

# PRELIMINARY SITE DEVELOPMENT PLANS FOR WEISS LANE SERVICE STATION 17705 WEISS LANE, PFLUGERVILLE, TEXAS 78660

**CONTACT INFORMATION:**

**OWNER:**  
EBENSEE LLC  
SIRAJ DHUKA  
2313 MILAN MEADOWS DR.  
CEDAR PARK, TX 78641  
512.228.0938

**DEVELOPER:**  
SIRAJ DHUKA  
PO BOX 3609  
CEDAR PARK, TX 78630  
512.228.0938

**ENGINEER:**  
VICKREY & ASSOCIATES, LLC  
3600 W. PARMER LANE, STE 175  
AUSTIN, TEXAS 78727  
512.494.8014

**UTILITY PROVIDERS:**  
**ATMOS ENERGY (GAS):**  
3110 N INTERSTATE HWY 35  
ROUND ROCK, TEXAS 78681  
888.286.6700

**SURVEYORS:**  
SHERWOOD SURVEYING & S.U.E.  
6777 FM 311, P.O. BOX 992  
SPRING BRANCH, TEXAS 78070  
PHONE 830.228.5788.  
FAX 830.865.2170

**FEDERNALES ELECTRIC COOPERATIVE INC.**  
P.O. BOX 1  
JOHNSON CITY, TEXAS 78636-0001  
877.372.0391

**ARCHITECT:**  
DOAN & ASSOCIATES LLC  
11700 SOUTHWEST FRWY, STE 205  
HOUSTON, TEXAS 77031  
281.564.2200

**WATER & WASTEWATER**  
THE CITY OF PFLUGERVILLE  
100 E MAIN STREET # 100  
PFLUGERVILLE, TEXAS 78660  
512.990.4372

**LANDSCAPE ARCHITECT:**  
BLAIR LANDSCAPE ARCHITECTURE, LLC  
306 WEST MAIN STREET, SUITE 12  
ROUND ROCK, TEXAS 78664  
512.522.8979

**DEVELOPMENT SERVICES CENTER**  
THE CITY OF PFLUGERVILLE  
100 E MAIN STREET  
PFLUGERVILLE, TEXAS 78660  
512.990.6300

**ZONING:**

R (RETAIL)

**SUBURBAN WATERSHED:**

UPPER WILBARGER CREEK

**LAND USE SUMMARY:**

GROSS ACREAGE: 2.33 ACRES

**PROJECT STUDIES:**

1. TIA LETTER
2. WASTEWATER PEAK FLOW CALCULATIONS
3. WATER DEMAND CALCULATIONS

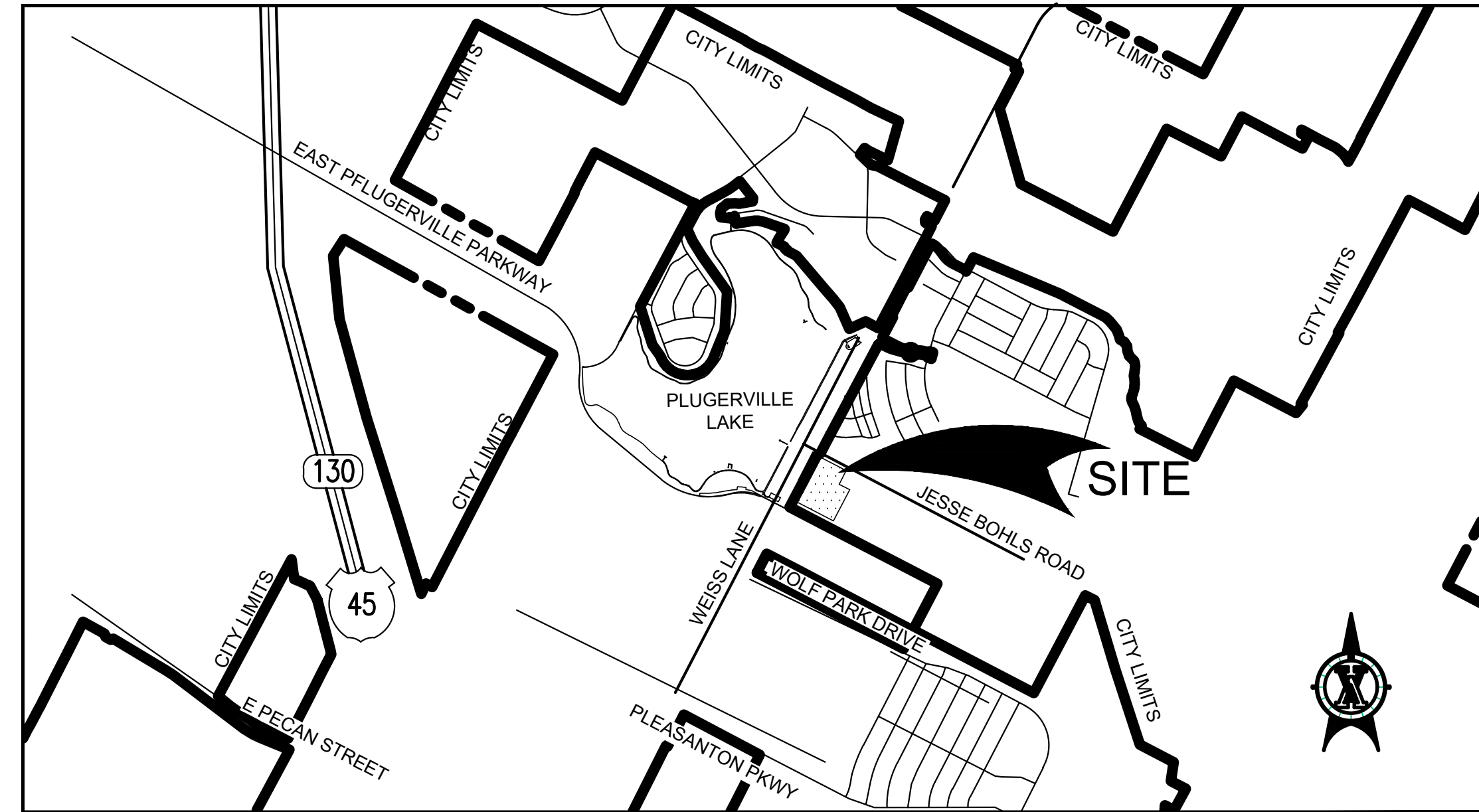
**NOTE:**

1. THESE PLANS ARE IN ACCORDANCE WITH THE FOLLOWING STUDIES/REPORTS:
  - a) GEOTECHNICAL REPORT DATED 08/16/21 PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC.
  - b) TRAFFIC IMPACT ANALYSIS "JESSE BOHLS TIA" DATED 01/01/22 BY CARLSON, BRIGANCE & DOERING, INC.
2. BENCHMARKS:  
ALL ELEVATIONS NAVD88  
  
BM#50: X CUT IN CURB INLET,  
N: 10133385.30  
E: 3167910.98  
ELEV. 625.73'  
  
BM#51: X CUT IN CURB INLET,  
N: 10133837.49  
E: 3168149.65  
ELEV. 614.32'
3. PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J TRAVIS COUNTY, EFFECTIVE DATE AUGUST 18, 2014.

STATE OF TEXAS  
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:  
THAT I, MELISSA T. HINTON, 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 WILL BE SET, MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION AND THE INTERIOR LOT LINES UPON RECORDATION THEREOF. THE MONUMENTS WILL BE 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 PROPOSED PLAT ARE SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR



**VICINITY MAP**

SCALE: 1"=2000'

**SUBMITTAL DATE:**

1/24/23

**LEGAL DESCRIPTION:**

BEING A 4.710 ACRE TRACT OF LAND SITUATED IN THE JOSEPH WIEHL SURVEY, ABSTRACT NO. 802, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 4.724 ACRE TRACT OF LAND CONVEYED TO EBENSEE LLC, AS RECORDED IN DOCUMENT NO. 2020128708 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

**PERMIT NUMBER:**  
2022-16-PP

**APPROVED BY:**

THIS PRELIMINARY SITE DEVELOPMENT PLAN HAS BEEN AND APPROVED BY THE CITY OF PFLUGERVILLE. ALL CONSTRUCTION ON THE SUBJECT SITE MUST BE CONSTRUCTED CONSISTENT WITH THESE PLANS.

