

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

LIVING SPACES

PFLUGERVILLE TEXAS

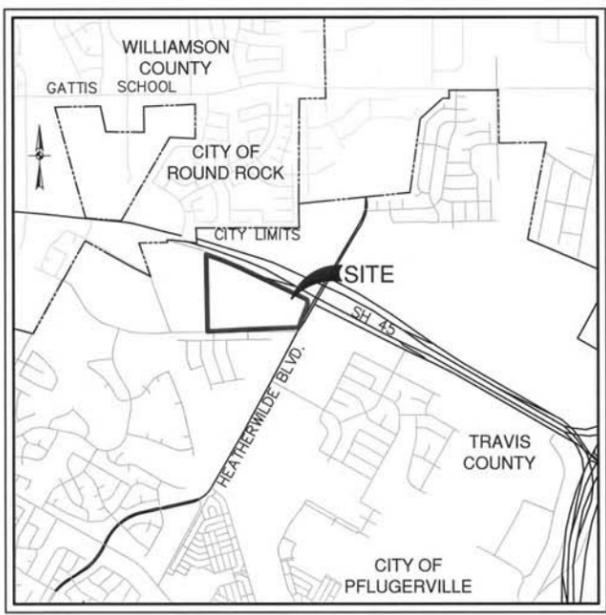
PRELIMINARY PLAN

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

SHEET INDEX

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- 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.
 - A 10-FT PUE SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
 - 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.
 - 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.
 - A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON THE NORTH SIDE OF NEW MEISTER LANE AND THE WEST SIDE OF NORTH HEATHERWILDE BLVD.
 - 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.
 - 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.
 - 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 AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
 - 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - 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.
 - A DETENTION POND IS ANTICIPATED TO BE LOCATED ON LOT 1 TO SERVE ALL LOTS IN THE WESTERN DRAINAGE BASIN OF THIS SUBDIVISION. THE OWNER OF LOT 1 SHALL BE RESPONSIBLE FOR ALL MAINTENANCE.
 - STUDIES ASSOCIATED WITH THIS PROJECT:
 TRAFFIC IMPACT ANALYSIS - PAPE-DAWSON ENGINEERS, JAN. 24, 2017
 WATER MODEL REPORT - PAPE-DAWSON ENGINEERS, DEC. 23, 2016
 WASTEWATER CAPACITY REPORT - PAPE-DAWSON ENGINEERS, FEB. 6, 2017
 LIFT STATION CAPACITY REPORT - PAPE-DAWSON ENGINEERS, FEB. 6, 2017
 DRAINAGE REPORT - PAPE-DAWSON ENGINEERS, DEC. 22, 2016
 ENGINEER'S LETTER - PAPE-DAWSON ENGINEERS, JAN. 17, 2017
 GEOTECHNICAL REPORT - RABA KISTNER, DEC. 5, 2016



LOCATION MAP
NOT-TO-SCALE

LIVING SPACES
 14501 ARTESIA BLVD.
 LA MIRADA, CALIFORNIA 90638

October 31, 2016



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

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



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 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.

Parker J. Graham 02/07/2017
 SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR



PAPE-DAWSON ENGINEERS
 7800 SHOAL CREEK BLVD, SUITE 220 W
 AUSTIN, TEXAS 78757
 512-454-8711

LEGAL DESCRIPTION OF LIVING SPACES:
 A 69.08 ACRE TRACT OF LAND BEING THE REMNANT PORTION OF A CALLED 132.6766 ACRE TRACT RECORDED IN DOCUMENT NO. 2003196132 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.00 ACRE TRACT RECORDED IN DOCUMENT NO. 2014132494 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 69.085 ACRE TRACT RECORDED IN VOLUME 12784, PAGE 1015 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE PETER CONRAD SURVEY, SECTION NO. 17, ABSTRACT NO. 200 IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

BENCH MARKS:
 BM# 301: CUT SQUARE @ TOP OF CURB INLET
 GRID NORTHING: 10150379.30 GRID EASTING: 3151886.93
 ELEVATION: 780.77
 BM# 302: COTTON SPINDLE @ UTILITY POLE
 GRID NORTHING: 10150970.48 GRID EASTING: 3153239.87
 ELEVATION: 788.32

TOTAL AREA - 69.08 AC.

LAND USE	AC.	LOT #
COMMERCIAL	60.17 AC.	LOT 1
COMMERCIAL	3.33 AC.	LOT 2
COMMERCIAL	2.09 AC.	LOT 3
COMMERCIAL	3.49 AC.	LOT 4

OWNERS:
 MR. JOHN LLOYD
 C/O HPN DEVELOPMENT INC.
 4111 LAKEPLACE LANE
 AUSTIN, TEXAS 78746
 Ph: 512-328-0860
 Fax: 512-328-1868

MICHAEL J. HARKINS
 302 NEW MEISTER LANE.
 AUSTIN, TX. 78660

RICHARD Z. RADY
 13276 N. HIGHWAY 183 STE. 105
 AUSTIN, TX. 78750

DEVELOPER:
 MR. BRIAN SALTIKOV
 LIVING SPACES
 14501 ARTESIA BLVD.
 LA MIRADA, CALIFORNIA
 90638
 PH: 714-713-9931

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

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.

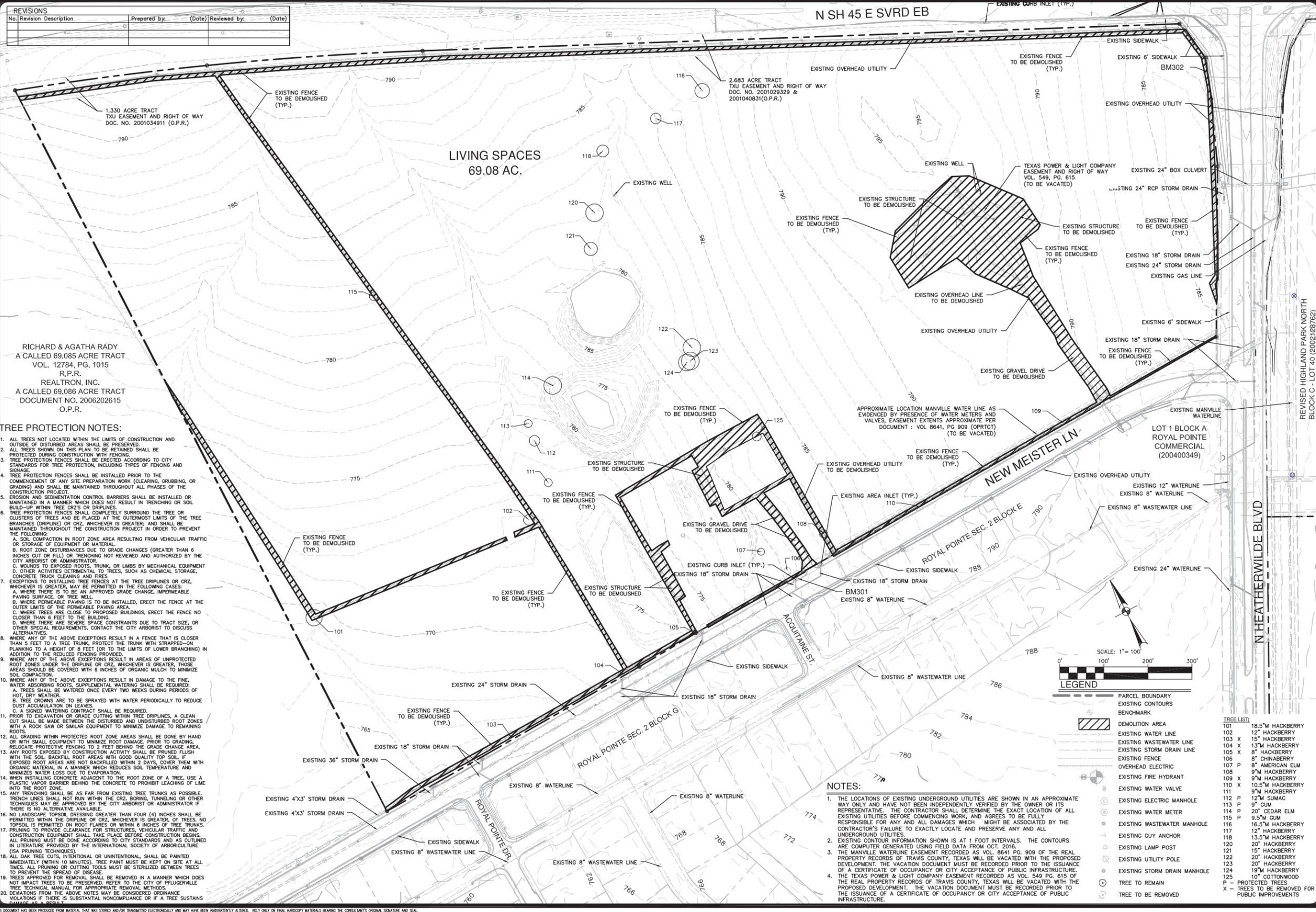
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

PROJECT # PP1611-01

Date: Feb 06, 2017, 8:45am User: ID: whigard File: H:\Projects\50930\001\001\212 Preliminary\Civil\CS-50930-00.dwg

PD JOB NO. 50930-00 LIVING SPACES

NO.	REVISION DESCRIPTION	PREPARED BY	DATE	REVIEWED BY	DATE



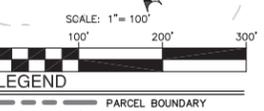
RICHARD & AGATHA RADY
A CALLED 69.085 ACRE TRACT
VOL. 12784, PG. 1015
R.P.R.

REALTRON, INC.
A CALLED 69.086 ACRE TRACT
DOCUMENT NO. 2006202615
O.P.R.

TREE PROTECTION 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 OR DRIP LINES.
- 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:
 - 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 TRES.
- 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 CLEAN 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 (ISA 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 REMOVAL 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.

- NOTES:**
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 - EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD DATA FROM OCT. 2016.
 - THE MANVILLE WATERLINE EASEMENT RECORDED AS VOL. 9641 PG. 909 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS WILL BE VACATED WITH THE PROPOSED DEVELOPMENT. THE VACATION DOCUMENT MUST BE RECORDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CITY ACCEPTANCE OF PUBLIC INFRASTRUCTURE.
 - THE TEXAS POWER & LIGHT COMPANY EASEMENT RECORDED AS VOL. 549 PG. 615 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS WILL BE VACATED WITH THE PROPOSED DEVELOPMENT. THE VACATION DOCUMENT MUST BE RECORDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CITY ACCEPTANCE OF PUBLIC INFRASTRUCTURE.



LEGEND

	DEMOLITION AREA
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM DRAIN LINE
	EXISTING FENCE
	OVERHEAD ELECTRIC
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING ELECTRIC MANHOLE
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE
	EXISTING GUY ANCHOR
	EXISTING LAMP POST
	EXISTING UTILITY POLE
	EXISTING STORM DRAIN MANHOLE
	TREE TO REMAIN
	TREE TO BE REMOVED

TREE LIST:

101	18.5" M HACKBERRY
102	12" M HACKBERRY
103 X	15" M HACKBERRY
104 X	13" M HACKBERRY
105 X	8" M HACKBERRY
106	8" CHINABERRY
107 P	8" AMERICAN ELM
108	9" M HACKBERRY
109 X	9" M HACKBERRY
110 X	10.5" M HACKBERRY
111	9" M HACKBERRY
112 P	12" M SUMAC
113 P	9" GUM
114 P	20" CEDAR ELM
115 P	9.5" M GUM
116	16.5" M HACKBERRY
117	12" M HACKBERRY
118	13.5" M HACKBERRY
120	20" M HACKBERRY
121	15" M HACKBERRY
122	20" M HACKBERRY
123	20" M HACKBERRY
124	19" M HACKBERRY
125	10" COTTONWOOD
P	PROTECTED TREES
X	TREES TO BE REMOVED FOR PUBLIC IMPROVEMENTS

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 BIRCH CREEK BLVD. STE. 225 W. AUSTIN, TX 78717-4748
TELEPHONE: 512.452.1111 FAX: 512.452.1111

REVISED HIGHLAND PARK NORTH
BLOCK C - LOT 40 (2002128762)

LIVING SPACES
PFLUGERVILLE TEXAS

EXISTING CONDITIONS

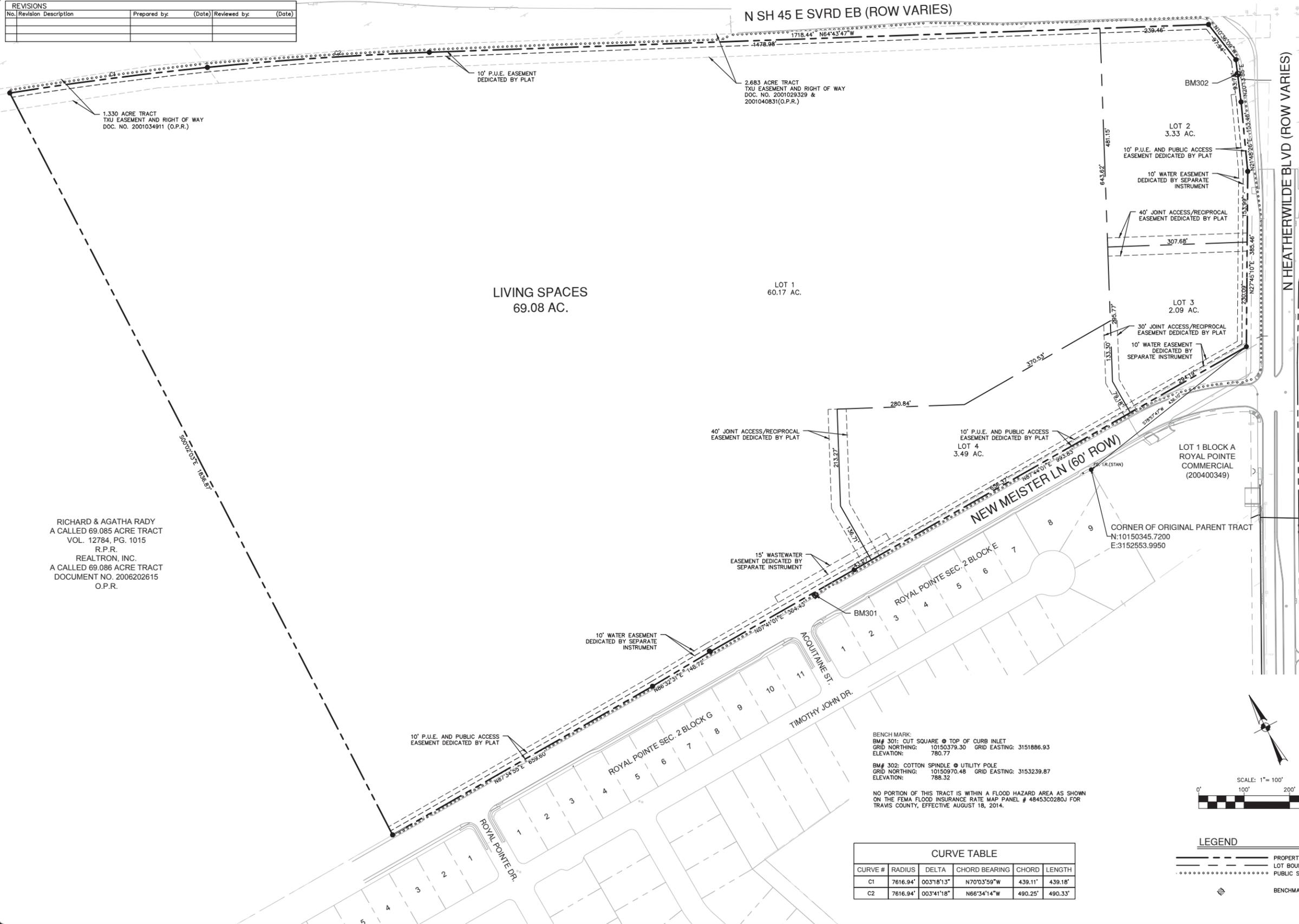
JOB NO. 50930-00
DATE February 2017
DESIGNER SMM
CHECKED DRAWN KHT

SHEET 02 of 06

Date: Feb 17, 2017 10:59am User ID: ashered
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REVISIONS					
No.	Revision Description	Prepared by:	(Date)	Reviewed by:	(Date)



RICHARD & AGATHA RADY
A CALLED 69.085 ACRE TRACT
VOL. 12784, PG. 1015
R.P.R.
REALTRON, INC.
A CALLED 69.086 ACRE TRACT
DOCUMENT NO. 2006202615
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LIVING SPACES
69.08 AC.

N SH 45 E SVRD EB (ROW VARIES)

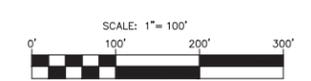
N HEATHERWILDE BLVD (ROW VARIES)

NEW MEISTER LN (60' ROW)

BENCHMARK:
BM# 301: CUT SQUARE @ TOP OF CURB INLET
GRID NORTHING: 10150379.30 GRID EASTING: 3151886.93
ELEVATION: 780.77
BM# 302: COTTON SPINDLE @ UTILITY POLE
GRID NORTHING: 10150870.45 GRID EASTING: 3153239.87
ELEVATION: 788.32

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN
ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR
TRANS COUNTY, EFFECTIVE AUGUST 18, 2014.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	7616.94'	003°18'13"	N70°03'59"W	439.11'	439.18'
C2	7616.94'	003°41'18"	N66°34'14"W	490.25'	490.33'



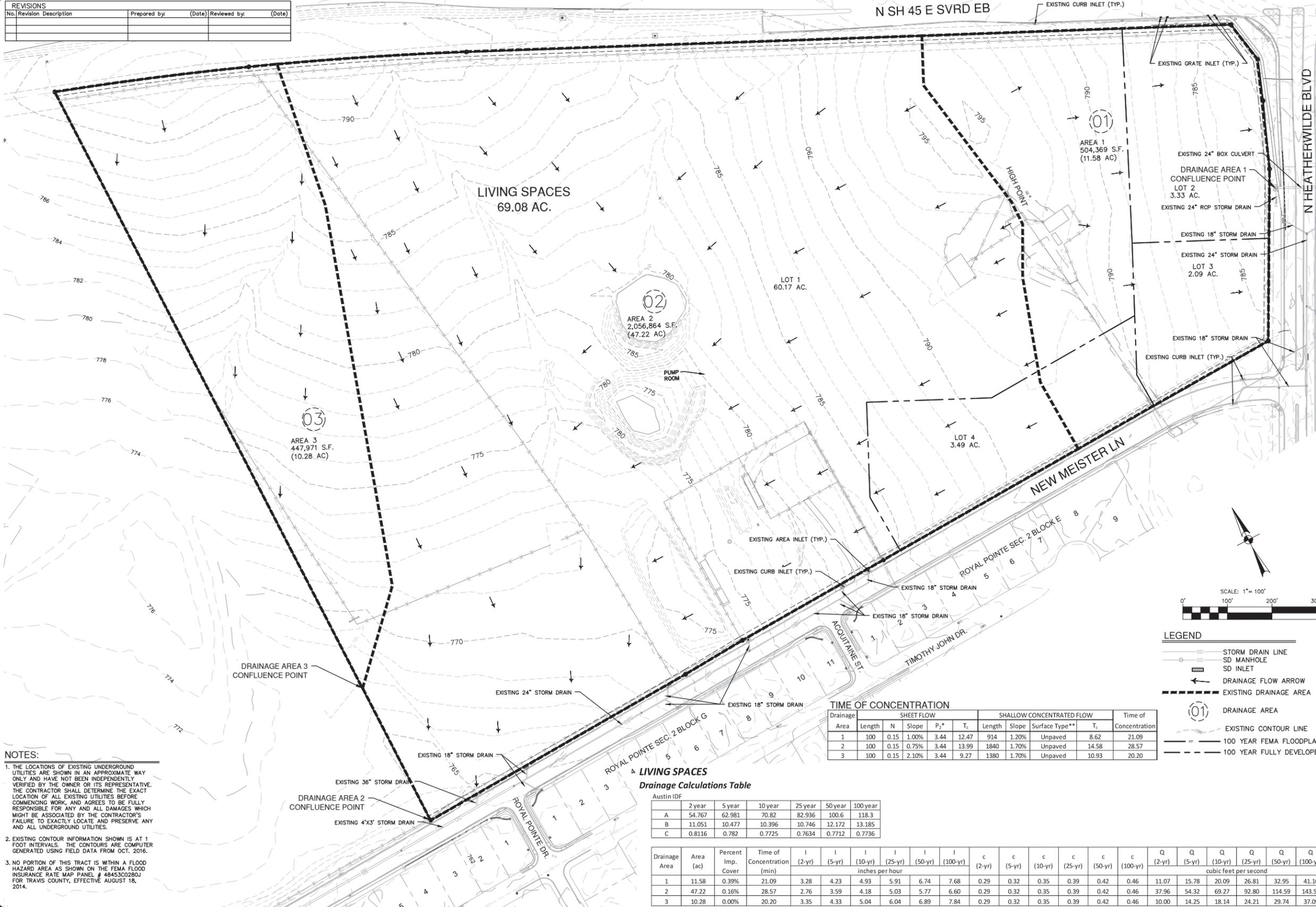
LEGEND	
	PROPERTY BOUNDARY
	LOT BOUNDARY
	PUBLIC SIDEWALK
	BENCHMARK

DATE	
NO.	REVISION
PAPE-DAWSON ENGINEERS <small>AUGUSTINE DALLAS HOUSTON FORT WORTH DALLAS 1000 WINDY CREEK BLVD, SUITE 300 FORT WORTH, TX 76104-1000 TEL: 817.335.1111 FAX: 817.335.1112</small>	
LIVING SPACES PFLUGERVILLE TEXAS PRELIMINARY PLAN	
JOB NO.	50930-00
DATE	February 2017
DESIGNER	SMM
CHECKED	DRAWN KHJ
SHEET	03 of 06

Date: Feb. 06, 2017, 8:59 am User ID: ssternepf
 File: H:\projects\50930\50930.dwg Plot: 22 - Preliminary.dwg SP: 50930-00.dwg

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TIME OF CONCENTRATION

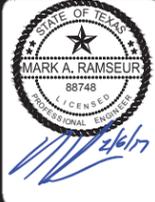
Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW				Time of Concentration
	Length	N	Slope	P ₂ *	T _c	Length	Slope	Surface Type**	T _c	
1	100	0.15	1.00%	3.44	12.47	914	1.20%	Unpaved	8.62	21.09
2	100	0.15	0.75%	3.44	13.99	1840	1.70%	Unpaved	14.58	28.57
3	100	0.15	2.10%	3.44	9.27	1380	1.70%	Unpaved	10.93	20.20

Drainage Calculations Table
Austin IDF

	2 year	5 year	10 year	25 year	50 year	100 year
A	54.767	62.981	70.82	82.936	100.6	118.3
B	11.051	10.477	10.396	10.746	12.172	13.185
C	0.8116	0.782	0.7725	0.7634	0.7712	0.7736

Drainage Area	Area (ac)	Percent Imp. Cover	Time of Concentration (min)	I (inches per hour)						c (cubic feet per second)						Q (cubic feet per second)					
				(2-yr)	(5-yr)	(10-yr)	(25-yr)	(50-yr)	(100-yr)	(2-yr)	(5-yr)	(10-yr)	(25-yr)	(50-yr)	(100-yr)	(2-yr)	(5-yr)	(10-yr)	(25-yr)	(50-yr)	(100-yr)
1	11.58	0.39%	21.09	3.28	4.23	4.93	5.91	6.74	7.68	0.29	0.32	0.35	0.39	0.42	0.46	11.07	15.78	20.09	26.81	32.95	41.10
2	47.22	0.16%	28.57	2.76	3.59	4.18	5.03	5.77	6.60	0.29	0.32	0.35	0.39	0.42	0.46	37.96	54.32	69.27	92.80	114.59	143.51
3	10.28	0.00%	20.20	3.35	4.33	5.04	6.04	6.89	7.84	0.29	0.32	0.35	0.39	0.42	0.46	10.00	14.25	18.14	24.21	29.74	37.09

NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS
 AUGUSTE L. PAPE, REGISTERED PROFESSIONAL ENGINEER
 10000 WINDYBROOK BLVD, SUITE 3000, DALLAS, TX 75243
 TEXAS PROFESSIONAL ENGINEER #44611

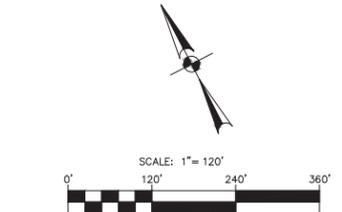
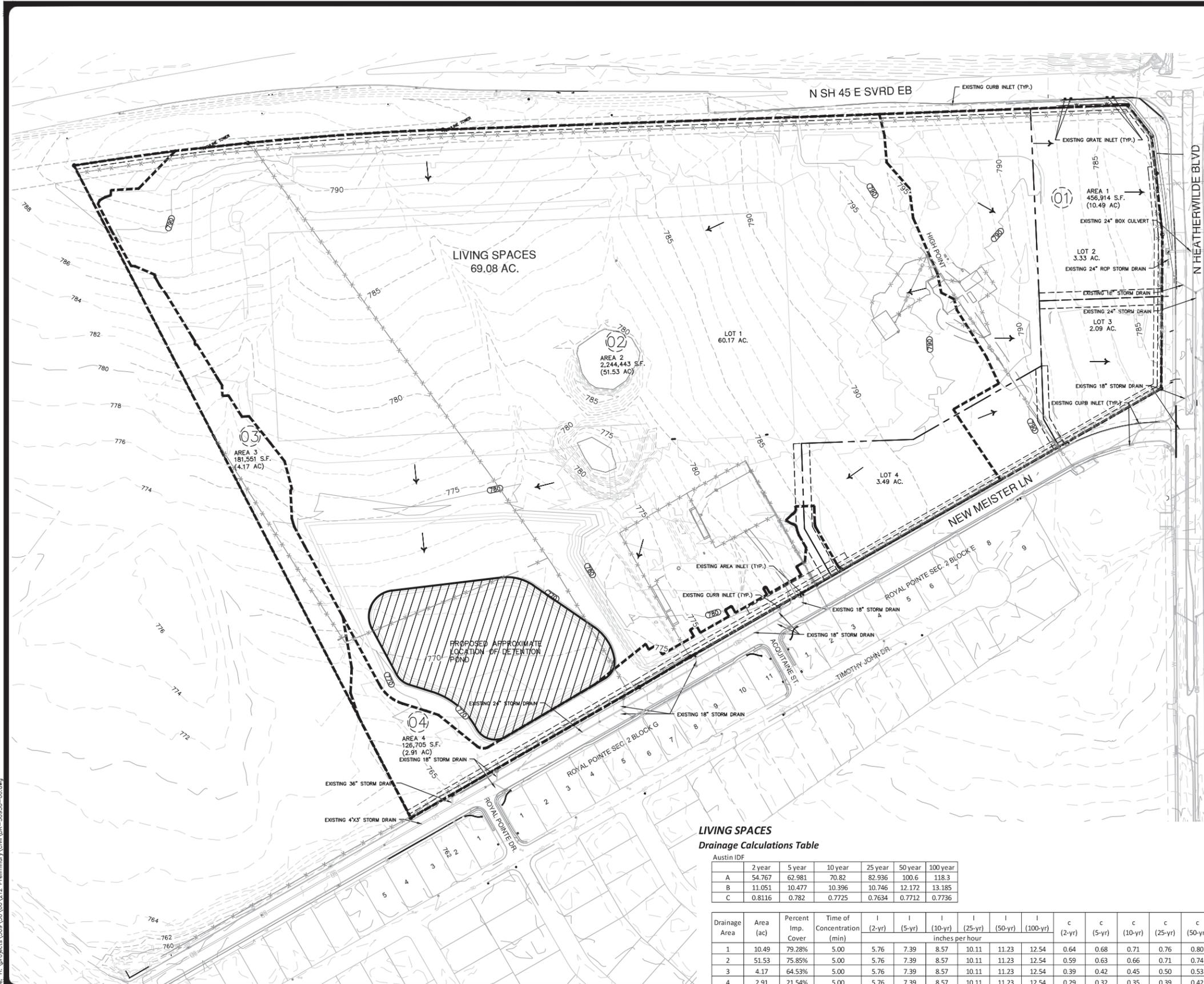
LIVING SPACES
 PFLUGERVILLE TEXAS
 EXISTING DRAINAGE PLAN

JOB NO.	50930-00
DATE	February 2017
DESIGNER	SMM
CHECKED	DRAWN: KHT
SHEET	04 of 06

Date: Feb. 06, 2017, 8:46am, User: ds...
 File: H:\Projects\50930\50930.dwg, Plot: 50930-00.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: Feb. 06, 2017, 8:46am User ID: asstnengr
 Plot: H:\Projects\50930\50930.DWG



- LEGEND**
- SD STORM DRAIN LINE
 - SD MANHOLE
 - SD INLET
 - DRAINAGE FLOW ARROW
 - DRAINAGE AREA BOUNDARY
 - FUTURE DRAINAGE AREA BOUNDARY
 - EXISTING DRAINAGE AREA
- 01** DRAINAGE AREA
- #01** INLET #
Q=25/100 YEAR
- HW HEADWALL
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- 100 YEAR FEMA FLOODPLAIN
- 100 YEAR FULLY DEVELOPED FLOODPLAIN

- GENERAL 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.
 - EXISTING CONTOUR INFORMATION SHOWN IS AT 2 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING COMPUTER GENERATED USING FIELD DATA FROM SEPTEMBER 2016.
 - 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.
 - PROPOSED GRADING IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL SITE DEVELOPMENT PERMIT.

