

REVISIONS							
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	NO. CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.)/%	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE

HEATHERWILDE 45

PFLUGERVILLE, TEXAS

PRELIMINARY PLAN NOTES:

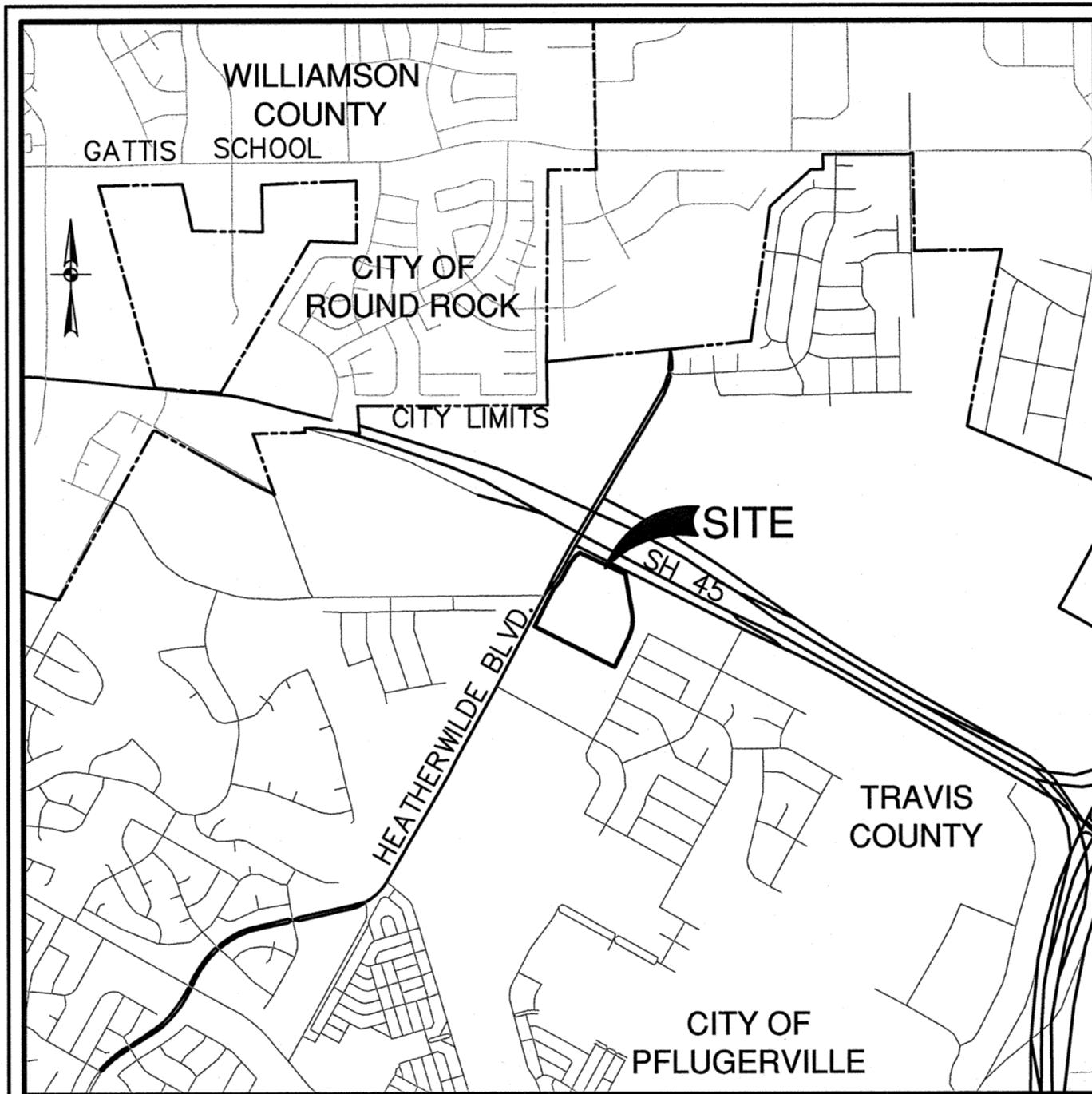
1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FEET PUE SHALL BE DEDICATED ALONG ALL STREET FRONTRAGE(S).
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 GRANTOR [PROPERTY OWNER(S)], 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 SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON EAST SIDE OF NORTH HEATHERWILDE BLVD.
8. 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.
9. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
10. OFF-SITE STORM WATER DETENTION IS PROVIDED FOR THIS PROPERTY BY THE HIGHLAND PARK NORTH REGIONAL POND. THE DETENTION POND SHALL ACCOUNT FOR THE 2, 25, AND 100-YEAR STORM.
11. 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.
12. 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.
13. 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.
14. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
15. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J 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 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. JOINT ACCESS/RECIPROCAL ACCESS EASEMENTS (OR COMPARABLE RECORDED INSTRUMENT SUCH AS A RESTRICTIVE COVENANT) SHALL BE PROVIDED ON-SITE IN ORDER TO ENSURE PROPER ACCESS AND CIRCUITY OF TRAVEL TO AND THROUGH THE SITE.