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

DATE

DEVELOPMENT SERVICES ENGINEERING

DATE

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

**PRELIMINARY PLAN ONLY  
NOT FOR RECORDATION**

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

**IMPERVIOUS COVER (ONSITE ONLY)**

IMPERVIOUS COVER	S.F.	LOT COVERAGE %
SITE AREA	101280.6	100%
EXISTING IMPERVIOUS COVER	8412.6	8.4%

**CITY OF PFLUGERVILLE STANDARD PRELIMINARY PLAN NOTES**

1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG WEISS LANE AND JESSE BOHLS DRIVE.
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR (PROPERTY OWNER(S)), HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ALONG WEISS LANE AND JESSE BOHLS DRIVE.
8. 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.
9. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
10. 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.
11. 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.
12. 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.
13. 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.
14. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
15. PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN OF THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014
16. ALL PROPOSED FENCES AND WALLS AND 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.
17. 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.
18. FUTURE LAND USE MAP (FLUM) FOR THIS AREA IS SHOWN AS NEIGHBORHOOD RETAIL/OFFICE/COMMERCIAL IN THE CITY OF PFLUGERVILLE COMPREHENSIVE PLAN

INDEX OF DRAWINGS	
Sheet Number	Sheet Title
1	COVER
2	PRELIMINARY PLAN
3	EXISTING CONDITIONS & PROPOSED GRADING PLAN
4	WATER & WASTEWATER UTILITY PLAN
5	EXISTING OVERALL DRAINAGE AREA MAP & CALCULATIONS SHEET
6	PROPOSED OVERALL DRAINAGE AREA MAP & CALCULATIONS SHEET
7	SUB-DRAINAGE AREAS
8	TREE SURVEY SHEET
9	ILLUMINATION PLAN

**GENERAL INFORMATION:**

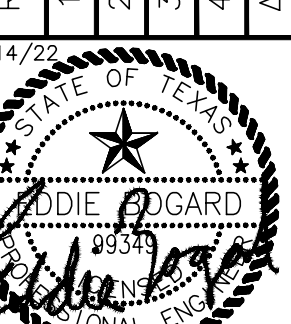
LOT SUMMARY TABLE	
TOTAL ACREAGE:	4.72 ACRES
LOT 1 ACREAGE	2.33 ACRES
LOT 2 ACREAGE	2.39 ACRES
NO. OF LOTS	2 LOTS
NO. OF BLOCKS	1 BLOCK
PROPOSED USE:	COMMERCIAL

CASE #: 2022-16-PP



**CAUTION:**  
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

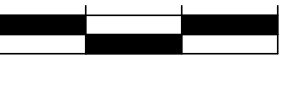
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**VICKREY & ASSOCIATES, LLC**  
 CONSULTING ENGINEERS  
 3600 W. PARMER LANE, STE. 175, AUSTIN, TX 78727  
 Telephone: (512) 494-8014  
 Firm Registration No. F-159

**COVER**  
 WEISS LANE SERVICE STATION  
 17705 WEISS LANE  
 PFLUGERVILLE, TEXAS 78660

DATE: NOV. 2022  
Vertical Scale 1"=10'/A  
Horizontal Scale 1"=100'

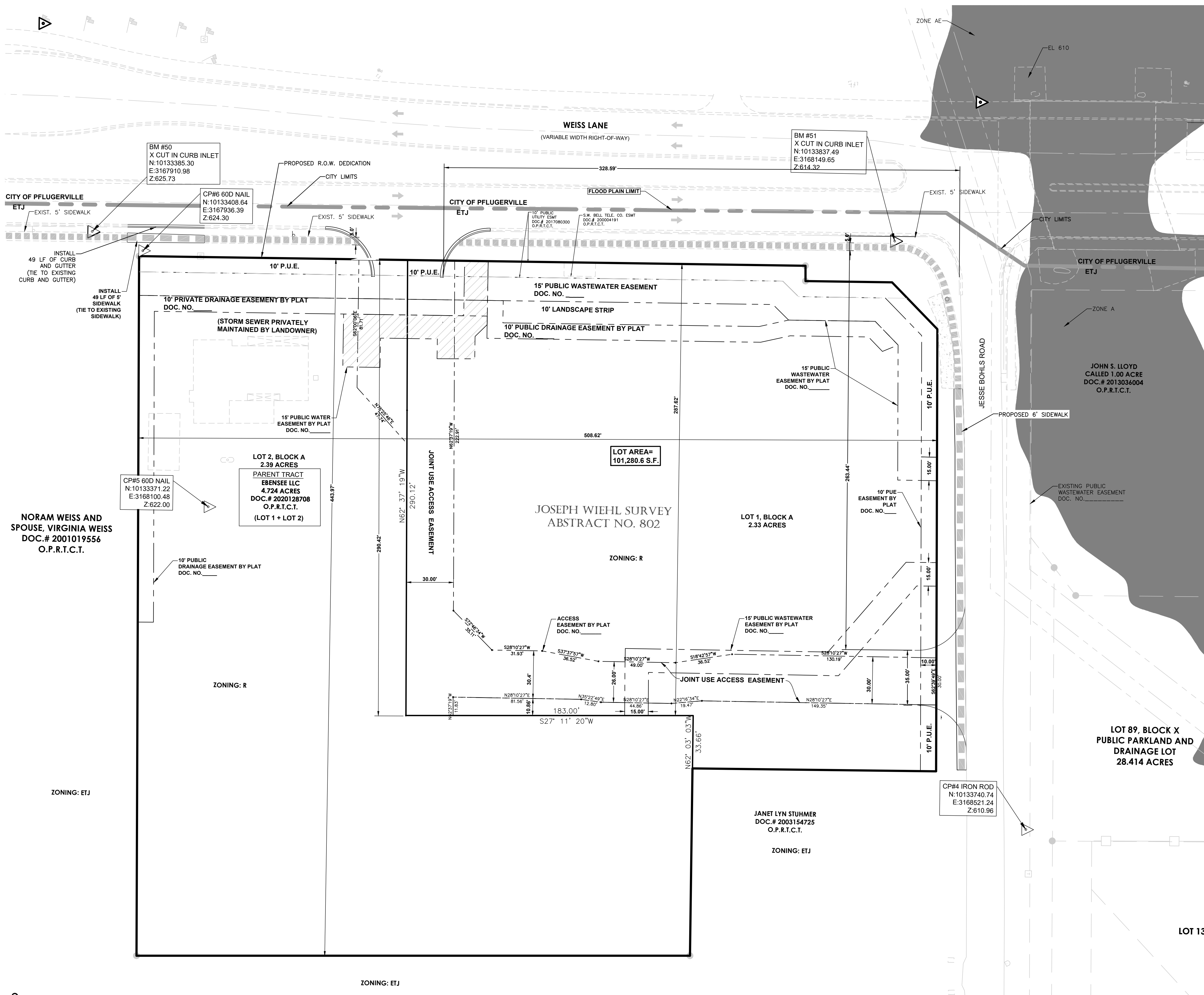


SHEET 1 OF 9

PROJ NO. 2932-001

09/15/2022 11:38am  
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 SHEETS\PRELIMINARY PLAN\2022-16-PP.dwg

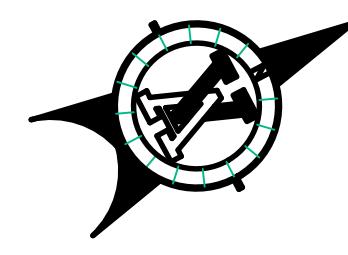
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**LEGEND**

	BOUNDARY / RIGHT OF WAY
	EXISTING R.O.W.
	PROPOSED R.O.W.
	PROPOSED LOT LINE
	PROPOSED P.U.E.
	EXISTING 5' SIDEWALK
	PROPOSED 5' SIDEWALK
	CITY LIMITS
	FEMA FLOODPLAIN

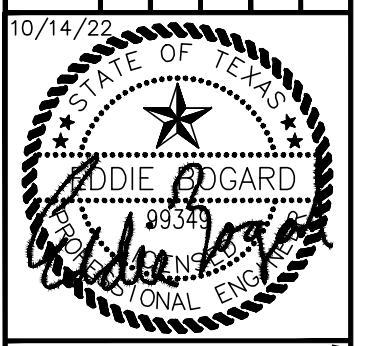
**BENCHMARKS:**  
 ALL ELEVATIONS NAVD88  
 BM#50: X CUT IN CURB INLET, ELEV. 625.73'  
 BM#51: X CUT IN CURB INLET, ELEV. 614.32'  
 BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, CENTRAL ZONE VERTICAL DATUM = NAVD88, VRS NETWORK.  
 DATE OF FIELD WORK: 11-10-2020.



