

Date: Jul 15, 2024, 10:49am User ID: jwelf
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REVISIONS							
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.)/%	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE

PRELIMINARY PLAN NOTES:

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- 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.
- 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 VERDOT AT PFLUGERVILLE EAST LLC, & KEDMA VENTURES LLC, HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- 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.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
- ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS. NO NEGATIVE IMPACTS SHALL BE ALLOWED TO NEIGHBORING PROPERTIES.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANELS 48453C0280J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
- ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- RELATED DOCUMENTS:
 - WASTEWATER ANALYSIS REPORT AND WATER DEMAND CALCULATIONS; PREPARED BY PAPE-DAWSON. DATED: APRIL 2023
 - DRAINAGE REPORT; PREPARED BY PAPE-DAWSON. DATED: MAY 2023
 - TRAFFIC IMPACT ANALYSIS; PREPARED BY PAPE-DAWSON. DATED: JANUARY 2023
 - PHASE I ENVIRONMENTAL ASSESSMENT; PREPARED BY PAPE-DAWSON. DATED: FEBRUARY 2023
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- A TEN (10) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ROWE LN AND A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF PEACH VISTA DR, TRINITY ACRES LN, BARK WAY, AND TRINITY SETTLEMENT LN.
- PARKLAND DEDICATION AND PARKLAND COMPLIANCE WILL BE MET WITH THE FINAL PLAT. WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEPARTMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #1203-15-02-24, AS AMENDED.
- PRIVATE PARK OPEN SPACE MAINTENANCE AND OPERATIONS TO BE BY OWNER.
- PARKLAND DEDICATION DOES NOT PREVENT COMPLYING WITH ZONING REQUIREMENTS SUCH AS LAND USE AND DENSITY.
- PASS THROUGH EASEMENTS AND TURN AROUND EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO FINAL PLAT APPROVAL.
- THE ENTIRE 60' ROW OF PEACH VISTA TO BE BUILT DURING THE CONSTRUCTION OF THIS TRACT PER PHASING.

LEGAL DESCRIPTION :

A 85.487 ACRE TRACT OF LAND, SITUATED IN THE PETER CONRAD SURVEY, SECTION NO. 17, ABSTRACT NO. 200, AND BEING SITUATED IN THE JOHN MAXEY SURVEY, SECTION NO. 1, ABSTRACT NO. 2381, BEING THE REMNANT PORTION OF A CALLED 20.0354 ACRE TRACT, CONVEYED TO KENNETH J. AND HAZEL J. DECK, RECORDED IN VOLUME 13242, PAGE 2895 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE REMNANT PORTION OF A CALLED 73.914 ACRE TRACT, CONVEYED TO GERALD WILKE, RECORDED IN DOCUMENT NO. 2014038378 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.289 ACRE TRACT CONVEYED TO C. HARDIN CAMP II, RECORDED IN DOCUMENT NO. 2015172265 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 85.487 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

LOT #	ZONING DESIGNATION	AREA
LOT 1	CL5	14.500 AC.
LOT 2	CL5	15.247 AC.
LOT 3	CL5	15.588 AC.
LOT 4	CL4	28.300 AC.
LOT 5	CL4	0.859 AC.
LOT 6	CL4	2.996 AC.
ROWE LANE ROW DEDICATION		1308 LF 100' 3.003 AC.
BARK WAY EXTENSION/TRINITY SETTLEMENT LN. ROW DEDICATION		1218 LF 60' 1.729 AC.
TRINITY ACRES LANE ROW DEDICATION		1036 LF 60' 1.471 AC.
PEACH VISTA ROW DEDICATION(HALF ROW IN SITE)		2008 LF 60' 1.801 AC.
TOTAL AREA		85.494 AC.

PARKLAND DEDICATION:

Land Required						
Phase	Required Ac./1000 Residents	Density - Persons/Unit	# Units	Parkland Dedication (Ac.) Req (Ac.)	Proposed Dedication (Ac.) (Dedicated or Public Access Esmt)	Deficit (Ac.)
Lot 1	6.6	2	350	4.62	0.00	4.62
Lot 2	6.6	2	350	4.62	0.00	4.62
Lot 3	6.6	2	350	4.62	0.00	4.62
Lot 4	6.6	2	250	3.30	0.00	3.30
Lot 5	6.6	2	4	0.05	0.00	0.05
Lot 6	6.6	2	32	0.42	0.00	0.42
				17.64	0.00	17.64

NOTES: FOR THE PURPOSES OF THIS PRELIMINARY PLAN THE DENSITY IS ASSUMED TO BE 2.

THESE CALCULATIONS PROVIDED ARE BASED OFF OF UNIT ESTIMATION. THE FINAL CALCULATIONS WILL BE PERFORMED AND LISTED DURING THE SITE PLAN AND FINAL PLATTING PROCESS.

FEE IN LIEU = 17.64 X \$43,560 = \$768,398.40
PARKLAND DEVELOPMENT FEE = 1336 UNITS X \$496 = \$662,656
NOTES: FEE IN LIEU/PARKLAND DEDICATION FEE BOND SHALL BE PROVIDED PRIOR TO PLAT RECORDATION.

PARKS AND RECREATION COMMISSION CONSIDERED AND APPROVED
PARKLAND DEDICATION ON JUNE 20, 2024.

APPROVED BY PLANNING AND ZONING COMMISSION
DATE: 8/5/2024

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPB FIRM REGISTRATION #470 | TBPBS FIRM REGISTRATION #100228801

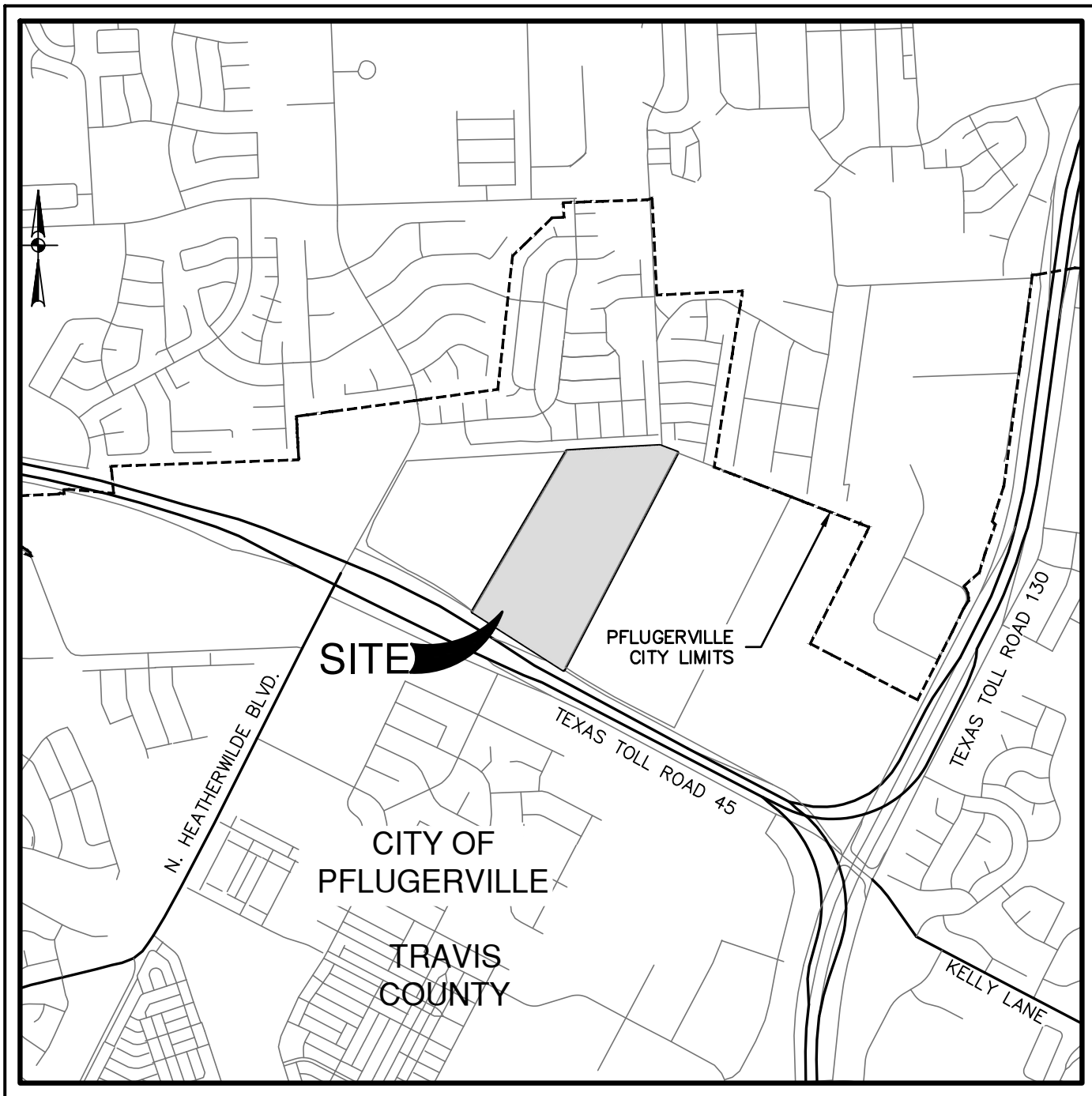
DECK & WILKE TRACT

4212 TEXAS HIGHWAY 45

PFLUGERVILLE, TEXAS

PRELIMINARY PLAN ONLY

NOT FOR RECORDATION



LOCATION MAP

NOT-TO-SCALE

SH45 LP

901 MOPAC EXPY. SOUTH
BUILDING V, SUITE 100
AUSTIN, TEXAS 78746

MAY 2023



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OWNER

SH45 LP
901 MOPAC EXPRESSWAY SOUTH
BUILDING V, SUITE 100
AUSTIN, TEXAS 78746
PH: (512)220-8000

ENGINEER

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

SURVEYOR

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

T.C.E.S.D. NO. 2.

PFLUGERVILLE FIRE DEPARTMENT
203 E. PECAN STREET
PFLUGERVILLE, TEXAS 78660
(512)251-2801

ONCOR

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

CITY OF PFLUGERVILLE - PUBLIC WORKS DEPARTMENT

CONTACT: BRANDON PRITCHETT
15500 SUN LIGHT NEAR WAY #B
PFLUGERVILLE, TEXAS 78660
(512)990-6400

CITY OF PFLUGERVILLE - URBAN FORESTER

CONTACT: DAVID WADEN
15500 SUN LIGHT NEAR WAY #B
PFLUGERVILLE, TEXAS 78660
(512)990-6400

I, MARK A. RAMSEUR, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

SUBMITTED BY:

PAPE-DAWSON ENGINEERS
MARK A. RAMSEUR
MANAGING PRINCIPAL

07/15/24
DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PARKER J. 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 PLAN ARE SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
PARKER J. GRAHAM RPLS #5556

PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY, BLDG 3, SUITE 200
AUSTIN, TEXAS 78759
512-454-8711

BENCHMARK:

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #100: COTTON SPINDLE ON POWER POLE ON NORTH SIDE OF SH45

GRID NORTH: 10,149,488.37
GRID EAST: 3,155,225.99
ELEV: 796.50'

BM #103: TXDOT MONUMENT AT NORTHEAST INTERSECTION OF SH45 AND HEATHERWILDE BLVD.

GRID NORTH: 10,150,582.86
GRID EAST: 3,153,832.13
ELEV: 780.40'

NOTES:

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.

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.

