

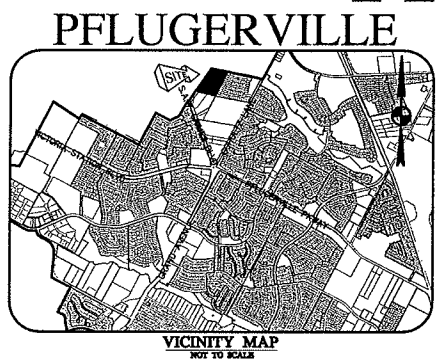
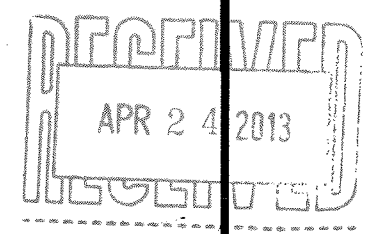
REVISIONS				
NO.	SHEET(S)	DESCRIPTION	BY	APPROVAL

PFAIRWAY PARK

PRELIMINARY PLAT-NOT FOR RECORDATION

MARCH 2013

- INDEX:**
- COVER SHEET
 - DIMENSION CONTROL PLAN
 - OVERALL UTILITY PLAN
 - DRAINAGE STUDY
 - STREET LIGHT, CUT-FILL, FIRE PROTECTION PLANS



LAND USE:	LOTS	ACRES
SINGLE FAMILY RESIDENTIAL LOTS	69	10.49
PRIVATE COMMON OPEN SPACE/ DETENTION POND	1	1.04
PRIVATE LANDSCAPE/ COMMON OPEN SPACE	2	0.15
RIGHT-OF-WAY		2.793
TOTAL	72	14.473

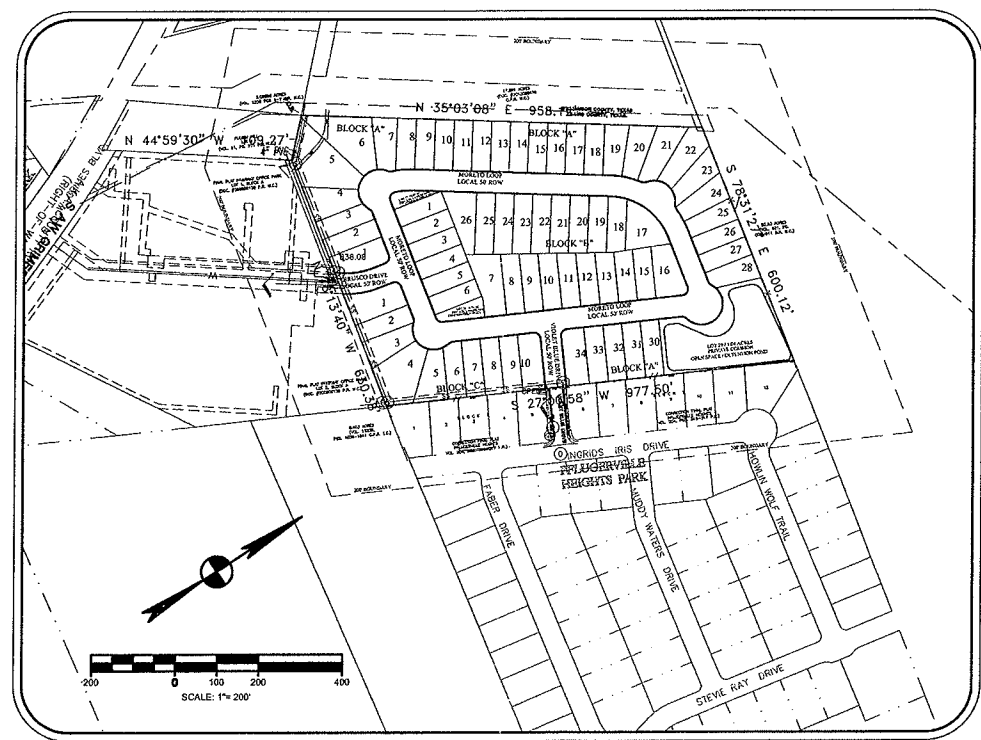
PARKLAND CALCULATION:	
TOTAL NUMBER OF SINGLE FAMILY UNITS IN THE SUBDIVISION	69
AMOUNT OF PARKLAND REQUIRED FOR SINGLE FAMILY RESIDENTIAL	69/50 = 1.38 ACRES
TOTAL AMOUNT OF PARKLAND REQUIRED	1.38
TOTAL AMOUNT OF PARKLAND PROPOSED	0.0 ACRES/ FEE-IN-LIEU
TOTAL AMOUNT OF PROPOSED PARKLAND IN 100 YEAR FLOODPLAIN	N/A
TOTAL AMOUNT OF PROPOSED PARKLAND IN 25 YEAR FLOODPLAIN AND NOT IN THE 100 YEAR FLOOD PLAIN	N/A
AMOUNT OF CREDITABLE PARKLAND	0.0 ACRES