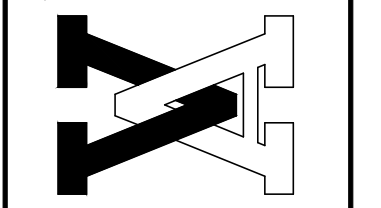
SCALE: 1"=30'

REVISIONS

NO.	DATE	DESC.
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**VICKREY & ASSOCIATES, LLC**  
 CONSULTING ENGINEERS  
 3600 W. Pepper Lane, Ste. 175, Austin, TX 78727  
 Telephone: (512) 494-9014  
 Firm Registration No. F-159



**PRELIMINARY PLAN**  
**WEISS LANE SERVICE STATION**  
 17705 WEISS LANE  
 PFLUGERVILLE, TEXAS 76660

**GENERAL INFORMATION:**

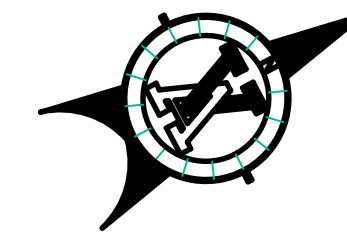
LOT SUMMARY TABLE	
TOTAL ACREAGE:	4.72 ACRES
LOT 1 ACREAGE	2.33 ACRES
LOT 2 ACREAGE	2.39 ACRES
NO. OF LOTS	2 LOTS
NO. OF BLOCKS	1 BLOCK
PROPOSED USE:	COMMERCIAL

**811**  
 Know what's below.  
 Call before you dig.

CAUTION:  
 CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

DATE: NOV. 2022  
 Vertical Scale 1"=N/A  
 Horizontal Scale 1"=30'  
 SHEET 2 OF 9  
 PROJ NO. 2932-001

CASE #: 2022-16-PP



SCALE: 1"=30'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT
- PROPOSED SWALE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING TREE #
- EXISTING TREE TO BE REMOVED
- EXISTING SIDEWALK TO BE REMOVED
- EXISTING CURB & GUTTER TO BE REMOVED

UTILITY KEYED NOTES

- ① EX. 24" DUCTILE IRON WATER LINE
- ② EX. 12" PVC WATER LINE
- ③ EX. WATER LINE (UNKNOWN SIZE & MATERIAL)
- ④ EX. 12" SDR-26 WASTEWATER LINE

TREE TABLE	
TREE #	SPECIES / DIA.
X	1000 OAK 19
X	1001 OAK 14
X	1002 OAK 8
X	1038 HACK 10
X	1049 CEDAR 8
X	1050 CEDAR 9
X	1067 HACK 13
X	1073 HACK 18
X	1079 HACK 13
X	1080 HACK 12 14 MT
X	1084 HACK 12
X	1117 HACK 13
X	1122 HACK 10
X	1123 HACK 11
X	1131 HACK 8 7
X	1134 HACK 8
X	1137 HACK 11
X	1166 HACK 9
X	1169 HACK 13
X	1170 HACK 10
X	1171 HACK 8
X	1173 HACK 9
X	1190 MESQUITE 10
X	1192 HACK 9 3 MT
X	1193 HACK 8
X	1199 HACK 8
X	1201 HACK 9
X	1202 HACK 9
X	1203 MESQUITE 9 7 6 5 MT
X	1220 HACK 10
X	1235 WILLOW 8 6
X	1240 HACK 11
X	1248 HACK 10
X	2109 8 WILLOW
X	2204 HACK 12
X	2229 HACK 10 7 MT
X	2232 HACK 21
X	2233 HACK 16
X	2234 HACK 8
X	2237 HACK 17 8 MT
X	2238 HACK 10
X	2239 HACK 12
X	2242 HACK 22
X	2243 HACK 10 9 MT
X	2244 HACK 17
X	2247 HACK 10
X	2248 HACK 12 7 MT
X	2250 HACK 13 9 10 MT
X	2251 HACK 15
X	2838 HACK 14
X	*MT = MULTI TRUNK
X	X=EXISTING TREE TO BE REMOVED

GENERAL INFORMATION:

LOT SUMMARY TABLE	
TOTAL ACREAGE:	4.72 ACRES
LOT 1 ACREAGE:	2.33 ACRES
LOT 2 ACREAGE:	2.39 ACRES
NO. OF LOTS:	2 LOTS
NO. OF BLOCKS:	1 BLOCK
PROPOSED USE:	COMMERCIAL

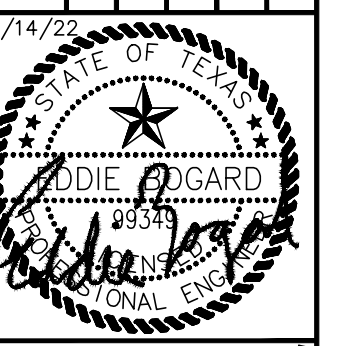
- TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 GF NO: AUT-22-004-AUT2000952C  
 EFFECTIVE: FEBRUARY 12, 2020 AT 8:00 AM  
 ISSUED: FEBRUARY 25, 2020 AT 8:00 AM  
 RESTRICTIONS:
- F. GRANTED TO: TEXAS POWER & LIGHT COMPANY  
 PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT  
 RECORDING NO: VOLUME 823, PAGE 503, DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - G. GRANTED TO: TEXAS POWER & LIGHT COMPANY  
 PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT  
 RECORDING NO: VOLUME 906, PAGE 110, DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - H. GRANTED TO: TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY  
 PURPOSE: ELECTRIC AND TELEPHONE LINES AND SYSTEMS EASEMENT  
 RECORDING NO: VOLUME 4794, PAGE 2328, DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - I. GRANTED TO: SOUTHWESTERN BELL TELEPHONE COMPANY  
 PURPOSE: TELEPHONE LINES AND SYSTEMS EASEMENT  
 RECORDING NO: DOCUMENT NO. 200004191, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - J. GRANTED TO: CITY OF PFLUGERVILLE, TEXAS  
 PURPOSE: PUBLIC UTILITY EASEMENT  
 RECORDING NO: DOCUMENT NO. 2017080300, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