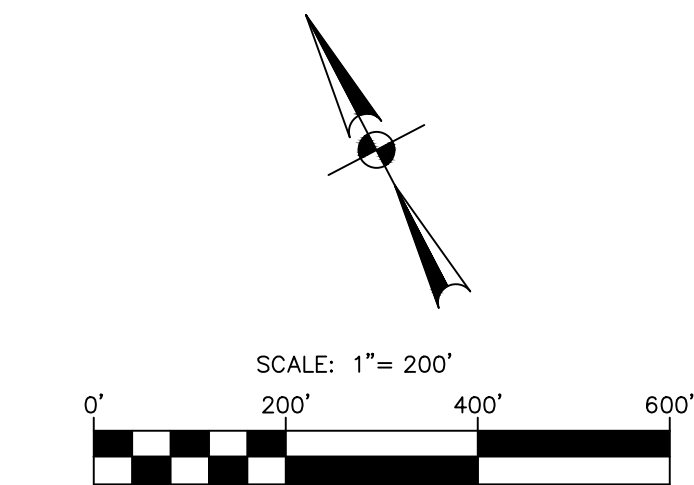
SHEET 01 OF 15

2023-9-PP

PD JOB NO. 51396-00 DECK & WILKE TRACT

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TAPEY SURVEY
SECTION NO. 1
TRACT NO. 2381



LEGEND

---	PARCEL BOUNDARY
---	EASEMENT LINE
-790-	EXISTING CONTOURS
X	EXISTING FENCE
—OHE—OHE—OHE—OHE—	EXISTING OVERHEAD ELECTRIC
---	EXISTING WATER LINE
●	EXISTING UTILITY POLE
⊙	EXISTING FIRE HYDRANT
+	EXISTING SIGN
⊕	EXISTING FAUCET
⊕	EXISTING WATER VALVE
⊕	EXISTING WATER METER
⊕	EXISTING WATER MANHOLE
⊕	EXISTING ELECTRIC BOX
⊕	EXISTING ELECTRIC METER
⊕	EXISTING UNKNOWN VALVE
○	EXISTING TREE

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 AN AND ALL UNDERGROUND UTILITIES.
2. EXISTING CONTOUR INFORMATION SHOWN IS AT ONE (1) FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING LIDAR DATA COLLECTED ON OR ABOUT 1/2023.
3. NO HERITAGE TREES ARE LOCATED ON THIS SITE.
4. ALL TREES REGARDLESS OF SPECIES ARE TO BE PROTECTED WITHIN THE 50' VEGETATIVE BUFFERYARD.

BENCHMARKS:

BM #100:	COTTON SPINDLE ON POWER POLE ON NORTH SIDE OF SH45
GRID NORTH:	10,149,488.37
GRID EAST:	3,155,225.99
ELEV:	796.50'
BM #101:	COTTON SPINDLE ON POWER POLE ON NORTH SIDE OF SH45
GRID NORTH:	10,149,797.81
GRID EAST:	3,154,737.95
ELEV:	793.68'
BM #102:	COTTON SPINDLE ON POWER POLE ON NORTH SIDE OF SH45
GRID NORTH:	10,150,093.91
GRID EAST:	3,154,226.64
ELEV:	783.53'
BM #103:	TXDOT MONUMENT AT NORTHEAST INTERSECTION OF SH45 AND HEATHERWILDE BLVD.
GRID NORTH:	10,150,582.86
GRID EAST:	3,153,503.36
ELEV:	780.40'
BM #104:	COTTON SPINDLE ON POWER POLE ON EAST SIDE OF HEATHERWILDE BLVD.
GRID NORTH:	10,151,265.46
GRID EAST:	3,153,832.13
ELEV:	785.81'

APPROVED BY PLANNING AND ZONING COMMISSION
DATE: 8/5/2024

NO.	REVISION	DATE



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MOORE AVE., SUITE 300 | AUSTIN, TX 78758 | 512-464-8771
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #1008801

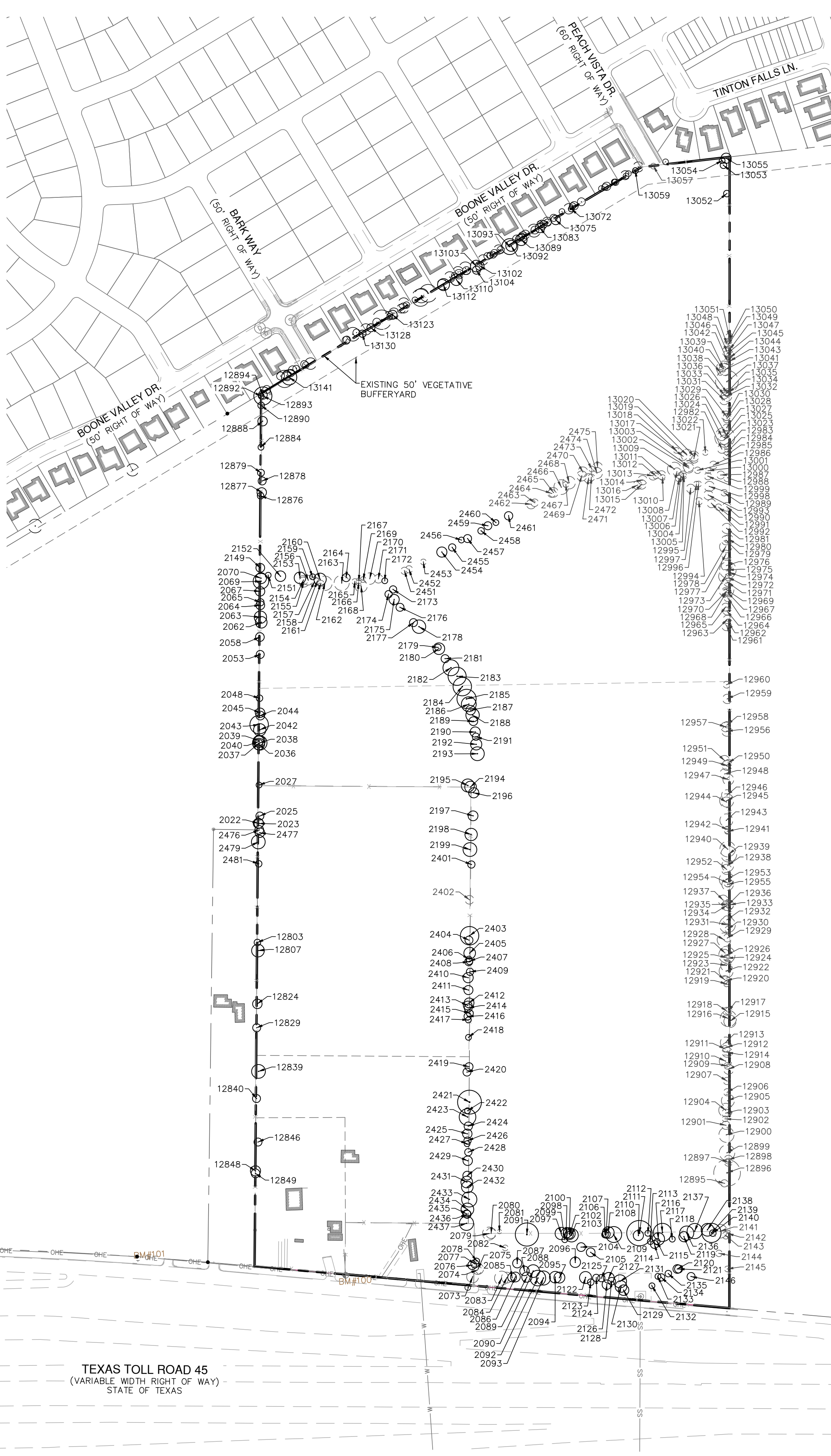
DECK & WILKE TRACT
PFLUGERVILLE, TEXAS

EXISTING CONDITIONS PLAN

JOB NO.	51396-00
DATE	MAY 2023
DESIGNER	JW
CHECKED	TR
DRAWN	JR
SHEET	02 of 15

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 DRIP LINES, 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 (DRIP LINE) 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 DRIP LINE 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 DRIP LINE 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 BEEN 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.



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TREE LIST - ONSITE:

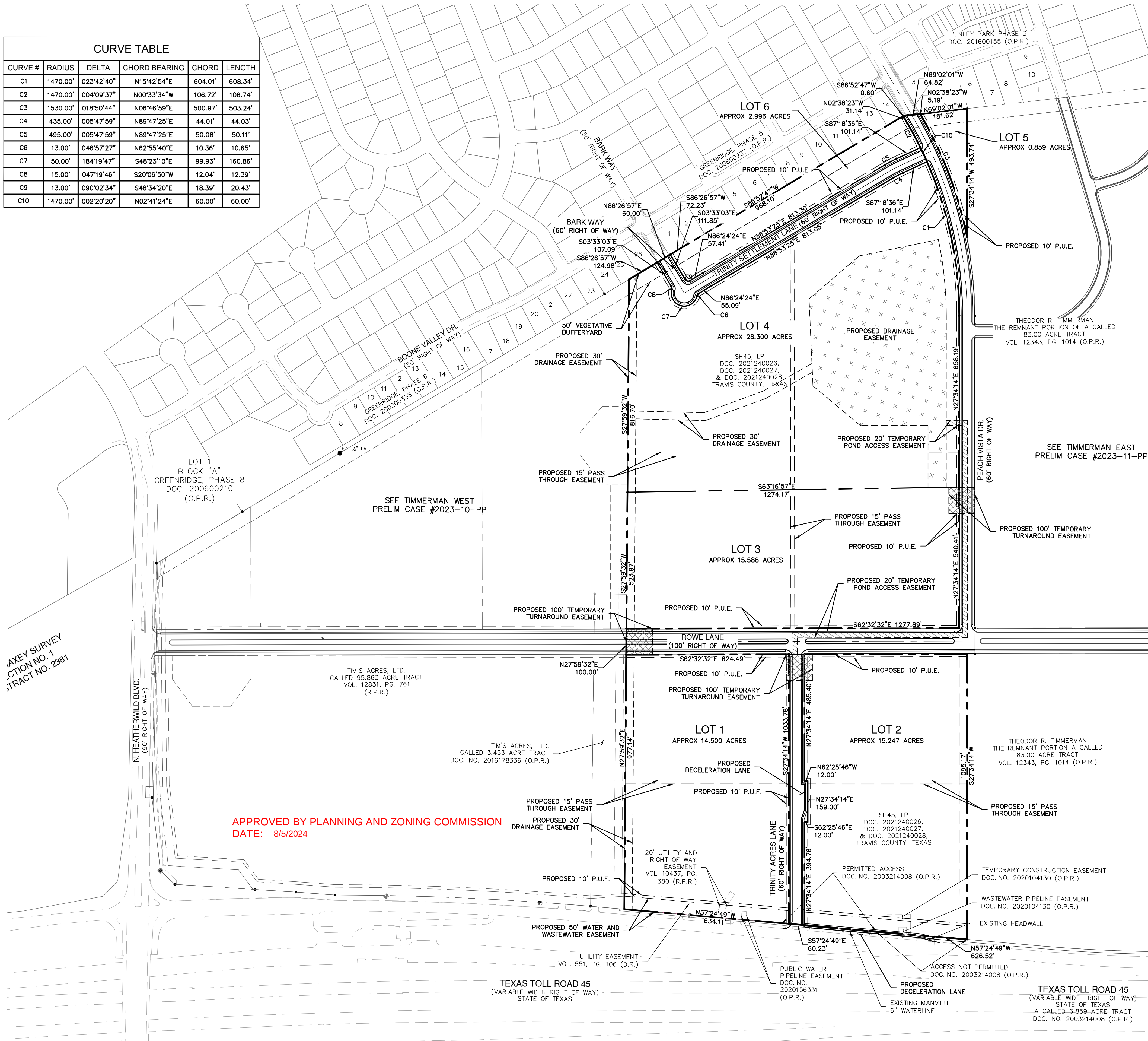
TREE #	DIA	SPECIES	CLASS
2006	20	HACKBERRY	
2007	16.5	HACKBERRY	
2022	14	HACKBERRY	
2023	13	HACKBERRY	
2025	11	HACKBERRY	
2027	8	HACKBERRY	
2036	16	HACKBERRY	
2037	11	HACKBERRY	
2038	20	HACKBERRY	
2039	13	HACKBERRY	
2040	16.5	HACKBERRY	
2042	17	HACKBERRY	
2043	25.5	HACKBERRY	
2044	12	HACKBERRY	
2045	13	HACKBERRY	
2048	9	HACKBERRY	
2053	11	HACKBERRY	
2058	12	LIVE OAK	(P2)
2062	16	HACKBERRY	
2063	17	HACKBERRY	
2064	12	HACKBERRY	
2065	10	HACKBERRY	
2067	13	HACKBERRY	
2069	21.5	HACKBERRY	
2070	19	HACKBERRY	
2073	16.5	HACKBERRY	
2074	12	HACKBERRY	
2075	15	HACKBERRY	
2076	12	HACKBERRY	
2077	11	HACKBERRY	
2078	8	HACKBERRY	
2079	18	HACKBERRY	
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CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C1	1470.00'	023°42'40"	N15°42'54"E	604.01'	608.34'	
C2	1470.00'	004°09'37"	N00°33'34"W	106.72'	106.74'	
C3	1530.00'	018°50'44"	N06°46'59"E	500.97'	503.24'	
C4	435.00'	005°47'59"	N89°47'25"E	44.01'	44.03'	
C5	495.00'	005°47'59"	N89°47'25"E	50.08'	50.11'	
C6	13.00'	046°57'27"	N62°55'40"E	10.36'	10.65'	
C7	50.00'	184°19'47"	S48°23'10"E	99.93'	160.86'	
C8	15.00'	047°19'46"	S20°06'50"W	12.04'	12.39'	
C9	13.00'	090°02'34"	S48°34'20"E	18.39'	20.43'	
C10	1470.00'	002°20'20"	N02°41'24"E	60.00'	60.00'	



