

NOTES:

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10' PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- 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 JOHN J THOPPIL, 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 LITER, DEBRIS, AND TRASH.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- A SIX (6) FOOT WIDE SIDEWALK AND SEVEN (7) FOOT WIDE PAVED BIKE PATH SHALL BE PROVIDED ALONG THE WEST SIDE OF WILKE RIDGE LANE.
- 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 # 224-09-08-25-8A.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
- ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
- ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR 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.
- THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

# PRELIMINARY PLAN

## 18008 WILKE RIDGE LN

### SUBMITTED: 05/08/2026

### PROJECT #: PP2025-000516

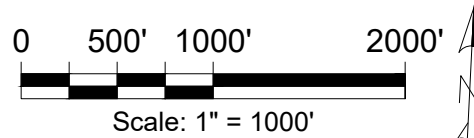
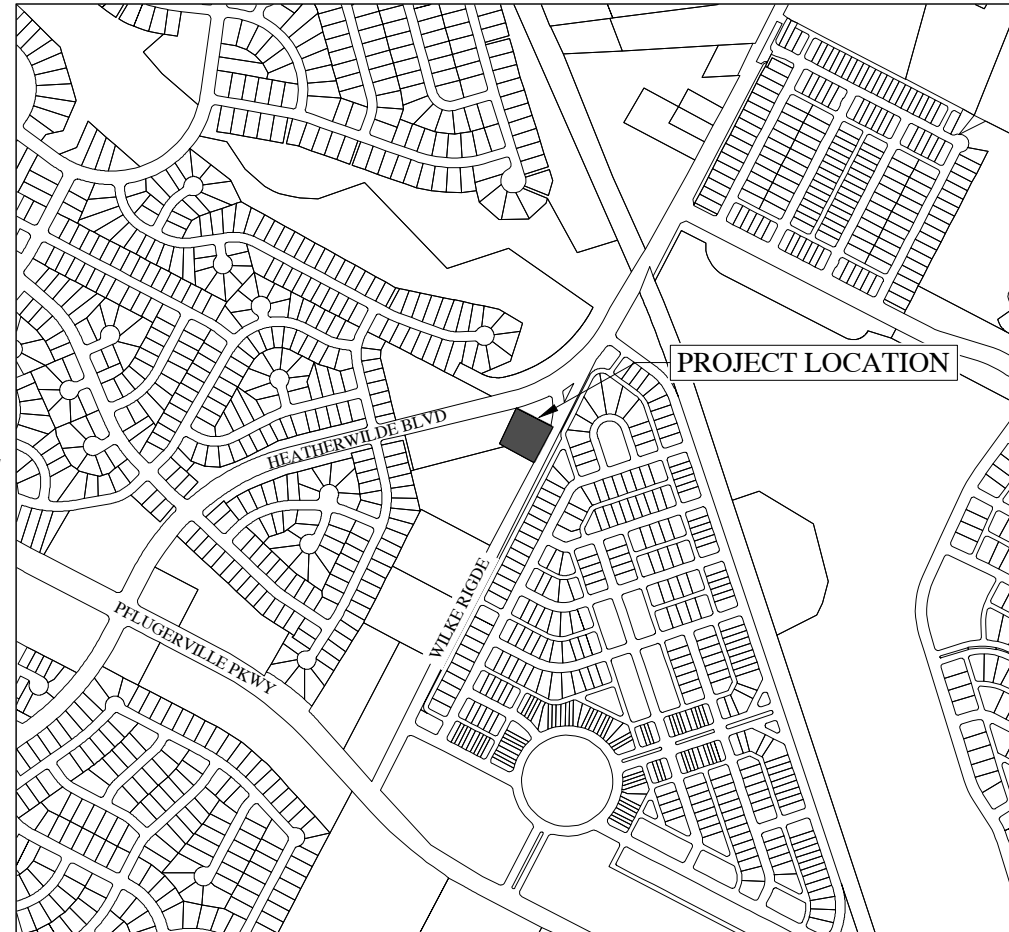
**PRELIMINARY PLAN ONLY  
NOT FOR RECORDATION**



CIVIL ENGINEERING  
AND  
PLANNING  
  
TBPE FIRM  
REGISTRATION  
NO. F-22664

SHEET NO.	TITLE
1	COVER
2	PRELIMINARY PLAN (1 OF 2)
3	PRELIMINARY PLAN (2 OF 2)
4	EXISTING CONDITIONS & PROPOSED GRADING PLAN
5	WATER & WASTEWATER UTILITY PLAN
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP

<p><b>CIVIL ENGINEER / AGENT</b> GOODE FAITH ENGINEERING, LLC 1620 LA JAITA DR. SUITE 300 CEDAR PARK, TEXAS, 78613 CONTACT: ANTHONY H. GOODE, P.E. E: ANTHONY@GOODEFAITHENG.COM</p> <p><b>OWNER / DEVELOPER</b> STUDIO ELES 4926 SPICEWOOD SPRINGS ROAD #101 AUSTIN, TX 78759 CONTACT: JEFF LANGHAM, AIA P: 210.380.8622 E: JEFF@STUDIOELES.COM</p>	<p><b>SURVEYOR:</b> BAIRD, HAMPTON &amp; BROWN 797 SAM BASS ROAD #639 ROUND ROCK, TX 78680 CONTACT: COLE STREVEY RPLS NO. 6731 P: 817.338.1277 E: CSTREVEY@BHBINC.COM</p> <p><b>UTILITY PROVIDERS:</b> WATER - CITY OF PFLUGERVILLE WASTEWATER - CITY OF PFLUGERVILLE</p>
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LAND USE SUMMARY	
<b>SITE DATA:</b>	
LOCATION	18008 Wilke Ridge Lane, Pflugerville, Tx 78660
LEGAL DESCRIPTION	1.00 ACRE TRACT SITUATED IN THE JOHN VANWINKLE SURVEY, ABSTRACT 787 IN TRAVIS COUNTY, TEXAS
TOTAL ACREAGE	1.00 ACRE
NUMBER OF LOTS	1 LOT
EXISTING LAND USE	VACANT
PROPOSED LAND USE	1 LOT - 1 ACRE - COMMERCIAL
PROPOSED STREETS	N/A
CURRENT ZONING	RETAIL
PROPOSED ZONING	RETAIL
STATE PLANE COORD. SYSTEM	NAD83 Texas State Planes, Central Zone, US Foot
BENCHMARK TBM #1	NORTHING 10144802.76' EASTING 3150387.84' ELEV. 752.36'
BENCHMARK TBM #2	NORTHING 10145046.45' EASTING 3150349.46' ELEV. 747.95'
TIA LETTER & WAIVER	Anthony Goode, PE - 09/02/2025
DRAINAGE REPORT	Anthony Goode, PE - 11/03/2025
UTILITY ENGINEER'S REPORT	Anthony Goode, PE - 11/03/2025
<b>ASSOCIATED PROJECTS:</b>	
PRELIMINARY PLAN	PP-2025-000516
PLAT	FP2025-000562
SITE PLAN	PENDING

