

REVISIONS

NO.	SHEET(S)	DESCRIPTION	BY	APPROVAL
1	1-3,5,7,9	SUBDIVIDE DUPLEX LOTS IN PHASE B-10		

HIGHLAND PARK

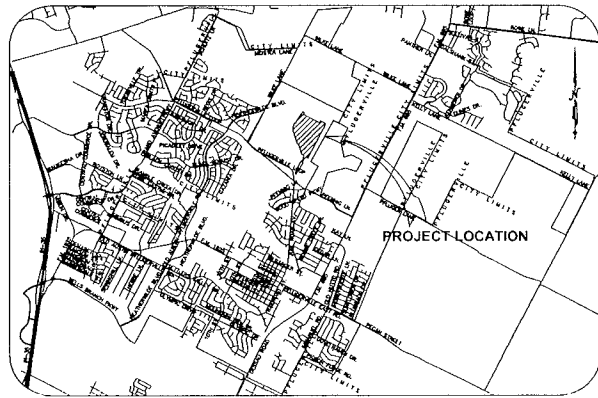
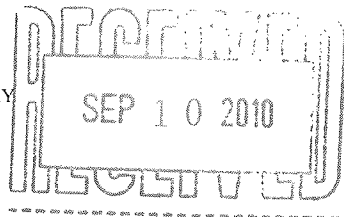
PHASE B

REVISED PRELIMINARY PLAN-NOT FOR RECORDATION

PFLUGERVILLE

INITIAL SUBMITTAL AUGUST 16, 2010

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1. COVER SHEET
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 7. DRAINAGE STUDY
 8. DRAINAGE STUDY
 9. CUT-FILL PLAN



VICINITY MAP

OWNER / SUBDIVIDER:
CONTINENTAL HOMES OF TEXAS, L.P.
(A TEXAS LIMITED PARTNERSHIP)
12554 RIATA VISTA CIRCLE
AUSTIN, TEXAS 78727
(512)345-4663 (512)533-1429 FAX

DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
(A TEXAS LIMITED PARTNERSHIP)
12554 RIATA VISTA CIRCLE
AUSTIN, TEXAS 78727
(512)345-4663 (512)533-1429 FAX

ENGINEER:
PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TX 78757
(512)454-8711 FAX (512)459-8867

SURVEYING:
CASTLEBERRY SURVEYING, LTD.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
(512)930-1600 (512)930-9389 FAX

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.

NOTES:

1. THE 25 & 100 YEAR FLOOD WILL BE CONTAINED WITHIN THE PROPOSED PARK LAND/GREENBELT EASEMENT AND OUTSIDE STREET ROW.
2. BASE FLOOD ELEVATIONS FOR THIS SITE WAS DETERMINED BY F.E.M.A. MAP #484530208H DATED SEPTEMBER 26, 2008 AND IS ZONED AE. THE FEMA FLOODPLAIN HAS BEEN SHOWN ON THE PLAN AND LABELED "2008 FEMA FLOODPLAIN". THE PROPOSED FLOODPLAIN HAS BEEN INDICATED ON THE MAP AS "FLOODPLAIN PER HUFFCUT & ASSOCIATES" AND INDICATED AS 25 YEAR AND 100 YEAR AS NEEDED.
3. CONTOUR DATUM: THE BOUNDARY & TOPO HAVE BEEN FIELD SURVEYED.
4. THIS PROPERTY IS TOTALLY WITHIN THE CITY LIMITS OF THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.
5. ALL EXISTING STRUCTURES ARE TO BE REMOVED OR RELOCATED.
6. WATER SERVICE WILL BE PROVIDED BY: CITY OF PFLUGERVILLE UTILITY.
7. WASTEWATER SERVICE WILL BE PROVIDED BY: CITY OF PFLUGERVILLE UTILITY.
8. THIS PROPERTY HAS BEEN ANNEXED.
9. THIS PROJECT IS CURRENTLY ZONED AS AN ALUR.
10. 2-, 25- AND 100 YEAR DETENTION WILL BE CONVEYED THROUGH THE PARKLAND/ GREENBELT AREA.
11. AS REQUIRED IN THE APPROVED ALUR ZONING, THE OWNER AND / OR APPLICABLE DEVELOPER MAY OBTAIN APPROVAL OF AND RECORD ONE OR MORE FINAL PLATS OF PORTIONS OF THE PROPERTY PRIOR TO DEDICATION AND CONVEYANCE OF REQUIRED PARKLAND; PROVIDED HOWEVER, THAT ALL REQUIRED PARKLAND (FOR LAND WHICH IS FINAL PLATTED) MUST BE DEDICATED AND CONVEYED TO THE CITY (OR ITS DESIGNEE OR TRUSTEE) AT SUCH TIME AS FINAL PLATS ARE RECORDED WHICH PROVIDE FOR 900 DWELLING UNITS. ALL PARKLAND INCLUDED HEREIN IN THE PRELIMINARY PLAN SHALL BE DEDICATED WITH ITS SAID FINAL PLAT. THE DEVELOPER SHALL SUBMIT THE APPROPRIATE FEE IN LIEU OF PARK LAND DEDICATION, OR POST FISCAL SECURITY IN THE FORM OF A SURETY BOND OR LETTER OF CREDIT IN SUCH AMOUNT, SPECIFIED IN THE SUBDIVISION CODE SUPPLEMENTAL SCHEDULE AT THE TIME OF APPLICATION FOR THE FINAL PLAT. THE FEE WILL BE HELD IN ESCROW BY THE CITY AND RETURNED TO THE DEVELOPER UPON DEDICATION OF THE REQUIRED PARKLAND. THE REMAINDER OF THE GREENBELT/PARKLAND SHALL BE DEDICATED BY SEPARATE DEED, BY MEETS AND BOUNDS DESCRIPTION, PRIOR TO DEDICATION OF THE SUBDIVISION PLATS FOR THE SINGLE FAMILY AND COMMERCIAL DEVELOPMENTS AS DESCRIBED IN THE ALUR REGULATING PLAN.
12. MAILBOXES SHALL BE CONSTRUCTED AT THE PROPERTY LINE BETWEEN TWO SINGLE-FAMILY HOMES AND SHALL CONSIST OF TWO MAILBOXES. A MAILBOX FOR EACH UNIT SHALL BE PROVIDED FOR EACH INDIVIDUAL TOWNHOME AND NEIGHBORHOOD APARTMENT DEVELOPMENT. SERVICE FOR EACH SINGLE-FAMILY UNIT SHALL BE PROVIDED BY THE UNITED STATES POSTAL SERVICE.
13. STREETLIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AND THE CITY OF PFLUGERVILLE.
14. ALL REQUIRED PUBLIC OPEN SPACE IMPROVEMENTS SHALL BE CONSTRUCTED OR INSTALLED AT THE TIME WITHIN TWELVE (12) MONTHS OF COMPLETION OF ADJACENT STREET AND UTILITY INFRASTRUCTURE CONSTRUCTION OR FISCAL SECURITY SHALL BE POSTED WITH THE CITY.
15. NO OVERHEAD ELECTRIC IS PERMITTED WITHIN THE PUBLIC RIGHT OF WAY.
16. PRIVATE LANDSCAPE, UTILITIES AND SIDEWALK EASEMENTS SHALL BE MAINTAINED BY THE HOA. UTILITIES MAY BE WITHIN THE DEDICATED UTILITY CORRIDORS, WHICH INCLUDES ALL ALLEYS.
17. THE EXISTING GAS LINE THAT FALLS WITHIN ALLEYS AL-125 #1, AL-125 #3 & AL-125 #36 IS IN THE DEDICATED UTILITY CORRIDOR.
18. THE SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE CONSERVATION.
20. TREE SURVEY PERFORMED MARCH 2009 FOR PROTECTED TREES GREATER THAN OR EQUAL TO 8-INCHES CALIPER, EXCLUDING HACKBERRY, ASHE JUNIPER, BOIS D'ARC, CHINABERRY, HONEY LOCUST AND CHINESE TALLOW.
21. ONE PROTECTED TREE WAS IDENTIFIED WITHIN THE SUBDIVISION BOUNDARY. PER ARTICLE VI, 6.01(D) OF THE HIGHLAND PARK ALUR, INSTALLED STREET TREES WITHIN PHASE B WILL COUNT TOWARDS THE REQUIRED MITIGATION OF THE PROTECTED TREE.