SCALE: 1" = 200'

LEGEND

- PARCEL BOUNDARY
- EASEMENT LINE
- EXISTING FENCE
- EXTENTS OF DRAINAGE EASEMENT
- EXTENTS OF POND ACCESS EASEMENT
- EXTENTS OF TEMPORARY TURNAROUND EASEMENT

ZONING:
THE PROPERTY IS IN THE CITY OF PFLUGERVILLE AND IS ZONED CL4 & CL5.

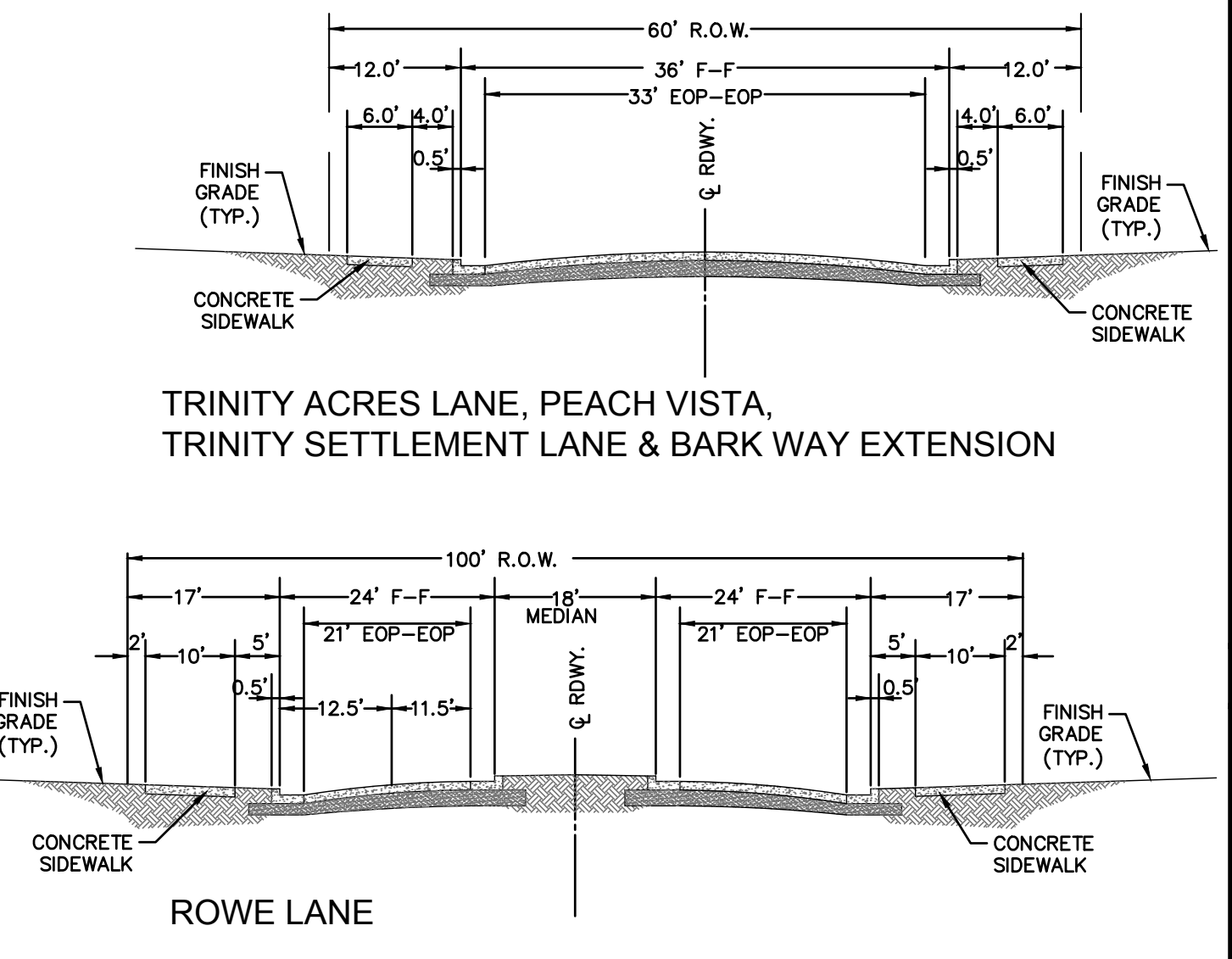
LEGAL DESCRIPTION:
A 85.497 ACRE TRACT OF LAND, SITUATED IN THE PETER CONRAD SURVEY, SECTION NO. 17, ABSTRACT NO. 200, AND BEING SITUATED IN THE JOHN MAXEY SURVEY, SECTION NO. 1, ABSTRACT NO. 2381, BEING THE REMNANT PORTION OF A CALLED 20.0354 ACRE TRACT, CONVEYED TO KENNETH J. AND HAZEL J. DECK, RECORDED IN VOLUME 13242, PAGE 2895 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE REMNANT PORTION OF A CALLED 73.914 ACRE TRACT, CONVEYED TO GERALD WILKE, RECORDED IN DOCUMENT NO. 2014038378 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.289 ACRE TRACT CONVEYED TO C. HARDIN CAMP II, RECORDED IN DOCUMENT NO. 2015172265 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SITE NOTES:
1. STREETLIGHTS WILL BE PROVIDED AT CONSTRUCTION PLAN STAGE.
2. PEDESTRIAN ACCESS TO SATISFY PASSTHROUGH REQUIREMENTS WILL BE INCLUDED IN THE SITE DEVELOPMENT PLAN.

BENCHMARK:
BM #100: COTTON SPINDLE ON POWER POLE ON NORTH SIDE OF SH45
GRID NORTH: 10,149,488.37
GRID EAST: 3,155,225.99
ELEV: 796.50'
BM #103: TXDOT MONUMENT AT NORTHEAST INTERSECTION OF SH45 AND HEATHERWILDE BLVD.
GRID NORTH: 10,150,582.86
GRID EAST: 3,153,832.13
ELEV: 780.40'

LOT #	ZONING DESIGNATION	AREA
LOT 1	CL5	14,500 AC.
LOT 2	CL5	15,247 AC.
LOT 3	CL5	15,588 AC.
LOT 4	CL4	28,300 AC.
LOT 5	CL4	0.859 AC.
LOT 6	CL4	2.996 AC.

ROWE LANE ROW DEDICATION	ROW LENGTH	ROW WIDTH
ROWE LANE ROW DEDICATION	1308 LF	100'
BARK WAY EXTENSION/TRINITY SETTLEMENT LN. ROW DEDICATION	1218 LF	60'
TRINITY ACRES LANE ROW DEDICATION	1036 LF	60'
PEACH VISTA ROW DEDICATION (HALF ROW IN SITE)	2008 LF	60'
TOTAL AREA		85,494 AC.



APPROVED BY PLANNING AND ZONING COMMISSION
DATE: 8/5/2024

DATE

NO.

REVISION

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512.464.6711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #1002861

DECK & WILKE TRACT
PFLUGERVILLE, TEXAS

PRELIMINARY PLAN

JOB NO. 51396-00

DATE MAY 2023

DESIGNER JW

CHECKED TR DRAWN JR

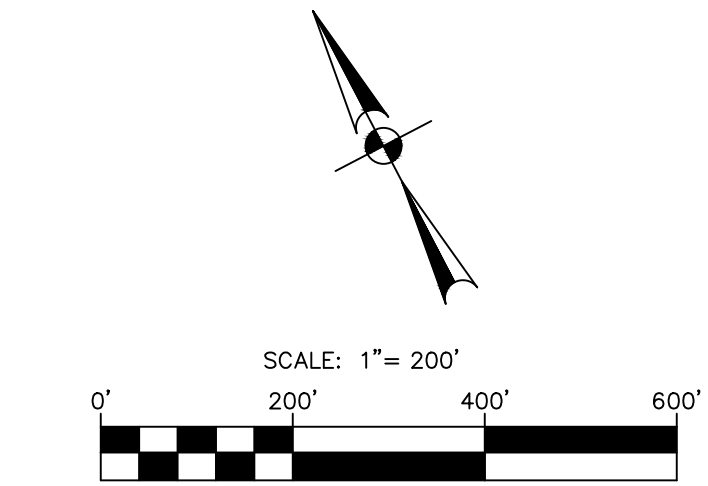
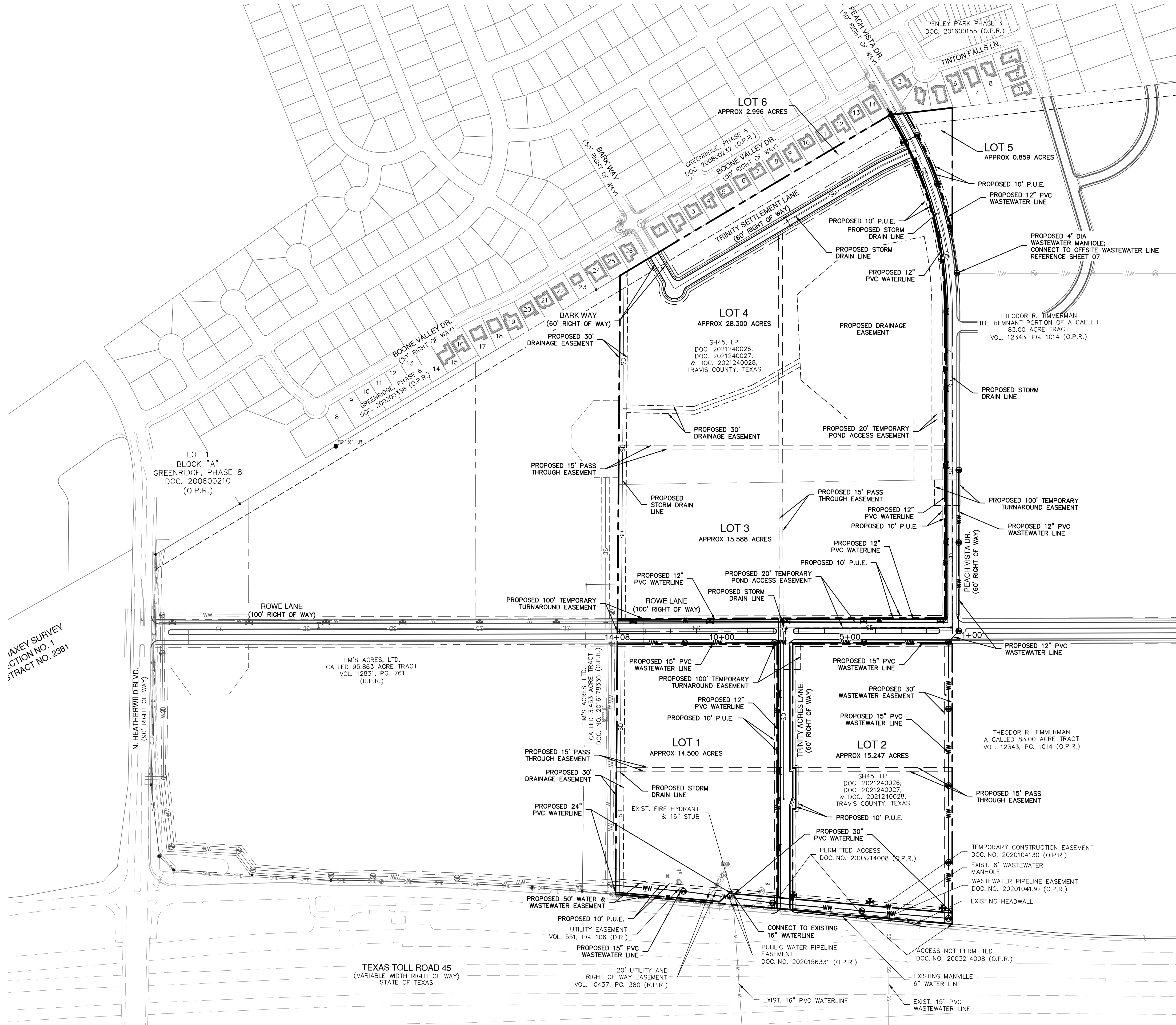
SHEET 05 of 15