18008 WILKE RIDGE LN  
PRELIMINARY PLAN

CITY APPROVED REVISIONS & CORRECTIONS					
NO.	DESCRIPTION	REVISE (R) CORRECT (C) ADD (A) VOID (V) SHEET NO'S	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE
1.					
2.					
3.					
4.					
5.					
6.					

SUBMITTED BY:

ANTHONY GOODE, P.E.  
GOODE FAITH ENGINEERING, LLC.  
TBPE FIRM NO. F-22664  
1620 LA JAITA DR. STE 300  
CEDAR PARK, TX. 78613

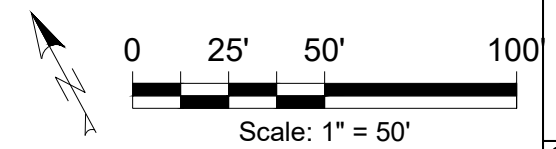
DATE: 5-8-26

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.

DRAWN BY	DATE
JDL	05/08/2026
CHECKED BY	PROJECT NO.
BB	PP2025-000516



CIVIL ENGINEERING  
AND  
PLANNING  
TBPE FIRM  
REGISTRATION  
NO. F-22664



**LEGEND**

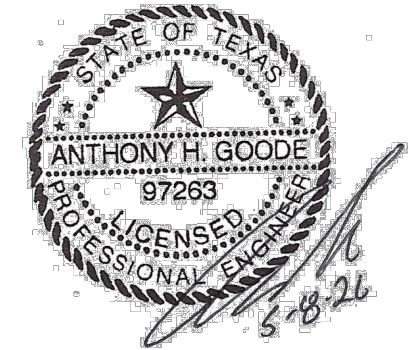
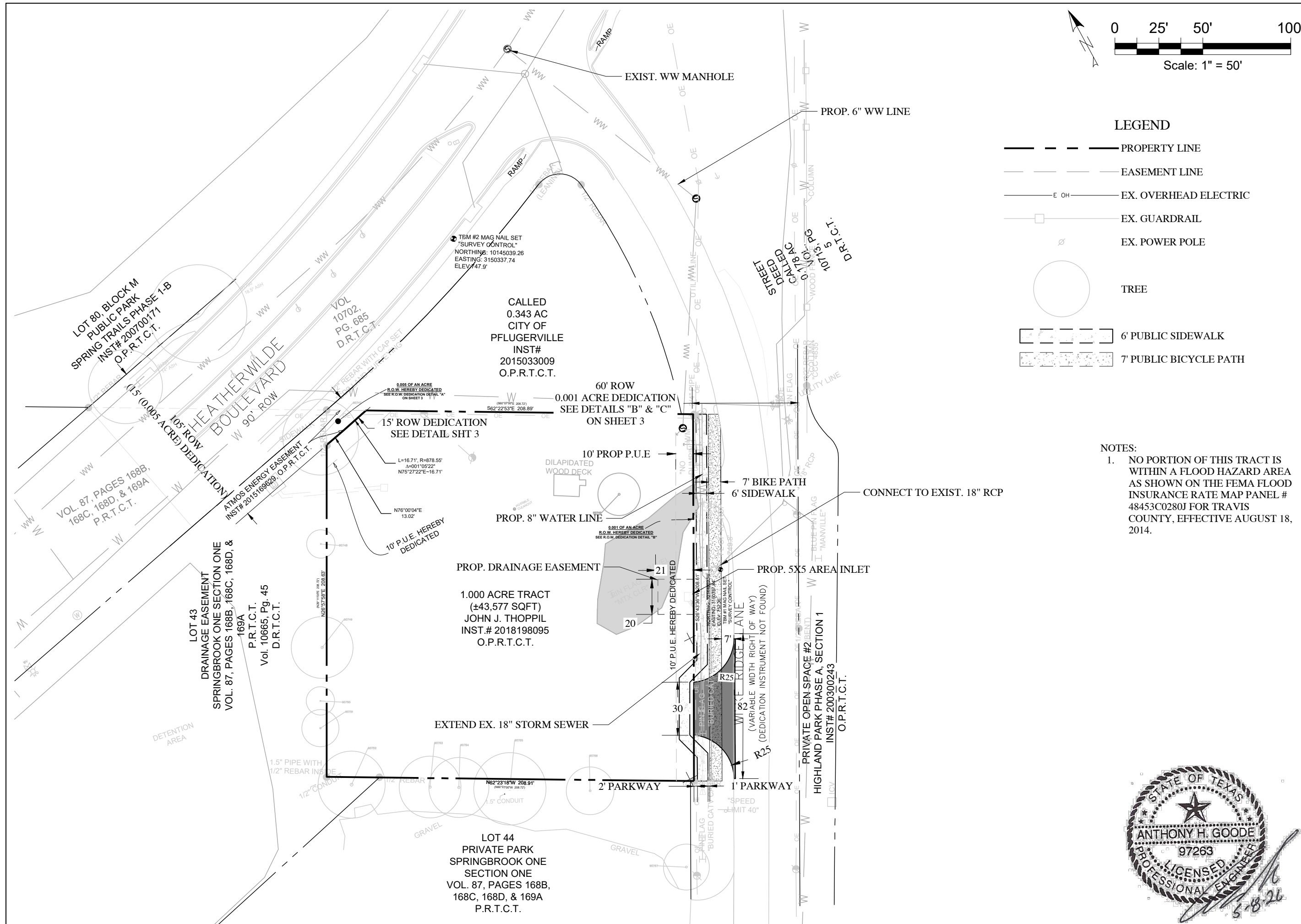
- — — — — PROPERTY LINE
- - - - - EASEMENT LINE
- E OH - EX. OVERHEAD ELECTRIC
- □ - EX. GUARDRAIL
- ⊙ - EX. POWER POLE
- - TREE
- ▭ - 6' PUBLIC SIDEWALK
- ▨ - 7' PUBLIC BICYCLE PATH

**NOTES:**

1. 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.

**18008 WILKE RIDGE LN  
PRELIMINARY PLAN (1 OF 2)**

DATE	05/08/2026
PROJECT NO.	PP2025-000516
DRAWN BY	JDL
CHECKED BY	BB



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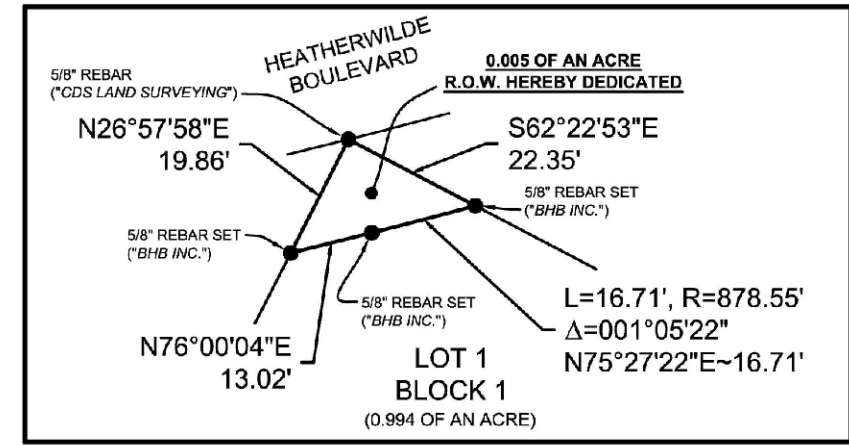
CIVIL ENGINEERING  
AND  
PLANNING  
TBPB FIRM  
REGISTRATION  
NO. F-22664

18008 WILKE RIDGE LN  
PRELIMINARY PLAN (2 OF 2)

DATE  
05/08/2026  
PROJECT NO.  
PP2025-000516  
DRAWN BY  
JDL  
CHECKED BY  
BB

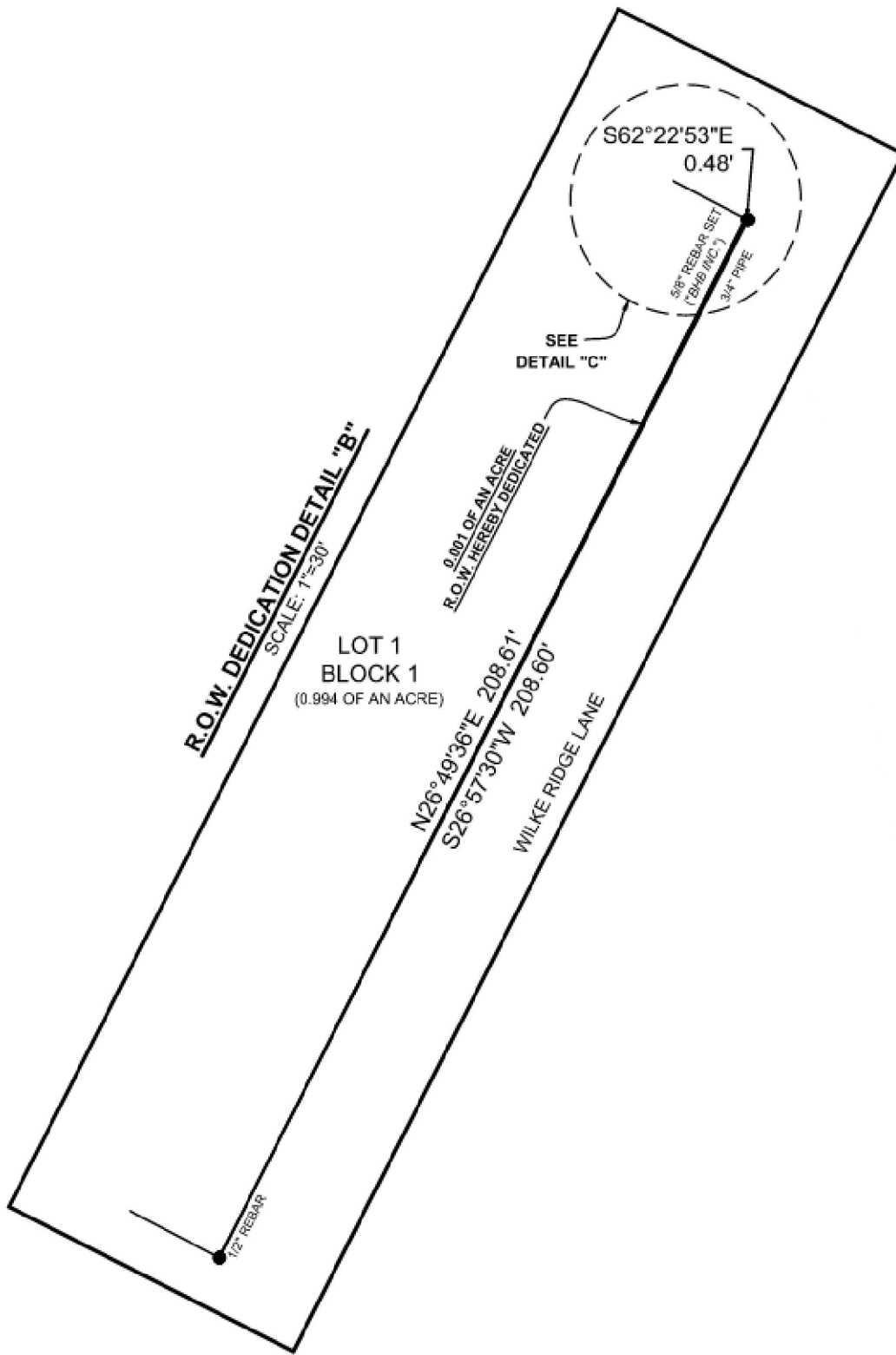
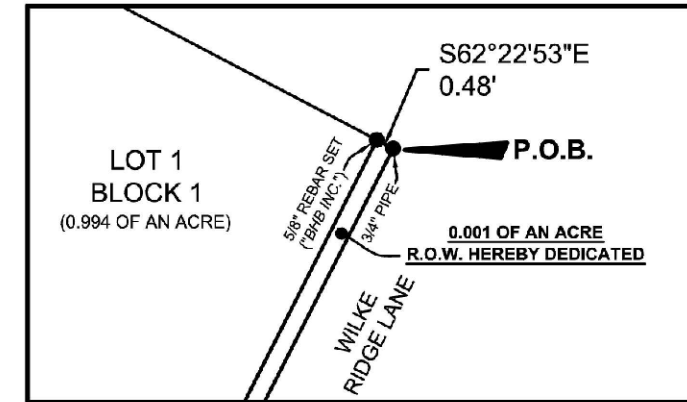
**R.O.W. DEDICATION DETAIL "A"**

SCALE: 1"=30'



**R.O.W. DEDICATION DETAIL "C"**

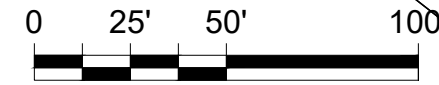
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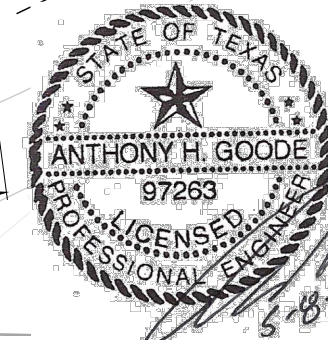
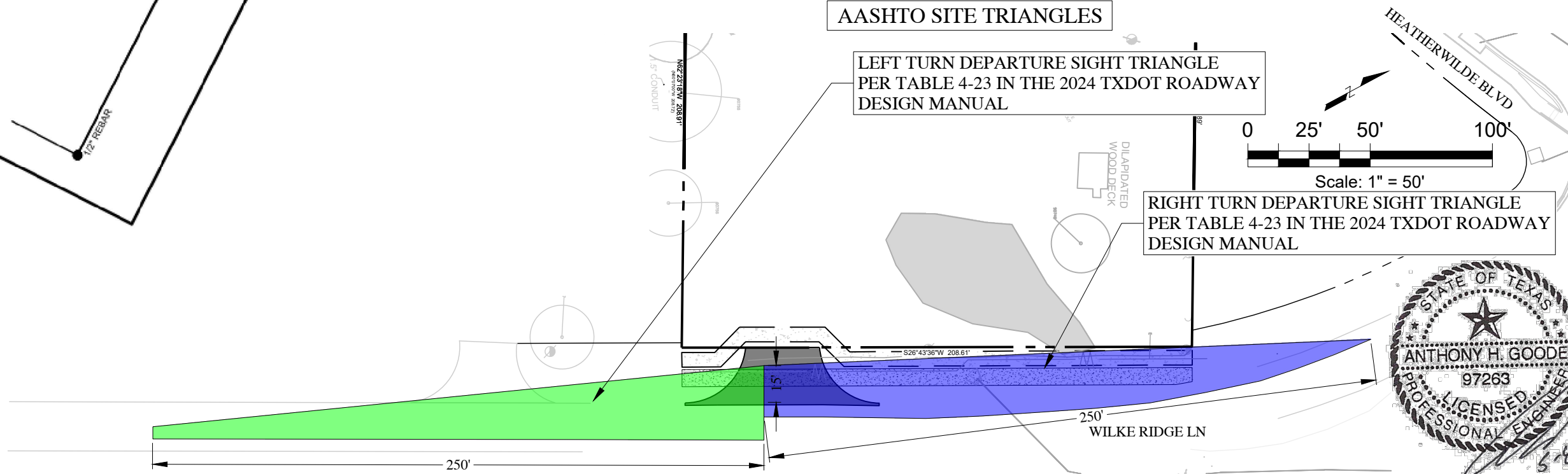
**AASHTO SITE TRIANGLES**

LEFT TURN DEPARTURE SIGHT TRIANGLE PER TABLE 4-23 IN THE 2024 TXDOT ROADWAY DESIGN MANUAL

RIGHT TURN DEPARTURE SIGHT TRIANGLE PER TABLE 4-23 IN THE 2024 TXDOT ROADWAY DESIGN MANUAL



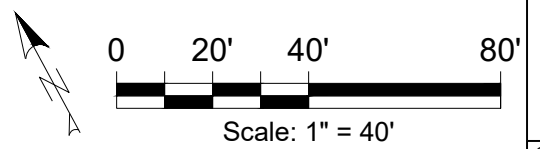
Scale: 1" = 50'



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CIVIL ENGINEERING  
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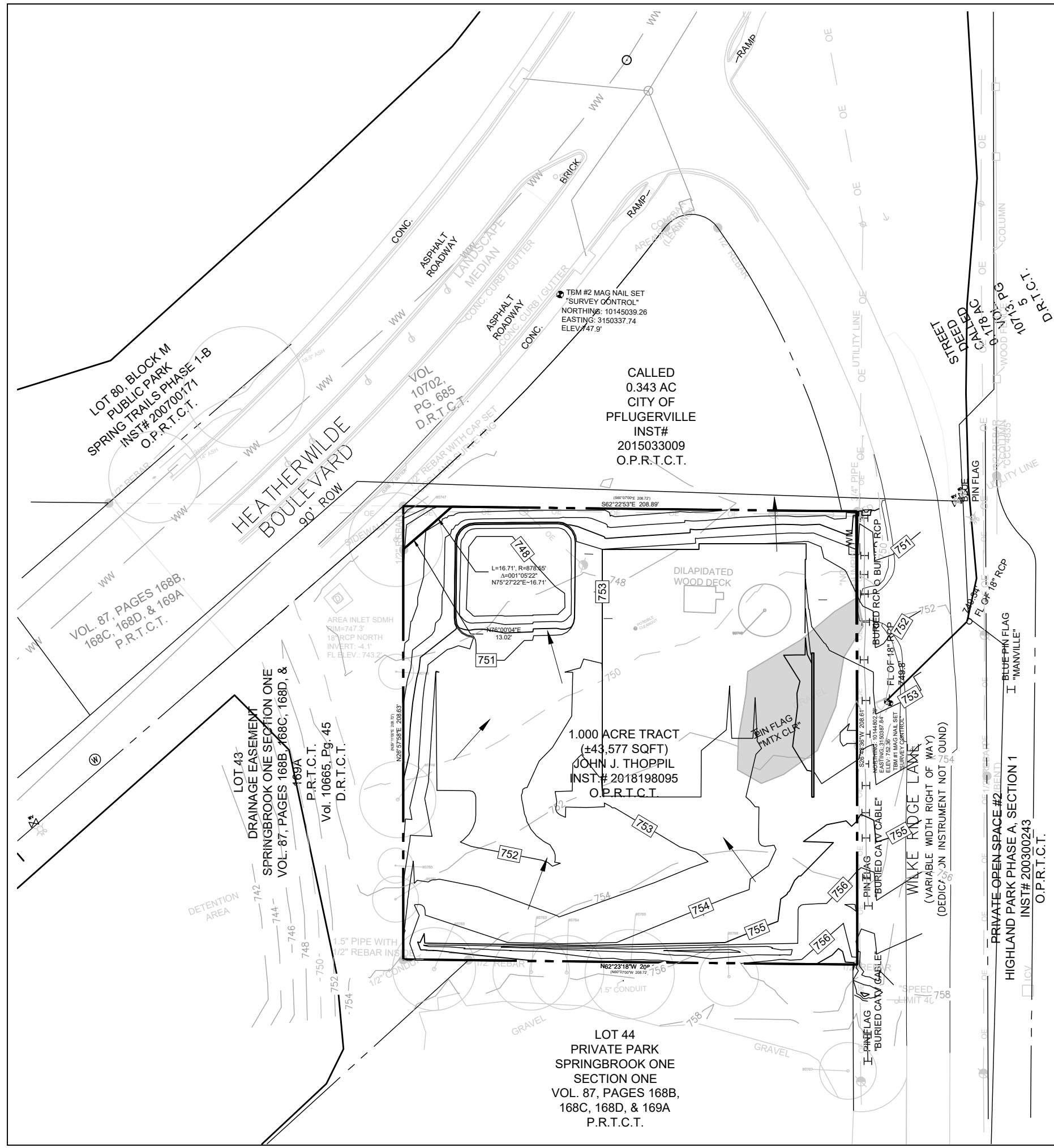
**LEGEND**

- — — — — PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - EX. MAJOR CONTOUR
- - - - - EX. MINOR CONTOUR
- — — — — PROP. CONTOUR
- OH — EX. OVERHEAD ELECTRIC
- □ — EX. GUARDRAIL
- ○ — EX. POWER POLE
- TREE

NOTES:  
1. NO GRADING IS PROPOSED FOR PUBLIC IMPROVEMENTS.

**18008 WILKE RIDGE LN**  
**EXISTING CONDITIONS & PROPOSED GRADING PLAN**

DATE	05/08/2026
PROJECT NO.	PP2025-000516
DRAWN BY	JDL
CHECKED BY	BB



CALLED  
0.343 AC  
CITY OF  
PFLUGERVILLE  
INST#  
2015033009  
O.P.R.T.C.T.

1.000 ACRE TRACT  
(±43,577 SQFT)  
JOHN J. THOPPIL  
INST# 2018198095  
O.P.R.T.C.T.

LOT 44  
PRIVATE PARK  
SPRINGBROOK ONE  
SECTION ONE  
VOL. 87, PAGES 168B,  
168C, 168D, & 169A  
P.R.T.C.T.

