

DATE OF SUBMITTAL: 11/01/21

_____, MONTH DAY, YEAR

OWNER/DEVELOPER: ASHTON GRAY 101 PARKLAND BLVD, SUITE 102 SUGAR LAND, TEXAS 77478 281-221-2699 ATTN: SHAUN VEMBUTTY

ZONING: SF-MU

UTILITY PROVIDER: CITY OF PFLUGERVILLE

1 LOT: 12.59 AC.

1 STREET: 190' LONG, 50' WIDE, 0.28 AC.

LEGAL DESCRIPTION: BEING A 12.5885-ACRE TRACT OF LAND SITUATED IN THE ELNATHAN BEEBE SURVEY, ABSTRACT NO. 53 TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CALLED TO CONTAIN 2.77 ACRES IN A GENERAL WARRANTY DEED TO THE BOARD OF TRUSTEES OF THE PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NO. 2008200130 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THAT CERTAIN TRACT OF LAND CALLED TO CONTAIN 5.00 ACRES IN GENERAL WARRANTY DEED TO THE BOARD OF TRUSTEES OF THE PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT DOCUMENT NO. 2008200131 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LESS AND EXCEPT A CALLED 0.208-ACRE TRACT OF LAND IN A WARRANTY DEED TO THE CITY OF PFLUGERVILLE, TEXAS IN DOCUMENT NO. 2001171219 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THE GRID TO GROUND FACTOR IS 1.0001043694

GENERAL PLAN NOTES:

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

- 1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTS.
4. 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 GRANTEE, 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.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. 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.
7. A MINIMUM OF A 6-FT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE PUBLIC STREET.
8. 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 INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
9. 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.
10. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
11. 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.
12. 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.
13. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
14. 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.
15. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0260J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
16. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE DESIGNED IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
17. 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 THE PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. WHEREAPPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE # 1203-15-02-24.
19. ROADWAY IMPACT FEES WILL BE ASSESSED FOR THIS PROJECT BASED ON THE CITY OF PFLUGERVILLE ORDINANCE 1470-20-11-24 AND ARE PAYABLE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

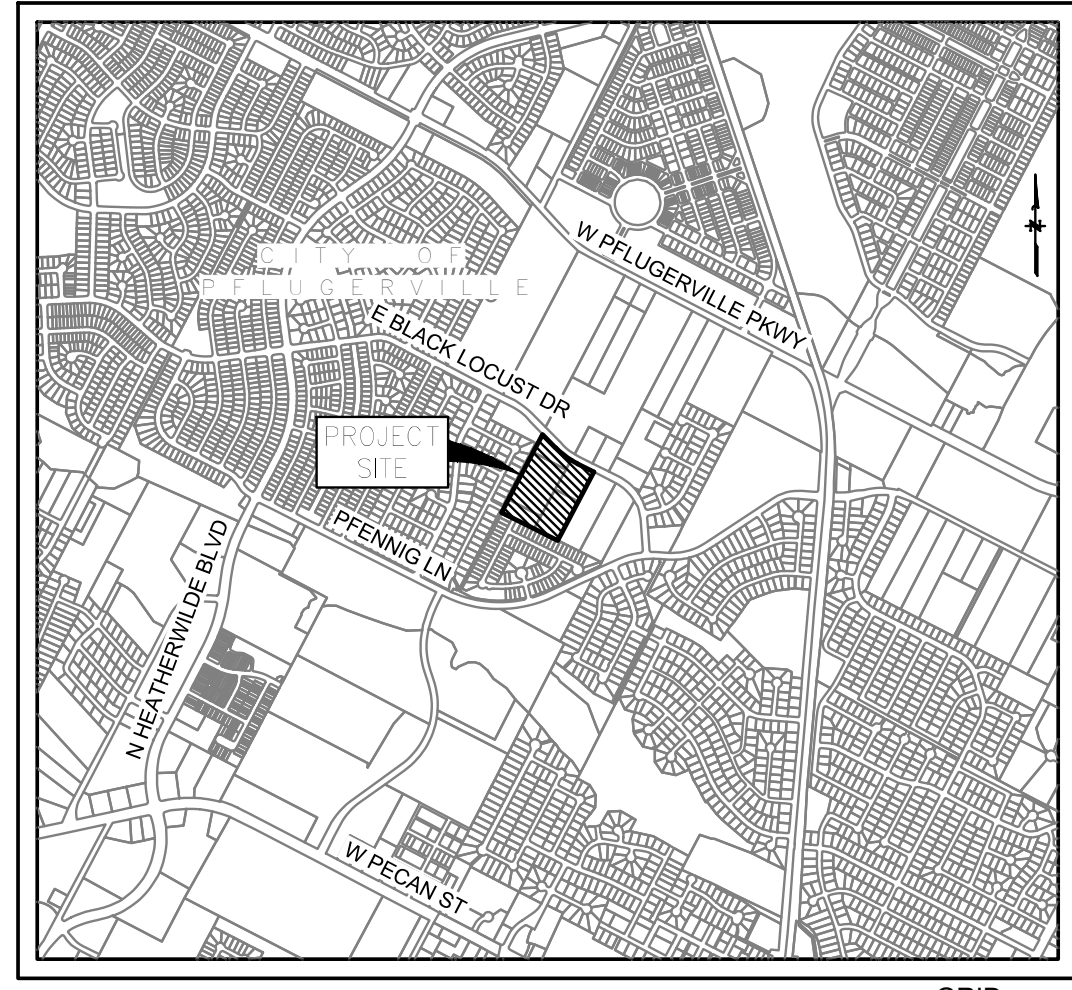
PRELIMINARY PLAN FOR BLACK LOCUST TOWNHOMES 901 BLACK LOCUST DR. E. PFLUGERVILLE, TEXAS 78660 FOR ASHTON GRAY