Date: Jul 15, 2024, 10:49am User ID: jwolf
File: \\pape-dawson.com\user-pd\Projects\51396\05\212 Preliminary\Civil\SP51396-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Jul 15, 2024, 10:49am User ID: jwolf
File: \\pape-dawson.com\user-pd\Projects\51396-00.dwg

INDEX SURVEY
SECTION NO. 1
TRACT NO. 2381



LEGEND

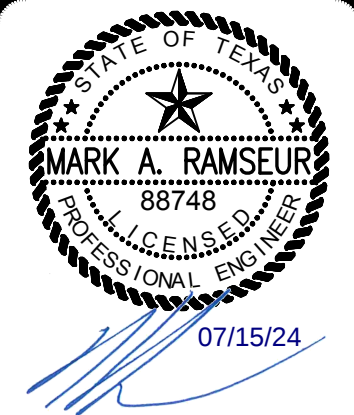
---	PARCEL BOUNDARY
- - -	EASEMENT LINE
---	LOC
---	LIMITS OF CONSTRUCTION
X	EXISTING FENCE
---OHE---OHE---OHE---OHE---	EXISTING OVERHEAD ELECTRIC
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	PROPOSED WASTEWATER LINE
---	PROPOSED STORM DRAIN LINE
---	PROPOSED FIRE HYDRANT

INFRASTRUCTURE NOTES:

1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
2. STORMWATER FLOWS NORTH OF ROWE LANE WILL BE CAPTURED BY THE DETENTION POND. FLOWS DISCHARGING FROM THE POND WILL BE CARRIED BY THE PROPOSED STORM DRAIN LINE IN PEACH VISTA DR.
3. INFRASTRUCTURE IS SHOWN AS PRELIMINARY. INFRASTRUCTURE WILL BE CONSTRUCTED AS NEEDED FOR EACH PHASE.

APPROVED BY PLANNING AND ZONING COMMISSION
DATE: 8/5/2024

NO.	REVISION	DATE



**PAPE-DAWSON
ENGINEERS**

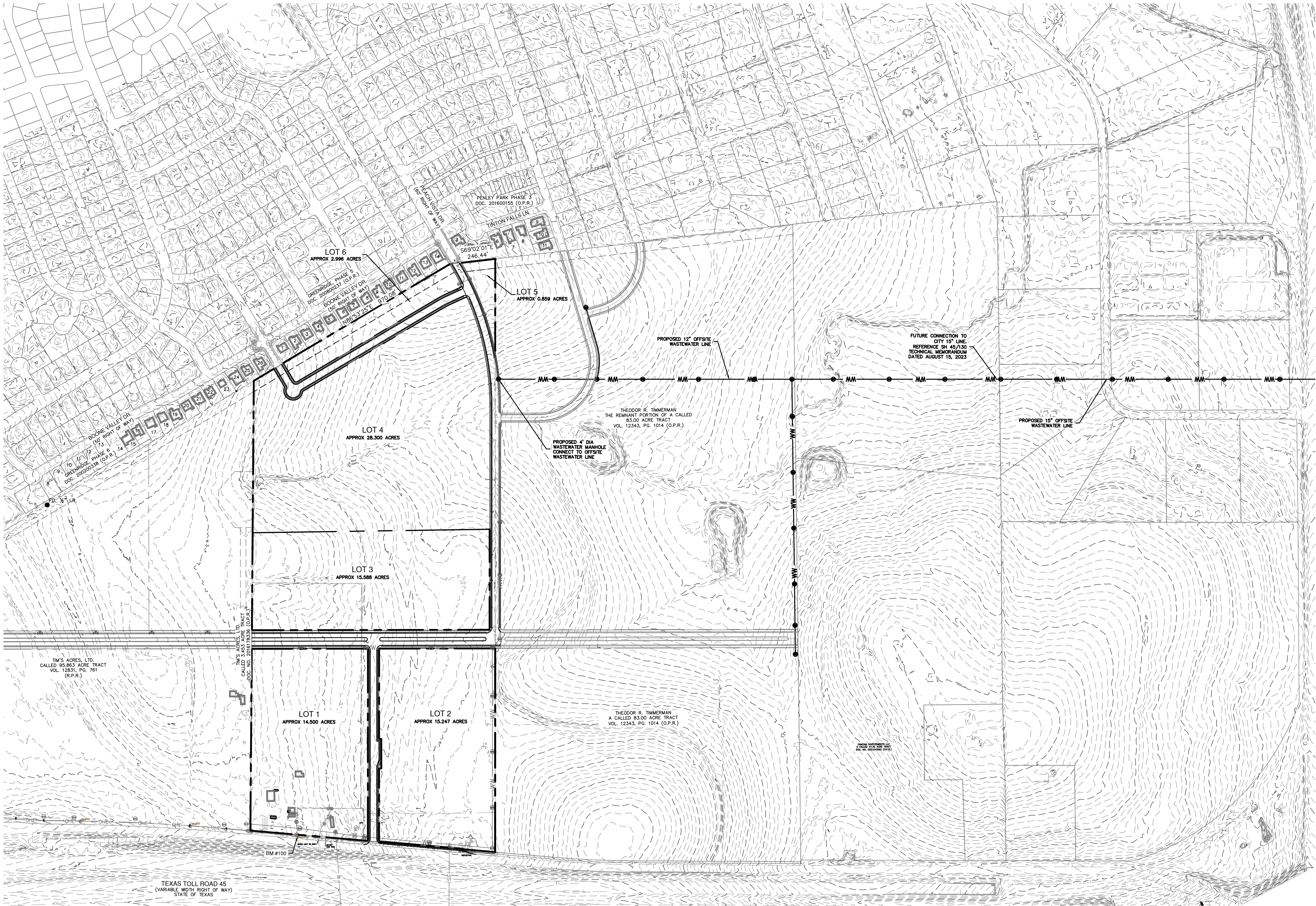
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N. MOPAC EXPY, SUITE 300 | AUSTIN, TX 78759 | 512.664.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #1008801

DECK & WILKE TRACT
PFLUGERVILLE, TEXAS

UTILITY PLAN

JOB NO.	51396-00
DATE	MAY 2023
DESIGNER	JW
CHECKED	TR
DRAWN	JR
SHEET	06 of 15

Date: Jul 15, 2024, 10:49am User ID: Jwolf
File: \\pape-dawson.com\user-pd\Projects\5133\36\00\212 Preliminary\Civil\UT-CSS\396-00.dwg



SCALE: 1"= 300'

0' 300' 600' 900'

LEGEND

---	PARCEL BOUNDARY
- - -	EASEMENT LINE
---	LIMITS OF CONSTRUCTION
- - -	EXISTING CONTOURS
X	EXISTING FENCE
OHE	EXISTING OVERHEAD ELECTRIC
W	EXISTING WATER LINE
WW	EXISTING WASTEWATER LINE
SD	EXISTING STORM DRAIN LINE
W	PROPOSED WASTEWATER LINE
●	EXISTING UTILITY POLE
●	PROPOSED WASTEWATER MANHOLE

INFRASTRUCTURE NOTES:

1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
2. INFRASTRUCTURE IS SHOWN AS PRELIMINARY. INFRASTRUCTURE WILL BE CONSTRUCTED AS NEEDED FOR EACH PHASE.

BENCHMARKS:

BM #100: COTTON SPINDLE ON POWER POLE ON NORTH SIDE OF SH45
GRID NORTH: 10,149,488.37
GRID EAST: 3,155,225.99
ELEV: 796.50'

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.464.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

DECK & WILKE TRACT
PFLUGERVILLE, TEXAS

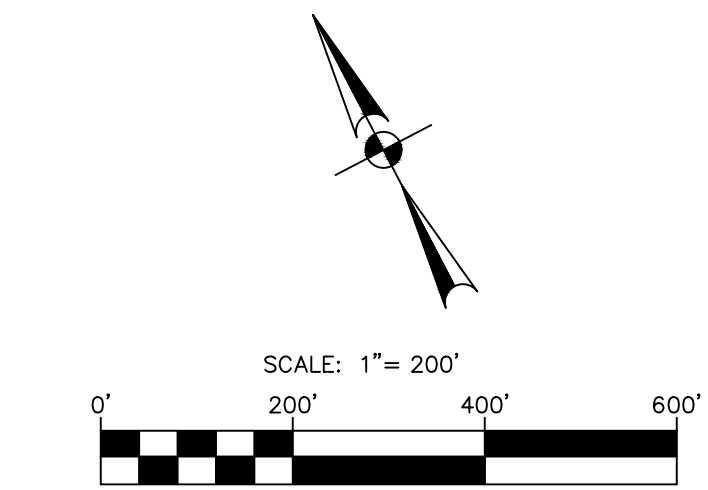
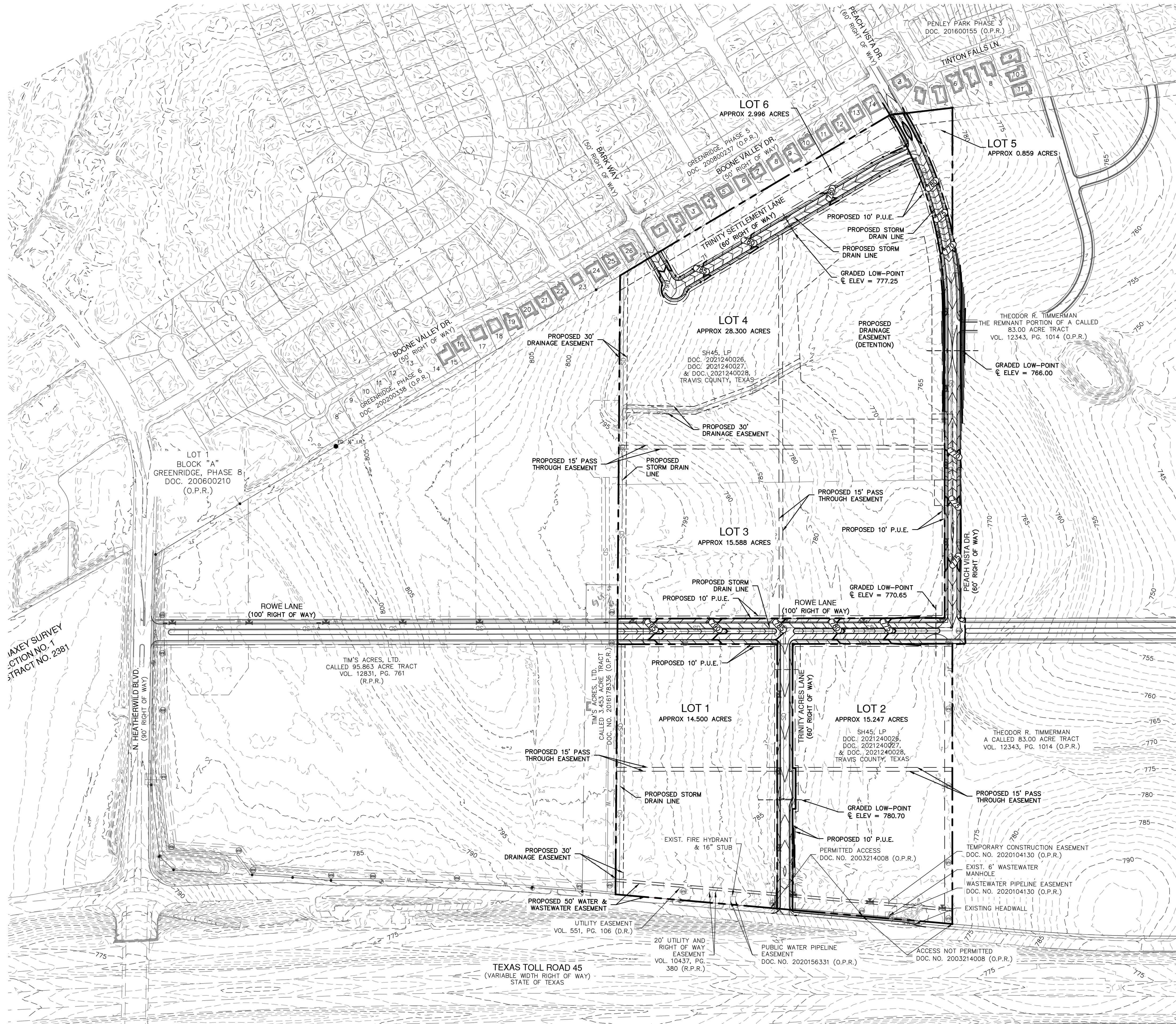
OFFSITE WASTEWATER PLAN