BENCHMARK:

CHISELED TRIANGLE AT THE TOP OF CURB ON THE NORTH END OF BRIDGE OVER GILLELAND CREEK, EAST SIDE OF HEATHERWILDE BOULEVARD AND APPROXIMATELY 100 FEET SOUTH OF CENTER LINE OF CACTUS BLOSSOM DRIVE - FEMA BENCHMARK RM 110-2, NORTHING: 10139788.481, EASTING: 3146460.831, ELEVATION 730.58'

PHASE B LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE THOMAS G. STUART SURVEY NO. 6, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, AND OUT OF THE E. BEBEE SURVEY NO. 5, ABSTRACT NO. 65, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 61.29 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO CONTINENTAL HOMES OF TEXAS, L.P., DATED JUNE 28, 2007 AND RECORDED AS DOCUMENT NO. 2007122920, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING ALL OF HIGHLAND PARK, PHASE B, SECTION I, A SUBDIVISION OF RECORD, RECORDED IN DOCUMENT NO. 200300340, OF SAID OFFICIAL PUBLIC RECORDS, AND BEING ALL OF HIGHLAND PARK, PHASE B, SECTION 2A, A SUBDIVISION OF RECORD, RECORDED IN DOCUMENT NO. 200409308 OF SAID OFFICIAL PUBLIC RECORDS, AND ALSO BEING A PORTION OF MAMMOTH CAVE BOULEVARD, AN UNRECORDED RIGHT OF WAY.

STATE OF TEXAS,
COUNTY OF TRAVIS, KNOW ALL MEN BY THESE PRESENTS:

That I, Clyde C. Castleberry, Jr., 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 no interior lot lines, were properly placed under my personal supervision, in accordance with the Subdivision Code of the City of Pflugerville, Texas and that all known easements within the boundary of the plan are shown hereon.

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR
CLYDE C. CASTLEBERRY, JR.
CASTLEBERRY SURVEYING, INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
512-930-1600

SUBMITTED BY:

SIGNATURE OF REGISTERED PROFESSIONAL CIVIL ENGINEER
James A. Huffcut Jr., P.E.
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 W
AUSTIN, TEXAS 78757
512-454-8711

DUSTIN J. GOSS, P.E., PROJECT MANAGER
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 W
AUSTIN, TEXAS 78757
512-454-8711

50658-00

REMAINING UNPLATTED

Land Use Single Family Lots	REMAINING UNPLATTED SF LOTS	216 SINGLE FAMILY LOTS	31.42 AC
3 GREENWAY PUBLIC OPEN SPACE	2	2.42 AC	0.16 AC
3 TRAFFIC ISLAND PUBLIC OPEN SPACE	3	32.00 AC	1.34 AC
TOTAL	222	46.84 AC	

UNPLATTED ONE-WAY ALLEY

NAME	LINEAR FEET
AL-125 #1	270 60 LF
AL-125 #2	670 98 LF
AL-125 #3	274 81 LF
AL-125 #4	105 81 LF
AL-125 #5	506 42 LF
AL-125 #6	270 00 LF
AL-125 #8	496 25 LF
AL-125 #9	285 89 LF
AL-125 #10	265 00 LF
AL-125 #11	608 66 LF
AL-125 #12	270 80 LF
AL-125 #13	783 35 LF
AL-125 #17	249 30 LF
AL-125 #18	260 10 LF
AL-125 #29	285 68 LF
AL-125 #30	260 58 LF
AL-125 #35	82 42 LF
TOTAL	6,942 80 LF

REMAINING UNPLATTED BLOCKS AND LOTS

BLOCK NAME	NO. OF LOTS	TOTAL ACRES
BLOCK O	7	1.29
BLOCK P	7	1.34
BLOCK Q	7	1.40
BLOCK R	4	0.80
BLOCK S	12	2.36
BLOCK T	32	1.92
BLOCK U	10	0.66
BLOCK V	10	0.65
BLOCK W	14	0.78
BLOCK X	6	0.88
BLOCK Y	6	0.64
BLOCK Z	4	0.75
BLOCK AA	7	1.24
BLOCK BB	4	0.74
BLOCK CC	10	1.67
BLOCK DD	10	1.67
BLOCK EE	8	1.43
BLOCK FF	4	0.74
BLOCK GG	8	1.53
BLOCK HH	8	1.48
BLOCK II	4	0.80
BLOCK JJ	10	1.87
BLOCK KK	10	1.82
BLOCK LL	4	0.80
BLOCK MM	10	1.77
BLOCK NN	3	0.67
TOTAL	216	31.42

PHASING SINGLE FAMILY LOTS

SECTION NAME	SINGLE FAMILY LOTS
B-1	74
B2A AMENITY	0
B-3	11
B-4	14
B-5	13
B-6	18
B-7	20
B-8	18
B-9	12
B-10	12
B-11	15
B-12	20
B-13	20
TOTAL LOTS	290