BLOCK NAME	LOT NO.	LOT NAME TYPE	TOTAL ACRES
A	29	PRIVATE COMMON OPEN SPACE/ DETENTION POND	1.04
TOTAL	1 LOT		1.04
B	27	PRIVATE LANDSCAPE/ COMMON OPEN SPACE	0.06
B	28	PRIVATE LANDSCAPE/ COMMON OPEN SPACE	0.09
TOTAL	2 LOTS		0.15

BLOCKS & LOTS			
BLOCK NAME	ACRES	NO. OF LOTS	S.F. LOTS ACRES
BLOCK A	6.09	33	5.05
BLOCK B	3.92	26	3.77
BLOCK C	1.67	10	1.57
TOTAL	11.68	69	10.49

STREETS			
STREET NAME	STREET CLASSIFICATION		L.F.
VIOLET BLUE DRIVE	50' LOCAL	4' SIDEWALK	160.00
MORE TO LOOP	50' LOCAL	4' SIDEWALK	1,980.54
ABRUSCO DRIVE	50' LOCAL	4' SIDEWALK	163.33
TOTAL			2,303.87

UTILITY	UTILITY COMPANY	CONTACT	PHONE
ELECTRIC	ONCOR ELECTRIC DELIVERY COMPANY 350 TEXAS AVENUE ROUND ROCK, TEXAS 78664	PAUL LEMONS	(512)-244-5693
GAS	ATMOS ENERGY 3110 N. HIGHWAY I-35 ROUND ROCK, TEXAS 78681	CHRIS LEBLANC	(512)-310-3801
TELEPHONE/ CABLE	AT&T - TEXAS NORTH ENGINEERING 11220 JOSEPH CLAYTON DR., FLOOR 1 AUSTIN, TEXAS 78733	MARK DAVIS	(512)-870-4760
TELEPHONE/ CABLE	SUDDENLINK COMMUNICATIONS 111 N. COLLEGE RD. GEORGETOWN, TEXAS 78626	PHILLIP WOMAC	(512)-931-2884
TELEPHONE/ CABLE	GRANDE COMMUNICATIONS 9601 DESSAU RD., #305 AUSTIN, TEXAS 78754	GREGORY PEPPER	(512)-220-4000
WASTEWATER	WINDERMERE / SWWC 1620 GRAND AVENUE SUITE 140 PFLUGERVILLE, TEXAS 78660	JOE TORRALVA	(512)-219-2260
WATER	CITY OF PFLUGERVILLE-PUBLIC WORKS DEPT. 15500 SUN LIGHT NEAR WAY #B PFLUGERVILLE, TEXAS 78660	DARREL WINSLETT	(512)-990-8400



NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
- WASTEWATER SERVICE SHALL BE PROVIDED BY WINDERMERE UTILITY/SWWC.
- A 10-FT PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC RIGHT-OF-WAY IS HEREBY DEDICATED.
- 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.
- A MINIMUM OF A 4-FT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
- NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES.
- CONTOURS ARE COMPUTER GENERATED FROM FIELD DATA COLLECTED ON OR ABOUT DECEMBER 2012.
- NON-RESIDENTIAL LOTS NOT OTHERWISE DEDICATED TO THE PUBLIC ARE RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) AND/OR ITS ASSIGNS.
- THE DEVELOPMENT IS SUBJECT TO THE TERMS OF THE PFAIRWAY PARK ALLUR.
- NO PROTECTED SIZE TREES ARE LOCATED WITHIN THIS PROPERTY.
- THIS PROJECT LIES WITHIN THE TRANSITION ZONE OF THE EDWARDS AQUIFER.
- NO PHASING IS PROPOSED WITH THIS DEVELOPMENT. BOTH ACCESS POINTS WILL BE CONSTRUCTED AT THE TIME OF DEVELOPMENT.
- THIS DEVELOPMENT IS SUBJECT TO A WASTEWATER LUE RESTRICTION IN WHICH TEN (10) BUILDING PERMITS MAY BE WITHHELD FOR APPROVAL UNTIL SUCH TIME AS THE AGREEMENT REGARDING WHOLESALE WASTEWATER SERVICE, EXECUTED JANUARY 25, 2005, IS MODIFIED AND EXECUTED BY THE CITY OF PFLUGERVILLE AND SOUTHWEST WATER COMPANY TO INCREASE THE WASTEWATER LUE ALLOTMENT BY A MINIMUM OF 10 LUES, OR OTHER AGREEMENTS ARE EXECUTED BETWEEN THE CITY OF PFLUGERVILLE AND SOUTHWEST WATER COMPANY TO ACCOMMODATE THE NEED FOR ADDITIONAL LUES.

LEGAL DESCRIPTION:
A 14.473 ACRE, OR 630,423 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF LOT 3, BLOCK A, FINAL PLAT PFAIRWAY OFFICE PARK RECORDED IN DOCUMENT NO. 200501025 OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

FLOODPLAIN:
NO PORTION OF THIS PROPERTY IS CONTAINED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. ON PANEL NO. 484530260H DATED SEPTEMBER 26, 2008.

