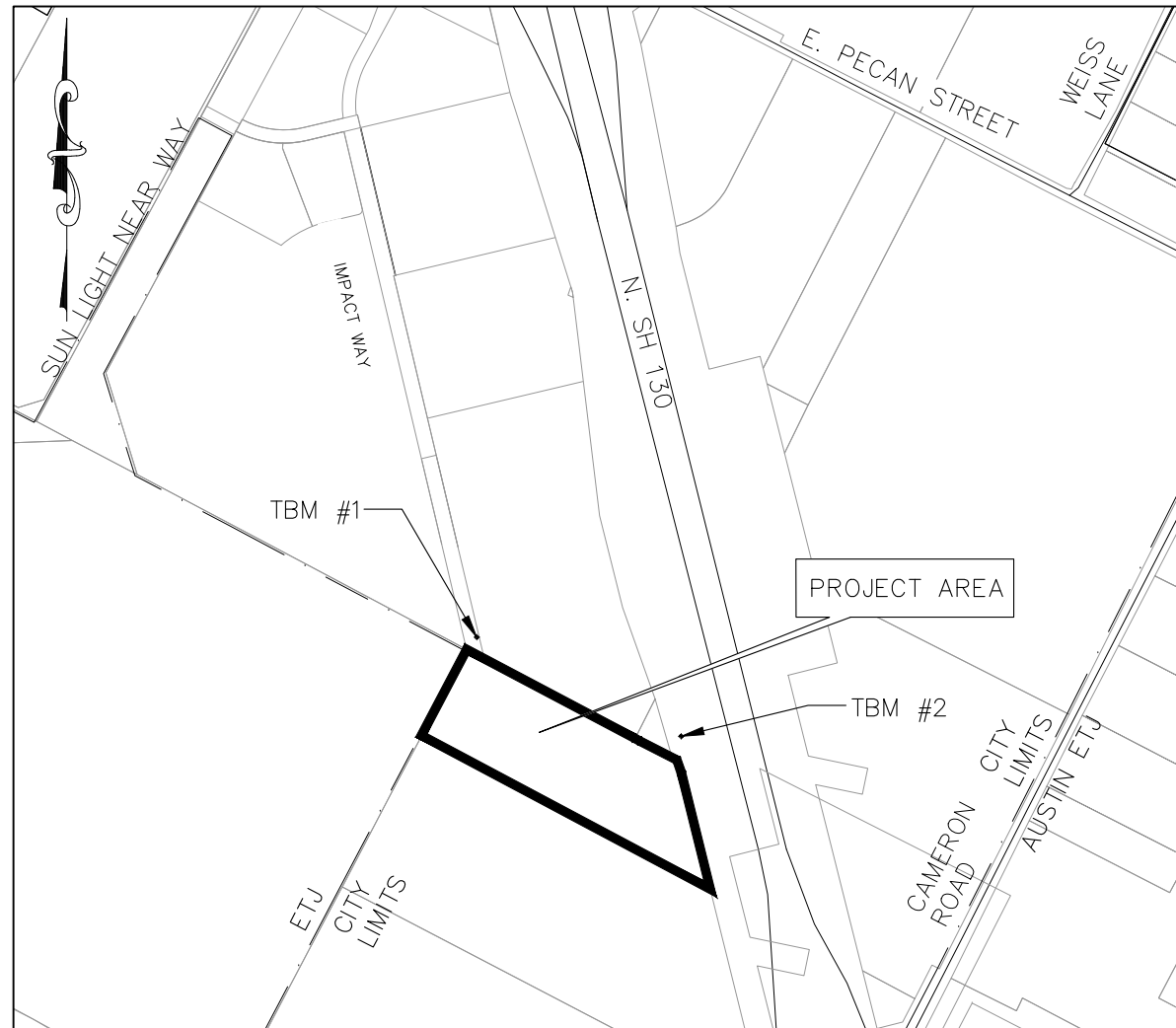


# PRELIMINARY PLAN FOR IMPACT WAY PHASE IV

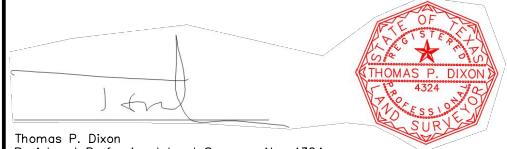
## PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