CASE #: 2022-16-PP



CAUTION: CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

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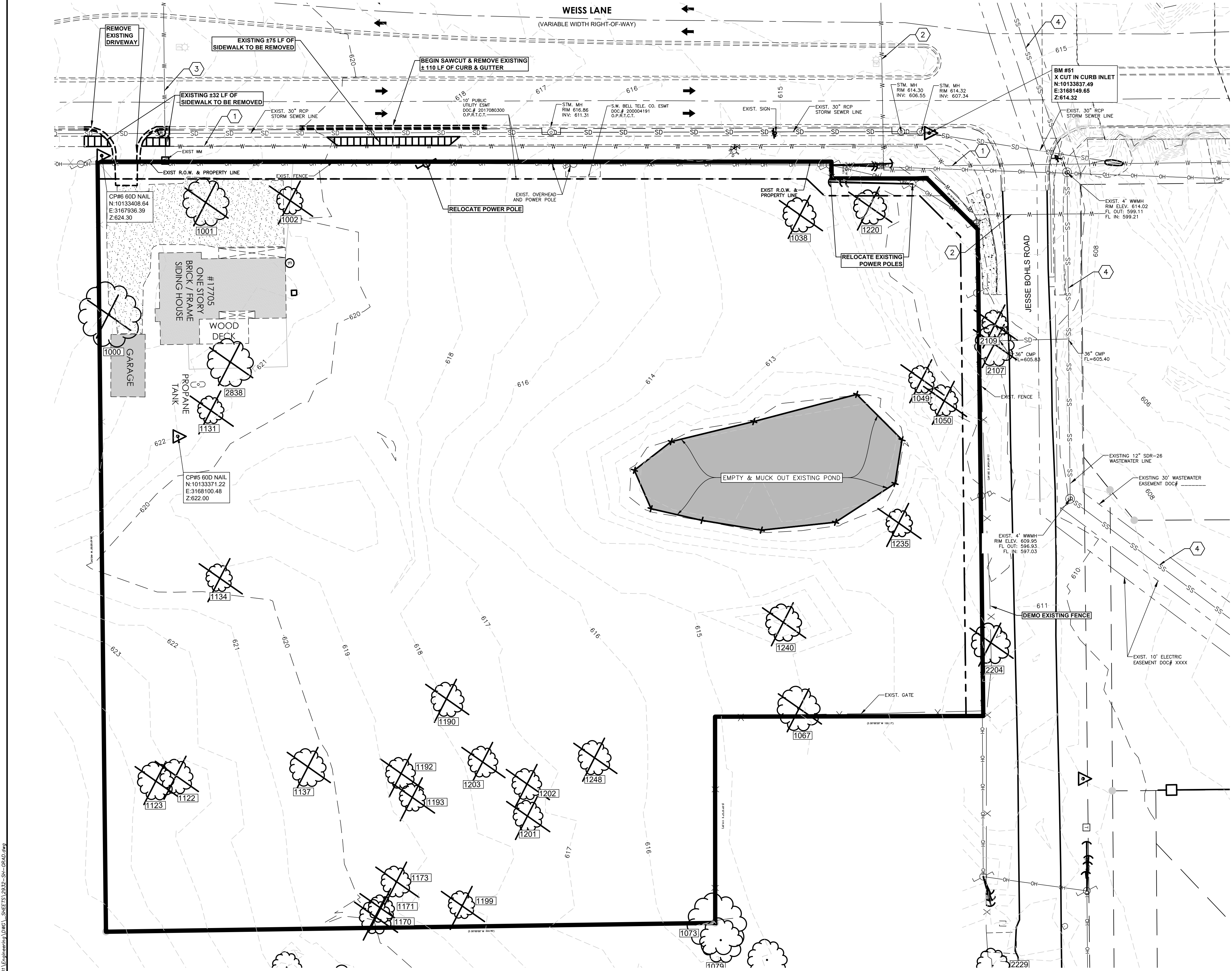
VICKREY & ASSOCIATES, LLC  
 CONSULTING ENGINEERS  
 3600 W. Premier Lane, Ste. 175, Austin, TX 78727  
 Telephone: (512) 484-8014  
 Firm Registration No. F-159

EXISTING CONDITIONS & PROPOSED GRADING PLAN  
 WEISS LANE SERVICE STATION  
 17705 WEISS LANE  
 PFLUGERVILLE, TEXAS 76660

DATE: NOV. 2022  
 Vertical Scale 1"=N/A  
 Horizontal Scale 1"=0'

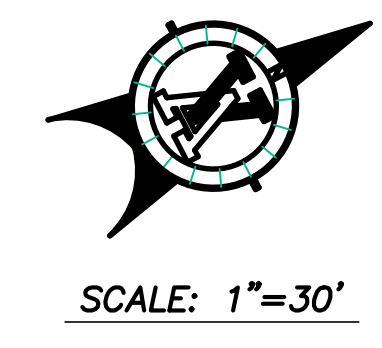
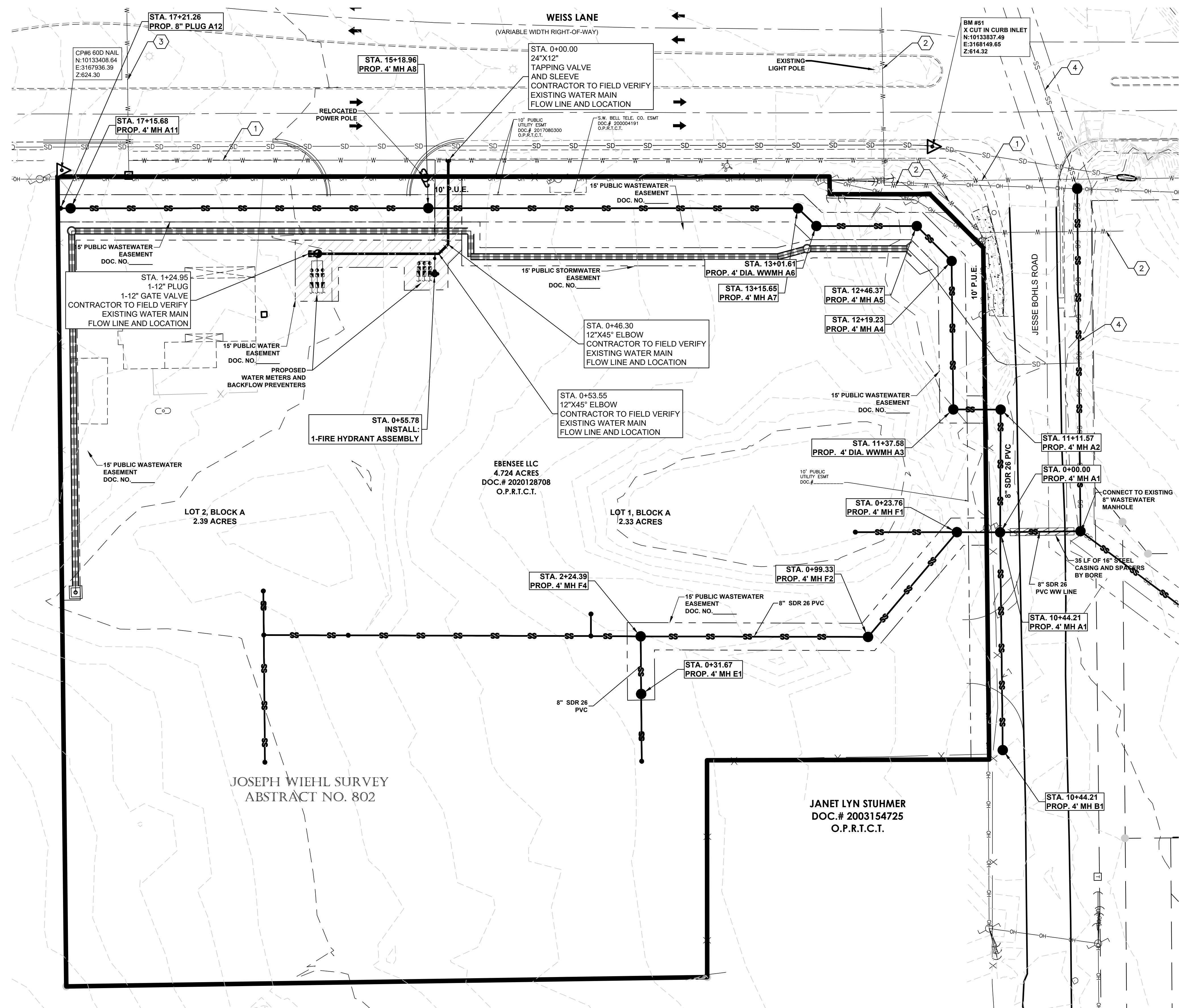
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3	9

PROJ. NO. 2932-001



DATE: 11/15/2022 11:38am  
 FILE: C:\Users\jgarcia\OneDrive\Documents\2022\11-15-2022-16-PP.dwg

DRAWN BY: AM  
 CHECKED BY:  
 APPROVED BY:



**LEGEND**

- BOUNDARY / RIGHT OF WAY
- - - - EXISTING R.O.W.
- - - - PROPOSED R.O.W.
- - - - PROPOSED P.U.E.
- SS SS PROPOSED WASTEWATER LINE

**WATERLINE CALCULATIONS**

USE	AREA(S.F.)	DEMAND	LUE RATIO	LUE
OFFICE	24600	1 PER 3000 S.F.	8.2	
RETAIL	12000	1 PER 1660 S.F.	7.2	
<b>TOTAL</b>	<b>36600</b>		<b>15.4</b>	

**WATERLINE CALCULATIONS**

GPD DEMAND	GPD/LUE	LUE	GPD
AVERAGE	700	15.4	10800.24
PEAK DAY	1855	15.4	28620.64
PEAK HOUR	3150	15.4	48601.08

**Use Demand**

One (1) single-family residence, one modular home	1 LUE one mobile home
One (1) duplex	2 LUE's
Multi-family (traditional apts, condo, townhomes)	0.5 LUE's per unit
10 units/acre or greater	0.5 LUE's per room
Hotel or motel	1 LUE/3,000 sf of floor
Office/warehouse	1 LUE/4,000 sf of floor
Retail/Shopping Center	1 LUE/1660 sf of floor
Restaurant/Cafeteria	1 LUE/200 sf of floor
Hospital	1 LUE per bed
Rest Home	1 LUE/1,250 sf of floor
Church (Worship Services Only)	1 LUE/12,500 sf of floor
High School or Middle School, including gym*	1 LUE /13 students and cafeteria
Elementary School, including gym and cafeteria*	1 LUE/15 students

\*Per student values for schools shall reflect full occupancy, including portable structures.