PLATTED EXISTING

Land Use Single Family Lots	PHASE B-1 PLATTED & EXIST. MAMMOTH CAVE BLVD	15.58 AC
3 GREENWAY PUBLIC OPEN SPACE	2	2.57 AC
4 TRAFFIC ISLAND PUBLIC OPEN SPACE	4	0.14 AC
LANDSCAPE MEDIAN	1	1.28 AC
PRIVATE OPEN SPACE	1	0.18 AC
TOTAL	8	9.95 AC
PHASE B2A PLATTED	1	3.43 AC
PRIVATE OPEN SPACE (AMENITY)	1	2.77 AC
TRAFFIC ISLAND PUBLIC OPEN SPACE	1	0.93 AC
TOTAL	2	1.66 AC
ROW & ALLEY	1	4.48 AC

EXISTING STREET NAMES PLATTED

NAME	TYPE	LINEAR FEET
MAMMOTH CAVE BLVD	BVD-164 BOULEVARD WITH 164' ROW	2773.43 LF
KINGSSTON LACY BLVD	RS-60 RESIDENTIAL STREET WITH 60' ROW	2634.60 LF
WALNUT CANYON BLVD	BVD-74 BOULEVARD WITH 74' ROW	834.86 LF
GREAT SAND DUNES DRIVE	RS-50 RESIDENTIAL STREET WITH 50' ROW	1070.65 LF
BLACK CANYON DRIVE	RS-50 RESIDENTIAL STREET WITH 50' ROW	1009.34 LF
PIEDROGUE WPK DRIVE	RS-50 RESIDENTIAL STREET WITH 50' ROW	1033.50 LF
HALEKALA DRIVE	RS-50 RESIDENTIAL STREET WITH 50' ROW	193.50 LF
LASSEN VOLCANIC DRIVE	RS-50 RESIDENTIAL STREET WITH 50' ROW	367.53 LF
TALLGRASS PRAIRIE DRIVE	RS-50 RESIDENTIAL STREET WITH 50' ROW	169.89 LF
TOTAL		9066.74 LF

PHASE B-1 PLATTED BLOCKS AND LOTS

BLOCK NAME	NO. OF LOTS	TOTAL ACRES
BLOCK A	4	0.80
BLOCK B	6	1.27
BLOCK C	7	1.63
BLOCK D	4	0.80
BLOCK E	11	2.19
BLOCK F	7	1.35
BLOCK G	4	0.97
BLOCK H	2	0.56
BLOCK I	7	1.49
BLOCK J	8	1.74
BLOCK K	4	0.80
BLOCK L	4	0.80
BLOCK M	3	0.74
BLOCK N	3	0.65
TOTAL	74.00	15.88

PHASE B2A PLATTED BLOCKS AND LOTS

BLOCK NAME	NO. OF LOTS	TOTAL ACRES
BLOCK DD	1	2.77
TOTAL	1	2.77

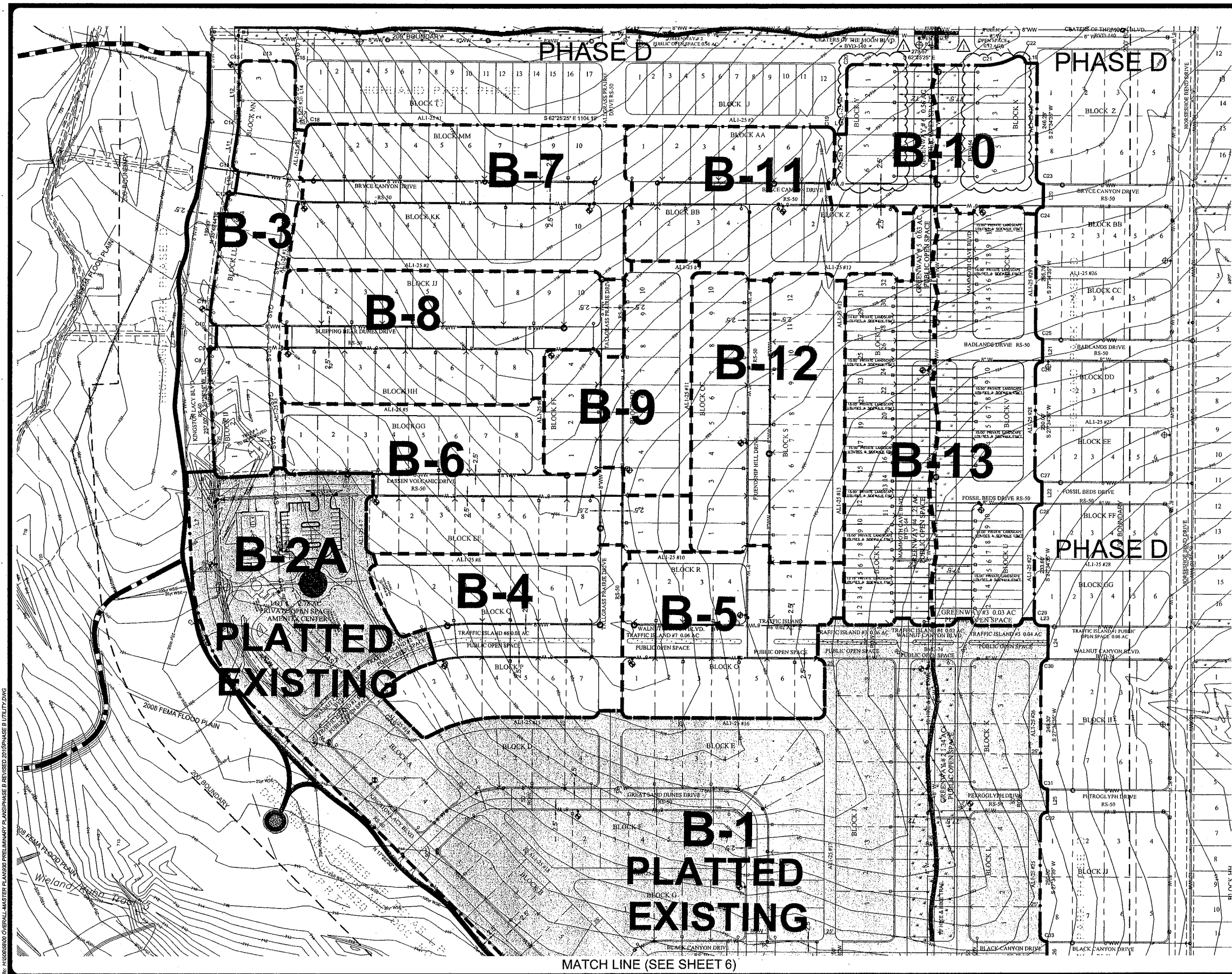
PARK LAND SUMMARY (REQUIRED DEDICATION ACREAGES)