SHEET INDEX
Sheet Title
1 Cover Sheet & Index
2 Preliminary Plan
3 ROW Detail
4 Existing Conditions & Tree Survey
5 Water, Wastewater & Drainage Schematic

CITY & UTILITY CONTACTS

- AT&T - TEXAS NORTH ENGINEERING 11220 JOSEPH CLAYTON DR., FLOOR 1 AUSTIN, TX 78753 512-870-4760
ATMOS 3110 N. I-35 ROUND ROCK, TX 78681 512-310-3801
ONCOR 350 TEXAS AVE. ROUND ROCK, TX 78664 512-244-5693
SUDDENLINK COMMUNICATIONS 111 N COLLEGE STREET GEORGETOWN, TX 78626 512-931-2981 OR 512-269-6082
GRANDE COMMUNICATIONS 9601 DESSAU RD., #305 AUSTIN, TX 78754 512-220-4000
CITY OF PFLUGERVILLE P O BOX 589 PFLUGERVILLE, TX 78691-0589
CITY OF PFLUGERVILLE - DEVELOPMENT SERVICES CENTER (PLANNING, ENGINEERING, & BUILDING DEPARTMENTS) 201-B EAST PECAN STREET P O BOX 589 PFLUGERVILLE, TX 78691-0589 512-990-6300
CITY OF PFLUGERVILLE - PUBLIC WORKS DEPARTMENT 15500 SUN LIGHT NEAR WAY #B PFLUGERVILLE, TX 78691-0589 512-990-6400
TRAVIS COUNTY EMERGENCY SERVICES DISTRICT #2 203 E. PECAN STREET PFLUGERVILLE, TX 78660

CITY OF PFLUGERVILLE UTILITIES: 512-990-6100 100 E Main St, Pflugerville, TX 78660



Lot Summary Table
Total Acreage 12.31 Ac.
of Lots 2
Lot 1A 12.27 Ac.
Lot 1B .04 Ac.
Use Townhomes
Proposed ROW Length = 190' Width = 30' Acreage = .28 ac
Site Area 12.59 Ac.
Units 122

BEARING BASIS NOTE: The basis of bearing is Texas State Plane Coordinate System, Central Zone, NAD 83, utilizing Trimble Continually Operating Reference Station (CORS) Network. The distances shown are Grid distances. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specification for a Category 1B, Condition IV Survey.

Signature of Rex L. Hackett, Registered Professional Land Surveyor No. 5573, dated 03/28/2022.