**UTILITY KEYED NOTES**

- ① EX. 24" DUCTILE IRON WATER LINE
- ② EX. 12" PVC WATER LINE
- ③ EX. WATER LINE (UNKNOWN SIZE & MATERIAL)
- ④ EX. 12" SDR-26 WASTEWATER LINE

**LUE CALCULATIONS**

WATERLINE ID	USE	DEMAND		
		Acreage	LUE/ac	LUE
WWL A	Med to High Density Residential	9.77	10	1
	RETAIL	5	5	1
	<b>TOTAL</b>	<b>14.77</b>	<b>10</b>	<b>2</b>
WWL B	Med to High Density Residential	30.37	10	3

- J. Gravity sewer lines shall be designed so that peak dry weather flows (PDWF) do not exceed 50% of the pipe capacity and peak wet-weather flows (PWWF) do not exceed 75% of the pipe capacity.
- K. The PDWF shall be calculated by the formula:
 
$$PDWF = 18 + (0.0206(F))^{0.5} \times F + (0.0206(F))^{0.5}$$
 where F = average dry-weather flow = 270 gal/day/LUE with total LUEs determined per Section 5.1 of these guidelines.
- L. The PWWF shall be determined as the sum of the PDWF and the inflow and infiltration (I/I). The I/I shall be assumed to be 750 gpd/acre of the drainage area of the service area.

**WASTEWATER LINE A**

LINE ID	FROM	TO	DA (Ac)	LENGTH (ft)	SLOPE (ft/ft)	SIZE (in)	n	A s.f.	Wp ft	Rh ft	PIPE CAPACITY (GPD)			F	PDWF GPD	I/I GPD	PWWF GPD	PWWF <75% PIPE CAPACITY?	PDWF <50% PIPE CAPACITY?
											100%	75%	50%						
MH7	MH A9	14.77	39.58	0.0113	8	0.03	0.35	2.09	0.17	360666	270499	180333	540	248	11077.5	11325.49	YES	YES	
MH A10	MH A9	14.77	16	0.0076	8	0.03	0.35	2.09	0.17	295782	221837	147891	540	248	11077.5	11325.49	YES	YES	
MH A9	MH A8	14.77	55	0.071	8	0.03	0.35	2.09	0.17	904054	678041	452027	540	248	11077.5	11325.49	YES	YES	
MH A8	MH A7	14.77	113	0.005	8	0.03	0.35	2.09	0.17	239911	179933	119956	540	248	11077.5	11325.49	YES	YES	
MH A7	MH A6	14.77	76	0.009	8	0.03	0.35	2.09	0.17	321875	241406	160937	540	248	11077.5	11325.49	YES	YES	
MH A6	MH A5	14.77	58	0.017	8	0.03	0.35	2.09	0.17	442374	331781	221187	540	248	11077.5	11325.49	YES	YES	
MH A5	MH A4	14.77	27	0.0035	8	0.03	0.35	2.09	0.17	200724	150543	100362	540	248	11077.5	11325.49	YES	YES	
MH A4	MH A3	14.77	82	0.0028	8	0.03	0.35	2.09	0.17	179533	134650	89767	540	248	11077.5	11325.49	YES	YES	
MH A3	MH A2	14.77	26	0.0082	8	0.03	0.35	2.09	0.17	307236	230427	153618	540	248	11077.5	11325.49	YES	YES	
MH A2	MH A1	14.77	68	0.0051	8	0.03	0.35	2.09	0.17	242298	181724	121149	540	248	11077.5	11325.49	YES	YES	
MH A1	EX MH	14.77	44	0.0315	8	0.03	0.35	2.09	0.17	602172	451629	301086	540	248	11077.5	11325.49	YES	YES	

**WASTEWATER LINE B**

LINE ID	FROM	TO	DA (Ac)	LENGTH (ft)	SLOPE (ft/ft)	SIZE (in)	n	A s.f.	Wp ft	Rh ft	PIPE CAPACITY (GPD)			F	PDWF GPD	I/I GPD	PWWF GPD	PWWF <75% PIPE CAPACITY?	PDWF <50% PIPE CAPACITY?
											100%	75%	50%						
MH B1	MH A1	16.48	120	0.0083	8	0.03	0.35	2.09	0.17	309104	231828	154552	1080	586	12360	12946.47	YES	YES	

**GENERAL INFORMATION:**

**LOT SUMMARY TABLE**

TOTAL ACREAGE:	4.72 ACRES
LOT 1 ACREAGE	2.33 ACRES
LOT 2 ACREAGE	2.39 ACRES
NO. OF LOTS	2 LOTS
NO. OF BLOCKS	1 BLOCK
PROPOSED USE:	COMMERCIAL

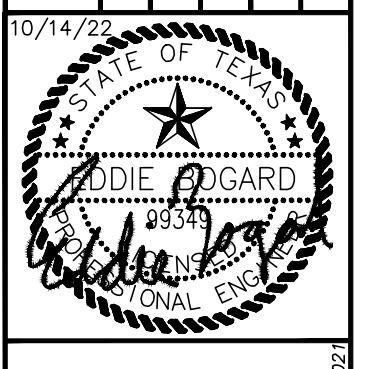
**NOTES:**

1. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE

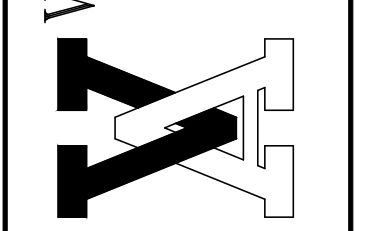
**811** CAUTION: CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

**REVISIONS**

NO.	DATE	DESC.
1		
2		
3		
4		



**VICKREY & ASSOCIATES, LLC**  
CONSULTING ENGINEERS  
3600 W. Premier Lane, Ste. 175, Austin, TX 78727  
Telephone: (512) 494-3014  
Firm Registration No. F-159



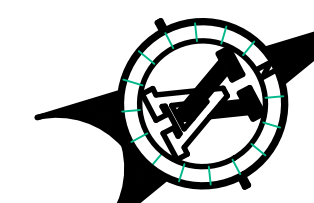
**WATER & WASTEWATER UTILITY PLAN**  
**WEISS LANE SERVICE STATION**  
17705 WEISS LANE  
Pflugerville, Texas 76660

DATE: NOV. 2022  
Vertical Scale 1"=N/A  
Horizontal Scale 1"=0'

SHEET	OF
4	9

PROJ. NO. 2932-001

DRAWN BY: AM CHECKED BY: APPROVED BY: CASE #: 2022-16-PP




SCALE: 1"=30'

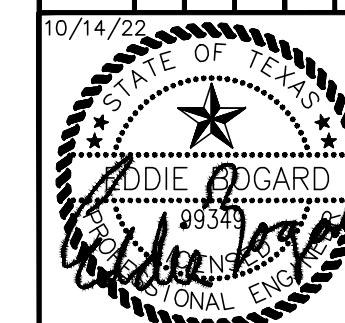
LEGEND

- BOUNDARY / RIGHT OF WAY
- EXISTING R.O.W.
- EXISTING CONTOUR
- TIME OF CONCENTRATION FLOW PATH
- DA: 6  
4.09 Ac DRAINAGE AREA #  
DRAINAGE AREA (Ac.)
- DRAINAGE AREA BOUNDARY
- CONFLUENCE POINT