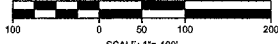
DESCRIPTION	PUBLIC OPEN SPACE OUTSIDE 100 YEAR FLOODPLAIN	PUBLIC OPEN SPACE BETWEEN 25 & 100 YEAR FLOODPLAIN	PUBLIC OPEN SPACE INSIDE 25 YEAR FLOODPLAIN	TOTAL PUBLIC OPEN SPACE	PRIVATE OPEN SPACE
TOTAL REQUIRED OPEN SPACE PER ALUR	36.8	7.1	79	122.9	0
PHASE A PRELIMINARY PLAN	6.44	0	0	6.44	1.87
PHASE B PRELIMINARY PLAN	6.87	0	0	6.87	2.96
PHASE C PRELIMINARY PLAN	4.77	0	0	4.77	0
PHASE D PRELIMINARY PLAN	5.28	0.11	0.19	5.58	0
REMAINING TO BE DEDICATED	13.44	6.99	78.81	99.24	



7800 SHOAL CREEK BLVD SUITE 220 WEST AUSTIN TEXAS 78757 PHONE: 512-454-8711 FAX: 512-458-8867







 SCALE: 1" = 100'

LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE B BOUNDARY
- SECTION BOUNDARY
- PROPOSED 25 YEAR FLOOD PLAN LINE BY: HUFFCUT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
- PROPOSED 100 YEAR FLOOD PLAN LINE HUFFCUT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
- FEMA 100-YR FLOODPLAIN BOUNDARY
- EXISTING FENCE
- PUBLIC OPEN SPACE
- 10' HIKE & BIKE TRAIL
- PLATTED EXISTING PHASES
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WASTEWATER SERVICE
- DOUBLE WASTEWATER SERVICE
- FIRE HYDRANT
- GATE VALVE
- 8" FUTURE WATER LINE MAIN
- 12" FUTURE WATER LINE MAIN
- 16" FUTURE WATER LINE MAIN
- EXISTING WASTEWATER LINE
- 4" EXISTING WW MANHOLE
- 4" FUTURE WW MANHOLE
- 8" FUTURE WASTEWATER LINE
- 15" FUTURE WASTEWATER LINE
- 21" FUTURE WASTEWATER LINE
- EXISTING CONTOUR LINE

REVISIONS:
 1. SUBMITTEE DUPLEX LOTS IN PHASE B-10
 2.

James A. Huffcut
 5025 S. RICHMOND AVE.
 SUITE 200 WEST
 AUSTIN, TEXAS 78757
 PHONE: 512.454.8711
 FAX: 512.458.8867

PAPE-DAWSON ENGINEERS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470
 7800 SHOAL CREEK BLVD
 SUITE 200 WEST
 AUSTIN, TEXAS 78757
 PHONE: 512.454.8711
 FAX: 512.458.8867

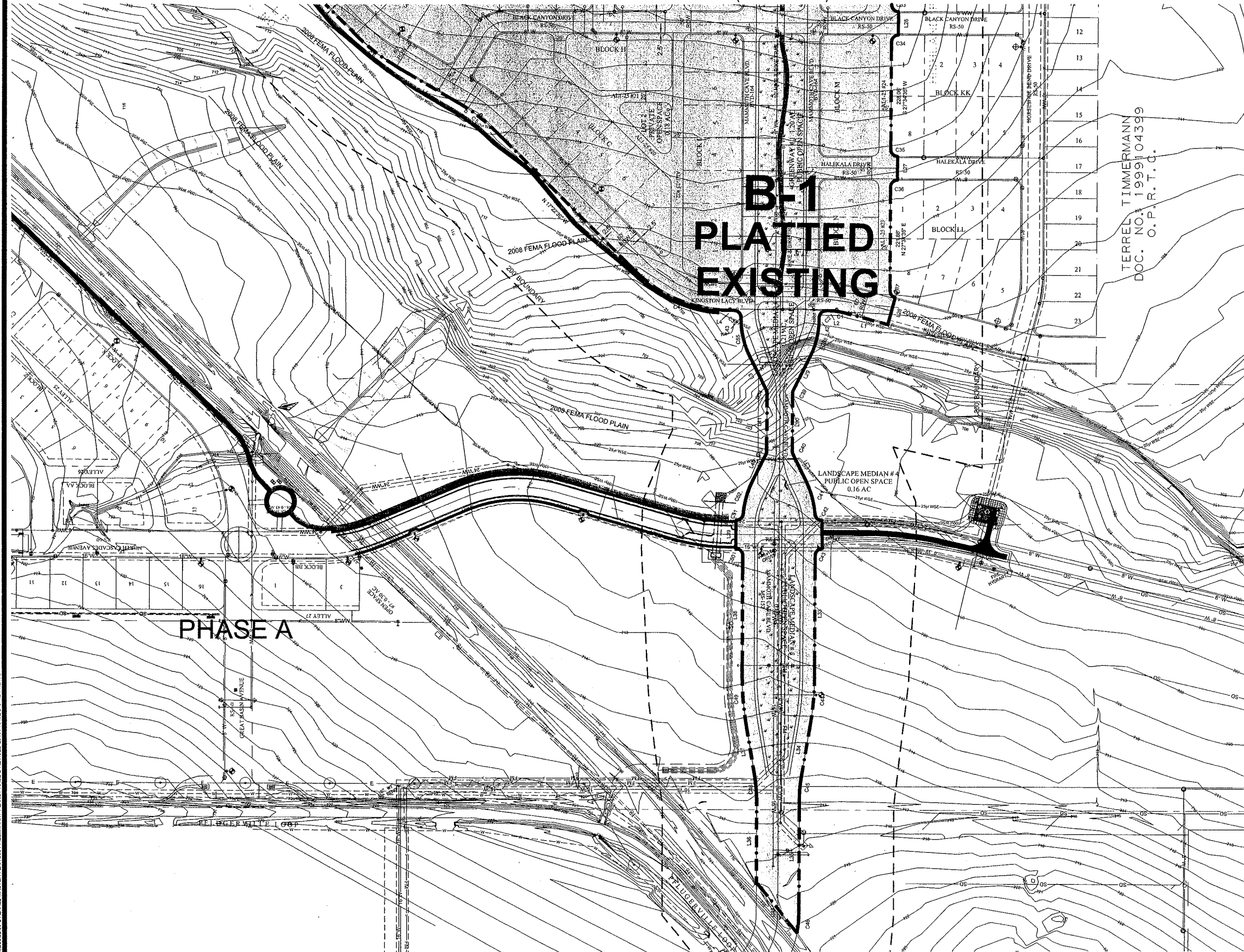
HIGHLAND PARK PHASE B
 REVISED PRELIMINARY PLAN
 NOT FOR RECORDATION
 WATER & WASTEWATER PLAN

JOB NO. 50658-00
 DATE 08-16-10
 DESIGNER
 CHECKED DRAWN RBB
 SHEET 5 OF 9

FILE: H:\081610\00 OVERALL MASTER PLAN\000 PRELIMINARY PLAN\PHASE B REVISED 2010\PHASE B UTILITY.DWG
 145056580 Overall Master Plan\000 Preliminary Plan\Phase B Revised 2010\Phase B Utility.dwg SHEETS

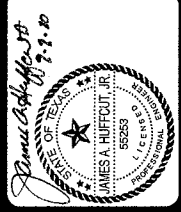
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MATCH LINE (SEE SHEET 5)



- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - - - PHASE B BOUNDARY
 - - - SECTION BOUNDARY
 - PROPOSED 25 YEAR FLOOD PLAIN LINE
BY: HUFFCUT & ASSOCIATES, INC.
DATED: DECEMBER 11, 2002
 - PROPOSED 100 YEAR FLOOD PLAIN LINE
HUFFCUT & ASSOCIATES, INC.
DATED: DECEMBER 11, 2002
 - FEMA 100-YR FLOODPLAIN BOUNDARY
 - - - EXISTING FENCE
 - - - PUBLIC OPEN SPACE
 - - - 10' HIKE & BIKE TRAIL
 - PLATTED EXISTING PHASES
 - SINGLE WATER SERVICE
 - DOUBLE WATER SERVICE
 - SINGLE WASTEWATER SERVICE
 - DOUBLE WASTEWATER SERVICE
 - ⊕ FIRE HYDRANT
 - ⊕ GATE VALVE
 - 8" FUTURE WATER LINE MAIN
 - 12" FUTURE WATER LINE MAIN
 - 16" FUTURE WATER LINE MAIN
 - EXISTING WASTEWATER LINE
 - 4" EXISTING WW MANHOLE
 - 4" FUTURE WW MANHOLE
 - 8" FUTURE WASTEWATER LNE
 - 15" FUTURE WASTEWATER LINE
 - 21" FUTURE WASTEWATER LINE
 - EXISTING CONTOUR LINE

REVISIONS:



PAPE-DAWSON ENGINEERS
 REGISTERED PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470
 7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN, TEXAS 78757
 PHONE: 512-454-8711 | FAX: 512-458-8867

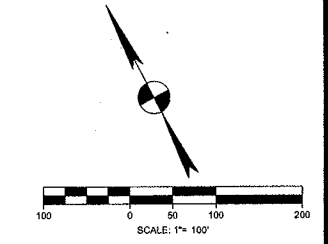
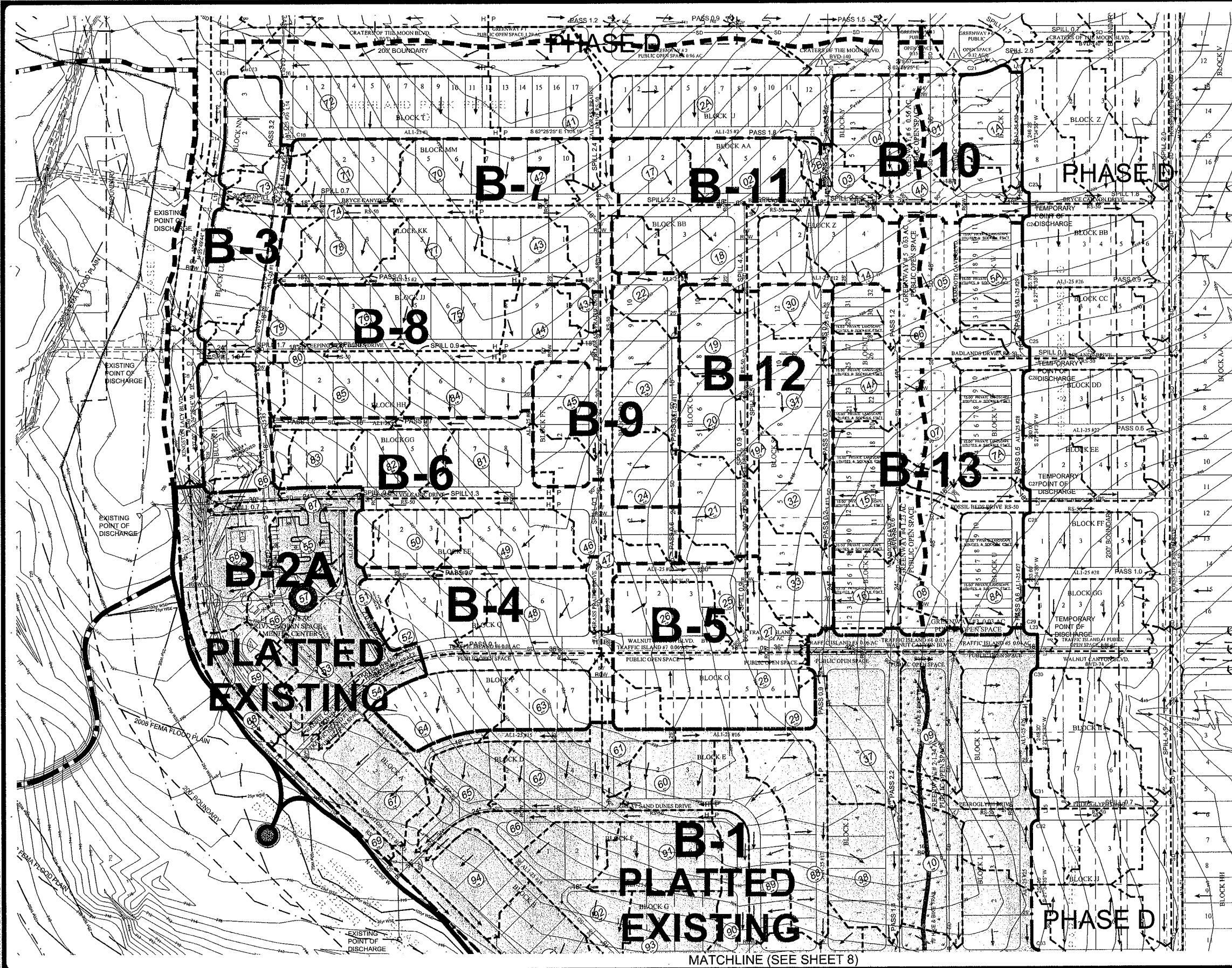
HIGHLAND PARK PHASE B
 REVISED PRELIMINARY PLAN-
 NOT FOR RECORDATION
 WATER & WASTEWATER PLAN

JOB NO. 50658-00
 DATE 08-16-10
 DESIGNER
 CHECKED DRAWN RBB
 SHEET 6 OF 9

FILE: H:\50658\50658-00 OVERALL MASTER PLAN\PHASE B REVISED 2010\PHASE B UTILITY.DWG

H:\50658\50658-00 Overall Master Plan\Phase B Revised 2010\Phase B Utility.dwg, SHEET 6

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- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - PHASE B BOUNDARY
 - SECTION BOUNDARY
 - PROPOSED 25 YEAR FLOOD PLAN LINE BY HUFFCUT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
 - PROPOSED 100 YEAR FLOOD PLAN LINE HUFFCUT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
 - FEMA 100-YR FLOODPLAIN BOUNDARY
 - EXISTING FENCE
 - PUBLIC OPEN SPACE
 - 10' HIKE & BIKE TRAIL
 - PLATTED EXISTING PHASES
- LEGEND**
- CENTER LINE
 - STORM DRAIN LINE
 - SD MANHOLE
 - SD INLET
 - DRAINAGE FLOW ARROW
 - DRAINAGE AREA BOUNDARY
 - FUTURE DRAINAGE AREA
 - (01) DRAINAGE AREA
 - HEADWALL
 - EXISTING CONTOUR LINE

- NOTES:**
1. STORM DRAIN SIZES INDICATED ARE APPROXIMATE WITHIN PHASES B-3 THROUGH B-13.
 2. EROSION PROTECTION CONSIDERATIONS WILL BE DESIGNED WITH EACH PHASE OF CONSTRUCTION.

REVISIONS:
 A SUBDIVIDE DUPLEX LOTS IN PHASE B-10
 James R. Huffcut, Jr.
 JAMES A. HUFFCUT, JR.
 LICENSE NO. 162533
 TEXAS BOARD OF PROFESSIONAL ENGINEERS

PAPE-DAWSON ENGINEERS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS - FIRM REGISTRATION # 40
 7800 SHOAL CREEK BLVD. | PHONE: 512.454.8711
 SUITE 220 WEST | AUSTIN, TEXAS 78757 | FAX: 512.459.8887

HIGHLAND PARK PHASE B
 REVISED PRELIMINARY PLAN -
 NOT FOR RECORDATION
 DRAINAGE STUDY

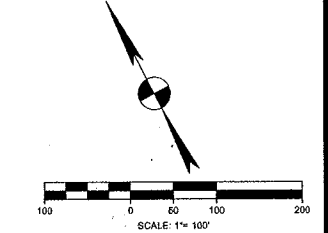
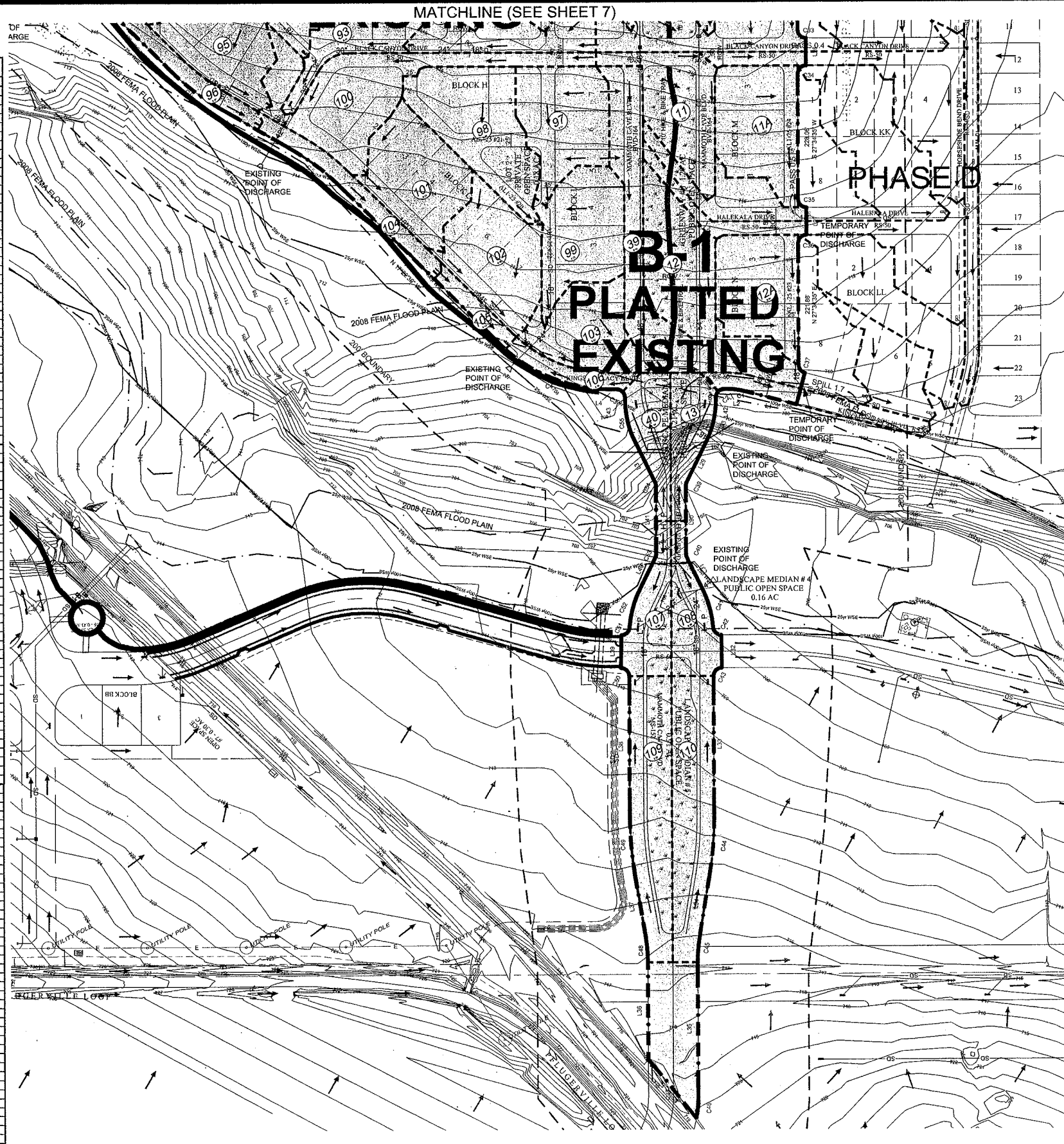
JOB NO.	50658-00
DATE	08-16-10
DESIGNER	RBB
CHECKED	<input checked="" type="checkbox"/> RBB
DRAWN	RBB
SHEET	7 OF 9

DATE: Sep 09, 2010, 1:46PM USER ID: BARBROO
 FILE: H:\50658\50658-00 Preliminary Plans\Phase B Revised 2010\Phase B Prelim DS.DWG
 H:\50658\50658-00 Preliminary Plans\Phase B Revised 2010\Phase B Prelim DS.DWG, SHEET 7

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DRAINAGE CALCULATIONS
Fully Developed Flows

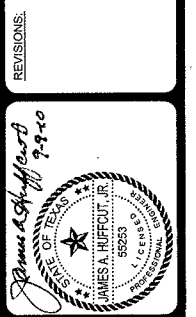
Area	Acres	Tc	R25	R100	C25	C100	Q25	Q100	Remarks
1	0.89	5	9.84	11.88	0.67	0.67	4.5	6.4	
1A	0.69	5	9.84	11.88	0.67	0.75	4.5	6.1	
2	0.80	7	9.20	11.14	0.70	0.78	5.2	7.0	
2A	1.50	5	9.84	11.88	0.66	0.74	9.7	13.2	
2B	0.14	5	9.84	11.88	0.65	0.73	0.9	1.2	
3	0.64	5	9.84	11.88	0.67	0.75	5.5	7.5	
4	1.30	5	9.84	11.88	0.62	0.70	7.3	10.6	
4A	0.47	5	9.84	11.88	0.60	0.58	2.8	3.8	
5	0.98	5	9.84	11.88	0.52	0.60	5.0	7.0	
5A	0.75	5	9.84	11.88	0.74	0.83	5.5	7.4	
6	0.43	5	9.84	11.88	0.61	0.69	2.6	3.5	
7	0.71	5	9.84	11.88	0.59	0.67	4.1	5.7	
7A	0.73	5	9.84	11.88	0.59	0.66	4.4	6.0	
8	0.76	5	9.84	11.88	0.59	0.66	4.4	6.0	
8A	0.74	5	9.84	11.88	0.75	0.83	5.5	7.3	
9	0.81	5	9.84	11.88	0.59	0.66	4.7	6.4	
10	0.80	5	9.84	11.88	0.59	0.66	4.6	6.3	
11	0.65	5	9.84	11.88	0.59	0.66	3.8	5.1	
11A	0.74	5	9.84	11.88	0.66	0.74	4.8	6.5	
12	0.70	5	9.84	11.88	0.59	0.66	4.1	5.5	
12A	0.66	5	9.84	11.88	0.66	0.75	4.3	5.9	
13	0.34	5	9.84	11.88	0.64	0.72	2.1	2.9	
14	1.19	5	9.84	11.88	0.69	0.78	8.1	11.0	
14A	0.62	5	9.84	11.88	0.74	0.82	4.5	6.0	
15	0.94	5	9.84	11.88	0.74	0.82	6.3	8.2	
16	0.53	5	9.84	11.88	0.74	0.83	3.9	5.2	
17	0.62	5	9.84	11.88	0.72	0.80	5.8	7.8	
18	0.66	5	9.84	11.88	0.70	0.79	6.1	8.3	
19	0.60	5	9.84	11.88	0.70	0.78	4.1	5.6	
19A	0.32	5	9.84	11.88	0.76	0.85	2.4	3.2	
20	0.59	5	9.84	11.88	0.69	0.78	4.0	5.5	
21	0.61	5	9.84	11.88	0.70	0.78	4.2	5.7	
22	0.65	5	9.84	11.88	0.66	0.74	4.2	5.7	
23	0.80	5	9.84	11.88	0.67	0.75	5.3	7.1	
24	0.83	5	9.84	11.88	0.67	0.75	5.5	7.4	
25	0.66	5	9.84	11.88	0.67	0.75	4.4	5.9	
26	0.94	5	9.84	11.88	0.70	0.78	5.3	7.8	
27	0.46	5	9.84	11.88	0.73	0.82	3.3	4.5	
28	0.65	5	9.84	11.88	0.70	0.79	5.9	8.0	
29	0.83	5	9.84	11.88	0.66	0.73	5.3	7.2	
30	0.85	5	9.84	11.88	0.66	0.74	5.5	7.5	
31	0.86	5	9.84	11.88	0.67	0.75	5.7	7.7	
32	0.67	5	9.84	11.88	0.67	0.75	4.4	6.0	
33	0.65	5	9.84	11.88	0.67	0.75	4.4	5.9	
37	1.27	5	9.84	11.88	0.64	0.72	8.0	10.9	
38	0.97	5	9.84	11.88	0.63	0.71	6.0	8.2	
39	0.52	5	9.84	11.88	0.65	0.73	3.3	4.5	
40	0.34	5	9.84	11.88	0.64	0.72	2.1	2.9	
41	1.38	5	9.84	11.88	0.65	0.73	8.6	12.0	
42	0.64	5	9.84	11.88	0.70	0.78	4.4	5.9	
43	0.55	5	9.84	11.88	0.67	0.75	3.6	4.9	
43A	0.53	5	9.84	11.88	0.73	0.81	3.6	5.1	
44	0.46	5	9.84	11.88	0.70	0.79	3.2	4.3	
45	0.73	5	9.84	11.88	0.71	0.80	5.1	6.9	
46	0.59	5	9.84	11.88	0.72	0.80	4.6	6.5	
47	0.51	5	9.84	11.88	0.77	0.85	3.9	5.1	
48	0.90	5	9.84	11.88	0.70	0.78	6.2	8.3	
49	0.89	5	9.84	11.88	0.66	0.75	5.8	7.9	
50	0.60	5	9.84	11.88	0.67	0.75	4.0	5.3	
51	0.46	5	9.84	11.88	0.64	0.72	2.8	3.8	
52	1.02	5	9.84	11.88	0.69	0.77	6.9	9.3	
53	0.76	5	9.84	11.88	0.69	0.77	5.2	7.0	
54	0.55	5	9.84	11.88	0.74	0.82	4.0	5.4	
55	0.43	5	9.84	11.88	0.77	0.86	3.3	4.4	
56	0.30	5	9.84	11.88	0.60	0.68	1.8	2.4	
57	0.15	5	9.84	11.88	0.45	0.52	0.7	0.9	
58	0.88	5	9.84	11.88	0.64	0.72	5.5	7.5	
59	0.50	5	9.84	11.88	0.65	0.73	3.2	4.3	
60	0.61	5	9.84	11.88	0.68	0.76	4.1	5.5	
61	0.61	5	9.84	11.88	0.65	0.73	3.9	5.3	
62	0.89	5	9.84	11.88	0.62	0.70	5.4	7.4	
63	0.67	5	9.84	11.88	0.66	0.74	4.4	5.9	
64	0.90	5	9.84	11.88	0.63	0.71	6.1	8.4	
65	0.58	5	9.84	11.88	0.62	0.70	3.5	4.8	
66	0.54	5	9.84	11.88	0.64	0.72	3.4	4.6	
67	0.94	5	9.84	11.88	0.65	0.73	6.0	8.2	
68	0.43	5	9.84	11.88	0.78	0.88	3.3	4.5	
69	0.24	5	9.84	11.88	0.79	0.89	1.9	2.5	
70	0.59	5	9.84	11.88	0.70	0.78	4.1	5.5	
71	0.68	5	9.84	11.88	0.70	0.78	4.7	6.3	
72	1.46	5	9.84	11.88	0.66	0.74	8.6	12.8	
73	0.29	5	9.84	11.88	0.69	0.78	2.0	2.7	
74	0.31	5	9.84	11.88	0.76	0.85	2.3	3.1	
75	0.35	5	9.84	11.88	0.70	0.78	4.8	6.5	
76	0.65	5	9.84	11.88	0.70	0.78	4.5	6.0	
77	0.75	5	9.84	11.88	0.56	0.74	4.9	6.6	
78	0.64	5	9.84	11.88	0.67	0.75	4.2	5.7	
79	0.81	5	9.84	11.88	0.66	0.76	5.4	7.3	
80	0.36	5	9.84	11.88	0.76	0.84	2.7	3.6	
81	0.75	5	9.84	11.88	0.69	0.78	5.1	6.9	
82	0.69	5	9.84	11.88	0.70	0.78	4.6	6.4	
83	0.44	5	9.84	11.88	0.70	0.78	3.0	4.1	
84	0.90	5	9.84	11.88	0.66	0.74	5.8	7.9	
85	0.90	5	9.84	11.88	0.67	0.75	5.9	8.0	
86	0.50	5	9.84	11.88	0.67	0.75	3.3	4.5	
87	0.42	5	9.84	11.88	0.78	0.86	3.1	4.2	
88	0.69	11	8.16	9.58	0.63	0.71	5.1	7.0	
89	0.89	5	9.84	11.88	0.65	0.74	5.7	7.8	
90	0.88	5	9.84	11.88	0.61	0.69	5.3	7.2	
91	0.85	5	9.84	11.88	0.71	0.79	5.9	8.0	
92	0.96	5	9.84	11.88	0.67	0.75	6.3	8.6	
93	0.74	5	9.84	11.88	0.65	0.74	4.7	6.5	
94	0.62	5	9.84	11.88	0.62	0.70	5.0	6.8	
95	0.79	5	9.84	11.88	0.64	0.72	5.0	6.8	
96	0.37	5	9.84	11.88	0.71	0.79	2.6	3.5	
97	0.71	5	9.84	11.88	0.63	0.71	4.4	6.0	
98	0.89	5	9.84	11.88	0.62	0.69	5.4	7.3	
99	0.43	5	9.84	11.88	0.71	0.79	3.0	4.0	
100	1.04	5	9.84	11.88	0.60	0.68	6.1	8.4	
101	0.74	5	9.84	11.88	0.65	0.73	4.7	6.4	
102	0.75	5	9.84	11.88	0.61	0.69	4.5	6.1	Sump / Combine w/103
103	0.62	5	9.84	11.88	0.64	0.72	3.9	5.3	Sump / Combine w/102
104	0.29	5	9.84	11.88	0.71	0.79	2.0	2.7	
105	0.13	5	9.84	11.88	0.69	0.77	0.9	1.2	Sump / Combine w/ 106
106	0.18	5	9.84	11.88	0.73	0.81	1.1	1.5	Sump / Combine w/ 105
107	0.28	5	9.84	11.88	0.64	0.72	1.8	2.4	Sump Inlet
108	0.31	5	9.84	11.88	0.64	0.72	2.0	2.7	Sump Inlet
109	0.75	5	9.84	11.88	0.64	0.72	4.7	6.4	
110	0.93	5	9.84	11.88	0.64	0.72	5.9	8.0	



- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - PHASE B BOUNDARY
 - SECTION BOUNDARY
 - PROPOSED 25 YEAR FLOOD PLAIN LINE BY: HUFFCUT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
 - PROPOSED 100 YEAR FLOOD PLAIN LINE HUFFCUT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
 - FEMA 100-YR FLOODPLAIN BOUNDARY
 - EXISTING FENCE
 - PUBLIC OPEN SPACE
 - 10' HIK & BIKE TRAIL
 - PLATTED EXISTING PHASES

- LEGEND**
- CENTER LINE
 - STORM DRAIN LINE
 - SD MANHOLE
 - SD INLET
 - DRAINAGE FLOW ARROW
 - DRAINAGE AREA BOUNDARY
 - FUTURE DRAINAGE AREA
 - DRAINAGE AREA
 - HEADWALL
 - EXISTING CONTOUR LINE

- NOTES:**
1. STORM DRAIN SIZES INDICATED ARE APPROXIMATE WITHIN PHASES B-3 THROUGH B-13.
 2. EROSION PROTECTION CONSIDERATIONS WILL BE DESIGNED WITH EACH PHASE OF CONSTRUCTION.



PAPE-DAWSON ENGINEERS
TEXAS BOARD OF PROFESSIONAL ENGINEERS, PRR REGISTRATION # 470
7806 SPICAL CREEK BLVD. | PHONE: 512-454-8711
AUSTIN, TEXAS 78757 | FAX: 512-459-8897
SUITE 202 WEST

**HIGHLAND PARK PHASE B
REVISED PRELIMINARY PLAN -
NOT FOR RECORDATION
DRAINAGE STUDY**

JOB NO. 50658-00
DATE 08-16-10
DESIGNER RBB
CHECKED BY DRAWN RBB
SHEET 8 OF 9

DATE: Sep 08, 2010 1:58PM USER: ID: EBARRON
FILE: H:\50658-00\OVERALL-MASTER-PLAN\REVISED PRELIMINARY PLAN\PHASE B REVISED 2010\PHASE B PRELIM.DWG

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