JOB NO. 51396-00
DATE MAY 2023
DESIGNER JW
CHECKED TR DRAWN JR
SHEET 07 of 15

APPROVED BY PLANNING AND ZONING COMMISSION
DATE: 8/5/2024

Date: Jul 15, 2024, 10:49am User ID: jwolf
File: \\pape-dawson.com\user-pd\Projects\513\36\00\212 Preliminary\Civil\GRS136-00.dwg

TAKEY SURVEY
SECTION NO. 1
TRACT NO. 2381



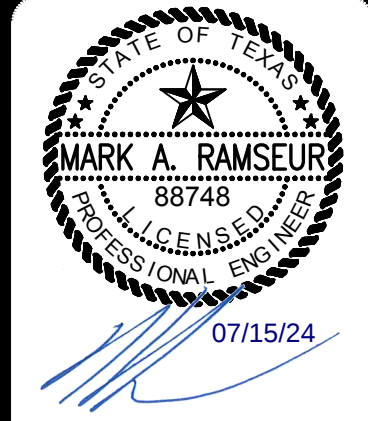
LEGEND	
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	PROPOSED CONTOUR LINE
	PARCEL BOUNDARY
	EASEMENT LINE
	LIMITS OF CONSTRUCTION
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED FIRE HYDRANT

INFRASTRUCTURE NOTES:

1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
2. STORMWATER FLOWS NORTH OF ROWE LANE WILL BE CAPTURED BY THE DETENTION POND. FLOWS DISCHARGING FROM THE POND WILL BE CARRIED BY THE PROPOSED STORM DRAIN LINE IN PEACH VISTA DR.
3. INFRASTRUCTURE IS SHOWN AS PRELIMINARY. INFRASTRUCTURE WILL BE CONSTRUCTED AS NEEDED FOR EACH PHASE.

APPROVED BY PLANNING AND ZONING COMMISSION
DATE: 8/5/2024

NO.	REVISION	DATE

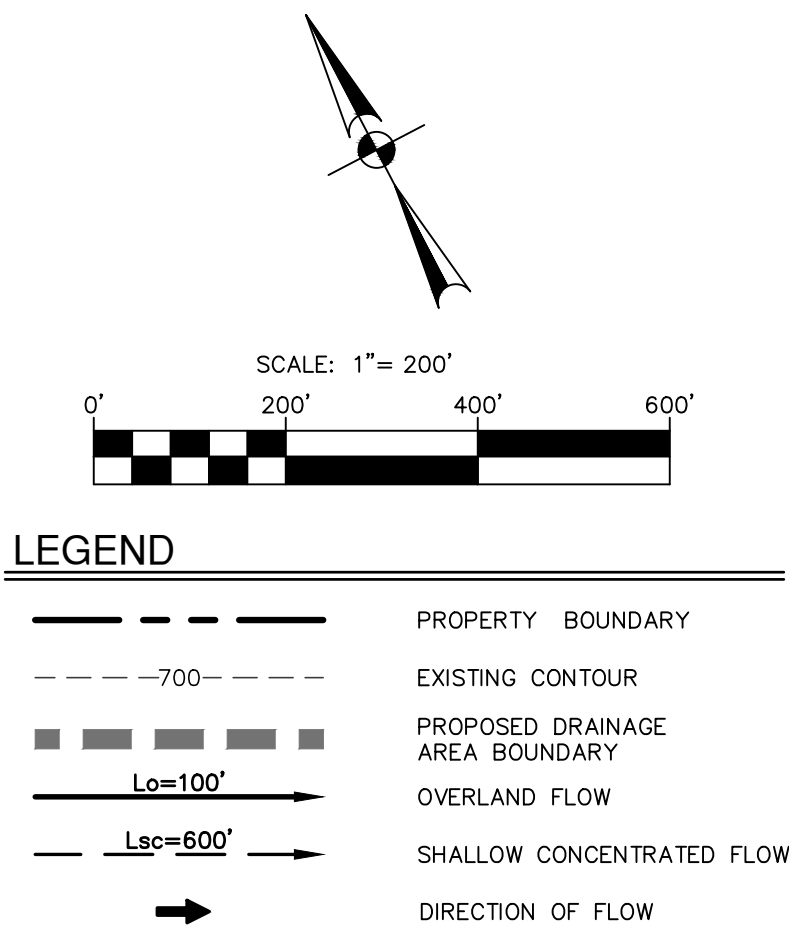
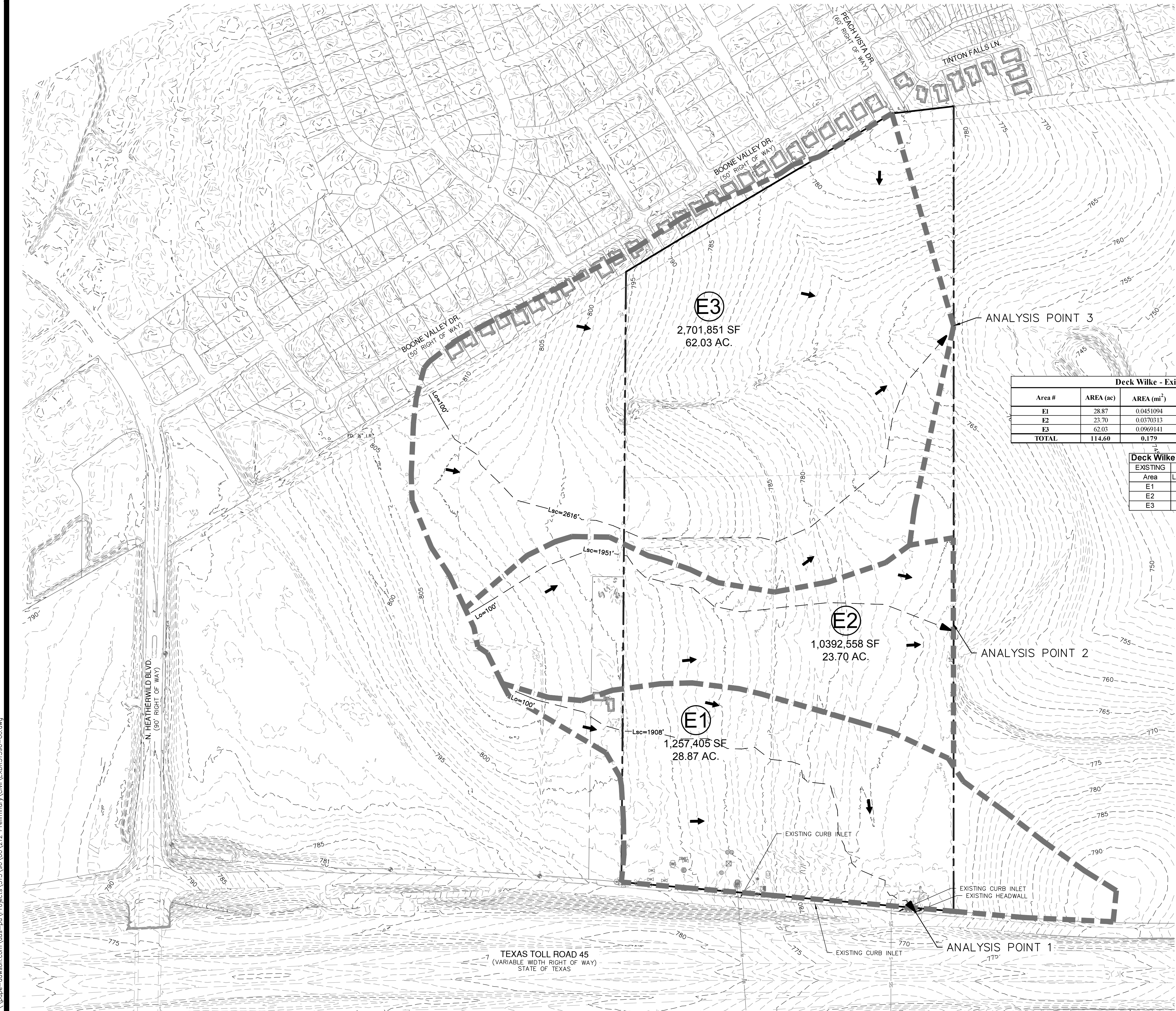


**PAPE-DAWSON
ENGINEERS**
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N. MO-PAC EXPY, SUITE 300 | AUSTIN, TX 78759 | 512.664.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

DECK & WILKE TRACT
PFLUGERVILLE, TEXAS
GRADING PLAN

JOB NO.	51396-00
DATE	MAY 2023
DESIGNER	JW
CHECKED	TR
DRAWN	JR
SHEET	08 of 15

Date: Jul 15, 2024, 10:49am User ID: jwolf
File: \\pape-dawson.com\user-pd\Projects\513\36\00\212 Preliminary\Civil\EXDRS1396-00.dwg



NOTES:

1. DRAINAGE CALCULATIONS SHOWN ON THIS SHEET WERE CALCULATED USING THE UPDATED CITY OF PFLUGERVILLE ATLAS 14 HYDROLOGY DATA.