Signature of William A.C. McAshan, P.E., dated 03/28/2022.



THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL OF THE ABOVE SURVEYOR

REVISIONS/CORRECTIONS

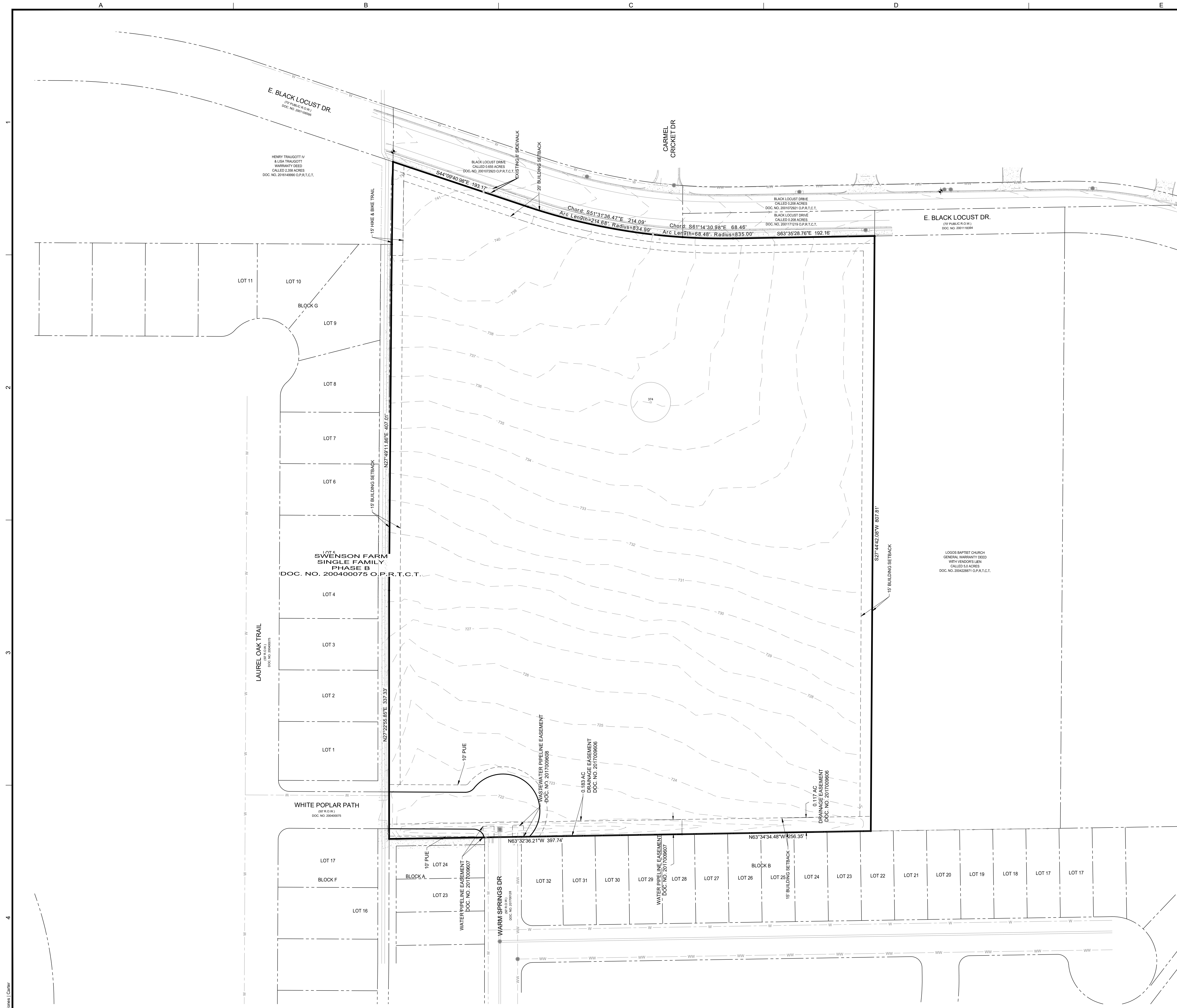
Table with columns: No., DESCRIPTION, REVISE (R) DELETE (D) ADD (A) SHEET No's, TOTAL SHEETS IN PLAN SET, NET CHANGE IMPERV. COVER SF, TOTAL SITE IMPERV. COVER SF / %, APPROVAL DATE, DATE IMAGED.

