

REVISED PRELIMINARY PLAN FOR

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

SH 130 COMMERCE CENTER-PHASE III (FORMERLY KNOWN AS RENEWABLE ENERGY PARK)

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

LEGAL DESCRIPTION:

DESCRIPTION OF A 41.648 ACRE (1,814,171 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY ABSTRACT NO. 162, IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 3F OF REPLAT OF LOT 3C - RENEWABLE ENERGY PARK ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 201300274 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAID 41.648 ACRE (1,814,171 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD SET MARKED 'INLAND 4933'; BEING THE EASTERLY ROW LINE OF SUN LIGHT NEAR WAY, (RIGHT-OF-WAY WIDTH VARIES), SAME BEING IN THE EASTERLY BOUNDARY LINE OF THAT CALLED 17,800 REMNANT TRACT OF LAND CONVEYED TO TRAVIS COUNTY BY INSTRUMENT RECORDED IN DOCUMENT NO. 1999122493 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING THE SOUTHWESTERLY CORNER OF SAID LOT 3C, SAME BEING THE NORTHWESTERLY CORNER OF SAID LOT 3F, FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, AND FROM WHICH A CAPPED IRON ROD FOUND MARKED 'DODD', BEING IN THE EASTERLY BOUNDARY LINE OF SAID REMNANT OF THE 17,800 ACRE TRACT, SAME BEING THE SOUTHWESTERLY CORNER OF LOT 3G OF THE AMENDED PLAT OF LOTS 3A AND 3B REPLAT OF LOT 3, RENEWABLE ENERGY PARK SUBDIVISION, RECORDED IN DOCUMENT NO. 201500231 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS N 28°18'09" E AT A DISTANCE OF 643.80 FEET;

THENCE, DEPARTING THE EASTERLY BOUNDARY LINE OF SAID REMNANT OF THE 17,800 ACRE TRACT, WITH THE COMMON BOUNDARY LINE OF SAID LOT 3C AND LOT 3F, THE FOLLOWING SEVENTEEN (17) COURSES:

- 1) S 32°52'51" E FOR A DISTANCE OF 61.02 FEET TO A CAPPED IRON ROD FOUND MARKED 'DODD' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 2) S 71°58'40" E FOR A DISTANCE OF 34.65 FEET TO A CAPPED IRON ROD FOUND MARKED 'DODD' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 3) S 86°24'45" E FOR A DISTANCE OF 76.28 FEET TO A CAPPED IRON ROD FOUND MARKED 'DODD' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 4) S 57°09'39" E FOR A DISTANCE OF 190.37 FEET TO A CAPPED IRON ROD FOUND MARKED 'ACS' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 5) S 33°10'46" E FOR A DISTANCE OF 104.47 FEET TO A CAPPED IRON ROD FOUND MARKED 'DODD' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 6) S 37°33'37" E FOR A DISTANCE OF 217.67 FEET TO A CAPPED IRON ROD SET MARKED 'INLAND 4933' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 7) S 31°57'01" E FOR A DISTANCE OF 65.69 FEET TO A CAPPED IRON ROD FOUND MARKED 'ACS' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 8) S 41°50'16" E FOR A DISTANCE OF 146.03 FEET TO A CAPPED IRON ROD FOUND MARKED 'INLAND 4933' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 9) S 30°52'45" E FOR A DISTANCE OF 103.90 FEET TO A CAPPED IRON ROD FOUND MARKED 'LSLS 4933' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 10) S 40°09'51" E FOR A DISTANCE OF 72.95 FEET TO A CAPPED IRON ROD SET MARKED 'INLAND 4933' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 11) S 50°18'29" E FOR A DISTANCE OF 79.71 FEET TO A CAPPED IRON ROD SET MARKED 'INLAND 4933' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 12) S 50°05'18" E FOR A DISTANCE OF 88.02 FEET TO A CAPPED IRON ROD FOUND MARKED 'DODD' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 13) S 53°00'47" E FOR A DISTANCE OF 215.79 FEET TO A CAPPED IRON ROD FOUND MARKED 'ACS' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 14) S 50°23'55" E FOR A DISTANCE OF 50.36 FEET TO A CAPPED IRON ROD FOUND MARKED 'DODD' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 15) S 58°46'17" E FOR A DISTANCE OF 90.51 FEET TO A CAPPED IRON ROD FOUND MARKED 'DODD' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 16) S 45°29'37" E FOR A DISTANCE OF 266.82 FEET TO A CAPPED IRON ROD FOUND MARKED 'DODD' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 17) S 89°14'59" E FOR A DISTANCE OF 257.81 FEET TO A CAPPED IRON ROD FOUND MARKED 'INLAND 4933' BEING THE SOUTHEASTERLY CORNER OF SAID LOT 3C, SAME BEING AN ANGLE POINT OF SAID LOT 3F ALSO BEING IN THE PROPOSED ROW LINE OF IMPACT WAY (80' RIGHT-OF-WAY WIDTH), FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 18) DEPARTING SAID LOT 3F, WITH SAID PROPOSED ROW LINE, N 13°19'43" W FOR A DISTANCE OF 353.86 TO A CAPPED IRON ROD FOUND MARKED 'INLAND 4933' FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHWESTERLY CORNER OF THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF IMPACT WAY (80' RIGHT-OF-WAY WIDTH), SAME BEING THE NORTHWESTERLY CORNER OF SAID PROPOSED IMPACT WAY;
- 19) THENCE, DEPARTING SAID LOT 3C, WITH SAID EXISTING AND PROPOSED ROW LINE OF SAID IMPACT WAY, N 76°40'17" E FOR A DISTANCE OF 80.00 FEET TO A CAPPED IRON ROD FOUND MARKED 'INLAND 4933', BEING IN THE WESTERLY BOUNDARY LINE OF LOT 3E OF SAID REPLAT OF LOT 3C, SAME BEING THE SOUTHEASTERLY CORNER OF SAID EXISTING IMPACT WAY, ALSO BEING THE NORTHEASTERLY CORNER OF SAID PROPOSED IMPACT WAY;
- 20) THENCE, WITH THE COMMON BOUNDARY LINE OF SAID LOT 3E AND THE PROPOSED ROW LINE OF SAID IMPACT WAY, S 13°19'43" E FOR A DISTANCE OF 387.87 FEET TO A CAPPED IRON ROD FOUND MARKED 'INLAND 4933', FOR THE SOUTHWESTERLY CORNER OF SAID LOT 3E AND THE NORTHWESTERLY CORNER OF SAID LOT 3H;
- 21) THENCE, DEPARTING SAID PROPOSED ROW LINE, WITH THE COMMON BOUNDARY LINE OF SAID LOT 3E AND LOT 3H, N 87°57'50" E FOR A DISTANCE OF 781.71 FEET TO A CAPPED IRON ROD FOUND MARKED 'INLAND 4933', BEING IN THE EXISTING WESTERLY ROW LINE OF S.H. 130 (RIGHT-OF-WAY WIDTH VARIES), SAME BEING THE SOUTHEASTERLY CORNER OF SAID LOT 3E, ALSO BEING THE NORTHEASTERLY CORNER OF SAID LOT 3H, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID EXISTING ROW LINE, SAME BEING THE EASTERLY BOUNDARY LINE OF SAID LOT 3H THE FOLLOWING THREE (3) COURSES:

- 22) S 14°09'21" E FOR A DISTANCE OF 355.30 FEET TO A CAPPED IRON ROD FOUND MARKED 'G&R', FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 23) S 19°38'49" E FOR A DISTANCE OF 511.89 FEET TO A CAPPED IRON ROD FOUND MARKED 'TXDOT', FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 24) S 28°55'22" W FOR A DISTANCE OF 236.74 FEET TO A CAPPED IRON ROD FOUND MARKED 'TXDOT', IN THE NORTHERLY BOUNDARY LINE OF THAT CALLED 17,693 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2004188029 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, BEING THE MOST SOUTHEASTERLY CORNER OF SAID LOT 3H, FOR THE MOST SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
- 25) THENCE, DEPARTING THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID S.H. 130, WITH THE NORTHERLY BOUNDARY LINE OF SAID 17,693 ACRE TRACT, SAME BEING THE SOUTHERLY BOUNDARY LINE OF SAID LOT 3H, N 62°05'24" W, PASSING AT A DISTANCE OF 897.73 FEET TO A CAPPED IRON ROD SET MARKED 'INLAND 4933', BEING THE SOUTHWESTERLY CORNER OF SAID LOT 3H AND SAID PROPOSED IMPACT WAY, PASSING AT A DISTANCE OF 1,002.58 FEET FOR THE CALCULATED NORTHWESTERLY CORNER OF SAID 17,693 ACRE TRACT, SAME BEING THE MOST NORTHEASTERLY CORNER OF THAT CALLED 339.82 ACRE TRACT OF LAND CONVEYED TO TRAVIS COUNTY, TEXAS BY INSTRUMENT RECORDED IN VOLUME 13131, PAGE 3751 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, PASSING AT A DISTANCE OF 1004.11 FEET TO A CAPPED IRON ROD SET MARKED 'INLAND 4933', BEING THE SOUTHEASTERLY CORNER OF SAID LOT 3F AND SAID PROPOSED IMPACT WAY, CONTINUING FOR A TOTAL DISTANCE OF 2,972.04 FEET TO A CAPPED IRON ROD FOUND MARKED 'TRAVIS COUNTY', BEING THE SOUTHEASTERLY CORNER OF SAID 17,800 REMNANT TRACT, SAME BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SUN LIGHT NEAR WAY, BEING THE MOST SOUTHWESTERLY CORNER OF SAID LOT 3F, FOR THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY BOUNDARY LINE OF SAID REMNANT TRACT, BEING SAID EASTERLY RIGHT-OF-WAY LINE, SAME BEING THE WESTERLY BOUNDARY LINE OF SAID LOT 3F, THE FOLLOWING TWO (2) COURSES:

- 26) N 17°07'22" W FOR A DISTANCE OF 563.65 FEET, TO A CAPPED IRON ROD SET MARKED 'INLAND 4933', FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
- 27) N 28°18'09" E FOR A DISTANCE OF 387.07 FEET TO THE POINT OF BEGINNING, CONTAINING 41.648 ACRES (1,814,171 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON;