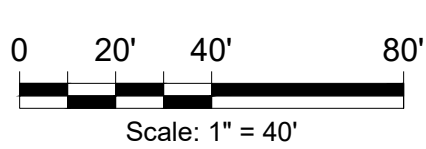
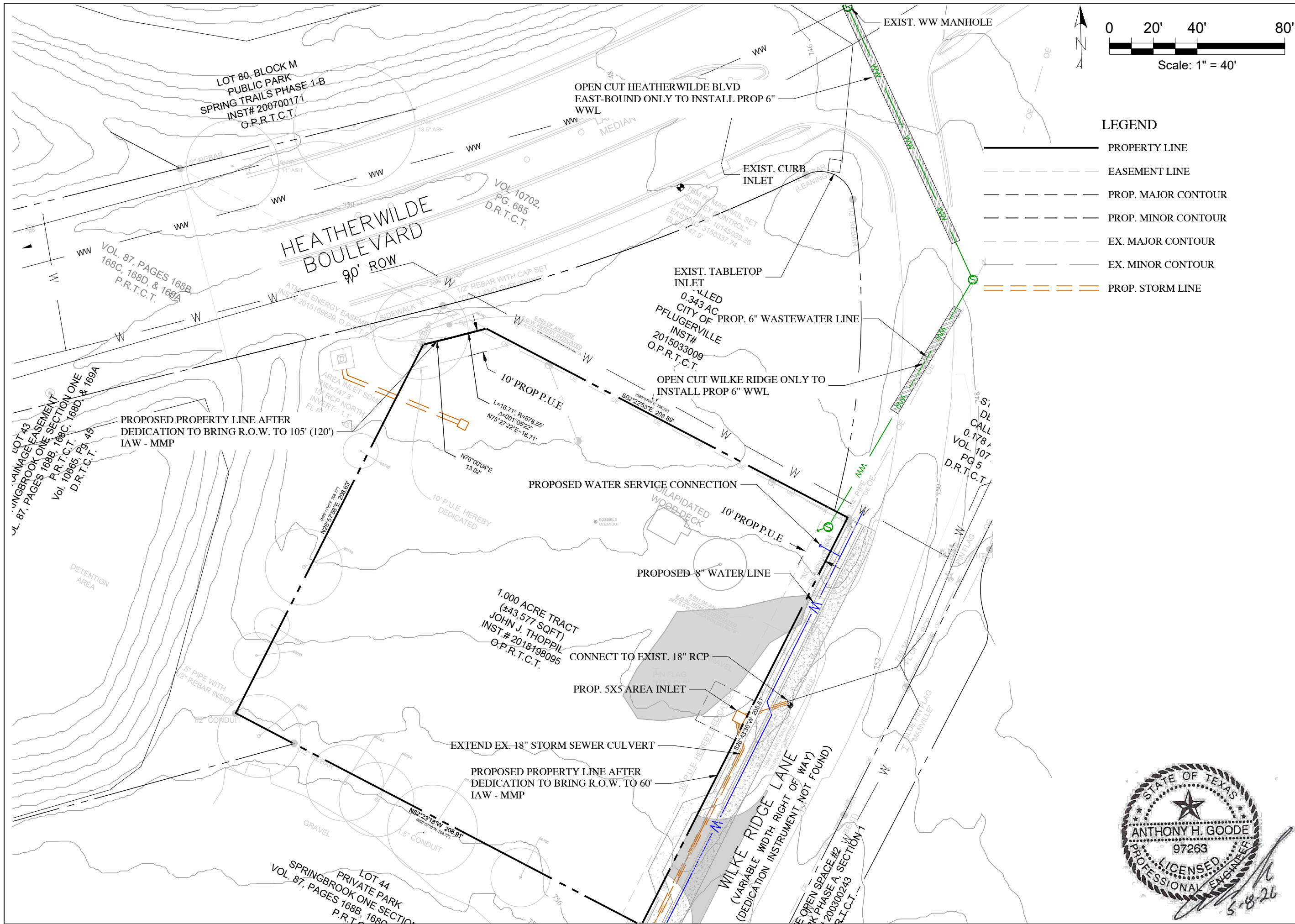
LOT 80, BLOCK M  
PUBLIC PARK  
SPRING TRAILS PHASE 1-B  
INST# 200700171  
O.P.R.T.C.T.

LOT 43  
DRAINAGE EASEMENT  
SPRINGBROOK ONE SECTION ONE  
VOL. 87, PAGES 168B, 168C, 168D, &  
169A  
P.R.T.C.T.

Vol. 10665, Pg. 45  
D.R.T.C.T.

PRIVATE OPEN SPACE #2  
HIGHLAND PARK PHASE A, SECTION 1  
INST# 200300243  
O.P.R.T.C.T.

WILKE RIDGE LANE  
(VARIABLE WIDTH RIGHT OF WAY)  
(DEDIC./JN INSTRUMENT NOT FOUND)



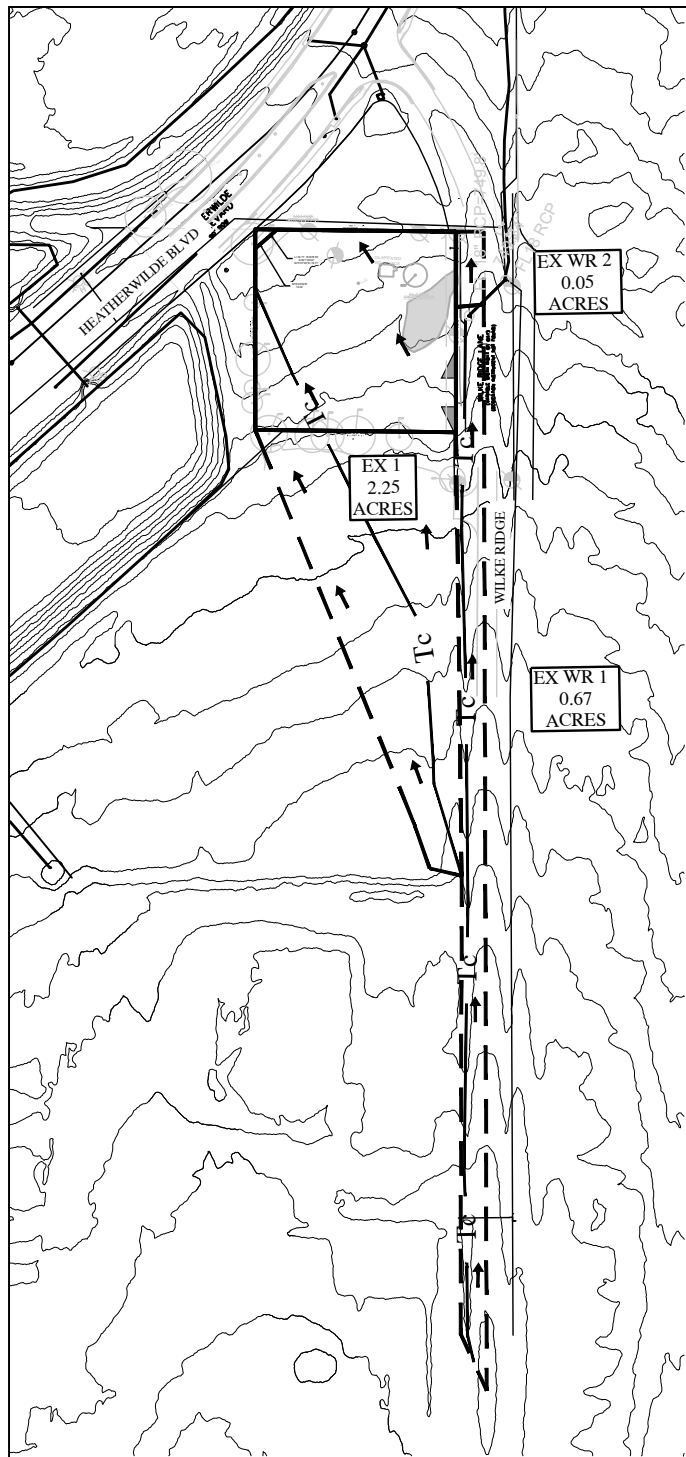
**LEGEND**

	PROPERTY LINE
	EASEMENT LINE
	PROP. MAJOR CONTOUR
	PROP. MINOR CONTOUR
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	PROP. STORM LINE

**GOODE FAITH & ASSOCIATES, INC.**  
 CIVIL ENGINEERING AND PLANNING  
 TBPE FIRM REGISTRATION NO. F-22664

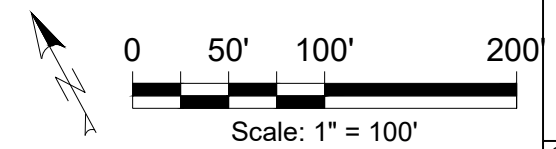
# 18008 WILKE RIDGE LN WATER & WASTEWATER UTILITY PLAN

DATE	05/08/2026
PROJECT NO.	PP2025-000516
DRAWN BY	JDL
CHECKED BY	BB



DRAINAGE CALCULATIONS (EXISTING)									
DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (2YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (100YR) (CFS)
EX 1	2.26	9.6	5.8	84	0.0%	7.8	13.7	17.7	24.3
POA 1						7.8	13.7	17.7	24.3
EX WR 1	0.64	5.0	3.0	84	49.0%	3.1	5.0	6.3	8.4
POA 2						3.1	5.0	6.3	8.4
EX WR 2	0.05	5.0	3.0	84	60.0%	0.3	0.4	0.5	0.7
POA 3						0.3	0.4	0.5	0.7

ALL CALCULATIONS BASED ON ATLAS 14 RANIFALL DATA



CIVIL ENGINEERING  
AND  
PLANNING  
TBPE FIRM  
REGISTRATION  
NO. F-22664

**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- LOC — LIMITS OF CONSTRUCTION
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- - - EX. MAJOR CONTOUR
- - - EX. MINOR CONTOUR
- - - TIME OF CONCENTRATION
- DRAINAGE AREA
- FLOW ARROW

PR 3  
XX AC

- NOTES:
- 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.

18008 WILKE RIDGE LN  
EXISTING DRAINAGE AREA MAP

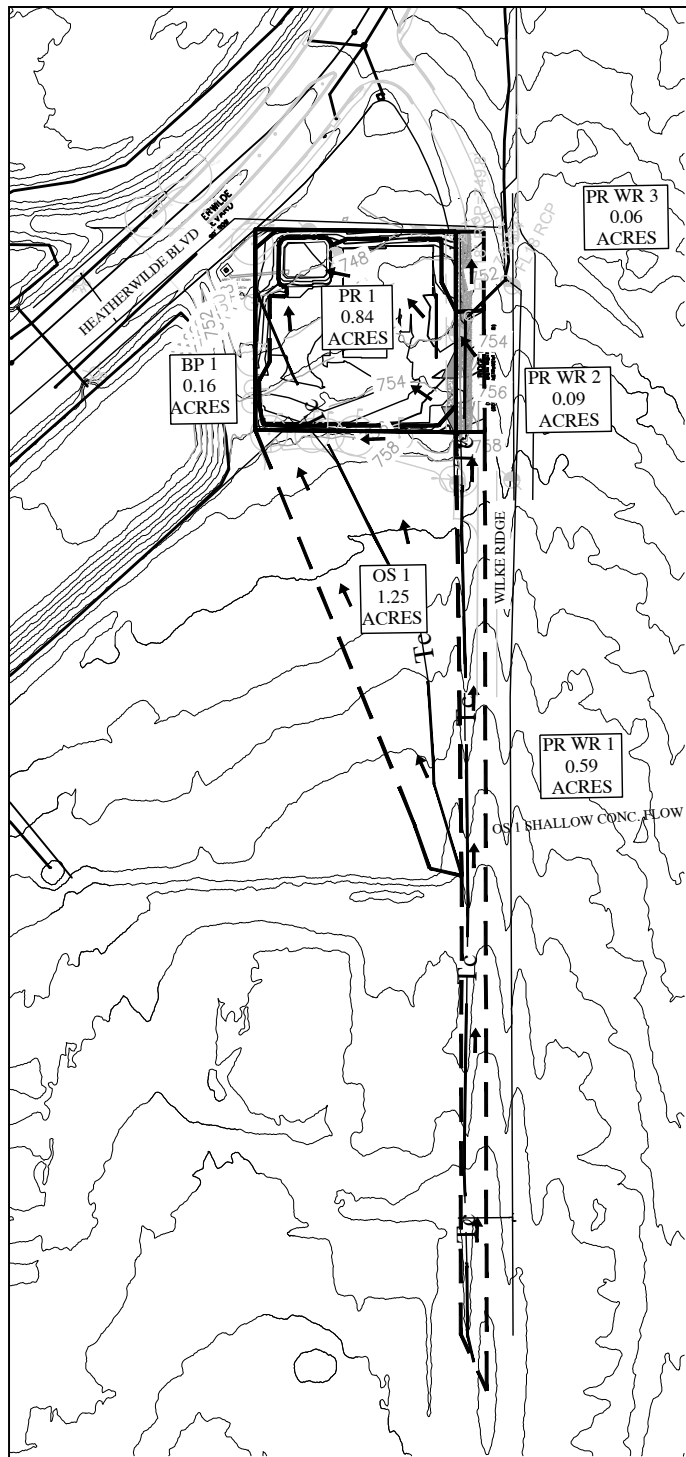
DATE  
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PROJECT NO.  
PP2025-000516

DRAWN BY  
JDL

CHECKED BY  
BB



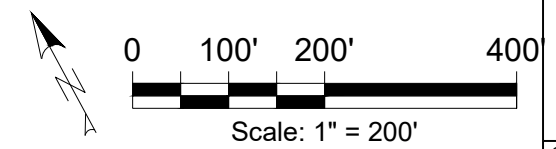


DRAINAGE CALCULATIONS (EXISTING)									
DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (2YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (100YR) (CFS)
EX 1	2.26	9.6	5.8	84	0.0%	7.8	13.7	17.7	24.3
POA 1						7.8	13.7	17.7	24.3
EX WR 1	0.64	5.0	3.0	84	49.0%	3.1	5.0	6.3	8.4
POA 2						3.1	5.0	6.3	8.4
EX WR 2	0.05	5.0	3.0	84	60.0%	0.3	0.4	0.5	0.7
POA 3						0.3	0.4	0.5	0.7

ALL CALCULATIONS BASED ON ATLAS 14 RANIFALL DATA

DRAINAGE CALCULATIONS (PROPOSED)									
DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (2YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (100YR) (CFS)
PR 1	0.84	5	3	84	65.0%	4.3	6.8	8.4	11.2
POND						2.8	4.7	6.1	8.3
Pond Elevation (WSE)						748.6	749.0	749.2	749.5
BP 1	0.15	5	3	84	0.0%	0.6	1.1	1.4	1.9
OS1	1.25	8.5	5.1	84	0.0%	4.5	7.9	10.2	14.0
POA 1						7.7	13.4	17.3	23.8
PR WR 1	0.55	5.0	3.0	84	51.0%	2.7	4.3	5.4	7.0
PR WR 2	0.09	5.0	3.0	84	43.0%	0.4	0.7	0.9	1.2
POA 2						3.1	5.0	6.3	8.4
PR WR 3	0.05	5.0	3.0	84	40.0%	0.2	0.4	0.5	0.7
POA 3						0.2	0.4	0.5	0.7

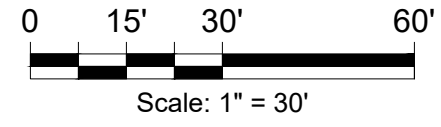
ALL CALCULATIONS BASED ON ATLAS 14 RANIFALL DATA



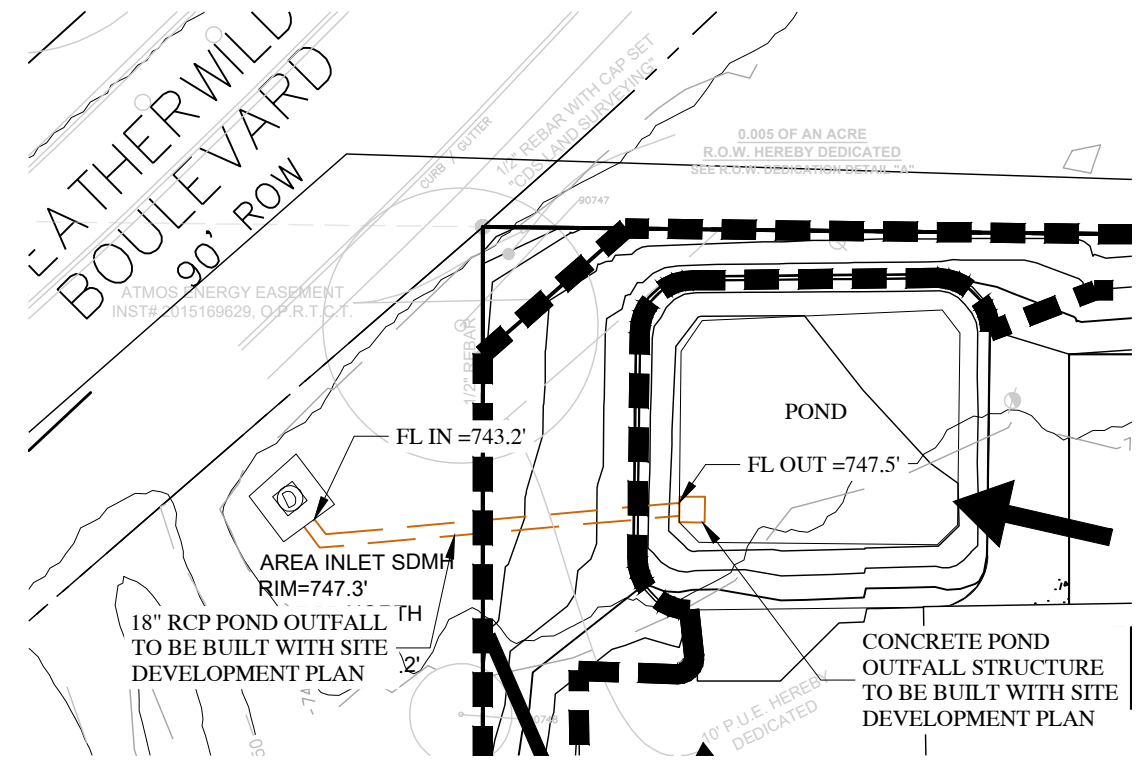
**GOODE FAITH**  
 CIVIL ENGINEERING  
 AND  
 PLANNING  
 TBPE FIRM  
 REGISTRATION  
 NO. F-22664

**LEGEND**

- — — — — PROPERTY LINE
  - - - - - EASEMENT LINE
  - LOC — LIMITS OF CONSTRUCTION
  - PROP. MAJOR CONTOUR
  - PROP. MINOR CONTOUR
  - EX. MAJOR CONTOUR
  - EX. MINOR CONTOUR
  - TIME OF CONCENTRATION
  - ■ ■ ■ ■ DRAINAGE AREA
  - ➔ FLOW ARROW
- PR 3  
XX AC



- NOTES:**
- 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.



**18008 WILKE RIDGE LN**  
**PROPOSED DRAINAGE AREA MAP**

DATE	05/08/2026
PROJECT NO.	PP2025-000516
DRAWN BY	JDL
CHECKED BY	BB

**ANTHONY H. GOODE**  
 97263  
 LICENSED  
 PROFESSIONAL ENGINEER  
 5-8-26