Temporary Bench Marks: TBM #1: 'X' Found in Concrete curb along the north Right-of-Way line of Black Locust Dr. E. across from the north property line of a 5.0 acre tract. TBM #2: Cotton spindle along the south Right-of-Way line of Black Locust Dr. E. across from the northeast corner of a 2.358 acre tract.

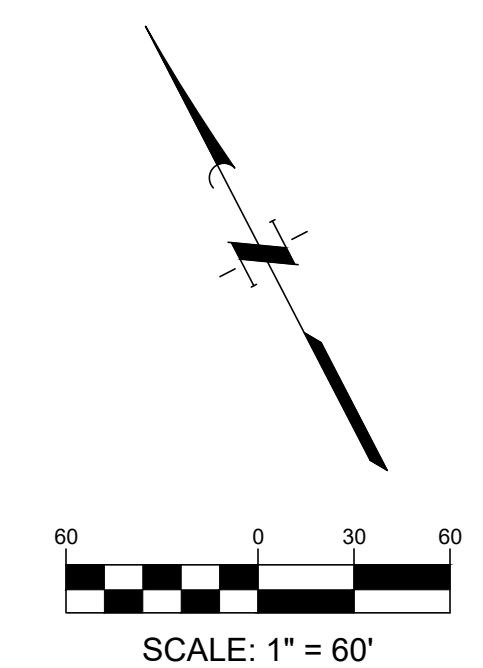
PREPARED BY JONES CARTER Texas Board of Professional Engineers Registration No. F-439 3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493 JOB NUMBER 16759-0009-01

TEXAS ONE CALL SYSTEM 1-800-245-4545 CALL BEFORE YOU. TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST

PRELIMINARY PLAN ONLY NOT FOR RECORDATION



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



EXISTING LEGEND

	FIRE HYDRANT W/ GATE VALVE
	WATERLINE W/ GATE VALVE
	WASTEWATER W/ MANHOLE
	WASTEWATER W/ CLEANOUT
	STORM SEWER W/ MANHOLE
	CURB INLET
	4-SIDED AREA INLET
	OVERHEAD ELECTRIC W/ POWER POLE
	GROUND CONTOUR

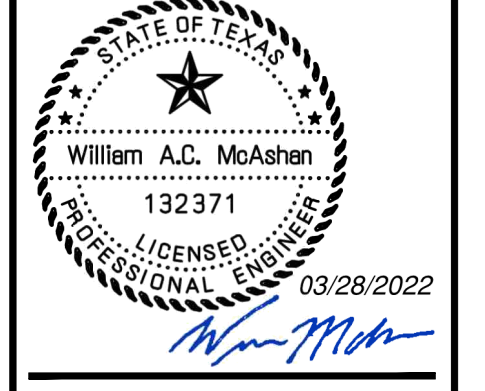
- TREE NOTES**
1. All trees not located within the limits of construction and outside of disturbed areas shall be preserved.
2. All trees shown on this plan to be retained shall be protected during construction with fencing.
3. Tree protection fences shall be erected according to city standards for tree protection, including types of fencing and 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.
5. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in trenching or soil build-up within tree CRZ's or driplines.
6. 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 Arborist 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. Exceptions to installing tree fences at the tree driplines or CRZ, whichever is greater, may be permitted in the following cases:
- a. Where there is to be an approved grade change, impermeable paving surface, or tree well.
 - b. Where permeable paving is to be installed, erect the fence at the outer limits of the permeable paving area.
 - c. Where trees are close to proposed buildings, erect the fence no closer than 6 feet to the building.
 - d. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist to discuss alternatives.
8. Where any of the above exceptions result in a fence that is closer than 5 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 feet (or to the limits of lower branching) in addition to the reduced fencing provided.
9. Where any of the above exceptions result in areas of unprotected root zones under the dripline or CRZ, whichever is greater, those areas should be covered with 6 inches of organic mulch to minimize soil compaction. STANDARD CERTIFICATIONS, NOTES, FORMS 46 UPDATED: 5/29/2018 SECTION 3: TREE PRESERVATION PLAN SHEET NOTES CONTINUE:
10. Where any of the above exceptions result in damage to the fine, water absorbing roots, supplemental watering shall be required:
- a. Trees shall be watered once every two weeks during periods of hot, dry weather.
 - b. Tree crowns are to be sprayed with water periodically to reduce dust accumulation on leaves.
 - c. A signed watering contract shall be required.
11. Prior to excavation or grade cutting within tree driplines, a clean cut shall be made between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize damage to remaining roots.
12. All grading within protected root zone areas shall be done by hand or with small equipment to minimize root damage. Prior to grading, relocate protective fencing to 2 feet behind the grade change area.
13. 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.
14. 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.
15. 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 Arborist or Administrator if there is no alternative available.
16. No landscape topsoil dressing greater than four (4) 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.
17. 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 and as outlined in literature provided by the International Society of Arboriculture (ISA pruning techniques).
18. 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.
19. 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.
20. Deviations from the above notes may be considered ordinance violations if there is substantial noncompliance or if a tree sustains damage as a result.