**LEGAL DESCRIPTION:**

BEING 17.6863 ACRES (770,417 SQ.FT.), CALLED 17.69 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162, TRAVIS COUNTY, TEXAS, BEING THAT TRACT CONVEYED TO THE STATE OF TEXAS, AND DESCRIBED AS EXHIBIT "A" IN DEED RECORDED IN DOCUMENT NO. 2004188029, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON MAY 25TH, 2023, AND FURTHER DESCRIBED BY METES AND BOUNDS IN DOCUMENT NO. 2023072639, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS:  
THAT I, THOMAS P. DIXON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.



Thomas P. Dixon  
Registered Professional Land Surveyor No. 4324  
Licensed State Land Surveyor  
WATERLOO SURVEYORS,  
P.O. BOX 160176,  
AUSTIN, TX 78716-0176  
481-9602  
Firm Registration No. 101244-00

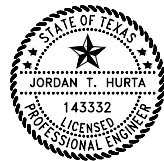
TOTAL NUMBER OF LOTS:	4			
TOTAL ACREAGE:	17.686			
IMPACT WAY EXTENSION PHASE IV	LINEAR FEET	WIDTH (FT)	ACRES	
	1,550	44	1.465	
	BLOCK LENGTH	LINEAR FEET	WIDTH (FT)	ACRES
LOT 1	3,135	1,140	513	11.169
LOT 2	1,501	515	405	2.671
LOT 3	2,785	1,098	300	1.511
R.O.W.	3,106	1,453	70	2.335

**CONTACTS**

<b>OWNERS</b> PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION 3801 HELIOS WAY, SUITE 130 PFLUGERVILLE, TX 78660	<b>WATER</b> CITY OF PFLUGERVILLE 15500 SUN LIGHT NEAR WAY, #B PFLUGERVILLE, TX 78660 512-990-6400
<b>ELECTRIC</b> ONCOR JIM KRUMNOW 350 TEXAS AVE ROUND ROCK, TX 78664 512-244-5692	<b>WASTEWATER</b> CITY OF PFLUGERVILLE 15500 SUN LIGHT NEAR WAY, #B PFLUGERVILLE, TX 78660 512-990-6400
<b>GAS</b> ATMOS MIDTX DAVID ROSEMA 3110 N I-35 ROUND ROCK, TX 78681 817-307-6069	<b>SURVEYOR</b> WATERLOO SURVEYORS P.O. BOX 160176 AUSTIN, TX 78716-0176 512-481-9602

**NOTE:**  
ROADWAY IMPACT FEE WILL BE COLLECTED AT THE TIME OF PERMITTING IN ACCORDANCE WITH CHAPTER 152 OF THE CITY OF PFLUGERVILLE SUBDIVISION ORDINANCE

REV. NO.	DATE	DESCRIPTION	APPROVED	PROJECT MANAGER:	PK
				DESIGNED BY:	RM
				CHECKED BY:	JTH
				DRAWN BY:	RM
				DCS PROJECT NO:	20101529



*JTH*  
7/24/2024



1101 S. Capital of Texas Highway,  
Building G-100  
Austin, Texas 78746  
Phone (512) 614-6171  
T.B.P.E. FIRM NO. F-13162

**DRAWING INDEX**

<b>SERIES 000 - GENERAL</b>	
00G-01	COVER SHEET
<b>SERIES 100 - PRELIMINARY PLAN</b>	
01C-01	PRELIMINARY PLAN
01C-02	EXISTING CONDITIONS, PROPOSED GRADING PLAN, AND DEMOLITION PLAN
01C-03	WATER & WASTEWATER UTILITY PLAN
01C-04	EXISTING OVERALL DRAINAGE AREA MAP AND CALCULATIONS
01C-05	STORM SEWER CALCULATIONS
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01C-08	PRELIMINARY ILLUMINATION PLAN

THESE PLANS ARE IN ACCORDANCE WITH THE FOLLOWING STUDIES/REPORTS:

TITLE	AUTHOR	DATE
ENGINEERING AND DRAINAGE REPORT	DCS ENGINEERING, LLC	FEBRUARY 2024

**NOTES:**

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE, NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR [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.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
- 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.
- 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.
- 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 COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
- ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
- ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

**BENCHMARK NOTES:**

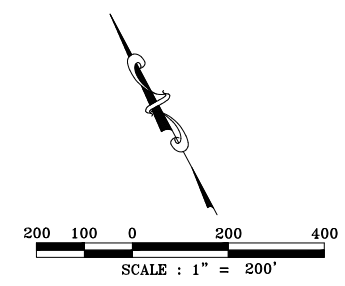
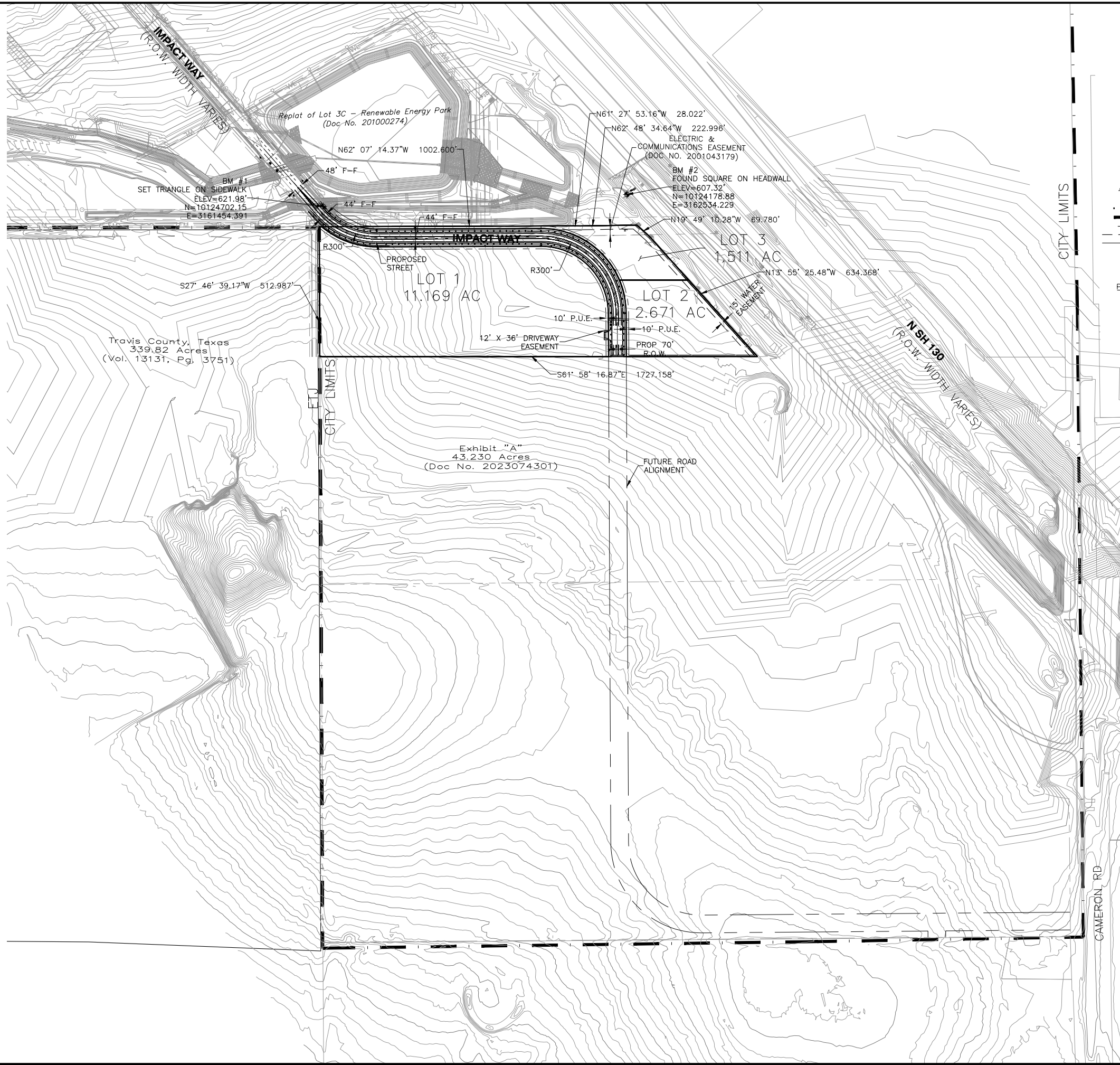
- TBM #1 (SURFACE COORDINATES)  
SET TRIANGLE ON SIDEWALK  
ELEV=621.98', N=10124702.15, E=3161454.391
- TBM #2 (SURFACE COORDINATES)  
FOUND SQUARE ON HEADWALL  
ELEV=607.32', N=10124178.88, E=3162534.229

