CHISHOLM STATION

PRELIMINARY PLAN ONLY

-NOT FOR RECORDATION-

FEBRUARY 2025

STANDARD PLAN NOTES:

1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED AS NEEDED PER THE CHISHOLM STATION PUD ORDINANCE #1616-23-11-14.
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 [ATX PF 35 LLC AND ZAMZAM INVESTMENTS], 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 TEN (10) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ROWE LANE.
8. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF CHISHOLM STATION BLVD, BILL PICKETT DR, AND MAPLE VISTA DR.
9. 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.
10. 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.
11. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
12. 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.
13. 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.
14. 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 AND THE CHISHOLM STATION PUD ORDINANCE #1616-23-11-14.
15. 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.
16. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
17. 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.
18. 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.
19. 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.
20. FEE-IN-LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO SITE PLAN APPROVAL PER THE FEE RATE AT THE TIME OF PRELIMINARY PLAN APPROVAL.
21. MAXIMUM BLOCK LENGTH SHALL BE IN ACCORDANCE WITH THE CHISHOLM STATION PUD ORDINANCE #1616-23-11-14, THROUGH THE USE OF PRIVATE DRIVES AT THE TIME OF SITE PLAN.
22. ROADWAY IMPACT FEES TO BE ASSESSED IN ACCORDANCE WITH CITY OF PFLUGERVILLE ORDINANCE 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

WAIVERS:

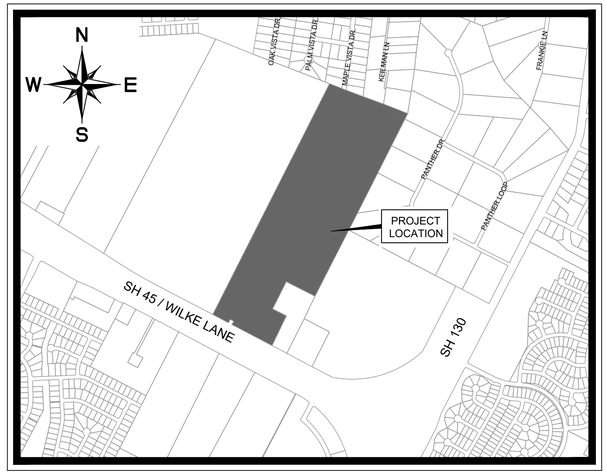
NONE

VARIANCES:

NONE

PROPERTY RESTRICTIONS:

NONE



VICINITY MAP

SCALE: 1" = 1,000'

LEGAL DESCRIPTION:

BEING 34.29 ACRES OF LAND OUT OF THE PETER CONRAD SURVEY NUMBER 71, ABSTRACT NUMBER 200, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERATIN 89.061 ACRE TRACT, GRANTED TO MICHAEL W. AYER, RECORDED IN VOLUME 12021, PAGE 2134, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 7.308 ACRE TRACT, GRANTED TO THE STATE OF TEXAS, RECORDED IN DOCUMENT NUMBER 2004135422, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING A 47.463 ACRES (2067488 SQ. FT.) TRACT OF LAND SITUATED IN THE PETER CONRAD SURVEY, ABSTRACT 200, TRAVIS AND WILLIAMSON COUNTIES, TEXAS; AND BEING ALL OF A CALLED 47.42 ACRE TRACT DESCRIBED TO ZAMZAM INVESTMENTS, LLC, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2021243292 OF THE OPRTC, TEXAS

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, MICHAEL A. MONTGOMERY II, 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 HEREON.

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS · REGISTERED · MICHAEL A. MONTGOMERY II · 6890 · PROFESSIONAL LAND SURVEYOR

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.

ASSOCIATED STUDIES:

TRAFFIC IMPACT ANALYSIS BY: KELLY REES, P.E.
DATED FEBRUARY 10, 2025

ENGINEERING AND DRAINAGE REPORT BY: JOEL ALVIS, P.E.
DATED JANUARY 13, 2025

PLANNED UNIT DEVELOPMENT BY: ETHAN HARWELL, A.I.C.P.
DATED: NOVEMBER 14, 2023

Parkland Development Fee

Phase	#Units	Rate $/Unit	Fee
Mixed-Use District	3125	$ 496.00	$ 1,550,000.00

*Fees above can be reduced by the amount of the agreed upon park amenities constructed.

Fee in Lieu of Dedication*

Phase	Deficit	Rate/Ac.	Fee
Overall	35.38	$ 43,560.00	$ 1,540,935.00

Land Required

Phase	Required Ac. / 1000 Resident	Density Persons/ Unit	# Units	Parkland Dedication Req (Ac.)	Proposed Dedication (Credited Ac.)	Creditable Dedication
Traditional District	6.6	2	125	1.65	-	-
Mixed-Use District	6.6	2	3000	39.6	-	-
Greenbelt District (Non-Floodplain) - 100% Credit				-	3.25	3.25
Greenbelt District (City Floodplain) - 0% Credit	-	-	-	-	5.26	0.00
Totals				41.25	8.51	3.25

Private open space oulined in PUD is not credited toward Parkland Dedication shown above.

LOT USAGE TABLE

LOT	PROPOSED ZONING	BASE ZONING	ENTITY TYPE	ACREAGE	WIDTH	LENGTH
PARCEL 1	PUD ORDINANCE #1616-23-11-14	CL 4	PRIVATE	4.500	532.4'	706.5'
PARCEL 2	PUD ORDINANCE #1616-23-11-14	CL 4	PRIVATE	4.496	333.0'	1163.75'
PARCEL 3	PUD ORDINANCE #1616-23-11-14	CL 4	PRIVATE	1.927	306.8'	560.2'
PARCEL 4	PUD ORDINANCE #1616-23-11-14	PF	PUBLIC	7.103	698.5'	677.7'
PARCEL 5	PUD ORDINANCE #1616-23-11-14	PF	PUBLIC	1.161	323.1'	194.0'
PARCEL 6	PUD ORDINANCE #1616-23-11-14	PF	PUBLIC	1.839	269.8'	289.5'
PARCEL 7	PUD ORDINANCE #1616-23-11-14	PF	PUBLIC	2.204	300.7'	291.7'
PARCEL 8	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	8.513	720.2'	613.5'
PARCEL 9	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	4.360	274.2'	663.3'
PARCEL 10	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	7.108	693.5'	602.6'
PARCEL 11	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	12.528	740.2'	677.0'
PARCEL 12	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	7.623	297.4'	1132.3'
PARCEL 13	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	8.188	825.1'	677.0'
PARCEL ROWE R.O.W.	MINOR ARTERIAL	R.O.W.	PUBLIC	7.187	100.0'	2891.7'
PARCEL MAPLE VISTA R.O.W.	MINOR COLLECTOR	R.O.W.	PUBLIC	0.96	60.0'	626.2'
PARCEL BILL PICKETT R.O.W.	MINOR COLLECTOR	R.O.W.	PUBLIC	0.418	60.0'	248.3'
PARCEL CHISHOLM STATION R.O.W.	MINOR COLLECTOR	R.O.W.	PUBLIC	1.597	60.0'	577.4'
			TOTAL ACREAGE:	81.71		

TOTAL ACREAGE BY USE

USE	BASE ZONING	ACERAGE
MIXED USE	CL 5	48.32
TRANSITIONAL	CL 4	10.92
GREEN BELT	PF	12.31
ROW	-	10.16
	TOTAL	81.71

BENCHMARKS

1. TBM A - CONCRETE MONUMENT
   N: 3157535.850'
   E: 10148086.005'
   ELEV : 752.02'
2. TBM B - SET MAG NAIL
   N: 3158355.745'
   E: 10147686.225'
   ELEV : 751.40'

BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE (R) CORRECT (C) ADD (A) VOID (V) SHEET NO.'S	NET CHANGE IMP. COVER (SQ. FT.)%	TOTAL SITE IMP. COVER (SQ. FT.)%	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE

OWNER/DEVELOPER:
COMPANY: JW DEVELOPMENT INC.
ADDRESS: 7801 N. CAPITAL OF TEXAS HWY
AUSTIN, TX 78731
CONTACT: TOM MOTE
PHONE: 713-515-8242

SURVEYOR:
COMPANY: KIMLEY-HORN
ADDRESS: 10814 JOLLYVILLE RD., BLDG 4., STE. 200
AUSTIN, TX 78759
CONTACT: MIKE MONTGOMERY
PHONE: 512-418-1771

ENGINEER:
Kimley»Horn
501 S AUSTIN AVE., SUITE #1310 Tel. No. (512) 595-0168
GEORGETOWN, TX 78626
CERTIFICATE OF REGISTRATION #148578
CONTACT: JOEL M ALVIS, P.E.

WATER AND WASTEWATER PROVIDERS:
COMPANY: CITY OF PFLUGERVILLE
ADDRESS: 100 W MAIN STREET
PFLUVERVILLE, TX 78660
CONTACT: BRANDON PRITCHETT
PHONE: 512-990-6400

CITY'S DEVELOPMENT SERVICES DEPARTMENT:
COMPANY: CITY OF PFLUGERVILLE
ADDRESS: 100 W MAIN STREET
PFLUVERVILLE, TX 78660
CONTACT: JEREMY FRAZZELL
PHONE: 512-990-6304

REGISTERED LANDSCAPE ARCHITECT · STATE OF TEXAS

SHEET LIST TABLE

Sheet Number	Sheet Title
1	COVER SHEET
2	PHASING PLAN
3	PRELIMINARY PLAN (SHEET 1 OF 2)
4	PRELIMINARY PLAN (SHEET 2 OF 2)
5	EXISTING CONDITONS AND PROPOSED GRADING
6	ONSITE WATER PLAN
7	WASTEWATER PLAN
8	WASTEWATER CALCULATIONS
9	EXISTING OVERALL DRAINAGE AREA MAP
10	PROPOSED OVERALL DRAINAGE AREA MAP
11	OVERALL INLET DRAINAGE AREA MAP
12	PROPOSED INLET DRAINAGE AREA MAP (SHEET 1 OF 4)
13	PROPOSED INLET DRAINAGE AREA MAP (SHEET 2 OF 4)
14	PROPOSED INLET DRAINAGE AREA MAP (SHEET 3 OF 4)
15	PROPOSED INLET DRAINAGE AREA MAP (SHEET 4 OF 4)
16	INLET DRAINAGE CALCULATIONS
17	TREE SURVEY (SHEET 1 OF 2)
18	TREE SURVEY (SHEET 2 OF 2)
19	TREE PROTECTION DETAILS
20	ILLUMINATION PLAN (SHEET 1 OF 2)
21	ILLUMINATION PLAN (SHEET 2 OF 2)

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV, SUITE 200 AUSTIN, TX 78759
PHONE 512-418-1771 FAX 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

STATE OF TEXAS · JOEL M. ALVIS · 148578 · LICENSED PROFESSIONAL ENGINEER

2/7/2025

KHA PROJECT 069410600
DATE FEBRUARY 2025
SCALE: AS SHOWN
DESIGNED BY: JMA
DRAWN BY: DDC
CHECKED BY: JMA

COVER SHEET

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
1 OF 21

PROJECT NUMBER: #PP2023-000149

LOT USAGE TABLE						
LOT	PROPOSED ZONING	BASE ZONING	ENTITY TYPE	ACREAGE	WIDTH	LENGTH
PARCEL 1	PUD ORDINANCE #1616-23-11-14	CL 4	PRIVATE	4.500	532.4'	706.5'
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			TOTAL ACREAGE:	81.71		

PHASING PLAN

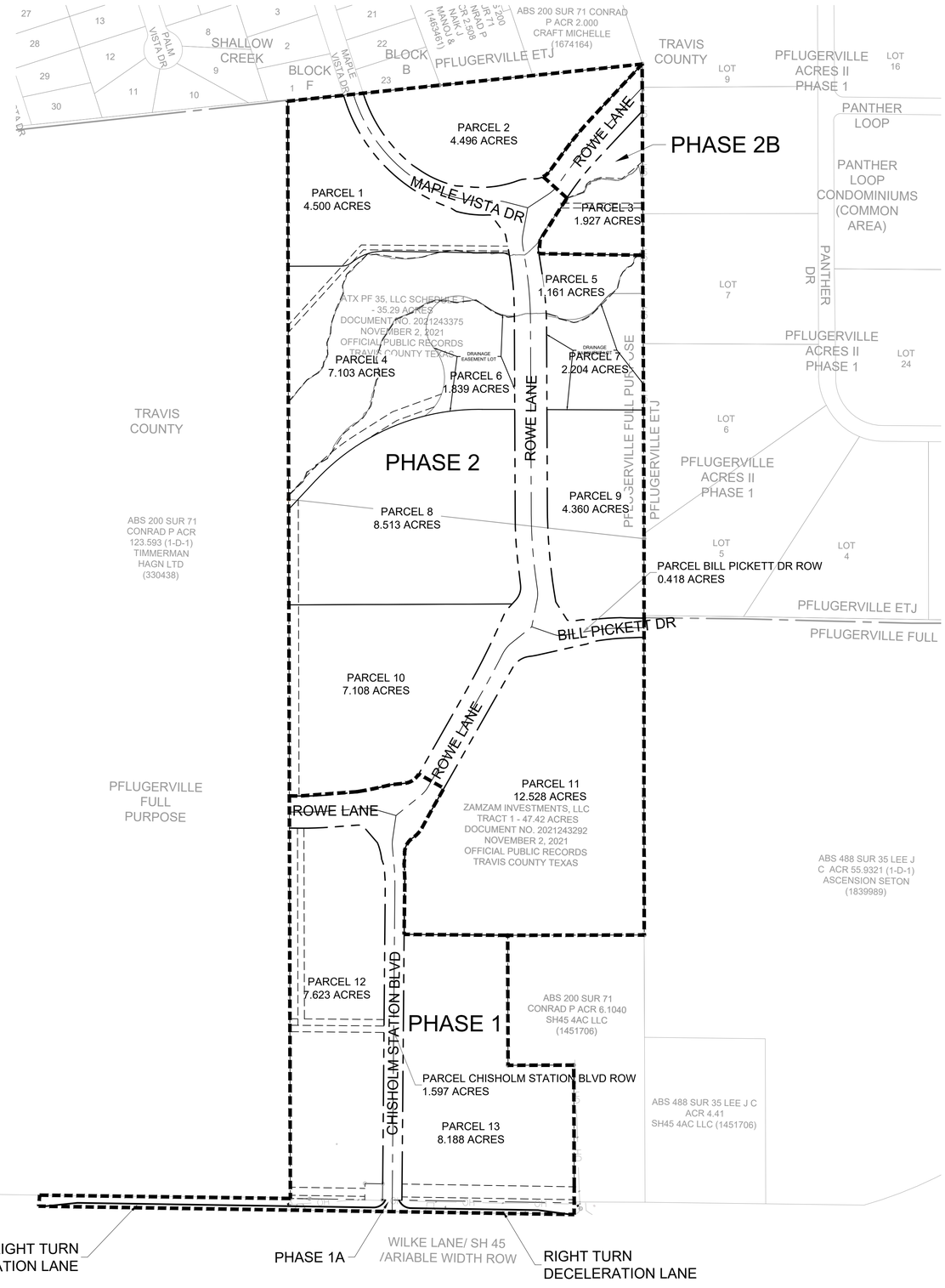
PHASE 1: CONSTRUCT +/-3,350 LF OF 30" WATER LINE IN EXCLUSIVE PFLUGERVILLE EASEMENTS ALONG WILKE LANE FROM EASTERN PROPERTY LINE TO EXISTING 16" WATER CROSSING AT WILKE LANE AND HUNTINGTOWER CASTLE BLVD.

PHASE 2A: DEDICATE ALL PROPOSED INTERNAL ROW AND EASEMENTS INCLUDING SUBSEQUENT PHASES. CONSTRUCT ALL PUBLIC ROADWAYS, UTILITIES, DRAINAGE, REGIONAL DETENTION, AND PUBLIC PARKLAND WITHIN PHASE BOUNDARY.

PHASE 2B: CONSTRUCT ROWE LANE, DRAINAGE AND WATER, AND WASTEWATER WITHIN PHASE BOUNDARY TO THE WESTERN PROPERTY LINE.

PHASE 2C: CONSTRUCT BILL PICKETT DRIVE, DRAINAGE, AND WATER WITHIN PHASE BOUNDARY TO THE EASTERN PROPERTY LINE.

PHASE 2D: CONSTRUCT ROWE LANE AND DRAINAGE WITHIN PHASE BOUNDARY TO THE EASTERN PROPERTY LINE.



LEGEND

- SUBDIVISION BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PHASE LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

NOTES

1. ALL PROPOSED DRIVEWAYS MUST MEET THE CITY OF PFLUGERVILLE SPACING REQUIREMENTS AS FOUND IN THE UDC SECTION 10.2.
2. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0280J FOR TRAVIS COUNTY, EFFECTIVE 8/18/2014.

BENCHMARKS

1. TBM A - CONCRETE MONUMENT
   N: 3157535.850'
   E: 10148086.005'
   ELEV : 752.02'
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No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE 512-418-1771 FAX 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

JOEL M. ALVIS
148578
LICENSED
PROFESSIONAL ENGINEER
2/7/2025

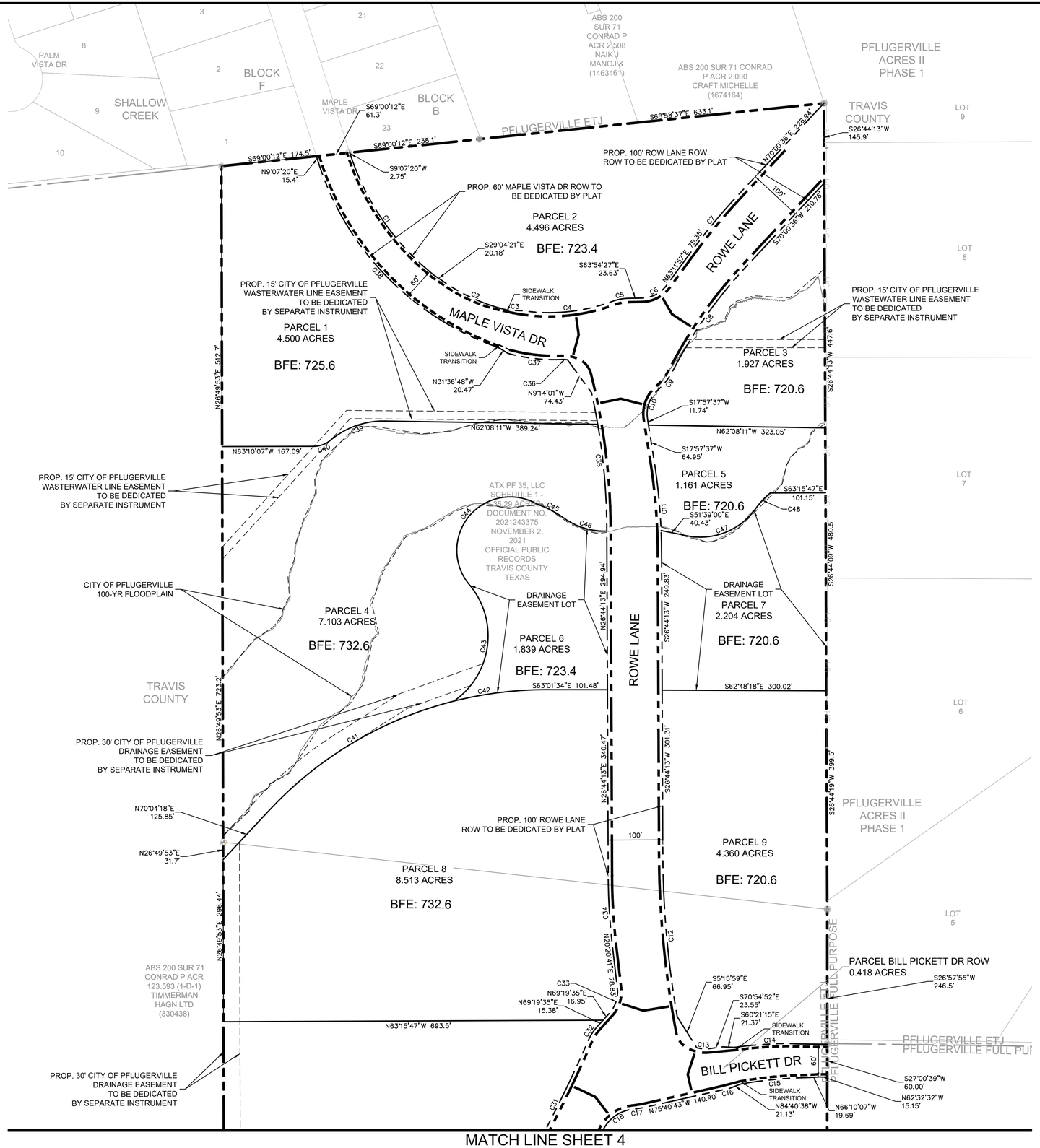
KHA PROJECT	069410600
DATE	FEBRUARY 2025
SCALE:	AS SHOWN
DESIGNED BY:	JMA
DRAWN BY:	DDC
CHECKED BY:	JMA

PHASING PLAN

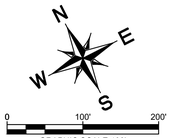
PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
2 OF 21

PROJECT NUMBER: #PP2023-000149

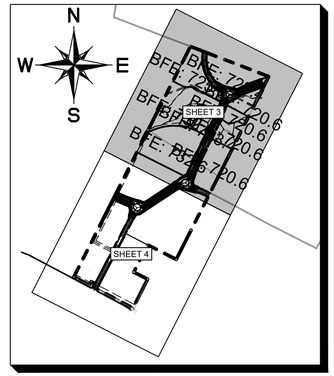


CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	465.00'	273.05'	S7°42'01"E	269.15'	33°38'40"	140.59'
C2	337.00'	129.02'	S38°54'48"E	128.24'	21°56'10"	65.31'
C3	411.20'	27.74'	S60°30'49"E	27.74'	3°51'57"	13.88'
C4	333.00'	167.21'	S68°57'45"E	165.46'	28°46'14"	85.41'
C5	89.50'	30.37'	S73°37'39"E	30.22'	19°26'25"	15.33'
C6	58.00'	53.54'	N89°38'45"E	51.66'	52°53'36"	28.85'
C7	1141.00'	135.63'	N66°36'16"E	135.55'	6°48'38"	67.89'
C8	833.00'	230.14'	S62°05'42"W	229.41'	15°49'46"	115.81'
C9	128.50'	47.02'	S64°39'44"W	46.75'	20°57'50"	23.77'
C10	58.00'	57.89'	S46°33'08"W	55.51'	57°11'03"	31.61'
C11	1117.00'	171.11'	S22°20'55"W	170.94'	8°46'37"	85.72'
C12	1759.00'	297.18'	S21°53'49"W	296.83'	9°40'48"	148.94'
C13	58.00'	23.95'	S59°10'17"E	23.78'	23°39'24"	12.15'
C14	840.82'	97.22'	S67°14'53"E	97.16'	6°37'29"	48.66'
C15	787.02'	124.12'	N68°29'28"W	123.99'	9°02'09"	62.19'
C16	785.00'	15.78'	N75°06'04"W	15.78'	1°09'07"	7.89'
C17	237.00'	25.71'	N72°34'16"W	25.69'	6°12'53"	12.87'
C18	68.00'	63.96'	S83°35'26"W	61.63'	53°53'27"	34.57'
C19	2483.00'	84.80'	S55°40'00"W	84.79'	1°57'24"	42.40'
C20	89.50'	44.49'	S68°55'41"W	44.03'	28°28'46"	22.71'
C21	58.00'	62.91'	S52°05'45"W	59.87'	62°08'39"	34.95'
C22	867.00'	4.80'	S21°10'56"W	4.80'	0°19'01"	2.40'
C23	863.00'	51.14'	S24°25'56"W	51.13'	3°23'42"	25.58'
C24	387.00'	32.46'	N22°10'00"E	32.45'	4°48'22"	16.24'
C25	191.95'	52.48'	N12°42'57"E	52.32'	15°39'53"	26.40'
C26	58.00'	16.55'	N59°13'40"W	16.49'	16°20'54"	8.33'
C27	1141.00'	96.77'	N64°58'19"W	96.75'	4°51'34"	48.42'
C28	1083.00'	278.23'	S69°54'07"E	277.46'	14°43'10"	139.88'
C29	93.00'	13.69'	S73°02'37"E	13.68'	8°26'11"	6.86'
C30	58.00'	55.20'	N83°54'36"E	53.14'	54°31'47"	29.89'
C31	2483.00'	267.24'	N53°33'43"E	267.11'	6°10'00"	133.75'
C32	93.50'	30.76'	N59°54'09"E	30.62'	18°50'53"	15.52'
C33	58.00'	49.58'	N44°50'08"E	48.09'	48°58'55"	26.42'
C34	1141.00'	127.30'	N23°32'27"E	127.23'	6°23'33"	63.72'
C35	1159.00'	250.18'	N20°33'11"E	249.69'	12°22'04"	125.58'
C36	58.00'	10.20'	N60°29'25"W	10.19'	10°04'37"	5.11'
C37	317.00'	99.46'	N56°32'25"W	99.05'	17°58'37"	50.14'
C38	525.00'	486.16'	N17°24'22"W	468.97'	53°03'24"	262.08'
C39	151.30'	107.39'	N82°28'15"W	105.15'	40°40'09"	56.07'
C40	48.62'	33.69'	N82°59'13"W	33.02'	39°42'32"	17.55'
C41	690.40'	395.35'	N86°28'35"E	389.97'	32°48'35"	203.26'
C42	690.40'	180.53'	S69°37'39"E	180.02'	14°58'56"	90.78'
C43	145.11'	239.50'	N34°49'28"E	213.23'	94°34'02"	157.16'
C44	97.59'	275.07'	N66°30'55"E	192.65'	161°29'26"	598.94'
C45	198.24'	56.39'	S35°31'02"E	56.20'	16°17'57"	28.39'
C46	127.00'	82.30'	S46°23'39"E	80.87'	37°07'45"	42.65'
C47	124.07'	150.83'	S82°52'55"E	141.71'	69°39'16"	86.32'
C48	148.28'	38.98'	N69°49'20"E	38.87'	15°03'46"	19.60'



LEGEND

- SUBDIVISION BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PHASE LINE
- 6' SIDEWALK
- 10' SIDEWALK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



KEYMAP
SCALE: 1" = 1,000'

LOT USAGE TABLE

LOT	PROPOSED ZONING	BASE ZONING	ENTITY TYPE	ACREAGE	WIDTH	LENGTH
PARCEL 1	PUD ORDINANCE #1616-23-11-14	CL 4	PRIVATE	4.500	532.4'	706.5'
PARCEL 2	PUD ORDINANCE #1616-23-11-14	CL 4	PRIVATE	4.496	333.0'	1163.75'
PARCEL 3	PUD ORDINANCE #1616-23-11-14	CL 4	PRIVATE	1.927	306.8'	560.2'
PARCEL 4	PUD ORDINANCE #1616-23-11-14	PF	PUBLIC	7.103	698.5'	677.7'
PARCEL 5	PUD ORDINANCE #1616-23-11-14	PF	PUBLIC	1.161	323.1'	194.0'
PARCEL 6	PUD ORDINANCE #1616-23-11-14	PF	PUBLIC	1.839	269.8'	289.5'
PARCEL 7	PUD ORDINANCE #1616-23-11-14	PF	PUBLIC	2.204	300.7'	291.7'
PARCEL 8	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	8.513	720.2'	613.5'
PARCEL 9	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	4.360	274.2'	663.3'
PARCEL 10	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	7.108	693.5'	602.6'
PARCEL 11	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	12.528	740.2'	677.0'
PARCEL 12	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	7.623	297.4'	1132.3'
PARCEL 13	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	8.188	825.1'	677.0'
PARCEL ROWE R.O.W.	MINOR ARTERIAL	R.O.W.	PUBLIC	7.187	100.0'	2891.7'
PARCEL MAPLE VISTA R.O.W.	MINOR COLLECTOR	R.O.W.	PUBLIC	0.96	60.0'	626.2'
PARCEL BILL PICKETT R.O.W.	MINOR COLLECTOR	R.O.W.	PUBLIC	0.418	60.0'	248.3'
PARCEL CHISHOLM STATION R.O.W.	MINOR COLLECTOR	R.O.W.	PUBLIC	1.597	60.0'	577.4'
			TOTAL ACREAGE:	81.71		

NOTES

1. ALL PROPOSED DRIVEWAYS MUST MEET THE CITY OF PFLUGERVILLE SPACING REQUIREMENTS AS FOUND IN THE UDC SECTION 10.2.
2. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0280J FOR TRAVIS COUNTY, EFFECTIVE 8/18/2014.

BENCHMARKS

1. TBM A - CONCRETE MONUMENT
   N: 3157535.850'
   E: 10148086.005'
   ELEV : 752.02'
2. TBM B - SET MAG NAIL
   N: 3158355.745'
   E: 10147686.225'
   ELEV : 751.40'

BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE 512-418-1771 FAX 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

STATE OF TEXAS
JOEL M. ALVIS
148578
LICENSED
PROFESSIONAL ENGINEER
2/7/2025

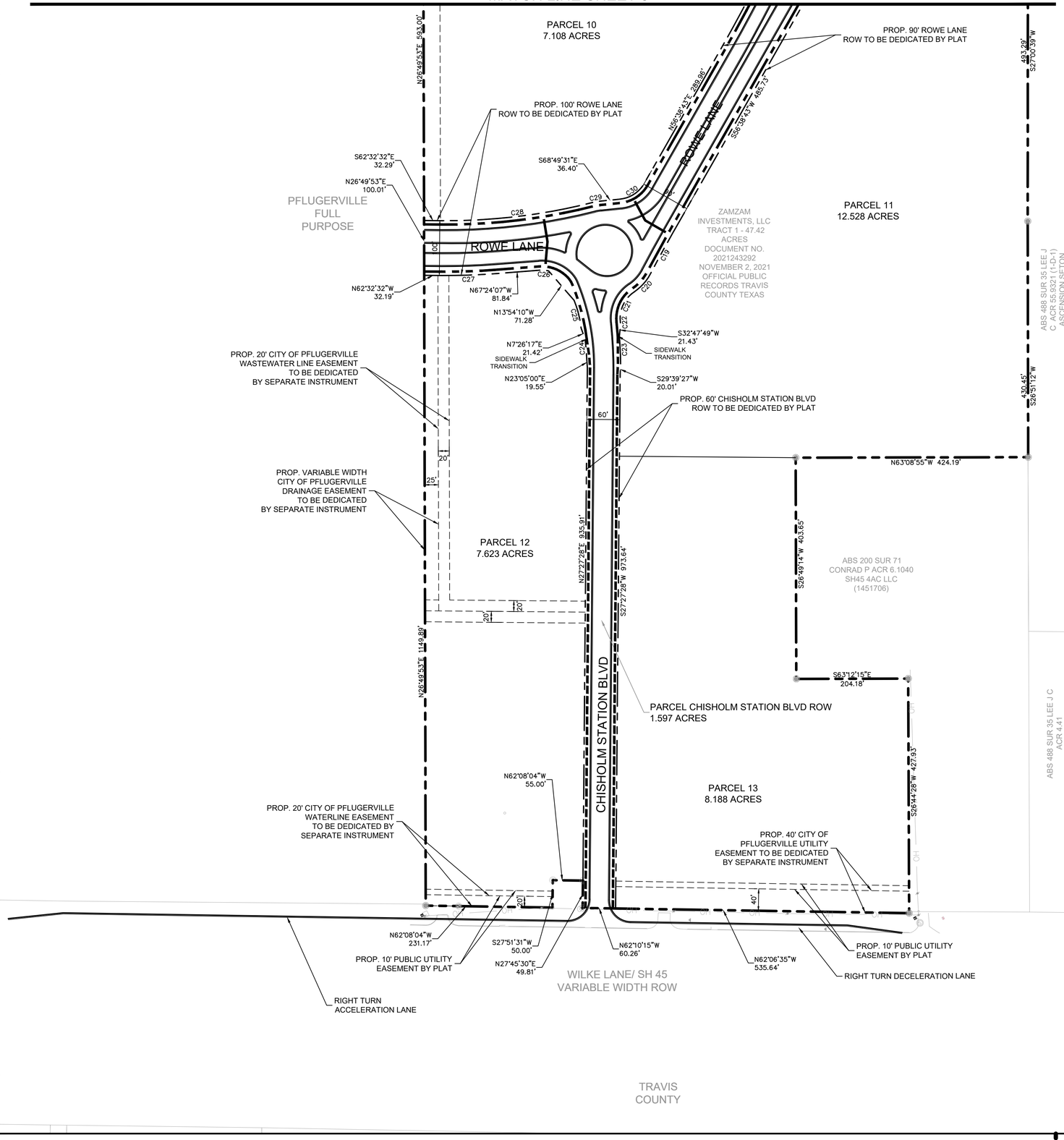
KHA PROJECT 069410600			
DATE	FEBRUARY 2025		
SCALE:	AS SHOWN	DESIGNED BY:	JMA
		DRAWN BY:	DDC
		CHECKED BY:	JMA

PRELIMINARY PLAN (SHEET 1 OF 2)

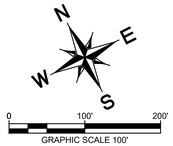
PRELIMINARY PLANS FOR CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
3 OF 21

PROJECT NUMBER: #PP2023-000149



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	465.00'	273.05'	S7°42'01"E	269.15'	33°38'40"	140.59'
C2	337.00'	129.02'	S38°54'48"E	128.24'	21°56'10"	65.31'
C3	411.20'	27.74'	S60°30'49"E	27.74'	3°51'57"	13.88'
C4	333.00'	167.21'	S68°57'45"E	165.46'	28°46'14"	85.41'
C5	89.50'	30.37'	S73°37'39"E	30.22'	19°26'25"	15.33'
C6	58.00'	53.54'	N89°38'45"E	51.66'	52°53'36"	28.85'
C7	1141.00'	135.63'	N66°36'16"E	135.55'	6°48'38"	67.89'
C8	833.00'	230.14'	S62°05'42"W	229.41'	15°49'46"	115.81'
C9	128.50'	47.02'	S64°39'44"W	46.75'	20°57'50"	23.77'
C10	58.00'	57.89'	S46°33'08"W	55.51'	57°11'03"	31.61'
C11	1117.00'	171.11'	S22°20'55"W	170.94'	8°46'37"	85.72'
C12	1759.00'	297.18'	S21°53'49"W	296.83'	9°40'48"	148.94'
C13	58.00'	23.95'	S59°10'17"E	23.78'	23°39'24"	12.15'
C14	840.82'	97.22'	S67°14'53"E	97.16'	6°37'29"	48.66'
C15	787.02'	124.12'	N68°29'28"W	123.99'	9°02'09"	62.19'
C16	785.00'	15.78'	N75°06'04"W	15.78'	1°09'07"	7.89'
C17	237.00'	25.71'	N72°34'16"W	25.69'	6°12'53"	12.87'
C18	68.00'	63.96'	S83°35'26"W	61.63'	53°53'27"	34.57'
C19	2483.00'	84.80'	S55°40'00"W	84.79'	1°57'24"	42.40'
C20	89.50'	44.49'	S68°55'41"W	44.03'	28°28'46"	22.71'
C21	58.00'	62.91'	S52°05'45"W	59.87'	62°08'39"	34.95'
C22	867.00'	4.80'	S21°10'56"W	4.80'	0°19'01"	2.40'
C23	863.00'	51.14'	S24°25'56"W	51.13'	3°23'42"	25.58'
C24	387.00'	32.46'	N22°10'00"E	32.45'	4°48'22"	16.24'
C25	191.95'	52.46'	N12°42'57"E	52.32'	15°39'53"	26.40'
C26	58.00'	16.55'	N59°13'40"W	16.49'	16°20'54"	8.33'
C27	1141.00'	96.77'	N64°58'19"W	96.75'	4°51'34"	48.42'
C28	1083.00'	278.23'	S69°54'07"E	277.46'	14°43'10"	139.88'
C29	93.00'	13.69'	S73°02'37"E	13.68'	8°26'11"	6.86'
C30	58.00'	55.20'	N83°54'36"E	53.14'	54°31'47"	29.89'
C31	2483.00'	267.24'	N53°33'43"E	267.11'	6°10'00"	133.75'
C32	93.50'	30.76'	N59°54'09"E	30.62'	18°50'53"	15.52'
C33	58.00'	49.58'	N44°50'08"E	48.09'	48°58'55"	26.42'
C34	1141.00'	127.30'	N23°32'27"E	127.23'	6°23'33"	63.72'
C35	1159.00'	250.18'	N20°33'11"E	249.69'	12°22'04"	125.58'
C36	58.00'	10.20'	N60°29'25"W	10.19'	10°04'37"	5.11'
C37	317.00'	99.46'	N56°32'25"W	99.05'	17°58'37"	50.14'
C38	525.00'	486.16'	N17°24'22"W	468.97'	53°03'24"	262.08'
C39	151.30'	107.39'	N82°28'15"W	105.15'	40°40'09"	56.07'
C40	48.62'	33.69'	N82°59'13"W	33.02'	39°42'32"	17.55'
C41	690.40'	395.35'	N86°28'35"E	389.97'	32°48'35"	203.26'
C42	690.40'	180.53'	S69°37'39"E	180.02'	14°58'56"	90.78'
C43	145.11'	239.50'	N34°49'28"E	213.23'	94°34'02"	157.16'
C44	97.59'	275.07'	N66°30'55"E	192.65'	161°29'26"	598.94'
C45	198.24'	56.39'	S35°31'02"E	56.20'	16°17'57"	28.39'
C46	127.00'	82.30'	S46°23'39"E	80.87'	37°07'45"	42.65'
C47	124.07'	150.83'	S82°52'55"E	141.71'	69°39'16"	86.32'
C48	148.28'	38.98'	N69°49'20"E	38.87'	15°03'46"	19.60'



LEGEND

- SUBDIVISION BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PHASE LINE
- 6' SIDEWALK
- 10' SIDEWALK
- EXISTING MAJOR CONTOUR
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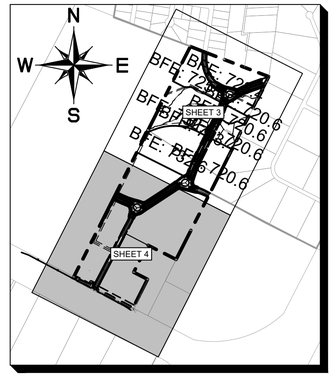

KEYMAP
SCALE: 1" = 1,000'

LOT USAGE TABLE						
LOT	PROPOSED ZONING	BASE ZONING	ENTITY TYPE	ACREAGE	WIDTH	LENGTH
PARCEL 1	PUD ORDINANCE #1616-23-11-14	CL 4	PRIVATE	4.500	532.4'	706.5'
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PARCEL 3	PUD ORDINANCE #1616-23-11-14	CL 4	PRIVATE	1.927	306.8'	560.2'
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PARCEL 6	PUD ORDINANCE #1616-23-11-14	PF	PUBLIC	1.839	269.8'	289.5'
PARCEL 7	PUD ORDINANCE #1616-23-11-14	PF	PUBLIC	2.204	300.7'	291.7'
PARCEL 8	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	8.513	720.2'	613.5'
PARCEL 9	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	4.360	274.2'	663.3'
PARCEL 10	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	7.108	693.5'	602.6'
PARCEL 11	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	12.528	740.2'	677.0'
PARCEL 12	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	7.623	297.4'	1132.3'
PARCEL 13	PUD ORDINANCE #1616-23-11-14	CL 5	PRIVATE	8.188	825.1'	677.0'
PARCEL ROWE R.O.W.	MINOR ARTERIAL	R.O.W.	PUBLIC	7.187	100.0'	2891.7'
PARCEL MAPLE VISTA R.O.W.	MINOR COLLECTOR	R.O.W.	PUBLIC	0.96	60.0'	626.2'
PARCEL BILL PICKETT R.O.W.	MINOR COLLECTOR	R.O.W.	PUBLIC	0.418	60.0'	248.3'
PARCEL CHISHOLM STATION R.O.W.	MINOR COLLECTOR	R.O.W.	PUBLIC	1.597	60.0'	577.4'
			TOTAL ACREAGE:	81.71		

NOTES

1. ALL PROPOSED DRIVEWAYS MUST MEET THE CITY OF PFLUGERVILLE SPACING REQUIREMENTS AS FOUND IN THE UDC SECTION 10.2.
2. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0280J FOR TRAVIS COUNTY, EFFECTIVE 8/18/2014.

BENCHMARKS

1. TBM A - CONCRETE MONUMENT
   N: 3157535.850'
   E: 10148086.005'
   ELEV : 752.02'
2. TBM B - SET MAG NAIL
   N: 3158355.745'
   E: 10147686.225'
   ELEV : 751.40'

BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV, SUITE 200 AUSTIN, TX 78759
PHONE 512-418-1771 FAX 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

JOEL M. ALVIS
148576
LICENSED
PROFESSIONAL ENGINEER
2/7/2025

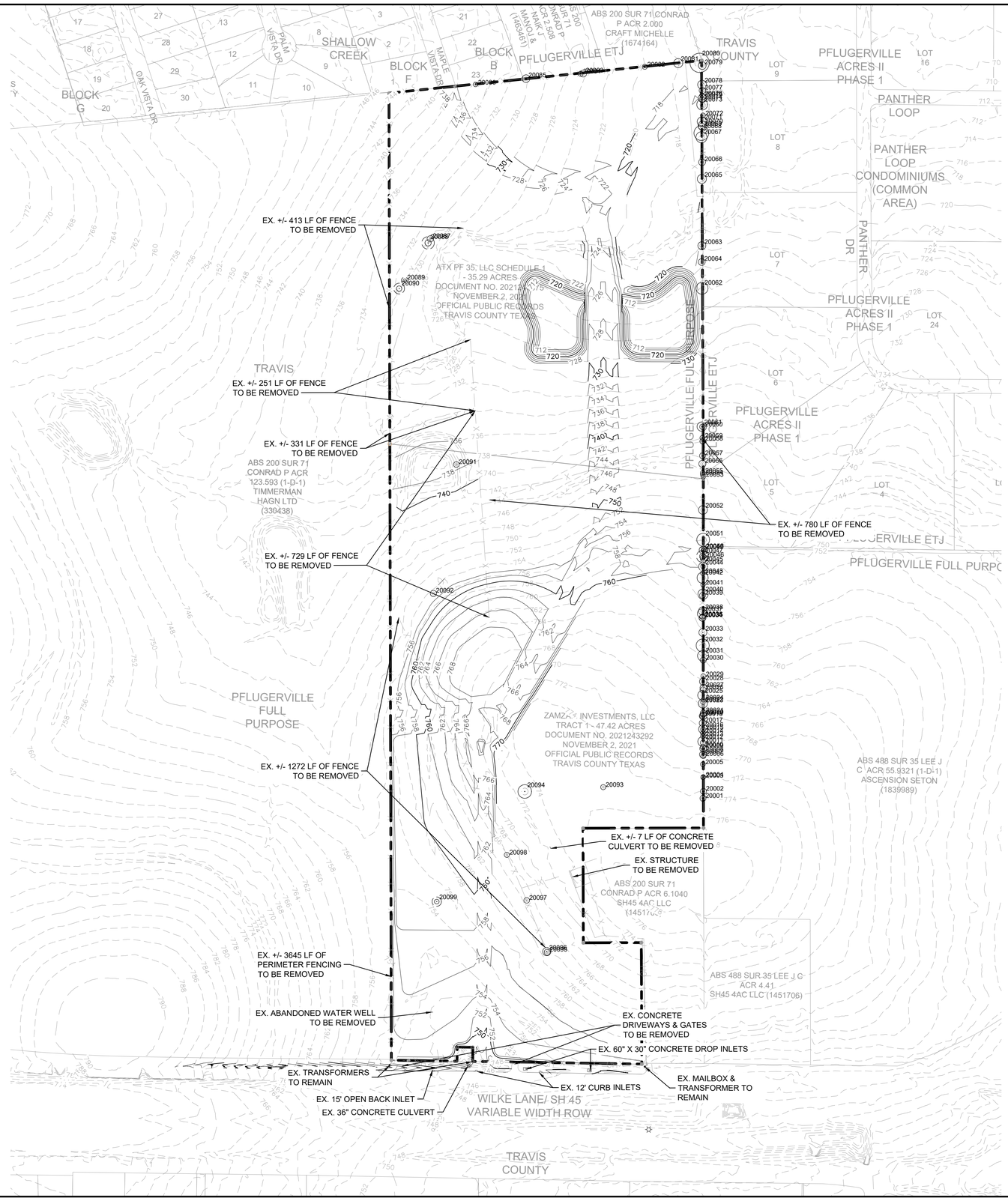
KHA PROJECT	069410600
DATE	FEBRUARY 2025
SCALE:	AS SHOWN
DESIGNED BY:	JMA
DRAWN BY:	DDC
CHECKED BY:	JMA

PRELIMINARY PLAN
(SHEET 2 OF 2)

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
4 OF 21

PROJECT NUMBER: #PP2023-000149



TREE NO.	TREE TYPE	DIAMETER		REMOVE	PROTECTED STATUS
		TRUNKS	CALIPER SIZE		
20001	HACKBERRY	10.5	10.50	**TO REMAIN**	NO
20002	HACKBERRY	10.5	10.50	**TO REMAIN**	NO
20003	HACKBERRY	8	8.00	**TO REMAIN**	NO
20004	HACKBERRY	8	8.00	**TO REMAIN**	NO
20005	HACKBERRY	8.5	8.50	**TO REMAIN**	NO
20006	HACKBERRY	9	9.00	**TO REMAIN**	NO
20007	HACKBERRY	12	12.00	**TO REMAIN**	NO
20008	HACKBERRY	8	8.00	**TO REMAIN**	NO
20009	HACKBERRY	12	12.00	**TO REMAIN**	NO
20010	HACKBERRY	9	9.00	**TO REMAIN**	NO
20011	HACKBERRY	9.5	9.50	**TO REMAIN**	NO
20012	HACKBERRY	17.5	17.50	**TO REMAIN**	NO
20013	HACKBERRY	8.5	8.50	**TO REMAIN**	NO
20014	HACKBERRY	9	9.00	**TO REMAIN**	NO
20015	HACKBERRY	9	9.00	**TO REMAIN**	NO
20016	HACKBERRY	16	16.00	**TO REMAIN**	NO
20017	HACKBERRY	12	12.00	**TO REMAIN**	NO
20018	HACKBERRY	9	9.00	**TO REMAIN**	NO
20019	HACKBERRY	13	13.00	**TO REMAIN**	NO
20020	HACKBERRY	10	10.00	**TO REMAIN**	NO
20021	HACKBERRY	11	11.00	**TO REMAIN**	NO
20022	HACKBERRY	16	16.00	**TO REMAIN**	NO
20023	HACKBERRY	8	8.00	**TO REMAIN**	NO
20024	HACKBERRY	8	8.00	**TO REMAIN**	NO
20025	HACKBERRY	17	17.00	**TO REMAIN**	NO
20026	HACKBERRY	11	11.00	**TO REMAIN**	NO
20027	HACKBERRY	12	12.00	**TO REMAIN**	NO
20028	HACKBERRY	13	13.00	**TO REMAIN**	NO
20029	HACKBERRY	8.5	8.50	**TO REMAIN**	NO
20030	HACKBERRY	10.5	10.50	**TO REMAIN**	NO
20031	HACKBERRY	19.5	19.50	**TO REMAIN**	NO
20032	HACKBERRY	23	23.00	**TO REMAIN**	NO
20033	HACKBERRY	14	14.00	**TO REMAIN**	NO
20034	HACKBERRY	11	11.00	**TO REMAIN**	NO
20035	HACKBERRY	12	12.00	**TO REMAIN**	NO
20036	HACKBERRY	9.5	9.50	**TO REMAIN**	NO
20037	HACKBERRY	17	17.00	**TO REMAIN**	NO
20038	HACKBERRY	15	15.00	**TO REMAIN**	NO
20039	HACKBERRY	10.5	10.50	**TO REMAIN**	NO
20040	HACKBERRY	18	18.00	**TO REMAIN**	NO
20041	HACKBERRY	8	8.00	**TO REMAIN**	NO
20042	HACKBERRY	19.5	19.50	**TO REMAIN**	NO
20043	HACKBERRY	8	8.00	**TO REMAIN**	NO
20044	HACKBERRY	15.5	15.50	**TO BE REMOVED**	NO
20045	HACKBERRY	10	10.00	**TO BE REMOVED**	NO
20046	HACKBERRY	12	12.00	**TO BE REMOVED**	NO
20047	HACKBERRY	21.5	21.50	**TO BE REMOVED**	NO
20048	HACKBERRY	15	15.00	**TO BE REMOVED**	NO
20049	HACKBERRY	10.5	10.50	**TO BE REMOVED**	NO
20050	HACKBERRY	11	11.00	**TO BE REMOVED**	NO
20051	HACKBERRY	22.5	22.50	**TO REMAIN**	NO
20052	HACKBERRY	15.5	15.50	**TO REMAIN**	NO
20053	HACKBERRY	8	8.00	**TO REMAIN**	NO
20054	HACKBERRY	8.5	8.50	**TO REMAIN**	NO
20055	HACKBERRY	8.5	8.50	**TO REMAIN**	NO
20056	HACKBERRY	12.5	12.50	**TO REMAIN**	NO
20057	HACKBERRY	10.5	10.50	**TO REMAIN**	NO
20058	HACKBERRY	10	10.00	**TO REMAIN**	NO
20059	HACKBERRY	8.5	8.50	**TO REMAIN**	NO
20060	HACKBERRY	9.5	9.50	**TO REMAIN**	NO
20061	HACKBERRY	16.5	16.50	**TO REMAIN**	NO
20062	HACKBERRY	21	21.00	**TO REMAIN**	NO
20063	HACKBERRY	14	14.00	**TO REMAIN**	NO
20064	HACKBERRY	12	12.00	**TO REMAIN**	NO
20065	HACKBERRY	16	16.00	**TO REMAIN**	NO
20066	HACKBERRY	12	12.00	**TO REMAIN**	NO
20067	HACKBERRY	19.5	19.50	**TO REMAIN**	NO
20068	HACKBERRY	26	26.00	**TO REMAIN**	NO
20069	HACKBERRY	11.5	11.50	**TO REMAIN**	NO
20070	HACKBERRY	16	16.00	**TO REMAIN**	NO
20071	HACKBERRY	17	17.00	**TO REMAIN**	NO
20072	HACKBERRY	8.5	8.50	**TO REMAIN**	NO
20073	HACKBERRY	19	19.00	**TO REMAIN**	NO
20074	HACKBERRY	10	10.00	**TO REMAIN**	NO
20075	HACKBERRY	14.5	14.50	**TO REMAIN**	NO
20076	HACKBERRY	8	8.00	**TO REMAIN**	NO
20077	HACKBERRY	11	11.00	**TO REMAIN**	NO
20078	HACKBERRY	15.5	15.50	**TO REMAIN**	NO
20079	HACKBERRY	13.5	13.50	**TO REMAIN**	NO
20080	HACKBERRY	34	34.00	**TO REMAIN**	NO
20081	HACKBERRY	16	16.00	**TO REMAIN**	NO
20082	HACKBERRY	9	9.00	**TO REMAIN**	NO
20083	HACKBERRY	12	12.00	**TO REMAIN**	NO
20084	HACKBERRY	9	9.00	**TO REMAIN**	NO
20085	HACKBERRY	13.5	13.50	**TO REMAIN**	NO
20086	HACKBERRY	8	8.00	**TO REMAIN**	NO
20087	HACKBERRY	11	11.00	**TO REMAIN**	NO
20088	HACKBERRY	22	22.00	**TO BE REMOVED**	NO
20089	HACKBERRY	12	12.00	**TO BE REMOVED**	NO
20090	CHINESE TALLOW	19	19.00	**TO BE REMOVED**	NO
20091	HONEY MESQUITE	10	10.00	**TO REMAIN**	NO
20092	HACKBERRY	11	11.00	**TO REMAIN**	NO
20093	HONEY MESQUITE	9	9.00	**TO REMAIN**	NO
20094	HACKBERRY	16 16	24.00	**TO REMAIN**	NO
20095	HACKBERRY	10.5	10.50	**TO REMAIN**	NO
20096	HACKBERRY	14.5	14.50	**TO REMAIN**	NO
20097	HACKBERRY	10	10.00	**TO REMAIN**	NO
20098	HACKBERRY	9	9.00	**TO REMAIN**	NO
20099	HONEY MESQUITE	11 11	16.50	**TO BE REMOVED**	NO

0 200' 400'

GRAPHIC SCALE 200'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED FILL
- XXX — EXISTING MAJOR CONTOUR
- XXX — EXISTING MINOR CONTOUR
- XXX — PROPOSED MAJOR CONTOUR
- XXX — PROPOSED MINOR CONTOUR
- XXXXX — EXISTING TREE TO REMAIN
- XXXXX — EXISTING TREE TO BE REMOVED

NOTES

1. ALL PROPOSED DRIVEWAYS MUST MEET THE CITY OF PFLUGERVILLE'S SPACING REQUIREMENTS AS FOUND IN THE UDC SECTION 10.2.
2. PRIVATE IMPROVEMENTS SHOWN ARE FOR REFERENCE PURPOSES ONLY AND WILL BE REVIEWED/APPROVED WITH THE FUTURE SITE PLAN.

BENCHMARKS

1. TBM A - CONCRETE MONUMENT
   N: 3157535.850'
   E: 10148086.005'
   ELEV : 752.02'
2. TBM B - SET MAG NAIL
   N: 3158355.745'
   E: 10147686.225'
   ELEV : 751.40'

BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

STATE OF TEXAS
JOEL M. ALVIS
148578
LICENSED PROFESSIONAL ENGINEER

2/7/2025

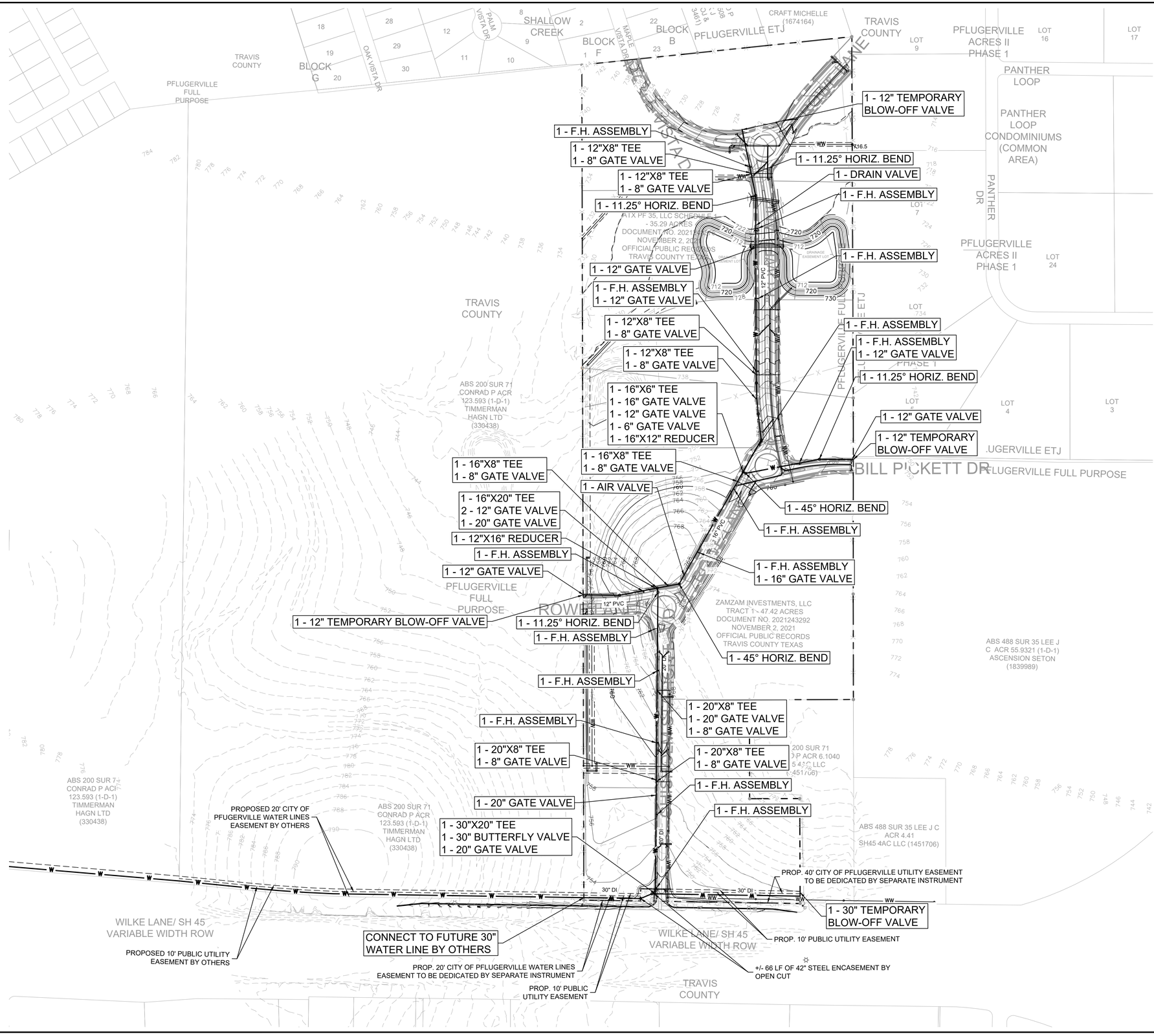
KHA PROJECT 069410600			
DATE	FEBRUARY 2025		
SCALE:	AS SHOWN	DESIGNED BY:	JMA
		DRAWN BY:	DDC
		CHECKED BY:	JMA

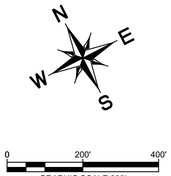
EXISTING CONDITONS AND PROPOSED GRADING

PRELIMINARY PLANS FOR CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
5 OF 21

PROJECT NUMBER: #PP2023-000149





LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED WATER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STREET LIGHT
- EXISTING TREE TO REMAIN (XXXXX)
- EXISTING TREE TO BE REMOVED (XXXXX)

NOTES

1. FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 300 FEET.
2. WASTEWATER MANHOLES MUST BE CONSTRUCTED AT ALL CHANGES IN DIRECTIONS AND TERMINATION POINTS. WASTEWATER MANHOLE SPACING IS 400 FEET.
3. INDIVIDUAL PRESSURE REDUCING VALVES (PRVS) SHALL BE REQUIRED AT EACH WATER SERVICE LOCATION WHERE PRESSURES EXCEED 80 PSI. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRVS.
4. ALL WATER AND WASTEWATER LINES MUST MAINTAIN A MINIMUM OF 9' SEPARATION.
5. PUBLIC WATER LINES SHALL MAINTAIN 48" OF COVER, AND A MINIMUM SLOPE OF 0.1%.
6. PUBLIC WASTEWATER LINES SHALL MAINTAIN A MINIMUM OF 48" OF COVER AND MEET ALL TCEQ REQUIREMENTS.
7. PRIVATE IMPROVEMENTS SHOWN ARE FOR REFERENCE PURPOSES ONLY AND WILL BE REVIEWED/APPROVED WITH THE FUTURE SITE PLAN.
8. WATER LINE DESIGN WILL BE FURTHER REVIEWED WITH FUTURE CONSTRUCTION PLAN APPLICATIONS AND MUST MEET EDM CHAPTER 5 CRITERIA.
9. WASTEWATER LINE DESIGN WILL BE FURTHER REVIEWED WITH FUTURE CONSTRUCTION PLAN APPLICATIONS AND MUST MEET EDM CHAPTER 6 CRITERIA.
10. CIP WW CONSTRUCTION SHALL BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY.
11. THE 30" WATERLINE SHALL BE STEEL ENCASED WHERE PROPOSED STRUCTURES ARE WITHIN 15'.

BENCHMARKS

1. TBM A - CONCRETE MONUMENT
   N: 3157535.850'
   E: 10148086.005'
   ELEV : 752.02'
2. TBM B - SET MAG NAIL
   N: 3158355.745'
   E: 10147686.225'
   ELEV : 751.40'

BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL

No.	REVISIONS	DATE	BY

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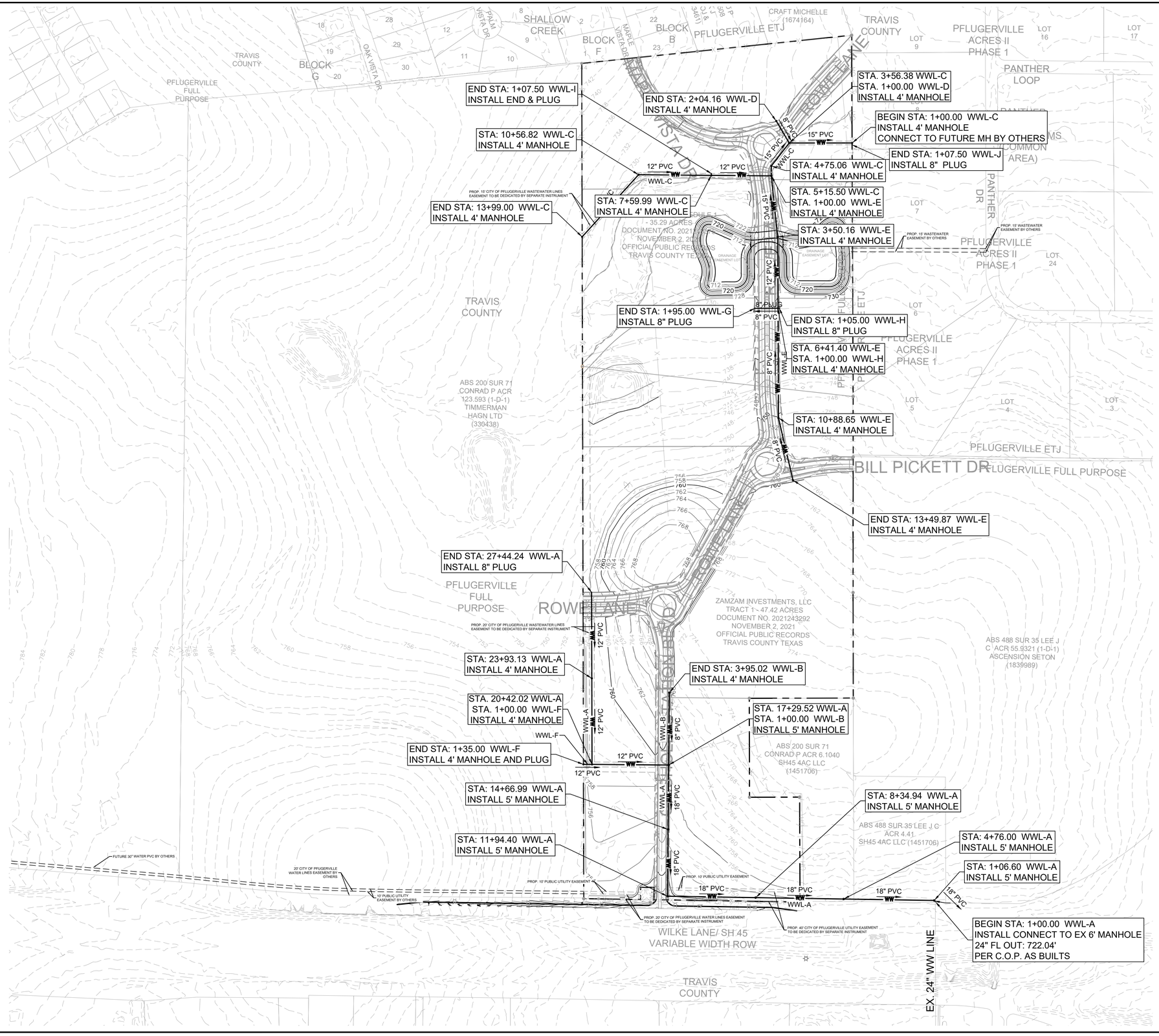
KHA PROJECT	069410600
DATE	FEBRUARY 2025
SCALE:	AS SHOWN
DESIGNED BY:	JMA
DRAWN BY:	DDC
CHECKED BY:	JMA

ONSITE WATER PLAN

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
6 OF 21

PROJECT NUMBER: #PP2023-000149



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STREET LIGHT
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

NOTES

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2. WASTEWATER MANHOLES MUST BE CONSTRUCTED AT ALL CHANGES IN DIRECTIONS AND TERMINATION POINTS. WASTEWATER MANHOLE SPACING IS 400 FEET.
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10. CIP WW CONSTRUCTION SHALL BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY.

No.	REVISIONS	DATE	BY

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2/7/2025

KHA PROJECT	069410600
DATE	FEBRUARY 2025
SCALE:	AS SHOWN
DESIGNED BY:	JMA
DRAWN BY:	DDC
CHECKED BY:	JMA

WASTEWATER PLAN

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
7 OF 21

PROJECT NUMBER: #PP2023-000149

WWL-A

Sewer Shed	Downstream Manhole ID	Upstream Manhole ID	Downstream Station	Upstream Station	Pipe Length (ft)	Downstream Flowline Elev.	Upstream Flowline Elev.	Drop (ft)	Pipe Size (in)	Pipe Inside Diameter (in)	Pipe Slope (ft/ft)	Manning's Roughness "n"	Pipe X-Sect. Area (ft^2)	Q_{full} (gpm)	Contributing Parcel ID	Contributing LUEs	Peak Qdry (gpm)	Percent Full Qdry	Peak Qwet (gpm)	Percent Full Qwet	Vdry (fps)	Vwet (fps)	Ddry (ft)	Dwet (ft)
Central	A-0	A-1	-3+96.91	1+00.00	496.91	720.80	722.04	1.50	24	**22.776**	**0.0025**	0.01	2.829	5734.72	10, 11, 12, 13	1998.2	1341.74	23%	1360.20	24%	3.69	3.70	0.62	0.63
Central	A-1	A-2	1+00.00	1+20.99	20.99	723.54	723.96	9.85	18	**17.564**	**0.0200**	0.01	1.683	8121.10	10, 11, 12, 13	1998.2	1341.74	17%	1360.20	17%	7.95	7.98	0.40	0.41
Central	A-2	A-3	1+20.99	4+79.99	359.00	733.81	735.60	0.10	18	**17.564**	**0.0050**	0.01	1.683	4053.92	10, 11, 12, 13	1998.2	1341.74	33%	1360.20	34%	4.82	4.84	0.58	0.58
Central	A-3	A-4	4+79.99	8+39.99	360.00	735.70	737.50	0.10	18	**17.564**	**0.0050**	0.01	1.683	4059.58	10, 11, 12, 13	1998.2	1341.74	33%	1360.20	34%	4.82	4.84	0.58	0.58
Central	A-4	A-5	8+39.99	11+98.39	358.40	737.60	739.40	0.10	18	**17.564**	**0.0050**	0.01	1.683	4068.63	10, 11, 12, 13	1998.2	1341.74	33%	1360.20	33%	4.82	4.84	0.58	0.58
Central	A-5	A-6	11+98.39	14+60.92	262.53	739.50	740.81	0.10	18	**17.564**	**0.0050**	0.01	1.683	4055.48	10, 11, 12, 13	1998.2	1341.74	33%	1360.20	34%	4.82	4.84	0.58	0.58
Central	A-6	A-7	14+60.92	17+23.45	262.53	740.91	742.22	0.10	18	**17.564**	**0.0050**	0.01	1.683	4055.48	10, 11, 12, 13	1998.2	1341.74	33%	1360.20	34%	4.82	4.84	0.58	0.58
Central	A-7	A-8	17+23.45	20+35.95	312.50	742.32	743.88	0.10	12	**11.538**	**0.0050**	0.01	0.726	1322.77	10, 12	801.2	551.28	42%	558.95	42%	3.87	3.89	0.43	0.44
Central	A-8	A-9	20+35.95	23+87.06	351.11	743.98	745.74	0.10	12	**11.538**	**0.0050**	0.01	0.726	1325.51	10	386.8	266.93	20%	270.63	20%	3.23	3.24	0.35	0.36
Central	A-9	A-10	23+87.06	27+38.17	351.11	745.84	747.59		12	**11.538**	**0.0050**	0.01	0.726	1321.74	10	386.8	266.93	20%	270.63	20%	3.23	3.24	0.35	0.36

WWL-B

Sewer Shed	Downstream Manhole ID	Upstream Manhole ID	Downstream Station	Upstream Station	Pipe Length (ft)	Downstream Flowline Elev.	Upstream Flowline Elev.	Drop (ft)	Pipe Size (in)	Pipe Inside Diameter (in)	Pipe Slope (ft/ft)	Manning's Roughness "n"	Pipe X-Sect. Area (ft^2)	Q_{full} (gpm)	Contributing Parcel ID	Contributing LUEs	Peak Qdry (gpm)	Percent Full Qdry	Peak Qwet (gpm)	Percent Full Qwet	Vdry (fps)	Vwet (fps)	Ddry (ft)	Dwet (ft)
Central	A-7	B-1	1+00.00	3+95.02	295.02	743.36	756.24		8	**7.754**	**0.0437**	0.01	0.328	1355.51	11	751.5	486.75	36%	493.27	36%	8.46	8.49	0.27	0.27

WWL-C

Sewer Shed	Downstream Manhole ID	Upstream Manhole ID	Downstream Station	Upstream Station	Pipe Length (ft)	Downstream Flowline Elev.	Upstream Flowline Elev.	Drop (ft)	Pipe Size (in)	Pipe Inside Diameter (in)	Pipe Slope (ft/ft)	Manning's Roughness "n"	Pipe X-Sect. Area (ft^2)	Q_{full} (gpm)	Contributing Parcel ID	Contributing LUEs	Peak Qdry (gpm)	Percent Full Qdry	Peak Qwet (gpm)	Percent Full Qwet	Vdry (fps)	Vwet (fps)	Ddry (ft)	Dwet (ft)
Wilbarger	C-1	C-2	1+00.00	3+56.38	256.38	708.75	710.03	0.10	15	**14.124**	**0.0050**	0.01	1.088	2268.39	1, 2, 3, 8, 9, 11	1542.8	1043.31	46%	1062.23	47%	4.55	4.57	0.56	0.57
Wilbarger	C-2	C-3	3+56.38	4+75.06	118.68	710.13	710.73	0.10	15	**14.124**	**0.0051**	0.01	1.088	2282.66	1, 8, 9, 11	1489.3	1000.92	44%	1016.50	45%	4.50	4.52	0.55	0.55
Wilbarger	C-3	C-4	4+75.06	5+15.50	40.44	710.83	711.03	0.10	15	**14.124**	**0.0049**	0.01	1.088	2257.69	1, 8, 9, 11	1489.3	1000.92	44%	1016.50	45%	4.50	4.52	0.55	0.55
Wilbarger	C-4	C-5	5+15.50	7+59.99	244.49	711.13	714.23	0.10	12	**11.538**	**0.0127**	0.01	0.726	2108.14	1	37.5	29.50	1%	31.85	2%	2.31	2.36	0.08	0.08
Wilbarger	C-5	C-6	7+59.99	10+56.82	296.83	714.33	718.10	0.10	12	**11.538**	**0.0127**	0.01	0.726	2109.92	1	37.5	29.50	1%	31.85	2%	2.31	2.36	0.08	0.08
Wilbarger	C-6	C-7	10+56.82	13+99.00	342.18	718.20	722.54		12	**11.538**	**0.0127**	0.01	0.726	2108.46	Offsite	Unknown		0%	0.00	0%	0.00	0.00	0.00	0.00

WWL-D

Sewer Shed	Downstream Manhole ID	Upstream Manhole ID	Downstream Station	Upstream Station	Pipe Length (ft)	Downstream Flowline Elev.	Upstream Flowline Elev.	Drop (ft)	Pipe Size (in)	Pipe Inside Diameter (in)	Pipe Slope (ft/ft)	Manning's Roughness "n"	Pipe X-Sect. Area (ft^2)	Q_{full} (gpm)	Contributing Parcel ID	Contributing LUEs	Peak Qdry (gpm)	Percent Full Qdry	Peak Qwet (gpm)	Percent Full Qwet	Vdry (fps)	Vwet (fps)	Ddry (ft)	Dwet (ft)
Wilbarger	C-2	D-1	1+00.00	2+04.16	104.16	712.48	713.63		8	**7.754**	**0.0110**	0.01	0.328	681.66	2	37.5	29.50	4%	31.84	5%	2.31	2.36	0.09	0.10

WWL-E

Sewer Shed	Downstream Manhole ID	Upstream Manhole ID	Downstream Station	Upstream Station	Pipe Length (ft)	Downstream Flowline Elev.	Upstream Flowline Elev.	Drop (ft)	Pipe Size (in)	Pipe Inside Diameter (in)	Pipe Slope (ft/ft)	Manning's Roughness "n"	Pipe X-Sect. Area (ft^2)	Q_{full} (gpm)	Contributing Parcel ID	Contributing LUEs	Peak Qdry (gpm)	Percent Full Qdry	Peak Qwet (gpm)	Percent Full Qwet	Vdry (fps)	Vwet (fps)	Ddry (ft)	Dwet (ft)
Wilbarger	C-4	E-1	1+00.00	3+50.16	250.16	711.13	712.38	0.10	15	**14.124**	**0.0050**	0.01	1.088	2269.35	8, 9, 11	1451.8	971.42	43%	984.65	43%	9.14	9.18	0.32	0.32
Wilbarger	E-1	E-2	3+50.16	6+41.40	291.24	712.48	719.76	1.65	12	**11.538**	**0.0250**	0.01	0.726	2959.98	8, 9, 11	1451.8	971.42	33%	984.65	33%	9.30	9.33	0.34	0.35
Wilbarger	E-2	E-3	6+41.40	10+88.65	447.25	721.41	737.57	0.10	8	**7.754**	**0.0361**	0.01	0.328	1233.15	11	751.5	486.75	39%	493.27	40%	7.89	7.91	0.28	0.28
Wilbarger	E-3	D-4	10+88.65	13+49.87	261.22	737.67	747.11		8	**7.754**	**0.0361**	0.01	0.328	1233.25	11	751.5	486.75	39%	493.27	40%	7.89	7.91	0.28	0.28

WWL-D

Sewer Shed	Downstream Manhole ID	Upstream Manhole ID	Downstream Station	Upstream Station	Pipe Length (ft)	Downstream Flowline Elev.	Upstream Flowline Elev.	Drop (ft)	Pipe Size (in)	Pipe Inside Diameter (in)	Pipe Slope (ft/ft)	Manning's Roughness "n"	Pipe X-Sect. Area (ft^2)	Q_{full} (gpm)	Contributing Parcel ID	Contributing LUEs	Peak Qdry (gpm)	Percent Full Qdry	Peak Qwet (gpm)	Percent Full Qwet	Vdry (fps)	Vwet (fps)	Ddry (ft)	Dwet (ft)
Central	A-8	F-1	1+00.00	1+35.00	35.00	748.69	748.86		12	**11.538**	**0.0050**	0.01	0.726	1323.83	Offsite	Unknown	0.00	0%	0.00	0%	0.00	0.00	0.00	0.00

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

STATE OF TEXAS
JOEL M. ALVIS
148576
LICENSED
PROFESSIONAL ENGINEER
2/7/2025

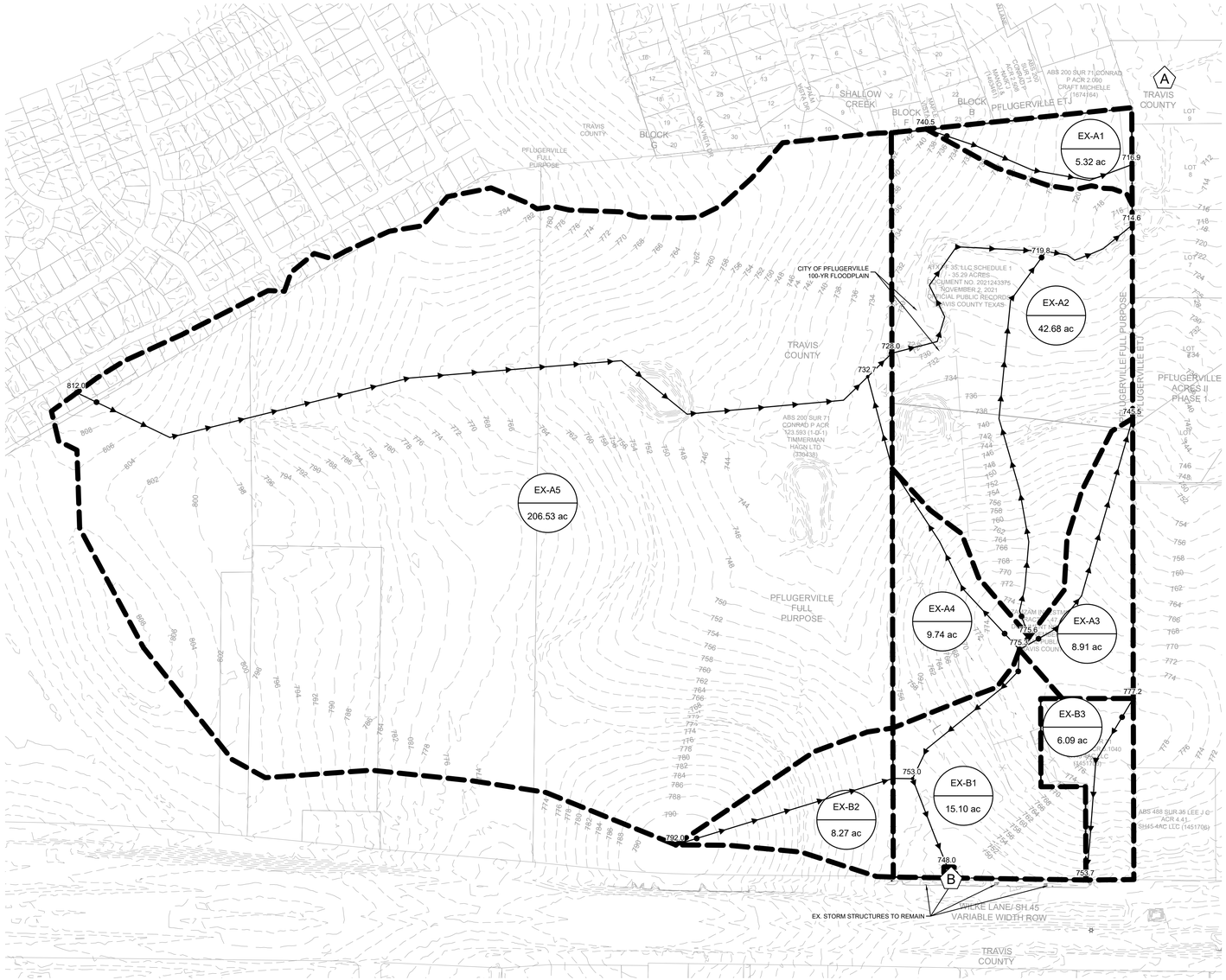
KHA PROJECT 069410600
DATE FEBRUARY 2025
SCALE: AS SHOWN
DESIGNED BY: JMA
DRAWN BY: DDC
CHECKED BY: JMA

WASTEWATER CALCULATIONS

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
8 OF 21

PROJECT NUMBER: #PP2023-000149



EXISTING SCS CURVE NUMBERS

Soil Type	Land Use		CN	Weighted CN
EX-A1				
D	Impervious	0.0%	98	78.00
	Meadow-continuous grass	100.0%	78	
EX-A2				
D	Impervious	0.0%	98	78.00
	Meadow-continuous grass	100.0%	78	
EX-A3				
D	Impervious	0.0%	98	78.00
	Meadow-continuous grass	100.0%	78	
EX-A4				
D	Impervious	0.0%	98	78.00
	Meadow-continuous grass	100.0%	78	
EX-A5				
D	Impervious	0.0%	98	78.00
	Meadow-continuous grass	100.0%	78	
EX-B1				
D	Impervious	0.0%	98	78.00
	Meadow-continuous grass	100.0%	78	
EX-B2				
D	Impervious	0.0%	98	78.00
	Meadow-continuous grass	100.0%	78	
EX-B3				
D	Impervious	0.0%	98	78.00
	Meadow-continuous grass	100.0%	78	

0 300' 600'
GRAPHIC SCALE 300'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STORM DRAIN LINE
- DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH
- FLOW DIRECTION
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- X-1 / 9.9 ac DRAINAGE AREA DESIGNATOR

NOTES

1. FLOW CALCULATIONS BASED ON SCS METHOD.
2. COMPOSITE CN DERIVED FROM MAXIMUM ALLOWABLE IMPERVIOUS COVER AS DESIGNATED BY PUD. C FACTORS WILL BE UPDATED TO SITE SPECIFIC IMPERVIOUS COVER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.
3. RUNOFF IN THE PROPOSED CONDITION WILL BE LESS THAN OR EQUAL TO THE EXISTING CONDITION BECAUSE OF DETENTION FACILITIES, WHICH WILL BE REVIEWED FURTHER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.

Table 1. City of Pflugerville IDF Curve Parameters

Average Recurrence Interval	*a*	*b*	*c*
1-yr	43.66	10.43	0.7744
2-yr	45.97	9.37	0.7472
5-yr	51.35	8.44	0.7217
10-yr	60.02	8.44	0.7184
25-yr	67.90	7.88	0.6998
50-yr	75.82	7.79	0.6906
100-yr	78.75	7.05	0.6691
200-yr	79.51	6.36	0.6418
500-yr	80.44	5.57	0.6087

Table 2. City of Pflugerville Atlas 14 Rainfall Depths

Rainfall Depth (in.) by Average Recurrence Interval

Duration	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	200-yr	500-yr
5 min	0.44	0.52	0.66	0.77	0.94	1.08	1.23	1.38	1.59
10 min	0.69	0.83	1.05	1.23	1.51	1.73	1.97	2.21	2.52
15 min	0.88	1.05	1.31	1.54	1.88	2.15	2.44	2.74	3.16
30 min	1.25	1.48	1.84	2.16	2.62	3.00	3.39	3.82	4.42
60 min	1.62	1.94	2.43	2.86	3.49	4.00	4.55	5.16	6.03
2 hr	1.93	2.38	3.04	3.65	4.55	5.32	6.16	7.12	8.52
3 hr	2.10	2.64	3.41	4.15	5.25	6.20	7.27	8.49	10.28
6 hr	2.41	3.09	4.05	4.98	6.40	7.63	9.04	10.66	13.07
12 hr	2.75	3.55	4.67	5.75	7.40	8.84	10.49	12.41	15.31
24 hr	3.14	4.03	5.31	6.53	8.38	9.98	11.82	13.97	17.22

DRAINAGE AREA	AREA	IMPERVIOUS COVER	CURVE NO.	SHEET FLOW (P-2yr24hr 4.2 IN)				SHALLOW CONCENTRATED FLOW (Grass Surface)				CHANNEL FLOW (Channel Flow)								TOTAL Tc (min)	LAG TIME (min)	Q2	Q10	Q25	Q100	DRAINS TO
	(Ac.)	(Ac.)	Cn*	N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	a (ft^2)	Pw (ft)	r	n	S (ft/ft)	Tt(min)			(cfs)	(cfs)	(cfs)	(cfs)	
EX-A1	5.32	0.00	78.00	0.15	100	0.039	**6.56**	896	2.4	0.022	**6.24**	-	-	-	-	-	-	-	**0.00**	**12.80**	**7.68**	**3.25**	**7.01**	**13.13**	**16.71**	POA - A
EX-A2	42.68	0.00	78.00	0.15	100	0.005	**14.89**	1749	2.9	0.033	**10.01**	453	4.7	139.0	43.8	3.17	0.069	0.010	**1.61**	**26.51**	**15.91**	**21.46**	**48.54**	**70.18**	**109.29**	POA - A
EX-A3	8.91	0.00	78.00	0.15	100	0.005	**14.89**	1130	2.6	0.026	**7.18**	-	-	-	-	-	-	-	**0.00**	**22.07**	**13.24**	**4.74**	**10.67**	**16.27**	**23.89**	POA - A
EX-A4	9.74	0.00	78.00	0.15	100	0.005	**14.89**	1510	2.8	0.031	**8.90**	1572	4.5	139.0	43.8	3.17	0.069	0.009	**5.85**	**29.64**	**17.78**	**4.74**	**10.68**	**15.18**	**24.07**	POA - A
EX-A5	206.53	0.00	78.00	0.15	100	0.005	**14.89**	3990	2.3	0.021	**28.49**	1572	4.5	139.0	43.8	3.17	0.069	0.009	**5.85**	**49.23**	**29.54**	**89.24**	**193.56**	**260.23**	**424.88**	POA - A
EX-B1	15.10	0.00	78.00	0.15	100	0.005	**14.89**	1135	2.5	0.024	**7.62**	-	-	-	-	-	-	-	**0.00**	**22.51**	**13.50**	**9.15**	**19.80**	**36.10**	**46.70**	POA - B
EX-B2	8.27	0.00	78.00	0.15	100	0.005	**14.89**	1462	2.8	0.030	**8.70**	-	-	-	-	-	-	-	**0.00**	**23.59**	**14.16**	**4.32**	**9.74**	**14.49**	**21.81**	POA - B
EX-B3	6.09	0.00	78.00	0.15	100	0.005	**14.89**	781	2.8	0.031	**4.57**	-	-	-	-	-	-	-	**0.00**	**19.46**	**11.68**	**3.36**	**7.50**	**11.98**	**16.77**	POA - B

Location	Existing Flow (CFS)			
	2	*10*	*25*	*100*
Point of Analysis A	119.65	257.19	345.92	563.12
	Proposed Flow With Detention (CFS)			
	2	*10*	*25*	*100*
	116.82	245.87	331.46	531.88
	Difference (CFS)			
	2	*10*	*25*	*100*
	-2.83	-11.32	-14.46	-31.24
Location	**Existing Flow (CFS)**			
	2	*10*	*25*	*100*
Point of Analysis B	16.44	36.69	58.39	80.61
	Proposed Flow With Detention (CFS)			
	2	*10*	*25*	*100*
	15.96	27.00	44.52	49.24
	Difference (CFS)			
	2	*10*	*25*	*100*
	-0.48	-9.69	-13.87	-31.37
Pond A WSEL	719.58	721.18	722.11	723.63

BENCHMARKS

1. TBM A - CONCRETE MONUMENT
   N: 3157535.850'
   E: 10148086.005'
   ELEV : 752.02'
2. TBM B - SET MAG NAIL
   N: 3158355.745'
   E: 10147686.225'
   ELEV : 751.40'

BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL

No.	REVISIONS	DATE	BY

Kimley»Horn
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TBPE Firm No. 928

STATE OF TEXAS
JOEL M. ALVIS
148576
LICENSED
PROFESSIONAL ENGINEER
2/7/2025

KHA PROJECT 069410600
DATE FEBRUARY 2025
SCALE: AS SHOWN
DESIGNED BY: JMA
DRAWN BY: DDC
CHECKED BY: JMA

EXISTING OVERALL DRAINAGE AREA MAP

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
9 OF 21

PROJECT NUMBER: #PP2023-000149

PROPOSED SCS CURVE NUMBERS

Soil Type	Land Use		CN	Weighted CN
PR-A1				
D	Impervious	75.0%	98	93.50
	Open Space, Good Condition	25.0%	80	
PR-A2				
D	Impervious	38.2%	98	86.87
	Open Space, Good Condition	61.8%	80	
EX-A5				
D	Impervious	0.0%	98	80.00
	Open Space, Good Condition	100.0%	80	
PR-B1				
D	Impervious	75.0%	98	93.50
	Open Space, Good Condition	25.0%	80	
EX-B2				
D	Impervious	0.0%	98	80.00
	Open Space, Good Condition	100.0%	80	
EX-B3				
D	Impervious	0.0%	98	80.00
	Open Space, Good Condition	100.0%	80	

0 300' 600'
GRAPHIC SCALE 300'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STORM DRAIN LINE
- DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH
- FLOW DIRECTION
- XXX — EXISTING MAJOR CONTOUR
- XXX — EXISTING MINOR CONTOUR
- X-1 / 9.9 ac — DRAINAGE AREA DESIGNATOR

Table 1. City of Pflugerville IDF Curve Parameters

Average Recurrence Interval	a	b	c
1-yr	43.66	10.43	0.7744
2-yr	45.97	9.37	0.7472
5-yr	51.35	8.44	0.7217
10-yr	60.02	8.44	0.7184
25-yr	67.90	7.88	0.6998
50-yr	75.82	7.79	0.6906
100-yr	78.75	7.05	0.6691
200-yr	79.51	6.36	0.6418
500-yr	80.44	5.57	0.6087

Table 2. City of Pflugerville Atlas 14 Rainfall Depths
Rainfall Depth (in.) by Average Recurrence Interval

Duration	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	200-yr	500-yr
5 min	0.44	0.52	0.66	0.77	0.94	1.08	1.23	1.38	1.59
10 min	0.69	0.83	1.05	1.23	1.51	1.73	1.97	2.21	2.52
15 min	0.88	1.05	1.31	1.54	1.88	2.15	2.44	2.74	3.16
30 min	1.25	1.48	1.84	2.16	2.62	3.00	3.39	3.82	4.42
60 min	1.62	1.94	2.43	2.86	3.49	4.00	4.55	5.16	6.03
2 hr	1.93	2.38	3.04	3.65	4.55	5.32	6.16	7.12	8.52
3 hr	2.10	2.64	3.41	4.15	5.25	6.20	7.27	8.49	10.28
6 hr	2.41	3.09	4.05	4.98	6.40	7.63	9.04	10.66	13.07
12 hr	2.75	3.55	4.67	5.75	7.40	8.84	10.49	12.41	15.31
24 hr	3.14	4.03	5.31	6.53	8.38	9.98	11.82	13.97	17.22

NOTES

1. FLOW CALCULATIONS BASED ON SCS METHOD.
2. COMPOSITE CN DERIVED FROM MAXIMUM ALLOWABLE IMPERVIOUS COVER AS DESIGNATED BY PUD. C FACTORS WILL BE UPDATED TO SITE SPECIFIC IMPERVIOUS COVER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.
3. RUNOFF IN THE PROPOSED CONDITION WILL BE LESS THAN OR EQUAL TO THE EXISTING CONDITION BECAUSE OF DETENTION FACILITIES, WHICH WILL BE REVIEWED FURTHER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.

REGIONAL DETENTION POND A STAGE-STORAGE-DISCHARGE SUMMARY

STAGE	CONTOUR AREA (SF)	CONTOUR AREA (AC)	INCREMENTAL VOLUME (CF)	CUMULATIVE VOLUME (AC-FT)	CUMULATIVE VOLUME (CF)	ORIFICE OUTFLOW (CFS)	WEIR OUTFLOW (CFS)	POND OUTFLOW (CFS)
716.00	85,630	1.966	0	0.000	0.000	0.000	0.000	0.0
717.00	90,294	2.073	87962.24	2.019	87962.236	4.289	0.000	4.3
718.00	95,028	2.182	92661.13	4.147	180623.367	11.346	0.000	11.3
719.00	99,831	2.292	97429.68	6.383	278053.048	15.462	0.000	15.5
720.00	104,704	2.404	102267.89	8.731	380320.938	18.693	1.518	20.2
721.00	109,647	2.517	107175.76	11.191	487496.693	21.443	9.939	31.4
722.00	114,737	2.634	112192.15	13.767	599688.838	23.877	22.308	46.2
723.00	120,127	2.758	117431.95	16.463	717120.790	26.086	37.616	63.7
724.00	125,782	2.888	122954.18	19.285	840074.965	28.122	55.377	83.5
725.00	131,613	3.021	128697.51	22.240	968772.475	30.020	75.291	105.3
726.00	137,586	3.159	134599.90	25.330	1103372.371	31.804	97.145	128.9

100YR w ater surface elevation = 723.62
Orifice Diameter = 20 in.
Orifice Coefficient = 0.6
Weir Length = 2 ft
Weir Elevation = 719.6
Weir Coefficient = 3

DRAINAGE AREA	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	CURVE NO. Cn*	SHEET FLOW P-2yr24hr 4.2 IN N	L (ft)	S (ft/ft)	Tt(min)	SHALLOW CONCENTRATED FLOW Grass Surface L (ft)	V (fps)	S (ft/ft)	Tt(min)	CHANNEL FLOW Channel Flow L (ft)	V (fps)	a (ft^2)	Pw (ft)	r	n	S (ft/ft)	Tt(min)	TOTAL Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)	DRAINS TO
PR-A1	43.56	41.38	97.10	0.15	100	0.010	**11.28**	98	1.6	0.010	**1.01**	1517	19.1	9.6	11.0	0.87	0.013	0.033	**1.33**	**6.00**	**192.86**	**320.39**	**488.66**	**563.91**	POA - A
PR-A2	21.63	14.06	91.70	0.15	100	0.026	**7.70**	588	2.9	0.032	**3.42**	736	13.2	9.6	11.0	0.87	0.013	0.016	**0.93**	**6.00**	**44.31**	**82.96**	**149.39**	**163.47**	POA - A
EX-A5	206.53	0.00	78.00	0.15	100	0.005	**14.89**	3990	2.3	0.021	**28.44**	1572	4.4	139.0	43.8	3.17	0.069	0.009	**5.92**	**49.23**	**90.46**	**196.21**	**263.79**	**430.68**	POA - A
PR-B1	16.56	15.73	97.10	0.15	100	0.030	**7.27**	1068	2.5	0.025	**7.02**	-	-	-	-	-	-	-	**0.00**	**6.00**	**15.87**	**26.36**	**40.21**	**46.40**	POA - B
EX-B2	8.27	0.00	78.00	0.15	100	0.020	**8.55**	1079	3.2	0.040	**5.56**	90	13.0	7.1	9.4	0.76	0.013	0.019	**0.12**	**23.59**	**2.85**	**6.42**	**9.55**	**14.37**	POA - B
EX-B3	6.09	0.00	78.00	0.15	100	0.080	**4.91**	781	2.8	0.031	**4.58**	-	-	-	-	-	-	-	**0.00**	**19.46**	**3.36**	**7.50**	**11.98**	**16.77**	POA - B

Location	Existing Flow (CFS) 2	10	25	100
Point of Analysis A	119.65	257.19	345.92	563.12
	Proposed Flow With Detention (CFS) 2	10	25	100
	116.82	245.87	331.46	531.88
	Difference (CFS) 2	10	25	100
	-2.83	-11.32	-14.46	-31.24
Location	**Existing Flow (CFS) 2**	**10**	**25**	**100**
Point of Analysis B	16.44	36.69	58.39	80.61
	Proposed Flow With Detention (CFS) 2	10	25	100
	15.96	27.00	44.52	49.24
	Difference (CFS) 2	10	25	100
	-0.48	-9.69	-13.87	-31.37
Pond A WSEL	719.58	721.18	722.11	723.63

BENCHMARKS

1. TBM A - CONCRETE MONUMENT
   N: 3157535.850'
   E: 10148086.005'
   ELEV : 752.02'
2. TBM B - SET MAG NAIL
   N: 3158355.745'
   E: 10147686.225'
   ELEV : 751.40'

BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

STATE OF TEXAS
JOEL M. ALVIS
148576
LICENSED
PROFESSIONAL ENGINEER
2/7/2025

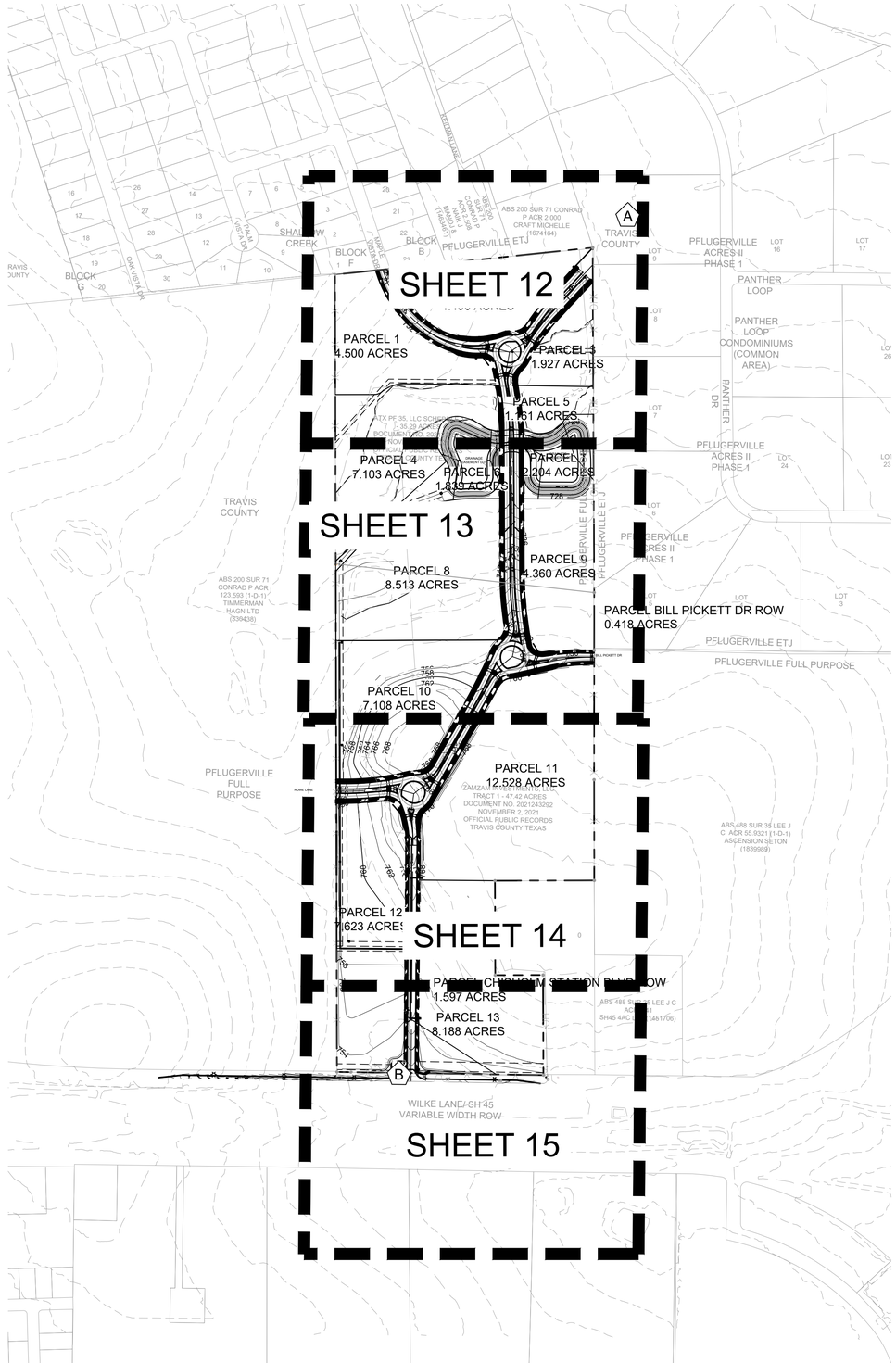
KHA PROJECT 069410600
DATE FEBRUARY 2025
SCALE: AS SHOWN
DESIGNED BY: JMA
DRAWN BY: DDC
CHECKED BY: JMA

PROPOSED OVERALL DRAINAGE AREA MAP

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
10 OF 21

PROJECT NUMBER: #PP2023-000149



0 300' 600'

GRAPHIC SCALE 300'

LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR / AREA IN ACRES / Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

NOTES

1. FLOW CALCULATIONS BASED ON RATIONAL METHOD.
2. COMPOSITE C FACTOR DERIVED FROM MAXIMUM ALLOWABLE IMPERVIOUS COVER AS DESIGNATED BY PUD. C FACTORS WILL BE UPDATED TO SITE SPECIFIC IMPERVIOUS COVER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.
3. RUNOFF IN THE PROPOSED CONDITION WILL BE LESS THAN OR EQUAL TO THE EXISTING CONDITION BECAUSE OF DETENTION FACILITIES, WHICH WILL BE REVIEWED FURTHER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.

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2/7/2025

KHA PROJECT 069410600
DATE FEBRUARY 2025
SCALE: AS SHOWN
DESIGNED BY: JMA
DRAWN BY: DDC
CHECKED BY: JMA

OVERALL INLET DRAINAGE AREA MAP

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
11 OF 21

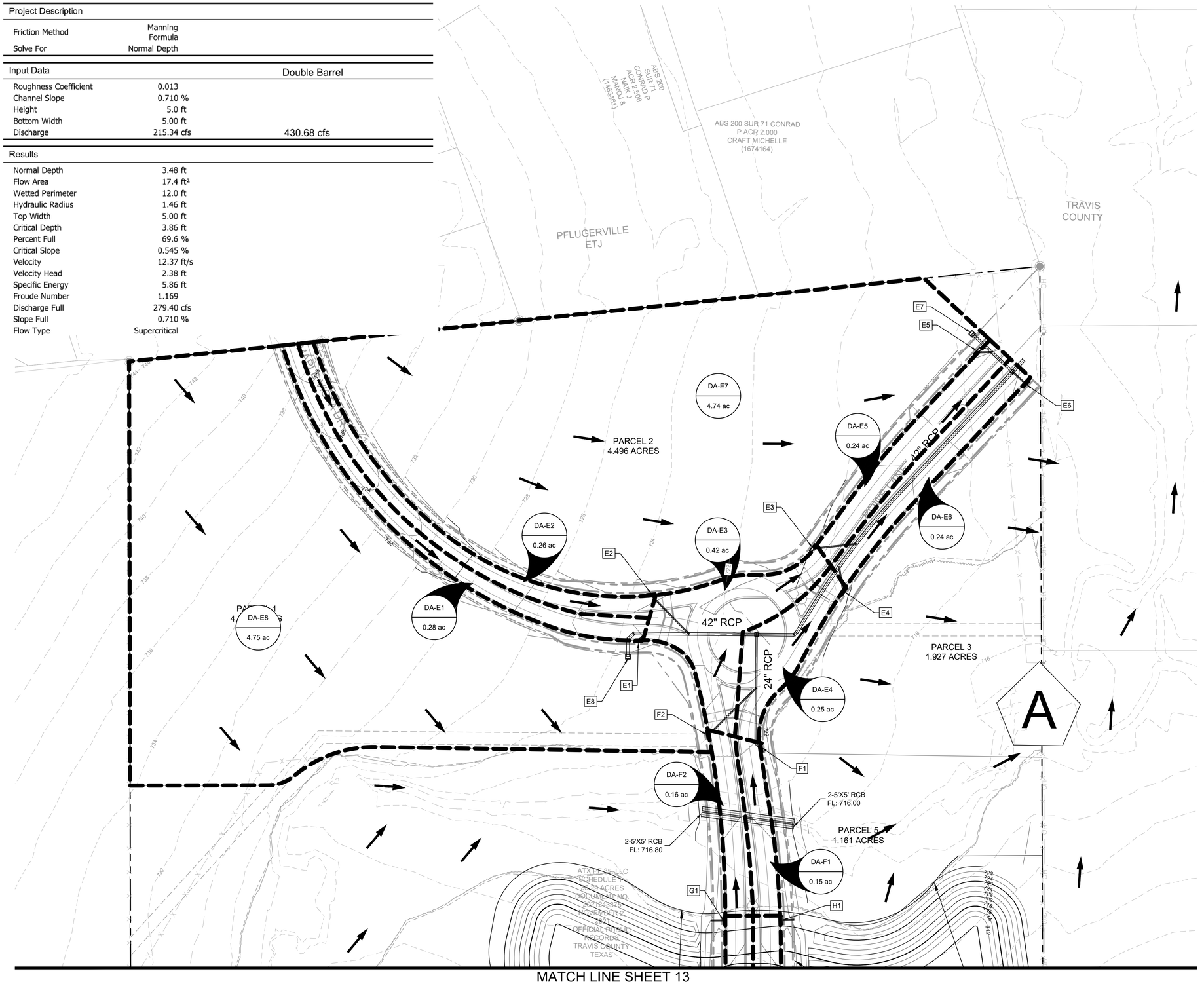
PROJECT NUMBER: #PP2023-000149

5'x5' RCB

Project Description		
Friction Method	Manning Formula	
Solve For	Normal Depth	

Input Data		Double Barrel
Roughness Coefficient	0.013	
Channel Slope	0.710 %	
Height	5.0 ft	
Bottom Width	5.00 ft	
Discharge	215.34 cfs	430.68 cfs

Results	
Normal Depth	3.48 ft
Flow Area	17.4 ft²
Wetted Perimeter	12.0 ft
Hydraulic Radius	1.46 ft
Top Width	5.00 ft
Critical Depth	3.86 ft
Percent Full	69.6 %
Critical Slope	0.545 %
Velocity	12.37 ft/s
Velocity Head	2.38 ft
Specific Energy	5.86 ft
Froude Number	1.169
Discharge Full	279.40 cfs
Slope Full	0.710 %
Flow Type	Supercritical



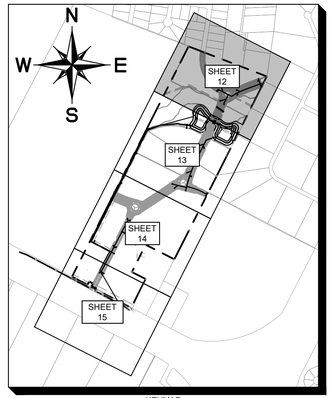
0 60' 120'
GRAPHIC SCALE 60'

LEGEND

X-1 / 9.9 ac	AREA DESIGNATOR / AREA IN ACRES / Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

NOTES

1. FLOW CALCULATIONS BASED ON RATIONAL METHOD.
2. COMPOSITE C FACTOR DERIVED FROM MAXIMUM ALLOWABLE IMPERVIOUS COVER AS DESIGNATED BY PUD. C FACTORS WILL BE UPDATED TO SITE SPECIFIC IMPERVIOUS COVER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.
3. RUNOFF IN THE PROPOSED CONDITION WILL BE LESS THAN OR EQUAL TO THE EXISTING CONDITION BECAUSE OF DETENTION FACILITIES, WHICH WILL BE REVIEWED FURTHER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.



KEYMAP
SCALE: 1" = 1,000'

BENCHMARKS

1. TBM A - CONCRETE MONUMENT
   N: 3157535.850'
   E: 10148086.005'
   ELEV : 752.02'
2. TBM B - SET MAG NAIL
   N: 3158355.745'
   E: 10147686.225'
   ELEV : 751.40'

BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL

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JOEL M. ALVIS 148578 LICENSED PROFESSIONAL ENGINEER
2/7/2025

KHA PROJECT	069410600
DATE	FEBRUARY 2025
SCALE:	AS SHOWN
DESIGNED BY:	JMA
DRAWN BY:	DDC
CHECKED BY:	JMA

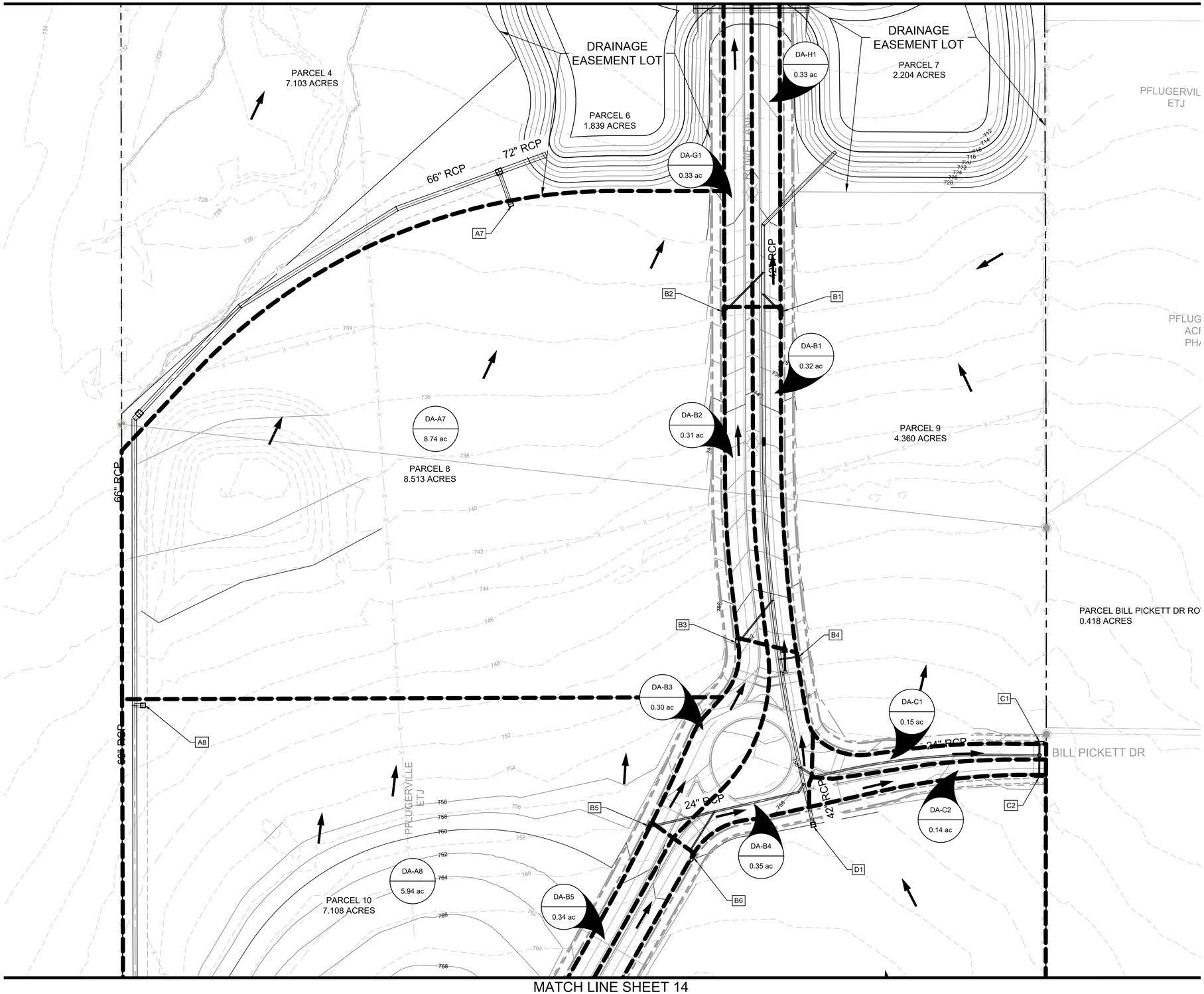
PROPOSED INLET DRAINAGE AREA MAP (SHEET 1 OF 4)

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
12 OF 21

PROJECT NUMBER: #PP2023-000149

MATCH LINE SHEET 12



MATCH LINE SHEET 14

N E S W

0 60' 120'
GRAPHIC SCALE 60'

LEGEND

- X-1 / 9.9 ac — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- A-1 — INLET NUMBER
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR

NOTES

1. FLOW CALCULATIONS BASED ON RATIONAL METHOD.
2. COMPOSITE C FACTOR DERIVED FROM MAXIMUM ALLOWABLE IMPERVIOUS COVER AS DESIGNATED BY PUD. C FACTORS WILL BE UPDATED TO SITE SPECIFIC IMPERVIOUS COVER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.
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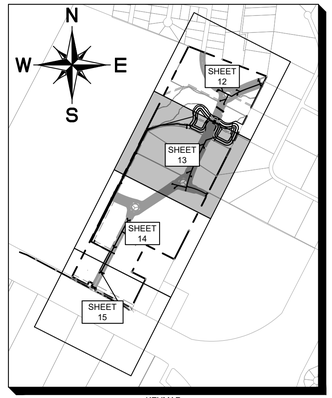


KEYMAP
SCALE: 1" = 1,000'

BENCHMARKS

1. TBM A - CONCRETE MONUMENT
   N: 3157535.850'
   E: 10148086.005'
   ELEV : 752.02'
2. TBM B - SET MAG NAIL
   N: 3158355.745'
   E: 10147686.225'
   ELEV : 751.40'

BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

2/7/2025

KHA PROJECT 069410600		
DATE	FEBRUARY 2025	
SCALE:	AS SHOWN	
DESIGNED BY:	JMA	
DRAWN BY:	DDC	
CHECKED BY:	JMA	

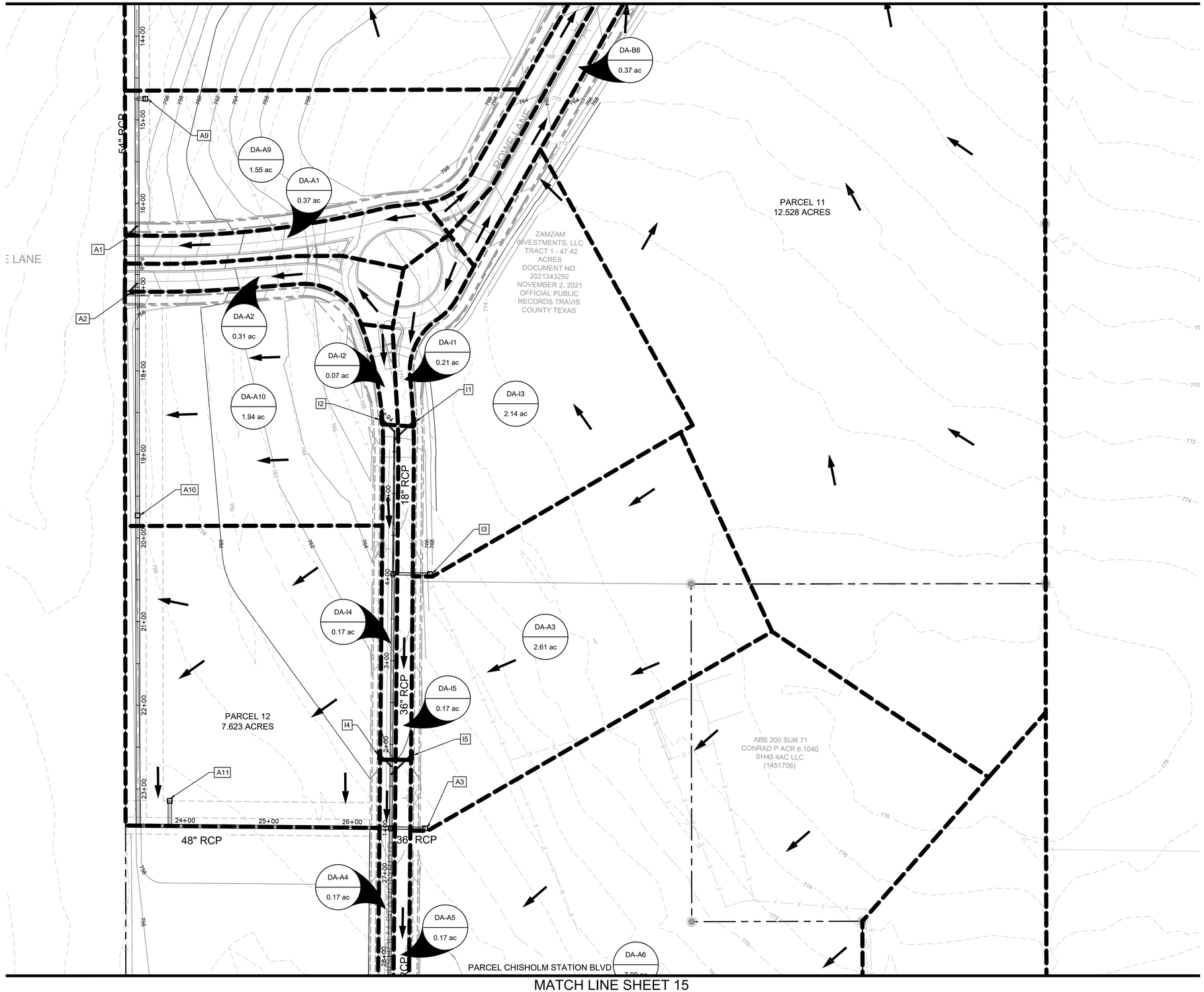
PROPOSED INLET DRAINAGE AREA MAP (SHEET 2 OF 4)

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
13 OF 21

PROJECT NUMBER: #PP2023-000149

MATCH LINE SHEET 13



MATCH LINE SHEET 15

0 60' 120'

GRAPHIC SCALE 60'

LEGEND

X-1 / 9.9 ac	AREA DESIGNATOR / AREA IN ACRES / Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

NOTES

1. FLOW CALCULATIONS BASED ON RATIONAL METHOD.
2. COMPOSITE C FACTOR DERIVED FROM MAXIMUM ALLOWABLE IMPERVIOUS COVER AS DESIGNATED BY PUD. C FACTORS WILL BE UPDATED TO SITE SPECIFIC IMPERVIOUS COVER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.
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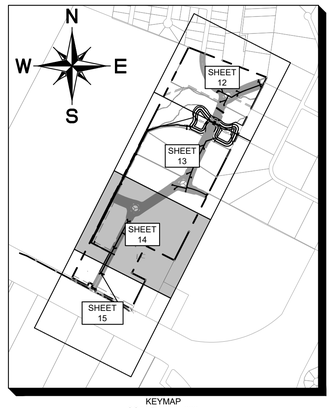

KEYMAP
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BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

STATE OF TEXAS
JOEL M. ALVIS
148576
LICENSED
PROFESSIONAL ENGINEER

2/7/2025

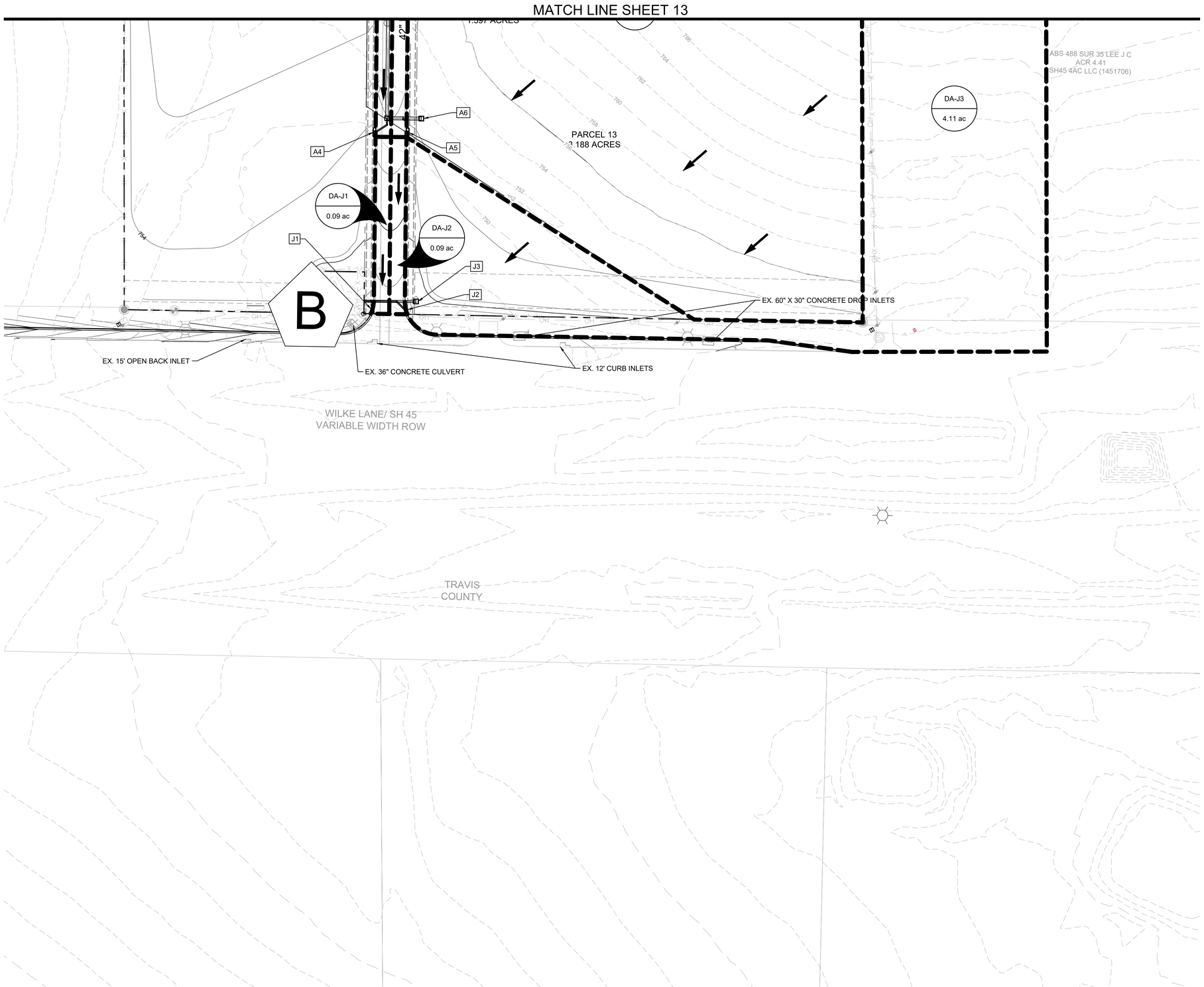
KHA PROJECT	069410600
DATE	FEBRUARY 2025
SCALE:	AS SHOWN
DESIGNED BY:	JMA
DRAWN BY:	DDC
CHECKED BY:	JMA

PROPOSED INLET DRAINAGE AREA MAP (SHEET 3 OF 4)

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
14 OF 21

PROJECT NUMBER: #PP2023-000149



0 60' 120'
GRAPHIC SCALE 60'

LEGEND

X-1 / 9.9 ac	AREA DESIGNATOR / AREA IN ACRES / Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

NOTES

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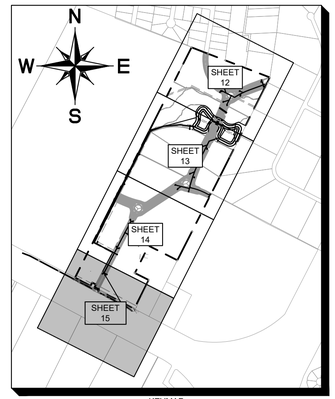

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BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX 78759
PHONE 512-418-1771 FAX 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

2/7/2025

KHA PROJECT	069410600
DATE	FEBRUARY 2025
SCALE:	AS SHOWN
DESIGNED BY:	JMA
DRAWN BY:	DDC
CHECKED BY:	JMA

PROPOSED INLET DRAINAGE AREA MAP (SHEET 4 OF 4)

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
15 OF 21

PROJECT NUMBER: #PP2023-000149

PROPOSED RATIONAL METHOD Q CALCULATIONS

DRAINAGE AREA	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	WEIGHTED RUNOFF COE. C	TOTAL Tc** (min)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
DA-A1	0.37	0.25	68%	0.84	**5.00**	1.94	2.87	3.51	4.61
DA-A2	0.31	0.21	68%	0.84	**5.00**	1.63	2.41	2.94	3.86
DA-A3	2.61	0.00	0%	0.53	**5.00**	8.68	12.84	15.71	20.60
DA-A4	0.17	0.14	80%	0.89	**5.00**	0.95	1.40	1.72	2.25
DA-A5	0.17	0.14	80%	0.89	**5.00**	0.95	1.40	1.72	2.25
DA-A6	7.90	0.00	0%	0.53	**5.00**	26.27	38.86	47.54	62.35
DA-B1	0.32	0.22	68%	0.84	**5.00**	1.68	2.48	3.04	3.98
DA-B2	0.31	0.21	68%	0.84	**5.00**	1.63	2.41	2.94	3.86
DA-B3	0.30	0.18	60%	0.80	**5.00**	1.51	2.23	2.72	3.57
DA-B4	0.35	0.21	60%	0.80	**5.00**	1.76	2.60	3.18	4.17
DA-B5	0.34	0.26	76%	0.87	**5.00**	1.86	2.75	3.37	4.42
DA-B6	0.37	0.28	76%	0.87	**5.00**	2.02	2.99	3.66	4.80
DA-C1	0.15	0.12	80%	0.89	**5.00**	0.84	1.24	1.52	1.99
DA-C2	0.14	0.11	80%	0.89	**5.00**	0.78	1.16	1.41	1.86
DA-D1	7.13	0.00	0%	0.53	**5.00**	23.71	35.08	42.91	56.28
DA-E1	0.28	0.22	80%	0.89	**5.00**	1.56	2.31	2.83	3.71
DA-E2	0.26	0.21	80%	0.89	**5.00**	1.45	2.15	2.63	3.45
DA-E3	0.42	0.25	60%	0.80	**5.00**	2.11	3.12	3.81	5.00
DA-E4	0.25	0.15	60%	0.80	**5.00**	1.26	1.86	2.27	2.98
DA-E5	0.24	0.16	68%	0.84	**5.00**	1.26	1.86	2.28	2.99
DA-E6	0.24	0.16	68%	0.84	**5.00**	1.26	1.86	2.28	2.99
DA-F1	0.15	0.10	68%	0.84	**5.00**	0.79	1.16	1.42	1.87
DA-F2	0.16	0.11	68%	0.84	**5.00**	0.84	1.24	1.52	1.99
DA-G1	0.33	0.22	68%	0.84	**5.00**	1.73	2.56	3.13	4.11
DA-H1	0.33	0.22	68%	0.84	**5.00**	1.73	2.56	3.13	4.11
DA-I1	0.21	0.17	80%	0.89	**5.00**	1.17	1.73	2.12	2.78
DA-I2	0.07	0.06	80%	0.89	**5.00**	0.39	0.58	0.71	0.93
DA-I3	2.14	0.00	0%	0.53	**5.00**	7.12	10.53	12.88	16.89
DA-I4	0.17	0.14	80%	0.89	**5.00**	0.95	1.40	1.72	2.25
DA-I5	0.17	0.14	80%	0.89	**5.00**	0.95	1.40	1.72	2.25
DA-J1	0.09	0.07	80%	0.89	**5.00**	0.50	0.74	0.91	1.19
DA-J2	0.09	0.07	80%	0.89	**5.00**	0.50	0.74	0.91	1.19
TOTAL	26.54	4.78	18%	0.61					

2-YR INTENSITY = 6.28"
10-YR INTENSITY = 9.28"
25-YR INTENSITY = 11.35"
100-YR INTENSITY = 14.89"

DRAINAGE INLET CALCULATIONS

INLET NUMBER	DRAINAGE AREA NUMBER	Q10 (CFS)	Q-100 (CFS)	LENGTH (FT)	INLET AREA (SQFT)	CLOGGING FACTOR	MAX DEPTH - h (FT)	INLET CAPACITY (CFS)	REMARKS
DA-A1	DA-A1	2.87	4.61	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-A2	DA-A2	2.41	3.86	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-A3	DA-A3	12.84	20.60	20.00	N/A	0.50	0.50	16.26	5' X 5' AREA INLET
DA-A4	DA-A4	1.40	2.25	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-A5	DA-A5	1.40	2.25	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-A6	DA-A6	38.86	62.35	20.00	N/A	0.50	0.50	16.26	5' X 5' AREA INLET
DA-B1	DA-B1	2.48	3.98	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-B2	DA-B2	2.41	3.86	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-B3	DA-B3	2.23	3.57	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-B4	DA-B4	2.60	4.17	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-B5	DA-B5	2.75	4.42	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-B6	DA-B6	2.99	4.80	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-C1	DA-C1	1.24	1.99	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-C2	DA-C2	1.16	1.86	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-D1	DA-D1	35.08	56.28	20.00	N/A	0.50	0.50	16.26	5' X 5' AREA INLET
DA-E1	DA-E1	2.31	3.71	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-E2	DA-E2	2.15	3.45	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-E3	DA-E3	3.12	5.00	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-E4	DA-E4	1.86	2.98	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-E5	DA-E5	1.86	2.99	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-E6	DA-E6	1.86	2.99	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-F1	DA-F1	1.16	1.87	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-F2	DA-F2	1.24	1.99	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-G1	DA-G1	2.56	4.11	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-H1	DA-H1	2.56	4.11	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-I1	DA-I1	1.73	2.78	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-I2	DA-I2	0.58	0.93	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-I3	DA-I3	10.53	16.89	20.00	N/A	0.50	0.50	16.26	5' X 5' AREA INLET
DA-I4	DA-I4	1.40	2.25	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-I5	DA-I5	1.40	2.25	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-J1	DA-J1	0.74	1.19	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)
DA-J2	DA-J2	0.74	1.19	10.00	N/A	0.50	0.50	8.13	10' CURB INLET (ON GRADE)

WEIR EQUATION Q=2.3(h^1.5)L WAS USED FOR CURB INLET CALCULATIONS. ORIFICE EQUATION Q=0.67 X A X (64.4 X h)^0.5 WAS USED FOR GRATE INLET CALCULATIONS WITH 50% CLOGGING REDUCTION. MAXIMUM DEPTH VARIES

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
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TBPE Firm No. 928

STATE OF TEXAS
JOEL M. ALVIS
148576
LICENSED
PROFESSIONAL ENGINEER
2/7/2025

KHA PROJECT 069410600
DATE FEBRUARY 2025
SCALE: AS SHOWN
DESIGNED BY: JMA
DRAWN BY: DDC
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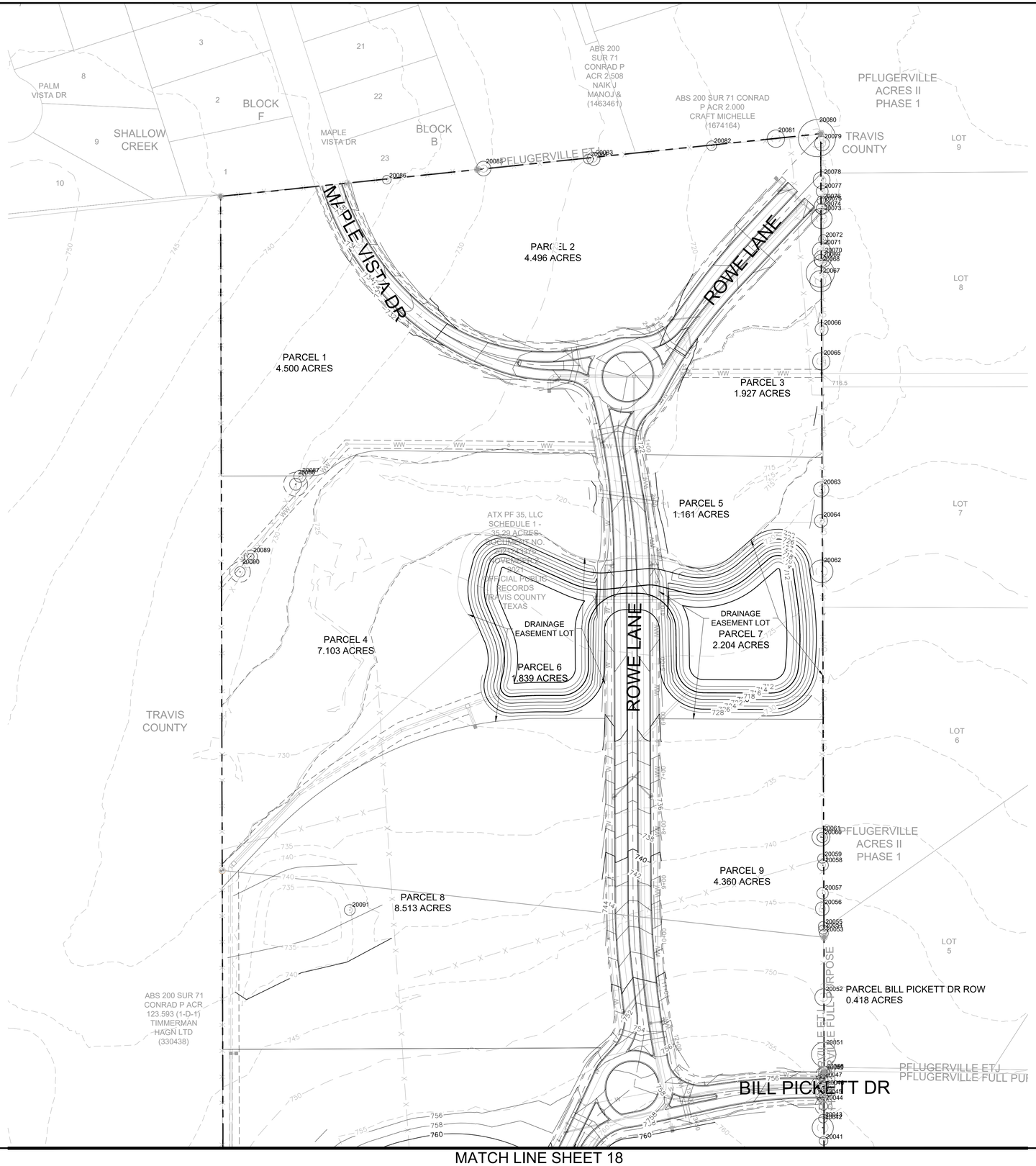
INLET DRAINAGE CALCULATIONS

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
16 OF 21

PROJECT NUMBER: #PP2023-000149



TREE NO.	TREE TYPE	DIAMETER	
		TRUNKS	CALIPER SIZE
20001	HACKBERRY	10.5	10.50
20002	HACKBERRY	10.5	10.50
20003	HACKBERRY	8	8.00
20004	HACKBERRY	8	8.00
20005	HACKBERRY	8.5	8.50
20006	HACKBERRY	9	9.00
20007	HACKBERRY	12	12.00
20008	HACKBERRY	8	8.00
20009	HACKBERRY	12	12.00
20010	HACKBERRY	9	9.00
20011	HACKBERRY	9.5	9.50
20012	HACKBERRY	17.5	17.50
20013	HACKBERRY	8.5	8.50
20014	HACKBERRY	9	9.00
20015	HACKBERRY	9	9.00
20016	HACKBERRY	16	16.00
20017	HACKBERRY	12	12.00
20018	HACKBERRY	9	9.00
20019	HACKBERRY	13	13.00
20020	HACKBERRY	10	10.00
20021	HACKBERRY	11	11.00
20022	HACKBERRY	16	16.00
20023	HACKBERRY	8	8.00
20024	HACKBERRY	8	8.00
20025	HACKBERRY	17	17.00
20026	HACKBERRY	11	11.00
20027	HACKBERRY	12	12.00
20028	HACKBERRY	13	13.00
20029	HACKBERRY	8.5	8.50
20030	HACKBERRY	10.5	10.50
20031	HACKBERRY	19.5	19.50
20032	HACKBERRY	23	23.00
20033	HACKBERRY	14	14.00
20034	HACKBERRY	11	11.00
20035	HACKBERRY	12	12.00
20036	HACKBERRY	9.5	9.50
20037	HACKBERRY	17	17.00
20038	HACKBERRY	15	15.00
20039	HACKBERRY	10.5	10.50
20040	HACKBERRY	18	18.00
20041	HACKBERRY	8	8.00
20042	HACKBERRY	19.5	19.50
20043	HACKBERRY	8	8.00
20044	HACKBERRY	15.5	15.50
20045	HACKBERRY	10	10.00
20046	HACKBERRY	12	12.00
20047	HACKBERRY	21.5	21.50
20048	HACKBERRY	15	15.00
20049	HACKBERRY	10.5	10.50
20050	HACKBERRY	11	11.00
20051	HACKBERRY	22.5	22.50
20052	HACKBERRY	15.5	15.50
20053	HACKBERRY	8	8.00
20054	HACKBERRY	8.5	8.50
20055	HACKBERRY	8.5	8.50
20056	HACKBERRY	12.5	12.50
20057	HACKBERRY	10.5	10.50
20058	HACKBERRY	10	10.00
20059	HACKBERRY	8.5	8.50
20060	HACKBERRY	9.5	9.50
20061	HACKBERRY	16.5	16.50
20062	HACKBERRY	21	21.00
20063	HACKBERRY	14	14.00
20064	HACKBERRY	12	12.00
20065	HACKBERRY	16	16.00
20066	HACKBERRY	12	12.00
20067	HACKBERRY	19.5	19.50
20068	HACKBERRY	26	26.00
20069	HACKBERRY	11.5	11.50
20070	HACKBERRY	16	16.00
20071	HACKBERRY	17	17.00
20072	HACKBERRY	8.5	8.50
20073	HACKBERRY	19	19.00
20074	HACKBERRY	10	10.00
20075	HACKBERRY	14.5	14.50
20076	HACKBERRY	8	8.00
20077	HACKBERRY	11	11.00
20078	HACKBERRY	15.5	15.50
20079	HACKBERRY	13.5	13.50
20080	HACKBERRY	34	34.00
20081	HACKBERRY	16	16.00
20082	HACKBERRY	9	9.00
20083	HACKBERRY	12	12.00
20084	HACKBERRY	9	9.00
20085	HACKBERRY	13.5	13.50
20086	HACKBERRY	8	8.00
20087	HACKBERRY	11	11.00
20088	HACKBERRY	22	22.00
20089	HACKBERRY	12	12.00
20090	CHINESE TALLOW	19	19.00
20091	HONEY MESQUITE	10	10.00
20092	HACKBERRY	11	11.00
20093	HONEY MESQUITE	9	9.00
20094	HACKBERRY	16 16	24.00
20095	HACKBERRY	10.5	10.50
20096	HACKBERRY	14.5	14.50
20097	HACKBERRY	10	10.00
20098	HACKBERRY	9	9.00
20099	HONEY MESQUITE	11 11	16.50

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED FILL
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- XXX PROPOSED MAJOR CONTOUR
- XXX PROPOSED MINOR CONTOUR
- XXXXX EXISTING TREE TO REMAIN
- XXXXX EXISTING TREE TO BE REMOVED

NOTES

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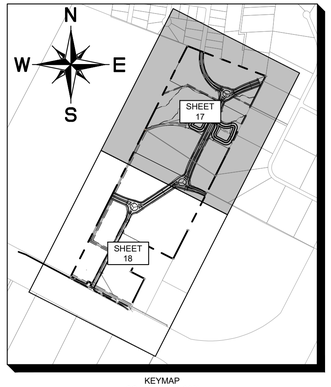
2. ALL TREES TO BE REMOVED ARE COMPLIANT WITHIN THE ACCEPTABLE THRESHOLD BASED ON THE CITY OF PFLUGERVILLE EDM.
3. STREET TREES SHALL BE CREDITED AS MITIGATION FOR IMPACTED TREES

TREES TO BE REMOVED			
TREE NO.	TREE TYPE	TRUNKS SIZE	PROTECTED (Y,N)
20044	HACKBERRY	15.5	N
20045	HACKBERRY	10	N
20046	HACKBERRY	12	N
20047	HACKBERRY	21.5	N
20048	HACKBERRY	15	N
20049	HACKBERRY	10.5	N
20050	HACKBERRY	11	N
20088	HACKBERRY	22	N
20089	HACKBERRY	12	N
20090	CHINESE TALLOW	19	N
20099	HONEY MESQUITE	16.5	N



KEYMAP
SCALE: 1" = 1,000'

BENCHMARKS

1. TBM A - CONCRETE MONUMENT
   N: 3157535.850'
   E: 10148086.005'
   ELEV : 752.02'
2. TBM B - SET MAG NAIL
   N: 3158355.745'
   E: 10147686.225'
   ELEV : 751.40'

BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL

REGISTERED LANDSCAPE ARCHITECT — STATE OF TEXAS

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV, SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

2/7/2025

KHA PROJECT 069410600	DATE FEBRUARY 2025	SCALE: AS SHOWN	DESIGNED BY: JMA
		DRAWN BY: DDC	CHECKED BY: JMA

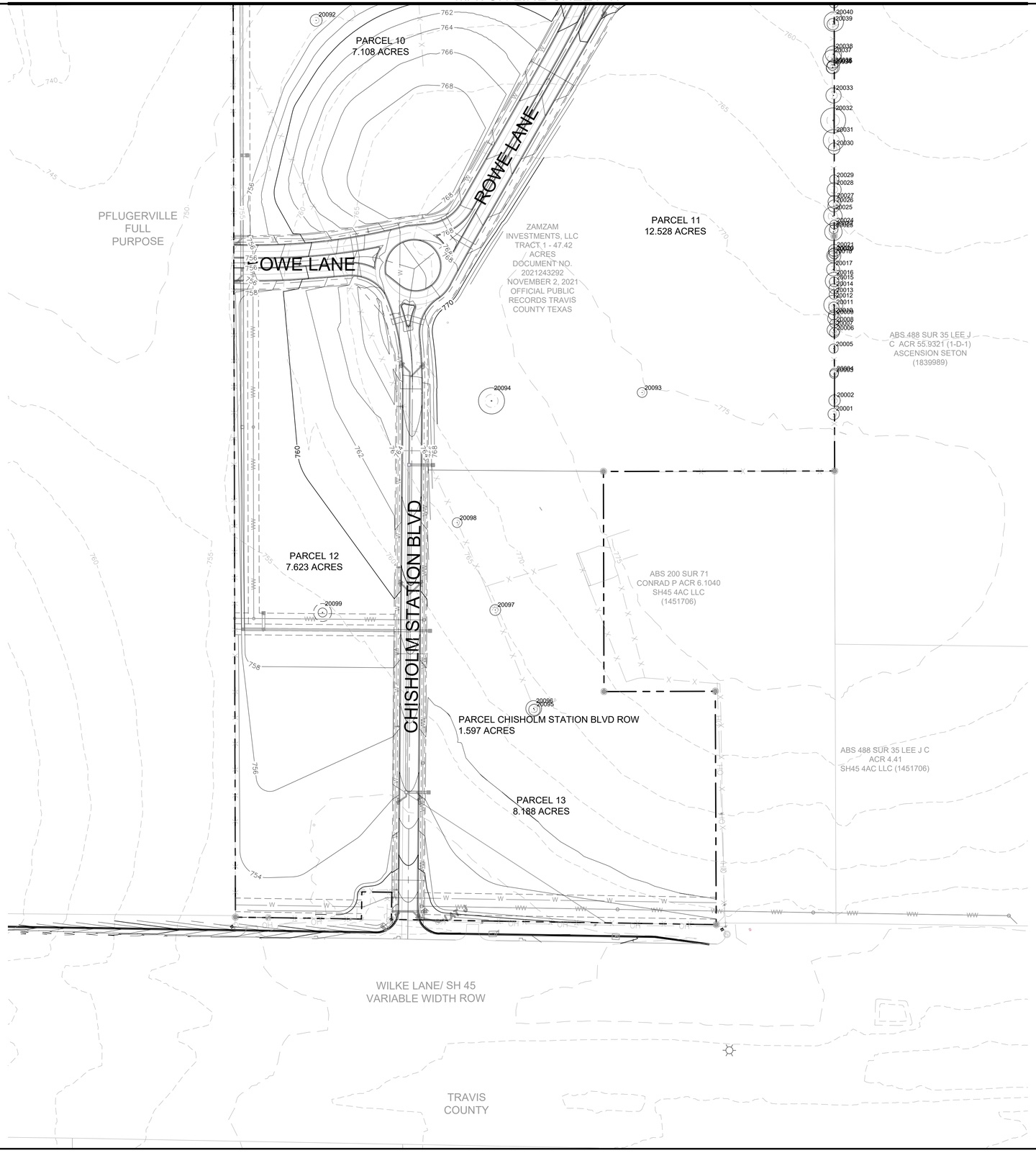
TREE SURVEY (SHEET 1 OF 2)

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
17 OF 21

PROJECT NUMBER: #PP2023-000149

MATCH LINE SHEET 17



TREE NO.	TREE TYPE	DIAMETER	
		TRUNKS	CALIPER SIZE
20001	HACKBERRY	10.5	10.50
20002	HACKBERRY	10.5	10.50
20003	HACKBERRY	8	8.00
20004	HACKBERRY	8	8.00
20005	HACKBERRY	8.5	8.50
20006	HACKBERRY	9	9.00
20007	HACKBERRY	12	12.00
20008	HACKBERRY	8	8.00
20009	HACKBERRY	12	12.00
20010	HACKBERRY	9	9.00
20011	HACKBERRY	9.5	9.50
20012	HACKBERRY	17.5	17.50
20013	HACKBERRY	8.5	8.50
20014	HACKBERRY	9	9.00
20015	HACKBERRY	9	9.00
20016	HACKBERRY	16	16.00
20017	HACKBERRY	12	12.00
20018	HACKBERRY	9	9.00
20019	HACKBERRY	13	13.00
20020	HACKBERRY	10	10.00
20021	HACKBERRY	11	11.00
20022	HACKBERRY	16	16.00
20023	HACKBERRY	8	8.00
20024	HACKBERRY	8	8.00
20025	HACKBERRY	17	17.00
20026	HACKBERRY	11	11.00
20027	HACKBERRY	12	12.00
20028	HACKBERRY	13	13.00
20029	HACKBERRY	8.5	8.50
20030	HACKBERRY	10.5	10.50
20031	HACKBERRY	19.5	19.50
20032	HACKBERRY	23	23.00
20033	HACKBERRY	14	14.00
20034	HACKBERRY	11	11.00
20035	HACKBERRY	12	12.00
20036	HACKBERRY	9.5	9.50
20037	HACKBERRY	17	17.00
20038	HACKBERRY	15	15.00
20039	HACKBERRY	10.5	10.50
20040	HACKBERRY	18	18.00
20041	HACKBERRY	8	8.00
20042	HACKBERRY	19.5	19.50
20043	HACKBERRY	8	8.00
20044	HACKBERRY	15.5	15.50
20045	HACKBERRY	10	10.00
20046	HACKBERRY	12	12.00
20047	HACKBERRY	21.5	21.50
20048	HACKBERRY	15	15.00
20049	HACKBERRY	10.5	10.50
20050	HACKBERRY	11	11.00
20051	HACKBERRY	22.5	22.50
20052	HACKBERRY	15.5	15.50
20053	HACKBERRY	8	8.00
20054	HACKBERRY	8.5	8.50
20055	HACKBERRY	8.5	8.50
20056	HACKBERRY	12.5	12.50
20057	HACKBERRY	10.5	10.50
20058	HACKBERRY	10	10.00
20059	HACKBERRY	8.5	8.50
20060	HACKBERRY	9.5	9.50
20061	HACKBERRY	16.5	16.50
20062	HACKBERRY	21	21.00
20063	HACKBERRY	14	14.00
20064	HACKBERRY	12	12.00
20065	HACKBERRY	16	16.00
20066	HACKBERRY	12	12.00
20067	HACKBERRY	19.5	19.50
20068	HACKBERRY	26	26.00
20069	HACKBERRY	11.5	11.50
20070	HACKBERRY	16	16.00
20071	HACKBERRY	17	17.00
20072	HACKBERRY	8.5	8.50
20073	HACKBERRY	19	19.00
20074	HACKBERRY	10	10.00
20075	HACKBERRY	14.5	14.50
20076	HACKBERRY	8	8.00
20077	HACKBERRY	11	11.00
20078	HACKBERRY	15.5	15.50
20079	HACKBERRY	13.5	13.50
20080	HACKBERRY	34	34.00
20081	HACKBERRY	16	16.00
20082	HACKBERRY	9	9.00
20083	HACKBERRY	12	12.00
20084	HACKBERRY	9	9.00
20085	HACKBERRY	13.5	13.50
20086	HACKBERRY	8	8.00
20087	HACKBERRY	11	11.00
20088	HACKBERRY	22	22.00
20089	HACKBERRY	12	12.00
20090	CHINESE TALLOW	19	19.00
20091	HONEY MESQUITE	10	10.00
20092	HACKBERRY	11	11.00
20093	HONEY MESQUITE	9	9.00
20094	HACKBERRY	16 16	24.00
20095	HACKBERRY	10.5	10.50
20096	HACKBERRY	14.5	14.50
20097	HACKBERRY	10	10.00
20098	HACKBERRY	9	9.00
20099	HONEY MESQUITE	11 11	16.50

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED FILL
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- XXX PROPOSED MAJOR CONTOUR
- XXX PROPOSED MINOR CONTOUR
- XXXXX EXISTING TREE TO REMAIN
- XXXXX EXISTING TREE TO BE REMOVED

NOTES

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TREES TO BE REMOVED

TREE NO.	TREE TYPE	TRUNKS SIZE	PROTECTED (Y,N)
20044	HACKBERRY	15.5	N
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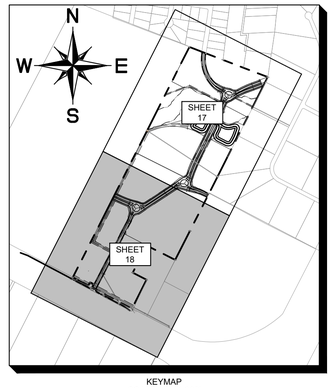
20049	HACKBERRY	10.5	N
20050	HACKBERRY	11	N
20088	HACKBERRY	22	N
20089	HACKBERRY	12	N
20090	CHINESE TALLOW	19	N
20099	HONEY MESQUITE	16.5	N



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BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL

REGISTERED LANDSCAPE ARCHITECT JOEL M. ALVIS 14857 STATE OF TEXAS

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

REGISTERED PROFESSIONAL ENGINEER JOEL M. ALVIS 148576 LICENSED PROFESSIONAL ENGINEER
2/7/2025

KHA PROJECT 069410600
DATE FEBRUARY 2025
SCALE: AS SHOWN
DESIGNED BY: JMA
DRAWN BY: DDC
CHECKED BY: JMA

TREE SURVEY (SHEET 2 OF 2)

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
18 OF 21

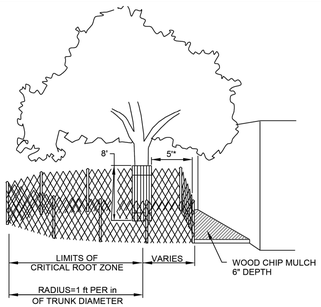
PROJECT NUMBER: #PP2023-000149

2.3.2 TREE PROTECTION NOTES

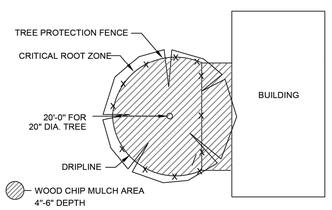
1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED.
2. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
4. 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.
5. 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 DRIPLINES.
6. TREE PROTECTION FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES AND BE PLACED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRZ, WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
   B. 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.
   C. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING AND FIRES.
7. EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL.
   B. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
   D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST TO DISCUSS ALTERNATIVES.
8. 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.
9. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 6 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
10. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN DAMAGE TO THE FINE, WATER ABSORBING ROOTS, SUPPLEMENTAL WATERING SHALL BE REQUIRED:
    A. TREES SHALL BE WATERED ONCE EVERY TWO WEEKS DURING PERIODS OF HOT, DRY WEATHER.
    B. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
    C. A SIGNED WATERING CONTRACT SHALL BE REQUIRED.
11. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, OF TREES. NO TOPSOIL IS PERMITTED ON ROOT FLARES OR WITHIN 6 INCHES OF TREE TRUNKS.
17. 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).
18. 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.
19. 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.
20. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

2.3.3. PRE-CONSTRUCTION MEETING- THE DEMOLITION, GRADING AND UNDERGROUND CONTRACTORS, CONSTRUCTION SUPERINTENDENT AND OTHER PERTINENT PERSONNEL ARE REQUIRED TO MEET WITH THE CITY ARBORIST AND/OR ADMINISTRATOR PRIOR TO BEGINNING WORK TO REVIEW PROCEDURES, TREE PROTECTION MEASURES AND TO ESTABLISH HAUL ROUTES, STAGING AREAS, CONTACTS, WATERING, ETC.

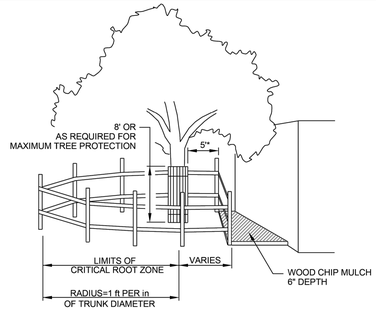
2.3.4. VERIFICATION OF TREE PROTECTION- THE PROJECT ARBORIST, LANDSCAPE ARCHITECT OR CONTRACTOR SHALL VERIFY, IN WRITING, THAT ALL PRECONSTRUCTION CONDITIONS HAVE BEEN MET (TREE FENCING, EROSION CONTROL, PRUNING, ETC.) AND ARE IN PLACE. WRITTEN VERIFICATION MUST BE SUBMITTED TO AND APPROVED BY THE CITY ARBORIST OR THE ADMINISTRATOR BEFORE DEMOLITION OR GRADING BEGINS.



*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.



ADOPTED: 01/26/2021 Patricia A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	610S-4
REVISIONS	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	
	CONSTRUCTION STANDARDS AND DETAILS	
DATE APPROVED DRAWN	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



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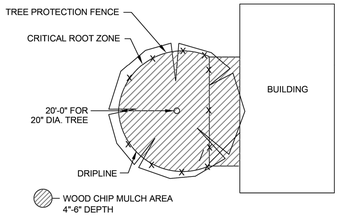

ADOPTED: 01/26/2021 Patricia A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	610S-5
REVISIONS	TREE PROTECTION FENCE MODIFIED TYPE B - WOOD	
	CONSTRUCTION STANDARDS AND DETAILS	
DATE APPROVED DRAWN	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

BENCHMARKS

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BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL

No.	REVISIONS	DATE	BY

Kimley»Horn
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JOEL M. ALVIS 148576 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

2/7/2025

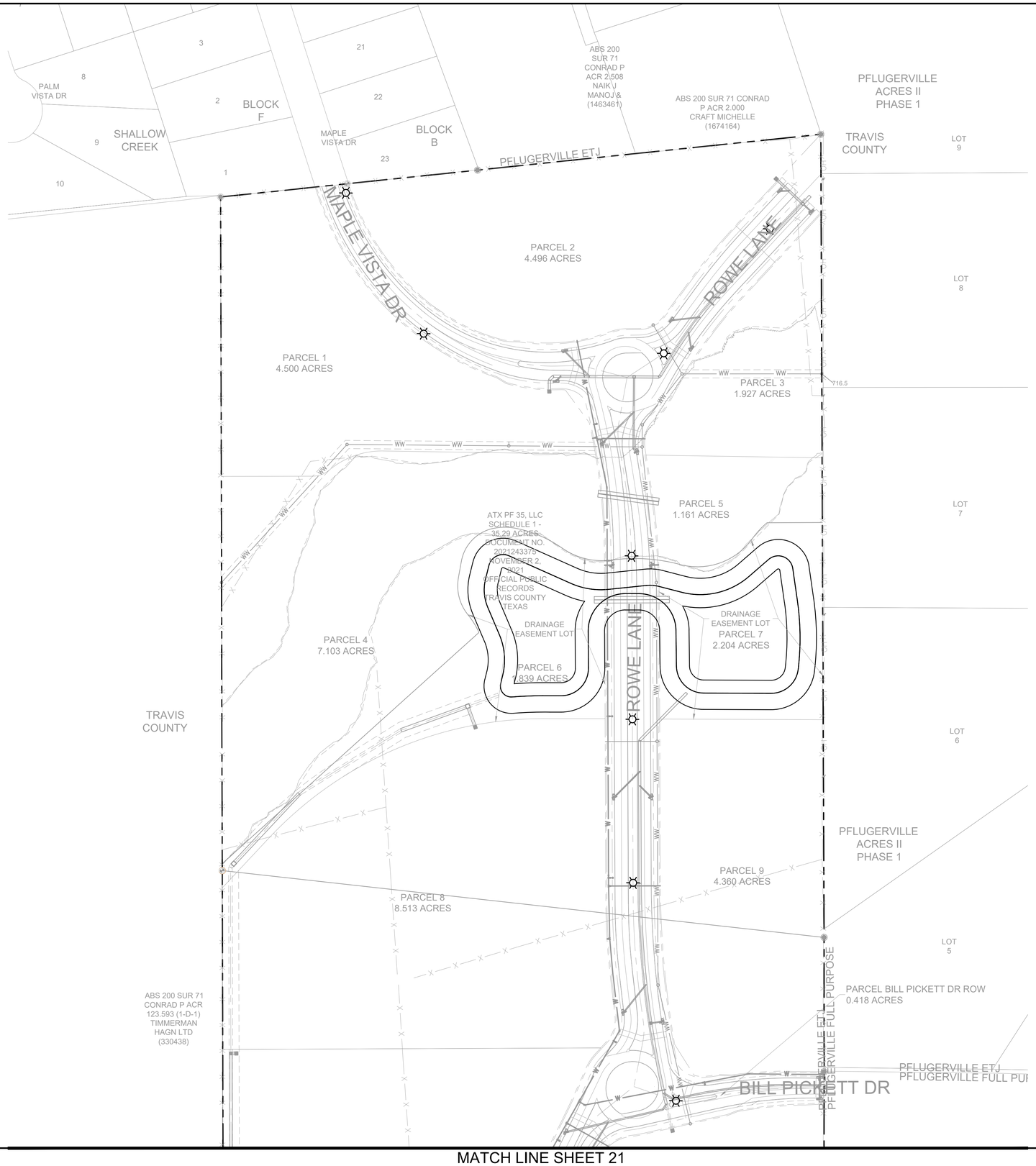
KHA PROJECT 069410600	DATE FEBRUARY 2025	SCALE: AS SHOWN	DESIGNED BY: JMA	DRAWN BY: DDC	CHECKED BY: JMA

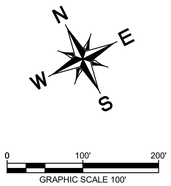
TREE PROTECTION DETAILS

PRELIMINARY PLANS FOR CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
19 OF 21

PROJECT NUMBER: #PP2023-000149





LEGEND

- SUBDIVISION BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED ASPHALT
- SIDEWALK
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- PROPOSED STREET LIGHT

NOTES

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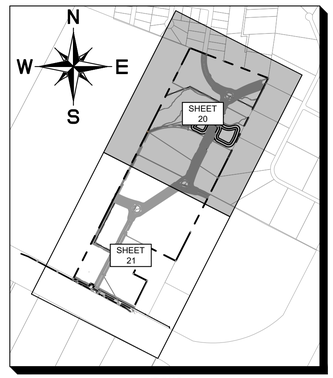

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STATE OF TEXAS
JOEL M. ALVIS
148578
LICENSED
PROFESSIONAL ENGINEER
2/7/2025

KHA PROJECT 069410600	DATE FEBRUARY 2025	SCALE: AS SHOWN	DESIGNED BY: JMA	DRAWN BY: DDC	CHECKED BY: JMA

ILLUMINATION PLAN (SHEET 1 OF 2)

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
20 OF 21

PROJECT NUMBER: #PP2023-000149

MATCH LINE SHEET 20

PARCEL 10
7.108 ACRES

PFLUGERVILLE
FULL
PURPOSE

ROWE LANE

ROWE LANE

ZAMZAM
INVESTMENTS, LLC
TRACT 1 - 47.42
ACRES
DOCUMENT NO.
2021243292
NOVEMBER 2, 2021
OFFICIAL PUBLIC
RECORDS TRAVIS
COUNTY TEXAS

PARCEL 11
12.528 ACRES

ABS 488 SUR 35 LEE J
C ACR 55.9321 (1-D-1)
ASCENSION SETON
(1839989)

CHISHOLM STATION BLVD

PARCEL 12
7.623 ACRES

ABS 200 SUR 71
CONRAD P ACR 6.1040
SH45 4AC LLC
(1451706)

PARCEL CHISHOLM STATION BLVD ROW
1.597 ACRES

ABS 488 SUR 35 LEE J C
ACR 4.41
SH45 4AC LLC (1451706)

PARCEL 13
8.188 ACRES

WILKE LANE/ SH 45
VARIABLE WIDTH ROW

N E W S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED ASPHALT
- SIDEWALK
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- PROPOSED STREET LIGHT

NOTES

1. ALL PROPOSED DRIVEWAYS MUST MEET THE CITY OF PFLUGERVILLE'S SPACING REQUIREMENTS AS FOUND IN THE UDC SECTION 10.2.
2. PRIVATE IMPROVEMENTS SHOWN ARE FOR REFERENCE PURPOSES ONLY AND WILL BE REVIEWED/APPROVED WITH THE FUTURE SITE PLAN.
3. ALL TREES TO BE REMOVED ARE COMPLIANT WITHIN THE ACCEPTABLE THRESHOLD BASED ON THE CITY OF PFLUGERVILLE EDM.

KEYMAP
SCALE: 1" = 1,000'

BENCHMARKS

1. TBM A - CONCRETE MONUMENT
   N: 3157535.850'
   E: 10148086.005'
   ELEV : 752.02'
2. TBM B - SET MAG NAIL
   N: 3158355.745'
   E: 10147686.225'
   ELEV : 751.40'

BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL

No.	REVISIONS	DATE	BY

Kimley»Horn
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TBPE Firm No. 928

JOEL M. ALVIS
148576
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

2/7/2025

KHA PROJECT	069410600
DATE	FEBRUARY 2025
SCALE:	AS SHOWN
DESIGNED BY:	JMA
DRAWN BY:	DDC
CHECKED BY:	JMA

ILLUMINATION PLAN (SHEET 2 OF 2)

PRELIMINARY PLANS
FOR
CHISHOLM STATION
PFLUGERVILLE, TEXAS 78660
TRAVIS COUNTY

SHEET NUMBER
21 OF 21

PROJECT NUMBER: #PP2023-000149