REVISIONS

No.	Date

JONES CARTER
 Texas Board of Professional Engineers Registration No. F-439
 3100 Avon Drive, Suite 150 • Austin, Texas 78741 • 512.441.9483

SCALE: AS SHOWN DESIGNED BY: SDF
 DATE: CHECKED BY: ECV
 JOB NO.: 16759-0009-01 DRAWN BY: SILH



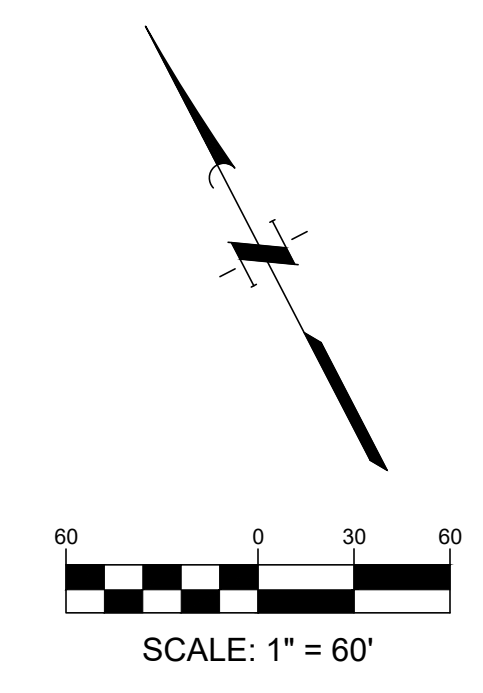
ASHTON GRAY
BLACK LOCUST TOWNHOMES
 800 BLACK LOCUST DR. E.