Deck Wilke - Existing Conditions							Curve Number			
Area #	AREA (ac)	AREA (mi ²)	SOIL TYPE	IC (ac)	PC (ac)	% IC	perv CN	Imp CN	Weighted CN	
E1	28.87	0.0451094	D	0.00	28.87	0.00%	80	80.00	98	0.00
E2	23.70	0.0370213	D	0.00	23.70	0.00%	80	80.00	98	0.00
E3	62.03	0.0969141	D	0.00	62.03	0.00%	80	80.00	98	0.00
TOTAL	114.60	0.179	-	0.000	114.595	0.00%				

Deck Wilke - Time of Concentration										
EXISTING			SHEET FLOW			SHALLOW CONCENTRATED FLOW			TIME OF CONC	
Area	Length (ft)	n	Slope	Tc (min)	Length (ft) (Y or N)	Slope	Tc (min)	CONC	LAG	TIME
E1	100	0.180	1.40%	12.61	1907.6	N	2.07%	13.70	26.31	15.78
E2	100	0.180	1.20%	13.41	1951.0	N	1.79%	15.06	28.48	17.09
E3	100	0.180	2.00%	10.93	2616.1	N	1.80%	20.14	31.08	18.65

TOTAL DISCHARGE AT ANALYSIS POINT 1		
EVENT	EXISTING (CFS)	PROPOSED (CFS)
2-YR	56.5	37.9
10-YR	108.3	64.8
25-YR	144	82.8
100-YR	203.9	113.5

TOTAL DISCHARGE AT ANALYSIS POINT 2		
EVENT	EXISTING (CFS)	PROPOSED (CFS)
2-YR	44.5	N/A
10-YR	85.4	N/A
25-YR	113.7	N/A
100-YR	160.9	N/A

TOTAL DISCHARGE AT ANALYSIS POINT 3		
EVENT	EXISTING (CFS)	PROPOSED (CFS)
2-YR	111.3	96.8
10-YR	213.6	192.1
25-YR	284.3	264
100-YR	403.3	393.1

APPROVED BY PLANNING AND ZONING COMMISSION
DATE: 8/5/2024

NO. REVISION

DATE

PAPE-DAWSON
ENGINEERS

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18001 N. MO-PAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512-664-8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

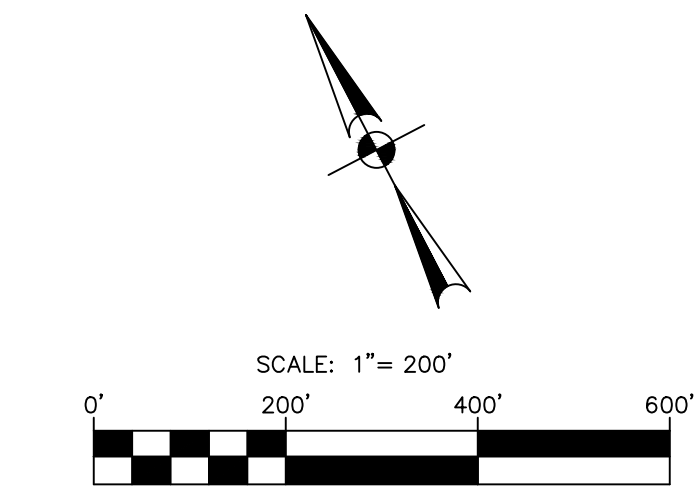
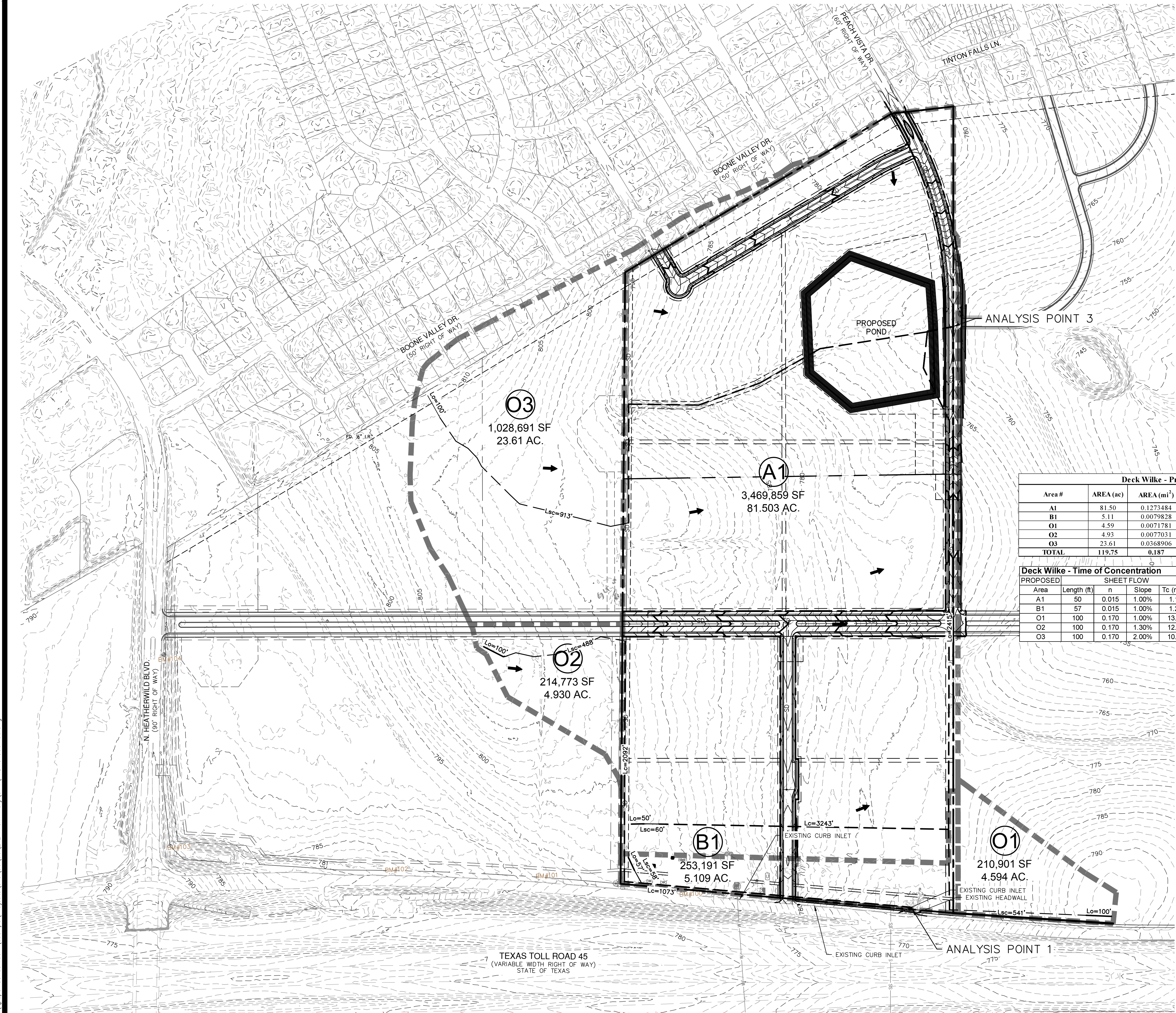
DECK & WILKE TRACT
PFLUGERVILLE, TEXAS

EXISTING DRAINAGE AREA MAP

JOB NO. 51396-00
DATE MAY 2023
DESIGNER JW
CHECKED TR DRAWN JR

SHEET 09 of 15

Date: Jul 15, 2024, 10:49am User ID: jwolf
File: \\pape-dawson.com\user-pd\Projects\513\36\00\212 Preliminary\Civil\PRD5136-00.dwg



LEGEND	
	PROPERTY BOUNDARY
	EXISTING CONTOUR
	DRAINAGE AREA BOUNDARY
	OVERLAND FLOW
	SHALLOW CONCENTRATED FLOW
	CHANNELIZED FLOW
	DIRECTION OF FLOW

NOTES:

- DRAINAGE CALCULATIONS SHOWN ON THIS SHEET WERE CALCULATED USING THE UPDATED CITY OF PFLUGERVILLE ATLAS 14 HYDROLOGY DATA.

Deck Wilke - Proposed Conditions							Curve Number		
Area #	AREA (ac)	AREA (mi ²)	SOIL TYPE	IC (ac)	PC (ac)	%IC	perv CN	Imp CN	Weighted CN
A1	81.50	0.1272484	D	58.20	23.30	80.00%	80	22.87	98
B1	5.11	0.0079828	D	4.09	1.02	80.00%	80	16.00	98
O1	4.59	0.0071781	D	0.00	4.59	0.00%	80	80.00	98
O2	4.93	0.0077031	D	0.00	4.93	0.00%	80	80.00	98
O3	23.61	0.0368906	D	0.00	23.61	0.00%	80	80.00	98
TOTAL	119.75	0.187	-	62.290	57.456	52.02%	80	80.00	98

Deck Wilke - Time of Concentration													
PROPOSED		SHEET FLOW				SHALLOW CONCENTRATED FLOW				STORM DRAIN FLOW			
Area	Length (ft)	n	Slope	Tc (min.)	Length (ft)	(Y or N)	Slope	Tc (min.)	V (FT/S)	Length (ft)	Tc (min.)	TIME OF CONC	LAG TIME
A1	50	0.015	1.00%	1.14	60.0	Y	2.00%	0.35	6.00	3243.0	9.01	10.49	6.29
B1	57	0.015	1.00%	1.26	58.0	Y	2.00%	0.34	6.00	1072.9	2.98	5.00	3.00
O1	100	0.170	1.00%	13.78	540.9	N	3.70%	2.90	6.00	2415.3	6.71	23.40	14.04
O2	100	0.170	1.30%	12.41	488.0	N	1.67%	3.90	6.00	2092.4	5.81	22.12	13.27
O3	100	0.170	2.00%	10.45	913	N	1.05%	9.20	6.00	1807.4	5.02	24.67	14.80

TOTAL DISCHARGE AT ANALYSIS POINT 1		
EVENT	EXISTING (CFS)	PROPOSED (CFS)
2-YR	56.5	37.3
10-YR	108.3	63.7
25-YR	144	81.4
100-YR	203.9	111.5

TOTAL DISCHARGE AT ANALYSIS POINT 2		
EVENT	EXISTING (CFS)	PROPOSED (CFS)
2-YR	44.5	N/A
10-YR	85.4	N/A
25-YR	113.7	N/A
100-YR	160.9	N/A

TOTAL DISCHARGE AT ANALYSIS POINT 3		
EVENT	EXISTING (CFS)	PROPOSED (CFS)
2-YR	111.3	98.4
10-YR	213.6	195
25-YR	284.3	267.9
100-YR	403.3	398.7

