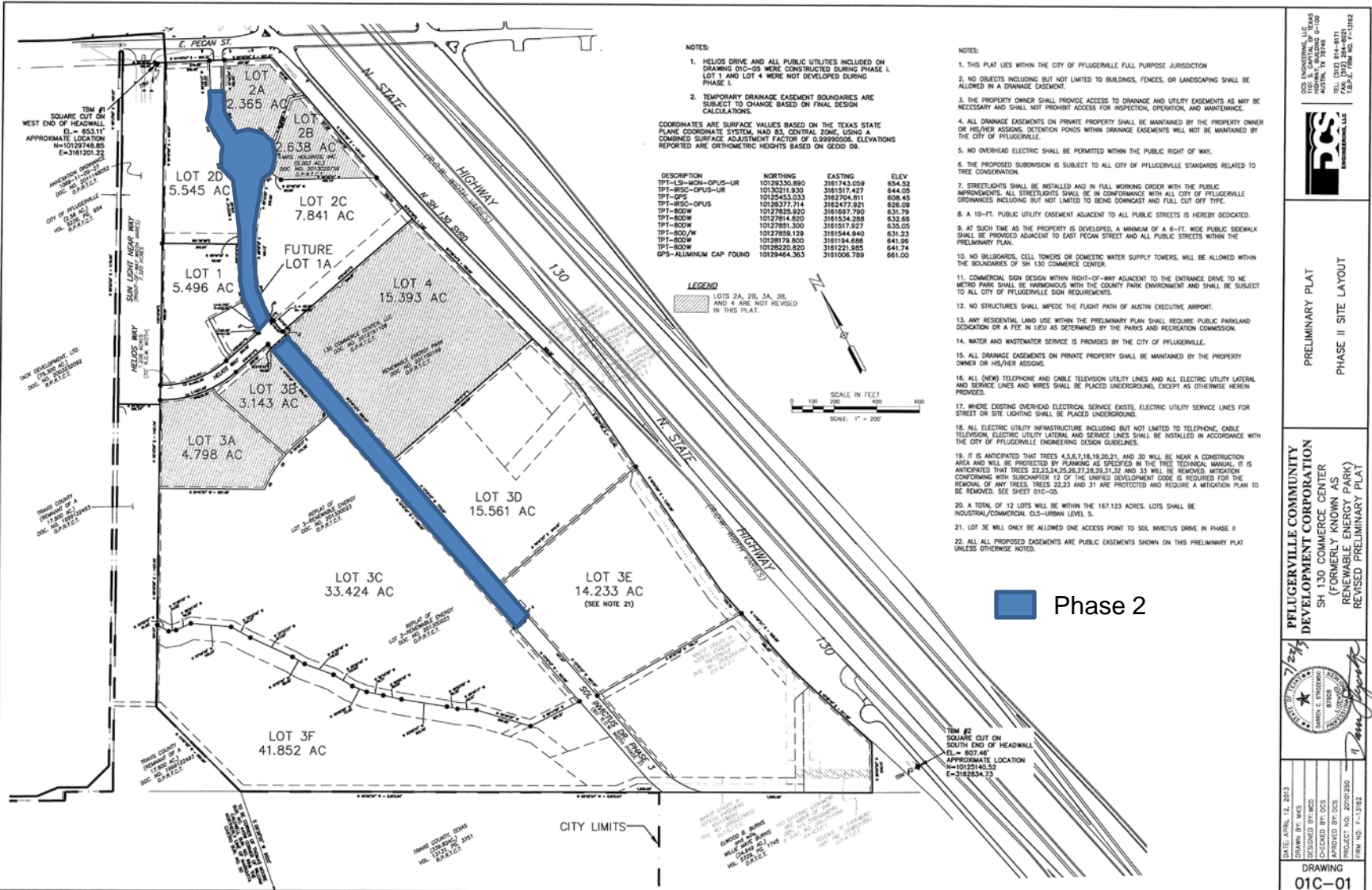




# Project Limits



NOTES:

1. HELIOS DRIVE AND ALL PUBLIC UTILITIES INCLUDED ON DRAWING 01C-03 WERE CONSTRUCTED DURING PHASE I. LOT 1 AND LOT 4 WERE NOT DEVELOPED DURING PHASE I.
2. TEMPORARY DRAINAGE EASEMENT BOUNDARIES ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN CALCULATIONS.

COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.99999006. ELEVATIONS REPORTED ARE ORTHOMETRIC HEIGHTS BASED ON GDDM 00.

DESCRIPTION	NORTHING	EASTING	ELEV
TPT-130-MON-OPUS-UR	10129230.890	3181743.059	854.52
TPT-BSC-OPUS-UR	10130211.930	3181517.427	844.05
TPT-GPS	10125453.033	3182704.811	828.45
TPT-BSC-OPUS	10126377.714	3182477.823	828.09
TPT-BOW	10127826.920	3181897.790	831.79
TPT-BOW	10127814.820	3181534.288	832.68
TPT-BOW	10127811.300	3181517.827	835.05
TPT-BOW/W	10127859.129	3181544.840	831.23
TPT-BOW	10128179.800	3181194.886	841.96
TPT-BOW	10129220.820	3181221.985	841.74
GPS-ALUMINUM CAP FOUND	10129464.363	3181008.789	681.00

LEGEND

LOTS 2A, 2B, 3A, 3B, AND 4 ARE NOT REVISED IN THIS PLAN.