NOTES:  
1. A RECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE



**CAUTION:** CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



VICKREY & ASSOCIATES, LLC  
 CONSULTING ENGINEERS  
 3600 W. Premier Lane, Ste. 175, Austin, TX 78727  
 Telephone: (512) 494-9014  
 Firm Registration No. F-159

EXISTING OVERALL DRAINAGE AREA MAP & CALCULATIONS SHEET  
**WEISS LANE SERVICE STATION**  
 17705 WEISS LANE  
 Pflugerville, Texas 76660

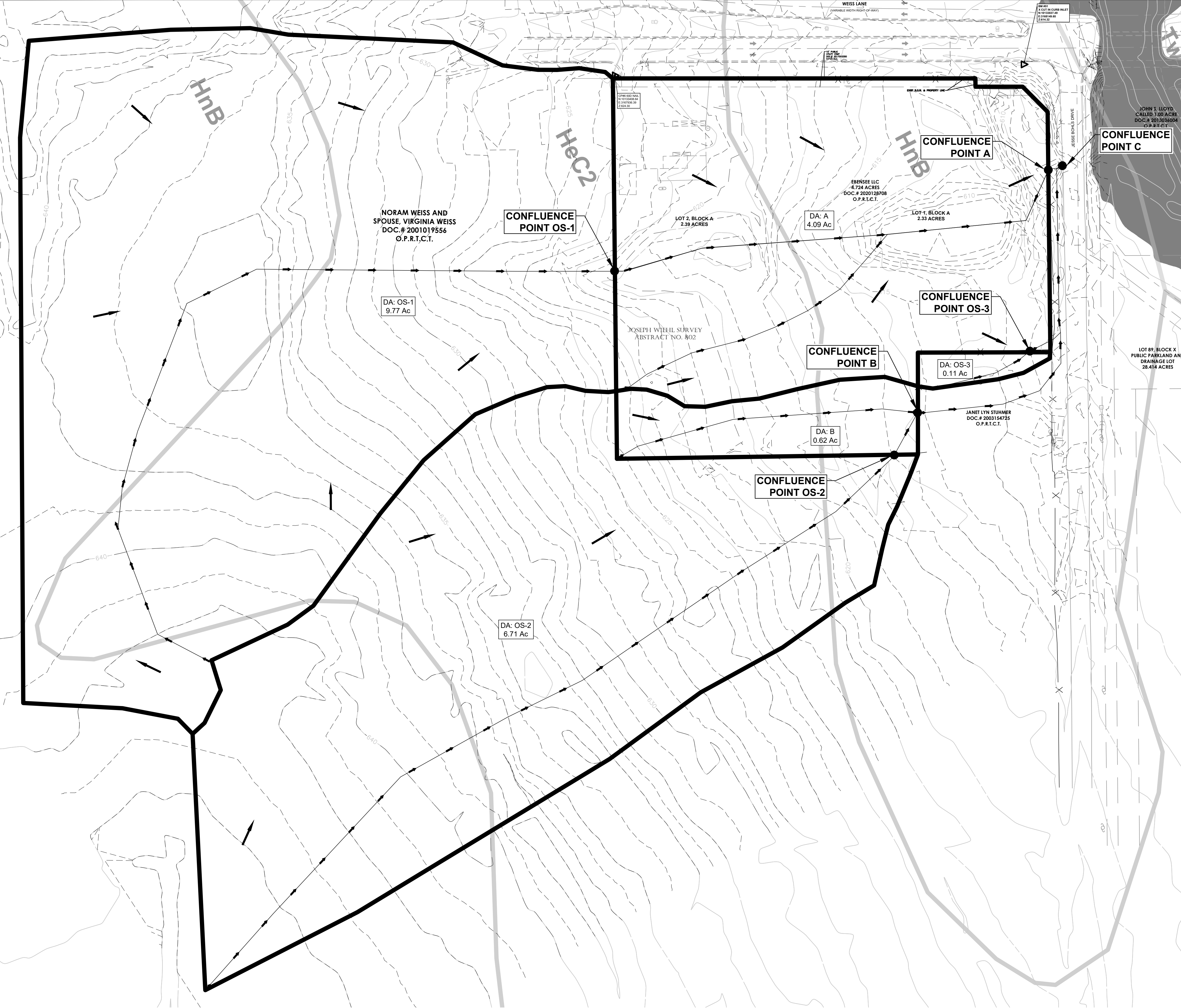
DATE: NOV. 2022  
 Vertical Scale 1"=N/A  
 Horizontal Scale 1"=100'  
 SHEET 5 OF 9  
 PROJ NO. 2932-001

GENERAL INFORMATION:

LOT SUMMARY TABLE	
TOTAL ACREAGE:	4.72 ACRES
LOT 1 ACREAGE	2.33 ACRES
LOT 2 ACREAGE	2.39 ACRES
NO. OF LOTS	2 LOTS
NO. OF BLOCKS	1 BLOCK
PROPOSED USE:	COMMERCIAL

CONFLUENCE POINT (CP)	STORM EVENTS (YEAR)	PEAK FLOW RATES (cfs)		DIFFERENCE
		CONDITIONS		
		EXISTING	PROPOSED	
A	2	34.86	32.66	-2.20
	25	84.06	79.36	-4.70
	100	117.00	114.00	-3.00
B	2	21.12	19.89	-1.23
	25	51.06	47.97	-3.09
	100	71.12	66.78	-4.34
C	2	55.33	51.43	-3.90
	25	133.41	125.60	-7.81
	100	185.59	178.57	-7.02

BASIN	AREA (Acres)	CN	Tc (min)	PEAK DISCHARGE Q(CFS)		
				2-YR	25-YR	100-YR
				2	25	100
A	4.09	81	10.8	12.30	30.33	42.47
B	0.62	79	8.3	1.91	4.89	6.93
OS-1	9.77	82	16.8	26.11	63.07	87.93
OS-2	6.71	82	12.4	19.46	46.95	65.37
OS-3	0.11	82	8.7	0.36	0.87	1.21



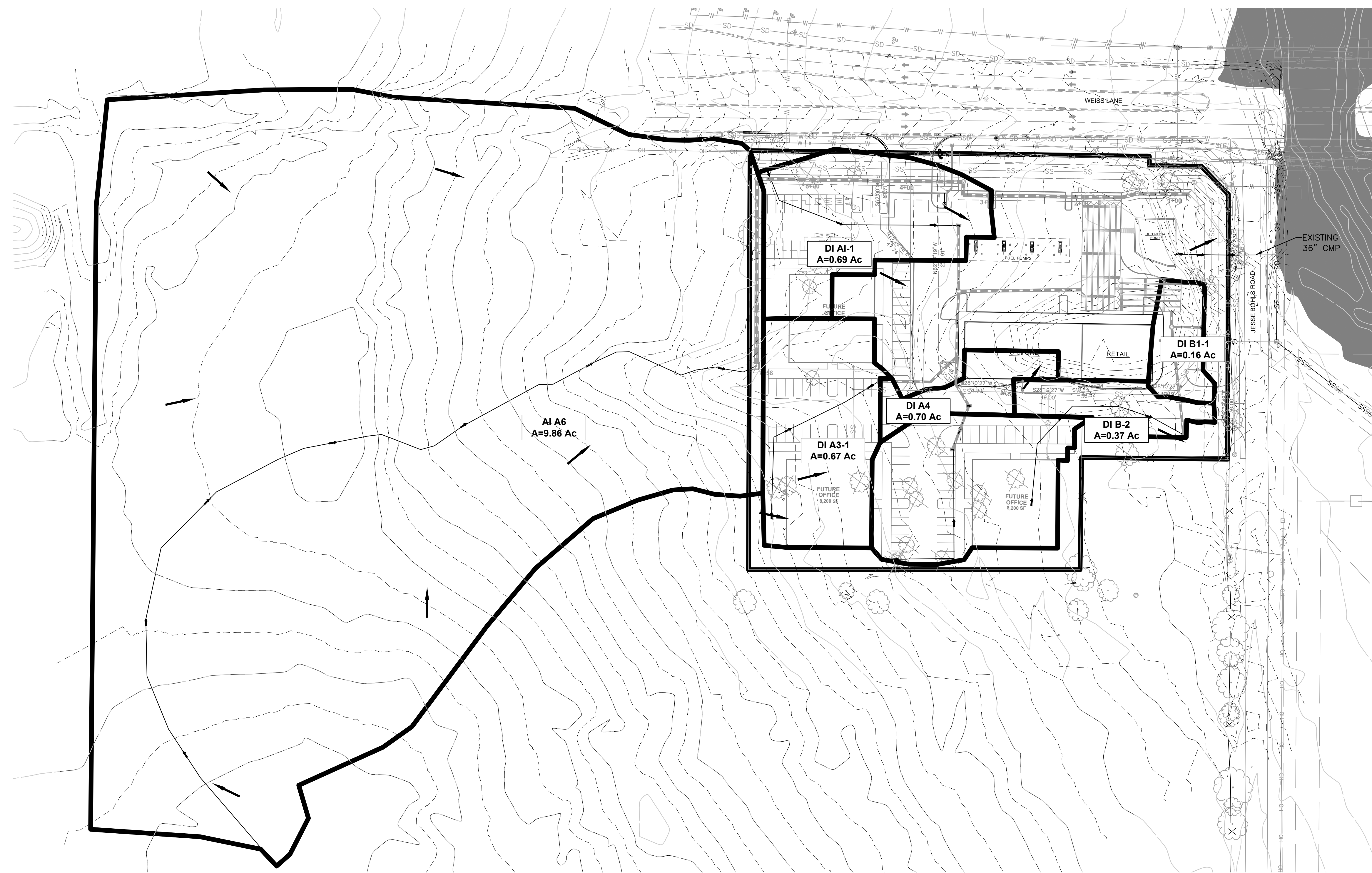
P<sub>2</sub>= 4.06 in (2-year, 24 hour rainfall)