APPROVED BY PLANNING AND ZONING COMMISSION
DATE: 8/5/2024

NO.	REVISION	DATE

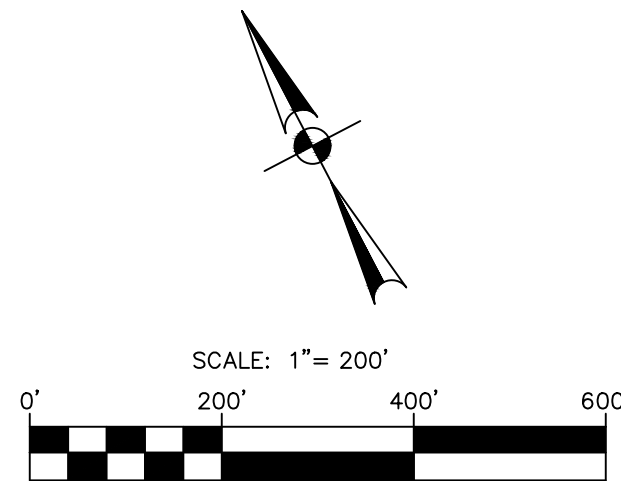
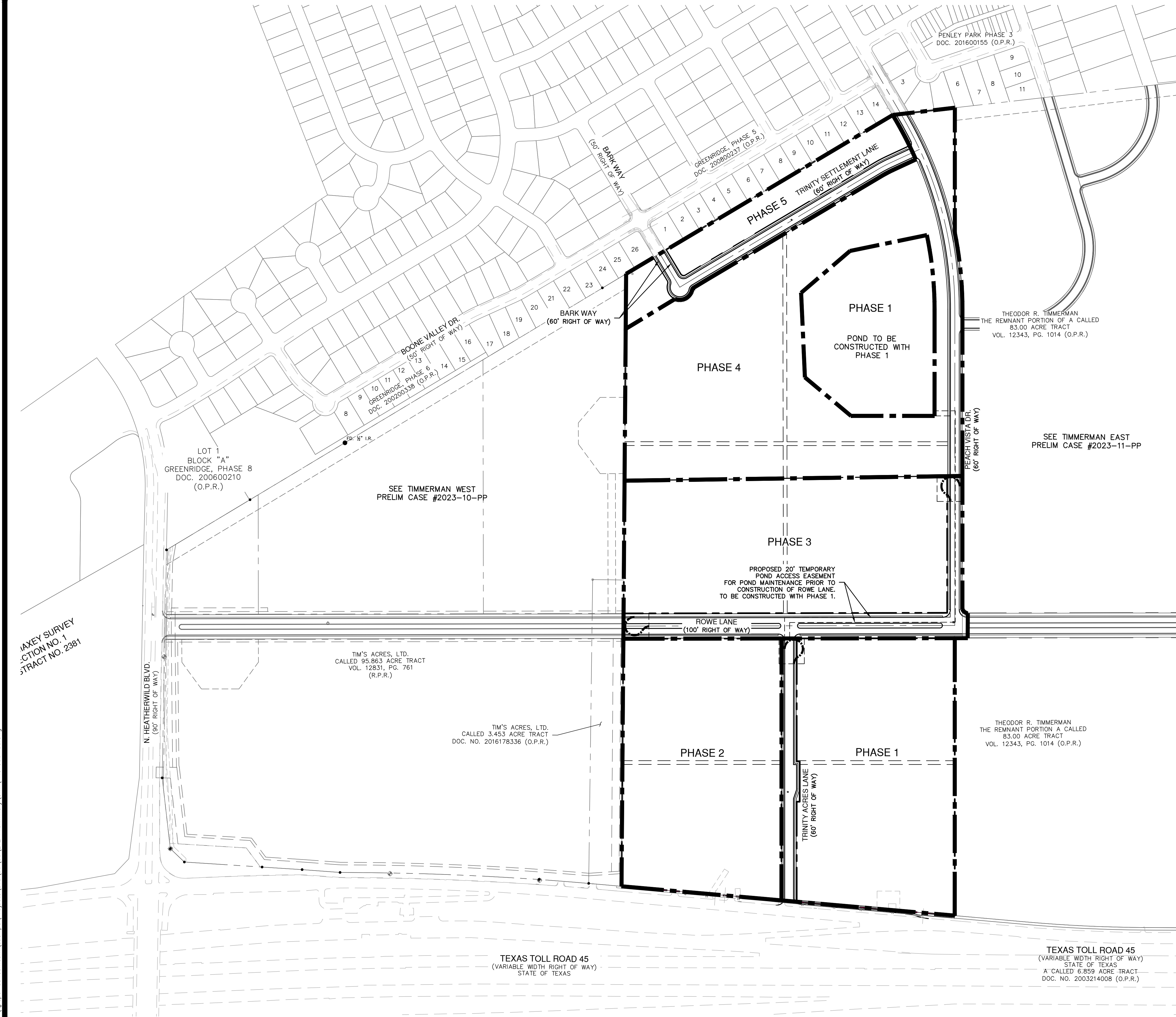


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TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #1008801

DECK & WILKE TRACT
PFLUGERVILLE, TEXAS
PROPOSED DRAINAGE AREA MAP

JOB NO.	51396-00
DATE	MAY 2023
DESIGNER	JW
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DRAWN	JR
SHEET	10 of 15

Date: Jul 15, 2024, 10:49am User ID: jwolf
File: \\pape-dawson.com\user-pd\Projects\513\36\00\212 Preliminary\Civil\PH5136-00.dwg



LEGEND	
	PHASING BOUNDARY
	TEMPORARY TURNAROUND AS NEEDED PER PHASE
	EASEMENT LINE
	EXISTING FENCE

PHASING NOTES:
1. CURRENT PHASING IS PRELIMINARY, SEQUENCING ORDER MAY CHANGE.

NO.	REVISION	DATE



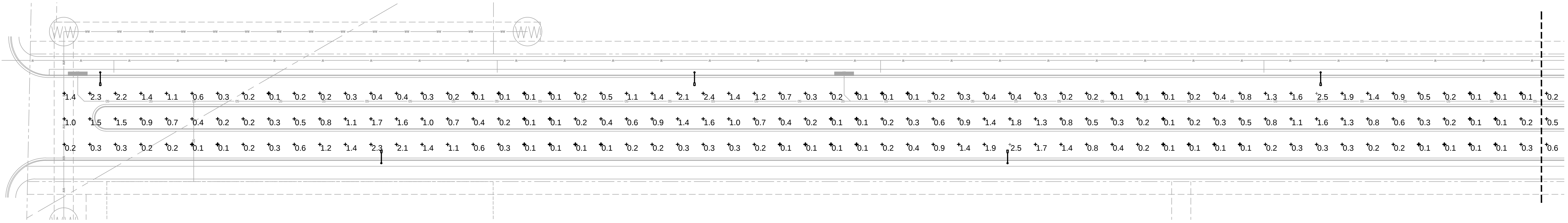
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N. MOHAWK EXPY., SUITE 300 | AUSTIN, TX 78759 | 512.464.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

DECK & WILKE TRACT
PFLUGERVILLE, TEXAS

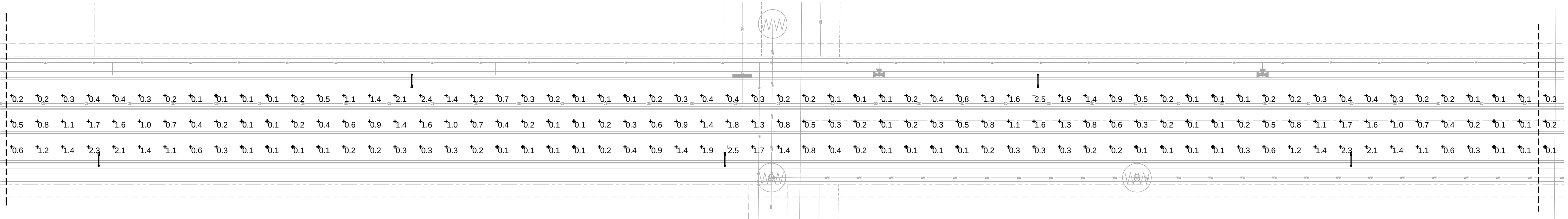
PHASING PLAN

JOB NO.	51396-00
DATE	MAY 2023
DESIGNER	JW
CHECKED	TR
DRAWN	JR
SHEET	11 of 15

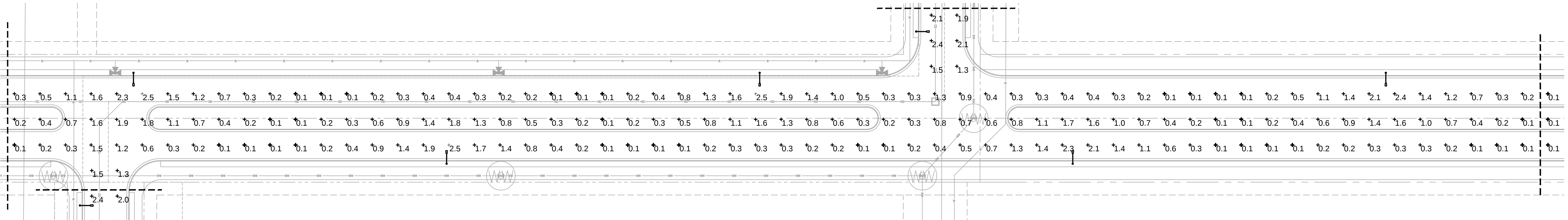
APPROVED BY PLANNING AND ZONING COMMISSION
DATE: 8/5/2024



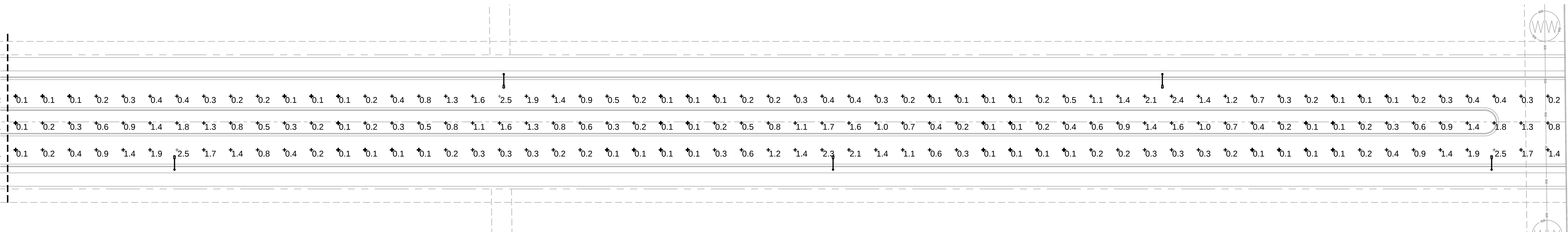
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SCALE: 1"=40'



2 LIGHTING PLAN
SCALE: 1"=40'



3 LIGHTING PLAN
SCALE: 1"=40'



4 LIGHTING PLAN
SCALE: 1"=40'

APPROVED BY PLANNING AND ZONING COMMISSION
DATE: 8/5/2024

GENERAL NOTES:
A. REFER TO SHEET E1-1.0 FOR NOTES.



DECK & WILKE TRACT
PFLUGERVILLE, TX

Issue: PERMIT Date: 05/17/2024
PERMIT UPDATE 06/14/2024

Drawing Title
STREET LIGHT PLAN
PHOTOMETRICS

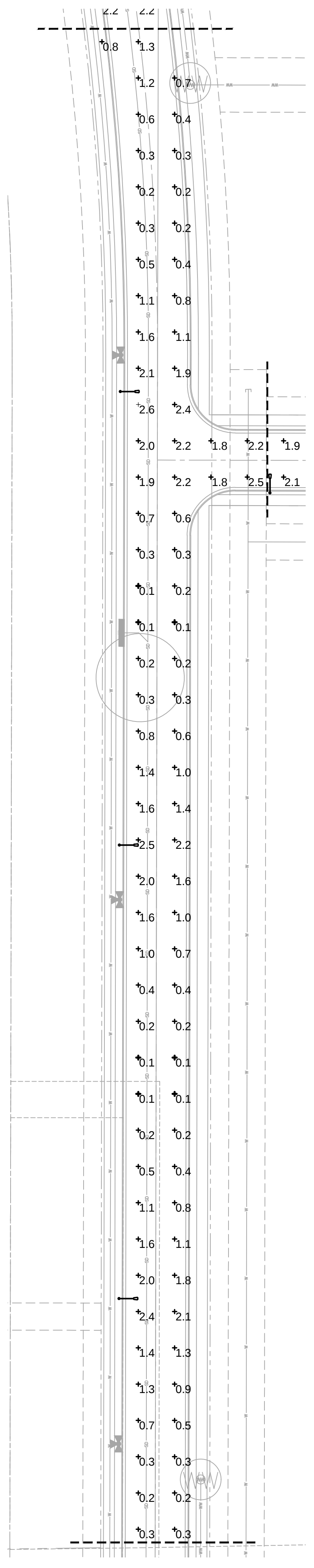
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E1-1.1



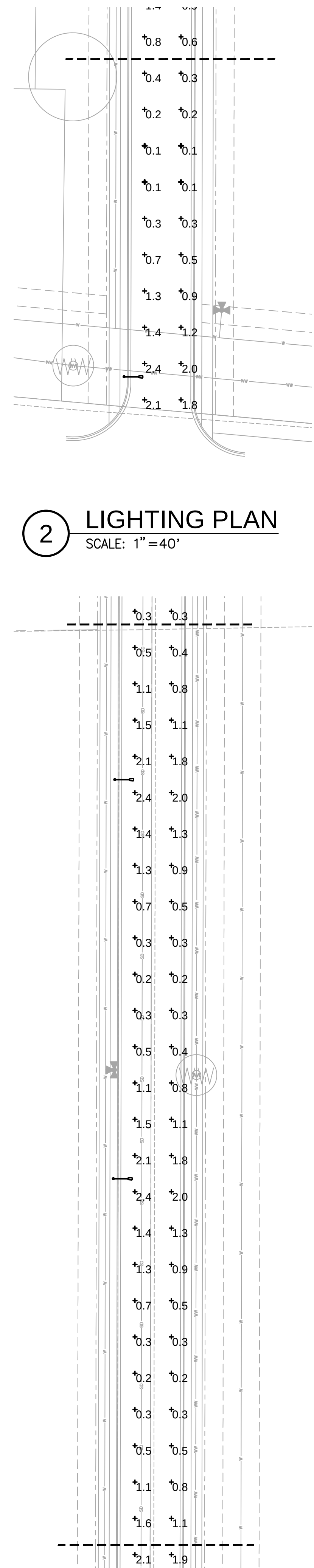
APPROVED BY PLANNING AND ZONING COMMISSION
DATE: 8/5/2024

GENERAL NOTES:
A. REFER TO SHEET E1-1.0 FOR NOTES.