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.

CITY APPROVED REVISION & CORRECTIONS					
NO.	DESCRIPTION	REVISE (R) CORRECT (C) ADD (A) VOID (V) SHEET NO'S	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE

EXTERNAL REFERENCES: 1509-FINAL DCS-1484-EVIST DCS-1484-FINAL UPDATED FILENAME: Z:\Projects\1509-1550\20101529 - PDC - Impact Way Phase IV\00 - Preliminary Design\A.1 - Drawings\Sheet Files\00C-01.dwg, LAST SAVED ON: Jul 23 2024 10:44pm, PLOTTED BY: RMALDONADO, ON: Jul 24 2024 7:23pm, CFS:

FILENAME: Z:\Projects 1500-1550\20101529 - Impact Way Phase IV\400 - Preliminary Design\4.1 - Drawings\Sheet Files\01C-01.dwg, LAST SAVED ON: May 13, 2024, 9:40am, PLOTTED BY: RMALDONADO, ON: May 13, 2024, 11:31am, CFG:



**LEGEND**

..... 6' PROPOSED SIDEWALK

--- FM --- CITY LIMITS

--- FM --- FORCE MAIN EASEMENTS

--- FM --- CENTERLINE

PROPOSED LOT	PROPOSED LAND USE	ACREAGE
LOT 1	RETAIL	11.169
LOT 2	RETAIL	2.671
LOT 3	DETENTION POND	1.511
R.O.W.	PUBLIC ROADWAY	2.335

DOS ENGINEERING, LLC  
 505 EAST 10TH STREET, SUITE 100  
 AUSTIN, TEXAS 78746  
 TEL: (512) 614-6171  
 T.B.P.E. FIRM NO. F-13162