EXISTING CONDITIONS & TREE SURVEY

SHEET NO. **4**
 OF 5

SP-2021-0009

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



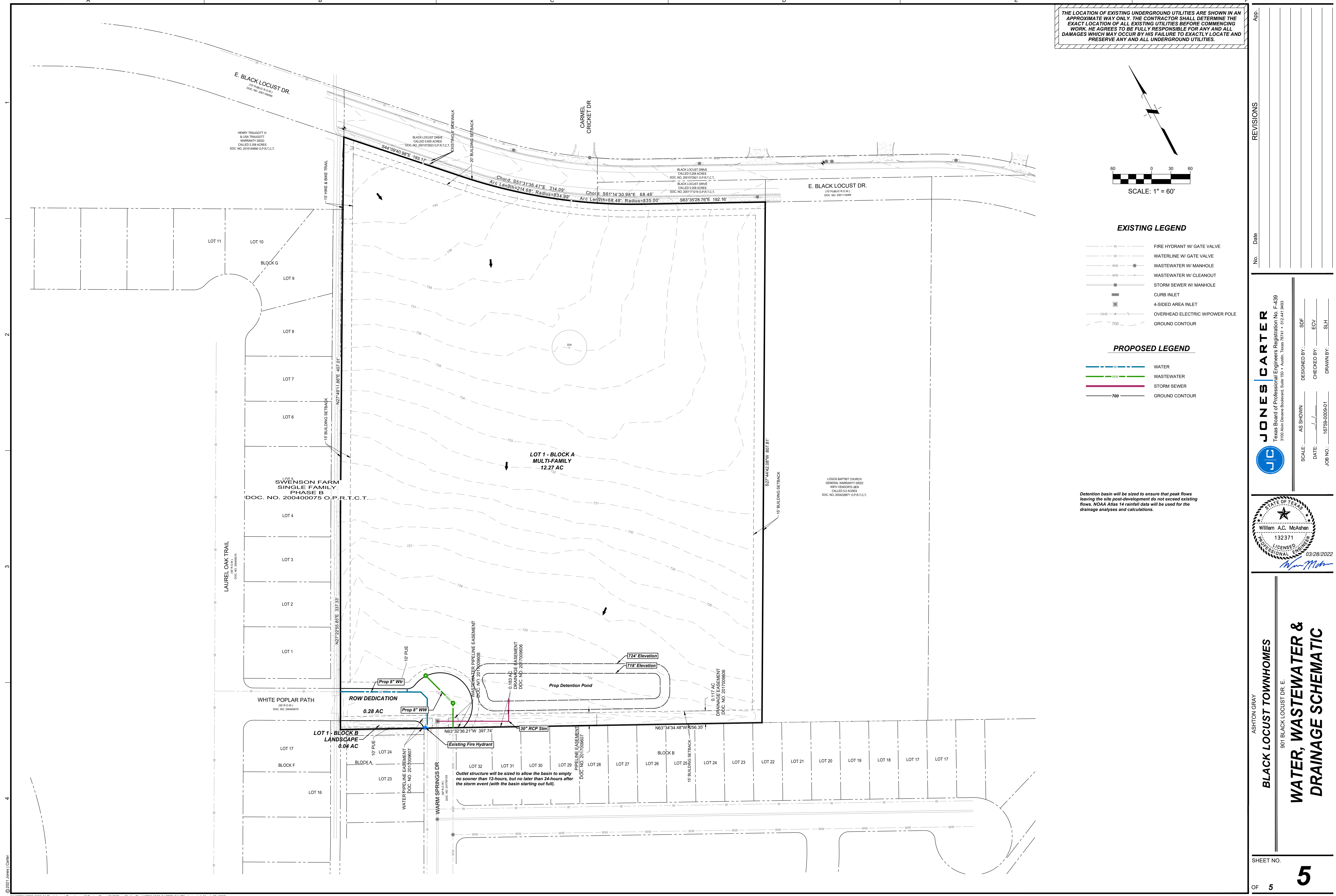
EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/ POWER POLE
- GROUND CONTOUR

PROPOSED LEGEND

- WATER
- WASTEWATER
- STORM SEWER
- GROUND CONTOUR

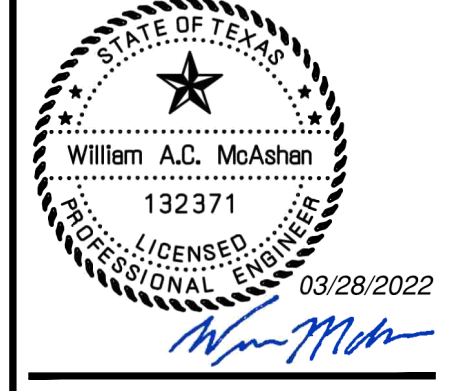
Detention basin will be sized to ensure that peak flows leaving the site post-development do not exceed existing flows. NOAA Atlas 14 rainfall data will be used for the drainage analyses and calculations.



No.	Date	REVISIONS

JONES CARTER
 Texas Board of Professional Engineers Registration No. F-439
 3100 Avon Drive, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: AS SHOWN DESIGNED BY: SDF
 DATE: CHECKED BY: ECV
 JOB NO.: 16759-0009-01 DRAWN BY: SILH



ASHTON GRAY
BLACK LOCUST TOWNHOMES
 901 BLACK LOCUST DR. E.

WATER, WASTEWATER & DRAINAGE SCHEMATIC

SHEET NO. **5**
 OF 5