Basin ID	Sheet flow						Shallow Concentrated flow												Open Channel Flow												Time of concentration								
	A		B		C		A				B				C				A			B			C			A*	T <sub>c</sub>										
L (ft)	S (ft/ft)	n	T <sub>t</sub> (min)	L (ft)	S (ft/ft)	n	T <sub>t</sub> (min)	L (ft)	S (ft/ft)	n	T <sub>t</sub> (min)	L (ft)	S (ft/ft)	n	T <sub>t</sub> (min)	L (ft)	S (ft/ft)	n	T <sub>t</sub> (min)	L (ft)	S (ft/ft)	n	T <sub>t</sub> (min)	L (ft)	S (ft/ft)	n	T <sub>t</sub> (min)	L (ft)	S (ft/ft)	n	T <sub>t</sub> (min)	L (ft)	S (ft/ft)	n	T <sub>t</sub> (min)	(s.f.)	(ft)	(min)	
A	100	0.0228	0.150	8.3			0.00	223	0.042	unpaved	3.31	1.12	162.97	0.0202	unpaved	2.29	1.18	64.87	0.0771	unpaved	4.48	0.24						0.00									0.00		10.8
B	100	0.041	0.150	6.5			0.00	44	0.032	unpaved	2.89	0.25	215.26	0.022	unpaved	2.39	1.50				0.00	0.00						0.00									0.00		8.3
OS-1	100	0.0074	0.150	12.9			0.00	356	0.015	unpaved	1.98	3.00	90.99	0.013	unpaved	1.84	0.82	419.29	0.035	unpaved	3.02	2.32						0.00									0.00		16.8
OS-2	100	0.02	0.150	8.7			0.00	284	0.017	unpaved	2.10	2.25	240.9	0.031	unpaved	2.84	1.41	450.79	0.037	unpaved	3.10	2.42						0.00									0.00		12.4
OS-3	100	0.0209	0.150	8.5			0.00	23	0.032	unpaved	2.89	0.13			unpaved	0.00	0.00				0.00	0.00						0.00									0.00		8.7

CASE #: 2022-16-PP

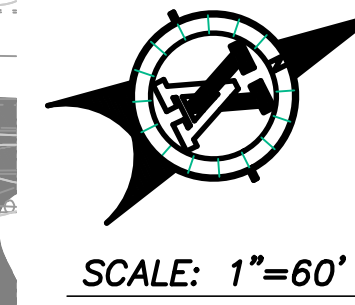
Drawn by: AM  
 Checked by:  
 Approved by:





**LEGEND**

- BOUNDARY / RIGHT OF WAY
- EXISTING R.O.W.
- PROPOSED R.O.W.
- PROPOSED P.U.E.
- TIME OF CONCENTRATION FLOW PATH
- DRAINAGE AREA BOUNDARY



SCALE: 1"=60'

**811** CAUTION:  
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES  
VERTICALLY AND HORIZONTALLY PRIOR TO  
CONSTRUCTION. CONTRACTOR TO NOTIFY THE  
ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

REVISIONS	DATE	DESC.
1		
2		
3		
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Δ		

10/14/22

**VICKREY & ASSOCIATES, LLC**  
CONSULTING ENGINEERS

3600 W. Premier Lane, Ste. 175, Austin, TX 78727  
Telephone: (512) 464-8914  
Firm Registration No. F-159

**GENERAL INFORMATION:**

LOT SUMMARY TABLE

TOTAL ACREAGE:	4.72 ACRES
LOT 1 ACREAGE	2.33 ACRES
LOT 2 ACREAGE	2.39 ACRES
NO. OF LOTS	2 LOTS
NO. OF BLOCKS	1 BLOCK
PROPOSED USE:	COMMERCIAL

**Proposed Drainage Areas**

Basin ID	Area (AC)	Impervious Cover	Time of Concentration (min)	2-Year Storm Event			25-Year Storm Event			100-Year Storm Event		
				Runoff Coefficient (c)	Rainfall Intensity (in/hr)	Peak flow (cfs)	Runoff Coefficient (c)	Rainfall Intensity (in/hr)	Peak flow (cfs)	Runoff Coefficient (c)	Rainfall Intensity (in/hr)	Peak flow (cfs)
DI A1-1	0.89	78%	5.00	0.63	7.87	3.52	0.75	13.04	7.62	0.84	14.89	11.13
DI A3-1	0.67	100%	10.67	0.73	6.11	2.39	0.86	10.12	5.07	0.95	11.51	7.32
DI A4	0.7	100%	5.00	0.73	7.87	3.21	0.86	13.04	6.84	0.95	14.89	9.90
DI B-2	0.2	100%	5.00	0.73	7.87	0.92	0.86	13.04	1.95	0.95	14.89	2.83
DI A5	0.19	100%	5.00	0.73	7.87	0.87	0.86	13.04	1.86	0.95	14.89	2.69
DI A5	0.67	100%	5.00	0.73	7.87	3.07	0.86	13.04	6.54	0.95	14.89	9.48
DI B1-1	0.16	100%	5.00	0.73	7.87	0.73	0.86	13.04	1.56	0.95	14.89	2.26
DI B-2	0.37	100%	5.00	0.73	7.87	1.69	0.73	13.04	3.07	0.73	14.89	4.02
AI A6	9.89	50%	18.48	0.51	4.77	19.31	0.63	7.93	42.54	0.71	9.01	62.86

P<sub>2</sub>= 4.03 in (2-year, 24 hour rainfall from Pflugerville Engineering Design Manual & Construction Standards -Table 2)