STUDIES ASSOCIATED WITH THIS PROJECT:

- HIGHLAND PARK NORTH/STATE HIGHWAY 45 DEVELOPMENT DETENTION, HYDRAULIC & HYDROLOGIC ANALYSIS - HUFFGUT & ASSOCIATES, 2002
- WASTEWATER CAPACITY STUDY - PAPE-DAWSON, 09/08/2017
- TIA LETTER - PAPE-DAWSON, 09/15/2017
- WATER MODEL - PAPE-DAWSON, 09/08/2017
- DRAINAGE REPORT - PAPE-DAWSON, 09/08/2017
- ENGINEERS SUMMARY LETTER - PAPE-DAWSON, 04/17/2017
- 19. A UNIFIED DEVELOPMENT AGREEMENT IS REQUIRED TO BE RECORDED PRIOR WITH THE FINAL PLAT, AS THE FRONTAGE FOR LOTS 2 & 3 HAVE BEEN REDUCED FROM THE STANDARD 200'.
- 20. DRIVEWAY LOCATIONS ARE APPROXIMATE AND SUBJECT TO MINIMUM DRIVEWAY SPACING REQUIREMENTS.
- 21. AN EXTENSION OF A WASTEWATER LINE TO AND THROUGH THE SUBDIVISION SHALL BE REQUIRED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. A WASTEWATER LINE CAPABLE OF SERVING THE SUBDIVISION IS ANTICIPATED TO BE PROVIDED BY OTHERS; HOWEVER, IF IT IS NOT ESTABLISHED BY OTHERS, IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION TO CONSTRUCT THE LINE THROUGH THE PROPERTY PRIOR TO CERTIFICATE OF OCCUPANCY. NO ALTERNATIVE SERVICES FOR WASTEWATER SHALL BE PERMITTED.

PRELIMINARY PLAN

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



LOCATION MAP

NOT TO SCALE

LIVE OAK

2705 BEE CAVES ROAD, STE. 230
AUSTIN, TEXAS 78746

January 2018

OWNER:
HEATHERWILDE 45 2017, LP
STEVE MATTINGLY
2705 BEE CAVE ROAD, SUITE 230
AUSTIN, TX 78746
512-472-5000

DEVELOPER:
LIVE OAK
STEVE MATTINGLY
2705 BEE CAVES ROAD, STE. 230
AUSTIN, TEXAS 78747
(512)472-5000

ENGINEER:
PAPE-DAWSON ENGINEERS.
7800 SHOAL CREEK BLVD.
SUITE 220 W
AUSTIN, TEXAS 78757
Ph: (512)454-8711
Fax: (512)459-8867

SURVEYOR:
PAPE-DAWSON ENGINEERS.
7800 SHOAL CREEK BLVD.
SUITE 220 W
AUSTIN, TEXAS 78757
Ph: (512)454-8711
Fax: (512)459-8867

AT&T TEXAS:
712 E. Huntland Drive
Austin, Texas 78752
(512)870-4766 / FAX (512)870-4711

TIMEWARNER CABLE INC.
12012 North MoPac Expressway
Austin, Texas 78752
(512)682-8510 / FAX (512)682-8592

ATMOS ENERGY CORPORATION
3110 N IH-35
Round Rock, Texas 78661
(512)310-3856 / FAX (512)310-3880

SUDDENLINK COMMUNICATIONS:
111 North College Street
Georgetown, Texas 78626
(512) 563-7063 / FAX (512)699-2962

CITY OF PFLUGERVILLE - PUBLIC WORKS DEPARTMENT:
1500 Sunlight Near Way #B
PFLUGERVILLE, TEXAS 78691-0589
(512)990-6400

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

Pflugerville Fire Department
203 E. Pease Street
Pflugerville, Texas 78660
(512)251-2801

ONCOR

7800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 W | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

**PAPE-DAWSON
ENGINEERS**

Sheet List Table

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SUBMITTED BY:
PAPE-DAWSON ENGINEERS
REGISTERED PROFESSIONAL CIVIL ENGINEER
MARK A. RAMSEUR, P.E.
1/11/18



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 THE ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAN ARE SHOWN HEREON.

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR:
PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD. SUITE 220 W
AUSTIN, TEXAS 78757
512-454-8711

LEGAL DESCRIPTION:
27.067 ACRES OF LAND (APPROX. 1179047 S.F.) IN THE THOMAS G. STEWART SURVEY NO. 6, TRAVIS COUNTY, TEXAS, BEING A PORTION OF AN 80.2770 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, A PORTION OF A 104.99 ACRE TRACT OF LAND DESCRIBED AS TRACT 3, AND A PORTION OF A 15.0016 ACRE TRACT DESCRIBED AS TRACT 5, ALL IN THE SPECIAL WARRANTY DEED TO HPN DEVELOPMENT, INC., DATED AUGUST 14, 2001, OF RECORD DOCUMENT NO. 2001136994 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 0.33 ACRE TRACT OF LAND DESCRIBED AS A 2'x4' CONCRETE CULVERT, DATED JULY 12, 2002, OF RECORD IN DOCUMENT NO. 2002128762 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

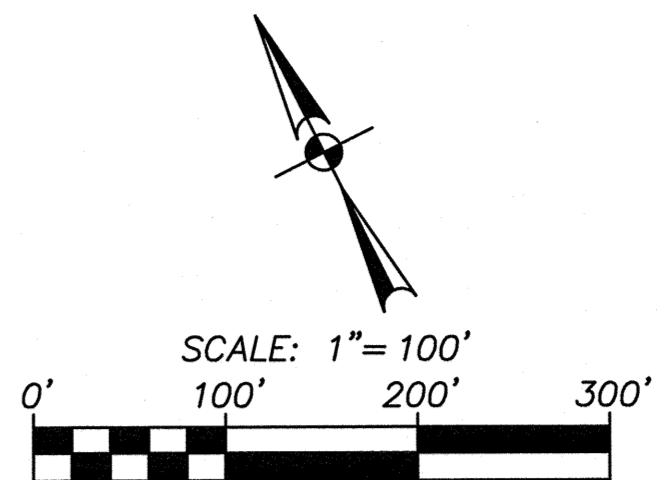
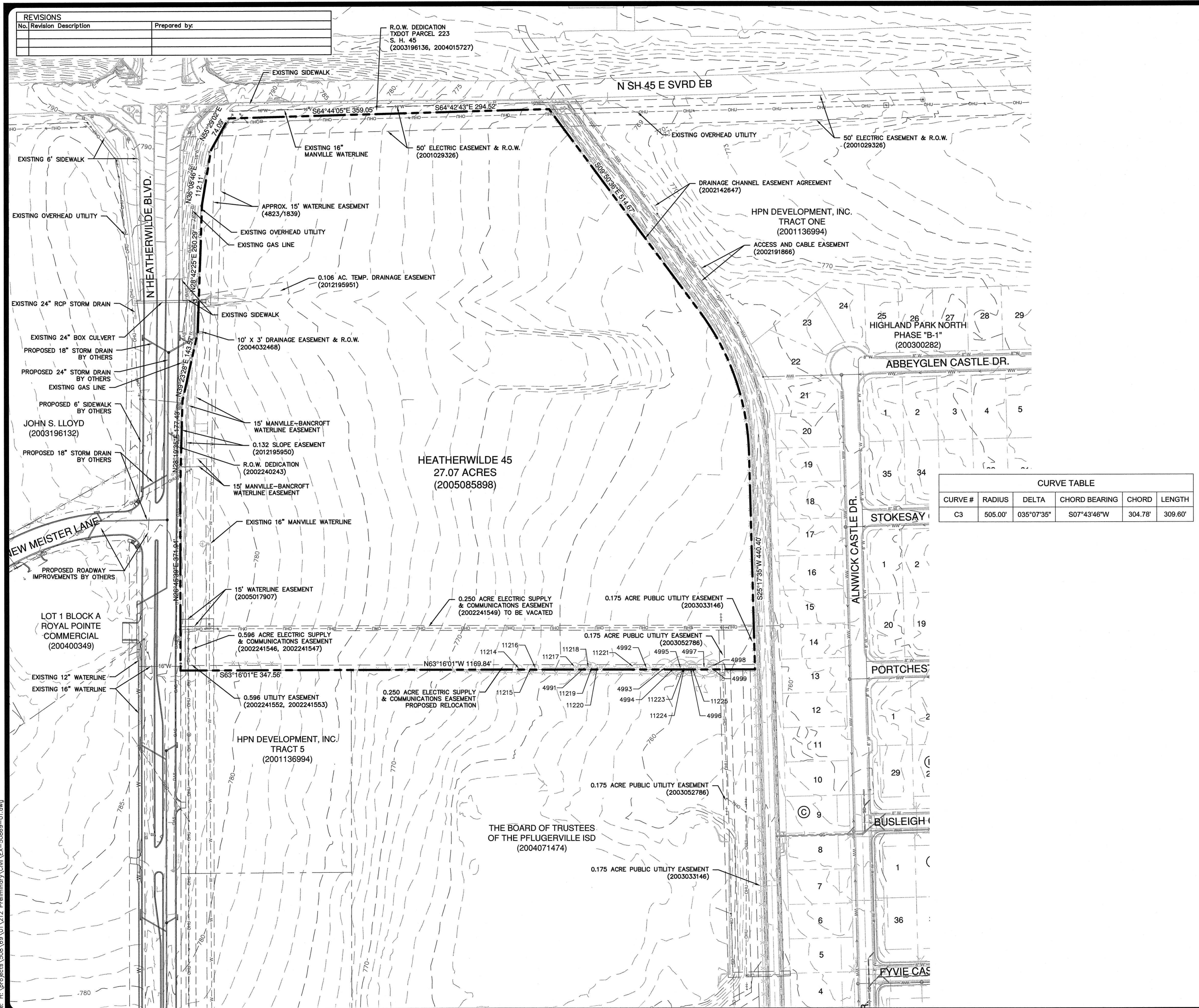
BENCH MARKS:
BM #1: A "SQUARE" CUT IN THE TOP OF A DRAIN INLET IN THE EAST RIGHT-OF-WAY LINE OF NORTH HEATHERWILDE BLVD. +/- 40' SOUTH OF THE INTERSECTION OF S.H. 45 AND NORTH HEATHERWILDE BLVD. AND +/- 30' NORTH OF THE F.L. OF A 2'x4' CONCRETE CULVERT. DATUM: NAVD 88 GRID NORTING: 10150518.05 GRID EASTING: 3153218.61 ELEVATION=783.15

BM #2: A SQUARE CUT ON THE WEST END OF A CONCRETE WALL ON THE NORTH SIDE OF KINGSTON LACY BLVD. +/- 1179' EAST OF THE INTERSECTION OF NORTH HEATHERWILDE BLVD. AND KINGSTON LACY BLVD. DATUM: NAVD 88 GRID NORTING: 10148608.67 GRID EASTING: 3156491.14 ELEVATION=754.50

TOTAL AREA = 27.07 AC.

LAND USE	BLOCK	LOT #
COMMERCIAL	5.148 AC.	LOT 1
COMMERCIAL	7.153 AC.	LOT 2
COMMERCIAL	7.594 AC.	LOT 3
COMMERCIAL	7.175 AC.	LOT 4

FLOODPLAIN:
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0280J, DATE AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.



LEGEND	
— — — W — — —	EXISTING WATER LINE
— — — WW — — —	EXISTING WASTEWATER LINE
— — — OHU — — —	EXISTING OVERHEAD UTILITY
W	EXISTING WATER VALVE
(E)	EXISTING ELECTRIC MANHOLE
(W)	EXISTING WATER METER
(S)	EXISTING WASTEWATER MANHOLE

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 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD DATA FROM SEPT. 2015.
3. NO PROTECTED TREES ARE LOCATED ON THIS SITE.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C3	505.00'	035°07'35"	S07°43'46"W	304.78'	309.60'

EE LIST:
91 16" HACKBERRY (NP)
92 9" HACKBERRY (NP)
93 18" HACKBERRY (NP)
94 9" HACKBERRY (NP)
95 18" M HACKBERRY (NP)
96 16" HACKBERRY (NP)
97 16.5" M HACKBERRY (NP)
98 12" HACKBERRY (NP)
99 14" HACKBERRY (NP)
214 7" HACKBERRY (NP)
215 7.5" M HACKBERRY (NP)
216 7" HACKBERRY (NP)
217 8.5" M HACKBERRY (NP)
218 5" HACKBERRY (NP)
219 10" M HACKBERRY (NP)
220 5" HACKBERRY (NP)
221 8.5" M HACKBERRY (NP)
223 6" HACKBERRY (NP)
224 8" HACKBERRY (NP)

225 10.5" HACKBERRY (NP)

- TREES TO BE REMOVED FOR PUBLIC IMPROVEMENTS
- PROTECTED TREES

- NON-PROTECTED TREES
0 PROTECTED TREES ARE LOCATED ON THIS SITE
0 TREES ARE DESIGNATED TO BE REMOVED FOR
IMPROVEMENTS

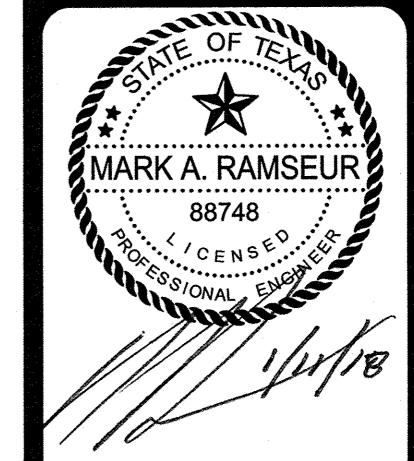
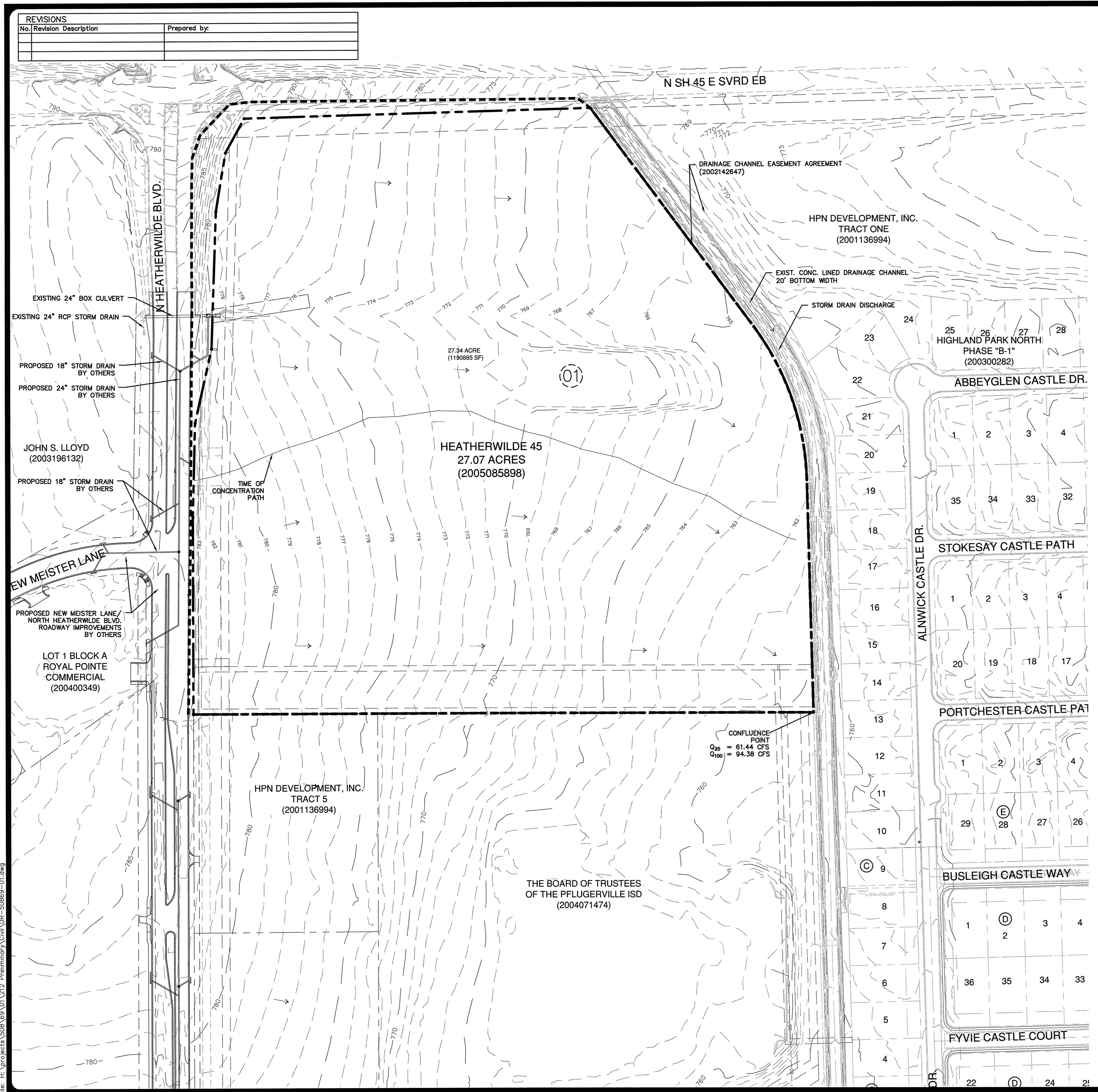
HEATHERWILDE 45
PFLUGERVILLE, TEXAS

PRELIMINARY PLAN
EXISTING CONDITIONS

PAPE-DAWSON ENGINEERS

800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPLS FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

9-01
2018
IJG
AWN KHT
5.00



PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPLS FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

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3. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
4. TWO DRAINAGE ANALYSES WERE COMPLETED IN 2002, THE HIGHLAND PARK NORTH/STATE HIGHWAY 45 DEVELOPMENT DETENTION, HYDRAULIC & HYDROLOGIC ANALYSIS AND THE HIGHLAND PARK NORTH, EAST DRAINAGE AREA. BOTH OF THESE REPORTS COVER EXISTING CONDITIONS, PROPOSED CONDITIONS, AND THAT REGIONAL DETENTION IS PROVIDED BY THE POND IMPROVEMENTS FOR BLOCK C LOTS 39, 40, & 41 AND BLOCK P, LOT 17.

Drainage Area	Area (ac)	Percent Imp. Cover	Time of Concentration	Q (2-yr)	Q (25-yr)	Q (100-yr)
				cubic feet per second		
1	28.10	0.00%	22.15	26.00	63.14	96.99

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW				Time of Concentration
	Length	N	Slope	P2*	Tc	Length	Slope	Surface Type**	Tc	
1	100	0.15	2.20%	1.44	14.06	1107	2.00%	Unpaved	8.09	22.15

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