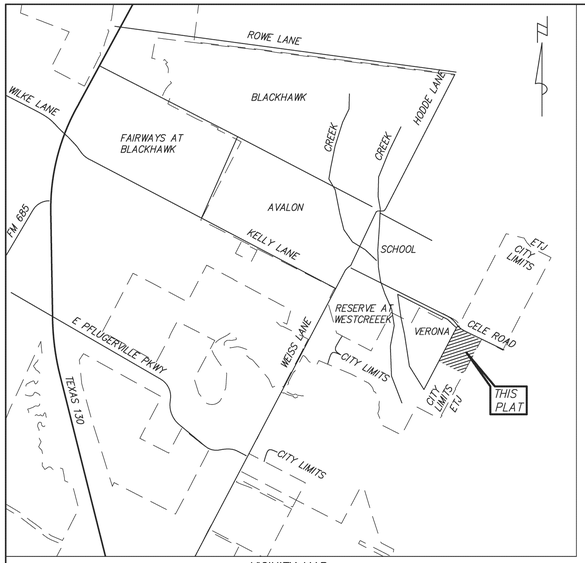
ENCLAVE AT CELE

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



VICINITY MAP

1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER SHALL BE PROVIDED BY MANVILLE WSC 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 ALL STREET FRONTAGES.
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 PER CITY OF PFLUGERVILLE ORDINANCE NO. 1206-15-02-24. THE GRANTOR, 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 OF PFLUGERVILLE.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF PFLUGERVILLE FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL STREETS AND IN THE LANDSCAPE/PUBLIC ACCESS EASEMENTS AS SHOWN BY A DOTTED LINE DEPICTING THE SIDEWALK WIDTH AS SHOWN ON THE FACE OF THIS PLAN.
8. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ARIEL ELENA WAY AND ALONG THE SUBDIVISION SIDE OF CELE ROAD. THE SIDEWALKS SHALL BE CONSTRUCTED WITH THE PUBLIC INFRASTRUCTURE PLANS ASSOCIATED WITH EACH SECTION.
9. A MINIMUM OF A FOUR (4) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF AREND PATH, SEDGE WREN LANE, RYEGRASS TRAIL, ARDALIA PASS, MORELAND LANE, HENKES VIEW, MCCORD LANE, OBSIDIAN DRIVE, LEVI JAMES LANE AND KLEINGRASS LANE.
10. 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.
11. 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.
12. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT PER CITY ORDINANCE NO. 1440-20-04-14.
13. ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE THE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
14. 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.
15. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE AND THE DEVELOPMENT AGREEMENT.
16. 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.
17. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
18. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0285H FOR TRAVIS COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
19. ALL PROPOSED FENCES, WALLS AND LANDSCAPING 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.
20. 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.
21. THE FOLLOWING LOT IS RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY CITY OF PFLUGERVILLE: BLOCK B – LOT 8.
22. THE FOLLOWING LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION: BLOCK A – LOT 1A; BLOCK; BLOCK C – LOT 3A; BLOCK D – LOTS 1A, 9A, 15A, 16A AND 16; AND BLOCK F – LOT 1A; BLOCK I – LOT 1 AND 2.
23. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
24. ALL 15' DRAINAGE EASEMENTS WILL BE ENCLOSED CONDUIT.
25. DRAINAGE PLANS SHALL BE SUBMITTED TO CITY OF PFLUGERVILLE FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
26. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTION ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AND INTERSECTING LOCAL OR COLLECTOR STREET.
27. ALL STREETS WILL BE PUBLIC.
28. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE CITY OF PFLUGERVILLE AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
29. UTILITY PROVIDERS: ONCOR ELECTRIC DELIVERY COMPANY – ELECTRIC; SI ENERGY – GAS UTILITIES, AT&T – CABLE TELECOMMUNICATION; MANVILLE WSC – WATER, AND THE CITY OF PFLUGERVILLE – WASTEWATER.
30. THE SUBDIVISION PERIMETER FENCE SHALL BE MASONRY AND CONSTRUCTED WITH THE PUBLIC IMPROVEMENTS.
31. PER THE TRIP GENERATION STATEMENT DATED APRIL 1, 2020 FROM SCOTT ISRAELSON AT TRAFFIC IMPACT GROUP, LLC - THE CITY OF PFLUGERVILLE REQUIRES A TRAFFIC IMPACT ANALYSIS (TIA) FOR DEVELOPMENTS THAT GENERATE 2,000 TRIPS PER DAY OR MORE. SINCE THE PROPOSED MARTIN TRACT DEVELOPMENT IS PROJECTED TO GENERATE FEWER TRIPS, A TIA IS NOT REQUIRED.
32. ACCESS TO TRAVIS COUNTY ROADWAYS WILL REQUIRE A PERMIT FROM TRAVIS COUNTY.
33. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
34. THE WALL, FENCE AND LANDSCAPE EASEMENTS (WF&L) ARE FOR WALLS, FENCE AND LANDSCAPE PURPOSES. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WALL, FENCE AND LANDSCAPE EASEMENTS.
35. AT THE TIME OF RECORDING ON ANY FINAL PLAT OUT OF THIS PRELIMINARY PLAN, A DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS SHALL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
36. WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE # 1203-15-02-24. THE COMMISSION APPROVED THE DEDICATION OF THE PARKLAND ON 11/19/2020.
37. LOTS 1 THROUGH 9, BLOCK F ARE PROHIBITED DIRECT VEHICULAR ACCESS TO KLIENGRASS LANE.
38. NO FINAL PLATS/PLANS WILL BE APPROVED UNLESS A MODIFICATION FOR WASTEWATER AVAILABILITY IS MADE TO THE VINE CREEK AGREEMENT. THIS PROPERTY CAN ONLY BE SERVED FROM THE VINE CREEK LIFTSTATION.

PARKLAND CALCULATION (0.0198 AC/SF LOT)

TOTAL NUMBER OF SINGLE FAMILY LOTS:	123
TOTAL AREA OF PARKLAND REQUIRED:	2.435 ACRES
TOTAL AREA OF PROPOSED PARKLAND:	3.511 ACRES
EXCESS PARKLAND AREA USEABLE BY OTHER PROJECTS:	1.076 ACRE

PARKLAND REQUIREMENTS WILL BE MET WITH THE DEDICATION OF LOT 8, BLOCK B AS PARKLAND.

TOTAL AREAS:

NEW STREET TABLE SEE SHEET 2

SINGLE FAMILY LOTS:	23.978 AC
NON-SINGLE FAMILY LOTS:	9.247 AC
CELE ROAD DEDICATION:	0.588 AC
RIGHT-OF-WAY DEDICATION:	7.496 AC
TOTAL:	41.309 AC

SINGLE FAMILY LOTS
NON-SINGLE FAMILY LOTS (OPEN SPACE & LANDSCAPE)
LOTS BY SECTION:

SECTION 1	24.392 AC
68 SINGLE FAMILY LOTS	14.099 AC
1 DRAINAGE EASEMENT LOT	3.899 AC
1 PEDESTRIAN ACCESS LOT	0.057 AC
5 LANDSCAPE LOTS	0.955 AC
1 MWSC LOT	0.354 AC
CELE ROAD DEDICATION	0.588 AC
STREET RIGHT-OF-WAY	4.442 AC
SECTION 2	16.917 AC
55 SINGLE FAMILY LOTS	9.837 AC
2 LANDSCAPE LOTS	0.294 AC
1 LANDSCAPE AND PA LOT	0.220 AC
1 PARKLAND	3.511 AC
STREET RIGHT-OF-WAY	3.055 AC

BENCHMARKS:

BM-1
COTTONGIN SPINDLE SET IN DRIVEWAY TO MANVILLE WATER TANK
SITE ±10 FEET SOUTH OF THE EDGE OF PAVEMENT OF CELE ROAD
N: 10139006.48
E: 3175756.06
ELEV.: 633.00'

BM-2
COTTONGIN SPINDLE SET IN CENTER OF NICOLE LANE ±6 FEET
SOUTH OF THE EDGE OF PAVEMENT OF CELE ROAD
N: 10139489.96
E: 3174817.09
ELEV.: 631.66'

ALL ELEVATIONS ARE BASED ON NAVD '88.
ALL COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

SURVEYOR'S CERTIFICATION:

THAT I, JOHN D. KIPP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT THE INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAN ARE SHOWN HEREON.

John D Kipp 12/31/2020

JOHN D. KIPP DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5844
STATE OF TEXAS

STATE OF TEXAS · REGISTERED · JOHN DAVID KIPP · 5844 · PROFESSIONAL · LAND SURVEYOR

PROJECT ENGINEER CERTIFICATION:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL # 48453C0285H, EFFECTIVE SEPTEMBER 26, 2008 FOR TRAVIS COUNTY TEXAS.

12/31/2020

J. KEITH COLLINS DATE
REGISTERED PROFESSIONAL ENGINEER No. 80579
STATE OF TEXAS

STATE OF TEXAS · J. KEITH COLLINS · 80579 · REGISTERED · PROFESSIONAL ENGINEER

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.

INDEX:

PHONE LIST:

CITY OF PFLUGERVILLE	(512)990-6400
CITY OF PFLUGERVILLE W&WW	(512)990-6418
ONE CALL	(811) OR (800)344-8377
ATMOS ENERGY	(512)415-8426
ONCOR ENERGY	(512)244-5606
A.T.&T. CONSTRUCTION	(254)757-7810
MANVILLE WSC	(512)844-0762
LCRA	(512)304-5531

STUDIES AND MODELS:

PRELIMINARY PLAT DRAINAGE PLAN
ANALYSIS DATED JULY 2020
BY: J. KEITH COLLINS, P.E.
RANDALL JONES & ASSOCIATES ENGINEERING, INC.

TRIP GENERATION STATEMENT
APRIL 1, 2020
BY: SCOTT ISRAELSON
TRAFFIC IMPACT GROUP, LLC

WASTEWATER ANALYSIS
APRIL 9, 2020
BY: J. KEITH COLLINS, P.E.
RANDALL JONES & ASSOCIATES ENGINEERING, INC.

ENGINEERING SUMMARY
APRIL 30, 2020
BY: J. KEITH COLLINS, P.E.
RANDALL JONES & ASSOCIATES ENGINEERING, INC.

BRIEF LEGAL DESCRIPTION:

BEING 41.309 ACRES OUT OF THE ANDREW AUSTIN SURVEY NO. 19, ABSTRACT NO. 38 AND THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 845, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT 0.536 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN DOCUMENT NO. 2020015529 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), BEING ALL OF THAT 40.774 ACRE TRACT OF LAND CONVEYED TO TIEMANN LAND AND CATTLE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2020226840, OPRTC.

PROPERTY OWNERS AND SUBDIVIDERS:

ROBERT M. TIEMANN
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TEXAS 78660
PHONE: (512) 990-1933
FAX: (512) 990-1938

TIEMANN LAND AND CATTLE DEVELOPMENT, INC.
MATT TIEMANN, PRESIDENT
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TEXAS 78660
PHONE: (512) 990-1933
FAX: (512) 990-1938

SUMMARY OF LOT SIZES AND QUANTITIES DEMONSTRATING COMPLIANCE WITH SF-R ZONING:

123 LOTS IN THE SF-R ZONED AREAS
21 LOTS GREATER THAN OR EQUAL TO 9000 SF (18%)
101 LOTS GREATER THAN OR EQUAL TO 7500 SF AND LESS THAN 9000 SF (81%)
1 LOTS GREATER THAN OR EQUAL TO 6250 SF AND LESS THAN 7500 SF (01%)

123 LOTS TOTAL

NON SINGLE FAMILY LOTS

LOT	BLOCK	ACRES	DESCRIPTION	TYPE
16	D	3.899	DE	PRIVATE
8	B	3.511	PARKLAND	PUBLIC
1A	A	0.220	LS/PA	PRIVATE
3A	C	0.041	LS	PRIVATE
1A	D	0.253	LS	PRIVATE
9A	D	0.057	PA	PRIVATE
15A	D	0.042	LS	PRIVATE
16A	D	0.338	LS	PRIVATE
1A	F	0.193	LS	PRIVATE
1	I	0.354	MWSC	PRIVATE
2	I	0.333	LS	PRIVATE
8	G	0.049	LS	PRIVATE

CITY OF PFLUGERVILLE HALF CROSS-SECTION DATA FOR H.M.A.C. SURFACED STREETS

ROW WIDTH	STREET CLASSIFICATION	PAVEMENT WIDTH	CROSS SECTION	SIDEWALK
60' ROW	MINOR COLLECTOR	40' PAVEMENT F/F	CURB & GUTTER	SIX-FOOT BOTH SIDES
50' ROW	LOCAL STREET	30' PAVEMENT F/F	CURB & GUTTER	FOUR-FOOT BOTH SIDES

REVISIONS

NO.	SHEETS	DESCRIPTION	CITY	APPROVAL	MUD 5	APPROVAL	COUNTY	APPROVAL

COVER SHEET

DATE: MARCH 18, 2020 SUBMITTAL DATE: MAY 4, 2020

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-10015400

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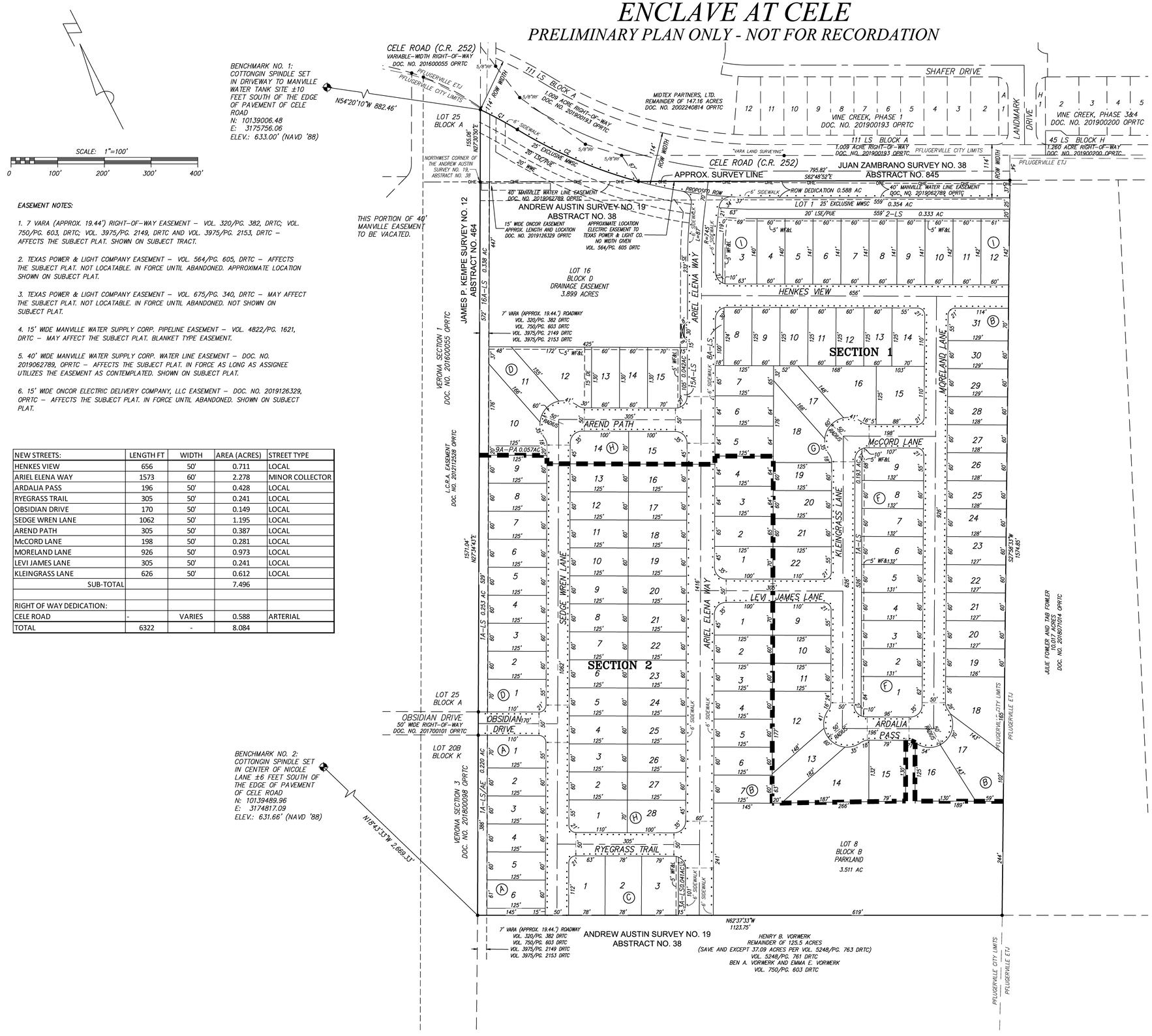
ENCLAVE AT CELE

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



EASEMENT NOTES:

1. 7 VARA (APPROX. 19.44') RIGHT-OF-WAY EASEMENT – VOL. 320/PG. 382, DRTC; VOL. 750/PG. 603, DRTC; VOL. 3975/PG. 2149, DRTC AND VOL. 3975/PG. 2153, DRTC – AFFECTS THE SUBJECT PLAT. SHOWN ON SUBJECT TRACT.

2. TEXAS POWER & LIGHT COMPANY EASEMENT – VOL. 564/PG. 605, DRTC – AFFECTS THE SUBJECT PLAT. NOT LOCATABLE. IN FORCE UNTIL ABANDONED. APPROXIMATE LOCATION SHOWN ON SUBJECT PLAT.

3. TEXAS POWER & LIGHT COMPANY EASEMENT – VOL. 675/PG. 340, DRTC – MAY AFFECT THE SUBJECT PLAT. NOT LOCATABLE. IN FORCE UNTIL ABANDONED. NOT SHOWN ON SUBJECT PLAT.

4. 15' WIDE MANVILLE WATER SUPPLY CORP. PIPELINE EASEMENT – VOL. 4822/PG. 1621, DRTC – MAY AFFECT THE SUBJECT PLAT. BLANKET TYPE EASEMENT.

5. 40' WIDE MANVILLE WATER SUPPLY CORP. WATER LINE EASEMENT – DOC. NO. 2019062789, OPRTC – AFFECTS THE SUBJECT PLAT. IN FORCE AS LONG AS ASSIGNEE UTILIZES THE EASEMENT AS CONTEMPLATED. SHOWN ON SUBJECT PLAT.

6. 15' WIDE ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT – DOC. NO. 2019126329, OPRTC – AFFECTS THE SUBJECT PLAT. IN FORCE UNTIL ABANDONED. SHOWN ON SUBJECT PLAT.

NEW STREETS:	LENGTH FT	WIDTH	AREA (ACRES)	STREET TYPE
HENKES VIEW	656	50'	0.711	LOCAL
ARIEL ELENA WAY	1573	60'	2.278	MINOR COLLECTOR
ARDALIA PASS	196	50'	0.428	LOCAL
RYEGRASS TRAIL	305	50'	0.241	LOCAL
OBSIDIAN DRIVE	170	50'	0.149	LOCAL
SEDGE WREN LANE	1062	50'	1.195	LOCAL
AREND PATH	305	50'	0.387	LOCAL
McCORD LANE	198	50'	0.281	LOCAL
MORELAND LANE	926	50'	0.973	LOCAL
LEVI JAMES LANE	305	50'	0.241	LOCAL
KLEINGRASS LANE	626	50'	0.612	LOCAL
SUB-TOTAL			7.496	
RIGHT OF WAY DEDICATION:				
CELE ROAD	-	VARIES	0.588	ARTERIAL
TOTAL	6322	-	8.084	

LEGEND:

- ○ = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- ● = FOUND 1/2" IRON ROD WITH "RJ SURVEYING CAP (UNLESS NOTED OTHERWISE)
- ◆ = BENCHMARK
- . . . . . = SIDEWALK REQUIRED (4' WIDE MINIMUM)
- . . . . = SIDEWALK REQUIRED (6' WIDE)
- ——OHE—— = OVERHEAD UTILITY LINE
- – – – – = PFLUGERVILLE CITY LIMITS/ETJ
- DE = DRAINAGE EASEMENT
- LS = LANDSCAPE
- PA = PEDESTRIAN ACCESS
- LSE = LANDSCAPE EASEMENT
- WWE = WASTEWATER EASEMENT
- DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PUE = PUBLIC UTILITY EASEMENT
- WF&L = WALL, FENCE AND LANDSCAPE EASEMENT
- MWSC = MANVILLE WATER SUPPLY COMPANY
- ⊠ = MAILBOX CLUSTER

LOT AREA TABLE

LOT AREAS LISTED BY BLOCK, LOT NUMBER AND AREA (AREA IS SQUARE FEET UNLESS OTHERWISE NOTED)

A1	8702	B23	7644	D14	7800	G13	7500	H21	7500
A1A	0.220 AC (LS/PA)	B24	7658	D15	9093	G14	8701	H22	7500
A2	7500	B25	7672	D15A	0.042 AC (LS)	G15	12801	H23	7500
A3	7500	B26	7685	D16	3.899 AC (DE)	G16	13631	H24	7500
A4	7500	B27	7699	D16A	0.339 AC (LS)	G17	9836	H25	7500
A5	7500	B28	7712			G18	12812	H26	7500
A6	7574	B29	7726	F1	11167	G19	7500	H27	7500
		B30	7739	F1A	0.193 AC (LS)	G20	7500	H28	8616
B1	8616	B31	8971	F2	7859	G21	7500		
B2	7500			F3	7870	G22	8702	I1	0.354 AC (MWSC)
B3	7500	C1	9877	F4	7882			I2	0.333 AC (LS)
B4	7500	C2	9903	F5	7893	H1	8702	I3	10208
B5	7500	C3	10001	F6	7904	H2	7500	I4	8418
B6	7500	C3A	0.041 AC (LS)	F7	7916	H3	7500	I5	8430
B7	7500			F8	7927	H4	7500	I6	8442
B8	3.511 AC(PARKLAND)	D1	8702	F9	9207	H5	7500	I7	8453
B9	8702	D1A	0.253 AC (LS)			H6	7500	I8	8465
B10	7500	D2	7500	G1	8616	H7	7500	I9	8476
B11	7500	D3	7500	G2	8063	H8	7500	I10	8488
B12	14780	D4	7500	G3	8063	H9	7500	I11	8499
B13	10107	D5	7500	G4	8063	H10	7500	I12	8548
B14	14334	D6	7500	G5	8063	H11	7500		
B15	10307	D7	7500	G6	8063	H12	7500		
B16	10980	D8	7500	G7	8087	H13	7500		
B17	14556	D9	7500	G8	7498	H14	8616		
B18	14875	D9A	0.057 AC (PA)	G8A	0.049 AC (LS)	H15	8616		
B19	7590	D10	12812	G9	7500	H16	7500		
B20	7604	D11	10086	G10	7500	H17	7500		
B21	7617	D12	14482	G11	7500	H18	7500		
B22	7631	D13	7800	G12	7500	H19	7500		
						H20	7500		

DATE: MARCH 18, 2020 SCALE: 1"=100' SUBMITTAL DATE: MAY 4, 2020

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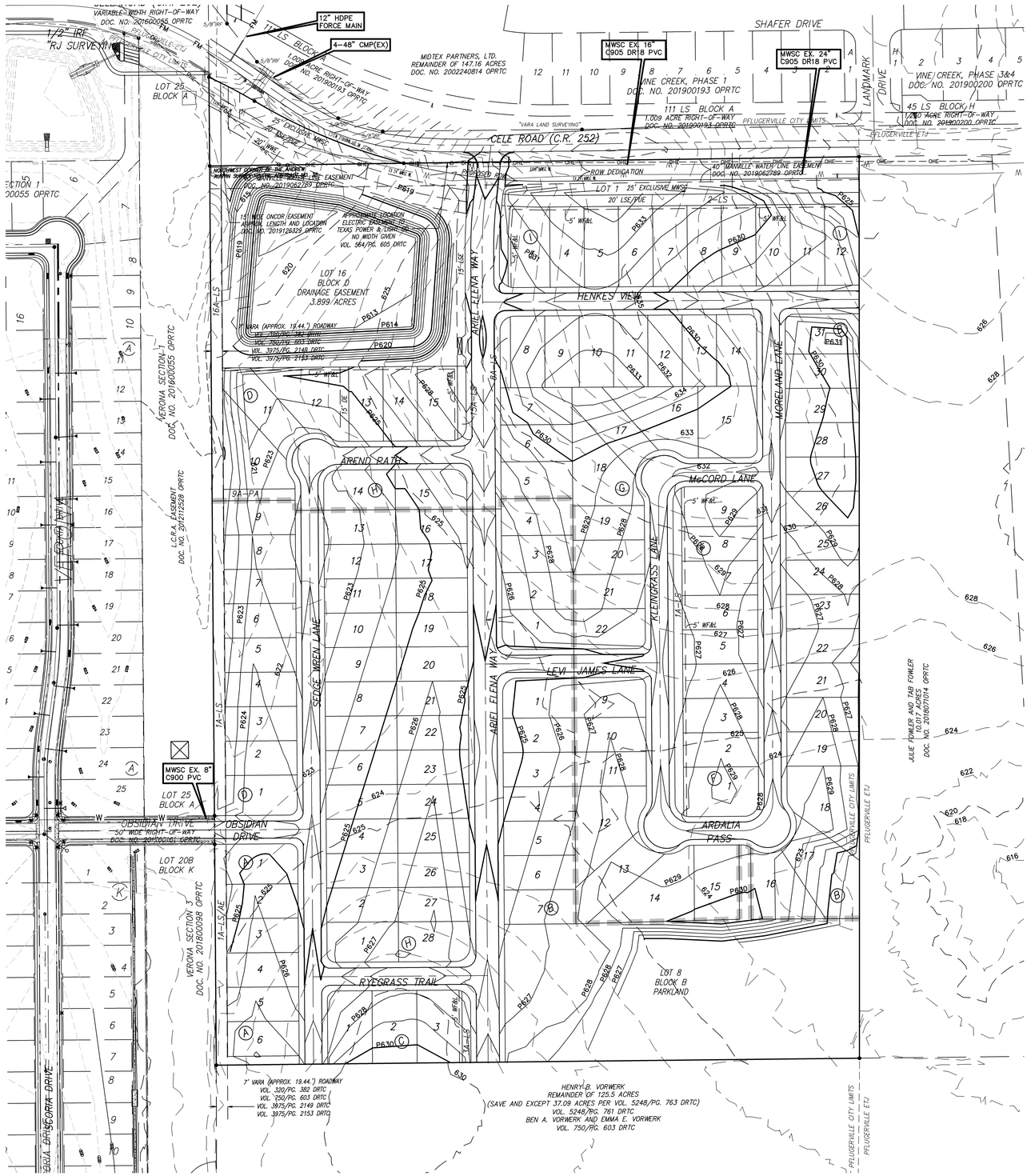


LEGEND

- P635 = PROPOSED MJR CONTOUR
- P632 = PROPOSED MNR CONTOUR
- 635 = EXISTING MJR CONTOUR
- 632 = EXISTING MNR CONTOUR
- OHE = EXISTING OVERHEAD ELECTRIC
- W = EXISTING WATER LINES
- FM = EXISTING FORCE MAIN

NO.	DATE	DESCRIPTION	BY

RJE
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
EST. 1988

2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793 • TBPE REG F-9784

PROJECT: ENCLAVE AT CELE

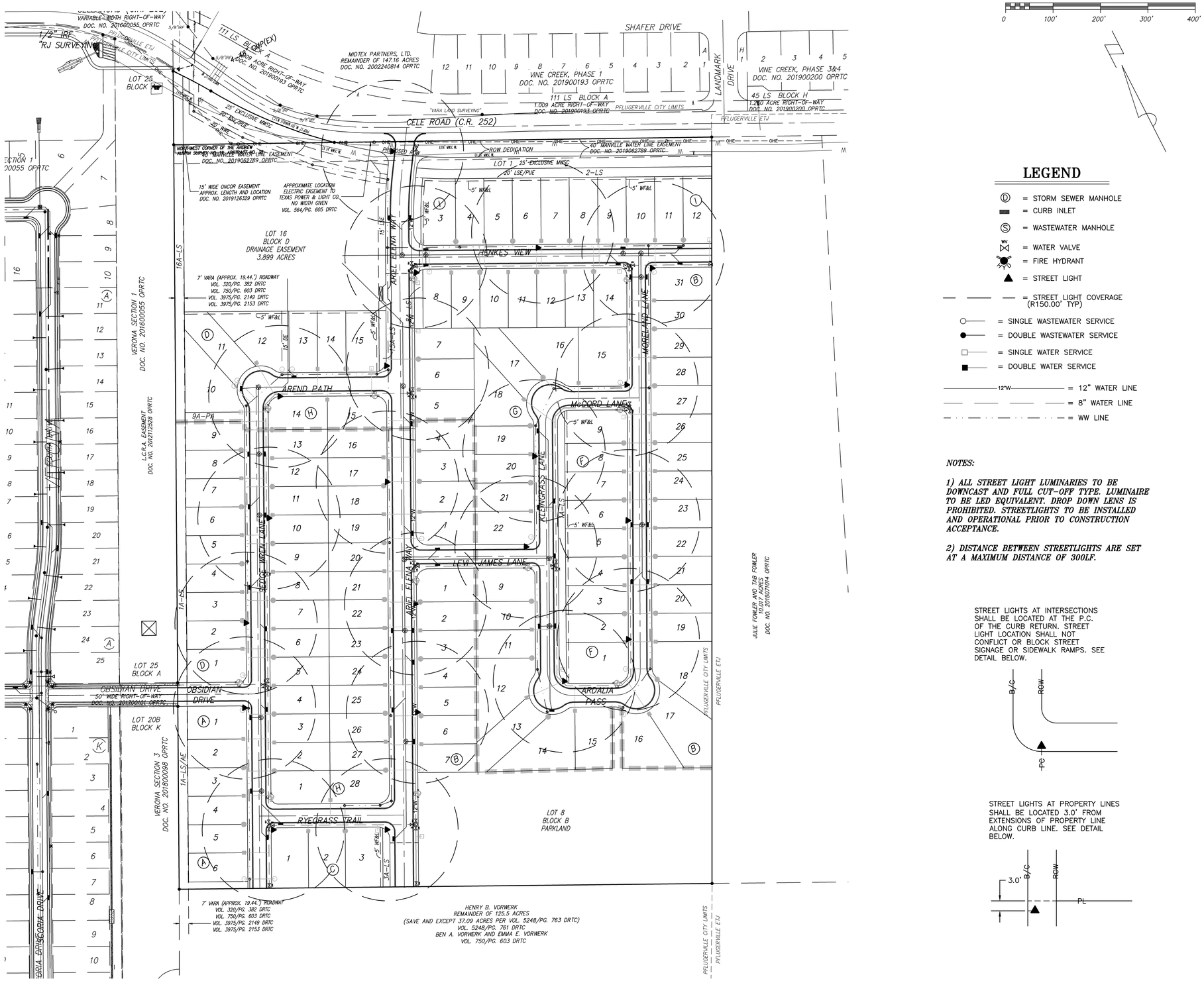
SHEET: EXISTING CONDITIONS & PROPOSED GRADING PLAN

STATE OF TEXAS
J. KEITH COLLINS
80579
REGISTERED PROFESSIONAL ENGINEER
12/31/2020

DATE:	MARCH 2020
DRAWN BY:	
CHECKED BY:	
RJE #:	2849
SCALE:	1"=100'

SHEET: 03

R:\CIVIL 3D 2801-2850\2849-MARTIN 40 ACRE TRACT\BASES\2849-PRELIM BASE.DWG\Dec. 31, 20



SCALE: 1"=100'

0 100' 200' 300' 400'

LEGEND

- Ⓓ = STORM SEWER MANHOLE
- ▬ = CURB INLET
- Ⓢ = WASTEWATER MANHOLE
- WV = WATER VALVE
- = FIRE HYDRANT
- ▲ = STREET LIGHT
- — — — = STREET LIGHT COVERAGE (R150.00' TYP)
- = SINGLE WASTEWATER SERVICE
- = DOUBLE WASTEWATER SERVICE
- = SINGLE WATER SERVICE
- = DOUBLE WATER SERVICE
- 12"W = 12" WATER LINE
- = 8" WATER LINE
- = WW LINE

NOTES:

1) ALL STREET LIGHT LUMINARIES TO BE DOWNCAST AND FULL CUT-OFF TYPE. LUMINAIRE TO BE LED EQUIVALENT. DROP DOWN LENS IS PROHIBITED. STREETLIGHTS TO BE INSTALLED AND OPERATIONAL PRIOR TO CONSTRUCTION ACCEPTANCE.

2) DISTANCE BETWEEN STREETLIGHTS ARE SET AT A MAXIMUM DISTANCE OF 300LF.

STREET LIGHTS AT INTERSECTIONS SHALL BE LOCATED AT THE P.C. OF THE CURB RETURN. STREET LIGHT LOCATION SHALL NOT CONFLICT OR BLOCK STREET SIGNAGE OR SIDEWALK RAMPS. SEE DETAIL BELOW.

STREET LIGHTS AT PROPERTY LINES SHALL BE LOCATED 3.0' FROM EXTENSIONS OF PROPERTY LINE ALONG CURB LINE. SEE DETAIL BELOW.

NO.	DATE	DESCRIPTION	BY

RJE
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
EST. 1985
2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793 • TBPE REG F-9784

PROJECT: ENCLAVE AT CELE

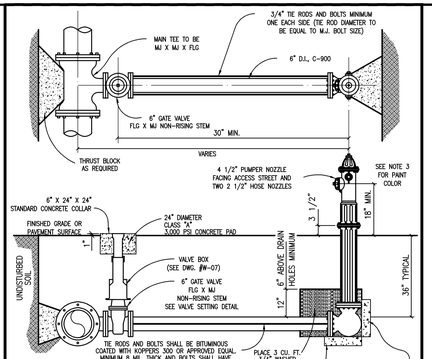
SHEET: ILLUMINATION PLAN

STATE OF TEXAS
J. KEITH COLLINS
80579
REGISTERED PROFESSIONAL ENGINEER
12/31/2020

DATE:	MARCH 2020
DRAWN BY:	
CHECKED BY:	
RJE #:	2849
SCALE:	1"=100'

SHEET: 04

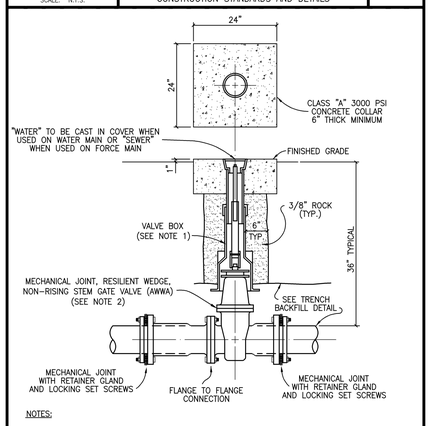
R:\CIVIL 3D 2801-2850\2849-MARTIN 40 ACRE TRACT\BASES\2849-PRELIM BASE.DWG\Dec. 31, 20



NOTES:

1. FIRE HYDRANT SHALL BE INSTALLED ON SAME SIDE OF ROAD AS WATER MAIN.
2. FIRE HYDRANT SHALL BE INSTALLED PLUMB AND TRUE.
3. ALL FIRE HYDRANT EXTERIORS SHALL BE FACTORY PRIMED AND PAINTED RED USING A HIGH GRADE ENAMEL.
4. HEEL AND THRUST BLOCKS TO REST IN UNDISTURBED SOIL.
5. ACCEPTABLE FIRE HYDRANTS:
   MUELLER COMPANY
   AMERICAN FLOW CONTROL
   CLOW CORPORATION
6. DOUBLE BLUE REFLECTOR "HYE-LITES" BRAND, MANUFACTURED BY PAVEMENT MARKERS INC. TO BE INSTALLED AT CENTERLINE OF STREET PERPENDICULAR TO HYDRANT.
7. ALL METALLIC PIPES AND FITTINGS SHALL BE WRAPPED WITH 8 MIL POLYETHELENE FILM.

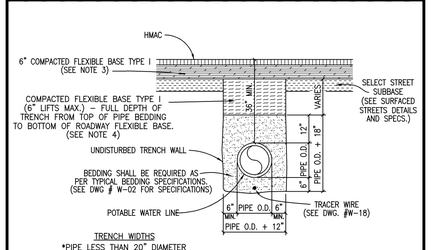
ISSUE DATE: FEBRUARY 2005	CITY OF PFLUGERVILLE	DWG. # W-10
REVISIONS: 2/2016 DF AG	TYP. FIRE HYDRANT INSTALLATION	W10U.DWG
DATE APPROVED DRAWN		
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	



NOTES:

1. SEE VALVE SETTING DETAIL, DWG. #W-07.
2. ACCEPTABLE GATE VALVES ARE:
   A. MUELLER – 2360 SERIES
   B. CLOW

ISSUE DATE: FEBRUARY 2005	CITY OF PFLUGERVILLE	DWG. # W-21
REVISIONS	INLINE VALVE INSTALLATION	W21.DWG
DATE APPROVED DRAWN		
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	



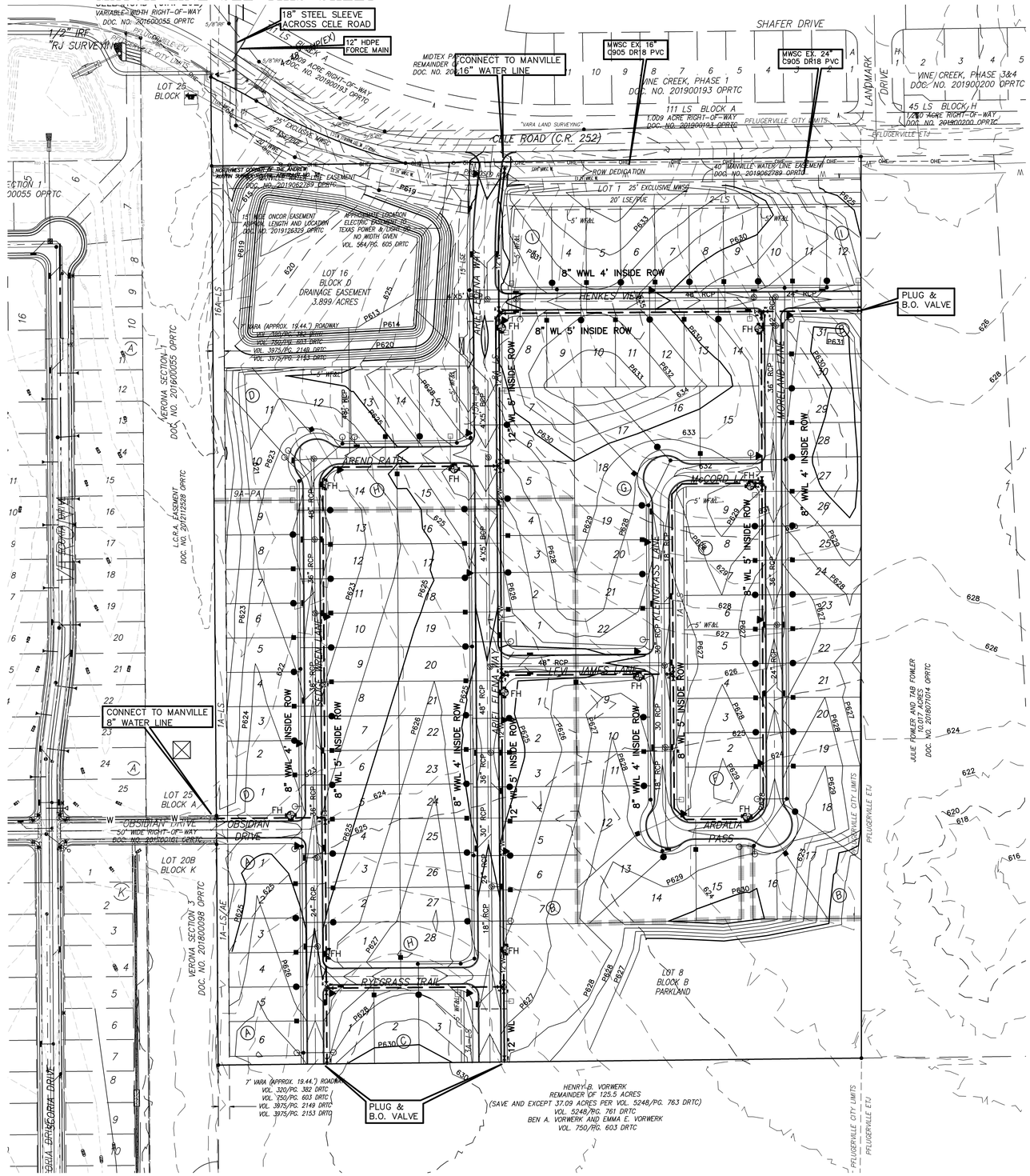
TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER AND LARGER
2'-0" + PIPE O.D.

NOTES:

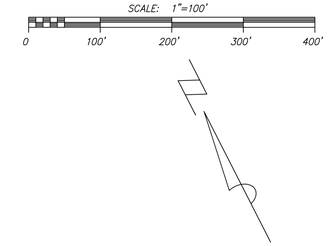
1. A MINIMUM OF ONE DENSITY TEST SHALL BE TAKEN EVERY TWO HUNDRED FIFTY (250) FEET FOR EACH SIX (6) INCH LIFT OF BASE. PROCTORS FOR MATERIALS USED IN BACKFILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEE'S CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE 100 % OF THE MAXIMUM DENSITY AS DETETMINED BY TEX-113E AT OPTIMUM MOISTURE ±3%. ALL DENSITY TESTS SHALL BE COMPLETED AND ACCEPTED ON EACH LAYER PRIOR TO ADDITIONAL BACKFILLING. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO CITY OF PFLUGERVILLE.
2. THESE SPECIFICATIONS MAY BE SUPERSEDED BY THE GOVERNING AGENCY.
3. FLEXIBLE BASE TYPE I: (ROADWAY BASE)
   TxDOT TYPE A – GRADE 1 CRUSHED LIMESTONE BASE COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY TEX-113E AT OPTIMUM MOISTURE ±3%. PROCTER TO BE PROVIDED BY THE CONTRACTOR TO THE CITY INSPECTOR.
4. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

ISSUE DATE: FEBRUARY 2005	CITY OF PFLUGERVILLE	DWG. # W-22U
REVISIONS: 6/2013 DF MT	TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY	W22.DWG
DATE APPROVED DRAWN		
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	

MATCH LINE SEE THIS SHEET



MATCH LINE SEE THIS SHEET



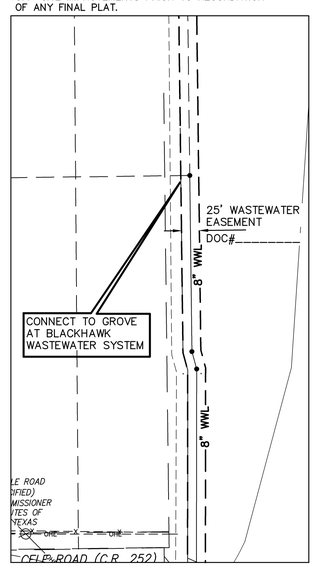
LEGEND

- Ⓓ = STORM SEWER MANHOLE
- = CURB INLET
- Ⓢ = WASTEWATER MANHOLE
- WV = WATER VALVE
- FH = FIRE HYDRANT
- = STREET LIGHT
- = SINGLE WASTEWATER SERVICE
- = DOUBLE WASTEWATER SERVICE
- = SINGLE WATER SERVICE
- = DOUBLE WATER SERVICE
- 12"W = 12" WATER LINE
- = 8" WATER LINE
- = WW LINE

Notes:

1. *Pipe material for water mains shall be PVC DR14 (AWWA C-900, min class 305), or Ductile Iron (AWWA C-100, min 150). Water services (2" or less) shall be polyethylene tubing (200 psi, DR9).*
2. *Pipe material for pressure wastewater mains shall be PVC (AWWA C-900, min. class 150) or Ductile Iron (AWWA C-100, min. class 150). Pipe material for gravity wastewater mains shall be PVC (SDR 26). SDR-35 wastewater is not allowed in the right of way or public easement.*
3. *Temporary blow-off valves will be installed at the end of all temporary dead-end water mains.*
4. *Individual PRVs will need to be installed at each house for pressures above 80psi.*

ALL DOWNSTREAM WASTEWATER INFRASTRUCTURE NEEDED TO SERVE THIS DEVELOPMENT (IN GROVE AT BLACKHAWK AND VINE CREEK DEVELOPMENT) MUST EITHER BE CONSTRUCTED AND ACCEPTED OR FISCAL POSTED IN THE AMOUNT OF 110% THE COST OF ALL REQUIRED ON AND OFF-SITE IMPROVEMENTS PRIOR TO RECORDATION OF ANY FINAL PLAT.



NO.	DATE	DESCRIPTION	BY

RJE
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
EST. 1985
2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793 ◦ TBPE REG F-9784

PROJECT: ENCLAVE AT CELE

SHEET: WATER AND WASTEWATER PLAN

STATE OF TEXAS
J. KEITH COLLINS
80579
REGISTERED PROFESSIONAL ENGINEER
12/31/2020

DATE:	MARCH 2020
DRAWN BY:	
CHECKED BY:	
RJE #:	2849
SCALE:	1"=100'

SHEET: 05

R:\CIVIL 3D 2801-2850\2849-MARTIN 40 ACRE TRACT\BASES\2849-PRELIM BASE.DWG\Dec. 31, 20

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

- DRAINAGE BASIN NUMBER — DRAINAGE BASIN ACREAGE
- CURB INLET NUMBER — 25-YEAR INTERCEPTION — 100-YEAR INTERCEPTION
- HP HIGH POINT
- LP LOW POINT
- DRAINAGE BASIN BOUNDARY
- DRAINAGE FLOW PATHS
- STORM DRAIN LINE, EXISTING
- STORM DRAIN LINE, PROPOSED — CURB INLET
- PLAT BOUNDARY
- DIRECTION OF FLOW ARROWS

NOTES:
1. CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL (Revised 12/10/2019) SECTION 4 – DRAINAGE PROVIDED IDF CURVE COEFFICIENTS USED FOR THESE CALCULATIONS.
2. THIS PLAN COMPLIES WITH CURRENT CITY OF AUSTIN DRAINAGE CRITERIA MANUAL WITH THE EXCEPTION OF NOTE 1 ABOVE.
3. IMPERVIOUS COVER ASSUMPTIONS BASED ON LOT SQUARE FOOTAGE. REFERENCE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 25-8-64.
4. PROPOSED CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.
5. EXISTING CONTOURS ARE SHOWN AT TWO FOOT INTERVALS.
6. REFERENCE ENCLAVE AT CELE CITY OF PFLUGERVILLE TRAVIS COUNTY, TEXAS DRAINAGE REPORT PREPARED BY RANDALL JONES & ASSOCIATES, INC. SIGNED AND DATED 27 APRIL 2020.

NO.	DATE	DESCRIPTION	BY

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
RJE
EST. 1984
2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793 ▫ TBPE REG F-9784

PROJECT: ENCLAVE AT CELE

SHEET: DRAINAGE PLAN

STATE OF TEXAS
J. KEITH COLLINS
80579
REGISTERED PROFESSIONAL ENGINEER
12/31/2020

DATE:	DECEMBER 2020
DRAWN BY:	MAS
CHECKED BY:	
RJE #:	2849
SCALE:	1″=100′

SHEET: 6

R:\CIVIL 3D 2801-2850\2849-MARTIN 40 ACRE TRACT\SHEETS\2849 DRNG PLAN_04.DWG Dec. 31, 20

Drainage	Drainage	Sheet Flow			Shallow Concentrated Flows						Concentrated Flows		Time of Concentration		Intensity, I				Impervious	Composite "C"				Total Runoff				Drainage	REMARKS
Sub-Basin	Area Size	Over Land Surfaces			Over Land Surfaces			Street			Channel or Storm Drain		Calculated	Used	Inches/ hour				Cover					(cfs)				Sub-Basin	
(#)	(ac)	Length	Slope	Manning's n	Length	Slope	Manning's n	Length	Slope	Manning's n	Length	Velocity (fps)	Minutes	Minutes	(2Yr)	(10 Yr)	(25 Yr)	(100 Yr)	%	(2Yr)	(10 Yr)	(25 Yr)	(100 Yr)	(2Yr)	(10 Yr)	(25 Yr)	(100 Yr)	(#)	
1	0.44	65	2.00%	0.15			0.05	142	0.87%	0.025			7.94	7	5.69	8.40	10.26	13.44	52%	0.55	0.62	0.66	0.74	1.38	2.28	2.98	4.38	1	
2	0.35	37	2.00%	0.15			0.05	13	0.87%	0.025			4.380	5	6.28	9.28	11.35	14.89	57%	0.57	0.64	0.68	0.76	1.27	2.09	2.74	4.03	2	
3A	0.87	32	1.50%	0.15	96	2.00%	0.05	169	1.42%	0.025			6.13	6	5.97	8.82	10.78	14.12	45%	0.47	0.54	0.58	0.66	2.46	4.11	5.44	8.10	3A	COMBINED WITH 3B TO SUMP INLET 3
3B	0.30	44	2.00%	0.15			0.05	67	0.80%	0.025			5.51	5	6.28	9.28	11.35	14.89	56%	0.57	0.63	0.68	0.76	1.05	1.74	2.28	3.35	3B	COMBINED WITH 3A TO SUMP INLET 3
4A	0.49	42	2.00%	0.15			0.05	173	1.42%	0.025			5.91	5	6.28	9.28	11.35	14.89	61%	0.58	0.65	0.70	0.78	1.80	2.97	3.89	5.71	4A	COMBINED WITH 4B TO SUMP INLET 4
4B	0.30	35	2.00%	0.15			0.05	85	0.80%	0.025			4.86	5	6.28	9.28	11.35	14.89	62%	0.59	0.66	0.70	0.79	1.10	1.81	2.38	3.48	4B	COMBINED WITH 4A TO SUMP INLET 4
5	0.98	60	4.17%	0.15	66	3.79%	0.05	92	0.50%	0.025			6.10	6	5.97	8.82	10.78	14.12	33%	0.47	0.53	0.57	0.65	2.74	4.57	6.04	8.98	5	
6	0.58	81	2.47%	0.15			0.05	122	0.50%	0.025			8.75	8	5.45	8.03	9.81	12.83	38%	0.49	0.55	0.60	0.67	1.55	2.57	3.39	5.01	6	
7	0.67	36	1.50%	0.15	125	2.00%	0.05	148	0.50%	0.025			7.31	7	5.69	8.40	10.26	13.44	37%	0.44	0.50	0.54	0.62	1.67	2.81	3.73	5.58	7	
8	0.58	47	2.00%	0.15	138	1.50%	0.05	27	0.50%	0.025			6.64	6	5.97	8.82	10.78	14.12	34%	0.42	0.48	0.52	0.60	1.45	2.45	3.27	4.91	8	
9	0.45	40	2.00%	0.15			0.05	168	0.50%	0.025			6.49	6	5.97	8.82	10.78	14.12	40%	0.50	0.56	0.60	0.68	1.33	2.21	2.91	4.31	9	
10	0.56	44	2.00%	0.15	40	2.00%	0.05	166	0.50%	0.025			7.12	7	5.69	8.40	10.26	13.44	49%	0.53	0.60	0.64	0.72	1.70	2.81	3.69	5.43	10	
11	0.57	89	3.23%	0.15	52	2.60%	0.05	35	1.00%	0.025			7.73	7	5.69	8.40	10.26	13.44	42%	0.51	0.57	0.61	0.69	1.64	2.73	3.59	5.30	11	
12	0.75	44	2.00%	0.15			0.05	302	0.80%	0.025			7.67	7	5.69	8.40	10.26	13.44	51%	0.54	0.61	0.65	0.74	2.32	3.84	5.04	7.41	12	Q: 1.5 / 2.3 FLOWING THROUGH INTERSECTION
13	1.22	100	1.30%	0.15	65	1.30%	0.05	104	0.50%	0.025			13.03	13	4.51	6.64	8.10	10.59	21%	0.35	0.41	0.45	0.53	1.95	3.32	4.47	6.81	13	
14	0.93	100	2.50%	0.15	111	2.00%	0.05	70	0.50%	0.025			10.27	10	5.02	7.40	9.03	11.81	35%	0.48	0.54	0.58	0.66	2.22	3.69	4.86	7.20	14	
15	0.77	96	4.00%	0.15			0.05	193	1.30%	0.025			8.32	8	5.45	8.03	9.81	12.83	41%	0.50	0.57	0.61	0.69	2.11	3.50	4.61	6.81	15	
16	0.92	47	1.50%	0.15	96	2.00%	0.05	208	0.50%	0.025			8.91	8	5.45	8.03	9.81	12.83	40%	0.45	0.51	0.56	0.63	2.26	3.79	5.02	7.49	16	
17	0.61	35	2.00%	0.15			0.05	285	0.50%	0.025			7.38	7	5.69	8.40	10.26	13.44	45%	0.52	0.58	0.62	0.70	1.79	2.96	3.90	5.75	17	
18A	0.53	82	1.54%	0.15	65	1.30%	0.05	65	0.50%	0.025			10.30	10	5.02	7.40	9.03	11.81	44%	0.47	0.53	0.58	0.66	1.24	2.07	2.74	4.08	18A	COMBINED WITH 18B TO SUMP INLET 18
18B	0.44	80	1.50%	0.15	105	1.30%	0.05	10	0.50%	0.025			9.94	9	5.22	7.70	9.40	12.29	34%	0.42	0.48	0.52	0.60	0.96	1.61	2.14	3.22	18B	COMBINED WITH 18A TO SUMP INLET 18
19A	0.67	31	2.00%	0.15			0.05	170	0.50%	0.025			5.67	5	6.28	9.28	11.35	14.89	60%	0.58	0.65	0.69	0.78	2.43	4.02	5.26	7.72	19A	COMBINED WITH 19B TO SUMP INLET 19
19B	0.36	35	2.00%	0.15			0.05	114	0.50%	0.025			5.40	5	6.28	9.28	11.35	14.89		0.33	0.38	0.42	0.49	0.76	1.29	1.74	2.66	19B	COMBINED WITH 19A TO SUMP INLET 19
20	0.49	91	4.46%	0.15			0.05	67	0.50%	0.025			7.14	7	5.69	8.40	10.26	13.44	42%	0.51	0.57	0.61	0.69	1.42	2.36	3.10	4.58	20	
21	0.35	89	1.00%	0.15	105	2.88%	0.05	36	2.00%	0.025			12.21	12	4.66	6.87	8.38	10.96	47%	0.53	0.59	0.64	0.71	0.87	1.43	1.88	2.76	21	
22	0.66	53	2.00%	0.15			0.05	144	0.50%	0.025			7.36	7	5.69	8.40	10.26	13.44	55%	0.56	0.63	0.67	0.75	2.12	3.50	4.58	6.72	22	
23	0.82	92	1.45%	0.15	124	1.40%	0.05	38	0.50%	0.025			11.58	11	4.83	7.12	8.69	11.36	45%	0.47	0.54	0.58	0.66	1.89	3.16	4.17	6.20	23	
24	0.39	36	2.00%	0.15			0.05	122	0.50%	0.025			5.59	5	6.28	9.28	11.35	14.89	58%	0.57	0.64	0.69	0.77	1.42	2.34	3.07	4.50	24	
25	0.91	100	1.69%	0.15	101	1.50%	0.05	128	0.50%	0.025			12.43	12	4.66	6.87	8.38	10.96	31%	0.40	0.46	0.51	0.58	1.72	2.90	3.86	5.81	25	
26	0.56	35	2.00%	0.15			0.05	161	0.50%	0.025			5.95	5	6.28	9.28	11.35	14.89	66%	0.61	0.68	0.72	0.81	2.14	3.53	4.62	6.75	26	
27	1.21	91	1.66%	0.15	129	1.50%	0.05	189	0.50%	0.025			12.72	12	4.66	6.87	8.38	10.96	33%	0.42	0.48	0.52	0.60	2.34	3.94	5.25	7.88	27	
28	0.40	36	2.00%	0.15			0.05	138	0.50%	0.025			5.77	5	6.28	9.28	11.35	14.89	62%	0.59	0.66	0.70	0.79	1.50	2.47	3.23	4.74	28	
29	0.70	53	2.60%	0.15	112	2.23%	0.05	51	2.25%	0.025			6.18	6	5.97	8.82	10.78	14.12	52%	0.55	0.61	0.66	0.74	2.28	3.77	4.94	7.27	29	
30A	0.88	77	3.13%	0.15	88	1.96%	0.05	20	0.50%	0.025			7.29	7	5.69	8.40	10.26	13.44	44%	0.51	0.58	0.62	0.70	2.58	4.27	5.62	8.29	30A	COMBINED WITH 30B TO SUMP INLET 30
30B	1.11	100	1.58%	0.15	143	1.40%	0.05	29	0.50%	0.025			11.97	11	4.83	7.12	8.69	11.36	36%	0.43	0.49	0.53	0.61	2.30	3.87	5.14	7.69	30B	COMBINED WITH 30A TO SUMP INLET 30
31A	0.33	48	2.50%	0.15			0.05	82	0.50%	0.025			5.76	5	6.28	9.28	11.35	14.89	56%	0.57	0.63	0.68	0.76	1.18	1.96	2.56	3.77	31A	COMBINED WITH 31B TO SUMP INLET 31
31B	0.29	37	2.00%	0.15			0.05	53	0.50%	0.025			4.88	5	6.28	9.28	11.35	14.89	66%	0.61	0.68	0.72	0.81	1.10	1.81	2.37	3.46	31B	COMBINED WITH 31A TO SUMP INLET 31
32	0.69	83	2.50%	0.15	60	2.50%	0.05	53	0.90%	0.025			8.30	8	5.45	8.03	9.81	12.83	33%	0.47	0.53	0.57	0.65	1.76	2.93	3.88	5.75	32	
33	0.39	41	1.72%	0.15	97	1.60%	0.05	75	1.40%	0.025			6.23	6	5.97	8.82	10.78	14.12	45%	0.47	0.54	0.58	0.66	1.10	1.84	2.44	3.63	33	
34	0.47	83	1.59%	0.15	97	1.50%	0.05	63	1.09%	0.025			10.24	10	5.02	7.40	9.03	11.81	39%	0.45	0.51	0.55	0.63	1.05	1.76	2.33	3.48	34	
35A	0.38	72	1.50%	0.15			0.05	52	0.50%	0.025			8.76	8	5.45	8.03	9.81	12.83	25%	0.37	0.43	0.47	0.55	0.78	1.33	1.79	2.71	35A	COMBINED WITH 35B TO SUMP INLET 35
35B	0.23	30	2.00%	0.15			0.05	90	0.50%	0.025			4.65	5	6.28	9.28	11.35	14.89	63%	0.60	0.66	0.71	0.79	0.87	1.43	1.87	2.74	35B	COMBINED WITH 35A TO SUMP INLET 35
36A	0.11	12	2.00%	0.15			0.05	95	0.50%	0.025			2.83	5	6.28	9.28	11.35	14.89	77%	0.65	0.73	0.77	0.86	0.46	0.75	0.98	1.43	36A	COMBINED WITH 36B TO SUMP INLET 36
36B	0.11	9	2.00%	0.15			0.05	97	0.50%	0.025			2.50	5	6.28	9.28	11.35	14.89	76%	0.65	0.72	0.77	0.85	0.44	0.73	0.95	1.38	36B	COMBINED WITH 36A TO SUMP INLET 36
37	0.79	59	2.47%	0.15	81	3.70%	0.05	119	1.00%	0.025			7.11	7	5.69	8.40	10.26	13.44	44%	0.52	0.58	0.62	0.70	2.31	3.83	5.04	7.44	37	
38	0.92	100	2.60%	0.15	134	2.30%	0.05	76	1.00%	0.025			10.05	10	5.02	7.40	9.03	11.81	39%	0.49	0.55	0.60	0.68	2.27	3.76	4.95	7.32	38	
39A	0.32	92	1.50%	0.15			0.05	45	0.50%	0.025			10.44	10	5.02	7.40	9.03	11.81	26%	0.38	0.44	0.48	0.55	0.60	1.02	1.37	2.07	39A	COMBINED WITH 39B TO SUMP INLET 39
39B	0.33	92	2.13%	0.15			0.05	54	0.50%	0.025			9.25	9	5.22	7.70	9.40	12.29	26%	0.44	0.50	0.54	0.62	0.76	1.27	1.69	2.51	39B	COMBINED WITH 39A TO SUMP INLET 39
41	0.50	90	2.33%	0.15	41	2.00%	0.05	38	0.50%	0.025			8.91	8	5.45	8.03	9.81	12.83	33%	0.47	0.53	0.57	0.65	1.27	2.12	2.79	4.15	41	
42	0.42	46	5.00%	0.15			0.05			0.025	155	5	4.04	5	6.28	9.28	11.35	14.89	17%	0.40	0.45	0.50	0.57	1.04	1.76	2.34	3.53	42	ROADSIDE SWALE
43	0.89	100	2.86%	0.15	232	2.86%	0.05			0.025			9.61	9	5.22	7.70	9.40	12.29		0.33	0.38	0.42	0.49	1.53	2.60	3.51	5.36	43	ROADSIDE SWALE
44	0.15	19	11.11%	0.15			0.05			0.025			1.26	5	6.28	9.28	11.35	14.89		0.37	0.42	0.46	0.53	0.35	0.59	0.79	1.19	44	PERIMETER RUNOFF
45	1.31	89	2.81%	0.15			0.05			0.025			7.52	7	5.69	8.40	10.26	13.44	10%	0.37	0.42	0.46	0.54	2.76	4.65	6.23	9.42	45	PERIMETER RUNOFF
46	0.55	67	2.00%	0.15			0.05			0.025			6.86	6	5.97	8.82	10.78	14.12		0.33	0.38	0.42	0.49	1.08	1.83	2.48	3.78	46	PERIMETER RUNOFF
47	1.24	53	2.00%	0.15			0.05			0.025			5.69	5	6.28	9.28	11.35	14.89		0.33	0.38	0.42	0.49	2.57	4.38	5.92	9.06	47	PERIMETER RUNOFF
48	0.39	49	2.20%	0.15			0.05			0.025			5.14	5	6.28	9.28	11.35	14.89		0.33	0.38	0.42	0.49	0.81	1.38	1.87	2.86	48	PERIMETER RUNOFF
49	0.31	100	4.46%	0.15	12	4.46%	0.05			0.025			6.91	6	5.97	8.82	10.78	14.12		0.33	0.38	0.42	0.49	0.62	1.05	1.41	2.16	49	PERIMETER RUNOFF
50	0.58	40	2.00%	0.15			0.05	296	0.50%	0.025			7.97	7	5.69	8.40	10.26	13.44	54%	0.56	0.62	0.67	0.75	1.83	3.02	3.95	5.80	50	
51	0.51	93	2.11%	0.15	119	1.85%	0.05	68	0.85%	0.025			10.24	10	5.02	7.40	9.03	11.81	33%	0.42	0.48	0.52	0.60	1.07	1.80	2.40	3.60	51	
52	0.17	45	2.00%	0.15			0.05	101	0.85%	0.025			5.89	5	6.28	9.28	11.35	14.89	70%	0.62	0.70	0.74	0.83	0.68	1.13	1.47	2.15	52	
53	0.17	38	2.00%	0.15			0.05	38	0.85%	0.025			4.70	5	6.28	9.28	11.35	14.89	65%	0.61	0.67	0.72	0.80	0.65	1.08	1.41	2.07	53	STREET RUNOFF
54	0.05	30	8.33%	0.15			0.05	28	0.85%	0.025			2.29	5	6.28	9.28	11.35	14.89	59%	0.59	0.66	0.71	0.79	0.17	0.28	0.37	0.53	54	STREET RUNOFF
55	2.67	100	1.00%	0.15	185	1.00%	0.05			0.025	210	2	16.13	15	4.23	6.22	7.59	9.94		0.25	0.30	0.34	0.41	2.82	4.99	6.89	10.88	55	PERIMETER RUNOFF

NOTES:
1. CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL (Revised 12/10/2019) SECTION 4 – DRAINAGE PROVIDED IDF CURVE COEFFICIENTS USED FOR THESE CALCULATIONS.
2. THIS PLAN COMPLIES WITH CURRENT CITY OF AUSTIN DRAINAGE CRITERIA MANUAL WITH THE EXCEPTION OF NOTE 1 ABOVE.
3. IMPERVIOUS COVER ASSUMPTIONS BASED ON LOT SQUARE FOOTAGE. REFERENCE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 25-8-64.
4. PROPOSED CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.
5. EXISTING CONTOURS ARE SHOWN AT TWO FOOT INTERVALS.
6. REFERENCE ENCLAVE AT CELE CITY OF PFLUGERVILLE TRAVIS COUNTY, TEXAS DRAINAGE REPORT PREPARED BY RANDALL JONES & ASSOCIATES, INC. SIGNED AND DATED 27 APRIL 2020.

STREET FLOW AND INLET CALCULATIONS
25 YEAR STORM

							STREET CAPACITY											INLET ON GRADE CAPACITY										SUMP INLET CAPACITY			
																												CURB (with Depression)			
AREA NUMBER	INLET NUMBER	INLET TYPE	DRAINAGE AREA	Q 25 (cfs)	Q pass (cfs)	Q total (cfs)	Street Width F-F (ft)	Crown Type	Curb Height (ft)	Gutter Slope (%)	a (ft)	K0	K1	K2	Yo (ft)	Crown Height (ft)	Ponded Width (+) (ft)	Eo	S'w	Sx	Se	LT	L	E	Qi	Qpass (cfs)	Pass to Inlet Number	Q total (cfs)	Length (ft)	d (ft)	test weir (d <=1.4*7/12)
1	1	G-1	0.44	2.98		2.98	30	P	0.5	0.87%	0.42	2.85	0.5	3.03	0.36	0.500	7.06	0.681969	0.28	0.05098	0.241931	6.408413	10	1	2.98						
2	2	G-1	0.35	2.74		2.74	30	P	0.5	0.87%	0.42	2.85	0.5	3.03	0.35	0.500	6.78	0.699952	0.28	0.051589	0.247576	6.101249	10	1	2.74						
3A	3A	S-1	0.87	5.44		5.44	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.48	0.500	12.06	0.452088	0.28	0.039868	0.166453	8.743968	10	1	5.44						
3B	3B	S-1	0.30	2.28		2.28	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.36	0.500	7.09	0.680088	0.28	0.050917	0.241341	4.856207	10	1	2.28						
	7	S-1																										7.73	10	0.412066	TRUE
4A	4A	S-1	0.49	3.89		3.89	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.43	0.500	9.41	0.552688	0.28	0.045766	0.200519	6.792458	10	1	3.89						
4B	4B	S-1	0.30	2.38		2.38	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.37	0.500	7.23	0.671291	0.28	0.050609	0.238571	4.973057	10	1	2.38						
	4	S-1																										6.27	10	0.358454	TRUE
5	5	G-1	0.98	6.04		6.04	30	P	0.5	0.51%	0.42	2.85	0.5	3.03	0.50	0.500	13.66						10	1	6.04						
6	6	G-1	0.58	3.39		3.39	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.41	0.500	8.68						10	1	3.39						
7	7	G-1	0.67	3.73		3.73	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.42	0.500	9.16						10	1	3.73						
8	8	G-1	0.58	3.27		3.27	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.41	0.500	8.51						10	1	3.27						
9	9	G-1	0.45	2.91		2.91	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.39	0.500	8.00	0.624606	0.28	0.048878	0.223767	5.631692	10	1	2.91						
10	10	G-1	0.56	3.69		3.69	40	P	0.5	0.50%	0.42	2.85	0.5	2.89	0.41	0.583	8.96	0.578839	0.28	0.045261	0.207336	6.508848	10	1	3.69						
11	11	G-1	0.57	3.59		3.59	40	P	0.5	1.20%	0.42	2.85	0.5	2.89	0.35	0.583	7.22	0.680222	0.28	0.047801	0.238263	7.696096	10	1	3.59						
12	12	G-1	0.75	5.04		5.04	40	P	0.5	0.50%	0.42	2.85	0.5	2.89	0.45	0.583	10.51	0.507083	0.28	0.043013	0.184997	7.945109	10	1	5.04						
13	13	G-1	1.22	4.47		4.47	40	P	0.5	0.50%	0.42	2.85	0.5	2.89	0.43	0.583	9.86	0.535007	0.28	0.04395	0.193752	7.348245	10	1	4.47						
14	14	G-1	0.93	4.86		4.86	40	P	0.5	0.50%	0.42	2.85	0.5	2.89	0.45	0.583	10.30	0.515551	0.28	0.043306	0.187661	7.758436	10	1	4.86						
15	15	G-1	0.77	4.61		4.61	40	P	0.5	1.30%	0.42	2.85	0.5	2.89	0.37	0.583	7.94	0.635486	0.28	0.046757	0.224693	9.070813	10	1	4.61						
16	16	G-1	0.92	5.02		5.02	40	P	0.5	1.30%	0.42	2.85	0.5	2.89	0.38	0.583	8.27	0.616676	0.28	0.046279	0.218948	9.550453	10	1	5.02						
17	17	G-1	0.61	3.90		3.90	40	P	0.5	0.50%	0.42	2.85	0.5	2.89	0.41	0.583	9.21	0.566415	0.28	0.044903	0.203499	6.735278	10	1	3.90						
18A	18		0.53	2.74		2.74	40	P	0.5	0.50%	0.42	2.85	0.5	2.89	0.37	0.583	7.79														
18B	18		0.44	2.14		2.14	40	P	0.5	0.50%	0.42	2.85	0.5	2.89	0.34	0.583	6.98														
	18	S-1																										4.89	10	0.303551	TRUE
19A	19		0.67	5.26		5.26	40	P	0.5	0.50%	0.42	2.85	0.5	2.89	0.46	0.583	10.75														
19B	19		0.36	1.74		1.74	40	P	0.5	0.50%	0.42	2.85	0.5	2.89	0.31	0.583	6.38														
	19																											7.00	10	0.385948	TRUE
20	20	S-1	0.49	3.10		3.10	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.40	0.500	8.27	0.609745	0.28	0.048285	0.219014	5.856134	10	1	3.10						
21	21	G-1	0.35	1.88		1.88	30	P	0.5	2.00%	0.42	2.85	0.5	3.03	0.27	0.500	4.81	0.843889	0.28	0.055996	0.292284	6.042545	10	1	1.88						
22	22	G-1	0.66	4.58		4.58	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.45	0.500	10.45	0.507999	0.28	0.04344	0.18568	7.614505	10	1	4.58						
23	23	G-1	0.82	4.17		4.17	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.44	0.500	9.82	0.534199	0.28	0.044844	0.19442	7.122386	10	1	4.17						
24	24	G-1	0.39	3.07		3.07	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.40	0.500	8.22	0.612424	0.28	0.048401	0.21988	5.815778	10	1	3.07						
25	25	G-1	0.91	3.86		3.86	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.43	0.500	9.36	0.554793	0.28	0.045867	0.201209	6.755698	10	1	3.86						
26	26	G-1	0.56	4.62		4.62	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.46	0.500	10.52	0.505603	0.28	0.043304	0.184872	7.660684	10	1	4.62						
27	27	G-1	1.21	5.25		5.25	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.48	0.500	11.65	0.465145	0.28	0.040782	0.171022	8.471615	10	1	5.25						
28	28	G-1	0.40	3.23		3.23	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.40	0.500	8.46	0.599791	0.28	0.047875	0.215816	6.010731	10	1	3.23						
29	29	G-1	0.70	4.94		4.94	30	P	0.5	2.25%	0.42	2.85	0.5	3.03	0.36	0.500	7.16	0.675469	0.28	0.050755	0.239886	10.5891	10	0.994484	4.92	0.03	32				
30A	30	G-1	0.88	5.62		5.62	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.49	0.500	12.47														
30B	30		1.11	5.14		5.14	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.47	0.500	11.43														
	30																											10.75	10	0.513674	TRUE
31A	31	S-1	0.33	2.56		2.56	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.38	0.500	7.50														
31B	31		0.29	2.37		2.37	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.37	0.500	7.21														
	31																											4.93	10	0.305379	TRUE
32	32	S-1	0.69	3.88	0.03	3.90	30	P	0.5	0.89%	0.42	2.85	0.5	3.03	0.39	0.500	8.02	0.623769	0.28	0.048846	0.223501	7.573828	10	1	3.90						
33	33	G-1	0.39	2.44		2.44	30	P	0.5	1.42%	0.42	2.85	0.5	3.03	0.31	0.500	5.77	0.771486	0.28	0.053845	0.269861	6.388906	10	1	2.44						
34	34	G-1	0.47	2.33		2.33	30	P	0.5	1.42%	0.42	2.85	0.5	3.03	0.31	0.500	5.65	0.780087	0.28	0.054108	0.272532	6.226866	10	1	2.33						
35A	35	G-1	0.38	1.79		1.79	40	P	0.5	0.50%	0.42	2.85	0.5	2.89	0.32	0.583	6.45														
35B	35	S-1	0.23	1.87		1.87	40	P	0.5	0.50%	0.42	2.85	0.5	2.89	0.32	0.583	6.58														
	35	S-1																										3.66	10	0.250377	TRUE
36A	36	S-1	0.11	0.98		0.98	40	P	0.5	0.50%	0.42	2.85	0.5	2.89	0.26	0.583	5.03														
36B	36	S-1	0.11	0.95		0.95	40	P	0.5	0.50%	0.42	2.85	0.5	2.89	0.25	0.583	4.96														
	36	S-1																										1.93	10	0.163554	TRUE
37	37	S-1	0.79	5.04		5.04	30	P	0.5	0.85%	0.42	2.85	0.5	3.03	0.43	0.500	9.37	0.554397	0.28	0.045847	0.201078	8.863994	10	1	5.04						
38	38	G-1	0.92	4.95		4.95	30	P	0.5	0.85%	0.42	2.85	0.5	3.03	0.43	0.500	9.27	0.559238	0.28	0.04608	0.202667	8.754441	10	1	4.95						
39A	39	S-1	0.32	1.37		1.37	30	P	0.5	2.00%	0.42	2.85	0.5	3.03	0.24	0.500	4.24	0.886473	0.28	0.057245	0.305457	5.155428	10	1	1.37						
39B	39	S-1	0.33	1.69		1.69	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.33	0.500	6.17	0.742632	0.28	0.052964	0.260901	4.081265	10	1	1.69						
	39	S-1																										3.05	10	0.221964	TRUE
40	40	S-1	0.65	4.40		4.40	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.45	0.500	10.18	0.519117	0.28	0.044053	0.189406	7.402327	10	1	4.40						
41	41	G-1	0.50	2.79		2.79	30	P	0.5	0.50%	0.42	2.85	0.5	3.03	0.39	0.500	7.83	0.634489	0.28	0.04926	0.226917	5.486512	10	1	2.79						
50	50	G-1	0.58	3.95		3.95	30	P	0.5	0.70%	0.42	2.85	0.5	3.03	0.41	0.500	8.61	0.591708	0.28	0.047534	0.213212	7.288207	10	1	3.95						
51	51	G-1	0.51	2.40		2.40	30	P	0.5	0.85%	0.42	2.85	0.5	3.03	0.34	0.500	6.41	0.725505	0.28	0.052423	0.255565	5.615962	10	1	2.40						
52	52	G-1	0.17	1.47		1.47	30	P	0.5	0.85%	0.42	2.85	0.5	3.03	0.29	0.500	5.19	0.815086	0.28	0.055147	0.283371	4.298956	10	1	1.47						

STREET FLOW AND INLET CALCULATIONS
100 YEAR STORM

							STREET CAPACITY			INLET ON GRADE CAPACITY										SUMP INLET CAPACITY			
																				CURB (with Depression)			
AREA NUMBER	Q 100 (cfs)	Qspill Plus	Qspill Minus	Spill to Area No.	Q pass (cfs)	Q total (cfs)	Yo (ft)	Crown Height (ft)	Ponded Width (+) (ft)	Eo	S'w	Sx	Se	LT	L	E	Qi	Qpass (cfs)	Pass to Inlet Number	Q total (cfs)	Length (ft)	d (ft)	test weir (d <=1.4*7/12)
1	4.38					4.38	0.41	0.500	15.00	0.407281	0.28	0.027236	0.141275	10.40051	10	0.997155	4.37	0.01	3B				
2	4.03					4.03	0.40	0.500	15.00	0.41148	0.28	0.026487	0.141701	10.01957	10	0.999987	4.03	0.00					
3A	8.10		1.98	4A		6.13	0.50	0.500	14.74														
3B	3.35	1.56			0.01	4.92	0.47	0.500	11.04														
																				11.05	10	0.523019	TRUE
4A	5.71	1.98	1.56	3B		6.13	0.50	0.500	14.89														
4B	3.48					3.48	0.41	0.500	8.81														
																				9.61	10	0.476455	TRUE
5	8.98		2.82	6		6.16	0.50	0.500	14.37	0.39248	0.28	0.03474	0.144634	10.07602	10	0.999849	6.15	0.00					
6	5.01	2.82	1.72	7		6.12	0.50	0.500	14.66	0.386342	0.28	0.034098	0.142274	10.09157	10	0.999789	6.12	0.00					
7	5.58					5.58	0.48	0.500	12.38	0.44261	0.28	0.03916	0.16309	8.942207	10	1	5.58						
8	4.91					4.91	0.46	0.500	11.02	0.486656	0.28	0.042172	0.178436	8.033051	10	1	4.91						
9	4.31		0.37	10		3.94	0.43	0.500	9.48	0.549259	0.28	0.045597	0.199389	6.852298	10	1	3.94						
10	5.43	0.37				5.80	0.47	0.583	11.35	0.473852	0.28	0.041775	0.174453	8.729152	10	1	5.80						
11	5.30					5.30	0.40	0.583	8.64	0.59592	0.28	0.045737	0.212595	9.706412	10	1	5.30						
12	7.41					7.41	0.52	0.583	13.22	0.413519	0.28	0.039057	0.154842	10.39212	10	0.997258	7.39	0.02	19B				
13	6.81					6.81	0.50	0.583	12.50	0.434901	0.28	0.040106	0.161879	9.765169	10	1	6.81						
14	7.20					7.20	0.51	0.583	12.97	0.420728	0.28	0.039421	0.157225	10.17566	10	0.999329	7.20	0.00					
15	6.81					6.81	0.42	0.583	9.58	0.548235	0.28	0.044364	0.19787	11.53075	10	0.973607	6.63	0.18	16				
16	7.49				0.18	7.67	0.44	0.583	10.19	0.52049	0.28	0.043471	0.189208	12.45629	10	0.946197	7.26	0.41	18A				
17	5.75				0.41	6.16	0.48	0.583	11.76	0.45927	0.28	0.041178	0.169773	9.100851	10	1	6.16						
18A	4.08				0.41	4.49	0.43	0.583	9.88														
18B	3.22					3.22	0.39	0.583	8.39														
																				7.71	10	0.411357	TRUE
19A	7.72					7.72	0.52	0.583	13.60														
19B	2.66				0.02	2.68	0.36	0.583	7.71														
																				10.40	10	0.502384	TRUE
20	4.58					4.58	0.45	0.500	10.46	0.507681	0.28	0.043415	0.185565	7.619654	10	1	4.58						
21	2.76					2.76	0.31	0.500	5.65	0.780392	0.28	0.054129	0.272639	7.409757	10	1	2.76						
22	6.72		0.59	23		6.13	0.50	0.500	15.00	0.379501	0.28	0.033332	0.139592	10.21226	10	0.999063	6.12	0.01					
23	6.20	0.59	0.66	24		6.13	0.50	0.500	15.00	0.379499	0.28	0.033332	0.139592	10.21243	10	0.999061	6.12	0.01					
24	4.50	0.66				5.16	0.47	0.500	11.48	0.470855	0.28	0.041163	0.173002	8.353637	10	1	5.16						
25	5.81					5.81	0.49	0.500	13.03	0.424528	0.28	0.037719	0.156587	9.323755	10	1	5.81						
26	6.75		0.63	27		6.12	0.50	0.500	14.66	0.386344	0.28	0.034096	0.142273	10.09106	10	0.999791	6.12	0.00					
27	7.88	0.63	2.39	28		6.12	0.50	0.500	14.73	0.38494	0.28	0.033935	0.141718	10.11479	10	0.999685	6.12	0.00					
28	4.74	2.39	1.01	30B		6.12	0.50	0.500	14.66	0.386243	0.28	0.034085	0.142233	10.09296	10	0.999783	6.12	0.00					
29	7.27					7.27	0.41	0.500	8.73	0.585365	0.28	0.04726	0.211162	13.44029	10	0.913953	6.64	0.63	32				
30A	8.29		2.16	31A		6.13	0.50	0.500	15.00														
30B	7.69	1.01	2.57	31B		6.13	0.50	0.500	14.97														
																				12.25	10	0.560398	TRUE
31A	3.77	2.16			0.03	5.96	0.50	0.500	13.55														
31B	3.46	2.57				6.03	0.50	0.500	13.90														
																				11.99	10	0.552237	TRUE
32	5.75				0.63	6.38	0.46	0.500	10.79	0.495266	0.28	0.042698	0.181373	10.55041	10	0.995087	6.34	0.03	31A				
33	3.63					3.63	0.35	0.500	6.90	0.69237	0.28	0.051328	0.245192	7.996777	10	1	3.63						
34	3.48					3.48	0.35	0.500	6.86	0.696748	0.28	0.050908	0.245998	7.834796	10	1	3.48						
35A	2.71					2.71	0.36	0.583	7.75														
35B	2.74					2.74	0.37	0.583	7.79														
																				5.45	10	0.326521	TRUE
36A	1.43					1.43	0.29	0.583	5.87														
36B	1.38					1.38	0.29	0.583	5.79														
																				2.81	10	0.210159	TRUE
37	7.44					7.44	0.49	0.500	12.71	0.433221	0.28	0.038429	0.159731	11.98097	10	0.960817	7.15	0.29	52				
38	7.32					7.32	0.49	0.500	12.46	0.440114	0.28	0.03897	0.162202	11.79052	10	0.966379	7.07	0.25	51				
39A	2.07					2.07	0.28	0.500	5.01														
39B	2.51					2.51	0.37	0.500	15.00														
																				4.58	10	0.290957	TRUE
40	6.55		0.42	41		6.13	0.50	0.500	15.00	0.379507	0.28	0.03333	0.139592	10.21156	10	0.999068	6.12	0.01	52				
41	4.15	0.42				4.57	0.45	0.500	15.00	0.392275	0.28	0.030251	0.140088	9.007457	10	1	4.57						
50	5.80					5.80	0.46	0.500	11.00	0.487378	0.28	0.042219	0.178685	9.520052	10	1	5.80						
51	3.60				0.25	3.84	0.39	0.500	8.05	0.622027	0.28	0.048786	0.222953	7.433307	10	1	3.84						
52	2.15				0.30	2.44	0.34	0.500	6.47	0.721553	0.28	0.052294	0.254329	5.67841	10	1	2.44						

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R:\CIVIL 3D 2801-2850\2849-MARTIN 40 ACRE TRACT\SHEETS\2849 DRNG PLAN_03.1.DWG\Oct. 16, 20

NO.	DATE	DESCRIPTION	BY

2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793 ★ TBPE REG F-9784

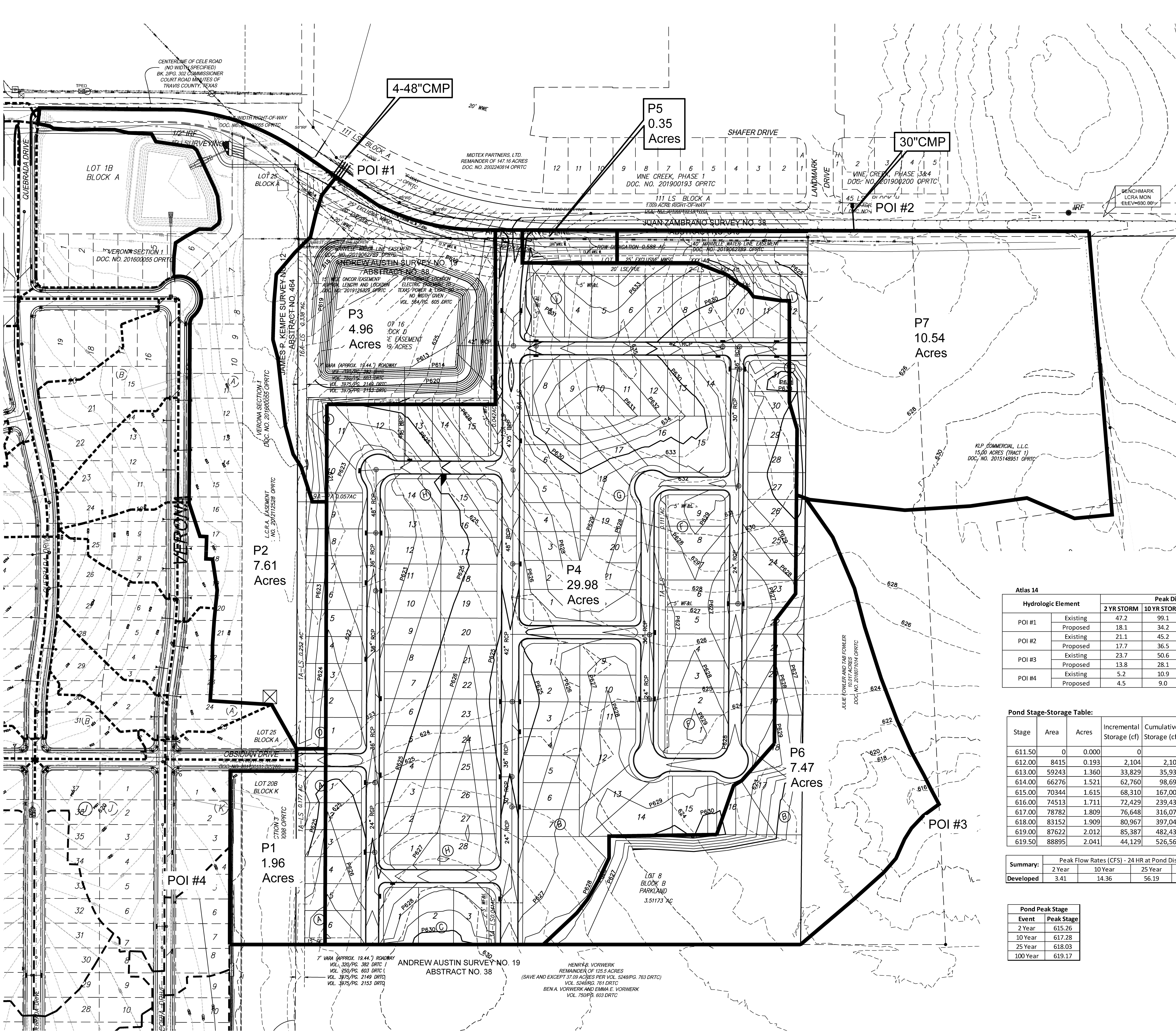
PROJECT: ENCLAVE AT CELE

SHEET: DRAINAGE CALCULATIONS

J. KEITH COLLINS
80579
10/19/2020

DATE: OCTOBER 2020
DRAWN BY: MAS
CHECKED BY:
RJE #: 2849
SCALE: N/A

SHEET: 7



Atlas 14

Hydrologic Element		Peak Discharge (cfs)			
		2 YR STORM	10 YR STORM	25 YR STORM	100 YR STORM
POI #1	Existing	47.2	99.1	138.9	213.1
	Proposed	18.1	34.2	66.1	181.5
POI #2	Existing	21.1	45.2	63.8	98.6
	Proposed	17.7	36.5	50.9	77.5
POI #3	Existing	23.7	50.6	71.5	110.6
	Proposed	13.8	28.1	38.8	58.8
POI #4	Existing	5.2	10.9	23.6	23.6
	Proposed	4.5	9.0	12.3	18.6

Pond Stage-Storage Table:

Stage	Area	Acres	Incremental Storage (cf)	Cumulative Storage (cf)	Cumulative Storage (ac-ft)	
611.50	0	0.000	0	0	0.00	
612.00	8415	0.193	2,104	2,104	0.05	
613.00	59243	1.360	33,829	35,933	0.82	
614.00	66276	1.521	62,760	98,692	2.27	
615.00	70344	1.615	68,310	167,002	3.83	
616.00	74513	1.711	72,429	239,431	5.50	
617.00	78782	1.809	76,648	316,078	7.26	
618.00	83152	1.909	80,967	397,045	9.11	
619.00	87622	2.012	85,387	482,432	11.08	
619.50	88895	2.041	44,129	526,562	12.09	TOB

Summary:	Peak Flow Rates (CFS) - 24 HR at Pond Discharge			
	2 Year	10 Year	25 Year	100 Year
Developed	3.41	14.36	56.19	151.1

OUTFLOW STRUCTURE(S):

15' WEIR @ 616.9

1 - 12" Outlet @ 611.5

Pond Peak Stage	
Event	**Peak Stage**
2 Year	615.26
10 Year	617.28
25 Year	618.03
100 Year	619.17

NO.	DATE	DESCRIPTION	BY

2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793 • TBPE REG F-9784

PROJECT: MARTIN 40 AC TRACT

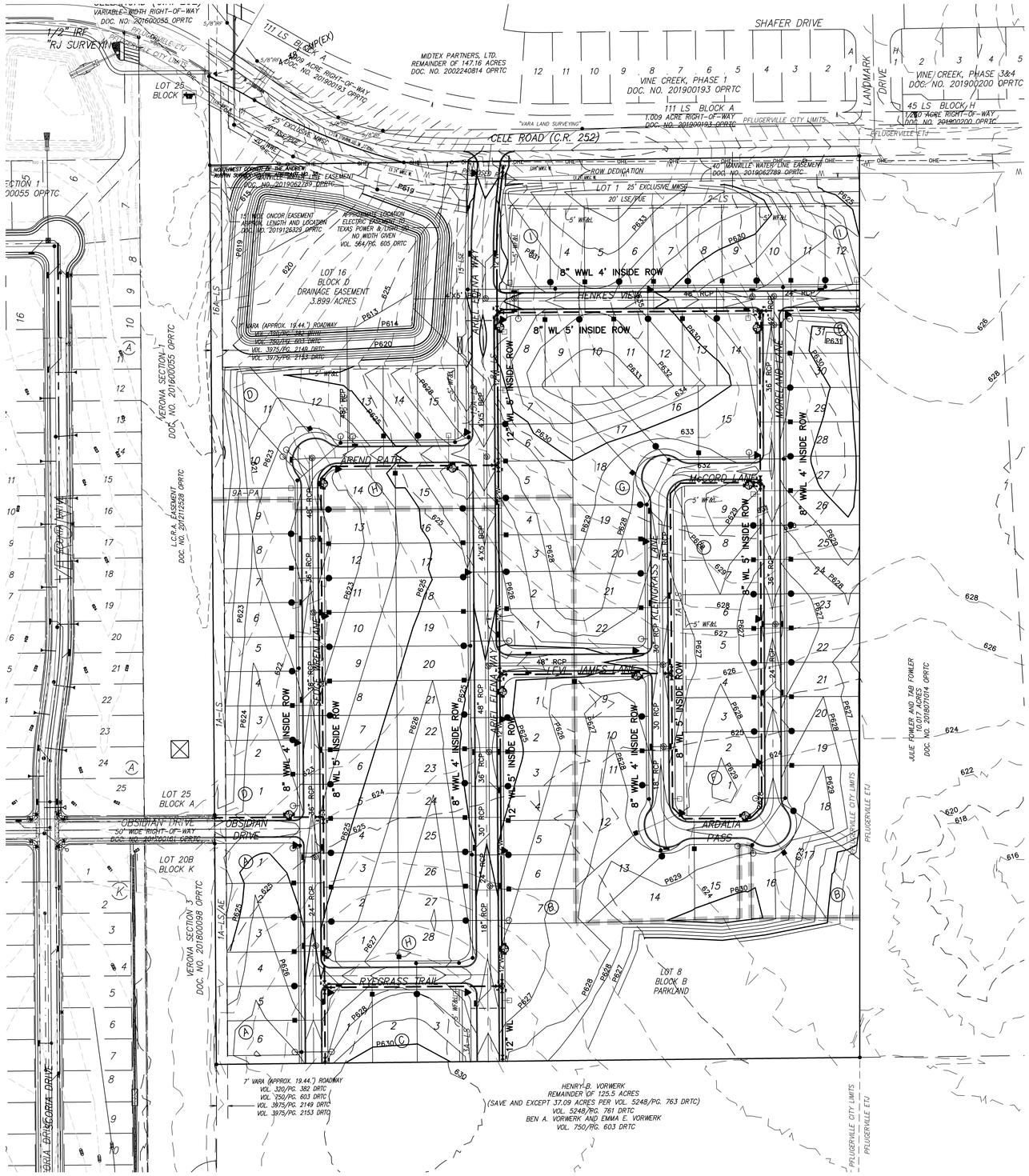
SHEET: DRAINAGE PLAN OVERALL

STATE OF TEXAS · J. KEITH COLLINS · 80579 · REGISTERED PROFESSIONAL ENGINEER · 10/19/2020

DATE:	OCT 2020
DRAWN BY:	JESD
CHECKED BY:	JKC
RJE #:	2849
SCALE:	1" = 100'

SHEET: 08

R:\CIVIL 3D 2801-2850\2849-MARTIN 40 ACRE TRACT\SHEETS\2849 08 OVERALL DRAINAGE PLAN.DWG Oct. 16, 20



SCALE: 1"=100'

0 100' 200' 300' 400'

LEGEND

= TREE TO BE SAVED

= TREE TO BE REMOVED

TAG #	DESC.	REMOVED	REMOVE ROW INCHES	REMOVE SF LOTS INCHES	REMOVE OTHER INCHES	SECTION
1057	27" PECAN					2
		TOTAL =	0	0	0	

ALL TREES ARE LOCATED ALONG THE PERIMETER BOUNDARY OF THE TRACT AND NONE IN THE MIDDLE OF THE PROJECT.

NO.	DATE	DESCRIPTION	BY

RJE RANDALL JONES & ASSOCIATES ENGINEERING, INC. EST. 1988

2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793 • TBPE REG F-9784

PROJECT: ENCLAVE AT CELE

SHEET: TREE SURVEY PLAN

STATE OF TEXAS
KEITH COLLINS
80579
REGISTERED PROFESSIONAL ENGINEER
12/31/2020

DATE:	MARCH 2020
DRAWN BY:	
CHECKED BY:	
RJE #:	2849
SCALE:	1"=100'

SHEET: 09

R:\CIVIL 3D 2801-2850\2849-MARTIN 40 ACRE TRACT\BASES\2849-PRELIM BASE.DWG\Dec. 31, 20

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 pro-ject.
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 ma-terial.
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:

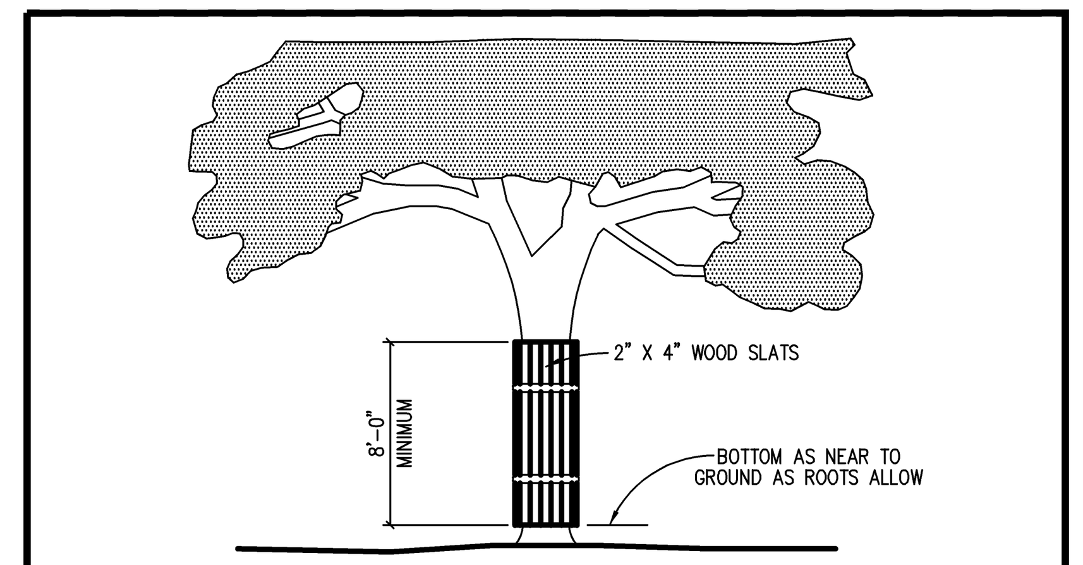
a. Where there is to be an approved grade change, impermeable paving surface, or tree well.
b. Where permeable paving is to be installed, erect the fence at the outer limits of the permeable paving area.
c. Where trees are close to proposed buildings, erect the fence no closer than 6 feet to the build-ing.
d. Where there are severe space constraints due to tract size, or other special requirements, con-tact 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 addi-tion 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, supple-mental watering shall be required:

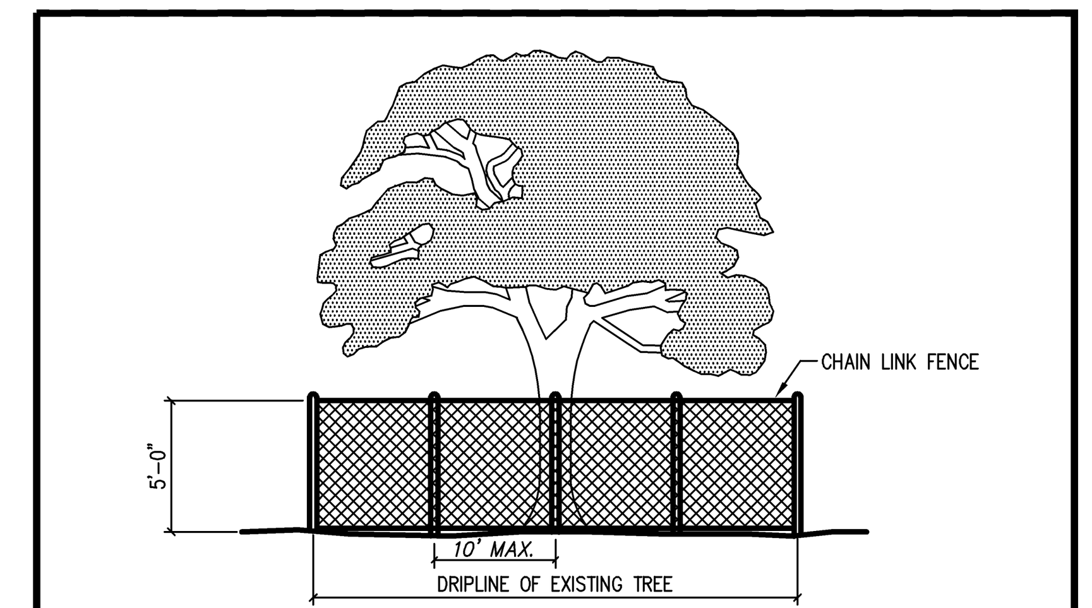
a. Trees shall be watered once every two weeks during periods of hot, dry weather.
b. Tree crowns are to be sprayed with water periodically to reduce dust accumulation on leaves.
c. A signed watering contract shall be required.

11. Prior to excavation or grade cutting within tree driplines, a clean cut shall be made between the dis-turbed and undisturbed root zones with a rock saw or similar equipment to minimize damage to remain-ing 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 ma-terial 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 con-crete 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 liter-ature 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 noncom-pliance or if a tree sustains damage as a result.



NOTES:
1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN FOUR FEET (4'-0") TO A TREE TRUNK; PROTECT THE TRUNK WITH STRAPPED-ON-PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING IN ADDITION TO THE REDUCED FENCING PROVIDED.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
3. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINE, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
4. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHALL BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
5. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
6. NO LANDSCAPE TOPSOIL DRESSING GREATER THE FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE DRIPLINE OF A TREE. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
7. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

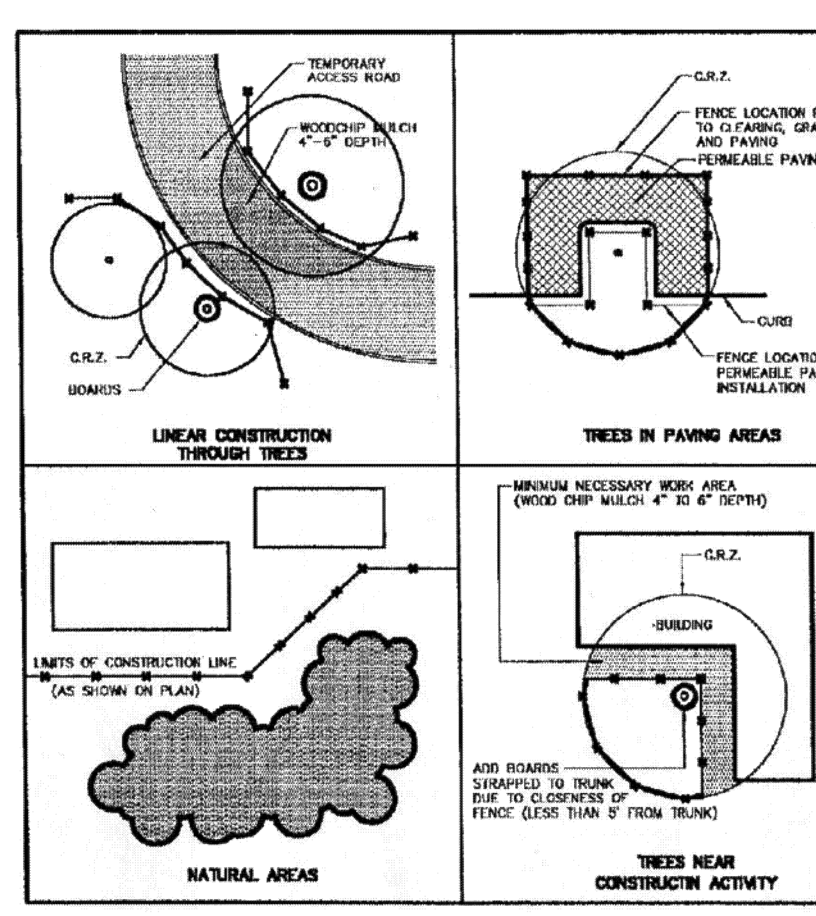
ISSUE DATE: FEBRUARY 2005	CITY OF PFLUGERVILLE	DWG. #EC-10
REVISIONS	TREE PROTECTION – WOOD SLATS	EC10.DWG
DATE / APPROVED / DRAWN		City of Pflugerville – State of Texas – County of Travis
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	



NOTES:
1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES; SHALL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6")) CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY.
   C. WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.
3. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.

ISSUE DATE: FEBRUARY 2005	CITY OF PFLUGERVILLE	DWG. #EC-09
REVISIONS	TREE PROTECTION – CHAIN LINK FENCE	EC09.DWG
DATE / APPROVED / DRAWN		City of Pflugerville – State of Texas – County of Travis
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	

Illustration 2-3: Examples of tree protection fencing surrounding the Critical Root Zone—General Instructions
From: City of Austin



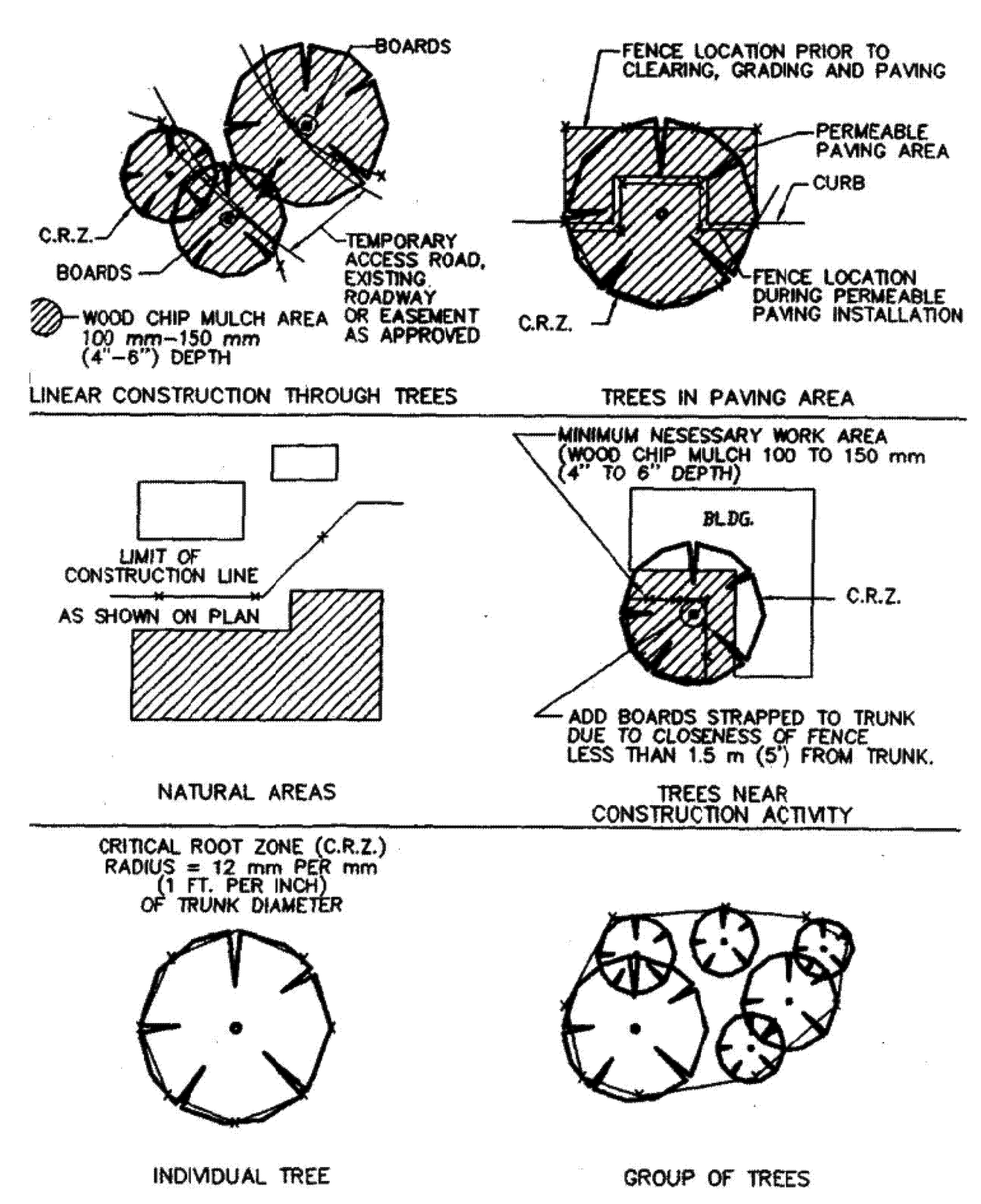


Illustration 2-4: Examples of tree protection fencing surrounding the Critical Root Zone—Chain link fencing, without and with adjacent obstruction
From: City of Austin

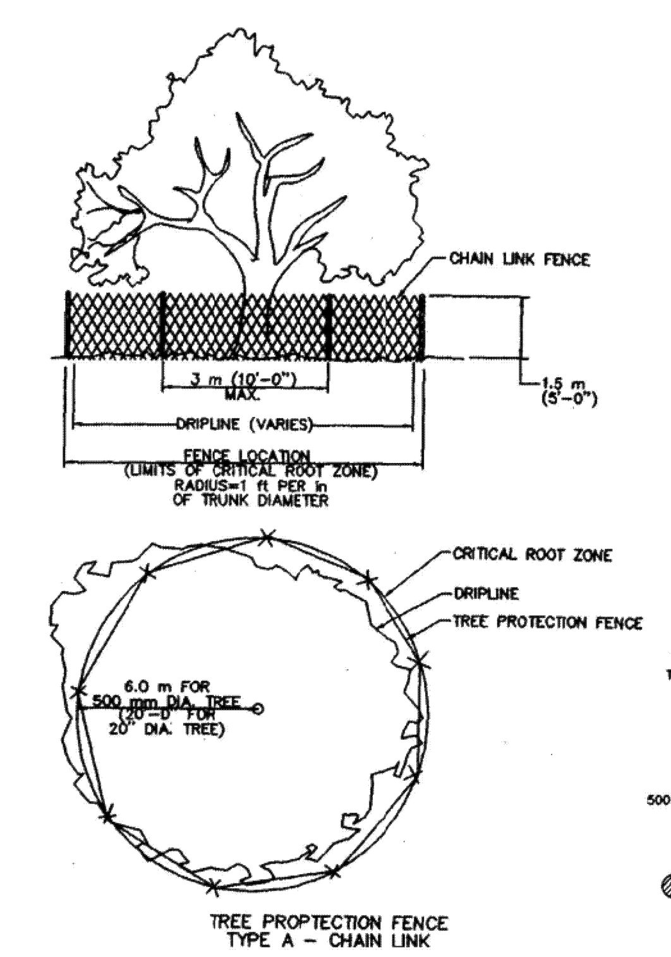


Illustration 2-5: Examples of tree protection fencing surrounding the Critical Root Zone—Wood fencing, without and with adjacent obstruction
From: City of Austin

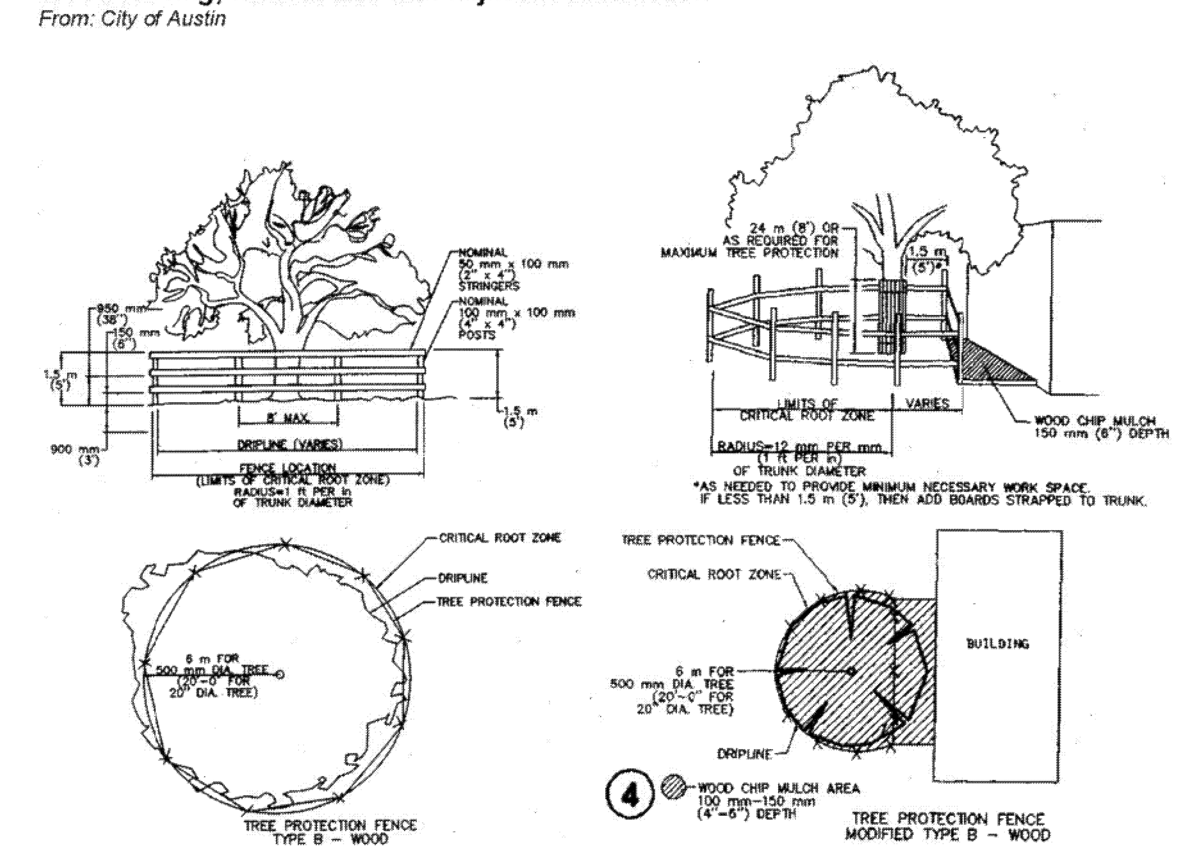
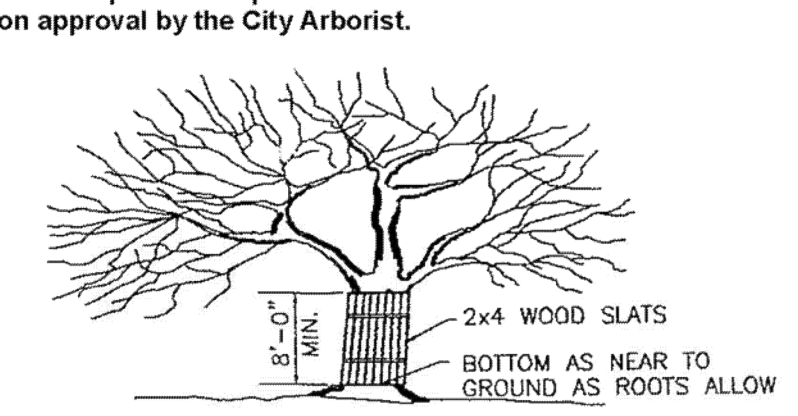


Illustration 2-6: Example of bark protection—done when CRZ is less than an 8 foot diameter, upon approval by the City Arborist.



TREE TRUNK (BARK) PROTECTION: WOOD SLATS

R:\CIVIL 3D 2801-2850\2849-MARTIN 40 ACRE TRACT\BASES\2849-PRELIM BASE.DWG Oct. 16, 20

NO.	DATE	DESCRIPTION	BY

2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793 ◦ TBPE REG F-9784

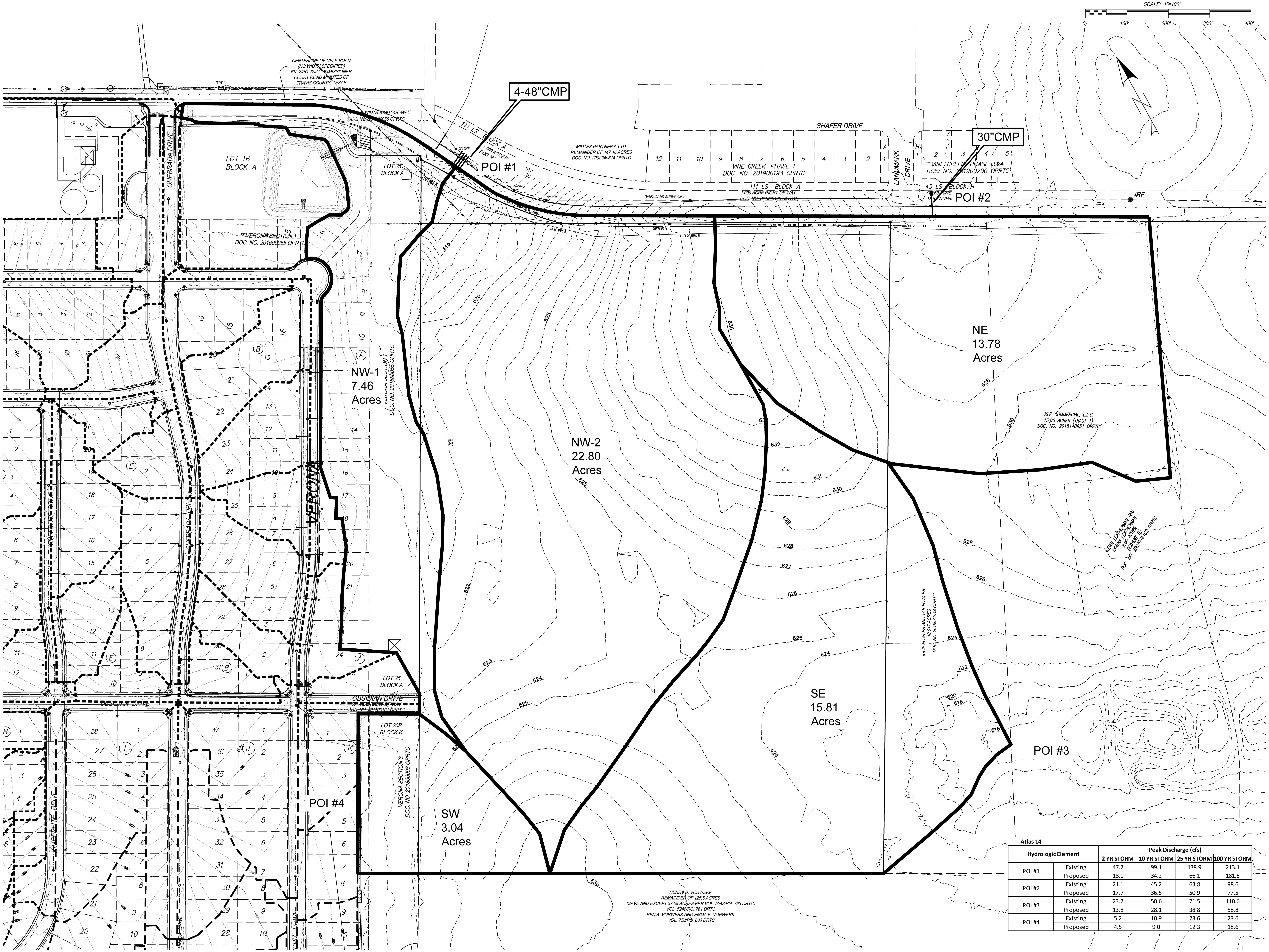
PROJECT: ENCLAVE AT CELE

SHEET: TREE SURVEY NOTES AND DETAILS

STATE OF TEXAS
J. KEITH COLLINS
80579
REGISTERED PROFESSIONAL ENGINEER
10/19/2020

DATE:	MARCH 2020
DRAWN BY:	
CHECKED BY:	
RJE #:	2849
SCALE:	1"=100'

SHEET: 10



Atlas 14

Hydrologic Element		Peak Discharge (cfs)			
		2 YR STORM	10 YR STORM	25 YR STORM	100 YR STORM
POI #1	Existing	47.2	99.1	138.9	213.1
	Proposed	18.1	34.2	66.1	181.5
POI #2	Existing	21.1	45.2	63.8	98.6
	Proposed	17.7	36.5	50.9	77.5
POI #3	Existing	23.7	50.6	71.5	110.6
	Proposed	13.8	28.1	38.8	58.8
POI #4	Existing	5.2	10.9	23.6	23.6
	Proposed	4.5	9.0	12.3	18.6

NO.	DATE	DESCRIPTION	BY

2900 JAZZ STREET
ROUND ROCK, TX 78664
(512) 836-4793 ÷ TBPE REG F-9784

PROJECT: MARTIN 40 AC TRACT

SHEET: EXISTING CONDITIONS DRAINAGE MAP

STATE OF TEXAS
J. KEITH COLLINS
80579
REGISTERED PROFESSIONAL ENGINEER
10/19/2020

DATE:	OCT 2020
DRAWN BY:	JESD
CHECKED BY:	JKC
RJE #:	2849
SCALE:	1" = 100'

SHEET: 11