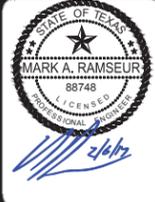
- DRAINAGE NOTES:**
- PROPOSED DRAINAGE AREAS ARE INTENDED TO MATCH THE EXISTING DRAINAGE AREAS.
 - STORM WATER RUNOFF GENERATED FROM THE EASTERN DRAINAGE AREA, ADJACENT TO HEATHERWILDE, DRAIN EAST UNDER HEATHERWILDE THEN TO THE DRAINAGE CHANNEL EAST OF THE HIGHLAND PARK ELEMENTARY SCHOOL. THE STORM WATER RUNOFF TO THE EASEMENT WILL FLOW TO THE EXISTING HIGHLAND PARK NORTH, WEST POND. THE DRAINAGE ANALYSIS WAS COMPLETED IN 2002, THE HIGHLAND PARK NORTH STATE HIGHWAY 45 DEVELOPMENT DETENTION, HYDRAULIC & HYDROLOGIC ANALYSIS.
 - THIS WESTERN DRAINAGE AREA CONVERGES AT A NATURAL ANALYSIS POINT, THE SOUTHWEST CORNER OF THE SITE. FOR THE PURPOSES OF MODELING DETENTION FOR THE PRELIMINARY PLAN 80% IMPERVIOUS COVER WAS ASSUMED. THE SOUTH WEST CORNER IS THE LOCATION OF THE PROPOSED 5-ACRE DETENTION POND THAT WILL PROVIDE ONSITE DETENTION FOR THE CONTRIBUTING DRAINAGE AREA. THIS SIZING AND LOCATION IS PRELIMINARY AND SUBJECT TO CHANGE WITH THE FINAL SITE LAYOUT AND DESIGN.
 - DRAINAGE STUDIES ASSOCIATED WITH THIS PROJECT:
DRAINAGE REPORT - PAPE-DAWSON ENGINEERS, DEC. 22, 2016

LIVING SPACES
Drainage Calculations Table

Austin IDF		2 year	5 year	10 year	25 year	50 year	100 year																	
A	54.767	62.981	70.82	82.936	100.6	118.3																		
B	11.051	10.477	10.396	10.746	12.172	13.185																		
C	0.8116	0.782	0.7725	0.7634	0.7712	0.7736																		

Drainage Area	Area (ac)	Percent Imp. Cover	Time of Concentration (min)	I inches per hour										c cubic feet per second							
				(2-yr)	(5-yr)	(10-yr)	(25-yr)	(50-yr)	(100-yr)	(2-yr)	(5-yr)	(10-yr)	(25-yr)	(50-yr)	(100-yr)						
1	10.49	79.28%	5.00	5.76	7.39	8.57	10.11	11.23	12.54	0.64	0.68	0.71	0.76	0.80	0.85	38.58	53.06	64.18	80.79	94.13	111.43
2	51.53	75.85%	5.00	5.76	7.39	8.57	10.11	11.23	12.54	0.59	0.63	0.66	0.71	0.74	0.79	174.05	239.92	291.26	367.94	429.65	510.07
3	4.17	64.53%	5.00	5.76	7.39	8.57	10.11	11.23	12.54	0.39	0.42	0.45	0.50	0.53	0.57	9.33	13.05	16.19	20.88	24.70	29.80
4	2.91	21.54%	5.00	5.76	7.39	8.57	10.11	11.23	12.54	0.29	0.32	0.35	0.39	0.42	0.46	4.86	6.88	8.72	11.47	13.72	16.79

DATE	
NO. REVISION	



PAPE-DAWSON ENGINEERS

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 512.453.0280 | WWW.PAPE-DAWSON.COM

LIVING SPACES
PFLUGERVILLE TEXAS

PROPOSED DRAINAGE PLAN

JOB NO.	50930-00
DATE	February 2017
DESIGNER	SMM
CHECKED	DRAWN KHJ
SHEET	05 of 06