BENCHMARKS:
BM#1
MAG NAIL SET IN CONCRETE DRIVE +/- 160' SOUTH OF SOUTH LOT LINE.
#12 GRID COORD.: N 10148254.5 / E 3144231.1
#12 SURFACE COORD.: N 10148660.4 / E 3144356.9
ELEVATION: 839.65 NAVD 88

BM#2
MAG NAIL SET IN SOUTH CURB LINE OF VIOLET BLUE DRIVE
#10 GRID COORD.: N 10148650.9 / E 3144840.7
#10 SURFACE COORD.: N 10149056.9 / E 3144966.5
ELEVATION: 826.67 NAVD 88

OWNER / DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
(A TEXAS LIMITED PARTNERSHIP)
10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TEXAS 78750
(512)345-4663 / FAX (512)333-1429

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

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

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

SUBMITTED BY:
PAPE-DAWSON ENGINEERS

James A. Huffcut Jr.
REGISTERED PROFESSIONAL CIVIL ENGINEER
JAMES A. HUFFCUT JR., P.E.

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS:

That I, G. E. Buchanan RPLSF 4999, 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.

G. E. Buchanan 03/15/2013
SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR
G. E. BUCHANAN RPLSF # 4999
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TX 78757
(512)454-8711 FAX (512)459-8867



SUBMITTED BY:

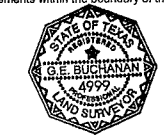
Dustin J. Goss 3/15/13
DUSTIN GOSS, P.E., PROJECT MANAGER



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.



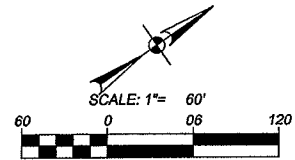
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867



50758-00

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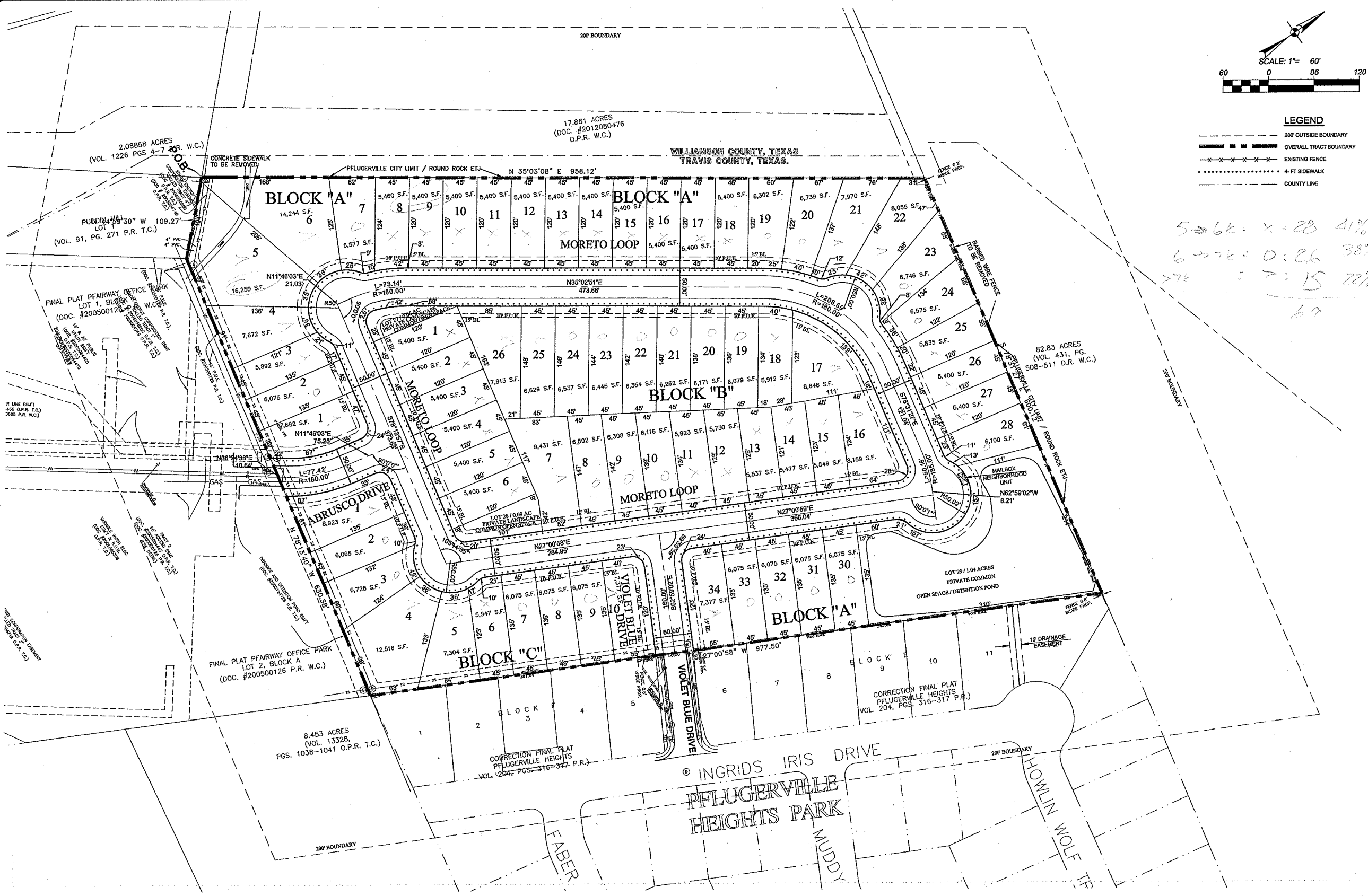
PFAIRWAY PARK PRELIMINARY PLAT



LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- x-x-x-x- EXISTING FENCE
- 4- FT SIDEWALK
- - - - - COUNTY LINE

5 → 6k: x = 28 41%
 6 → 7k: 0:26 38%
 7k: = 7:15 22%
 69



REVISIONS:



PAPE-DAWSON ENGINEERS

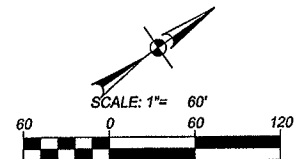
7800 SHON CREEK BLVD
 SUITE 200 WEST
 AUSTIN, TEXAS 78757
 PHONE: 512.464.8711
 FAX: 512.464.8847
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION # 407

**PFAIRWAY PARK
 PRELIMINARY PLAT
 DIMENSION CONTROL PLAN**

JOB NO. 50758-00
 DATE MARCH, 2013
 DESIGNER DG
 CHECKED DRAWN MHT
 SHEET 2 OF 5

DATE: Mar 14, 2013, 9:41 AM, USER: J. A. HUFFCUT, J. R. ATELLA
 PLOT: H:\2013\50758\50758-00\PRELIM\DWG\DIMENSION CONTROL PLAN.DWG

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- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - x-x-x-x- EXISTING FENCE
 - - - - COUNTY LINE
 - SINGLE WATER SERVICE
 - DOUBLE WATER SERVICE
 - SINGLE WASTEWATER SERVICE
 - DOUBLE WASTEWATER SERVICE
 - ⊕ FIRE HYDRANT
 - ⊕ GATE VALVE
 - ⊕ 8" WATER LINE MAN
 - ⊕ 4" WW MANHOLE
 - ⊕ 8" WASTEWATER LINE
 - - - - EXISTING CONTOUR LINE

- NOTES:**
1. FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 600 FEET IN RESIDENTIAL AREAS.
 2. WATER LINES ARE ALL 8" UNLESS OTHERWISE NOTED.
 3. WASTEWATER MANHOLES MUST BE CONSTRUCTED AT ALL CHANGES IN DIRECTION, INTERSECTIONS, AND TERMINATION POINTS. WASTEWATER MANHOLE SPACING IS 150 FEET MAX.

REVISIONS:



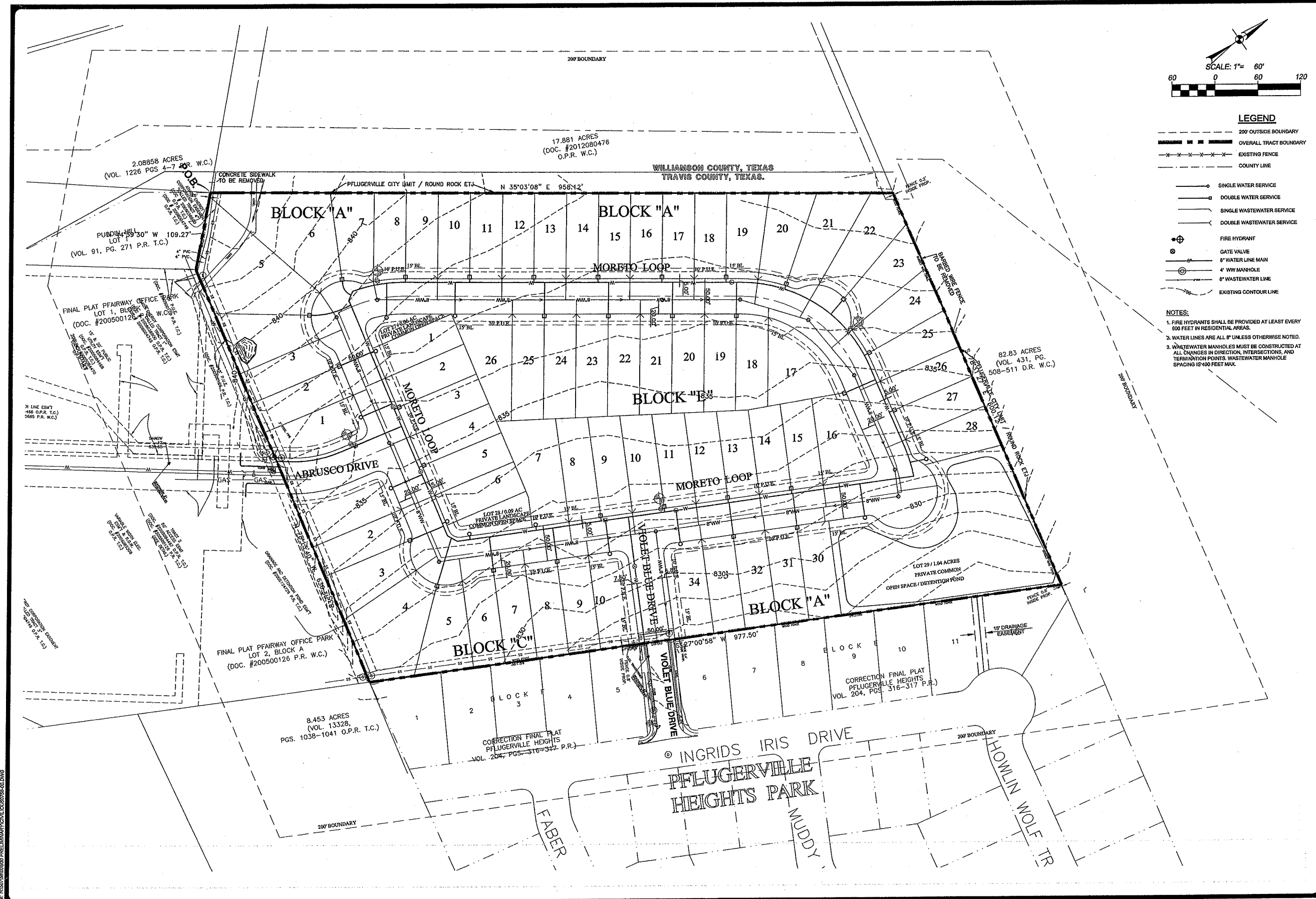
PAPE-DAWSON ENGINEERS

2700 BLOOM CREEK BLVD. SUITE 200 WEST AUSTIN, TEXAS 78757
 PHONE: 512.464.6771 FAX: 512.469.8887
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

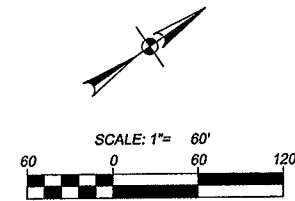
**PFAIRWAY PARK
 PRELIMINARY PLAN
 OVERALL UTILITY PLAN**

JOB NO. 50758-00
 DATE MARCH, 2013
 DESIGNER DG
 CHECKED BY DRAWN MHT
 SHEET 3 OF 5

DATE: MAR 14, 2013 10:24 AM USER: P. MATELO PLOT: P:\2013\50758\PRELIM\PAIRWAY\DWG\02\05-00.DWG



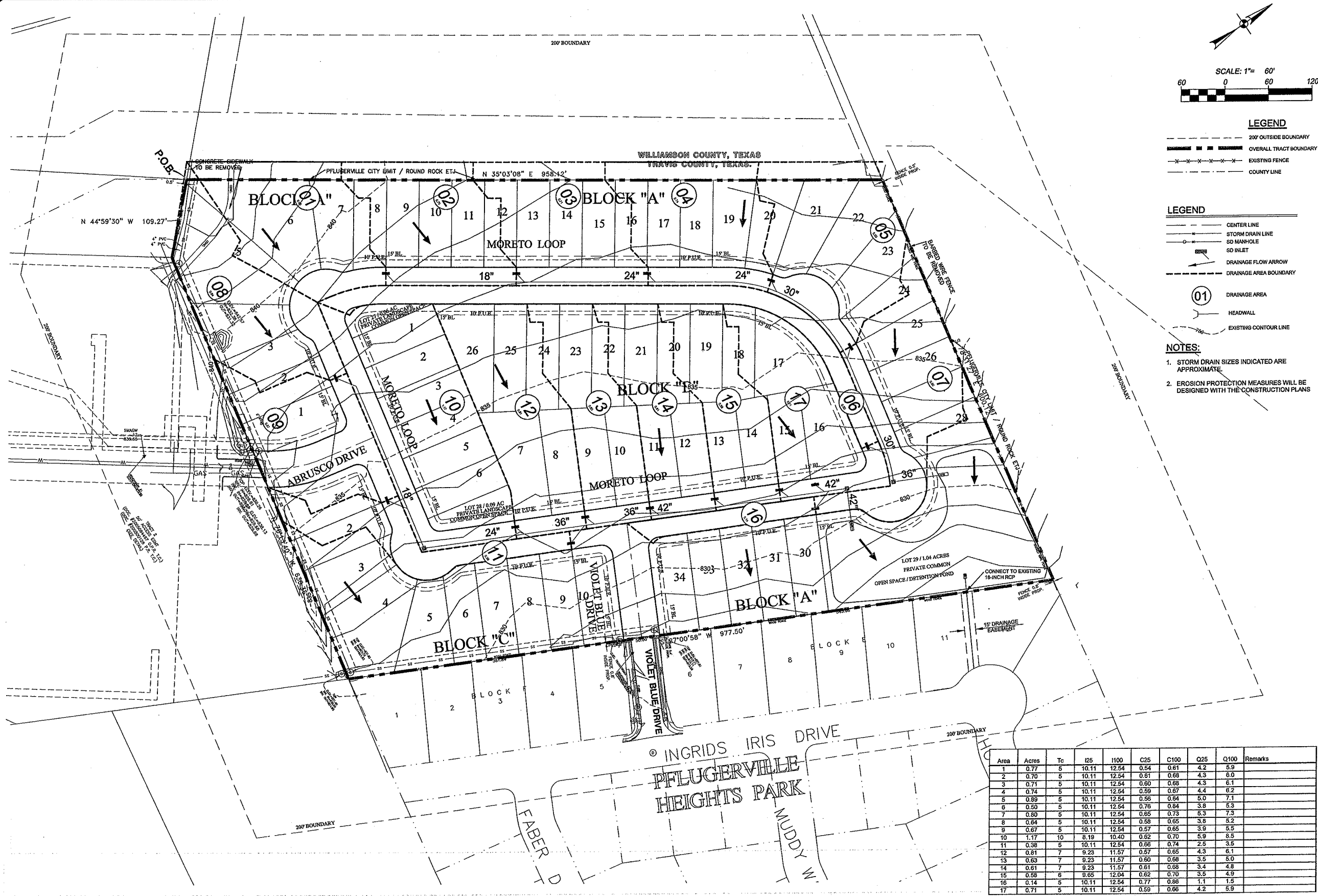
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- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - x-x-x-x-x- EXISTING FENCE
 - COUNTY LINE

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

- NOTES:**
1. STORM DRAIN SIZES INDICATED ARE APPROXIMATE.
 2. EROSION PROTECTION MEASURES WILL BE DESIGNED WITH THE CONSTRUCTION PLANS.



Area	Acres	Tc	I25	I100	C25	C100	Q25	Q100	Remarks
1	0.77	5	10.11	12.54	0.54	0.61	4.2	5.9	
2	0.70	5	10.11	12.54	0.51	0.68	4.3	6.0	
3	0.71	5	10.11	12.54	0.60	0.68	4.3	6.1	
4	0.74	5	10.11	12.54	0.59	0.67	4.4	6.2	
5	0.89	5	10.11	12.54	0.56	0.64	5.0	7.1	
6	0.50	5	10.11	12.54	0.76	0.84	3.8	5.3	
7	0.80	5	10.11	12.54	0.65	0.73	5.3	7.3	
8	0.64	5	10.11	12.54	0.58	0.65	3.8	5.2	
9	0.67	5	10.11	12.54	0.57	0.65	3.9	5.5	
10	1.17	10	8.19	10.40	0.62	0.70	6.9	8.5	
11	0.38	5	10.11	12.54	0.66	0.74	2.5	3.5	
12	0.81	7	9.23	11.57	0.57	0.65	4.3	6.1	
13	0.63	7	9.23	11.57	0.60	0.68	3.5	5.0	
14	0.61	7	9.23	11.57	0.61	0.68	3.4	4.8	
15	0.58	6	9.65	12.04	0.62	0.70	3.5	4.9	
16	0.14	5	10.11	12.54	0.77	0.88	1.1	1.5	
17	0.71	5	10.11	12.54	0.59	0.66	4.2	5.9	

REVISIONS:

2-11-17
3-15-17



PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | SUITE 200 WEST
AUSTIN, TEXAS 78757
PHONE: 512.468.8711 | FAX: 512.468.8877
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**PFAIRWAY PARK
PRELIMINARY PLAN**

DRAINAGE STUDY

JOB NO. 50758-00

DATE MARCH, 2013

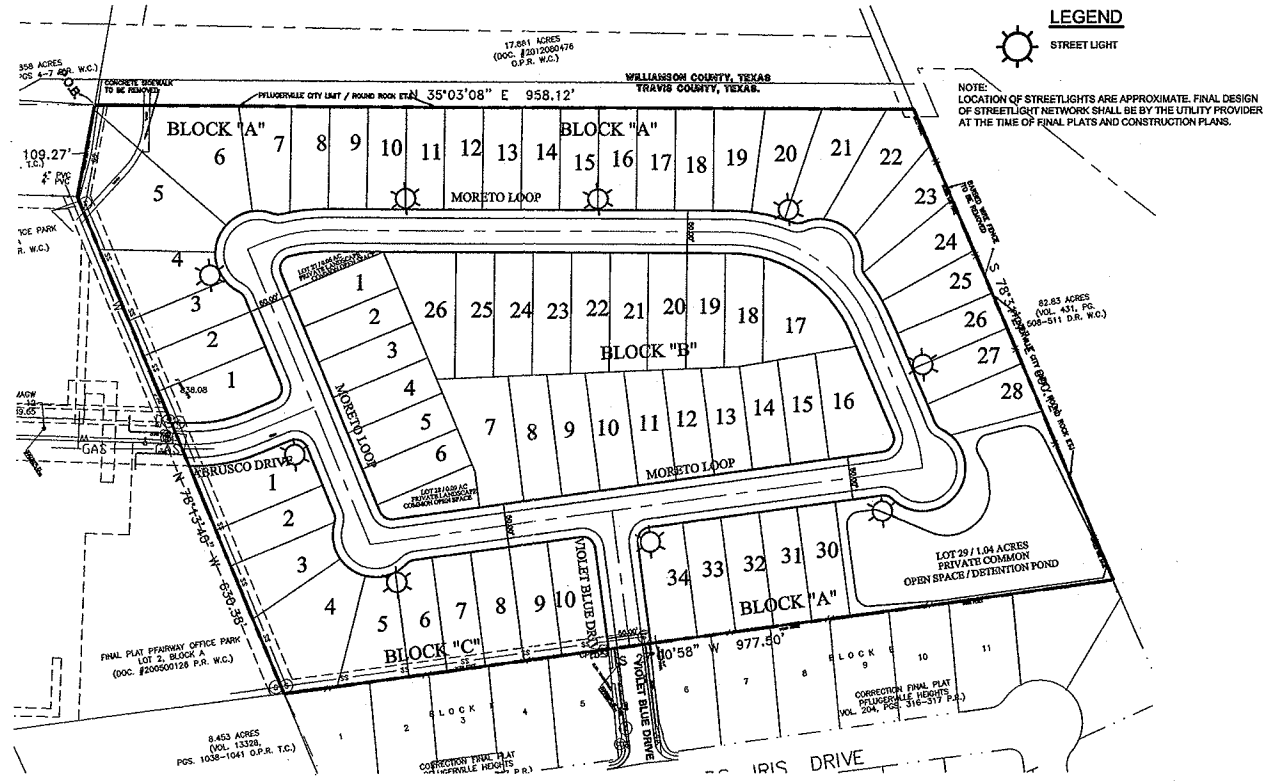
DESIGNER DG

CHECKED [Signature] DRAWN MHT

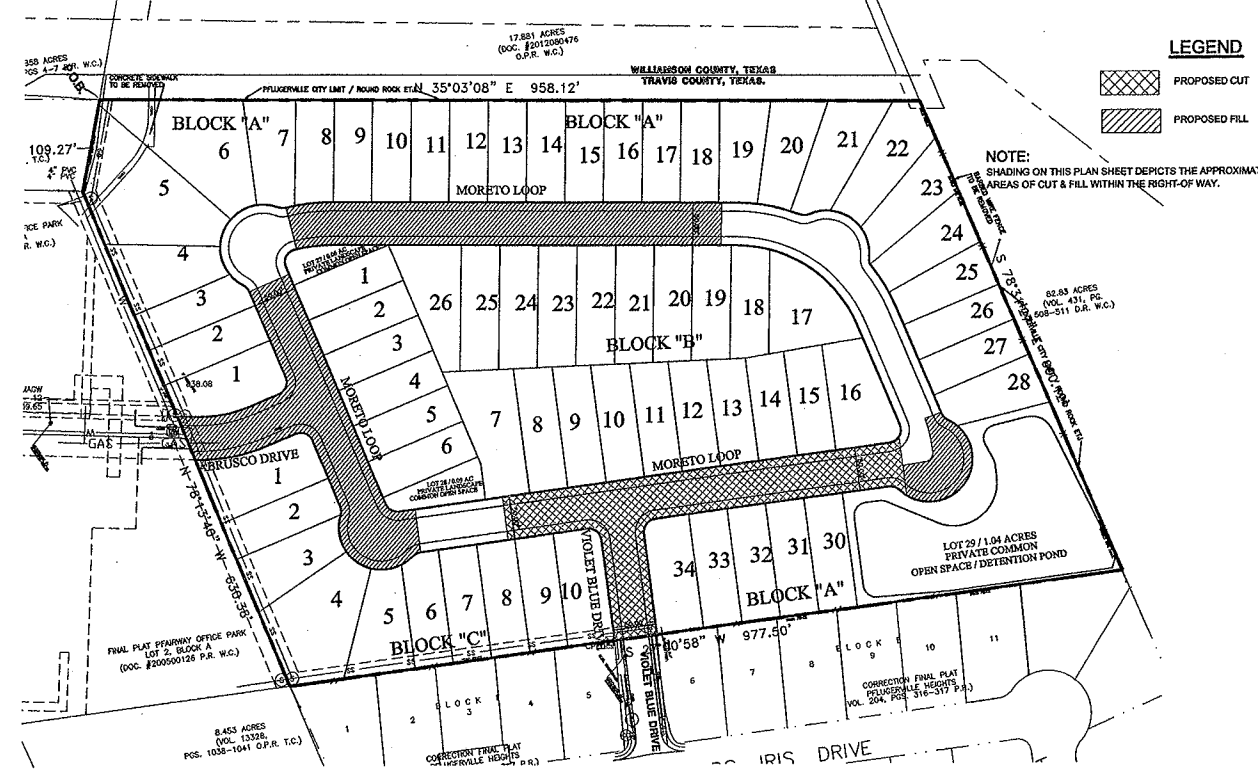
SHEET 4 OF 5

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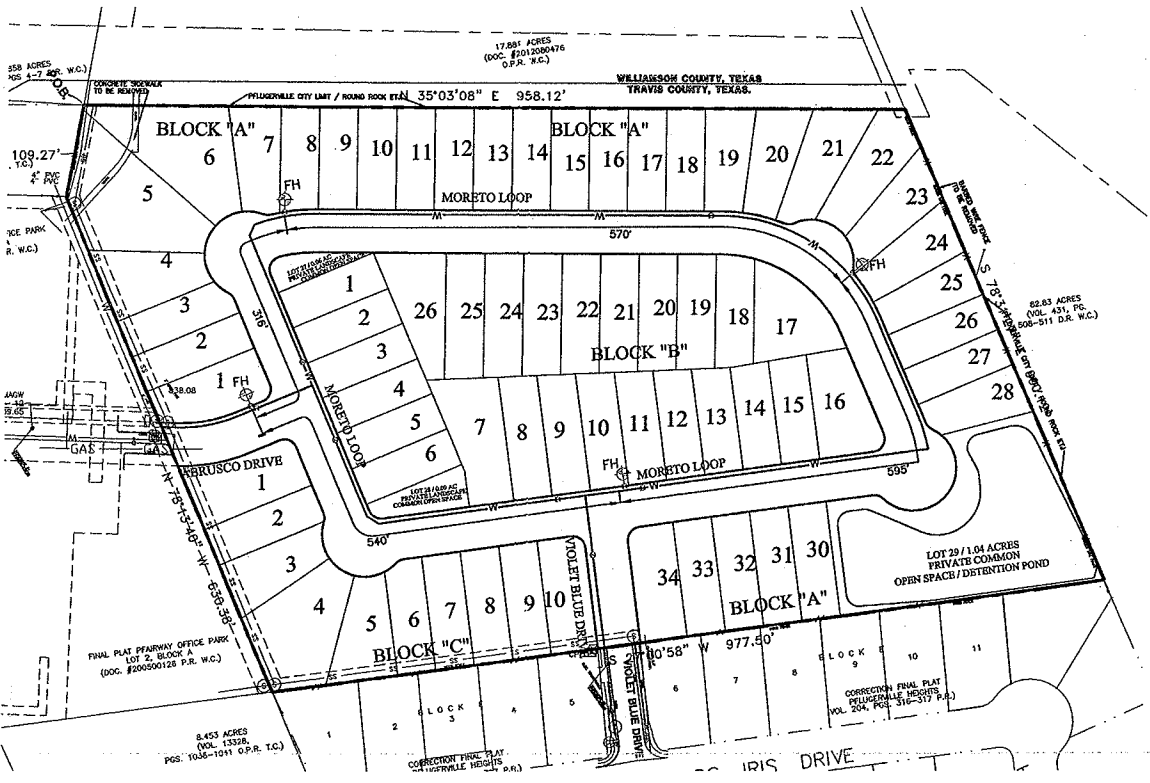
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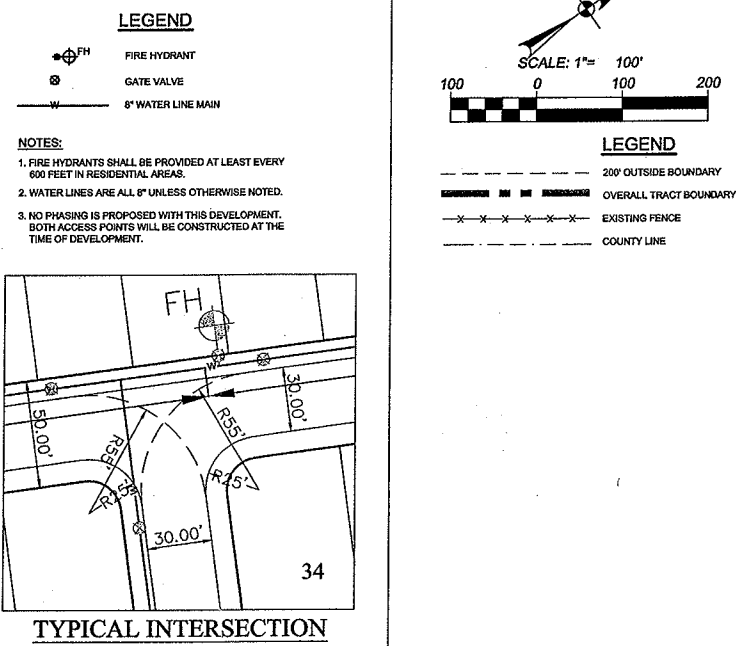
STREET LIGHT PLAN



CUT & FILL PLAN



FIRE PROTECTION PLAN



PAPE-DAWSON ENGINEERS

7008 BAYVIEW CENTER BLVD / SUITE 200 WEST
 AUSTIN TEXAS 78757
 PHONE: 512.456.8777
 FAX: 512.456.8887
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**FAIRWAY PARK
 PRELIMINARY PLAN
 STREET LIGHT PLAN, CUT & FILL,
 FIRE PROTECTION PLANS**

JOB NO. 50758-00
 DATE MARCH, 2013
 DESIGNER DG
 CHECKED DRAWN MHT
 SHEET 5 OF 5

DATE: MAR 14, 2013 8:23AM USER: D. MITELLO
 FILE: H:\2013\50758\PRELIMINARY\DWG\50758-00.DWG

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