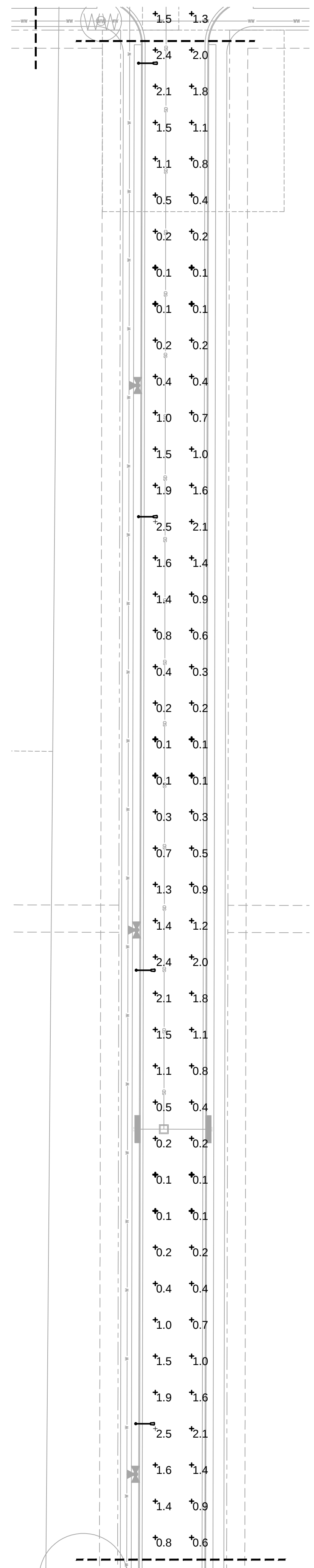
5 LIGHTING PLAN
SCALE: 1"=40'



4 LIGHTING PLAN
SCALE: 1"=40'



3 LIGHTING PLAN
SCALE: 1"=40'



1 LIGHTING PLAN
SCALE: 1"=40'

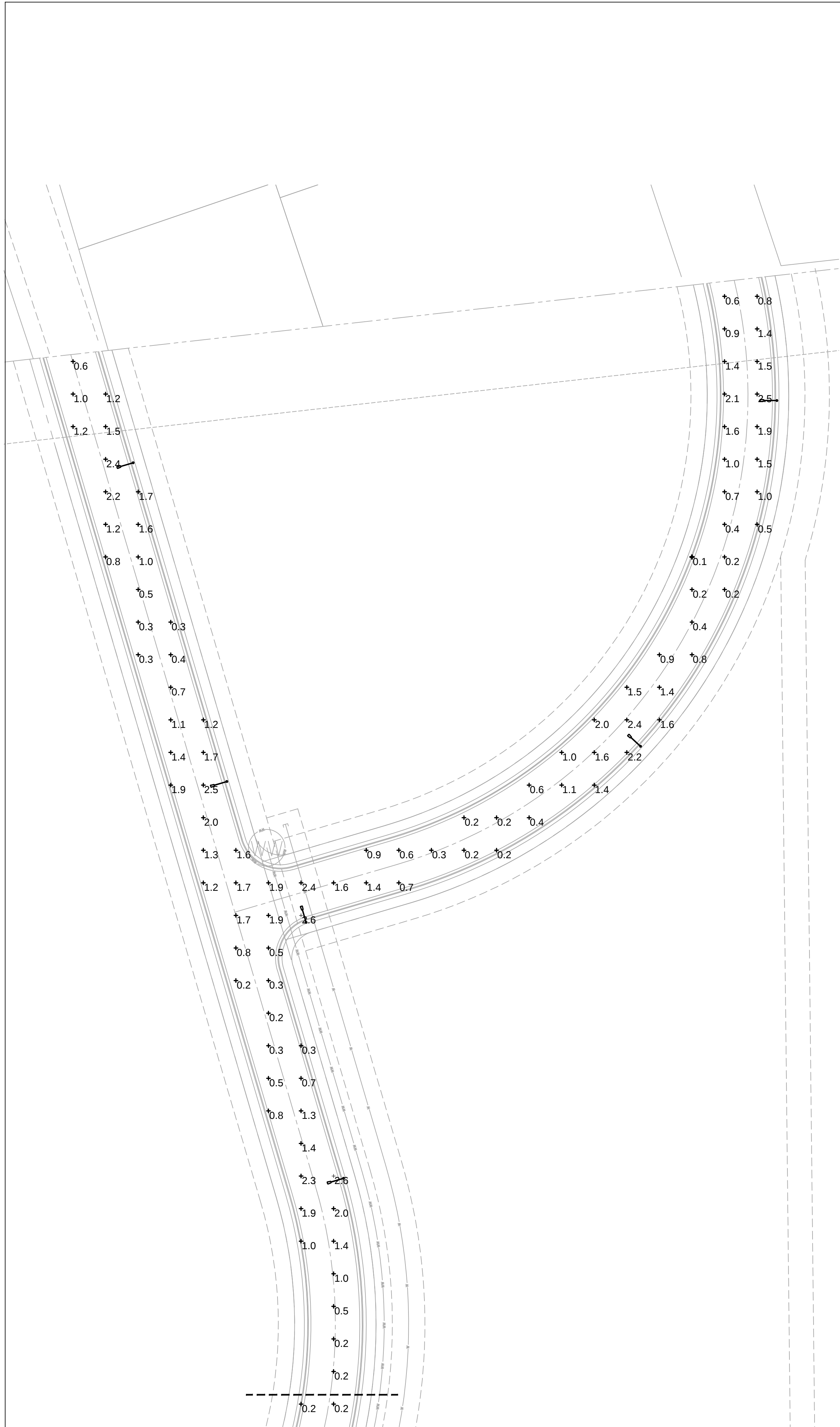
VIGILANT - VIABLE - VIRTUOUS
TEXAS REGISTRATION F-20374
V3 PROJECT #: 24034

DECK & WILKE TRACT
PFLUGERVILLE, TX

Issue:	Date:
PERMIT	05/17/2024
PERMIT UPDATE	06/14/2024

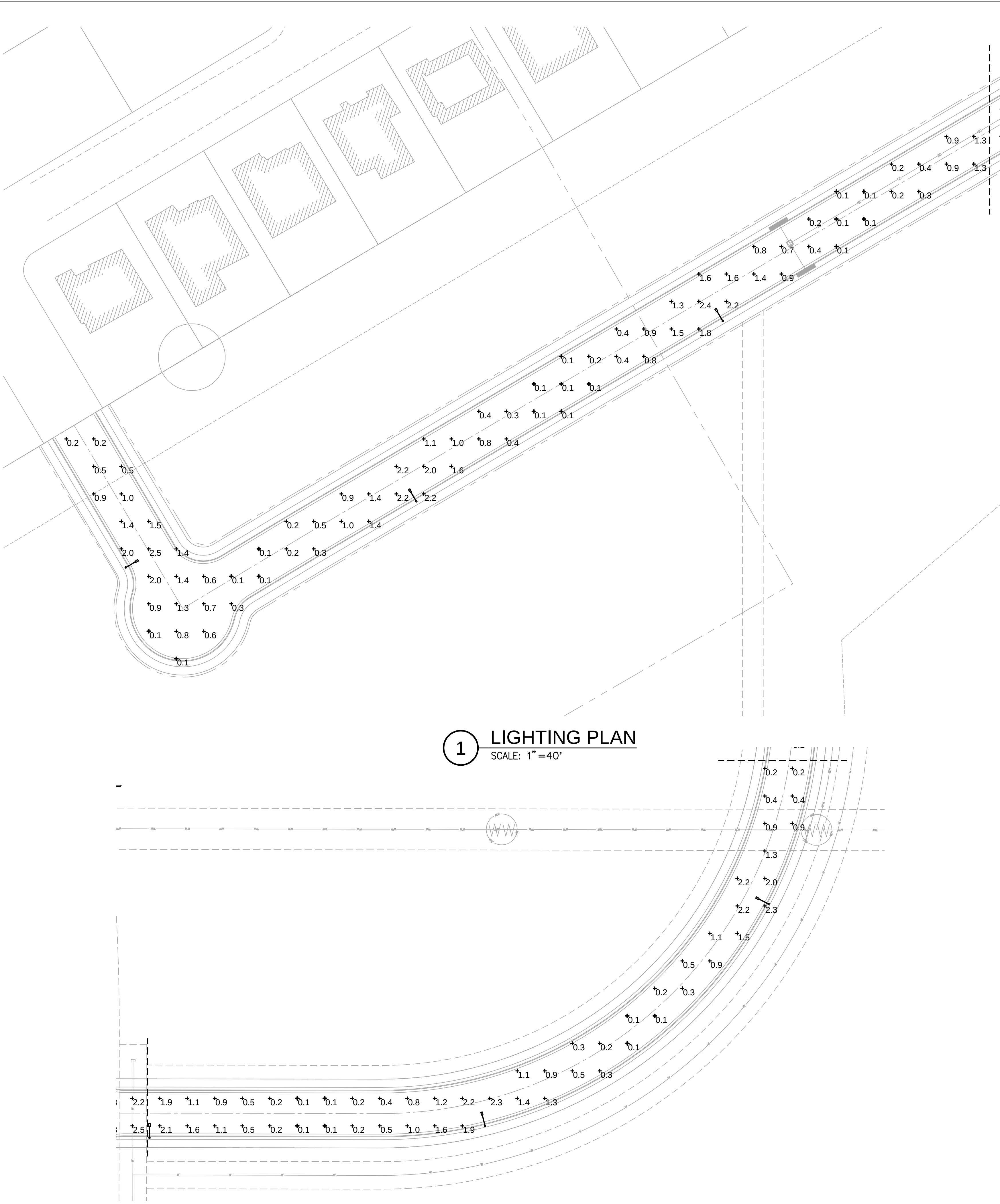
Drawing Title
STREET LIGHT PLAN
PHOTOMETRICS

Sheet
E1-1.2



3 LIGHTING PLAN
SCALE: 1"=40'

APPROVED BY PLANNING AND ZONING COMMISSION
DATE: 8/5/2024



1 LIGHTING PLAN
SCALE: 1"=40'

2 LIGHTING PLAN
SCALE: 1"=40'

GENERAL NOTES:
A. REFER TO SHEET E1-1.0 FOR NOTES.

3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS
TEXAS REGISTRATION F-20374
V3 PROJECT #: 24034

STATE OF TEXAS
STRIDER E STEELE
108903
06/14/2024

DECK & WILKE TRACT
PFLUGERVILLE, TX

Issue:	Date:
PERMIT	05/17/2024
PERMIT UPDATE	06/14/2024

Drawing Title
STREET LIGHT PLAN
PHOTOMETRICS

Sheet
E1-1.3