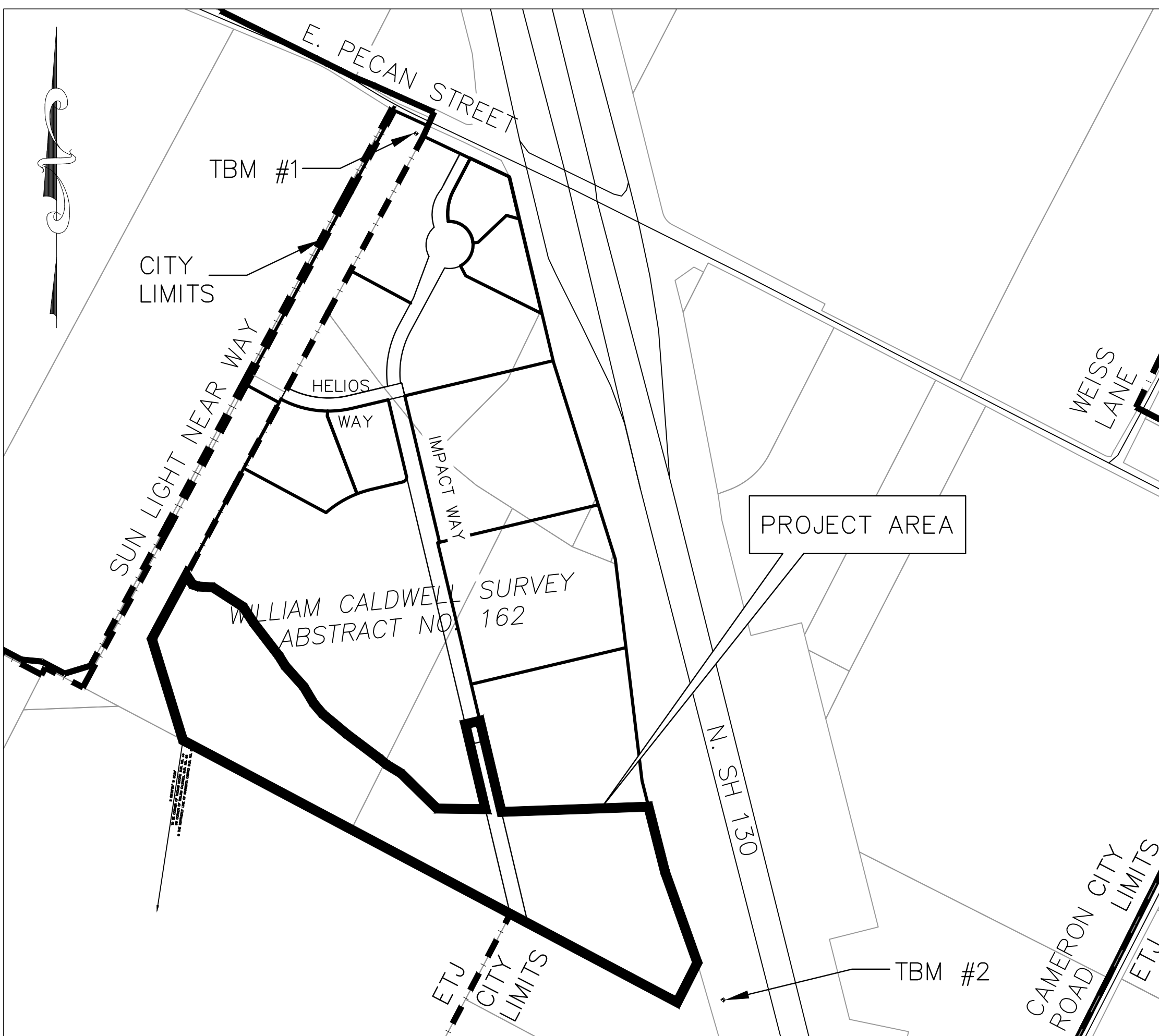
THAT I, **MR. STEPHEN TRUESDALE**, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HERON.

Mr. Stephen Truesdale
15 FEB 2018
SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR



Registered Professional Land Surveyor No. 4933
Inland Geodetics, LLC
1504 Chisholm Trail Road Suite 103
Round Rock, TX 78681
512-238-1200
Firm Registration No. 100591-00

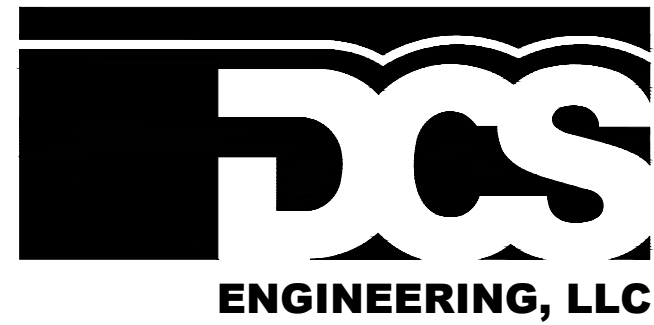
REV. NO.	DATE	DESCRIPTION	APPROVED	PROJECT MANAGER:	WAM
				DESIGNED BY:	JTH
				CHECKED BY:	WAM
				DRAWN BY:	SMB
				DCS PROJECT NO:	20101452



OWNERS
PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
3801 HELIOS WAY, SUITE 130
PFLUGERVILLE, TX 78660

UTILITY PROVIDERS
ONCOR
JIM KRUMNOW
350 TEXAS AVE
ROUND ROCK, TX 78664
512-244-5692

ATMOS MIDTX
DAVID ROSEMA
3110 N I-35
ROUND ROCK, TX 78681
817-307-6069



1101 S. Capital of Texas Highway,
Building G-100
Austin, Texas 78746
Phone (512) 614-6171
T.B.P.E. FIRM NO. F-13162

TOTAL NUMBER OF LOTS: 2	TOTAL ACREAGE: 41.6		
EXISTING IMPACT WAY 3008	LINEAR FEET 48	WIDTH (FT) 48	ACRES 6.370
IMPACT WAY EXTENSION	560	48	0.617

LOT 3F	LINEAR FEET 2185	WIDTH (FT) 495	ACRES 24.393
LOT 3H	1000	675	15.494
R.O.W.	959	80	1.761

MARCH 2021

SCALE 1" = 500'

DRAWING INDEX

SERIES 000 - GENERAL

00G-01 COVER SHEET

SERIES 100 - PRELIMINARY PLAN

- 01C-01 PRELIMINARY PLAN
- 01C-02 EXISTING CONDITIONS, PROPOSED GRADING PLAN, DEMOLITION PLAN, AND TREE SURVEY
- 01C-03 WATER & WASTEWATER UTILITY PLAN
- 01C-04 EXISTING OVERALL DRAINAGE AREA MAP AND CALCULATIONS
- 01C-05 STORM SEWER CALCULATIONS
- 01C-06 PROPOSED OVERALL DRAINAGE AREA MAP AND CALCULATIONS
- 01C-07 PROPOSED SUB-DRAINAGE AREA MAP AND CALCULATIONS
- 01C-08 PRELIMINARY ILLUMINATION PLAN

THESE PLANS ARE IN ACCORDANCE WITH THE FOLLOWING STUDIES/REPORTS:

TITLE	AUTHOR	DATE
ENGINEERING AND DRAINAGE REPORT	DCS ENGINEERING, LLC	MARCH 2021
TRAFFIC IMPACT ANALYSIS	KIMLEY-HORN	DECEMBER 15, 2016

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-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
4. EASEMENT(S) 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 BOTH SIDES OF THE 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. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
16. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
17. 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.
18. 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 PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. THESE PLANS HAVE BEEN DESIGNED WITH CONSIDERATION TO THE MOU EXECUTED SEPTEMBER 26, 2017.
20. ANY RESIDENTIAL DEVELOPMENT PROPOSED WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEES PER CITY ORDINANCE NO. 1203-15-02-24.
21. THE ROADWAY IMPACT FEE WILL BE ASSESSED AND ESTABLISHED AT TIME OF FINAL PLAT IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ISSUED AFTER 12/31/2021.

BENCHMARK NOTES:

- TBM #1 (SURFACE COORDINATES)
SQUARE CUT ON WEST END OF HEADWALL
ELEV=653.11', N=10129748.85, E=3161201.22
- TBM #2 (SURFACE COORDINATES)
SQUARE CUT ON SOUTH END OF HEADWALL
ELEV=607.46', N=10125140.52, E=3162834.73

COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.99990506. ELEVATIONS REPORTED ARE ORTHOMETRIC HEIGHTS BASED ON GEOID 09.

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.

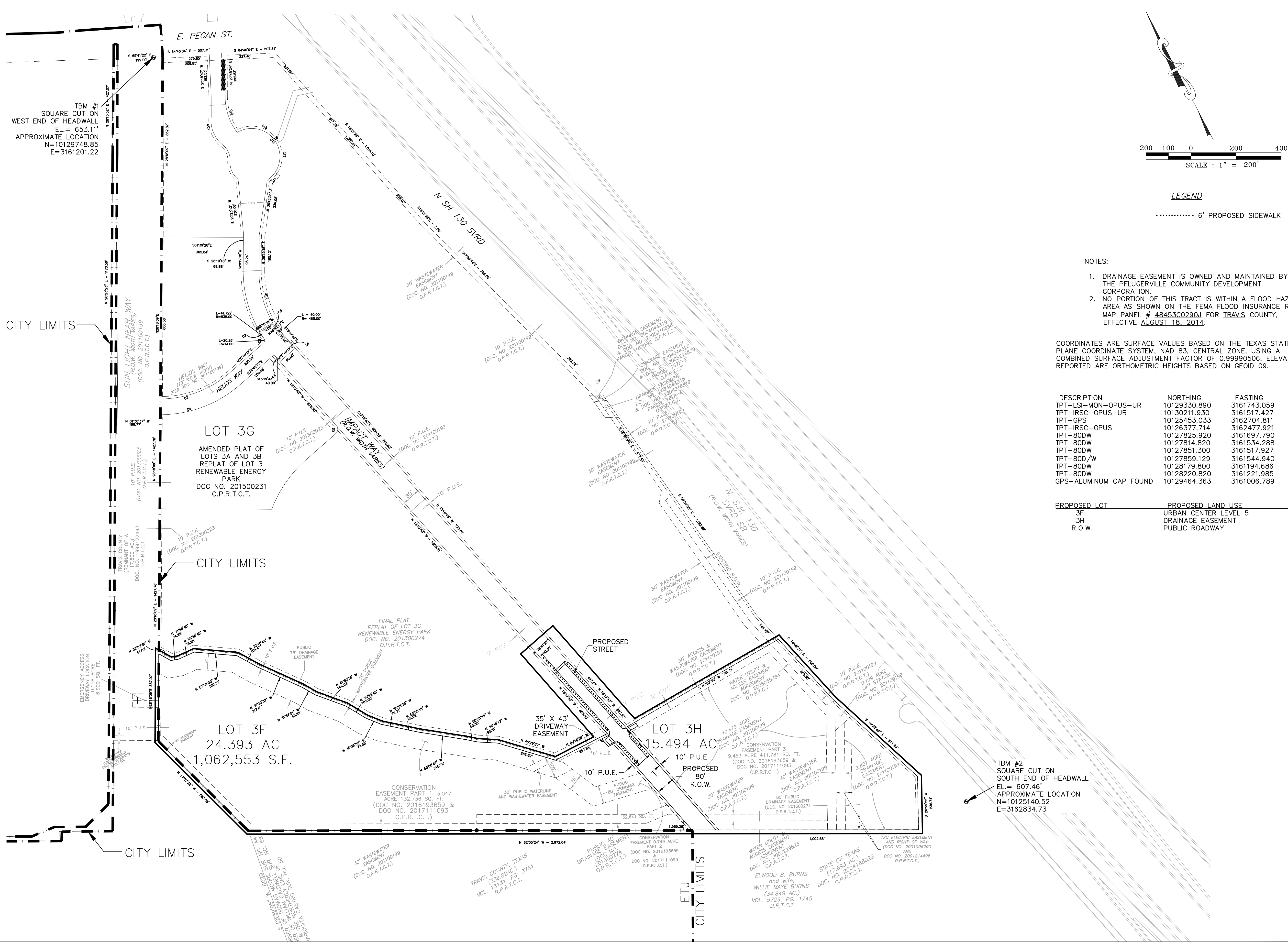


DARREN STROZEWSKI

4/1/21
Darren Strozewski

EXTERNAL REFERENCES: 1400-1499-00101452 - PDC Impact Way Extension Bid, CA, and CA 500 - Final Design 1.1 - Drawings/Sheet Files/00G-01.dwg, LAST SAVED ON: May 17, 2021, 11:10am, PLOTTED BY: SBARRY, ON: May 17, 2021, 11:10am, FILENAME: Z:\Projects\1400-1499-00101452 - PDC Impact Way Extension Bid, CA, and CA 500 - Final Design 1.1 - Drawings/Sheet Files/00G-01.dwg

FILENAME: Z:\Projects 1400-1499\20101452 - PGDC Impact Way Extension Bid, CA, and CM\5000 - Final_Design\3.1 - Drawings\Sheet Files\01C-01.dwg, LAST SAVED ON: Jun 01 2021 10:55am, PLOTTED BY: RGAALINDO, ON: Jun 07 2021 9:16am, CFG:



TBM #1
SQUARE CUT ON
WEST END OF HEADWALL
EL. = 653.11'
APPROXIMATE LOCATION
N=10129748.85
E=3161201.22

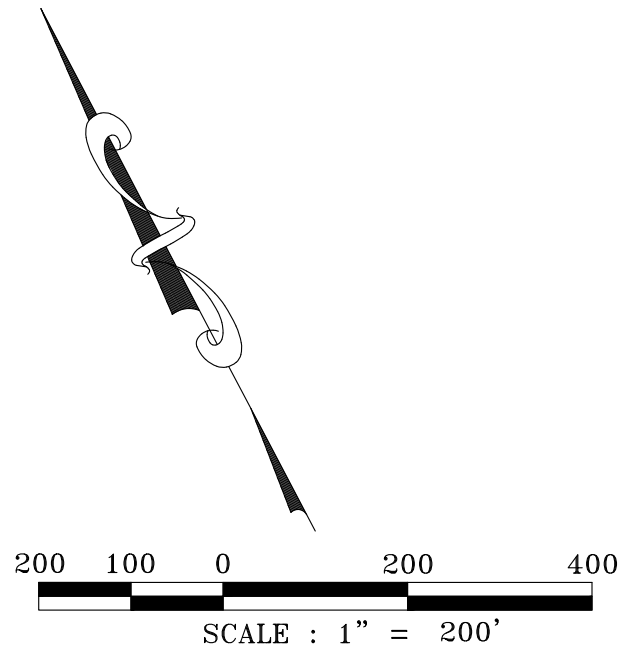
CITY LIMITS

LOT 3G
AMENDED PLAT OF
LOTS 3A AND 3B
REPLAT OF LOT 3
RENEWABLE ENERGY
PARK
DOC NO. 201500231
O.P.R.T.C.T.

LOT 3F
24.393 AC
1,062,553 S.F.

LOT 3H
15.494 AC
PROPOSED
80'
R.O.W.

TBM #2
SQUARE CUT ON
SOUTH END OF HEADWALL
EL. = 607.46'
APPROXIMATE LOCATION
N=10125140.52
E=3162834.73



LEGEND

..... 6' PROPOSED SIDEWALK

NOTES:

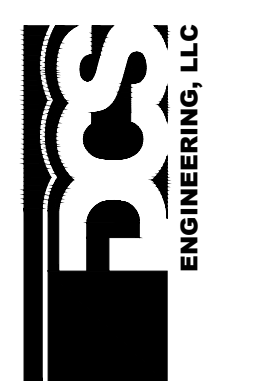
1. DRAINAGE EASEMENT IS OWNED AND MAINTAINED BY THE PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION.
2. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.

COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.99990506. ELEVATIONS REPORTED ARE ORTHOMETRIC HEIGHTS BASED ON GEOID 09.

DESCRIPTION	NORTHING	EASTING	ELEV
TPT-LSI-MON-OPUS-UR	10129330.890	3161743.059	654.52
TPT-IRSC-OPUS-UR	10130211.930	3161517.427	644.05
TPT-GPS	10125453.033	3162704.811	608.45
TPT-IRSC-OPUS	10126377.714	3162477.921	626.09
TPT-80DW	10127825.920	3161697.790	631.79
TPT-80DW	10127814.820	3161534.288	632.66
TPT-80DW	10127851.300	3161517.927	635.05
TPT-80DW/W	10127859.129	3161544.940	631.23
TPT-80DW	10128179.800	3161194.686	641.96
TPT-80DW	10128220.820	3161221.985	641.74
GPS-ALUMINUM CAP FOUND	10129464.363	3161006.789	661.00

PROPOSED LOT	PROPOSED LAND USE	ACREAGE
3F	URBAN CENTER LEVEL 5	24.393
3H	DRAINAGE EASEMENT	15.494
R.O.W.	PUBLIC ROADWAY	1.761

DCS ENGINEERING, LLC
1101 S. CAPITAL OF TEXAS
HIGHWAY, BUILDING G-100
AUSTIN, TX 78746
TEL: (512) 814-8171
T.B.P. F. FIRM NO. F-13162



PRELIMINARY PLAN

PRELIMINARY PLAN

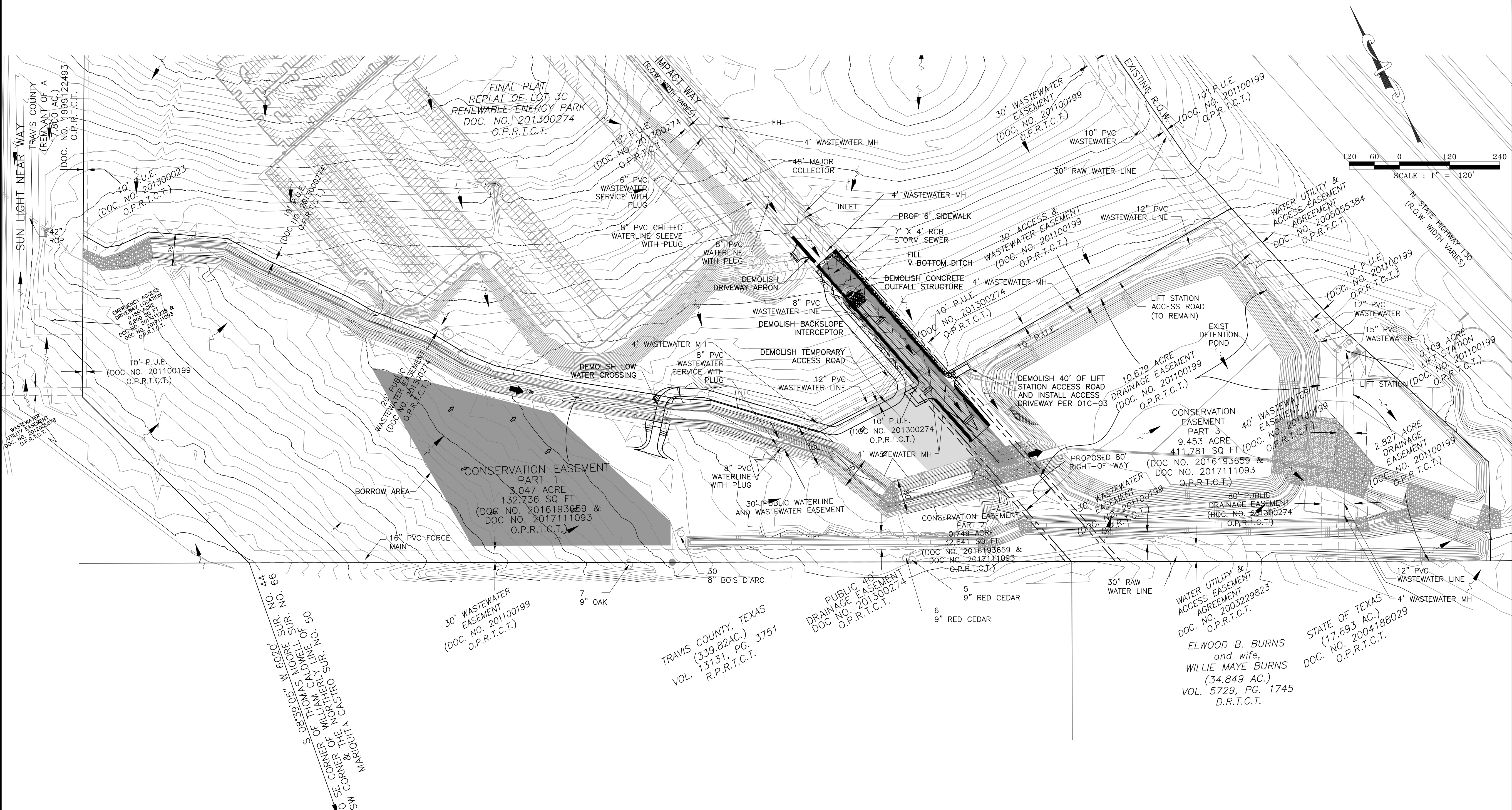
**PFLUGERVILLE COMMUNITY
DEVELOPMENT CORPORATION**
SH 130 COMMERCE CENTER - PHASE III
(FORMERLY KNOWN AS
RENEWABLE ENERGY PARK)
REVISED PRELIMINARY PLAN



DATE: MARCH 1, 2021
DRAWN BY: MKS
DESIGNED BY: JTH
CHECKED BY: WAM
APPROVED BY: WAM
PROJECT NO.: 20101353
FIRM NO.: F-13162

DRAWING
01C-01

FILENAME: Z:\Projects 1400-1499\20101452 - PDC Impact Way Extension Bld, CA, and CM 500 - Final_Design\5.1 - Drawings\Sheet Files\01C-02.dwg, LAST SAVED ON: May 17 2021 11:18am, PLOTTED BY: SBARRY, ON: May 17 2021 11:36am, CG:



NOTES:

- ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED.
- ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
- TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
- 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.
- 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 DRIFLINES.
- TREE PROTECTION FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES AND BE PLACED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIFLINE) OR CRZ, WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:

THE FOLLOWING:

- SOIL COMPACTION IN ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
- 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.
- WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
- OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING AND FIRES.

- EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIFLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL.
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL

REQUIREMENTS, CONTACT THE CITY ARBORIST TO DISCUSS ALTERNATIVES.

- 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.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIFLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 6 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN DAMAGE TO THE FINE, WATER ABSORBING ROOTS, SUPPLEMENTAL WATERING SHALL BE REQUIRED:
 - TREES SHALL BE WATERED ONCE EVERY TWO WEEKS DURING PERIODS OF HOT, DRY WEATHER.
 - TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
 - A SIGNED WATERING CONTRACT SHALL BE REQUIRED.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIFLINES, A CLEAR CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT

TO MINIMIZE DAMAGE TO REMAINING ROOTS.

- 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.
- 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.
- 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.
- 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.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIFLINE OR CRZ, WHICHEVER IS GREATER, OF TREES. NO TOPSOIL IS PERMITTED ON ROOT FLARES

OR WITHIN 6 INCHES OF TREE TRUNKS.

- 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 (IS A PRUNING TECHNIQUES).
- 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.
- 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.
- DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

LEGEND

■ PROPOSED CUTS

■ PROPOSED FILLS

PT. #	DESCRIPTION	CONDITION	CONSTRUCTION ACTION
5	9" PVC RED CEDAR	GOOD	NONE
6	9" PVC RED CEDAR	GOOD	NONE
7	9" PVC OAK	GOOD	NONE
30	8" PVC BOIS D'ARC	GOOD	PROTECT

TREE TABLE

PT. #	DESCRIPTION	CONDITION	CONSTRUCTION ACTION
5	9" PVC RED CEDAR	GOOD	NONE
6	9" PVC RED CEDAR	GOOD	NONE
7	9" PVC OAK	GOOD	NONE
30	8" PVC BOIS D'ARC	GOOD	PROTECT

DCS ENGINEERING, LLC
1101 S. CAPITAL OF TEXAS
HIGHWAY, BUILDING G-100
AUSTIN, TX 78746
TEL: (512) 844-6171
TBE.E. FIRM NO. F-13162

PRELIMINARY PLAN

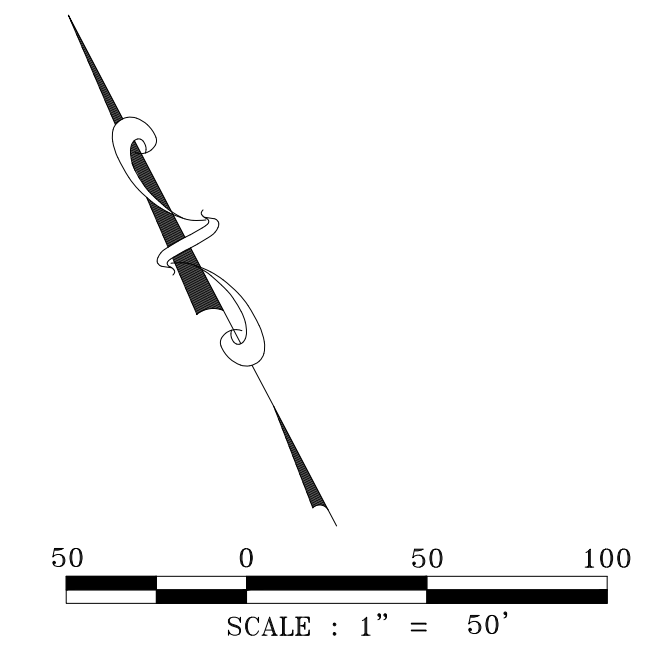
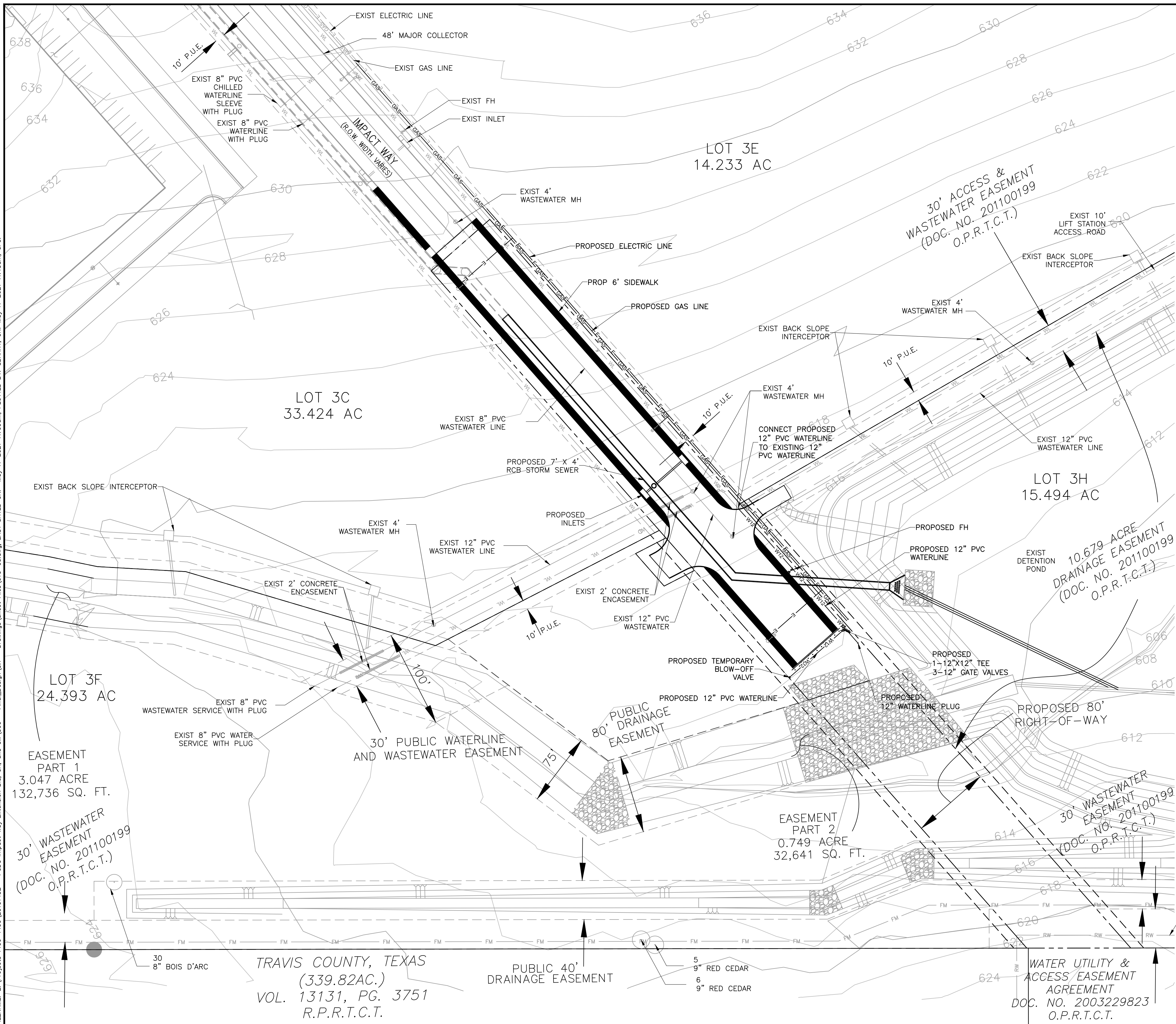
EXISTING CONDITIONS, PROPOSED GRADING
PLAN, DEMOLITION PLAN, AND TREE SURVEY

**PFLUGERVILLE COMMUNITY
DEVELOPMENT CORPORATION**
SH 130 COMMERCE CENTER - PHASE III
(FORMERLY KNOWN AS
RENEWABLE ENERGY PARK)
REVISED PRELIMINARY PLAN

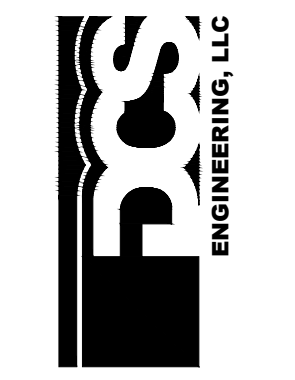
DATE: MARCH 1, 2021
DRAWN BY: MWS
DESIGNED BY: JTH
CHECKED BY: WAM
APPROVED BY: WAM
PROJECT NO.: 20101353
FIRM NO.: F-13162

**DRAWING
01C-02**

FILENAME: Z:\Projects 1400-1499\20101452 - PDC Impact Way Extension Bid, CA, and CM 500 - Final_Design\5.1 - Drawings\Sheet Files\01C-03.dwg, LAST SAVED ON: May 17 2021 11:09am, PLOTTED BY: SBARRY, ON: May 17 2021 11:15am, CFG:



DCS ENGINEERING, LLC
1101 S. CAPITAL OF TEXAS
HIGHWAY, BUILDING G-100
AUSTIN, TX 78746
TEL: (512) 814-6171
T/FAX: FIRM NO. F-13162



PRELIMINARY PLAN
WATER & WASTEWATER UTILITY PLAN

PELUGERVILLE COMMUNITY
DEVELOPMENT CORPORATION
SH 130 COMMERCE CENTER - PHASE III
(FORMERLY KNOWN AS
RENEWABLE ENERGY PARK)
REVISED PRELIMINARY PLAN



DATE: MARCH 1, 2021
DRAWN BY: MKS
DESIGNED BY: JTH
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PROJECT NO.: 20101353
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DRAWING
01C-03

TRAVIS COUNTY, TEXAS
(339.82AC.)
VOL. 13131, PG. 3751
R.P.R.T.C.T.

WATER UTILITY &
ACCESS/EASEMENT
AGREEMENT
DOC. NO. 2003229823
O.P.R.T.C.T.

LOT 3F
24.393 AC
EASEMENT
PART 1
3.047 ACRE
132,736 SQ. FT.
30' WASTEWATER
EASEMENT
(DOC. NO. 201100199
O.P.R.T.C.T.)

LOT 3C
33.424 AC

LOT 3E
14.233 AC

LOT 3H
15.494 AC

10.679-ACRE
DRAINAGE EASEMENT
(DOC. NO. 201100199
O.P.R.T.C.T.)

EASEMENT
PART 2
0.749 ACRE
32,641 SQ. FT.

30' WASTEWATER
EASEMENT
(DOC. NO. 201100199
O.P.R.T.C.T.)

PUBLIC 40'
DRAINAGE EASEMENT

30' PUBLIC WATERLINE
AND WASTEWATER EASEMENT

80' DRAINAGE
EASEMENT

PROPOSED 80'
RIGHT-OF-WAY

EXIST 8" PVC
WASTEWATER SERVICE WITH PLUG

EXIST 8" PVC WATER
SERVICE WITH PLUG

EXIST 4' WASTEWATER MH

EXIST 12" PVC
WASTEWATER LINE

EXIST 2' CONCRETE
ENCASEMENT

EXIST 12" PVC
WASTEWATER

PROPOSED 12" PVC WATERLINE

PROPOSED 12" WATERLINE PLUG

PROPOSED 80'
RIGHT-OF-WAY

30' WASTEWATER
EASEMENT
(DOC. NO. 201100199
O.P.R.T.C.T.)

EASEMENT
PART 2
0.749 ACRE
32,641 SQ. FT.

30' WASTEWATER
EASEMENT
(DOC. NO. 201100199
O.P.R.T.C.T.)

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DRAINAGE EASEMENT

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80' DRAINAGE
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WASTEWATER SERVICE WITH PLUG

EXIST 8" PVC WATER
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EXIST 4' WASTEWATER MH

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WASTEWATER LINE

EXIST 2' CONCRETE
ENCASEMENT

EXIST 12" PVC
WASTEWATER

PROPOSED 12" PVC WATERLINE

PROPOSED 12" WATERLINE PLUG

PROPOSED 80'
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(DOC. NO. 201100199
O.P.R.T.C.T.)

EASEMENT
PART 2
0.749 ACRE
32,641 SQ. FT.

30' WASTEWATER
EASEMENT
(DOC. NO. 201100199
O.P.R.T.C.T.)

EXIST 30"
RAW WATER LINE

30
8" BOIS D'ARC

5
9" RED CEDAR
6
9" RED CEDAR

WATER UTILITY &
ACCESS/EASEMENT
AGREEMENT
DOC. NO. 2003229823
O.P.R.T.C.T.

FILENAME: Z:\Projects\1400-1499\20101452 - PDC Impact Way Extension Bid, CA, and CM\500 - Final\Drawings\5.1 - Drawings\Sheet Files\01C-04.dwg, LAST SAVED ON: May 17 2021 11:09am, PLOTTED BY: SPARRY, DN: May 17 2021 11:16am, CFG:

HEC-1 HYDROLOGIC SUMMARY

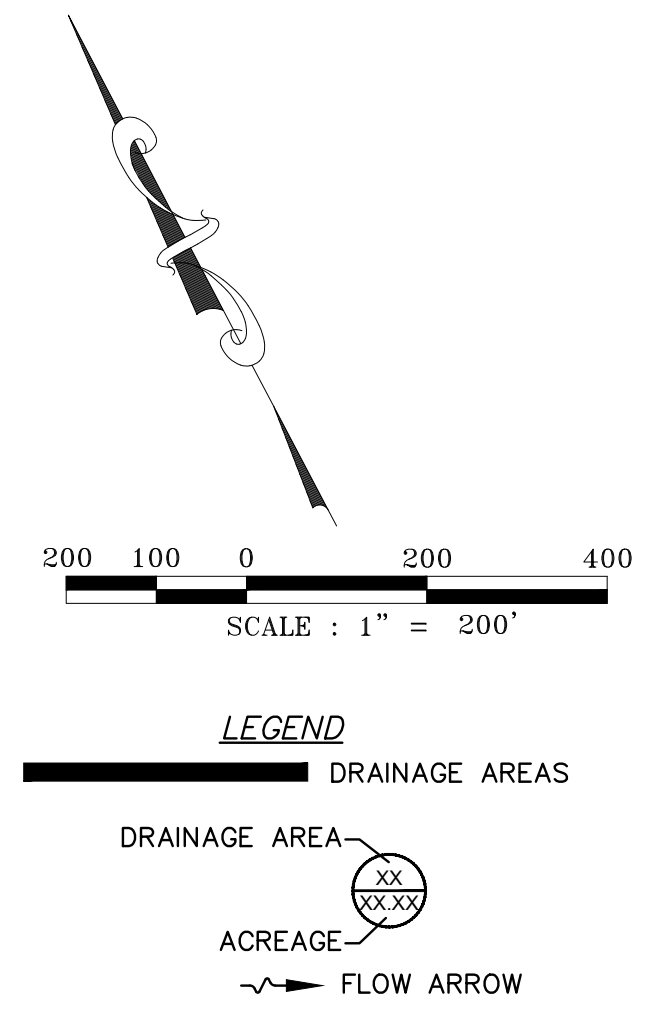
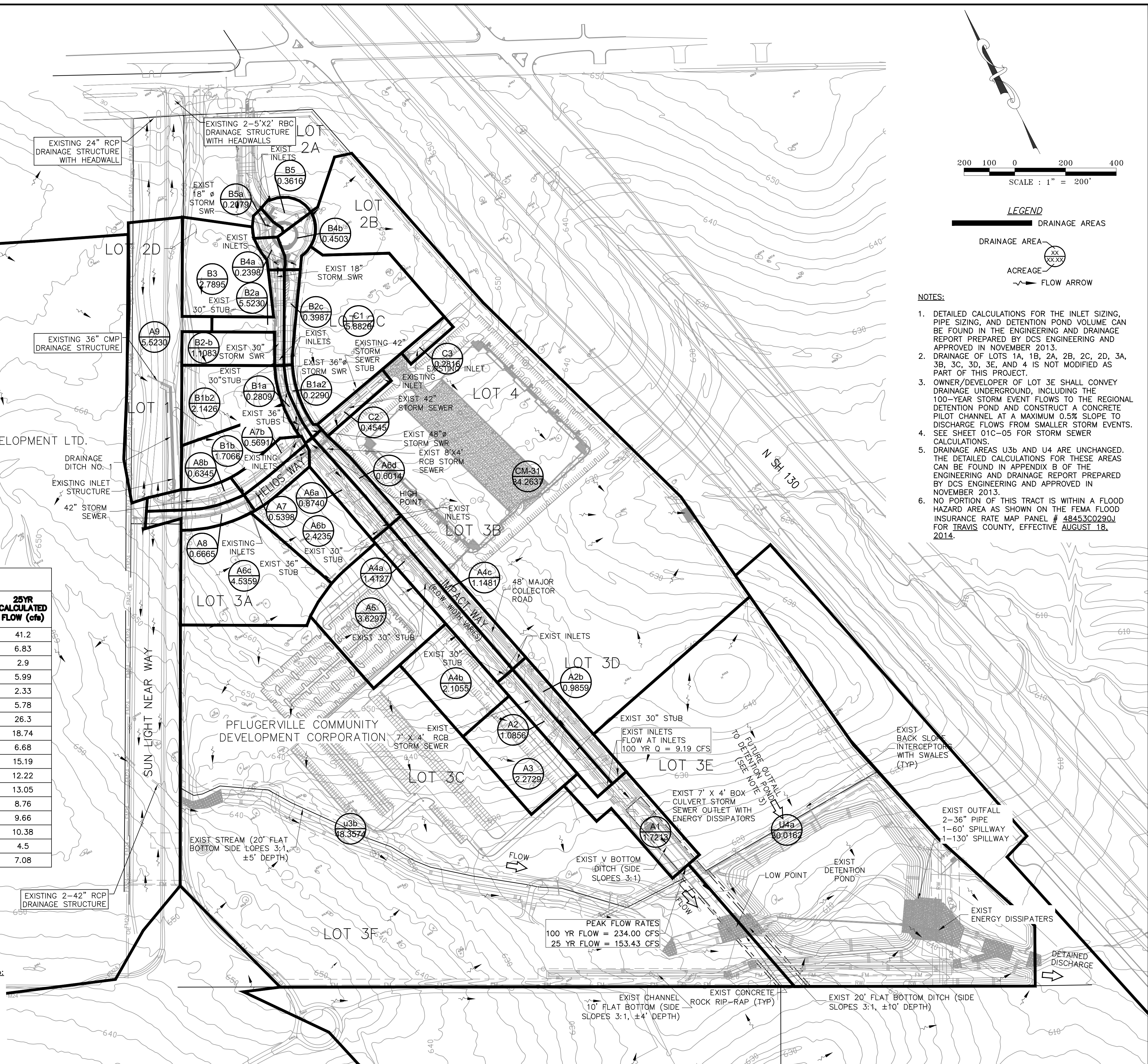
AREA NAME	U3b	U4
DRAINAGE AREA (ac)	48.357	30.016
Tc (min)	10.7	5
Runoff Coefficient	0.53	0.95
100 YR INTENSITY (in/hr)	11.492	14.892
100 YR CALCULATED FLOW (cfs)	296.90	428.06
25 YR INTENSITY (in/hr)	8.796	11.354
25 YR CALCULATED FLOW (cfs)	227.24	326.36

FLOW TABLE

DRAINAGE	ACREAGE	TC. (MIN)	RUNOFF COEFFICIENT	100YR INTENSITY (in/h)	100YR CALCULATED FLOW (cfs)	25YR INTENSITY (in/hr)	25YR CALCULATED FLOW (cfs)
A-9	5.523	10	0.82	11.806	53.9	9.025	41.2
A-8b	0.634	5	0.94	14.892	8.995	11.354	6.83
A-8	0.667	5	0.92	6.19	3.83	4.689	2.9
A-7b	0.569	5	0.92	14.892	7.86	11.354	5.99
A-7	0.54	5	0.92	6.144	3.08	4.653	2.33
A-6d	0.601	5	0.84	14.892	7.58	11.354	5.78
A-6c	4.536	19.1	0.85	8.868	34.46	6.767	26.3
A-6b	2.423	10	0.85	11.806	24.51	9.025	18.74
A-6a	0.874	10	0.84	11.806	8.74	9.025	6.68
A-5	3.63	5	0.91	6.029	20.07	4.563	15.19
A-4c	1.148	5	0.93	14.892	16.03	11.354	12.22
A-4b	2.106	20	0.93	8.669	17.11	6.614	13.05
A-4a	1.413	20	0.93	8.669	11.48	6.614	8.76
A-3	2.273	40.7	0.94	5.927	12.76	4.484	9.66
A-2b	0.986	5	0.92	14.892	13.62	11.354	10.38
A-2	1.086	5	0.92	5.911	5.95	4.471	4.5
A-1	1.721	7.2	0.92	5.862	9.36	4.433	7.08

NOTES:
 IF SEVERAL SUB-DRAINAGE AREAS ENTER THE TRUNK LINE OF THE STORM SEWER SYSTEM AT ONE POINT, (i.e. A6a, A6b, AND A6c), THEN THE PRIMARY DRAINAGE AREA (i.e. A-6) IN THE FLOW TABLE IS THE SUM OF ALL OF THESE SUB-AREAS AND A COMPOSITE RUNOFF COEFFICIENT WAS USED.

TIME OF CONCENTRATION FORMULAS AND SAMPLE CALCULATION FOR DRAINAGE AREA U3b:
 $T_t(\text{SHEET}) = (L_n) / (42S^{0.5})$
 $T_t(\text{SHEET}) = (150' \times 0.15) / (42 \times 0.04^{0.5}) = 2.68 \text{ MIN}$
 $T_t(\text{SHALLOW CONCENTRATED}) = (L_n) / (60S^{0.5})$
 $T_t(\text{SHALLOW CONCENTRATED}) = (560' \times 0.12) / (60 \times 0.0195^{0.5}) = 8.02 \text{ MIN}$
 $T_t(\text{CHANNEL}) = L / 60V$
 $T_c = T_t(\text{SHEET}) + T_t(\text{SHALLOW CONCENTRATED}) + T_t(\text{CHANNEL})$
 $T_c = 2.68 + 8.02 = 10.70 \text{ MIN}$



- NOTES:
1. DETAILED CALCULATIONS FOR THE INLET SIZING, PIPE SIZING, AND DETENTION POND VOLUME CAN BE FOUND IN THE ENGINEERING AND DRAINAGE REPORT PREPARED BY DCS ENGINEERING AND APPROVED IN NOVEMBER 2013.
 2. DRAINAGE OF LOTS 1A, 1B, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 3E, AND 4 IS NOT MODIFIED AS PART OF THIS PROJECT.
 3. OWNER/DEVELOPER OF LOT 3E SHALL CONVEY DRAINAGE UNDERGROUND, INCLUDING THE 100-YEAR STORM EVENT FLOWS TO THE REGIONAL DETENTION POND AND CONSTRUCT A CONCRETE PILOT CHANNEL AT A MAXIMUM 0.5% SLOPE TO DISCHARGE FLOWS FROM SMALLER STORM EVENTS.
 4. SEE SHEET 01C-05 FOR STORM SEWER CALCULATIONS.
 5. DRAINAGE AREAS U3b AND U4 ARE UNCHANGED. THE DETAILED CALCULATIONS FOR THESE AREAS CAN BE FOUND IN APPENDIX B OF THE ENGINEERING AND DRAINAGE REPORT PREPARED BY DCS ENGINEERING AND APPROVED IN NOVEMBER 2013.
 6. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.

DCS ENGINEERING, LLC
 1101 S. CAPITAL OF TEXAS
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 AUSTIN, TX 78746
 TEL: (512) 814-6171
 T.F.P.E. FIRM NO. F-13162

PRELIMINARY PLAN

PELUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
 SH 130 COMMERCE CENTER - PHASE III
 (FORMERLY KNOWN AS RENEWABLE ENERGY PARK)
 REVISED PRELIMINARY PLAN

DATE: MARCH 1, 2021
 DRAWN BY: MMS
 DESIGNED BY: JTH
 CHECKED BY: WAM
 APPROVED BY: WAM
 PROJECT NO.: 20101353
 FIRM NO.: F-13162

DRAWING
 01C-04

STORM SEWER CALCULATIONS
DCS ENGINEERING, INC.

PROJECT NAME:	PCDC 130 Commerce Center - Phase III		
DCS JOB NO:	20101446		
DATE PRINTED:	5/15/2021		
DATE REVISED:	5/12/2021	BY: M. BUCKEL	
SELECT STORM EVENT FREQUENCY:	100-YR		
SELECT APPROPRIATE LAND USE:	COMMERCIAL		
SEWER DESIGN CURB HEIGHT (inches):	6		

Label	Upstream Structure	Downstream Structure	Length (Scaled) (ft)	Diameter (in)	Span (ft)	Number of Barrels	Material	Slope (Calculated) (ft/ft)	System Flow Time (min)	Flow (cfs)	Capacity (Design) (cfs)	System Rational Flow (cfs)	Velocity (ft/s)	Friction Slope (ft/ft)	Upstream Structure Headloss Coefficient	Upstream Structure Headloss (ft)	Headloss (ft)	Exit Loss (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Depth (Normal) (ft)	Depth (Critical) (ft)	Invert (Start) (ft)	Invert (Stop) (ft)	Depth (In) (ft)	Depth (Out) (ft)
42in Culvert Helios	H-6	MH-I-1	75.8	42		1	Concrete	0.011	12.023	50	40.63	50	5.2	0.002	0.5	0.21	0.16	0.17	656.26	656.11	1.71	2.21	652.6	651.92	3.66	4.19
42in I1-I2	MH-I-1	MH-I-2	291.1	42		1	Concrete	0.013	12.229	49.64	113.83	49.64	11.43	0.013	1.372	1.29	3.77	0.21	654.12	650.76	1.62	2.2	651.92	648.2	2.2	2.56
42in I2-I3	MH-I-2	MH-AI-3	286.4	42		1	Concrete	0.028	37.739	32.42	168.09	32.42	13.5	0.026	0.612	0.42	7.29	0.09	649.96	643.15	1.04	1.76	648.2	640.3	1.76	2.85
42in I3	MH-AI-3	MH-AI-4	65.7	42		1	Concrete	0.029	38.23	37.21	171.18	37.21	14.22	0.008	0.422	0.32	0.5	0.09	642.19	642.23	1.11	1.89	640.3	638.4	1.89	3.83
42in C3-C2	MH-C3	MH-C2	173.3	18		1	Concrete	0.01	5.025	3.88	10.41	3.88	5.46	0.007	0.801	0.24	1.13	0.03	644.75	643.84	0.63	0.75	644	642.3	0.75	1.54
36in C2-C1	MH-C2	MH-C1	97.6	36		1	Concrete	0.027	5.553	9.87	109.05	9.87	9.58	0.013	0.639	0.23	1.24	0.01	643.29	642.38	0.61	0.99	642.3	639.68	0.99	2.7
42in C1-Jun	MH-C1	MH-AI-4	249.5	42		1	Concrete	0.005	5.723	9.78	71.99	9.78	5.23	0	0.2	0	0.02	0.01	642.37	642.36	0.87	0.95	639.68	638.4	2.69	3.96
18in B5-B4	MH-B5	MH-B4	215.5	18		1	Concrete	0.005	5.106	8.03	7.68	8.03	4.54	0.006	0.788	0.25	1.04	0.13	660.31	659.27	1.3	1.1	656.49	655.54	3.82	3.73
18in B4-B3	MH-B4	MH-B3	209.4	18		1	Concrete	0.02	6.39	14.51	14.67	14.51	8.21	0.019	0.55	0.58	3.89	0.42	657.84	653.95	1.21	1.39	655.54	651.56	2.3	2.39
30in B3-B2	MH-B3	MH-B2	171.4	30		1	Concrete	0.02	6.804	45.49	58.59	45.49	9.27	0.012	0.67	0.89	2.12	0.53	652.35	650.23	1.66	2.23	649.56	646.05	2.79	4.18
36in B2-B1	MH-B2	MH-B1a	122.1	36		1	Concrete	0.015	7.61	63.62	81.24	63.62	9	0.009	0.29	0.37	1.11	0.5	649.41	648.3	2	2.56	644.61	642.8	4.8	5.5
42in	MH-B1a	8X8 BOX	57.6	42		1	Concrete	0.017	7.836	86.43	131.79	86.43	8.98	0.007	0.401	0.5	0.6	0.5	647.3	646.7	2.07	2.89	642.8	641.41	4.5	5.29
48in	8X8 BOX	MH-B1	70.7	48		1	Concrete	0.021	7.986	85.85	209.94	85.85	6.83	0.004	0.2	0.15	0.16	0.29	646.58	646.42	1.78	2.81	640.91	639.97	5.67	6.45
48in B1-A1	MH-B1	MH-AI-4	74.5	48		1	Concrete	0.021	8.093	131.78	207.82	131.78	17.51	0.032	0.686	1.41	2.4	0.69	643.4	641.02	2.31	3.43	639.97	638.4	3.43	2.62
8x4a	MH-AI-4	T-14	120.3		8	1	Concrete	0.009	38.307	104.6	425.4	104.6	10.57	0.001	0.505	0.09	0.06	0.07	642.09	642.05	1.24	1.75	638.3	637.24	3.79	4.81
7x4a	T-14	MH-A7	136.7		7	1	Concrete	0.005	38.488	104.32	258.9	104.32	3.73	0.001	0.2	0.04	0.11	0.09	641.89	641.78	1.72	1.9	637.24	636.59	4.65	5.19
7x4b	MH-A7	MH-A6	201.3		7	1	Concrete	0.004	39.101	103.39	252.03	103.39	3.69	0.001	0.369	0.08	0.15	0.08	641.62	641.47	1.74	1.89	636.59	635.72	5.03	5.75
7x4 A6-A5	MH-A6	MH-A5	273.7		7	1	Concrete	0.006	39.974	146.74	285.42	146.74	10.28	0.002	3.411	1.5	0.41	0.17	639.67	639.26	2.04	2.39	635.72	634.14	3.95	5.12
7x4 A5-A4	MH-A5	MH-A4	472.6		7	1	Concrete	0.006	40.419	165.63	302.81	165.63	5.92	0.002	1.16	0.63	0.92	0.22	638.35	637.43	2.13	2.59	634.12	631.05	4.23	6.38
7x4 A4-A3	MH-A4	MH-A3	413.8		7	1	Concrete	0.017	41.751	192.51	497.05	192.51	16.42	0.012	1.68	2.41	4.85	0.29	633.91	629.76	1.67	2.86	631.05	623.81	2.86	5.95
7x4 A3-A2	MH-A3	MH-A2	191.8		7	1	Concrete	0.017	42.172	203.91	496.47	203.91	16.71	0.004	1.297	1.93	0.78	0.33	626.79	626.67	1.74	2.98	623.81	620.53	2.98	6.14
7x4 A2-A1	MH-A2	MH-A1	427.6		7	1	Concrete	0.018	42.359	214.11	497.47	214.11	16.98	0.011	1.317	2.02	4.95	0.36	623.61	619.28	1.8	3.08	620.53	612.98	3.08	6.3
7x4 Future	MH-A1	T-A1A	121.9		7	1	Concrete	0.017	42.782	229.84	484.84	229.84	17.04	0.013	1.248	2.01	1.55	0.42	616.2	615.22	1.93	3.22	612.98	610.95	3.22	4.27
7x4 Future2	T-A1A		203.8		7	2	Concrete	0.015	42.901	229.47	907.04	229.47	4.1	0.001	0.826	0.22	0.19	0	615.37	615.18	1.25	2.03	610.95	607.98	4.42	7.2

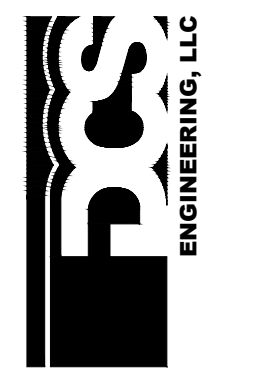
- Notes:
- This spreadsheet has been developed using the City of Austin criteria outlined in the March 2012 Drainage Criteria Manual, except as noted. The Rational Method has been used to calculate flows, and Manning's Equation for pipes flowing full has been used to calculate velocities.
 - Pipe grades are initially calculated to achieve a minimum full pipe flow velocity of 3 fps. The user may input other pipe slopes as necessary for the given application.
 - This spreadsheet uses the full pipe cross-sectional area to calculate the "Actual Velocity" based on the flow in the system. This approximation will generally result in a slower velocity. The actual flow velocity of pipes flowing partially full should be checked before finalizing any design.
 - The "Time of Concentration" (TC) is calculated assuming per the method outlined in the City of Austin Drainage Criteria Manual (DCM). Per the DCM, overland flow distance is limited to 150 feet in developed areas and the minimum TC is 5 minutes. The Manning's roughness coefficients used in the TC calculations are as provided in the DCM.
 - Junction losses are calculated omitting increased flow velocity in the downstream pipe (i.e., $V_1 = V_2$)
 - Land use "SFR" represents Single-Family Residential development. Land use "MFR" represents Multi-Family Residential development.
 - Design flow and velocity are based entirely on pipe grade and represent the condition when pipe is flowing full with the hydraulic grade line equal to the pipe grade, and are used to demonstrate that the pipe slopes used in the calculations are adequate.
 - The "Junction Loss" is applied to the downstream HGL of a pipe to correct for any losses through the downstream manhole and used the velocity of the downstream pipe for calculation. The "Minor Losses" are applied to the upstream HGL of a pipe to correct for any losses through the manhole. See Figures below for a summary of loss coefficients (k).
 - Rational method "C" values are from Table 2-1 from the City of Austin Drainage Criteria Manual and are for general analysis only. Detail coefficient weighting may be more applicable to many projects.

Land Use	C
SFR (0-2% Impervious)	0.4
SFR (2-7% Impervious)	0.6
SFR (7+% Impervious)	0.66
MFR (0-2% Impervious)	0.65
MFR (2-7% Impervious)	0.76
MFR (7+% Impervious)	0.79
Commercial and General Office (0-2% Impervious)	0.8
Commercial and General Office (2-7% Impervious)	0.85
Commercial and General Office (7+% Impervious)	0.87
Commercial Services (0-2% Impervious)	0.95
Commercial Services (2-7% Impervious)	0.94
Commercial Services (7+% Impervious)	0.94
Land Use Varies / Other	ENTER

Pipe Material	Mannings "n" Value	Pipe Description
CLAY	0.012	Extra Strength Vitrified Clay Pipe
CMP	0.024	Corrugated Metal Pipe
CMPSI	0.013	CMP w/ Smooth Interior
HDPE	0.010	High Density Polyethylene Pipe
PVC	0.010	Polyvinyl Chloride Pipe
RCA	0.012	Reinforced Concrete Arch Pipe
RCB	0.012	Reinforced Concrete Box Culvert
RCE	0.012	Reinforced Concrete Elliptical Pipe
RCP	0.012	Reinforced Concrete Pipe

Runoff Surface Type	Mannings "n" Value
Concrete	0.016
Asphalt	0.02
0-50% Veg.	0.1
50-90% Veg.	0.2
100% Medium Veg.	0.3
100% Heavy Veg.	0.6

DCS ENGINEERING, LLC
1101 S. CAPITAL OF TEXAS
HIGHWAY, BUILDING G-100
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TEL: (512) 844-6171
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FIRM NO: F-13162



PRELIMINARY PLAN
STORM SEWER CALCULATIONS

PELUGERVILLE COMMUNITY
DEVELOPMENT CORPORATION
SH 130 COMMERCE CENTER - PHASE III
(FORMERLY KNOWN AS
RENEWABLE ENERGY PARK)
REVISED PRELIMINARY PLAN

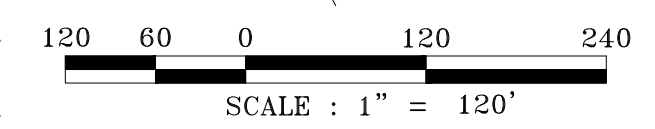
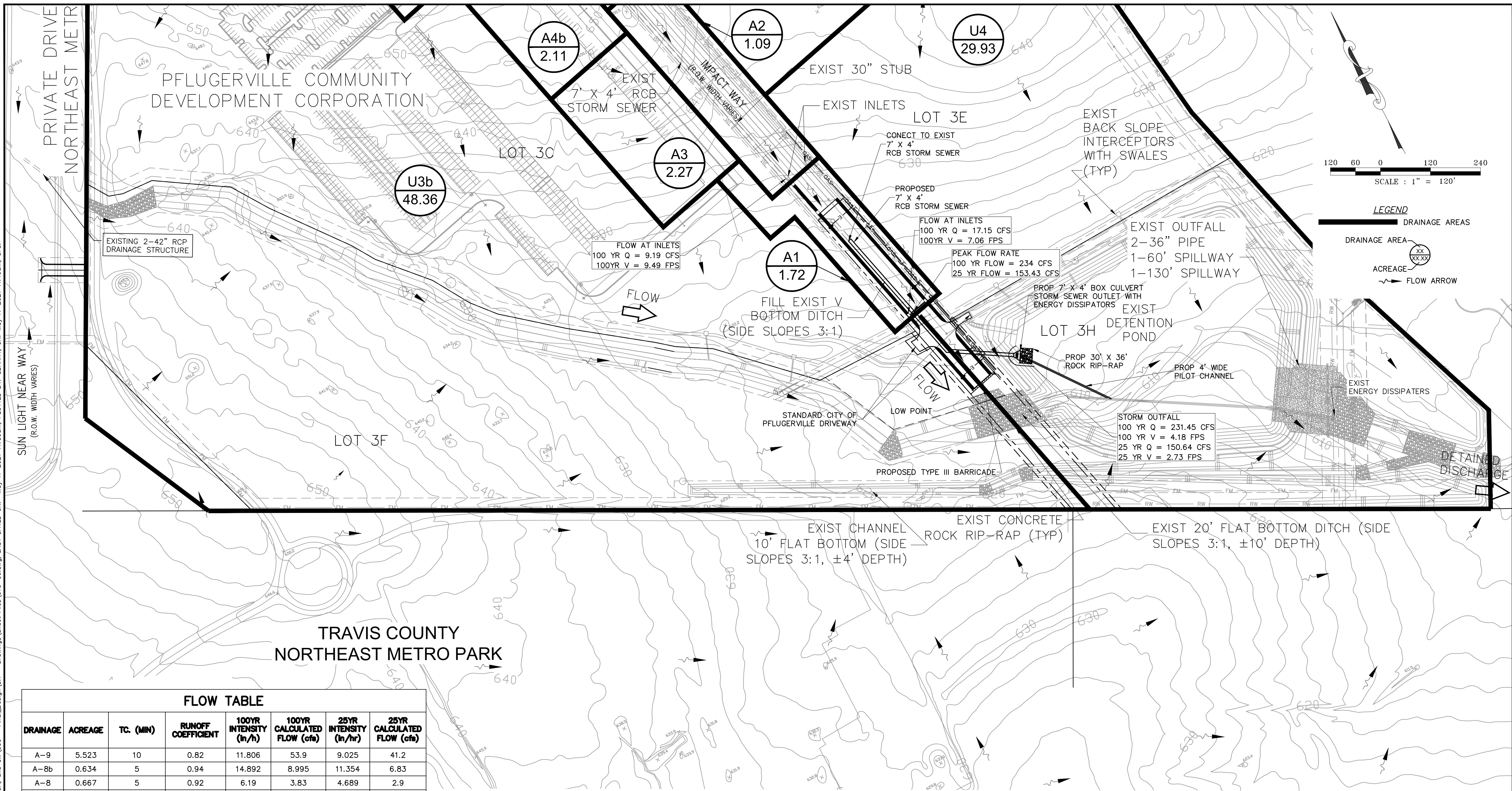


DATE: MARCH 1, 2021
DRAWN BY: MMS
DESIGNED BY: JTH
CHECKED BY: WAM
APPROVED BY: WAM
PROJECT NO: 20101353
FIRM NO: F-13162

DRAWING
01C-05

FILENAME: Z:\Projects 1400-1499\20101452 - PCDC Impact Way Extension Bid, CA, and CM\500 - Final_Design\5.1 - Drawings\Sheet Files\01C-05.dwg, LAST SAVED ON: May 15 2021 1:59pm, PLOTTED BY: SBARRY, ON: May 15 2021 2:06pm, CFG:

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LEGEND
 DRAINAGE AREAS
 DRAINAGE AREA (xx)
 ACREAGE (xx/xx)
 FLOW ARROW

FLOW TABLE

DRAINAGE	ACREAGE	TC. (MIN)	RUNOFF COEFFICIENT	100YR INTENSITY (in/hr)	100YR CALCULATED FLOW (cfs)	25YR INTENSITY (in/hr)	25YR CALCULATED FLOW (cfs)
A-9	5.523	10	0.82	11.806	53.9	9.025	41.2
A-8b	0.634	5	0.94	14.892	8.995	11.354	6.83
A-8	0.667	5	0.92	6.19	3.83	4.689	2.9
A-7b	0.569	5	0.92	14.892	7.86	11.354	5.99
A-7	0.54	5	0.92	6.144	3.08	4.653	2.33
A-6d	0.601	5	0.84	14.892	7.58	11.354	5.78
A-6c	4.536	19.1	0.85	8.868	34.46	6.767	26.3
A-6b	2.423	10	0.85	11.806	24.51	9.025	18.74
A-6a	0.874	10	0.84	11.806	8.74	9.025	6.68
A-5	3.63	5	0.91	6.029	20.07	4.563	15.19
A-4c	1.148	5	0.93	14.892	16.03	11.354	12.22
A-4b	2.106	20	0.93	8.669	17.11	6.614	13.05
A-4a	1.413	20	0.93	8.669	11.48	6.614	8.76
A-3	2.273	40.7	0.94	5.927	12.76	4.484	9.66
A-2b	0.986	5	0.92	14.892	13.62	11.354	10.38
A-2	1.086	5	0.92	5.911	5.95	4.471	4.5
A-1	1.721	7.2	0.92	5.862	9.36	4.433	7.08

HEC-1 HYDROLOGIC SUMMARY

AREA NAME	U3b	U4
DRAINAGE AREA (ac)	48.357	30.016
Tc (min)	10.7	5
Runoff Coefficient	0.53	0.95
100 YR INTENSITY (in/hr)	11.492	14.892
100 YR CALCULATED FLOW (cfs)	296.90	428.06
25 YR INTENSITY (in/hr)	8.796	11.354
25 YR CALCULATED FLOW (cfs)	227.24	326.36

- NOTES:**
- DETAILED CALCULATIONS FOR THE INLET SIZING, PIPE SIZING, AND DETENTION POND VOLUME CAN BE FOUND IN THE ENGINEERING AND DRAINAGE REPORT PREPARED BY DCS ENGINEERING AND APPROVED IN NOVEMBER 2013.
 - DRAINAGE OF LOTS 1A, 1B, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 3E, AND 4 IS NOT MODIFIED AS PART OF THIS PROJECT.
 - SEE SHEET 01C-05 FOR STORM SEWER CALCULATIONS.
 - IMPERVIOUS COVER FOR DRAINAGE AREAS U3b AND U4 ARE UNCHANGED. THE DETAILED CALCULATIONS FOR THESE AREAS CAN BE FOUND IN APPENDIX B OF THE ENGINEERING AND DRAINAGE REPORT PREPARED BY DCS ENGINEERING AND APPROVED IN NOVEMBER 2013.

NOTES:
 IF SEVERAL SUB-DRAINAGE AREAS ENTER THE TRUNK LINE OF THE STORM SEWER SYSTEM AT ONE POINT, (i.e. A6a, A6b, AND A6c), THEN THE PRIMARY DRAINAGE AREA (i.e. A-6) IN THE FLOW TABLE IS THE SUM OF ALL OF THESE SUB-AREAS AND A COMPOSITE RUNOFF COEFFICIENT WAS USED.

DCS ENGINEERING, LLC
 1101 S. CAPITAL OF TEXAS
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 AUSTIN, TX 78746
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 TOLL FREE: 1-800-393-1362

PRELIMINARY PLAN
 PROPOSED OVERALL DRAINAGE AREA
 MAP AND CALCULATIONS

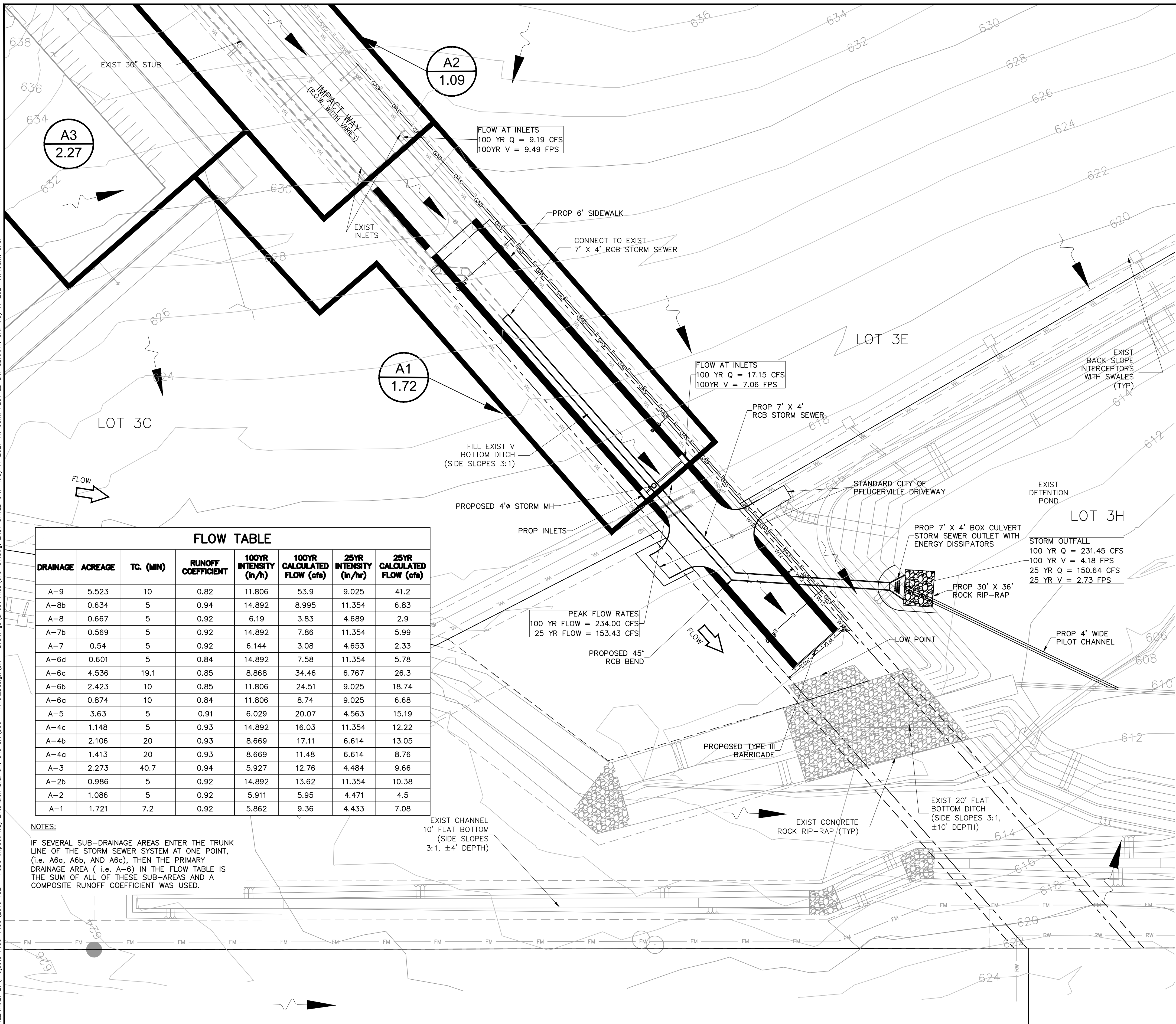
PFLUGERVILLE COMMUNITY
 DEVELOPMENT CORPORATION
 SH 130 COMMERCE CENTER - PHASE III
 (FORMERLY KNOWN AS
 RENEWABLE ENERGY PARK)
 REVISED PRELIMINARY PLAN

DARIUSZ C. STROZEWSKI
 87908
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 CIVIL

DATE: MARCH 1, 2021
 DRAWN BY: MMS
 DESIGNED BY: JTH
 CHECKED BY: WAM
 APPROVED BY: WAM
 PROJECT NO.: 20101353
 FIRM NO.: F-13162

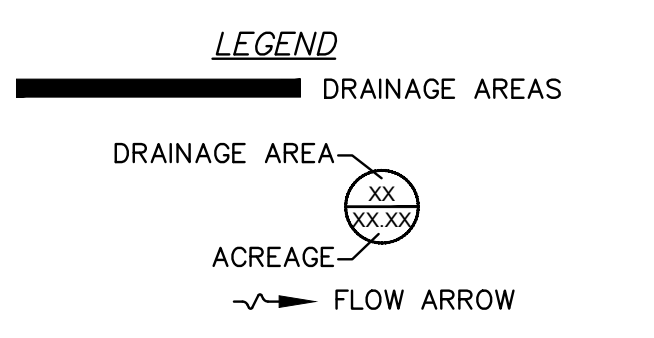
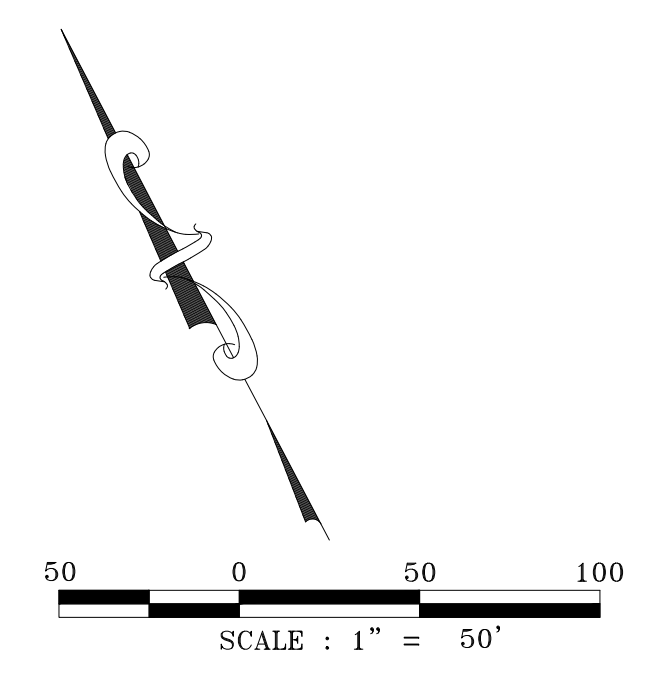
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01C-06

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DRAINAGE	ACREAGE	TC. (MIN)	RUNOFF COEFFICIENT	100YR INTENSITY (in/h)	100YR CALCULATED FLOW (cfs)	25YR INTENSITY (in/hr)	25YR CALCULATED FLOW (cfs)
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NOTES:
 IF SEVERAL SUB-DRAINAGE AREAS ENTER THE TRUNK LINE OF THE STORM SEWER SYSTEM AT ONE POINT, (i.e. A6a, A6b, AND A6c), THEN THE PRIMARY DRAINAGE AREA (i.e. A-6) IN THE FLOW TABLE IS THE SUM OF ALL OF THESE SUB-AREAS AND A COMPOSITE RUNOFF COEFFICIENT WAS USED.



- NOTES:**
1. DETAILED CALCULATIONS FOR THE INLET SIZING, PIPE SIZING, AND DETENTION POND VOLUME CAN BE FOUND IN THE ENGINEERING AND DRAINAGE REPORT PREPARED BY DCS ENGINEERING AND APPROVED IN NOVEMBER 2013.
 2. DRAINAGE OF LOTS 1A, 1B, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 3E, AND 4 IS NOT MODIFIED AS PART OF THIS PROJECT.
 3. SEE SHEET 01C-05 FOR STORM SEWER CALCULATIONS.

DCS ENGINEERING, LLC
 1101 S. CAPITAL OF TEXAS
 HIGHWAY, BUILDING G-100
 AUSTIN, TX 78746
 TEL: (512) 814-6171
 TBE# E: FIRM NO: F-13162

DCS ENGINEERING, LLC

PRELIMINARY PLAN

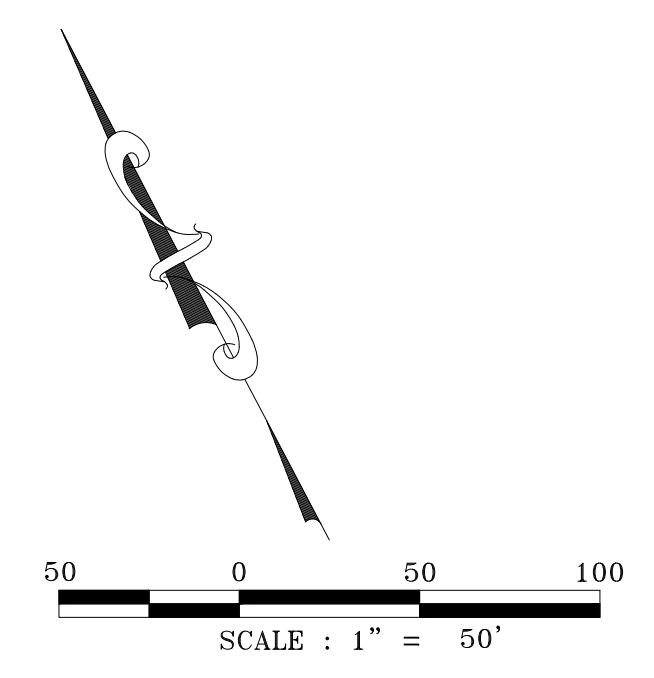
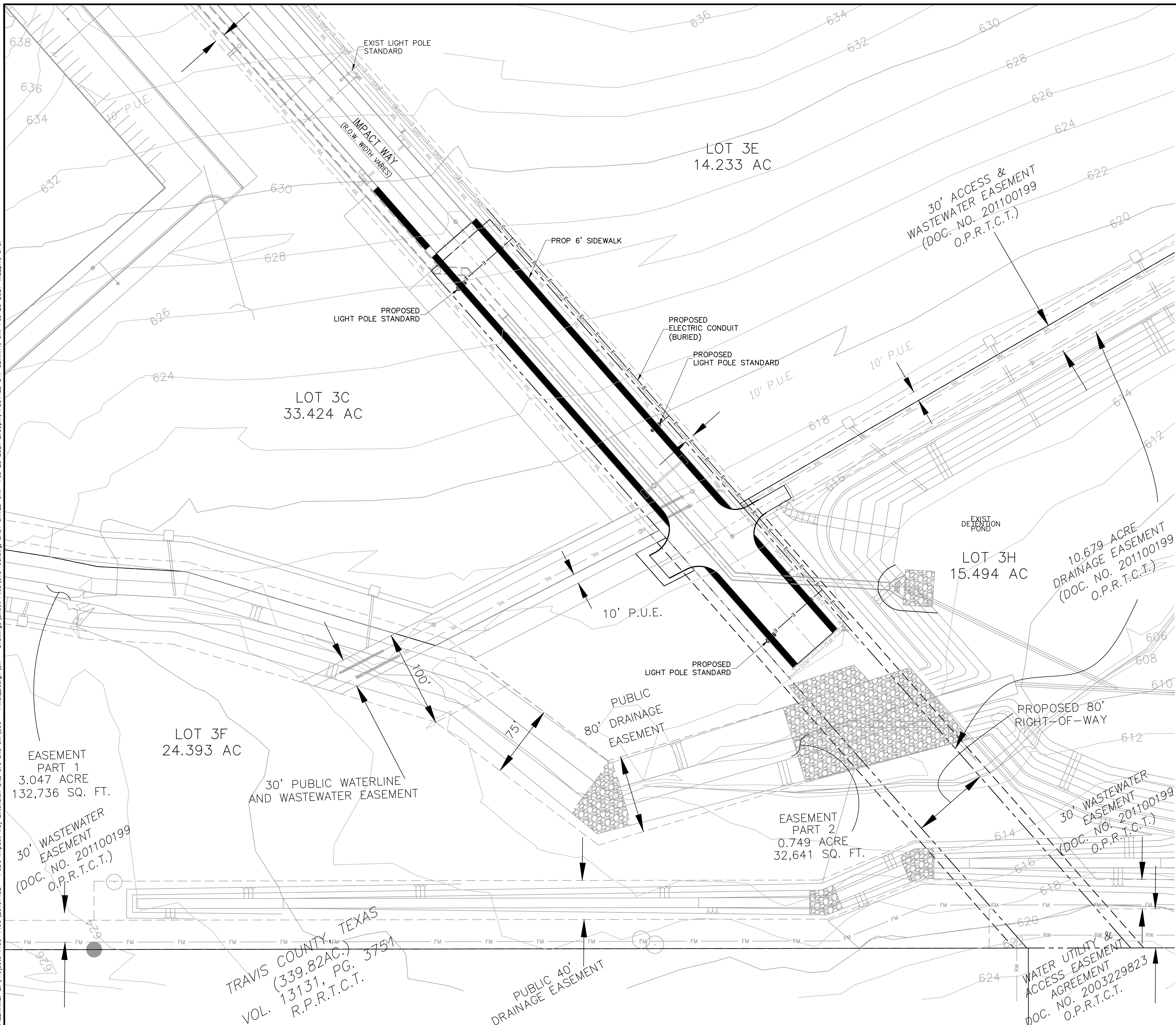
PROPOSED SUB-DRAINAGE AREA
 MAP AND CALCULATIONS

**PELUGERVILLE COMMUNITY
 DEVELOPMENT CORPORATION**
 SH 130 COMMERCE CENTER - PHASE III
 (FORMERLY KNOWN AS
 RENEWABLE ENERGY PARK)
 REVISED PRELIMINARY PLAN

DATE: MARCH 1, 2021
 DRAWN BY: MKS
 DESIGNED BY: JTH
 CHECKED BY: WAM
 APPROVED BY: WAM
 PROJECT NO.: 20101353
 FIRM NO.: F-13162

**DRAWING
 01C-07**

FILENAME: Z:\Projects 1400-1499\20101452 - PDC Impact Way Extension Bld. CA, and CM 1500 - Final Design\5.1 - Drawings\Sheet Files\01C-08.dwg, LAST SAVED ON: Feb 25 2021 2:59pm, PLOTTED BY: SBARRY, ON: Feb 25 2021 4:22pm, CFC:



- NOTES:**
1. POUR SIDEWALK AGAINST LIGHT PEDESTAL AND INSTALL 1" EXPANSION BOARD BETWEEN THEM. ROUTE ELECTRICAL CONDUIT BEHIND STORM WATER INLETS AS REQUIRED.
 2. SIDEWALKS SHALL BE INSTALLED AFTER LIGHT PEDESTALS ARE POURED.
 3. CONTRACTOR SHALL STUB OUT ELECTRICAL CONDUIT FROM LIGHT POLE PEDESTAL TO BETWEEN BACK OF CURB AND SIDEWALK FOR ELECTRICAL CONNECTION.
 4. NO OVERHEAD ELECTRIC OR SIMILAR UTILITY SHALL BE PERMITTED.
 5. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE 'ONE CALL' LOCATOR SERVICE AT (800) 344-8377 (DIG-TESS) OR (800) 245-4545 (TEXAS ONE CALL) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

DCS ENGINEERING, LLC
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 AUSTIN, TX 78746
 TEL: (512) 614-6171
 TBE.E. FIRM NO. F-13162

PRELIMINARY PLAN
 PRELIMINARY ILLUMINATION PLAN

PELUGERVILLE COMMUNITY DEVELOPMENT CORPORATION
 SH 130 COMMERCE CENTER - PHASE III
 (FORMERLY KNOWN AS RENEWABLE ENERGY PARK)
 REVISED PRELIMINARY PLAN

DAREK C. STROZEWSKI
 87908
 STATE OF TEXAS
 PROFESSIONAL ENGINEER

DATE: MARCH 1, 2021
 DRAWN BY: MKS
 DESIGNED BY: JTH
 CHECKED BY: WAM
 APPROVED BY: WAM
 PROJECT NO.: 20101353
 FIRM NO.: F-13162

DRAWING
01C-08