Basin ID	Shallow Concentrated flow												Open Channel Flow												Time of concentration (min)				
	A				B				C				A				B				C								
L (ft)	S (ft/ft)	n	T <sub>c</sub> (min)	L (ft)	S (ft/ft)	n	T <sub>c</sub> (min)	L (ft)	S (ft/ft)	n	T <sub>c</sub> (min)	L (ft)	S (ft/ft)	n	T <sub>c</sub> (min)	L (ft)	S (ft/ft)	n	T <sub>c</sub> (min)	L (ft)	S (ft/ft)	n	T <sub>c</sub> (min)	L (ft)	S (ft/ft)	n	T <sub>c</sub> (min)		
DI A1-1	100	0.038	0.011	0.8			0.00	130	0.029	paved	3.43	0.63			0.00	0.00				0.00	0.00							5.0	
DI A3-1	72	0.02	0.24	9.8			0.00	142	0.017	paved	2.65	0.89			0.00	0.00				0.00	0.00							10.7	
DI A4	68	0.046	0.011	0.6			0.00	162	0.010	paved	2.03	1.33			0.00	0.00				0.00	0.00							5.0	
DI B-2	100	0.019	0.011	1.1			0.00	21	0.020	Paved	2.88	0.12	49.85	0.049	Paved	4.50	0.18	76.1	0.0569	Paved	4.85	0.26							5.0
DI A5		0.011	0.0	0.93	33	0.003	0.011	0.93			0.00	88	0.003	Paved	1.11	1.31	43.99	0.012	Paved	2.23	0.33							5.0	
DI A5		0.011	0.0	0.93	33	0.003	0.011	0.93			0.00	88	0.003	Paved	1.11	1.31	43.99	0.012	Paved	2.23	0.33							5.0	
DI B1-1		0.011	0.0	0.85	67	0.02	0.01	0.85			0.00	5	0.016	Paved	2.57	0.03	123.35	0.036	Paved	3.86	0.53							5.0	
DI B-2		0.01	0.0	0.68	39	0.01	0.01	0.68			0.00	33	0.0096	Paved	1.99	0.28	84.24	0.0356	Paved	3.84	0.37	42.13	0.0329	Paved	3.69	0.19		5.0	
AI A6	100	0.0074	0.150	13.0			0.00	992	0.022	paved	3.02	5.48			0.00	0.00				0.00	0.00							18.5	

DATE: NOV. 2022  
Vertical Scale 1"=60'  
Horizontal Scale 1"=60'  
SHEET 7 OF 9  
PROJ. NO. 2932-001

**SUB-DRAINAGE AREAS**  
**WEISS LANE SERVICE STATION**  
17705 WEISS LANE  
PFLUGERVILLE, TEXAS 76660

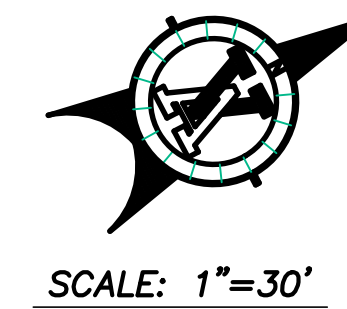
DATE: NOV. 2022  
Vertical Scale 1"=60'  
Horizontal Scale 1"=60'

SHEET 7 OF 9

PROJ. NO. 2932-001

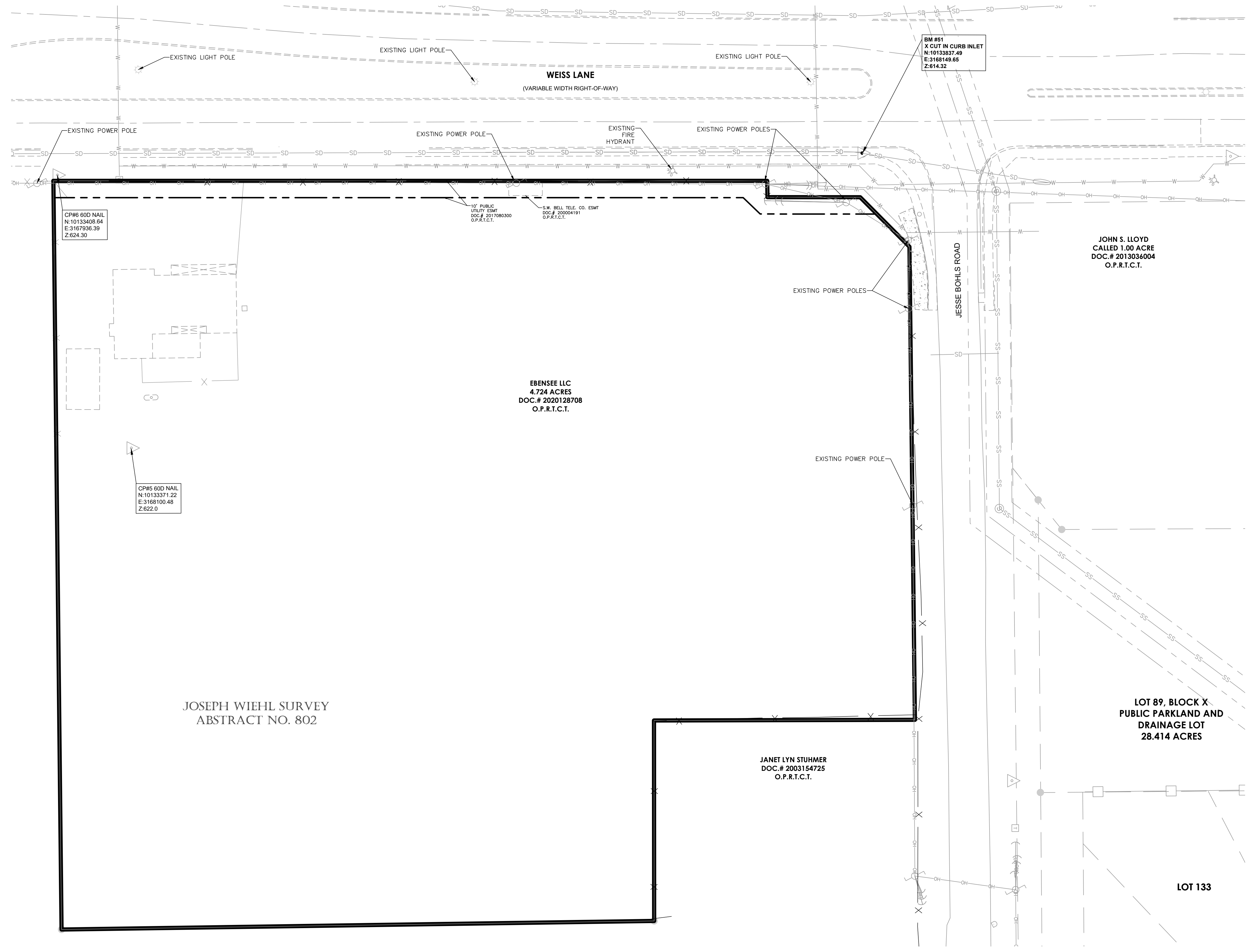




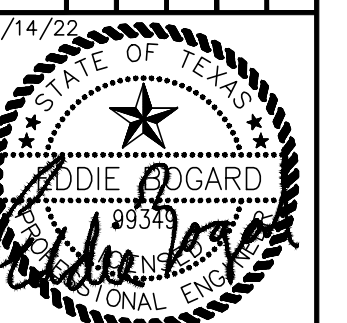


**LEGEND**

- BOUNDARY / RIGHT OF WAY
- EXISTING R.O.W.
- EXISTING LIGHT
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT



REVISIONS	DATE	DESC.
1		
2		
3		
4		



**VICKREY & ASSOCIATES, LLC**  
**CONSULTING ENGINEERS**  
 3600 W. Pepper Lane, Ste. 175, Austin, TX 78727  
 Telephone: (512) 464-3014  
 Firm Registration No. F-159

**ILLUMINATION PLAN**  
**WEISS LANE SERVICE STATION**  
 17705 WEISS LANE  
 PFLUGERVILLE, TEXAS 78660

**GENERAL INFORMATION:**

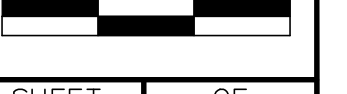
LOT SUMMARY TABLE	
TOTAL ACREAGE:	4.72 ACRES
LOT 1 ACREAGE	2.33 ACRES
LOT 2 ACREAGE	2.39 ACRES
NO. OF LOTS	2 LOTS
NO. OF BLOCKS	1 BLOCK
PROPOSED USE:	COMMERCIAL

CASE #: 2022-16-PP



**CAUTION:**  
 CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

DATE: NOV. 2022  
 Vertical Scale 1"=N/A  
 Horizontal Scale 1"=30'



SHEET	OF
9	9

PROJ NO. 2932-001

Drawn: 11/14/2022 - 11:40am  
 Checked: 11/15/2022 - 10:00am  
 Project: 2932-001  
 Title: WEISS LANE SERVICE STATION ILLUMINATION PLAN

DRAWN BY: AM      CHECKED BY:      APPROVED BY: