	4	BLOCK R	6812	0.16
PH 2 SF	5	BLOCK R	7688	0.18
PH 2 SF	6	BLOCK R	8570	0.20
PH 2 SF	7	BLOCK R	7892	0.18
PH 2 SF	8	BLOCK R	7892	0.18
PH 2 SF	9	BLOCK R	7310	0.17
PH 2 SF	10	BLOCK R	7794	0.18
PH 2 SF	11	BLOCK R	13554	0.31
PH 2 SF	12	BLOCK R	9682	0.22
PH 2 OSL & DE	13	BLOCK R	1686	0.04
PH 2 SF	14	BLOCK R	9440	0.22
PH 2 SF	15	BLOCK R	7476	0.17
PH 2 SF	16	BLOCK R	6060	0.14
PH 2 SF	17	BLOCK R	6393	0.15
PH 2 SF	18	BLOCK R	6000	0.14
PH 2 SF	19	BLOCK R	6118	0.14
PH 2 SF	20	BLOCK R	6606	0.15
PH 2 SF	21	BLOCK R	6390	0.15
PH 2 SF	22	BLOCK R	6000	0.14
PH 2 SF	23	BLOCK R	6000	0.14
PH 2 SF	24	BLOCK R	6000	0.14
PH 2 SF	25	BLOCK R	7752	0.18
PH 2 SF	26	BLOCK R	8158	0.19
PH 2 SF	27	BLOCK R	6000	0.14
PH 2 SF	28	BLOCK R	6000	0.14
PH 2 SF	29	BLOCK R	6000	0.14
PH 2 SF	30	BLOCK R	6000	0.14
PH 2 SF	31	BLOCK R	6000	0.14
PH 2 SF	32	BLOCK R	6000	0.14
PH 2 SF	33	BLOCK R	6000	0.14
PH 2 SF	34	BLOCK R	6600	0.15

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2 SF	35	BLOCK R	6600	0.15
PH 2 SF	36	BLOCK R	6600	0.15
PH 2 SF	37	BLOCK R	7783	0.18
PH 2 SF	38	BLOCK R	7489	0.17
PH 2 SF	39	BLOCK R	7284	0.17
PH 2 PUB PK & DE	40	BLOCK R	120341	2.76
PH 2 OSL & DE	41	BLOCK R	18122	0.42

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2 SF	1	BLOCK S	7752	0.18
PH 2 SF	2	BLOCK S	6000	0.14
PH 2 SF	3	BLOCK S	6000	0.14
PH 2 SF	4	BLOCK S	6000	0.14
PH 2 SF	5	BLOCK S	6000	0.14
PH 2 SF	6	BLOCK S	6000	0.14
PH 2 SF	7	BLOCK S	6000	0.14
PH 2 SF	8	BLOCK S	6000	0.14
PH 2 PUB PK	9	BLOCK S	2400	0.06
PH 2 SF	10	BLOCK S	6000	0.14
PH 2 SF	11	BLOCK S	6000	0.14
PH 2 SF	12	BLOCK S	6000	0.14
PH 2 SF	13	BLOCK S	6247	0.14
PH 2 SF	14	BLOCK S	6764	0.16
PH 2 SF	15	BLOCK S	7466	0.17
PH 2 SF	16	BLOCK S	8049	0.18
PH 2 SF	17	BLOCK S	9866	0.23
PH 2 OSL & DE	18	BLOCK S	4781	0.11

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2 SF	1	BLOCK T	7712	0.18
PH 2 SF	2	BLOCK T	6395	0.15
PH 2 SF	3	BLOCK T	6368	0.15
PH 2 SF	4	BLOCK T	6341	0.15
PH 2 SF	5	BLOCK T	6314	0.14
PH 2 SF	6	BLOCK T	6287	0.14
PH 2 SF	7	BLOCK T	6260	0.14
PH 2 SF	8	BLOCK T	6233	0.14
PH 2 SF	9	BLOCK T	6206	0.14
PH 2 SF	10	BLOCK T	6179	0.14
PH 2 SF	11	BLOCK T	6138	0.14
PH 2 SF	12	BLOCK T	6111	0.14
PH 2 SF	13	BLOCK T	6084	0.14
PH 2 SF	14	BLOCK T	6057	0.14
PH 2 SF	15	BLOCK T	6030	0.14
PH 2 SF	16	BLOCK T	6003	0.14
PH 2 SF	17	BLOCK T	6000	0.14
PH 2 SF	18	BLOCK T	7599	0.17
PH 2 SF	19	BLOCK T	7392	0.17
PH 2 OSL & DE	20	BLOCK T	22894	0.53
PH 2 PUB PK	21	BLOCK T	20345	0.47
PH 2 SF	22	BLOCK T	10367	0.24
PH 2 SF	23	BLOCK T	9735	0.22
PH 2 SF	24	BLOCK T	8708	0.20
PH 2 SF	25	BLOCK T	7652	0.18
PH 2 SF	26	BLOCK T	7197	0.17

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 1 OSL DE	1	BLOCK U	19395	0.45
PH 2 PUB PK	2	BLOCK U	25226	0.58
PH 2 SF	3	BLOCK U	8724	0.20
PH 2 SF	4	BLOCK U	5826	0.13
PH 2 SF	5	BLOCK U	6250	0.14
PH 2 SF	6	BLOCK U	8257	0.19
PH 2 OSL DE	7	BLOCK U	9531	0.22
PH 2 OSL DE	8	BLOCK U	20316	0.47

LOT TABLE				
PHASE, TYPE	LOT #	BLOCK	SQFT	AC
PH 2 SFA	1	BLOCK W	5975	0.14
PH 2 SFA	2	BLOCK W	4400	0.10
PH 2 SFA	3	BLOCK W	4400	0.10
PH 2 SFA	4	BLOCK W	4400	0.10
PH 2 SFA	5	BLOCK W	4400	0.10
PH 2 SFA	6	BLOCK W	4400	0.10
PH 2 SFA	7	BLOCK W	4400	0.10
PH 2 SFA	8	BLOCK W	4400	0.10
PH 2 SFA	9	BLOCK W	4400	0.10
PH 2 SFA	10	BLOCK W	4400	0.10
PH 2 SFA	11	BLOCK W	4466	0.10
PH 2 OSL & DE	12	BLOCK W	1346	0.03

ROW DEDICATION TABLE			
TYPE	#	SQFT	AC
PH 1 ROW DEDC	1	254318	5.84
PH 1 ROW DEDC	2	21266	0.49
PH 1 ROW DEDC	3	10354	0.24
PH 2 ROW DEDC	4	8731	0.20
PH 2 ROW DEDC	5	21744	0.50
PH 2 ROW DEDC	6	6091	0.14
PH 2 ROW DEDC	7	7363	0.17
PH 2 ROW DEDC	8	12392	0.28
PH 2 ROW DEDC	9	2016	0.05
PH 2 ROW DEDC	10	9770	0.22

LOT TABLE LEGEND

AMTY CNTR	AMENITY CENTER
OSL & DE	OPEN SPACE LOT & DRAINAGE EASEMENT
PUB PK	PUBLIC PARKLAND
ROW DEDC	RIGHT-OF-WAY DEDICATION
SF	SINGLE FAMILY
SFA	SINGLE FAMILY ALLEY
SFAP	SINGLE FAMILY ALLEY PASEO

LAND USE SUMMARY		
BLOCKS		23
	ACREAGE	TOTAL
RIGHT-OF-WAY (INTERNAL)	15.36	
RIGHT-OF-WAY (PUBLIC ALLEYS)	2.93	
EAST PFLUGERVILLE PKWY ROW DEDICATION	5.84	1
CAMERON RD ROW DEDICATION	1.57	5
JESSE BOHLS DR ROW DEDICATION	0.48	4
AMENITY CENTER	1.17	1
OPEN SPACE & EASEMENT	8.18	28
PUBLIC PARKLAND	3.13	8
PUBLIC PARKLAND & DRAINAGE EASEMENT	9.19	3
SINGLE FAMILY LOTS	50.26	375
TOTAL NUMBER OF LOTS	98.10	425

LOT SUMMARY		
	TOTAL	PERCENTAGE
40'x110' ALLEY	94	25%
40'x110' ALLEY PASEO	50	13%
45'x120' FRONT	112	30%
50'x120' FRONT	119	32%
TOTAL NUMBER OF LOTS	375	100%

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	379.99'	017°10'16"	N35°20'24"E	113.45'	113.88'
C2	559.98'	017°07'55"	N35°21'34"E	166.82'	167.44'
C3	259.99'	090°29'11"	N71°59'51"E	369.24'	410.60'
C4	299.99'	052°03'34"	S57°02'03"W	263.29'	272.57'

STREET TABLE						
NAME	CLASSIFICATION	LENGTH (FT)	ROW (FT)	PAVEMENT (FT)	ROW (AC)	PHASE
CANTERA RUN	LOCAL	506	50	30	0.55	2
CEDAR WAXWING WAY	LOCAL	590	50	30	0.68	1
CHIPPING SPARROW CT	LOCAL	253	50	30	0.44	2
DOWNY DR	COLLECTOR	98	60	40	0.11	2
EAST PFLUGERVILLE PKWY	MAJOR ARTERIAL	2120	120	INTERIM 34, ULT 86	5.84	1
HORNED LARK DR	LOCAL	215	50	30	0.22	2
INDIGO BUNTING LN	LOCAL	522	50	30	0.55	1 & 2
KINGFISHER RD	LOCAL	490	50	30	0.54	1
KINGFISHER RD	COLLECTOR	140	60	40	0.24	1
LARK SPARROW DR	LOCAL	1672	50	30	1.89	1 & 2
LARK SPARROW DR	COLLECTOR	215	60	40	0.29	1
NASHVILLE WARBLER RD	LOCAL	871	50	30	1.00	2
ORCHARD ORIEL WAY	LOCAL	1637	50	30	2.11	2
PALOU AVE	LOCAL	179	50	30	0.24	2
PRAIRIE FALCON WAY	LOCAL	1372	50	30	1.74	1 & 2
PRAIRIE LARK LN	LOCAL	774	50	30	0.88	2
PRAIRIE LARK LN	COLLECTOR	129	60	40	0.18	2
RED WINGED BLACKBIRD DR	LOCAL	400	50	30	0.53	2
SAGE THRASHER DR	LOCAL	569	50	30	0.66	1
SPOTTED TOWHEE DR	LOCAL	502	50	30	0.58	2
WREN'S NEST WAY	LOCAL	416	50	30	0.45	2
YELLOW WARBLER WAY	LOCAL	1069	50	30	1.29	2
ALLEY 1	ALLEY	505	25	23	0.27	2
ALLEY 2	ALLEY	294	25	23	0.14	2
ALLEY 3	ALLEY	266	25	23	0.13	1
ALLEY 4	ALLEY	295	25	23	0.14	1
ALLEY 5	ALLEY	252	25	23	0.13	2
ALLEY 6	ALLEY	225	30	30	0.14	2
ALLEY 7	ALLEY	400	30	30	0.24	2
ALLEY 8	ALLEY	452	25–30	23–30	0.26	1
ALLEY 9	ALLEY	450	25–30	23–30	0.29	1
ALLEY 10	ALLEY	150	30	30	0.08	1
ALLEY 11	ALLEY	599	30	30	0.38	1
ALLEY 12	ALLEY	378	30	30	0.24	1
ALLEY 13	ALLEY	424	30	30	0.27	1

PHASING AND LOT COUNTS										
SECTION NAME	AREA (ACRES)	SINGLE FAMILY LOTS	PUBLIC PARKLAND	PUBLIC PARKLAND & DRAINAGE EASEMENT	OPEN SPACE & DRAINAGE EASEMENTS	ROW (INTERNAL) ACRES	ROW (ALLEYS) ACRES	ROW DEDICATION	AMENITY CENTER	PUBLIC ALLEYS
PHASE 1	40.14	128	3	2	12	5.09	1.95	3	1	8
PHASE 2	57.96	247	5	1	16	10.27	0.98	7	–	5
TOTAL	98.10	375	8	3	28	15.36	2.93	10	1	13

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED
PROFESSIONAL ENGINEER
10/15/2023

PAPE-DAWSON ENGINEERS
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

MEADOWLARK PRESERVE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS
SUMMARY & LOT TABLES

CITY NO. 2022-17-PP
JOB NO. 51260-01
DATE OCTOBER 2023
DESIGNER CR
CHECKED ____ DRAWN SYL
SHEET 03 OF 24

Date: Oct 13, 2023, 10:49am User ID: slopez
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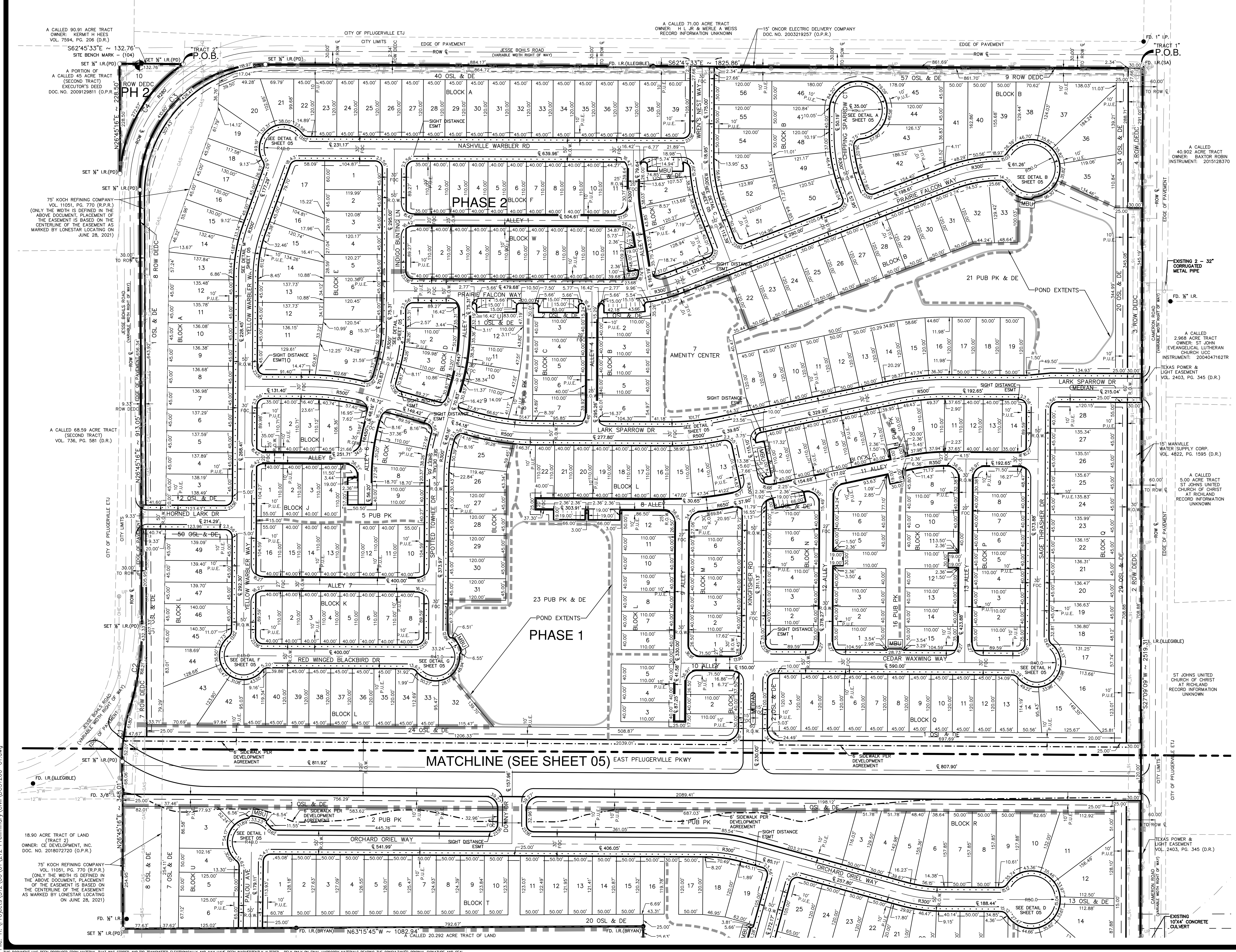

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

	BOUNDARY
	PHASE BOUNDARY
	RIGHT-OF-WAY (R.O.W.)
	ROAD CENTER LINE (CL)
	ROAD FACE OF CURB (FOC)
	LOT LINE
	EASEMENT (ESMT)
	6' SIDEWALK ALONG MAJOR ARTERIAL
	4' SIDEWALK ALONG LOCAL STREETS
	5' TRAIL
GAS GAS	EXISTING GAS LINE
OHE OHE	EXISTING OVERHEAD ELECTRIC LINE
FD. 1/2" I.R.	SURVEY MONUMENTATION FOUND
MBU	NEIGHBORHOOD MAILBOX UNIT
PUB PK	PUBLIC PARKLAND
OSL & DE	OPEN SPACE LOT & DRAINAGE ESMT
O.P.R.	OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TX
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT

NOTES

1. SEE SHEET 03 – SUMMARY & LOT TABLES FOR LAND USE AND STREET SUMMARY TABLES, PARCEL LOT TABLES, AND SITE BOUNDARY CURVE TABLE.
2. OPEN SPACE LOTS ARE PRIVATE UNLESS DESCRIBED OTHERWISE.
3. SEE SHEET 23 – FIRE PROTECTION (1 OF 2) FOR ALLEY CROSS SECTIONS.

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
10/15/2023

PAPE-DAWSON ENGINEERS
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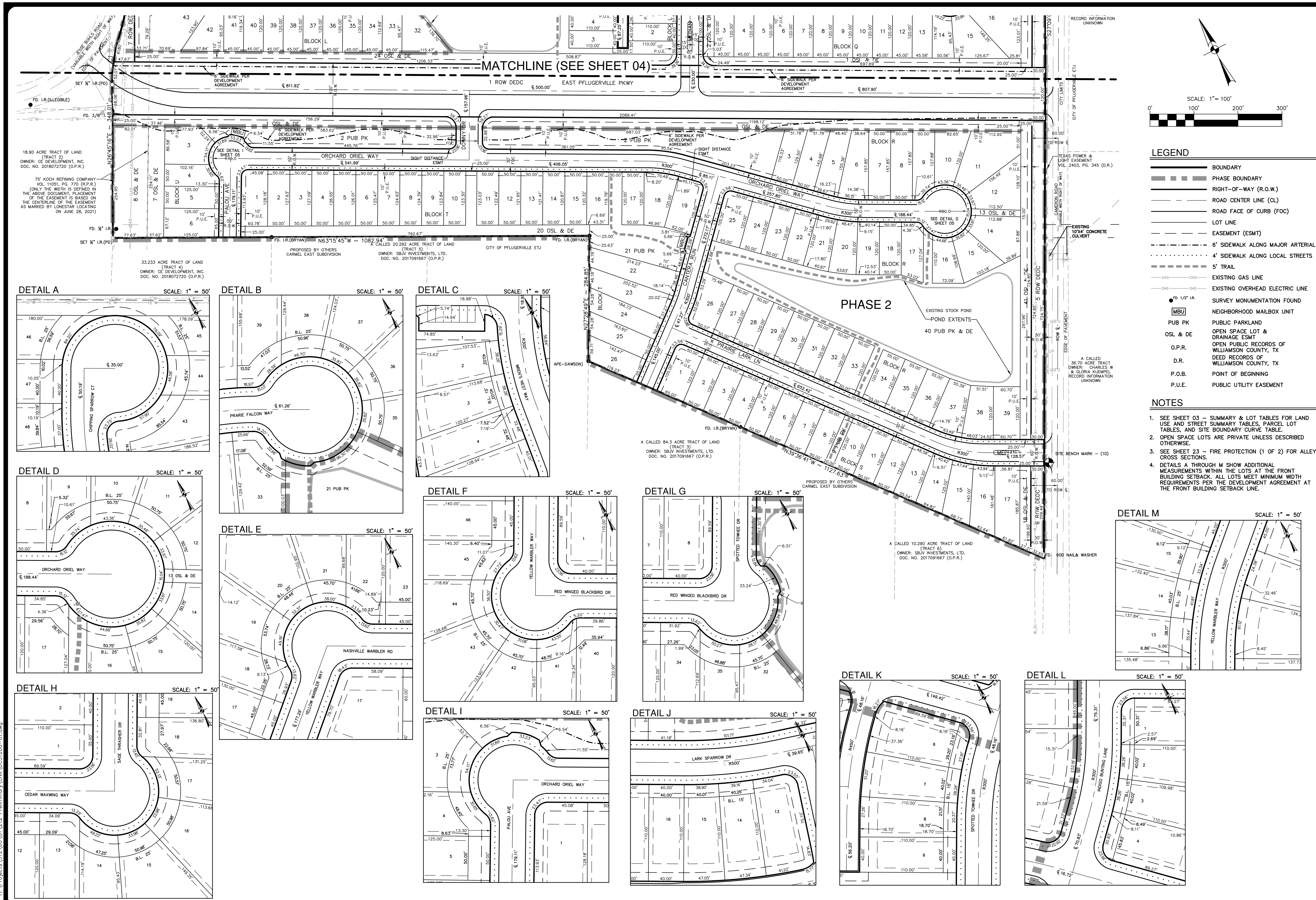
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MEADOWLARK PRESERVE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS
DIMENSION CONTROL (1 OF 2)

CITY NO. 2022-17-PP
JOB NO. 51260-01
DATE OCTOBER 2023
DESIGNER CR
CHECKED PS DRAWN SYL

2022-17-PP



LEGEND

	BOUNDARY
	PHASE BOUNDARY
	RIGHT-OF-WAY (R.O.W.)
	ROAD CENTER LINE (CL)
	ROAD FACE OF CURB (FOC)
	LOT LINE
	EASEMENT (ESMT)
	6' SIDEWALK ALONG MAJOR ARTERIAL
	4' SIDEWALK ALONG LOCAL STREETS
	5' TRAIL
GAS GAS	EXISTING GAS LINE
OHE OHE	EXISTING OVERHEAD ELECTRIC LINE
FD. 1/2" I.R.	SURVEY MONUMENTATION FOUND
MBU	NEIGHBORHOOD MAILBOX UNIT
PUB PK	PUBLIC PARKLAND
OSL & DE	OPEN SPACE LOT & DRAINAGE ESMT
O.P.R.	OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TX
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT

NOTES

1. SEE SHEET 03 – SUMMARY & LOT TABLES FOR LAND USE AND STREET SUMMARY TABLES, PARCEL LOT TABLES, AND SITE BOUNDARY CURVE TABLE.
2. OPEN SPACE LOTS ARE PRIVATE UNLESS DESCRIBED OTHERWISE.
3. SEE SHEET 23 – FIRE PROTECTION (1 OF 2) FOR ALLEY CROSS SECTIONS.
4. DETAILS A THROUGH M SHOW ADDITIONAL MEASUREMENTS WITHIN THE LOTS AT THE FRONT BUILDING SETBACK. ALL LOTS MEET MINIMUM WIDTH REQUIREMENTS PER THE DEVELOPMENT AGREEMENT AT THE FRONT BUILDING SETBACK LINE.

NO.	REVISION	DATE

STATE OF TEXAS
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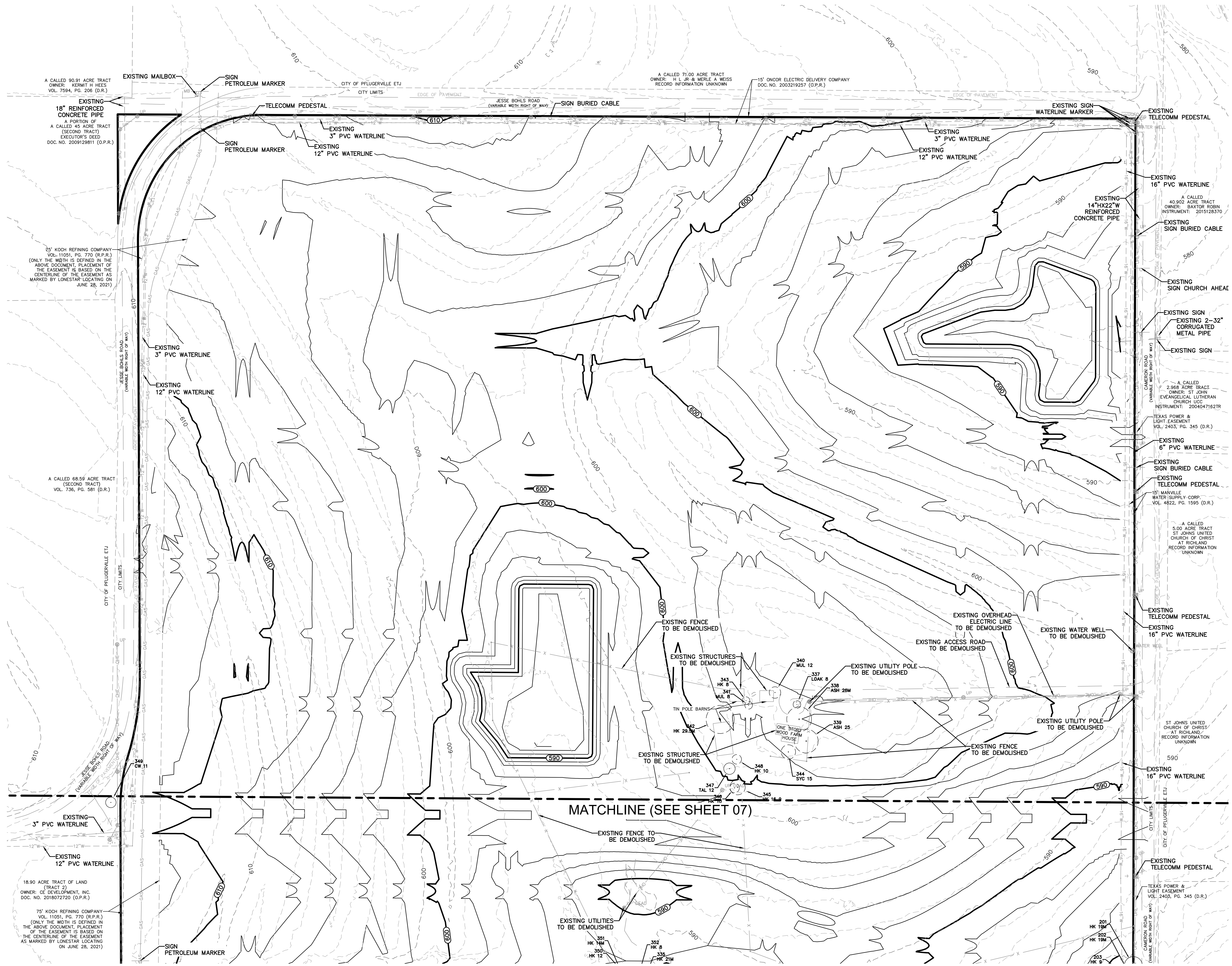
91805
LICENSED PROFESSIONAL ENGINEER
10/15/2023

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

MEADOWLARK PRESERVE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS
DIMENSION CONTROL (2 OF 2)

CITY NO. 2022-17-PP
JOB NO. 51260-01
DATE OCTOBER 2023
DESIGNER CR
CHECKED PS DRAWN SYL



SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

	BOUNDARY
W	EXISTING WATER LINE
GAS	EXISTING GAS LINE
OHE	EXISTING OVERHEAD ELECTRIC LINE
UP	EXISTING UTILITY POLE & GUY WIRES
UGFO	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING TELECOMM
	EXISTING SIGN
WATER WELL	EXISTING WATER WELL
X	EXISTING FENCE
	STREAM CL
600	EXISTING CONTOUR
600	PROPOSED CONTOUR

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 CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. EXISTING CONTOUR INFORMATION SHOWN IS AT 2 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED FROM AERIAL LIDAR SURVEY CONDUCTED BY PAPE–DAWSON ENGINEERS ON DECEMBER 2021. CONTOURS OUTSIDE THE PROJECT BOUNDARY ARE COMPUTER GENERATED USING USING DALLAS AERIAL SURVEYS LIDAR SURVEY FLOWN JANUARY 2021 AND TNRIS STRATEGIC MAPPING PROGRAM (STRATMAP) 2017 LIDAR FOR CENTRAL TEXAS.
3. PROPOSED GRADING IS APPROXIMATE AND SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT AND CONSTRUCTION PLANS.
4. EXISTING STRUCTURES WITHIN PROPERTY BOUNDARY TO BE DEMOLISHED AND ALL UTILITIES AND WATER WELLS TO PROPERLY BE SEALED, DECOMMISSIONED, OR REMOVED.
5. SEE SHEET 18 – 20 FOR EXISTING TREE LOCATIONS, DIAMETERS, AND SPECIES.

NO.	REVISION	DATE

STATE OF TEXAS
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91805
LICENSED PROFESSIONAL ENGINEER
10/15/2023

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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MEADOWLARK PRESERVE PRELIMINARY PLAN

CITY OF PFLUGERVILLE, TEXAS

EXISTING CONDITIONS & PROPOSED GRADING (1)

CITY NO. 2022–17–PP
JOB NO. 51260–01
DATE OCTOBER 2023
DESIGNER CR
CHECKED PS DRAWN CR

Date: Oct 13, 2023, 10:54am User ID: slopez
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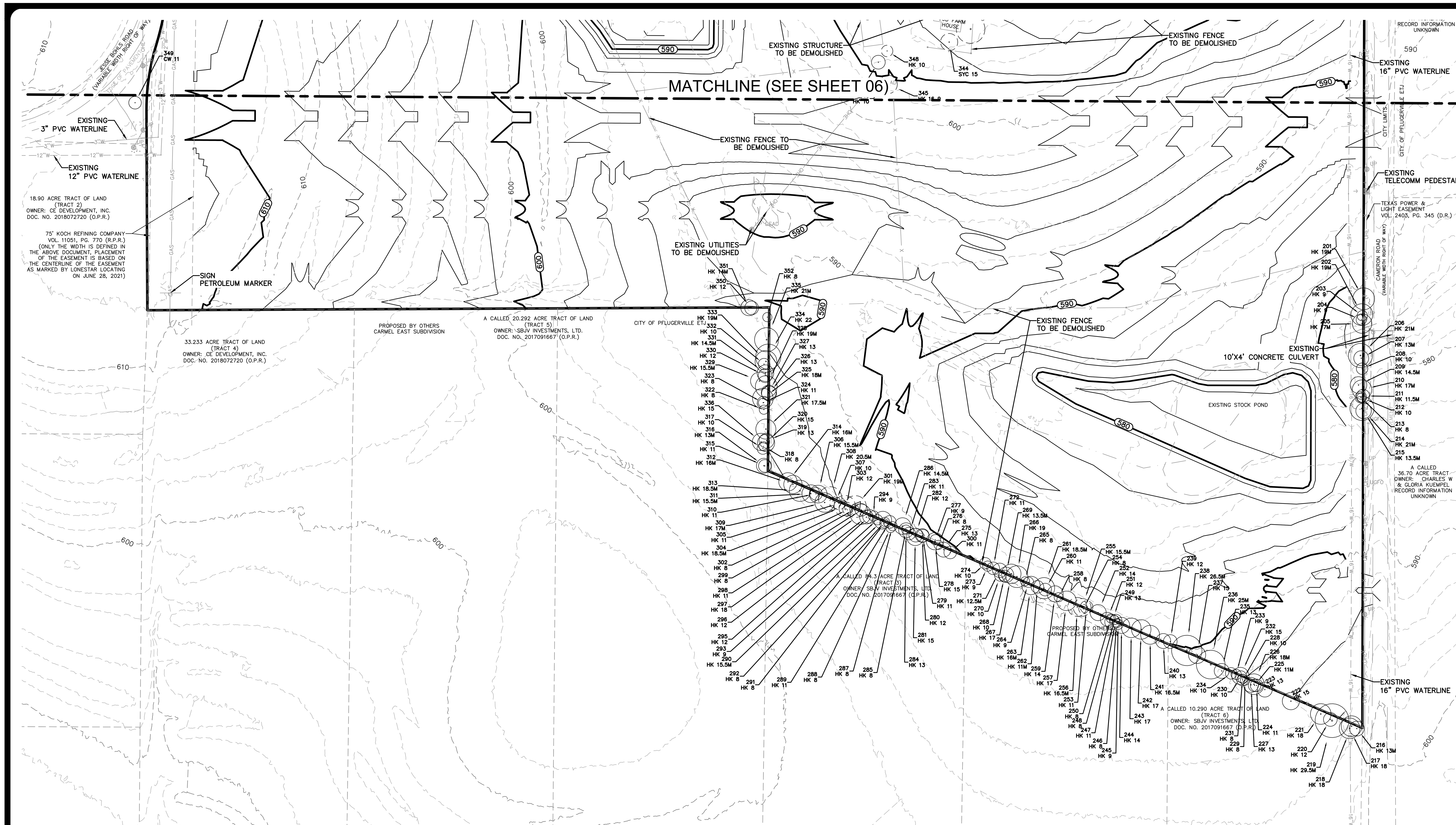

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

	BOUNDARY
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UTILITY POLE & GUY WIRES
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING TELECOMM
	EXISTING SIGN
	EXISTING WATER WELL
	EXISTING BARBED WIRE FENCE
	STREAM CL
600	EXISTING CONTOUR
600	PROPOSED CONTOUR

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 CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. EXISTING CONTOUR INFORMATION SHOWN IS AT 2 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED FROM AERIAL LIDAR SURVEY CONDUCTED BY PAPE-DAWSON ENGINEERS ON DECEMBER 2021. CONTOURS OUTSIDE THE PROJECT BOUNDARY ARE COMPUTER GENERATED USING USING DALLAS AERIAL SURVEYS LIDAR SURVEY FLOWN JANUARY 2021 AND TNRIS STRATEGIC MAPPING PROGRAM (STRATMAP) 2017 LIDAR FOR CENTRAL TEXAS.
3. PROPOSED GRADING IS APPROXIMATE AND SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT AND CONSTRUCTION PLANS.
4. EXISTING STRUCTURES WITHIN PROPERTY BOUNDARY TO BE DEMOLISHED AND ALL UTILITIES AND WATER WELLS TO PROPERLY BE SEALED, DECOMMISSIONED, OR REMOVED.
5. SEE SHEET 18 – 20 FOR EXISTING TREE LOCATIONS, DIAMETERS, AND SPECIES.

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
10/15/2023

PAPE-DAWSON ENGINEERS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MEADOWLARK PRESERVE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS

EXISTING CONDITIONS & PROPOSED GRADING (2)

CITY NO. 2022–17–PP
JOB NO. 51260–01
DATE OCTOBER 2023
DESIGNER CR
CHECKED PS DRAWN CR

Date: Oct 13, 2023, 10:54am User ID: slopez
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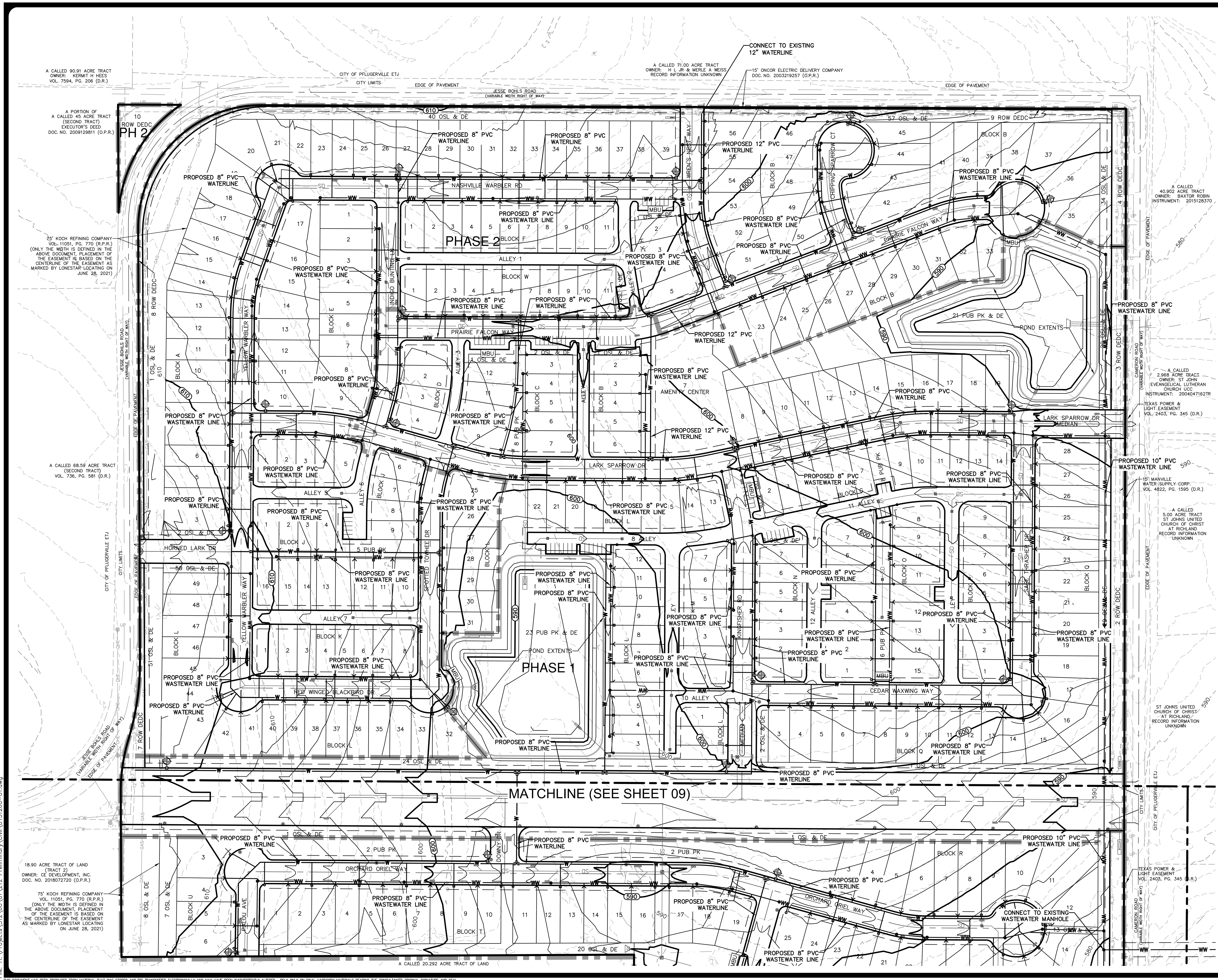

LEGEND

- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX & HEADWALL
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WW SERVICE
- DOUBLE WW SERVICE
- GATE VALVE & FIRE HYDRANT
- STREET LIGHT
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UTILITY POLE & GUY WIRES
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING TELECOMM
- EXISTING SIGN
- BOUNDARY
- PHASE BOUNDARY
- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- STREAM CL
- 600 EXISTING CONTOUR
- 600 PROPOSED CONTOUR

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 CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. EXISTING CONTOUR INFORMATION SHOWN IS AT 2 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED FROM AERIAL LIDAR SURVEY CONDUCTED BY PAPE-DAWSON ENGINEERS ON DECEMBER 2021. CONTOURS OUTSIDE THE PROJECT BOUNDARY ARE COMPUTER GENERATED USING USING DALLAS AERIAL SURVEYS LIDAR SURVEY FLOWN JANUARY 2021 AND TNRIS STRATEGIC MAPPING PROGRAM (STRATMAP) 2017 LIDAR FOR CENTRAL TEXAS.
3. PROPOSED GRADING AND UTILITY IMPROVEMENTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT AND CONSTRUCTION PLANS.
4. ALL PUBLIC WATER LINES SHALL BE PVC UNLESS NOTED OTHERWISE.
5. ALL PUBLIC WASTEWATER LINES SHALL BE 8" & 10" PVC UNLESS NOTED OTHERWISE.

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
10/15/2023

PAPE-DAWSON ENGINEERS
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MEADOWLARK PRESERVE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS
UTILITY LAYOUT (1 OF 2)

CITY NO. 2022-17-PP
JOB NO. 51260-01
DATE OCTOBER 2023
DESIGNER CR
CHECKED PS DRAWN SYL
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Date: Oct 13, 2023, 10:55am User ID: slopez
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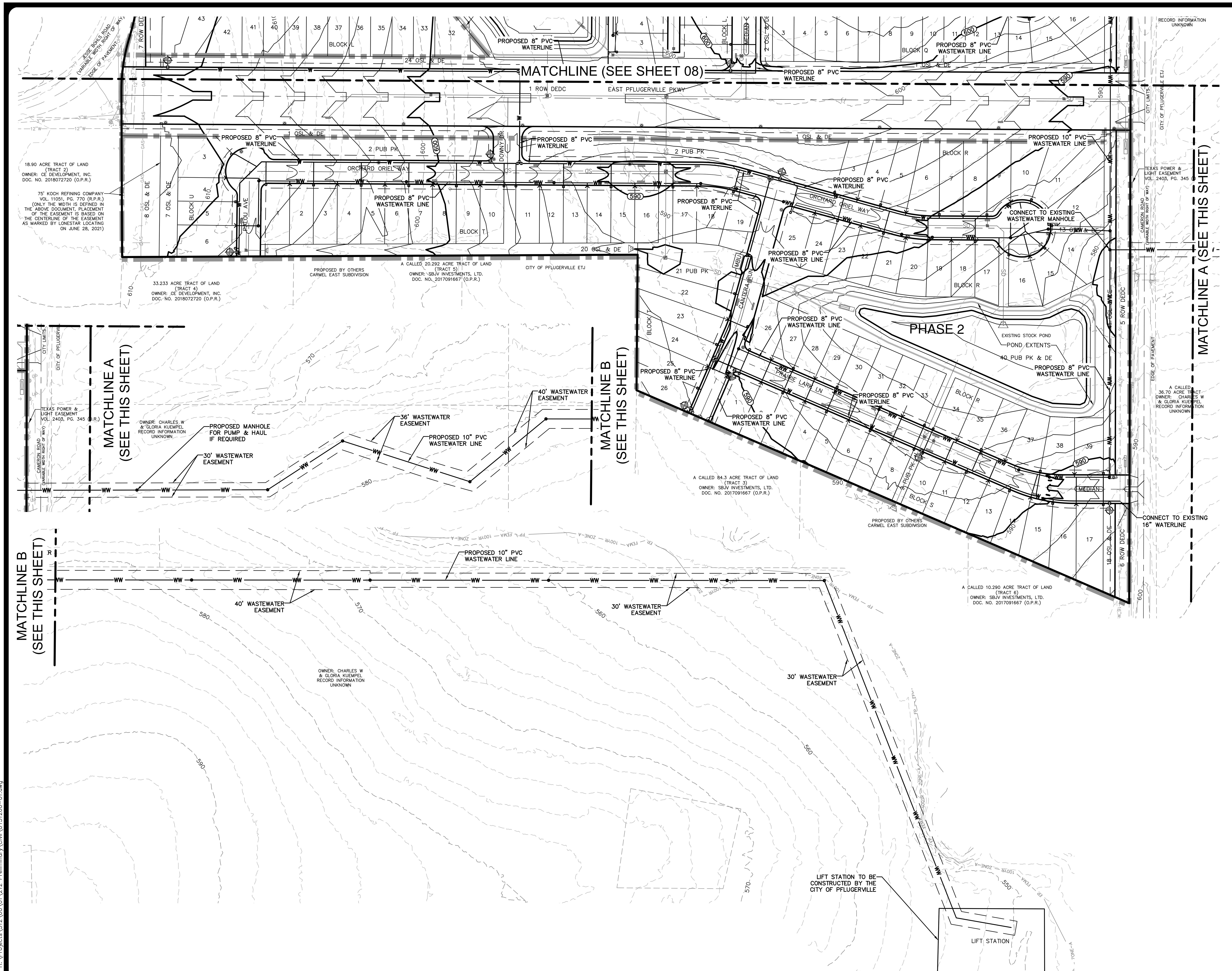

LEGEND

- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX & HEADWALL
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WW SERVICE
- DOUBLE WW SERVICE
- GATE VALVE & FIRE HYDRANT
- STREET LIGHT
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UTILITY POLE & GUY WIRES
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING TELECOMM
- EXISTING SIGN
- BOUNDARY
- PHASE BOUNDARY
- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- STREAM CL
- 600 EXISTING CONTOUR
- 600 PROPOSED CONTOUR

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 CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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3. PROPOSED GRADING AND UTILITY IMPROVEMENTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT AND CONSTRUCTION PLANS.
4. ALL PUBLIC WATER LINES SHALL BE PVC UNLESS NOTED OTHERWISE.
5. ALL PUBLIC WASTEWATER LINES SHALL BE 8" & 10" PVC UNLESS NOTED OTHERWISE.
6. REGIONAL LIFT STATION AND ASSOCIATED FORCEMAIN TO BE CONSTRUCTED BY THE CITY OF PFLUGERVILLE PER THE DEVELOPMENT AGREEMENT.

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
10/15/2023

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MEADOWLARK PRESERVE PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS
UTILITY LAYOUT (2 OF 2)

CITY NO. 2022-17-PP
JOB NO. 51260-01
DATE OCTOBER 2023
DESIGNER CR
CHECKED PS DRAWN SYL

Date: Oct 13, 2023, 10:56am User ID: slopez
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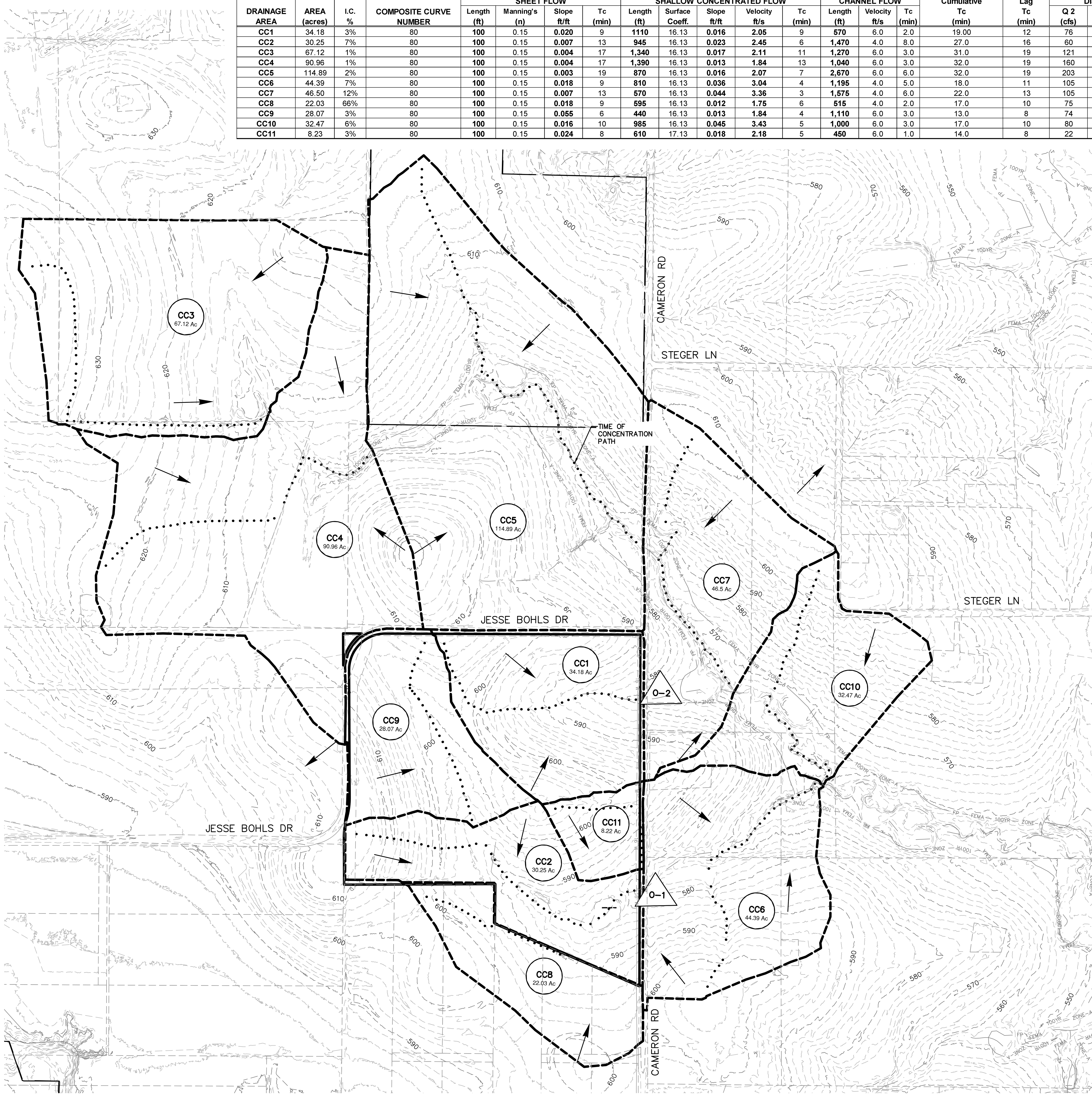
SCS Method Pre-Project (Per Meadowlark Preserve Preliminary Drainage Report)

DRAINAGE AREA	AREA (acres)	I.C. %	COMPOSITE CURVE NUMBER	SHEET FLOW Length (ft)	SHEET FLOW Manning's (n)	SHEET FLOW Slope ft/ft	SHEET FLOW Tc (min)	SHALLOW CONCENTRATED FLOW Length (ft)	SHALLOW CONCENTRATED FLOW Surface Coeff.	SHALLOW CONCENTRATED FLOW Slope ft/ft	SHALLOW CONCENTRATED FLOW Velocity ft/s	SHALLOW CONCENTRATED FLOW Tc (min)	CHANNEL FLOW Length (ft)	CHANNEL FLOW Velocity ft/s	CHANNEL FLOW Tc (min)	Cumulative Tc (min)	Lag Tc (min)	DISCHARGE Q 2 (cfs)	DISCHARGE Q 25 (cfs)	DISCHARGE Q 100 (cfs)
CC1	34.18	3%	80	100	0.15	0.020	9	1110	16.13	0.016	2.05	9	570	6.0	2.0	19.00	12	76	186	260
CC2	30.25	7%	80	100	0.15	0.007	13	945	16.13	0.023	2.45	6	1,470	4.0	8.0	27.0	16	60	145	203
CC3	67.12	1%	80	100	0.15	0.004	17	1,340	16.13	0.017	2.11	11	1,270	6.0	3.0	31.0	19	121	301	423
CC4	90.96	1%	80	100	0.15	0.004	17	1,390	16.13	0.013	1.84	13	1,040	6.0	3.0	32.0	19	160	396	557
CC5	114.89	2%	80	100	0.15	0.003	19	870	16.13	0.016	2.07	7	2,670	6.0	6.0	32.0	19	203	501	704
CC6	44.39	7%	80	100	0.15	0.018	9	810	16.13	0.036	3.04	4	1,195	4.0	5.0	18.0	11	105	252	352
CC7	46.50	12%	80	100	0.15	0.007	13	570	16.13	0.044	3.36	3	1,575	4.0	6.0	22.0	13	105	248	345
CC8	22.03	66%	80	100	0.15	0.018	9	595	16.13	0.012	1.75	6	515	4.0	2.0	17.0	10	75	145	194
CC9	28.07	3%	80	100	0.15	0.055	6	440	16.13	0.013	1.84	4	1,110	6.0	3.0	13.0	8	74	180	252
CC10	32.47	6%	80	100	0.15	0.016	10	985	16.13	0.045	3.43	5	1,000	6.0	3.0	17.0	10	80	192	268
CC11	8.23	3%	80	100	0.15	0.024	8	610	17.13	0.018	2.18	5	450	6.0	1.0	14.0	8	22	53	74



SCALE: 1"= 400'

0' 400' 800' 1,200'

LEGEND

- 01 DRAINAGE AREA
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION PATH
- BOUNDARY
- STREAM CL
- FEMA 100YR FLOODPLAIN
- 600 EXISTING CONTOUR

NOTES

1. EXISTING CONTOUR INFORMATION SHOWN IS AT 2 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED FROM AERIAL LIDAR SURVEY CONDUCTED BY PAPE–DAWSON ENGINEERS ON DECEMBER 2021. CONTOURS OUTSIDE THE PROJECT BOUNDARY ARE COMPUTER GENERATED USING USING DALLAS AERIAL SURVEYS LIDAR SURVEY FLOWN JANUARY 2021 AND TNRIS STRATEGIC MAPPING PROGRAM (STRATMAP) 2017 LIDAR FOR CENTRAL TEXAS.
2. REFER TO MEADOWLARK FLOODPLAIN & DRAINAGE REPORT FOR ADDITIONAL INFORMATION.

Existing Conditions

SCS Method (Per Meadowlark Preserve Preliminary Drainage Report)			
Analysis Point	2 yr (cfs)	25 yr (cfs)	100 yr (cfs)
J1 (O-1)	218	501	693
J2 (O-2)	76	186	260

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
10/15/2023

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

MEADOWLARK PRESERVE PRELIMINARY PLAN

CITY OF PFLUGERVILLE, TEXAS

EXISTING DRAINAGE

CITY NO. 2022–17–PP

JOB NO. 51260–01

DATE OCTOBER 2023

DESIGNER SYL

CHECKED PS DRAWN SYL

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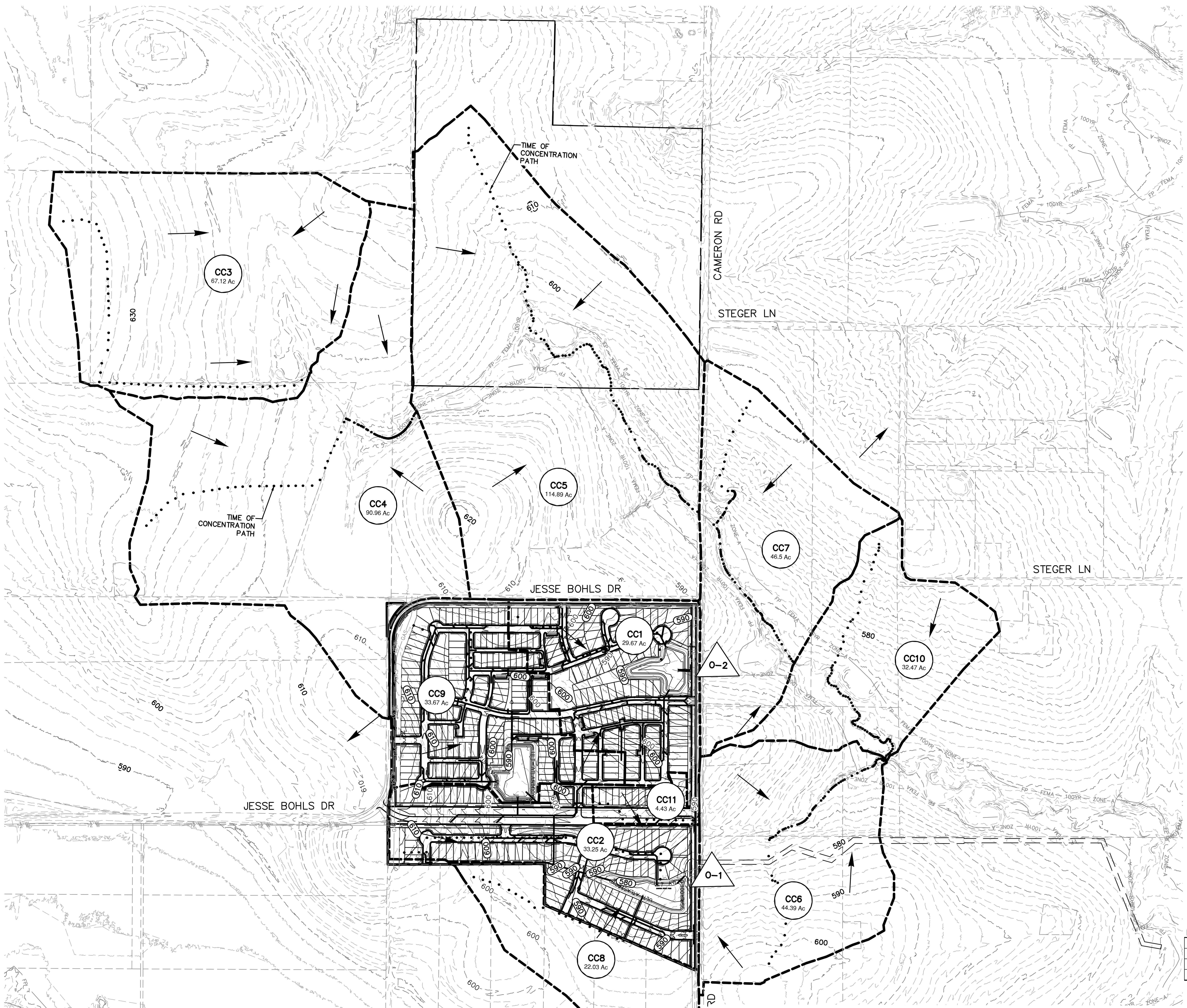
2022-17-PP



SCALE: 1"= 400'

0' 400' 800' 1,200'

LEGEND

- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX & HEADWALL
- A1.01 0.53 — DRAINAGE AREA
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION PATH
- BOUNDARY
- RIGHT–OF–WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- W — EXISTING WATER LINE
- GAS — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- STREAM CL
- FP – FEMA – 100YR – ZONE–A — FEMA 100YR FLOODPLAIN
- UTL – ATLAS14 – 100YR – WSE — ATLAS 14 POST–DEV WATER SURFACE ELEVATION
- 600 — EXISTING CONTOUR
- 600 — PROPOSED CONTOUR

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 CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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4. ULTIMATE CONDITIONS INCLUDE THE FULL BUILDOUT OF PFLUGERVILLE PARKWAY BY OTHERS. INTERIM BUILDOUT SHALL BE CONSTRUCTED IN CONJUNCTION WITH MEADOWLARK PRESERVE SUBDIVISION.
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Post Project Ultimate Conditions

SCS Method (Per Meadowlark Preserve Preliminary Drainage Report)			
Analysis Point	2 yr (cfs)	25 yr (cfs)	100 yr (cfs)
J1 (O-1)	218	400	538
J2 (O-2)	43	94	121

SCS Method Post-Project (Per Meadowlark Preserve Preliminary Drainage Report)

DRAINAGE AREA	AREA (acres)	I.C. %	COMPOSITE CURVE NUMBER	SHEET FLOW Length (ft)	SHEET FLOW Manning's (n)	SHEET FLOW Slope ft/ft	SHEET FLOW Tc (min)	SHALLOW CONCENTRATED FLOW Length (ft)	SHALLOW CONCENTRATED FLOW Surface Coeff.	SHALLOW CONCENTRATED FLOW Slope ft/ft	SHALLOW CONCENTRATED FLOW Velocity ft/s	SHALLOW CONCENTRATED FLOW Tc (min)	CHANNEL FLOW Length (ft)	CHANNEL FLOW Velocity ft/s	CHANNEL FLOW Tc (min)	Cumulative Tc (min)	Lag Tc (min)	DISCHARGE Q 2 (cfs)	DISCHARGE Q 25 (cfs)	DISCHARGE Q 100 (cfs)
CC1	29.67	66%	80	50	0.15	0.010	7.0	235	18.23	0.010	1.82	2.0	1,270	8.0	3.0	11.0	7	121	236	314
CC2	33.25	68%	80	50	0.15	0.010	7.0	330	18.23	0.010	1.82	3.0	1,090	7.0	3.0	12.0	7	130	252	337
CC3	67.12	1%	80	100	0.15	0.004	17.0	1430	16.13	0.016	2.04	12.0	1,150	6.0	4.0	31.0	18	121	301	423
CC4	90.96	1%	80	100	0.15	0.004	17.0	1390	16.13	0.013	1.84	13.0	1,040	6.0	3.0	32.0	19	160	396	557
CC5	114.89	2%	80	100	0.15	0.003	19.0	870	16.13	0.016	2.07	7.0	2,670	6.0	6.0	32.0	19	203	501	704
CC6	44.39	7%	80	100	0.15	0.018	9.0	810	16.13	0.036	3.04	4.0	1,195	4.0	5.0	18.0	11	105	252	352
CC7	46.50	12%	80	100	0.15	0.007	13.0	570	16.13	0.044	3.36	3.0	1,575	4.0	6.0	22.0	13	105	248	345
CC8	22.03	66%	80	100	0.15	0.018	9.0	595	16.13	0.012	1.75	6.0	515	4.0	2.0	17.0	10	75	146	194
CC9	33.36	66%	80	50	0.15	0.010	7.0	3320	18.23	0.010	1.82	3.0	995	8.0	2.0	12.0	7	129	252	336
CC10	32.47	6%	80	100	0.15	0.016	10.0	985	16.13	0.045	3.43	5.0	1,000	6.0	3.0	17.0	10	80	192	268
CC11	4.43	65%	80	50	0.15	0.010	7.0	195	17.13	0.010	1.61	2.0	640	6.0	2.0	10.0	6	18	35	47

NO.	REVISION	DATE

STATE OF TEXAS
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91805
LICENSED PROFESSIONAL ENGINEER
10/15/2023

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

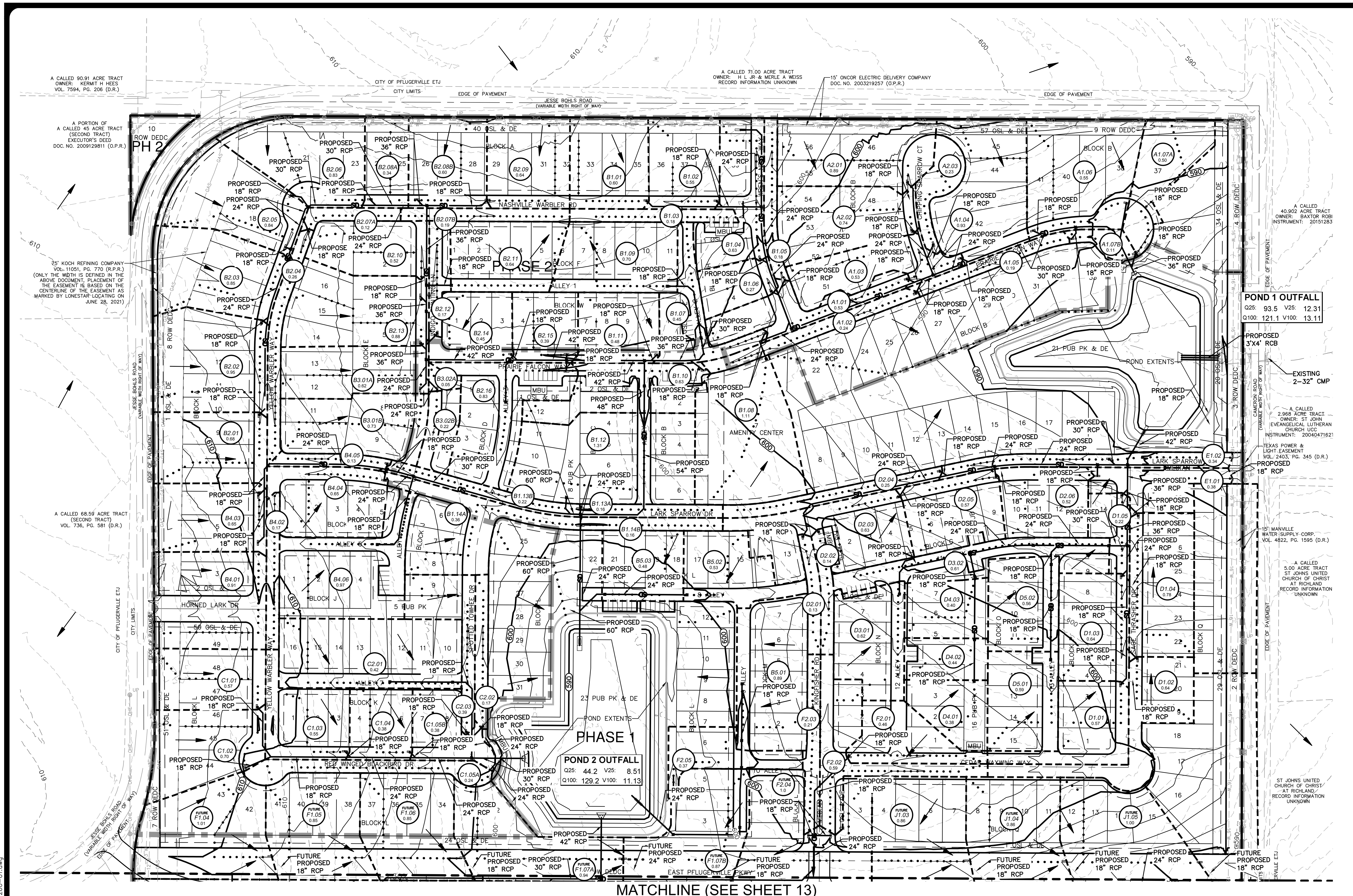
MEADOWLARK PRESERVE PRELIMINARY PLAN

CITY OF PFLUGERVILLE, TEXAS

PROPOSED OVERALL DRAINAGE

CITY NO. 2022–17–PP
JOB NO. 51260–01
DATE OCTOBER 2023
DESIGNER CR
CHECKED PS DRAWN SYL

Date: Oct 13, 2023, 10:58am User ID: slopez
File: H:\Projects\512\60\01\212 Preliminary\Civil\OD51260-01.dwg



SCALE: 1" = 100'

0' 100' 200' 300'

LEGEND

- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX & HEADWALL
- DRAINAGE AREA
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION PATH
- BOUNDARY
- PHASE BOUNDARY
- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- STREAM CL
- 600 EXISTING CONTOUR
- 600 PROPOSED CONTOUR

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 CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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MEADOWLARK PRESERVE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS
UTLIMATE DRAINAGE STUDY (1 OF 2)

CITY NO. 2022-17-PP
JOB NO. 51260-01
DATE OCTOBER 2023
DESIGNER KW
CHECKED PS DRAWN KW

Date: Oct 13, 2023, 10:58am User ID: slopez
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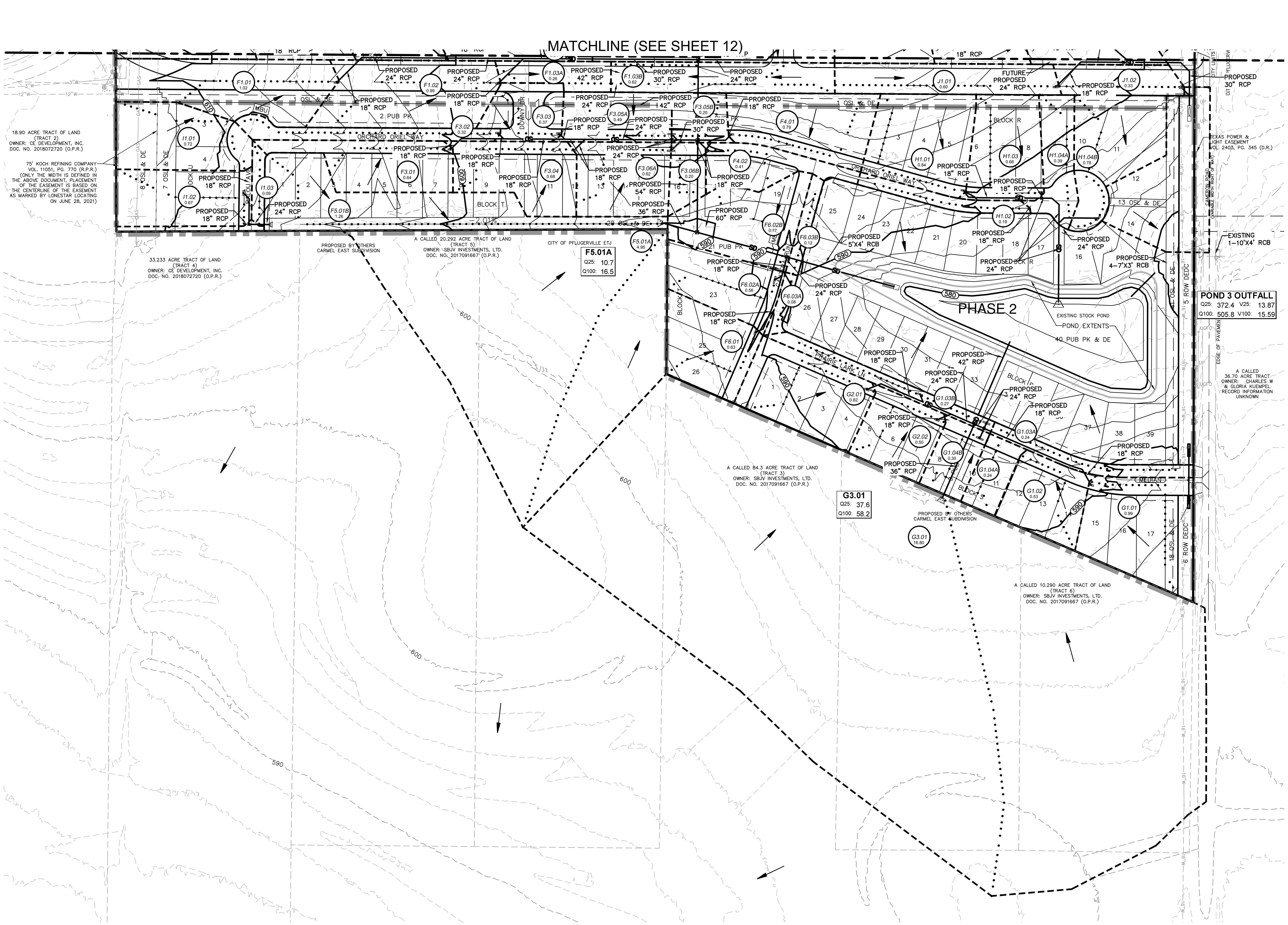

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

SD	STORM DRAIN LINE
	CURB INLET
	JUNCTION BOX & HEADWALL
A1.01 0.53	DRAINAGE AREA
	DRAINAGE FLOW ARROW
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION PATH
	BOUNDARY
	PHASE BOUNDARY
	RIGHT-OF-WAY
	ROAD CENTER LINE (CL)
	LOT LINE
	EASEMENT (ESMT)
W	EXISTING WATER LINE
GAS	EXISTING GAS LINE
OHE	EXISTING OVERHEAD ELECTRIC LINE
	STREAM CL
600	EXISTING CONTOUR
600	PROPOSED CONTOUR

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MEADOWLARK PRESERVE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS
UTLIMATE DRAINAGE STUDY (2 OF 2)

CITY NO. 2022-17-PP
JOB NO. 51260-01
DATE OCTOBER 2023
DESIGNER KW
CHECKED PS DRAWN KW

Date: Oct 13, 2023, 10:59am User ID: elopez
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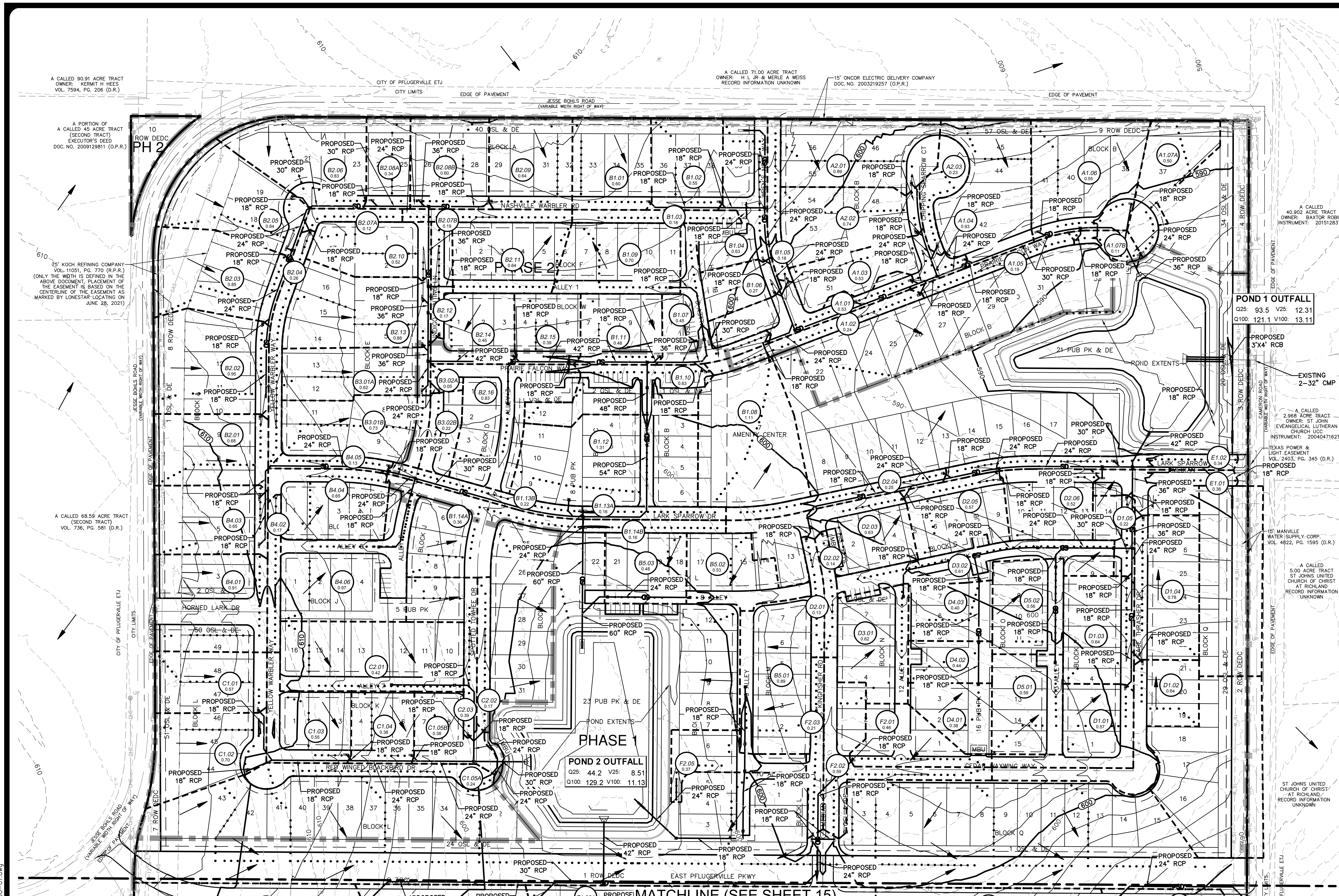

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX & HEADWALL
- A1.01 0.53 — DRAINAGE AREA
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION PATH
- BOUNDARY
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- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
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- W — EXISTING WATER LINE
- GAS — EXISTING GAS LINE
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CITY OF PFLUGERVILLE, TEXAS
INTERIM DRAINAGE STUDY (1 OF 2)

CITY NO. 2022-17-PP
JOB NO. 51260-01
DATE OCTOBER 2023
DESIGNER KW
CHECKED PS DRAWN KW

Date: Oct 13, 2023, 11:00am User ID: slopez
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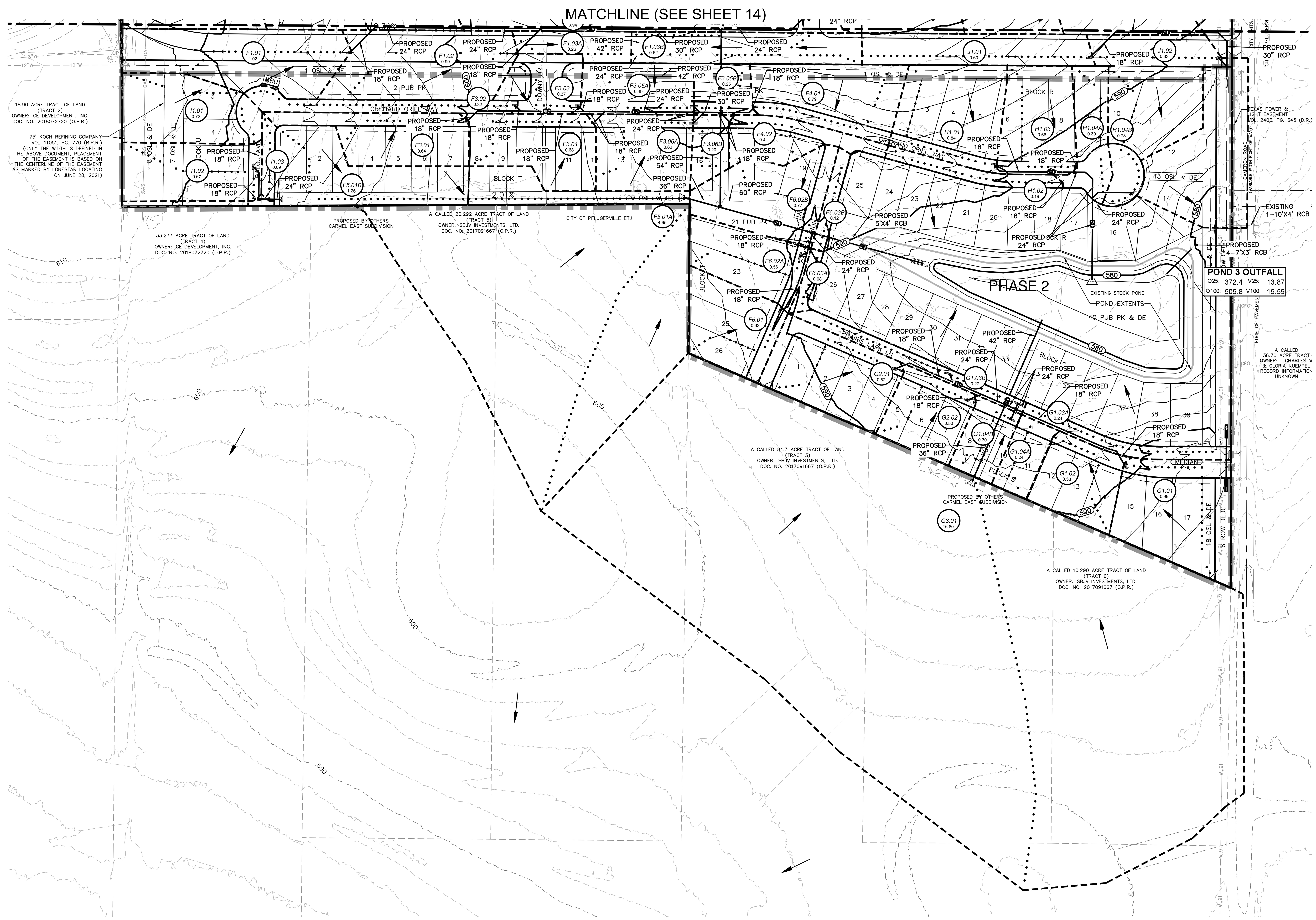

SCALE: 1"= 100'

0' 100' 200' 300'

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- CURB INLET
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- DRAINAGE AREA (A1.01 / 0.53)
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- DRAINAGE AREA BOUNDARY
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MEADOWLARK PRESERVE
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CITY OF PFLUGERVILLE, TEXAS
INTERIM DRAINAGE STUDY (2 OF 2)

CITY NO. 2022-17-PP
JOB NO. 51260-01
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CHECKED PS DRAWN KW

Date: Oct 13, 2023, 11:00am User ID: slopez
File: H:\Projects\512\60\01\212 Preliminary\Civil\D51260-01.dwg

DRAINAGE AREA	AREA (acres)	I.C. %	COMPOSITE C C_2	COMPOSITE C C_{25}	COMPOSITE C C_{100}	$A \cdot C_2$	$A \cdot C_{25}$	$A \cdot C_{100}$	SHEET FLOW Length (ft)	SHEET FLOW Manning's (n)	SHEET FLOW Slope ft/ft	SHEET FLOW Tc (min)	SHALLOW CONCENTRATED FLOW Length (ft)	SHALLOW CONCENTRATED FLOW Slope ft/ft	SHALLOW CONCENTRATED FLOW Tc (min)	STREET GUTTER FLOW Length (ft)	STREET GUTTER FLOW Manning's (n)	STREET GUTTER FLOW Slope ft/ft	STREET GUTTER FLOW Velocity ft/s	STREET GUTTER FLOW Tc (min)	Cumulative Tc (min)	INTENSITY I 2yr (in/hr)	INTENSITY I 25yr (in/hr)	INTENSITY I 100yr (in/hr)	DISCHARGE Q 2 (cfs)	DISCHARGE Q 25 (cfs)	DISCHARGE Q 100 (cfs)
ULTIMATE CONDITION DRAINAGE AREAS																											
A1.01	0.53	47%	0.50	0.62	0.70	0.27	0.33	0.37	46	0.24	0.038	5.7	115	0.010	1.2	257	0.016	0.014	4.3	1.0	7.91	8.0	9.8	12.9	2.1	3.2	4.8
A1.02	0.24	80%	0.65	0.77	0.86	0.16	0.19	0.21	35	0.24	0.020	5.9	0	0.010	0.0	387	0.016	0.010	3.6	1.8	7.73	7.6	9.9	13.0	1.2	1.8	2.7
A1.03	0.53	52%	0.52	0.64	0.72	0.28	0.34	0.38	40	0.24	0.016	7.2	222	0.016	1.8	114	0.016	0.012	4.0	0.5	9.52	5.1	9.2	12.0	1.4	3.1	4.6
A1.04	0.93	32%	0.44	0.54	0.62	0.40	0.51	0.58	81	0.24	0.060	7.5	244	0.020	1.8	0	0.016	0.007	3.1	0.0	9.28	5.2	9.3	12.2	2.1	4.7	7.0
A1.05	0.19	73%	0.62	0.74	0.82	0.12	0.14	0.16	22	0.24	0.020	4.1	0	0.010	0.0	287	0.016	0.012	4.0	1.2	5.31	6.2	11.2	14.6	0.7	1.6	2.3
A1.06	1.01	37%	0.46	0.57	0.65	0.46	0.58	0.65	82	0.24	0.036	9.3	140	0.030	0.8	153	0.016	0.007	3.0	0.8	10.97	4.8	8.7	11.4	2.2	5.0	7.4
A1.07A	0.50	25%	0.40	0.51	0.58	0.20	0.25	0.29	100	0.24	0.018	14.4	114	0.010	1.2	90	0.016	0.007	3.0	0.5	16.04	4.1	7.4	9.6	0.8	1.9	2.8
A1.07B	0.11	57%	0.55	0.66	0.74	0.06	0.07	0.08	0	0.24	0.018	0.0	0	0.010	0.0	153	0.016	0.007	3.0	0.8	5.00	6.3	11.4	14.9	0.4	0.8	1.2
A1.07	0.61	31%	0.43	0.54	0.61	0.26	0.33	0.37													16.04	4.1	7.4	9.6	1.1	2.4	3.6
A2.01	0.89	34%	0.44	0.55	0.63	0.39	0.49	0.56	55	0.24	0.034	6.9	209	0.030	1.2	60	0.016	0.010	3.6	0.3	8.42	5.3	9.6	12.6	2.1	4.7	7.0
A2.02	0.74	49%	0.51	0.62	0.70	0.38	0.46	0.52	66	0.24	0.039	7.6	209	0.025	1.4	45	0.016	0.025	5.7	0.1	9.05	5.2	9.4	12.3	2.0	4.3	6.4
A2.03	0.23	70%	0.60	0.72	0.81	0.14	0.17	0.19	0	0.24	0.010	0.0	0	0.022	0.0	915	0.016	0.014	4.3	3.6	5.00	6.3	11.4	14.9	0.9	1.9	2.8
B1.01	0.60	38%	0.46	0.57	0.65	0.28	0.34	0.39	34	0.24	0.020	5.8	130	0.010	1.3	130	0.016	0.013	4.2	0.5	7.67	5.5	10.0	13.0	1.5	3.4	5.1
B1.02	0.55	41%	0.48	0.59	0.67	0.26	0.32	0.37	64	0.24	0.014	11.1	118	0.012	1.1	85	0.016	0.013	4.2	0.3	12.56	4.6	8.2	10.8	1.2	2.7	3.9
B1.03	0.18	78%	0.64	0.76	0.85	0.12	0.14	0.15	24	0.24	0.020	4.4	0	0.011	0.0	284	0.016	0.013	4.1	1.2	5.55	6.1	11.0	14.5	0.7	1.5	2.2
B1.04	0.63	43%	0.48	0.59	0.67	0.30	0.37	0.42	48	0.24	0.008	11.3	51	0.006	0.7	225	0.016	0.025	5.7	0.7	12.66	4.6	8.2	10.7	1.4	3.1	4.5
B1.05	0.18	75%	0.63	0.75	0.83	0.11	0.13	0.15	17	0.24	0.020	3.3	0	0.011	0.0	294	0.016	0.025	5.7	0.9	5.00	6.3	11.4	14.9	0.7	1.5	2.2
B1.06	0.27	49%	0.51	0.63	0.71	0.14	0.17	0.19	58	0.24	0.030	7.6	93	0.022	0.6	32	0.016	0.018	4.8	0.1	8.33	5.4	9.7	12.7	0.7	1.6	2.4
B1.07	0.45	60%	0.56	0.68	0.76	0.25	0.31	0.34	0	0.24	0.010	0.0	0	0.010	0.0	380	0.016	0.018	4.8	1.3	5.00	6.3	11.4	14.9	1.6	3.5	5.1
B1.08	1.11	60%	0.53	0.64	0.72	0.59	0.71	0.80	100	0.24	0.005	24.0	0	0.010	0.0	207	0.016	0.015	4.4	0.8	24.74	3.3	5.9	7.8	1.9	4.2	6.3
B1.09	0.70	53%	0.48	0.59	0.67	0.34	0.42	0.47	58	0.24	0.020	8.9	71	0.028	0.4	162	0.016	0.008	3.2	0.8	10.19	5.0	9.0	11.7	1.7	3.7	5.5
B1.10	0.63	43%	0.48	0.59	0.67	0.30	0.37	0.42	53	0.24	0.010	10.9	112	0.015	0.9	235	0.016	0.008	3.2	1.2	24.74	3.3	5.9	7.8	1.0	2.2	3.3
B1.11	0.48	58%	0.55	0.67	0.75	0.27	0.32	0.36	56	0.24	0.026	7.8	76	0.028	0.5	117	0.016	0.006	2.7	0.7	24.74	3.3	5.9	7.8	0.9	1.9	2.8
B1.12	1.31	54%	0.54	0.65	0.73	0.70	0.85	0.96	25	0.24	0.014	5.2	232	0.007	2.8	153	0.016	0.005	2.6	1.0	9.04	5.2	9.4	12.3	3.7	8.0	11.8
B1.13A	0.16	76%	0.63	0.76	0.84	0.10	0.12	0.13	0	0.24	0.015	0.0	0	0.013	0.0	212	0.016	0.005	2.6	1.4	5.00	6.3	11.4	14.9	0.6	1.4	2.0
B1.13B	0.22	81%	0.65	0.78	0.86	0.14	0.17	0.19	0	0.24	0.010	0.0	0	0.018	0.0	397	0.016	0.012	3.9	1.7	5.00	6.3	11.4	14.9	0.9	1.9	2.8
B1.13	0.38	79%	0.64	0.77	0.85	0.24	0.29	0.32													5.00	6.3	11.4	14.9	1.5	3.3	4.8
B1.14A	0.72	45%	0.49	0.61	0.68	0.35	0.44	0.49	38	0.24	0.021	6.3	106	0.019	0.8	323	0.016	0.012	4.0	1.4	8.42	5.3	9.6	12.6	1.9	4.2	6.2
B1.14B	0.16	76%	0.63	0.76	0.84	0.10	0.12	0.13	0	0.24	0.011	0.0	0	0.011	0.0	271	0.016	0.005	2.6	1.8	5.00	6.3	11.4	14.9	0.6	1.4	2.0
B1.14	0.88	51%	0.52	0.63	0.71	0.46	0.56	0.63	100	0.24	0.008	19.9	213	0.015	1.8	52	0.016	0.002	1.6	0.5	8.42	5.3	9.6	12.6	2.4	5.4	7.9
B2.01	0.68	38%	0.46	0.57	0.65	0.31	0.39	0.44	85	0.24	0.028	10.6	127	0.039	0.7	92	0.005	0.011	12.1	0.1	11.35	4.8	8.6	11.2	1.5	3.3	5.0
B2.02	0.95	41%	0.48	0.59	0.67	0.45	0.56	0.63	59	0.24	0.051	6.2	146	0.019	1.1	132	0.016	0.006	2.7	0.8	8.13	5.4	9.8	12.8	2.5	5.5	8.1
B2.03	0.85	78%	0.64	0.76	0.85	0.54	0.65	0.72	90	0.24	0.016	13.9	153	0.004	2.6	95	0.016	0.006	2.7	0.6	17.15	4.0	7.1	9.3	2.2	4.6	6.7
B2.04	0.26	43%	0.48	0.59	0.67	0.13	0.15	0.18	0	0.24	0.010	0.0	0	0.022	0.0	462	0.016	0.006	2.8	2.8	5.00	6.3	11.4	14.9	0.8	1.8	2.6
B2.05	0.84	75%	0.63	0.75	0.83	0.53	0.63	0.70	100	0.24	0.024	12.8	168	0.004	2.7	86	0.016	0.005	2.6	0.6	16.10	4.1	7.3	9.6	2.2	4.6	6.7
B2.06	0.83	49%	0.51	0.63	0.71	0.42	0.52	0.59	31	0.24	0.012	6.6	113	0.012	1.1	124	0.016	0.006	2.8	0.7	8.42	5.3	9.6	12.6	2.3	5.0	7.4
B2.07A	0.12	60%	0.56	0.68	0.76	0.07	0.08	0.09	0	0.24	0.023	0.0	0	0.024	0.0	179	0.016	0.005	2.6	1.2	5.00	6.3	11.4	14.9	0.4	0.9	1.4
B2.07B	0.19	60%	0.56	0.68	0.76	0.11	0.13	0.14	0	0.24	0.024	0.0	0	0.024	0.0	327	0.016	0.009	3.5	1.6	5.00	6.3	11.4	14.9	0.7	1.5	2.2
B2.07	0.31	43%	0.48	0.59	0.67	0.15	0.18	0.21													5.00	6.3	11.4	14.9	0.9	2.1	3.1
B2.08A	0.34	58%	0.55	0.67	0.75	0.19	0.23	0.26	35	0.24	0.038	4.6	130	0.032	0.7	35	0.016	0.005	2.6	0.2	5.57	6.1	11.0	14.4	1.1	2.5	3.7
B2.08B	0.60	54%	0.54	0.65	0.73	0.32	0.39	0.44	45	0.24	0.038	5.6	123	0.041	0.6	100	0.016	0.012	4.0	0.4	6.68	5.8	10.4	13.6	1.9	4.1	6.0
B2.08	0.94	76%	0.63	0.76	0.84	0.59	0.71	0.79													6.68	5.8	10.4	13.6	3.4	7.4	10.8
B2.09	0.64	81%	0.65	0.78	0.86	0.42	0.50	0.55	36	0.24	0.021	6.0	130	0.020	0.9	125	0.016	0.012	3.9	0.5	7.49	5.6	10.0	13.1	2.3	5.0	7.3
B2.10	0.52	34%	0.44	0.55	0.63	0.23	0.29	0.33	46	0.24	0.008	10.9	201	0.009	2.2	46	0.016	0.001	1.1	0.7	13.81	4.4	7.9	10.3	1.0	2.3	3.4
B2.11	0.64	32%	0.43	0.54	0.62	0.28	0.35	0.40	53	0.24	0.008	12.3	67	0.009	0.7	202	0.016	0.001	1.1	3.0	15.94	4.1	7.4	9.7	1.1	2.6	3.8
B2.12	0.17	26%	0.41	0.52	0.59	0.07	0.09	0.10	0	0.24	0.008	0.0	0	0.009	0.0	208	0.016	0.005	2.5	1.4	5.00	6.3	11.4	14.9	0.4	1.0	1.5
B2.13	0.88	26%	0.41	0.52	0.59	0.36	0.45	0.52	43	0.24	0.013	8.3	244	0.013	2.2	38	0.016	0.005	2.6	0.2	10.81	4.9	8.8	11.4	1.8	4.0	6.0
B2.14	0.45	79%	0.65	0.77	0.86	0.29	0.35	0.38	47	0.24	0.013	8.8	99	0.001	3.2	118	0.016	0.006	2.8	0.7	12.76	4.5	8.2	10.7	1.3	2.8	4.1
B2.15	0.39	26%	0.41	0.51	0.59	0.16	0.20	0.23	37	0.24	0.019	6.4	91	0.025	0.6	80	0.016	0.006	2.7	0.5	7.44	5.6	10.1	13.2	0.9	2.0	3.0
B2.16	0.83	32%	0.43	0.54	0.62	0.36	0.45	0.52	43	0.24	0.012	8.7	53	0.018	0.4	296	0.016	0.008	3.2	1.5	10.68	4.9	8.8	11.5	1.8	4.0	5.9
B3.01A	0.62	84%	0.67	0.79	0.88	0.41	0.49	0.55	32	0.24	0.020	5.6	235	0.018	1.8	35	0.016	0.005	2.6	0.2	7.63	5.5	10.0	13.1	2.3	4.9	7.1
B3.01B	0.73	76%	0.63	0.76	0.84	0.46	0.55	0.61	42	0.24	0.005	12.0	256	0.019	1.9	63	0.016	0.021	5.2	0.2	14.11	4.3	7.8	10.2	2.0	4.3	6.3
B3.01	1.35	79%	0.65	0.77	0.86	0.87	1.04	1.16													14.11	4.3	7.8	10.2	3.8	8.1	11.8
B3.02A	0.05	45%	0.49	0.60	0.68	0.02	0.03	0.03	0	0.24	0.009	0.0	0	0.010	0.0	58	0.016	0.005	2.6	0.4	5.00	6.3	11.4	14.9	0.2	0.3	0.5
B3.02B	0.22	40%	0.47	0.58	0.66	0.10	0.13	0.14	32	0.24	0.017	5.9	23	0.043	0.1	96	0.016	0.021	5.2	0.3	6.32	5.9	10.6	13.9	0.6	1.4	2.0
B3.02	0.27	41%	0.48	0.59	0.67	0.13	0.16	0.18													6.32	5.9	10.6	13.9	0.8	1.7	2.5
B4.01	0.91	48%	0.50	0.62	0.70	0.46	0.56	0.64	50	0.24	0.002	19.9	149	0.023	1.0	150	0.016	0.009	3.4	0.7	21.62	3.5	6.4	8.3	1.6	3.6	5.3
B4.02	0.17	61%	0.56	0.68	0.76	0.10	0.12	0.13	0	0.24	0.018	0.0	0	0.018	0.0	294	0.016	0.012	4.0	1.2	5.00	6.3	11.4	14.9	0.6	1.3	1.9
B4.03	0.65	45%	0.49	0.60	0.68	0.32	0.39	0.44	100	0.24	0.022	13.2	107	0.043	0.5	90	0.016	0.007	2.9	0.5	14.30	4.3	7.8	10.2	1.4	3.1	4.5
B4.04	0.65	53%	0.53	0.65	0.73	0.34	0.42	0.47	36	0.24	0.020	6.1	117	0.015	1.0	148	0.016	0.016	4.6	0.5	7.59	5.5	10.0	13.1	1.9	4.2	6.2
B4.05	0.13	56%	0.54	0.66	0.74	0.07	0.09	0.10	0	0.24	0.012	0.0	0	0.009	0.0	214	0.016	0.016	4.6	0.8	5.00	6.3	11.4	14.9	0.4	1.0	1.4
B4.06	0.97	36%	0.45	0.56	0.64	0.44	0.55	0.62	58	0.24	0.025	8.2	113	0.012	1.1	281	0.016	0.017	4.8	1.0	10.27	5.0	8.9	11.7	2.2	4.9	7.3
B5.01	0.89	50%	0.52	0.63	0.71	0.46	0.56	0.63	50	0.24	0.033	6.5	82	0.035	0.5	230	0.016	0.005	2.6	1.5	8.46	5.3	9.6	12.6	2.5	5.4	8.0
B5.02	0.53	43%	0.48	0.60	1.53	0.26	0.32	0.81	52	0.24	0.008	12.1	79	0.007	1.0	85	0.016	0.017	4.8	0.3	13.34	4.5	8.0	10.5	1.1	2.5	8.5
B5.03	0.48	51%	0.52	0.64	2.25	0.25	0.30	1.08	41	0.24	0.014	7.8	92	0.020	0.7	119	0.016	0.017	4.8	0.4	8.88	5.2	9.4	12.4	1.3	2.9	13.3
C1.01	0.57	27%	0.41	0.52	0.60	0.23	0.30	0.34	75	0.24	0.005	19.0	150	0.020	1.1	53	0.016	0.006	2.8	0.3	20.45	3.6	6.5	8.6	0.9	1.9	2.9
C1.02	0.70	30%	0.43	0.54	0.61	0.30	0.38	0.43	47	0.24	0.004	14.3	150	0.022	1.0	87	0.016	0.006	2.8	0.5	15.89	4.1	7.4	9.7	1.2	2.8	4.1
C1.03	0.55	61%	0.56	0.68	0.76	0.31	0.37	0.42	58	0.24	0.023	8.4	98	0.005	1.4	76	0.016	0.006	2.8	0.5	10.30	5.0	8.9	11.7	1.5	3.3	4.9
C1.04	0.38	56%	0.54	0.66	0.74	0.21	0.25	0.28	40	0.24	0.024	6.1	115	0.007	1.4	76	0.016	0.036	6.9	0.2	7.71	5.5	9.9	13.0	1.1	2.5	3.6
C1.05A	0.24	84%	0.67	0.79	0.88	0.16	0.19	0.21	50	0.24	0.014	9.1	92	0.007	1.1	131	0.016	0.018	4.8	0.5	10.70	4.9	8.8	11.5	0.8	1.7	2.4
C1.05B	0.38	53%	0.53	0.64	0.72	0.20	0.24	0.27	0	0.24	0.014	0.0	0	0.012	0.0	485	0.016	0.006	2.8	2.9	5.00	6.3	11.4	14.9	1.3	2.8	4.1
C1.05	0.62	65%	0.58	0.70	0.78	0.36	0.44	0.49													10.70	4.9	8.8	11.5	1.8	3.8	5.6
C2.01	1.07	50%	0.52	0.63	0.71	0.55	0.67	0.76	62	0.24	0.020	9.4	83	0.005	1.2	297	0.016	0.023	5.5	0.9	11.51	4.7	8.5	11.2	2.6	5.8	8.5
C2.02	0.17	78%	0.64	0.76	0.85	0.11	0.13	0.14	0	0.24	0.020	0.0	0	0.005	0.0	293	0.016	0.008	3.2	1.5	5.00	6.3	11.4	14.9	0.7	1.5	2.1
C2.03	0.39	48%	0.51	0.62	0.70	0.20	0.24	0.27	35	0.24	0.013	7.1	114	0.022	0.8	260	0.016	0.008	3.2	1.3	9.19	5.2	9.3	12.2	1.0	2.3	3.3
D1.01	0.57	60%	0.56	0.68	0.76	0.32	0.39	0.43	41	0.24	0.024	6.2	115	0.034	0.6	74	0.016	0.007	3.0	0.4	7.28	5.6	10.1	13.3	1.8	3.9	5.8
D1.02	0.64	65%	0.58	0.70	0.78	0.37	0.45	0.50	51	0.24	0.007	12.6	71	0.005	1.0	89	0.016	0.007	3.0	0.5	14.09	4.4	7.8	10.2	1.6	3.5	5.1
D1.03	0.64	54%	0.53	0.65	0.73	0.34	0.42	0.47	55	0.24	0.037	6.7	82	0.005	1.2	161	0.016	0.027	5.9	0.5	8.32	5.4	9.7	12.7	1.8	4.0	5.9
D1.04	0.78	59%	0.55	0.67	0.75	0.43	0.52	0.59	55	0.24	0.005	14.5	75	0.008	0.9	228	0.016	0.027	5.9	0.6	16.02	4.1	7.4	9.6	1.8	3.9	5.7
D1.05	0.22	64%	0.58	0.70	0.78	0.13	0.15	0.17	32	0.24	0.020	5.5	0	0.007	0.0	129	0.016	0.027	5.9	0.4	5.89	6.0	10.8	14.2	0.8	1.7	2.4
D2.01	0.13	80%	0.65	0.77	0.86	0.08	0.10	0.11	0	0.24	0.025	0.0	0	0.034	0.0	230	0.016	0.021	5.2	0.7	5.00	6.3	11.4	14.9	0.5	1.1	1.7
D2.02	0.14	77%	0.64	0.76	0.85	0.09	0.11	0.12	0	0.24	0.011	0.0	0	0.005	0.0	238	0.016	0.021	5.2	0.8	5.00	6.3	11.4	14.9	0.6	1.2	1.8
D2.03	0.63	58%	0.55	0.67	0.75	0.35	0.42	0.47	34	0.24	0.056	3.8	96	0.020	0.7	128	0.016	0.021	5.2	0.4	5.00	6.3	11.4	14.9	2.2	4.8	7.0
D2.04	0.25	77%	0.64	0.76	0.84	0.16	0.19	0.21	17.5	0.24	0.011	4.3	0	0.005	0.0	408	0.016	0.021	5.2	1.3	5.64	6.1	11.0	14.4	1.0	2.1	3.0
D2.05	0.57	43%	0.48	0.59	0.67	0.27	0.34	0.38	49	0.24	0.066	4.8	91.5	0.023	0.6	146	0.016	0.021	5.2	0.5	5.92	6.0	10.8	14.2	1.6	3.7	5.4
D2.06	0.52	58%	0.55	0.67	0.75	0.29	0.35	0.39	39	0.24	0.027	5.7	109	0.023	0.7	123	0.016	0.012	4.0	0.5	7.01	5.7	10.3	13.4	1.6	3.6	5.2
D3.01	0.62	46%	0.50	0.61	0.69	0.31	0.38	0.43	35	0.24	0.005	10.3	29	0.005	0.4	190	0.016	0.026	5.8	0.5	11.32	4.8	8.6	11.2	1.5	3.3	4.8
D3.02	0.61	33%	1.11	0.55	0.63	0.68	0.33	0.38	33	0.24	0.039	4.3	0	0.022	0.0	515	0.016	0.021	5.3	1.6	5.97	6.0	10.8	14.1	4.0	3.6	5.4

NOTES

1. PROPOSED GRADING AND UTILITY IMPROVEMENTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT, CONSTRUCTION PLANS, AND FINAL DESIGN.
2. ULTIMATE CONDITIONS INCLUDE THE FULL BUILDOUT OF PFLUGERVILLE PARKWAY BY OTHERS. INTERIM BUILDOUT SHALL BE CONSTRUCTED IN CONJUNCTION WITH MEADOWLARK PRESERVE SUBDIVISION.
3. DRAINAGE CALCULATIONS UTILIZE THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ATLAS 14 RAINFALL DATA PER THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
4. THE ATLAS–14 WATER SURFACE ELEVATION (WSE) IS MODELED USING THE NOAA ATLAS–14 RAINFALL DATA IN NON–JURISDICTIONAL WATERWAYS AND THE RESULTING ULTIMATE ATLAS–14 100YR WSE POST–DEVELOPMENT OF THIS SUBDIVISION SHALL BE CONTAINED WITHIN THE PONDS.

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED
PROFESSIONAL ENGINEER
10/15/2023

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

MEADOWLARK PRESERVE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS
DRAINAGE CALCULATIONS (1 OF 2)

CITY NO. 2022–17–PP
JOB NO. 51260–01
DATE OCTOBER 2023
DESIGNER KW
CHECKED PS DRAWN KW
SHEET 16 OF 24

Date: Oct 13, 2023, 11:01am User ID: slopez
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DRAINAGE AREA	AREA (acres)	I.C. %	COMPOSITE C			$A \cdot C_2$	$A \cdot C_{25}$	$A \cdot C_{100}$	SHEET FLOW				SHALLOW CONCENTRATED FLOW			STREET GUTTER FLOW					Cumulative Tc (min)	INTENSITY			DISCHARGE		
			C_2	C_{25}	C_{100}				Length (ft)	Manning's (n)	Slope ft/ft	Tc (min)	Length (ft)	Slope ft/ft	Tc (min)	Length (ft)	Manning's (n)	Slope ft/ft	Velocity ft/s	Tc (min)		I 2yr (in/hr)	I 25yr (in/hr)	I 100yr (in/hr)	Q 2 (cfs)	Q 25 (cfs)	Q 100 (cfs)
ULTIMATE CONDITION DRAINAGE AREAS																											
D4.01	0.38	28%	0.42	0.52	0.60	0.16	0.20	0.23	**43**	0.24	**0.006**	11.6	**89**	**0.015**	0.8	**0**	0.024	**0.005**	1.7	0.0	12.33	4.6	8.3	10.8	0.7	1.6	2.5
D4.02	0.44	24%	0.40	0.50	0.58	0.17	0.22	0.25	**65**	0.24	**0.015**	10.9	**104**	**0.015**	0.9	**0**	0.024	**0.014**	2.8	0.0	11.82	4.7	8.4	11.0	0.8	1.9	2.8
D4.03	0.40	33%	0.44	0.55	0.62	0.17	0.22	0.25	**48**	0.24	**0.029**	6.6	**163**	**0.023**	1.1	**0**	0.024	**0.023**	3.6	0.0	7.67	5.5	10.0	13.0	1.0	2.2	3.2
D5.01	0.59	28%	0.42	0.52	0.60	0.24	0.31	0.35	**65**	0.24	**0.010**	12.9	**65**	**0.010**	0.7	**146**	0.016	**0.008**	3.2	0.8	14.29	4.3	7.8	10.2	1.1	2.4	3.6
D5.02	0.56	24%	0.40	0.50	0.58	0.22	0.28	0.32	**37**	0.24	**0.010**	8.2	**85**	**0.010**	0.9	**162**	0.016	**0.026**	5.8	0.5	9.54	5.1	9.2	12.0	1.1	2.6	3.9
E1.01	0.38	51%	0.52	0.63	0.71	0.20	0.24	0.27	**73**	0.24	**0.020**	10.7	**0**	**0.008**	0.0	**132**	0.016	**0.012**	4.0	0.6	11.26	4.8	8.6	11.3	0.9	2.1	3.1
E1.02	0.34	50%	0.51	0.63	0.71	0.17	0.21	0.24	**23**	0.24	**0.020**	4.2	**0**	**0.022**	0.0	**532**	0.016	**0.012**	4.0	2.2	6.49	5.8	10.5	13.8	1.0	2.2	3.3
F1.01	1.02	38%	0.46	0.57	0.65	0.47	0.59	0.67	**80**	0.24	**0.010**	15.2	**0**	**0.009**	0.0	**370**	0.016	**0.005**	2.6	2.4	17.61	3.9	7.0	9.2	1.9	4.1	6.1
F1.02	0.99	29%	0.42	0.53	0.61	0.42	0.53	0.60	**74**	0.24	**0.014**	12.5	**72.5**	**0.012**	0.7	**446**	0.016	**0.007**	3.0	2.5	15.62	4.1	7.5	9.8	1.7	3.9	5.9
F1.03A	0.26	77%	0.64	0.76	0.85	0.17	0.20	0.22	**100**	0.24	**0.005**	24.0	**35**	**0.005**	0.5	**286**	0.016	**0.008**	3.2	1.5	25.95	3.2	5.8	7.6	0.5	1.1	1.7
F1.03B	0.62	54%	0.53	0.65	0.73	0.33	0.40	0.45		0.24	**0.010**	0.0		**0.022**	0.0		0.016	**0.014**	4.3	0.0	5.00	6.3	11.4	14.9	2.1	4.6	6.7
F1.03	0.88	60%	0.56	0.68	0.76	0.49	0.60	0.67	**80**	0.24	**0.010**	15.2	**84**	**0.009**	0.9	**243**	0.016	**0.011**	3.8	1.1	25.95	3.2	5.8	7.6	1.6	3.5	5.1
F2.01	0.46	61%	0.56	0.68	0.76	0.26	0.31	0.35	**74**	0.24	**0.017**	11.5	**77**	**0.016**	0.6	**126**	0.016	**0.008**	3.2	0.7	12.82	4.5	8.1	10.7	1.2	2.5	3.7
F2.02	0.59	60%	0.56	0.68	0.76	0.33	0.40	0.45	**27**	0.24	**0.003**	10.6	**47**	**0.003**	0.9	**107**	0.016	**0.021**	5.2	0.3	11.86	4.7	8.4	11.0	1.5	3.4	4.9
F2.03	0.21	71%	0.61	0.73	0.82	0.13	0.15	0.17	**0**	0.24	**0.005**	0.0	**0**	**0.029**	0.0	**336**	0.016	**0.014**	4.3	1.3	5.00	6.3	11.4	14.9	0.8	1.7	2.6
F2.05	0.37	42%	0.48	0.59	0.67	0.18	0.22	0.25	**24**	0.24	**0.029**	3.8	**45**	**0.010**	0.5	**169**	0.016	**0.015**	4.4	0.6	5.00	6.3	11.4	14.9	1.1	2.5	3.7
F3.01	0.64	60%	0.56	0.68	0.76	0.36	0.43	0.49	**60**	0.24	**0.005**	15.9	**0**	**0.012**	0.0	**202**	0.016	**0.028**	6.0	0.6	16.48	4.0	7.3	9.5	1.4	3.1	4.6
F3.02	0.32	74%	0.62	0.74	0.83	0.20	0.24	0.26	**0**	0.24	**0.010**	0.0	**0**	**0.022**	0.0	**521**	0.016	**0.028**	6.0	1.4	5.00	6.3	11.4	14.9	1.2	2.7	3.9
F3.03	0.37	18%	0.37	0.48	0.55	0.14	0.18	0.20	**56**	0.24	**0.047**	6.1	**0**	**0.011**	0.0	**127**	0.016	**0.015**	4.4	0.5	6.63	5.8	10.4	13.7	0.8	1.8	2.8
F3.04	0.68	52%	0.53	0.64	0.72	0.36	0.44	0.49	**52**	0.24	**0.012**	10.0	**60**	**0.013**	0.5	**190**	0.016	**0.028**	6.0	0.5	11.07	4.8	8.7	11.3	1.7	3.8	5.6
F3.05A	0.49	22%	0.39	0.49	0.57	0.19	0.24	0.28	**93**	0.24	**0.062**	8.2	**0**	**0.022**	0.0	**140**	0.016	**0.018**	4.8	0.5	8.74	5.3	9.5	12.4	1.0	2.3	3.5
F3.05B	0.25	22%	0.39	0.50	0.57	0.10	0.12	0.14	**86**	0.24	**0.100**	6.4	**0**	**0.022**	0.0	**140**	0.016	**0.012**	4.0	0.6	6.99	5.7	10.3	13.4	0.6	1.3	1.9
F3.05	0.74	22%	0.39	0.49	0.57	0.29	0.37	0.42													8.74	5.3	9.5	12.4	1.5	3.5	5.2
F3.06A	0.62	54%	0.53	0.65	0.73	0.33	0.40	0.45	**56**	0.24	**0.022**	8.4	**84**	**0.012**	0.8	**132**	0.016	**0.018**	4.8	0.5	9.63	5.1	9.2	12.0	1.7	3.7	5.4
F3.06B	0.20	33%	0.44	0.55	0.62	0.09	0.11	0.12	**12**	0.24	**0.012**	3.1	**124**	**0.020**	0.9	**18**	0.016	**0.002**	1.6	0.2	5.00	6.3	11.4	14.9	0.5	1.2	1.9
F3.06	0.82	49%	0.51	0.63	0.71	0.42	0.51	0.58													9.63	5.1	9.2	12.0	2.1	4.7	6.9
F4.01	0.79	26%	0.41	0.51	0.59	0.32	0.41	0.47	**100**	0.24	**0.042**	10.2	**34**	**0.042**	0.2	**214**	0.016	**0.016**	4.5	0.8	11.19	4.8	8.6	11.3	1.5	3.5	5.2
F4.02	0.41	34%	0.44	0.55	0.63	0.18	0.23	0.26	**32**	0.24	**0.005**	9.6	**33**	**0.024**	0.2	**115**	0.016	**0.016**	4.5	0.4	10.28	5.0	8.9	11.7	0.9	2.0	3.0
F5.01A	4.95	0%	0.29	0.39	0.46	1.43	1.93	2.28	**100**	0.24	**0.005**	24.0	**559**	**0.019**	4.2	**0**	0.016	**0.006**	2.8	0.0	28.15	3.1	5.5	7.3	4.4	10.7	16.5
F5.01B	1.26	14%	0.35	0.46	0.53	0.45	0.58	0.67	**73**	0.24	**0.024**	9.9	**90**	**0.034**	0.5	**722**	0.024	**0.020**	3.4	3.5	13.99	4.4	7.8	10.3	1.9	4.5	6.9
F5.01	6.21	3%	0.30	0.40	0.47	1.88	2.51	2.94													28.15	3.1	5.5	7.3	5.8	13.9	21.4
F6.01	0.63	50%	0.51	0.63	0.71	0.32	0.40	0.45	**64**	0.24	**0.033**	7.9	**96**	**0.019**	0.7	**91**	0.016	**0.020**	5.1	0.3	8.88	5.2	9.4	12.4	1.7	3.7	5.5
F6.02A	0.56	41%	0.47	0.59	0.66	0.27	0.33	0.37	**57**	0.24	**0.015**	9.8	**162**	**0.009**	1.8	**64**	0.016	**0.020**	5.1	0.2	11.83	4.7	8.4	11.0	1.2	2.8	4.1
F6.02B	0.77	31%	0.43	0.54	0.62	0.33	0.42	0.47	**63**	0.24	**0.019**	9.6	**132**	**0.005**	1.9	**85**	0.016	**0.017**	4.7	0.3	11.88	4.7	8.4	11.0	1.6	3.5	5.2
F6.02	1.19	39%	0.47	0.58	0.66	0.56	0.69	0.78													11.88	4.7	8.4	11.0	2.6	5.8	8.6
F6.03A	0.08	72%	0.61	0.73	0.82	0.05	0.06	0.07	**0**	0.24	**0.012**	0.0	**0**	**0.015**	0.0	**120**	0.016	**0.020**	5.1	0.4	5.00	6.3	11.4	14.9	0.3	0.7	1.0
F6.03B	0.12	74%	0.62	0.75	0.83	0.07	0.09	0.10	**20**	0.24	**0.015**	4.3	**0**	**0.017**	0.0	**177**	0.016	**0.014**	4.3	0.7	5.00	6.3	11.4	14.9	0.5	1.0	1.5
F6.03	0.20	73%	0.62	0.74	0.83	0.12	0.15	0.17													5.00	6.3	11.4	14.9	0.8	1.7	2.5
G1.01	0.99	31%	0.43	0.54	0.61	0.42	0.53	0.61	**50**	0.24	**0.021**	7.7	**175**	**0.011**	1.8	**144**	0.016	**0.020**	5.1	0.5	9.96	5.0	9.0	11.8	2.1	4.8	7.2
G1.02	0.53	39%	0.47	0.58	0.66	0.25	0.31	0.35	**91**	0.24	**0.031**	10.7	**70**	**0.015**	0.6	**95**	0.016	**0.026**	5.8	0.3	11.60	4.7	8.5	11.1	1.2	2.6	3.9
G1.03A	0.24	77%	0.64	0.76	0.84	0.15	0.18	0.20	**19**	0.24	**0.020**	3.6	**0**	**0.018**	0.0	**430**	0.016	**0.023**	5.4	1.3	5.00	6.3	11.4	14.9	1.0	2.1	3.0
G1.03B	0.27	76%	0.63	0.76	0.84	0.17	0.20	0.23	**20**	0.24	**0.020**	3.8	**0**	**0.017**	0.0	**391**	0.016	**0.026**	5.8	1.1	5.00	6.3	11.4	14.9	1.1	2.3	3.4
G1.03	0.51	77%	0.63	0.76	0.84	0.32	0.39	0.43													5.00	6.3	11.4	14.9	2.0	4.4	6.4
G1.04A	0.24	60%	0.56	0.68	0.76	0.13	0.16	0.18	**28**	0.24	**0.036**	3.9	**127**	**0.039**	0.7	**24**	0.016	**0.005**	2.6	0.2	5.00	6.3	11.4	14.9	0.8	1.8	2.7
G1.04B	0.40	38%	0.46	0.57	0.65	0.18	0.23	0.26	**33**	0.24	**0.026**	5.1	**117**	**0.030**	0.7	**46**	0.016	**0.005**	2.6	0.3	6.13	5.9	10.7	14.0	1.1	2.4	3.6
G1.04	0.64	46%	0.50	0.61	0.69	0.32	0.39	0.44													6.13	5.9	10.7	14.0	1.9	4.2	6.2
G2.01	0.82	55%	0.54	0.66	0.74	0.44	0.54	0.60	**75**	0.24	**0.017**	11.8	**93**	**0.021**	0.7	**153**	0.016	**0.019**	4.9	0.5	12.93	4.5	8.1	10.6	2.0	4.4	6.4
G2.02	0.50	56%	0.54	0.66	0.74	0.27	0.33	0.37	**60**	0.24	**0.030**	7.8	**89**	**0.026**	0.6	**103**	0.016	**0.005**	2.6	0.7	9.07	5.2	9.4	12.3	1.4	3.1	4.5
G3.01	16.80	0%	0.29	0.39	0.46	4.87	6.55	7.73	**100**	0.24	**0.007**	20.7	**703**	**0.017**	5.6	**0**	0.016	**0.005**	2.6	0.0	26.30	3.2	5.7	7.5	15.5	37.6	58.2
H1.01	0.84	37%	0.45	0.57	0.64	0.38	0.48	0.54	**36**	0.24	**0.031**	5.1	**126**	**0.033**	0.7	**177**	0.016	**0.020**	5.1	0.6	6.40	5.9	10.6	13.8	2.2	5.0	7.5
H1.02	0.19	81%	0.65	0.78	0.87	0.12	0.15	0.16	**0**	0.24	**0.019**	0.0	**0**	**0.022**	0.0	**342**	0.016	**0.020**	5.1	1.1	5.00	6.3	11.4	14.9	0.8	1.7	2.4
H1.03	0.66	43%	0.48	0.60	0.67	0.32	0.39	0.45	**38**	0.24	**0.019**	6.5	**168**	**0.033**	1.0	**101**	0.016	**0.026**	5.8	0.3	7.79	5.5	9.9	13.0	1.8	3.9	5.8
H1.04A	0.39	45%	0.49	0.61	0.69	0.19	0.24	0.27	**71**	0.24	**0.040**	7.9	**118**	**0.033**	0.7	**91**	0.016	**0.010**	3.6	0.4	9.02	5.2	9.4	12.3	1.0	2.2	3.3
H1.04B	0.78	32%	0.43	0.54	0.62	0.34	0.42	0.48	**81**	0.24	**0.035**	9.3	**108**	**0.023**	0.7	**158**	0.016	**0.010**	3.6	0.7	10.79	4.9	8.8	11.5	1.6	3.7	5.5
H1.04	1.17	36%	0.45	0.56	0.64	0.53	0.66	0.75													10.79	4.9	8.8	11.5	2.6	5.8	8.6
I1.01	0.72	27%	0.41	0.52	0.59	0.30	0.37	0.43	**100**	0.24	**0.016**	15.0	**146**	**0.023**	1.0	**88**	0.016	**0.012**	4.0	0.4	16.42	4.1	7.3	9.5	1.2	2.7	4.1
I1.02	0.67	29%	0.42	0.53	0.60	0.28	0.35	0.40	**100**	0.24	**0.023**	13.0	**164**	**0.016**	1.3	**50**	0.016	**0.015**	4.4	0.2	14.53	4.3	7.7	10.1	1.2	2.7	4.1
I1.03	0.09	76%	0.63	0.76	0.84	0.06	0.07	0.08	**0**	0.24	**0.035**	0.0	**0**	**0.023**	0.0	**167**	0.016	**0.015**	4.4	0.6	5.00	6.3	11.4	14.9	0.4	0.8	1.1
J1.01	0.60	66%	0.59	0.71	0.79	0.35	0.42	0.47	**0**	0.24	**0.035**	0.0	**0**	**0.023**	0.0	**432**	0.016	**0.026**	5.8	1.3	5.00	6.3	11.4	14.9	2.2	4.8	7.0
J1.02	0.33	66%	0.59	0.71	0.79	0.19	0.23	0.26	**0**	0.24	**0.035**	0.0	**0**	**0.023**	0.0	**240**	0.016	**0.017**	4.7	0.8	5.00	6.3	11.4	14.9	1.2	2.6	3.9
ULTIMATE CONDITION DRAINAGE AREAS																											
F1.04	1.01	32%	0.43	0.54	0.62	0.44	0.55	0.63	**53**	0.24	**0.028**	7.2	**125**	**0.010**	1.3	**110**	0.016	**0.023**	5.5	0.3	8.89	5.2	9.4	12.3	2.3	5.2	7.7
F1.05	0.85	45%	0.49	0.60	0.68	0.41	0.51	0.58	**63**	0.24	**0.012**	11.6	**93**	**0.014**	0.8	**155**	0.016	**0.023**	5.5	0.5	12.84	4.5	8.1	10.7	1.9	4.2	6.1
F1.06	0.85	45%	0.49	0.61	0.69	0.42	0.52	0.58	**66**	0.24	**0.032**	8.2	**112**	**0.012**	1.1	**156**	0.016	**0.023**	5.5	0.5	9.76	5.1	9.1	11.9	2.1	4.7	7.0
F1.07A	0.94	44%	0.49	0.60	0.68	0.46	0.57	0.64	**59**	0.24	**0.018**	9.5	**116**	**0.005**	1.7	**317**	0.016	**0.010**	3.6	1.5	12.64	4.6	8.2	10.7	2.1	4.6	6.9
F1.07B	0.87	43%	0.48	0.60	0.68	0.42	0.52	0.59	**56**	0.24	**0.023**	8.2	**137**	**0.008**	1.6	**188**	0.016	**0.005**	2.6	1.2	11.02	4.8	8.7	11.4	2.0	4.5	6.7
F1.07	1.81	44%	0.49	0.60	0.68	0.88	1.09	1.23													12.64	4.6	8.2	10.7	4.0	8.9	13.2
F2.04	1.00	52%	0.52	0.64	0.72	0.52	0.64	0.72	**68**	0.24	**0.027**	9.0	**0**	**0.022**	0.0	**343**	0.016	**0.005**	2.6	2.2	11.21	4.8	8.6	11.3	2.5	5.5	8.1
J1.03	0.86	46%	0.50	0.61	0.69	0.43	0.53	0.59	**57**	0.24	**0.035**	7.0	**126**	**0.023**	0.9	**189**	0.016	**0.026**	5.8	0.5	8.44	5.3	9.6	12.6	2.3	5.1	7.5
J1.04	0.86	45%	0.49	0.61	0.69	0.42	0.52	0.59	**60**	0.24	**0.016**	9.9	**122**	**0.030**	0.7	**148**	0.016	**0.026**	5.8	0.4	11.09	4.8	8.7	11.3	2.0	4.5	6.7
J1.05	1.00	40%	0.47	0.58	0.66	0.47	0.58	0.66	**55**	0.24	**0.049**	6.0	**130**	**0.051**	0.6	**222**	0.016	**0.026**	5.8	0.6	7.20	5.6	10.2	13.3	2.6	5.9	8.8

NOTES

1. PROPOSED GRADING AND UTILITY IMPROVEMENTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT, CONSTRUCTION PLANS, AND FINAL DESIGN.
2. ULTIMATE CONDITIONS INCLUDE THE FULL BUILDOUT OF PFLUGERVILLE PARKWAY BY OTHERS. INTERIM BUILDOUT SHALL BE CONSTRUCTED IN CONJUNCTION WITH MEADOWLARK PRESERVE SUBDIVISION.
3. DRAINAGE CALCULATIONS UTILIZE THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ATLAS 14 RAINFALL DATA PER THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
4. THE ATLAS–14 WATER SURFACE ELEVATION (WSE) IS MODELED USING THE NOAA ATLAS–14 RAINFALL DATA IN NON–JURISDICTIONAL WATERWAYS AND THE RESULTING ULTIMATE ATLAS–14 100YR WSE POST–DEVELOPMENT OF THIS SUBDIVISION SHALL BE CONTAINED WITHIN THE PONDS.

NO.	REVISION	DATE

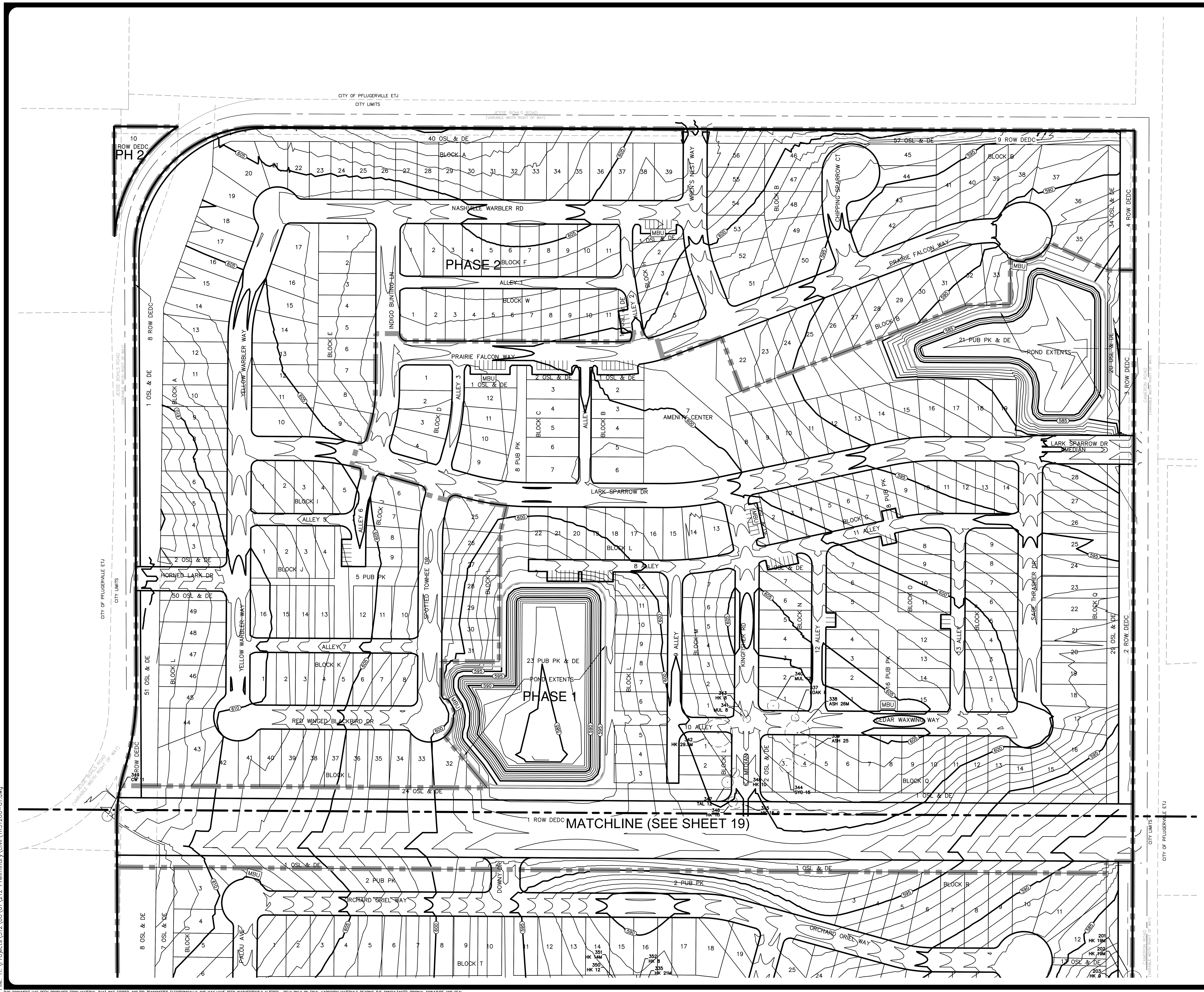
STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED
PROFESSIONAL ENGINEER
10/15/2023

PAPE-DAWSON ENGINEERS
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

MEADOWLARK PRESERVE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS
DRAINAGE CALCULATIONS (2 OF 2)

CITY NO. 2022–17–PP
JOB NO. 51260–01
DATE OCTOBER 2023
DESIGNER KW
CHECKED PS DRAWN KW

Date: Oct 13, 2023, 11:01am User ID: slopez
File: H:\Projects\512\60\01\212 Preliminary\Civil\CD51260-01.dwg



SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

BOUNDARY

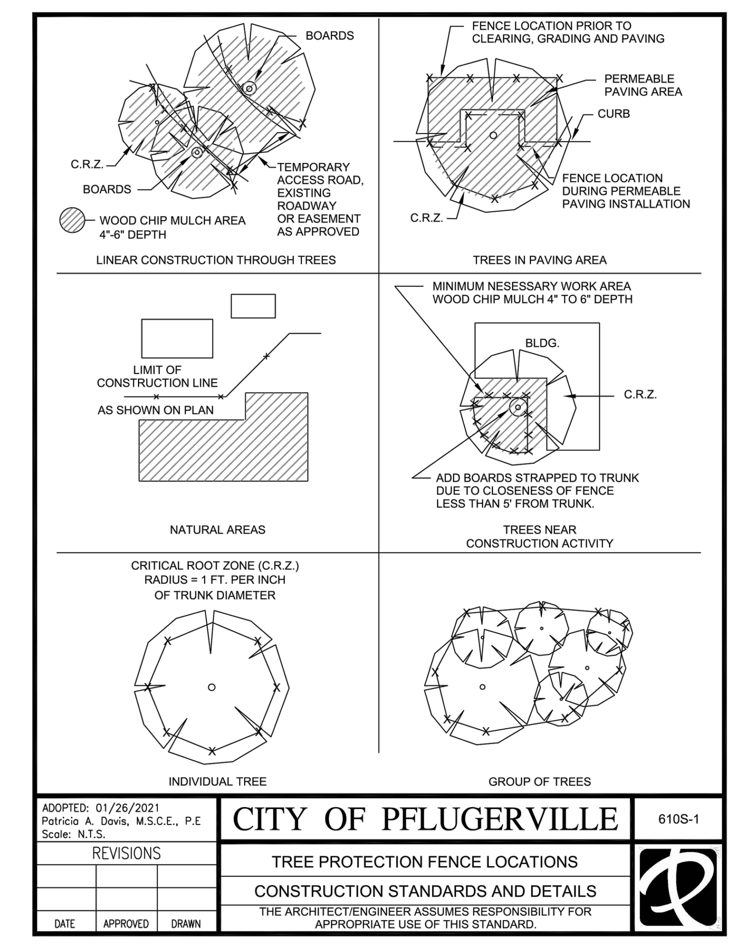
PHASE BOUNDARY

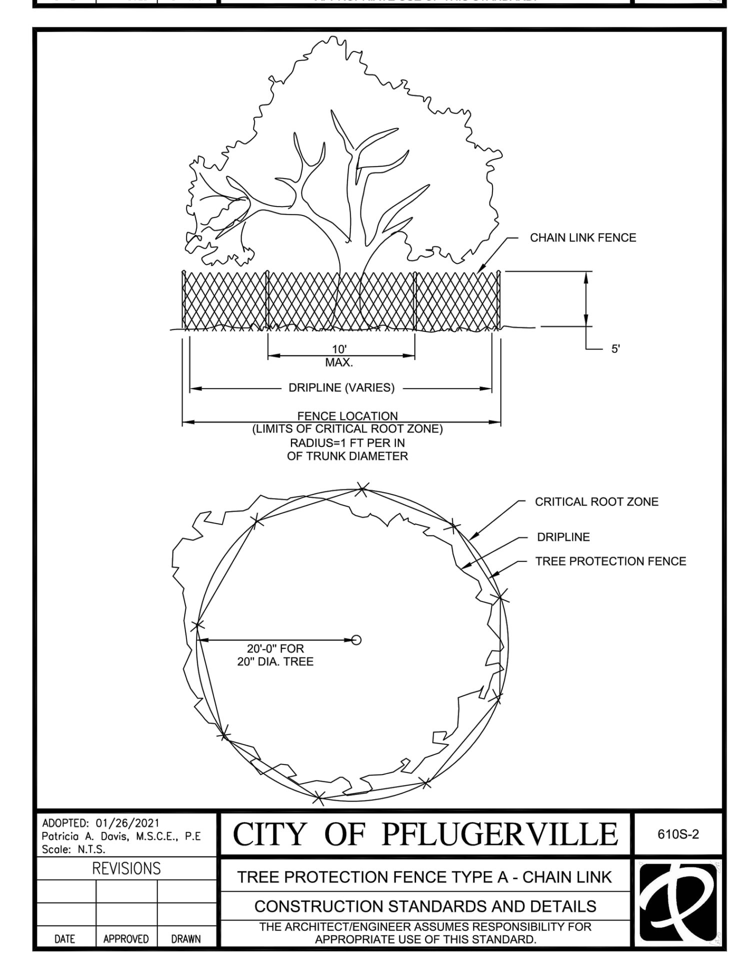
TREES TO BE REMOVED

TREES TO BE PROTECTED

NOTES

1. TREES TO BE REMOVED AND PROTECTED ARE TO BE FINALIZED WITH THE SITE PLAN AND CONSTRUCTION PLANS.
2. TREES DETERMINED TO BE PROTECTED SHALL HAVE TREE PROTECTION MEASURES PER THE CITY OF PFLUGERVILLE CONSTRUCTION STANDARDS AND DETAILS.
3. ALL TREES WITHIN THE 100-YR FLOODPLAIN ARE TO BE CONSIDERED PROTECTED REGARDLESS OF SPECIES.
4. TREE SURVEY PERFORMED JANUARY 2022.
5. TREES HAVE NOT BEEN ANALYZED BY AN ARBORIST. CONDITION IS ASSUMED AS FAIR TO GOOD CONDITION FOR PURPOSES OF REMOVAL MITIGATION REQUIREMENTS.
6. SEE SHEET 20 FOR CITY OF PFLUGERVILLE STANDARD TREE PROTECTION NOTES.





NO. | REVISION | DATE

STATE OF TEXAS
DUSTIN J. GOSS
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10/15/2023

PAPE-DAWSON ENGINEERS

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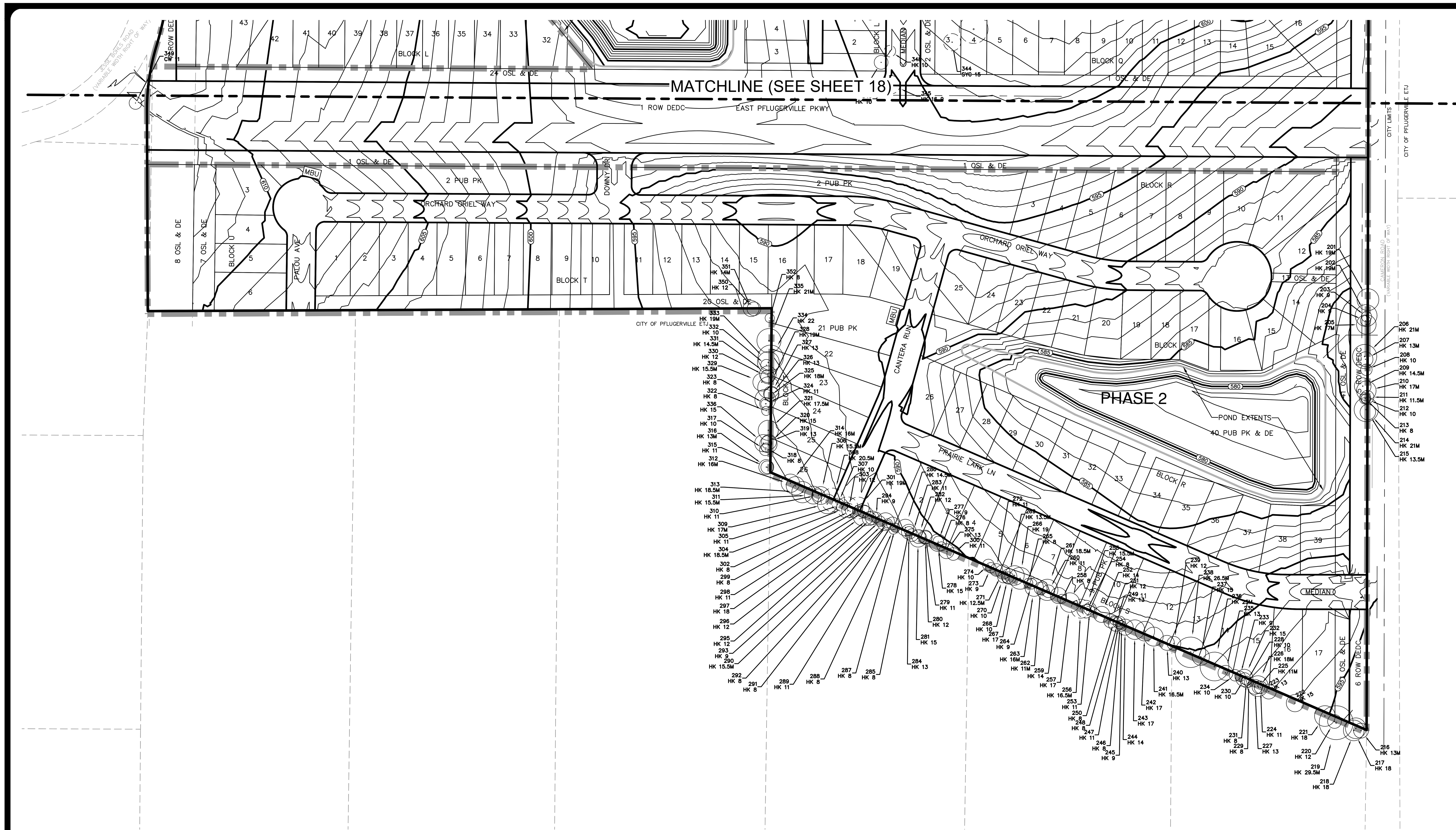
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MEADOWLARK PRESERVE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS
TREE SURVEY (1 OF 2)

CITY NO. 2022-17-PP
JOB NO. 51260-01
DATE OCTOBER 2023
DESIGNER CR
CHECKED PS DRAWN SYL



SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

BOUNDARY

PHASE BOUNDARY

TREES TO BE REMOVED

TREES TO BE PROTECTED

NOTES

1. TREES TO BE REMOVED AND PROTECTED ARE TO BE FINALIZED WITH THE SITE PLAN AND CONSTRUCTION PLANS.
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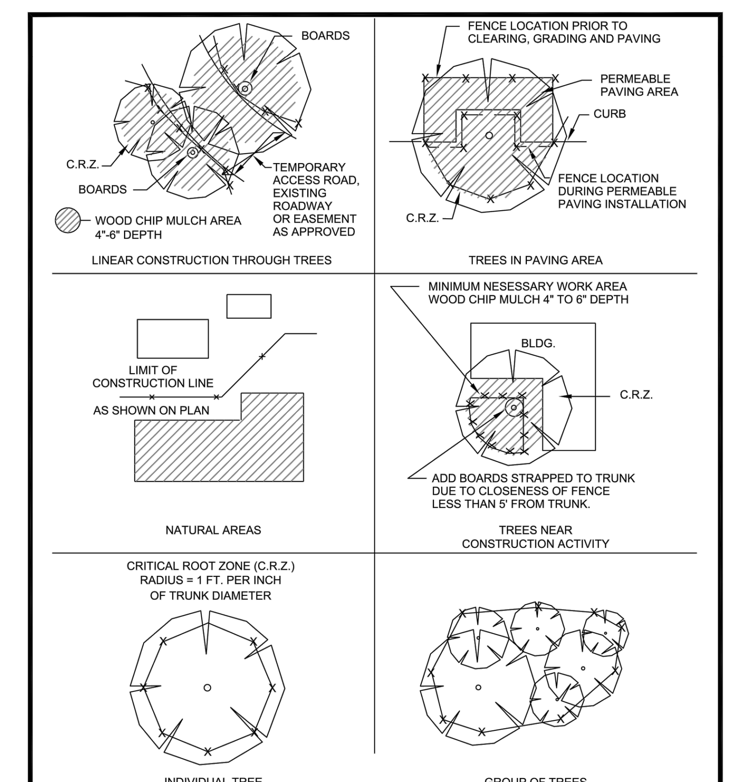
3. ALL TREES WITHIN THE 100-YR FLOODPLAIN ARE TO BE CONSIDERED PROTECTED REGARDLESS OF SPECIES.
4. TREE SURVEY PERFORMED JANUARY 2022.
5. TREES HAVE NOT BEEN ANALYZED BY AN ARBORIST. CONDITION IS ASSUMED AS FAIR TO GOOD CONDITION FOR PURPOSES OF REMOVAL MITIGATION REQUIREMENTS.
6. SEE SHEET 20 FOR CITY OF PFLUGERVILLE STANDARD TREE PROTECTION NOTES.

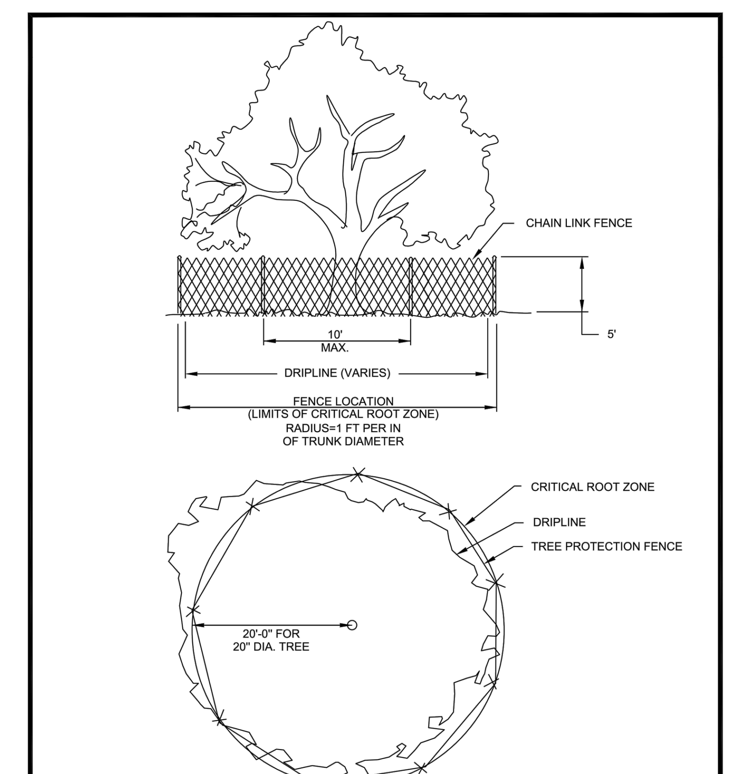


CITY OF PFLUGERVILLE

TREE PROTECTION FENCE LOCATIONS

CONSTRUCTION STANDARDS AND DETAILS

610S-1



CITY OF PFLUGERVILLE

TREE PROTECTION FENCE TYPE A - CHAIN LINK

CONSTRUCTION STANDARDS AND DETAILS

610S-2

NO. | REVISION | DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
10/15/2023

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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MEADOWLARK PRESERVE PRELIMINARY PLAN

CITY OF PFLUGERVILLE, TEXAS

TREE SURVEY (2 OF 2)

CITY NO. 2022-17-PP
JOB NO. 51260-01
DATE OCTOBER 2023
DESIGNER CR
CHECKED PS DRAWN SYL

Date: Oct 13, 2023, 11:02am User ID: slopez
File: H:\Projects\512\60\01\12 Preliminary\Civil\TR51260-01.dwg

TREES TO PROTECT - CLASS 2								
Class	Floodplain ?	TAG #	DESCRIPTION	SPECIES	CONDITION	PROTECTED ?	TRUNK SIZE (IN)	DIAMETER (IN)
CLASS 2	N	203	HACKBERRY	HK	FAIR	N	9	9
CLASS 2	N	204	HACKBERRY	HK	FAIR	N	9	9
CLASS 2	N	205	HACKBERRY	HK	FAIR	N	12,10	17
CLASS 2	N	207	HACKBERRY	HK	FAIR	N	9,8	13
CLASS 2	N	208	HACKBERRY	HK	FAIR	N	10	10
CLASS 2	N	209	HACKBERRY	HK	FAIR	N	10,9	14.5
CLASS 2	N	210	HACKBERRY	HK	FAIR	N	12,10	17
CLASS 2	N	211	HACKBERRY	HK	FAIR	N	8,7	11.5
CLASS 2	N	212	HACKBERRY	HK	FAIR	N	10	10
CLASS 2	N	213	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	215	HACKBERRY	HK	FAIR	N	11,5	13.5
CLASS 2	N	216	HACKBERRY	HK	FAIR	N	11,4	13
CLASS 2	N	220	HACKBERRY	HK	FAIR	N	12	12
CLASS 2	N	222	HACKBERRY	HK	FAIR	N	15	15
CLASS 2	N	223	HACKBERRY	HK	FAIR	N	13	13
CLASS 2	N	224	HACKBERRY	HK	FAIR	N	11	11
CLASS 2	N	225	HACKBERRY	HK	FAIR	N	8,6	11
CLASS 2	N	227	HACKBERRY	HK	FAIR	N	13	13
CLASS 2	N	228	HACKBERRY	HK	FAIR	N	10	10
CLASS 2	N	229	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	230	HACKBERRY	HK	FAIR	N	10	10
CLASS 2	N	231	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	232	HACKBERRY	HK	FAIR	N	15	15
CLASS 2	N	233	HACKBERRY	HK	FAIR	N	9	9
CLASS 2	N	234	HACKBERRY	HK	FAIR	N	10	10
CLASS 2	N	235	HACKBERRY	HK	FAIR	N	13	13
CLASS 2	N	237	HACKBERRY	HK	FAIR	N	15	15
CLASS 2	N	239	HACKBERRY	HK	FAIR	N	12	12
CLASS 2	N	240	HACKBERRY	HK	FAIR	N	13	13
CLASS 2	N	241	HACKBERRY	HK	FAIR	N	13,7	16.5
CLASS 2	N	242	HACKBERRY	HK	FAIR	N	17	17
CLASS 2	N	243	HACKBERRY	HK	FAIR	N	17	17
CLASS 2	N	244	HACKBERRY	HK	FAIR	N	14	14
CLASS 2	N	245	HACKBERRY	HK	FAIR	N	9	9
CLASS 2	N	246	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	247	HACKBERRY	HK	FAIR	N	11	11
CLASS 2	N	248	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	249	HACKBERRY	HK	FAIR	N	13	13
CLASS 2	N	250	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	251	HACKBERRY	HK	FAIR	N	12	12
CLASS 3	N	252	HACKBERRY	HK	FAIR	N	14	14
CLASS 2	N	257	HACKBERRY	HK	FAIR	N	17	17
CLASS 2	N	258	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	259	HACKBERRY	HK	FAIR	N	14	14
CLASS 2	N	260	HACKBERRY	HK	FAIR	N	11	11
CLASS 2	N	262	HACKBERRY	HK	FAIR	N	8,6	11
CLASS 2	N	263	HACKBERRY	HK	FAIR	N	9,8,6	16
CLASS 2	N	264	HACKBERRY	HK	FAIR	N	9	9
CLASS 2	N	265	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	267	HACKBERRY	HK	FAIR	N	17	17
CLASS 2	N	268	HACKBERRY	HK	FAIR	N	10	10
CLASS 2	N	269	HACKBERRY	HK	FAIR	N	10,7	13.5
CLASS 2	N	270	HACKBERRY	HK	FAIR	N	10	10
CLASS 2	N	271	HACKBERRY	HK	FAIR	N	9,7	12.5
CLASS 2	N	272	HACKBERRY	HK	FAIR	N	11	11
CLASS 2	N	273	HACKBERRY	HK	FAIR	N	9	9
CLASS 2	N	274	HACKBERRY	HK	FAIR	N	10	10
CLASS 2	N	275	HACKBERRY	HK	FAIR	N	13	13
CLASS 2	N	276	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	277	HACKBERRY	HK	FAIR	N	9	9
CLASS 2	N	278	HACKBERRY	HK	FAIR	N	15	15
CLASS 2	N	279	HACKBERRY	HK	FAIR	N	11	11
CLASS 2	N	280	HACKBERRY	HK	FAIR	N	12	12
CLASS 2	N	281	HACKBERRY	HK	FAIR	N	15	15
CLASS 2	N	282	HACKBERRY	HK	FAIR	N	12	12
CLASS 2	N	283	HACKBERRY	HK	FAIR	N	11	11
CLASS 2	N	284	HACKBERRY	HK	FAIR	N	13	13
CLASS 2	N	285	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	286	HACKBERRY	HK	FAIR	N	11,7	14.5
CLASS 2	N	287	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	288	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	289	HACKBERRY	HK	FAIR	N	11	11
CLASS 2	N	290	HACKBERRY	HK	FAIR	N	11,9	15.5
CLASS 2	N	291	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	292	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	293	HACKBERRY	HK	FAIR	N	9	9
CLASS 2	N	294	HACKBERRY	HK	FAIR	N	9	9
CLASS 2	N	295	HACKBERRY	HK	FAIR	N	12	12
CLASS 2	N	296	HACKBERRY	HK	FAIR	N	12	12
CLASS 2	N	298	HACKBERRY	HK	FAIR	N	11	11
CLASS 2	N	300	HACKBERRY	HK	FAIR	N	11	11
CLASS 2	N	306	HACKBERRY	HK	FAIR	N	10,8,3	15.5
CLASS 2	N	309	HACKBERRY	HK	FAIR	N	10,8,6	17
CLASS 2	N	310	HACKBERRY	HK	FAIR	N	11	11
CLASS 2	N	311	HACKBERRY	HK	FAIR	N	9,8,5	15.5
CLASS 2	N	312	HACKBERRY	HK	FAIR	N	11,10	16
CLASS 2	N	314	HACKBERRY	HK	FAIR	N	14,4	16
CLASS 2	N	315	HACKBERRY	HK	FAIR	N	11	11
CLASS 2	N	316	HACKBERRY	HK	FAIR	N	10,6	13
CLASS 2	N	317	HACKBERRY	HK	FAIR	N	10	10
CLASS 2	N	318	HACKBERRY	HK	FAIR	N	8	8
CONTINUED								

TREES TO PROTECT - CLASS 2 (CONTINUED)								
Class	Floodplain ?	TAG #	DESCRIPTION	SPECIES	CONDITION	PROTECTED ?	TRUNK SIZE (IN)	DIAMETER (IN)
CLASS 2	N	319	HACKBERRY	HK	FAIR	N	13	13
CLASS 2	N	320	HACKBERRY	HK	FAIR	N	15	15
CLASS 2	N	321	HACKBERRY	HK	FAIR	N	11,8,5	17.5
CLASS 2	N	322	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	323	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	324	HACKBERRY	HK	FAIR	N	11	11
CLASS 2	N	326	HACKBERRY	HK	FAIR	N	13	13
CLASS 2	N	327	HACKBERRY	HK	FAIR	N	13	13
CLASS 2	N	329	HACKBERRY	HK	FAIR	N	11,9	15.5
CLASS 2	N	330	HACKBERRY	HK	FAIR	N	12	12
CLASS 2	N	331	HACKBERRY	HK	FAIR	N	10,9	14.5
CLASS 2	N	332	HACKBERRY	HK	FAIR	N	10	10
CLASS 2	N	336	HACKBERRY	HK	FAIR	N	15	15
CLASS 2	N	347	CHINESSE TALLOW	TAL	FAIR	N	12	12
CLASS 2	N	349	COTTONWOOD	CW	FAIR	N	11	11
CLASS 2	N	350	HACKBERRY	HK	FAIR	N	12	12
CLASS 2	N	351	HACKBERRY	HK	FAIR	N	11,6	14
CLASS 2	N	352	HACKBERRY	HK	FAIR	N	8	8
TOTAL CLASS 2 INCHES TO PROTECT								**N/A**

TREES TO REMOVE - CLASS 2								
Class	Floodplain ?	TAG #	DESCRIPTION	SPECIES	CONDITION	PROTECTED ?	TRUNK SIZE (IN)	DIAMETER (IN)
CLASS 2	N	253	HACKBERRY	HK	FAIR	N	11	11
CLASS 2	N	254	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	255	HACKBERRY	HK	FAIR	N	12,7	15.5
CLASS 2	N	256	HACKBERRY	HK	FAIR	N	12,9	16.5
CLASS 2	N	299	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	302	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	303	HACKBERRY	HK	FAIR	N	12	12
CLASS 2	N	305	HACKBERRY	HK	FAIR	N	11	11
CLASS 2	N	307	HACKBERRY	HK	FAIR	N	10	10
CLASS 2	N	337	LIVE OAK	LOAK	FAIR	Y	8	8
CLASS 2	N	340	MULBERRY	MUL	FAIR	Y	12	12
CLASS 2	N	341	MULBERRY	MUL	FAIR	Y	8	8
CLASS 2	N	343	HACKBERRY	HK	FAIR	N	8	8
CLASS 2	N	344	SYCAMORE	SYC	FAIR	Y	15	15
CLASS 2	N	346	HACKBERRY	HK	FAIR	N	10	10
CLASS 2	N	348	HACKBERRY	HK	FAIR	N	10	10
TOTAL CLASS 2 MITIGATION								**43**

TREES TO PROTECT - CLASS 3								
Class	Floodplain ?	TAG #	DESCRIPTION	SPECIES	CONDITION	PROTECTED ?	TRUNK SIZE (IN)	DIAMETER (IN)
CLASS 3	N	201	HACKBERRY	HK	FAIR	N	15,8	19
CLASS 3	N	202	HACKBERRY	HK	FAIR	N	12,9,5	19
CLASS 3	N	206	HACKBERRY	HK	FAIR	N	12,10,8	21
CLASS 3	N	214	HACKBERRY	HK	FAIR	N	13,9,7	21
CLASS 3	N	217	HACKBERRY	HK	FAIR	N	18	18
CLASS 3	N	218	HACKBERRY	HK	FAIR	N	18	18
CLASS 3	N	221	HACKBERRY	HK	FAIR	N	18	18
CLASS 3	N	226	HACKBERRY	HK	FAIR	N	11,8,6	18
CLASS 3	N	261	HACKBERRY	HK	FAIR	N	16,5	18.5
CLASS 3	N	266	HACKBERRY	HK	FAIR	N	19	19
CLASS 3	N	297	HACKBERRY	HK	FAIR	N	18	18
CLASS 3	N	313	HACKBERRY	HK	FAIR	N	14,9	18.5
CLASS 3	N	325	HACKBERRY	HK	FAIR	N	12,9,3	18
CLASS 3	N	328	HACKBERRY	HK	FAIR	N	11,11,5	19
CLASS 3	N	333	HACKBERRY	HK	FAIR	N	17,9,5	24
CLASS 3	N	334	HACKBERRY	HK	FAIR	N	22	22
CLASS 3	N	335	HACKBERRY	HK	FAIR	N	17,8	21
TOTAL CLASS 3 INCHES TO PROTECT								**N/A**

TREES TO REMOVE - CLASS 3								
Class	Floodplain ?	TAG #	DESCRIPTION	SPECIES	CONDITION	PROTECTED ?	TRUNK SIZE (IN)	DIAMETER (IN)
CLASS 3	N	301	HACKBERRY	HK	FAIR	N	13,12	19
CLASS 3	N	304	HACKBERRY	HK	FAIR	N	15,7	18.5
CLASS 3	N	308	HACKBERRY	HK	FAIR	N	15,11	20.5
CLASS 3	N	345	HACKBERRY	HK	FAIR	N	16,9	20.5
TOTAL CLASS 3 MITIGATION								**N/A**

TREES TO PROTECT - CLASS 4								
Class	Floodplain ?	TAG #	DESCRIPTION	SPECIES	CONDITION	PROTECTED ?	TRUNK SIZE (IN)	DIAMETER (IN)
CLASS 4	N	219	HACKBERRY	HK	FAIR	N	21,17	29.5
CLASS 4	N	236	HACKBERRY	HK	FAIR	N	15,9,7,4	25
CLASS 4	N	238	HACKBERRY	HK	FAIR	N	15,12,11	26.5
TOTAL CLASS 4 INCHES TO PROTECT								**N/A**

TREES TO REMOVE - CLASS 4								
Class	Floodplain ?	TAG #	DESCRIPTION	SPECIES	CONDITION	PROTECTED ?	TRUNK SIZE (IN)	DIAMETER (IN)
CLASS 4	N	338	ASH	ASH	FAIR	Y	20,12	26
CLASS 4	N	339	ASH	ASH	FAIR	Y	25	25
CLASS 4	N	342	HACKBERRY	HK	FAIR	N	18,16,7	29.5
TOTAL CLASS 4 MITIGATION								**51**

MEADOWLARK PRELIMINARY PLAN

	Inches	Class	Fee	
	51	4	375	$19,125.00
	N/A	3	300	-
	43	2	150	$6,450.00
Removal Mitigation Fees:	**94**			**$25,575.00**
	N/A	4	375	-
	N/A	3	300	-
	N/A	2	150	-
Protection Bond:	0			**$0.00**

CITY OF PFLUGERVILLE
STANDARD TREE PROTECTION NOTES

1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED.
2. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING CONSISTENT WITH THE CITY'S CONSTRUCTION DETAIL(S).
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, FENCE MATERIAL, AND FENCE SIGNAGE.
4. 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.
5. 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 CRITICAL ROOT ZONE (CRZ) OR DRIPLINES, WHICHEVER IS GREATER.
6. (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:
   A. SOIL COMPACTION IN ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY FORESTER OR ADMINISTRATOR.
   C. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING AND FIRES.
7. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
8. WHEN CONSTRUCTION OCCURS IMMEDIATELY OUTSIDE OF THE CRZ OR DRIPLINE OF A PRESERVED TREE, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT PRIOR TO EXCAVATION OR GRADE CUTTING. THE PURPOSE OF THIS PROVISION IS TO MINIMIZE DAMAGE TO THE REMAINING ROOTS OF PRESERVED TREES. THE CONTRACTOR SHALL CONTACT THE CITY FORESTER OR ADMINISTRATOR FOR SUPERVISION.
9. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE ROOT ZONE.
10. ANY TRENCHING SHALL BE AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE. TRENCH LINES SHALL NOT RUN WITHIN THE CRZ. BORING, TUNNELING OR OTHER TECHNIQUES MAY BE APPROVED BY THE CITY FORESTER OR ADMINISTRATOR IF THERE ARE NO OTHER ALTERNATIVES AVAILABLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN SIX (6) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, OF TREES. NO TOPSOIL IS PERMITTED ON ROOT FLARES OR WITHIN 6 INCHES OF TREE TRUNKS.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO CITY STANDARDS PURSUANT TO SECTION 4 OF THE TREE TECHNICAL MANUAL AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
13. ALL OAK TREE CUTS, INTENTIONAL OR UNINTENTIONAL, SHALL BE PAINTED IMMEDIATELY (WITHIN 10 MINUTES). TREE PAINT MUST BE KEPT ON SITE AT ALL TIMES. ALL PRUNING OR CUTTING TOOLS MUST BE STERILIZED BETWEEN TREES TO PREVENT THE SPREAD OF DISEASE.
14. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED. REFER TO THE CITY OF PFLUGERVILLE TREE TECHNICAL MANUAL FOR APPROPRIATE REMOVAL METHODS.
15. DEVIATIONS FROM THE ABOVE NOTES ARE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
16. (PRE–CONSTRUCTION CONFERENCE) THE DEMOLITION, GRADING AND UNDERGROUND CONTRACTORS, CONSTRUCTION SUPERINTENDENT AND OTHER PERTINENT PERSONNEL ARE REQUIRED TO MEET WITH THE CITY FORESTER AND/OR ADMINISTRATOR PRIOR TO BEGINNING WORK TO REVIEW PROCEDURES, TREE PROTECTION MEASURES AND TO ESTABLISH HAUL ROUTES, STAGING AREAS, CONTACTS, WATERING, ETC.
17. (VERIFICATION OF TREE PROTECTION) THE PROJECT ARBORIST, LANDSCAPE ARCHITECT OR CONTRACTOR SHALL VERIFY, IN WRITING, THAT ALL PRECONSTRUCTION CONDITIONS HAVE EEN MET (TREE FENCING, EROSION CONTROL, PRUNING, ETC.) AND ARE IN PLACE. WRITTEN VERIFICATION MUST BE SUBMITTED TO AND APPROVED BY THE CITY FORESTER OR THE ADMINISTRATOR BEFORE DEMOLITION OR GRADING BEGINS.
18. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX (6) FEET TO THE BUILDING, PROVIDED THE FENCING DOES NOT ENCROACH BY 50% WITHIN THE CRZ AND FENCING REMAINS A MINIMUM OF 5' FROM THE BASE OF THE TREE.

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
10/15/2023

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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MEADOWLARK PRESERVE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS
TREE TABLES

CITY NO. 2022–17–PP
JOB NO. 51260–01
DATE OCTOBER 2023
DESIGNER SYL
CHECKED PS DRAWN SYL

Date: Oct 13, 2023, 11:02am User ID: slopez
File: H:\Projects\512\60\01\212 Preliminary\Civil\TR51260-01.dwg

LEGEND

- BOUNDARY
- PHASE BOUNDARY
- PROPOSED STREET LIGHT

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 CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. PROPOSED STREET LIGHT LOCATIONS ARE SUBJECT TO CHANGE WITH THE SUBDIVISION CONSTRUCTION PLANS.
3. PROPOSED STREET LIGHTS SHALL BE LED AND DOWNCAST/FULL CUT OFF TYPE.

NO.	REVISION	DATE

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PROFESSIONAL ENGINEER
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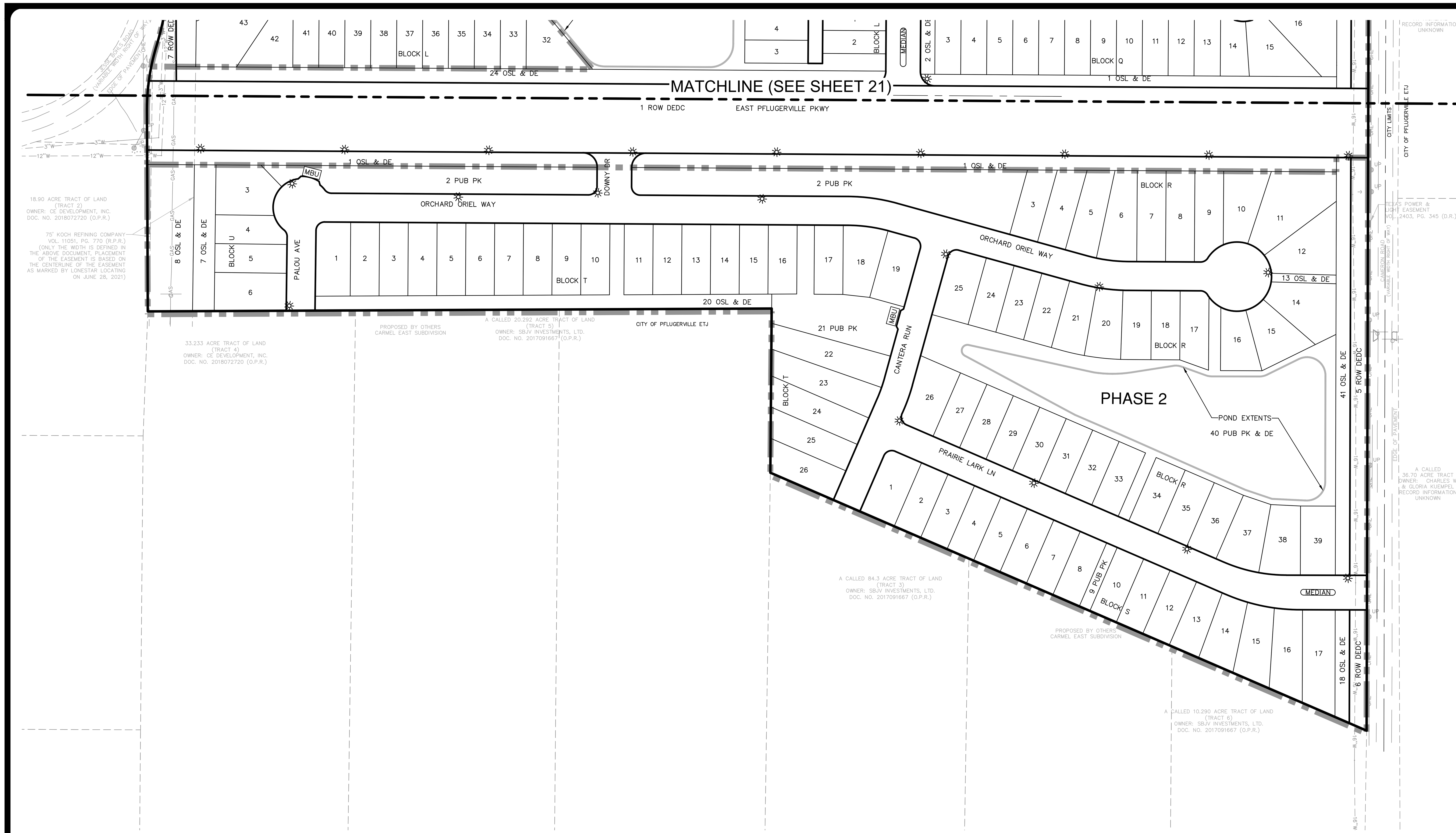
MEADOWLARK PRESERVE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS
STREET LIGHT LAYOUT (1 OF 2)

CITY NO. 2022-17-PP
JOB NO. 51260-01
DATE OCTOBER 2023
DESIGNER CR
CHECKED PS DRAWN CR
SHEET 21 OF 24



SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

BOUNDARY

PHASE BOUNDARY

PROPOSED STREET LIGHT

NOTES

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MEADOWLARK PRESERVE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS
STREET LIGHT LAYOUT (2 OF 2)

CITY NO. 2022-17-PP
JOB NO. 51260-01
DATE OCTOBER 2023
DESIGNER CR
CHECKED PS DRAWN CR

Date: Oct 13, 2023, 11:03am User ID: slopez
File: H:\Projects\512\60\01\12 Preliminary\Civil\SL51260-01.dwg

SCALE: 1"= 100'

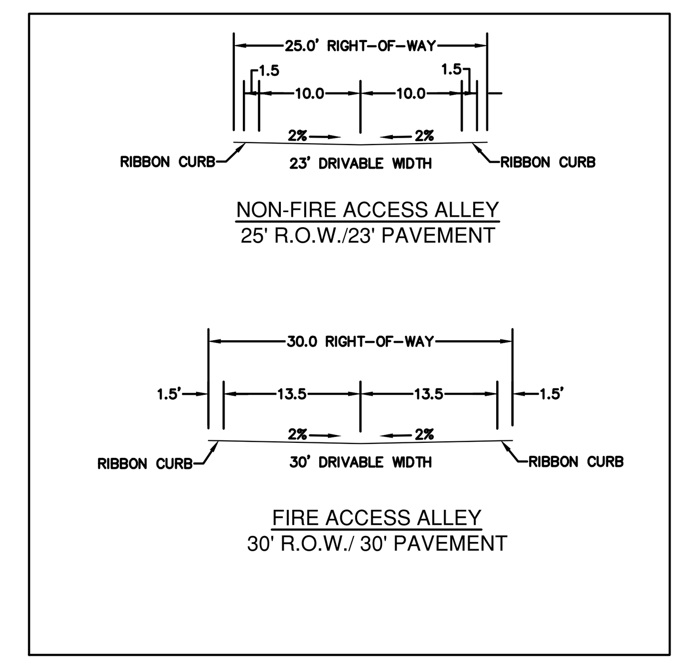
0' 100' 200' 300'

LEGEND

	BOUNDARY
	PHASE BOUNDARY
	RIGHT–OF–WAY (R.O.W.)
	ROAD CENTER LINE (℄)
	ROAD FACE OF CURB (FOC)
	LOT LINE
	EASEMENT (ESMT)
	5' TRAIL
FD. 1/2" I.R.	SURVEY MONUMENTATION FOUND
MBU	NEIGHBORHOOD MAILBOX UNIT
PUB PK	PUBLIC PARKLAND
OSL & DE	OPEN SPACE LOT & DRAINAGE ESMT
O.P.R.	OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TX
W	WATER LINE
	GATE VALVE & FIRE HYDRANT
	30' PAVEMENT & R.O.W. PUBLIC ALLEY
F	FRONT–LOADED GARAGE
	APPROXIMATE BUILDING FOOTPRINT
R	REAR–LOADED GARAGE

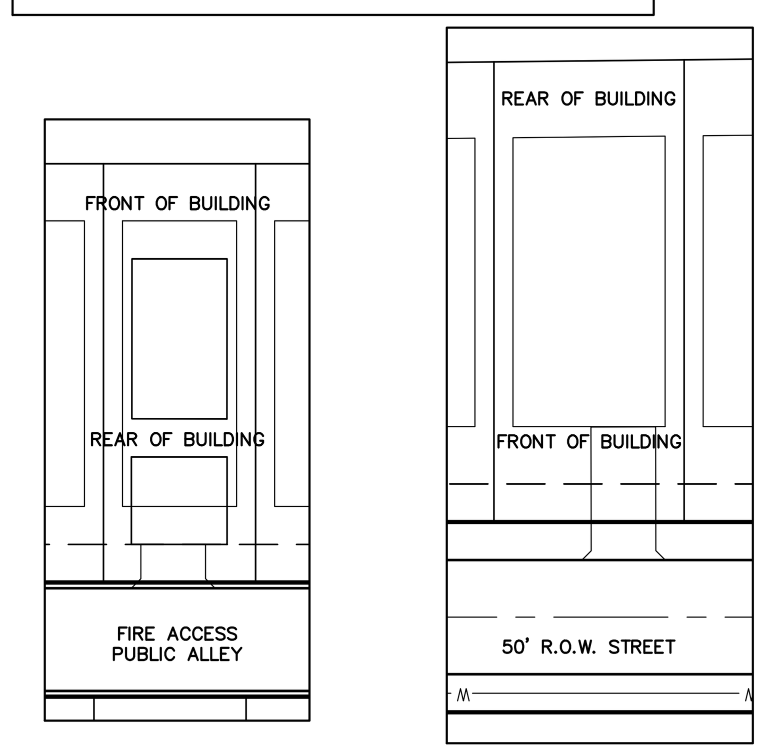
NOTES

1. IF INSTALLED, ANY FENCING FOR PASEO LOTS SERVED BY ALLEY ACCESS RATHER THAN LOCAL STREET SHALL EITHER (I) PROVIDE PRIVACY FENCES ON ONLY ONE SIDE OF THE HOUSE, OR (II) SUCH OTHER FENCING OPTIONS AS MAY BE APPROVED BY THE EMERGENCY SERVICES DISTRICT, IN EITHER CASE TO ENSURE THAT AN OPENING BETWEEN HOMES IS ALLOWED FOR FIRE ACCESS TO THE FRONT OF THE UNIT.



NON-FIRE ACCESS ALLEY
25' R.O.W./23' PAVEMENT

FIRE ACCESS ALLEY
30' R.O.W./ 30' PAVEMENT



REAR LOAD FROM PUBLIC ALLEY
SCALE: 1" = 40'

FRONT LOAD
SCALE: 1" = 40'

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10/15/2023

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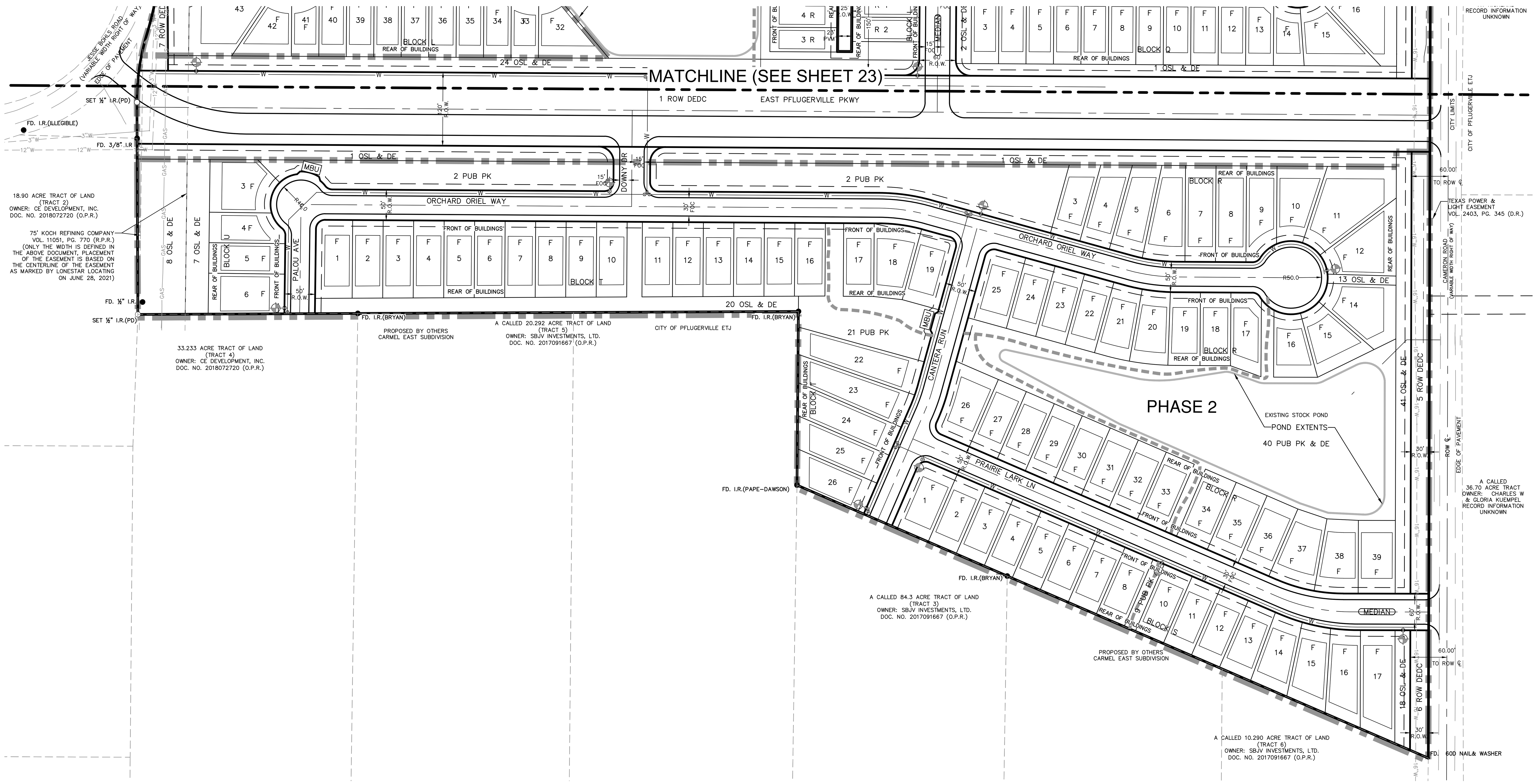
MEADOWLARK PRESERVE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS
FIRE PROTECTION (1 OF 2)

CITY NO. 2022–17–PP
JOB NO. 51260–01
DATE OCTOBER 2023
DESIGNER CR
CHECKED PS DRAWN SYL

2022-17-PP



LEGEND

	BOUNDARY
	PHASE BOUNDARY
	RIGHT-OF-WAY (R.O.W.)
	ROAD CENTER LINE (℄)
	ROAD FACE OF CURB (FOC)
	LOT LINE
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MEADOWLARK PRESERVE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE, TEXAS
FIRE PROTECTION (2 OF 2)

CITY NO. 2022-17-PP
JOB NO. 51260-01
DATE OCTOBER 2023
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