NOTES:

1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION
2. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
3. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS. DETENTION PONDS WITH DRAINAGE EASEMENTS WILL NOT BE MAINTAINED BY THE CITY OF PFLUGERVILLE.
5. NO OVERHEAD ELECTRIC SHALL BE PERMITTED WITHIN THE PUBLIC RIGHT OF WAY.
6. THE PROPOSED SUBMISSION IS SUBJECT TO ALL CITY OF PFLUGERVILLE STANDARDS RELATED TO TREE CONSERVATION.
7. 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.
8. A 10'-FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
9. AT SUCH TIME AS THE PROPERTY IS DEVELOPED, A MINIMUM OF A 6'-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ADJACENT TO EAST PECAN STREET AND ALL PUBLIC STREETS WITHIN THE PRELIMINARY PLAN.
10. NO BILLBOARDS, CELL TOWERS OR DOMESTIC WATER SUPPLY TOWERS, WILL BE ALLOWED WITHIN THE BOUNDARIES OF SH 130 COMMERCE CENTER.
11. COMMERCIAL SIGN DESIGN WITHIN RIGHT-OF-WAY ADJACENT TO THE ENTRANCE DRIVE TO NE METRO PARK SHALL BE HARMONIOUS WITH THE COUNTY PARK ENVIRONMENT AND SHALL BE SUBJECT TO ALL CITY OF PFLUGERVILLE SIGN REQUIREMENTS.
12. NO STRUCTURES SHALL IMPEDE THE FLIGHT PATH OF AUSTIN EXECUTIVE AIRPORT.
13. ANY RESIDENTIAL LAND USE WITHIN THE PRELIMINARY PLAN SHALL REQUIRE PUBLIC PARKLAND DEDICATION OR A FEE IN LIEU AS DETERMINED BY THE PARKS AND RECREATION DEPARTMENT.
14. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE CITY OF PFLUGERVILLE.
15. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
16. ALL IN-DOY TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
17. WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
18. 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 GUIDELINES.
19. IF IT IS ANTICIPATED THAT TREES 4.5, 6, 7, 18, 19, 20, 21, AND 30 WILL BE NEAR A CONSTRUCTION AREA AND WILL BE PROTECTED BY PLANKING AS SPECIFIED IN THE TREE TECHNICAL MANUAL, IT IS ANTICIPATED THAT TREES 22, 23, 24, 25, 26, 27, 28, 29, 31, 32 AND 33 WILL BE REMOVED. MITIGATION CONFORMING WITH SUBCHAPTER 12 OF THE LIMITED DEVELOPMENT CODE IS REQUIRED FOR THE REMOVAL OF ANY TREES. TREES 22, 23 AND 31 ARE PROTECTED AND REQUIRE A MITIGATION PLAN TO BE REMOVED. SEE SHEET 01C-05.
20. A TOTAL OF 12 LOTS WILL BE WITHIN THE 167.123 ACRES. LOTS SHALL BE INDUSTRIAL/COMMERCIAL C2-S-URBAN LEVEL 5.
21. LOT 3E WILL ONLY BE ALLOWED ONE ACCESS POINT TO SOL INACTUS DRIVE IN PHASE II
22. ALL PROPOSED EASEMENTS ARE PUBLIC EASEMENTS SHOWN ON THIS PRELIMINARY PLAT UNLESS OTHERWISE NOTED.

Phase 2

THE PROFESSIONAL SEAL OF THE ENGINEER OF TEXAS  
 STATE BOARD OF ENGINEERING EXAMINERS  
 AUSTIN, TX 78701  
 TEL: (512) 814-8711  
 FAX: (512) 284-0021  
 REG. NO. 111212



PRELIMINARY PLAT  
 PHASE II SITE LAYOUT

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION  
 SH 130 COMMERCE CENTER  
 (FORMERLY KNOWN AS RENEWABLE ENERGY PARK)  
 REVISED PRELIMINARY PLAT



DATE: APRIL 12, 2013  
 DRAWN BY: MGS  
 DESIGNED BY: MGS  
 CHECKED BY: DJS  
 APPROVED BY: DJS  
 PROJECT NO.: 2010280  
 DRAW. NO.: P-13182

DRAWING  
 01C-01

PLANNED: SUTP Services/Urban/02/02/13 - Checked: MGS/Urban/02/02/13 - Drawn: MGS/Urban/02/02/13 - Last Saved: 04/12/2013 3:30:00 PM - P&E Engineering, LLC - 22 2013 3:30:00 PM