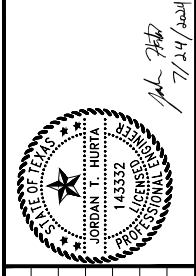


PRELIMINARY PLAN

PRELIMINARY PLAN

**PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION**

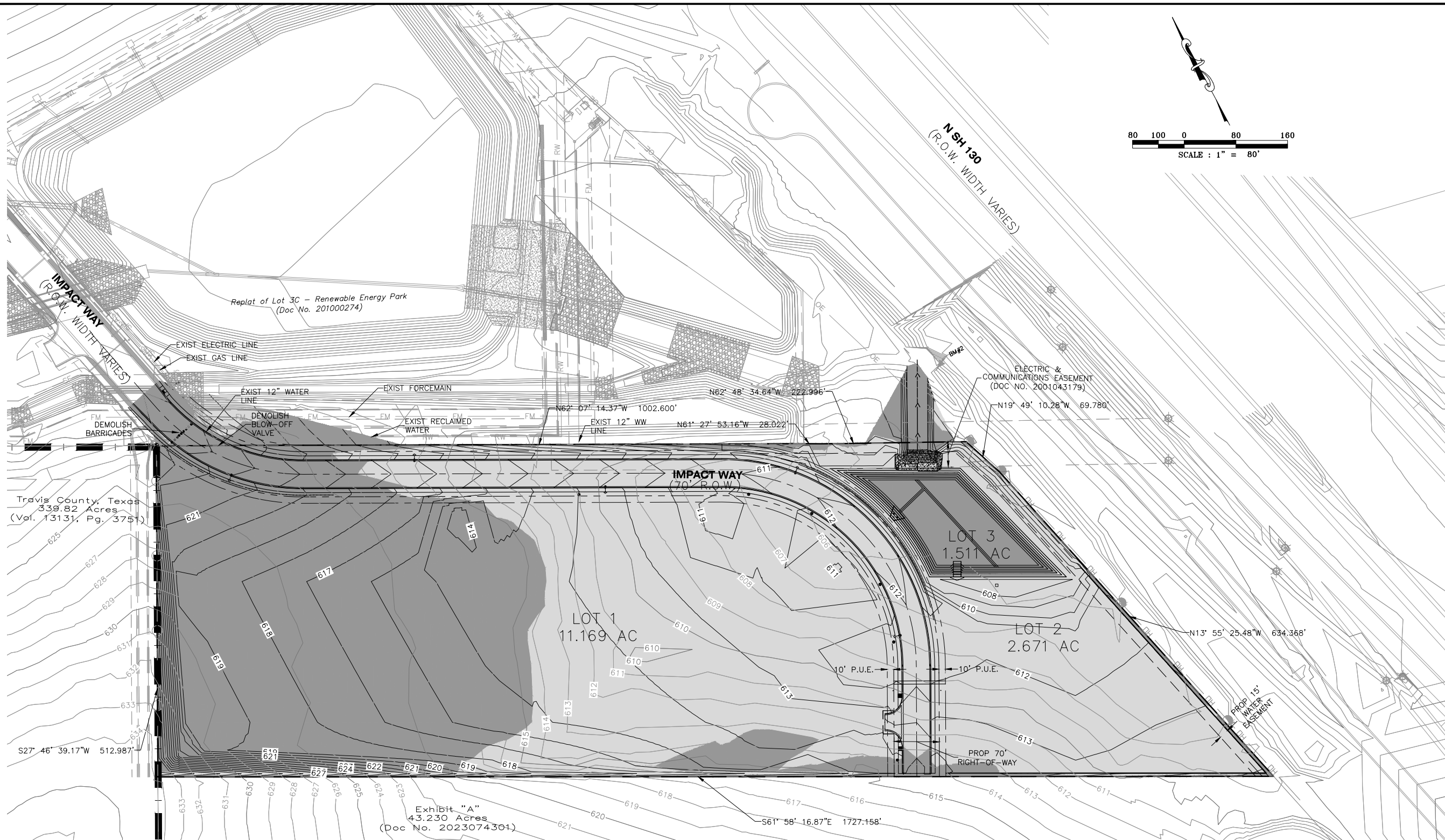
IMPACT WAY PHASE IV  
 PRELIMINARY PLAN



DATE: JULY 24, 2024  
 DRAWN BY: RM  
 DESIGNED BY: RM  
 CHECKED BY: JTH  
 APPROVED BY: DCS  
 PROJECT NO: 20101529  
 FIRM NO: F-13162

DRAWING  
 01C-01

FILENAME: Z:\Projects 1500-1550\20101529 - Impact Way Phase IV\400 - Preliminary Design\4.1 - Drawings\Sheet Files\01C-02.dwg, LAST SAVED ON: May 13, 2024, 9:40am, PLOTTED BY: RMALDONADO, ON: May 13, 2024, 11:31am, CFG:



Travis County, Texas  
339.82 Acres  
(Vol. 13131, Pg. 375)

Exhibit "A"  
43.230 Acres  
(Doc No. 2023074301)

- NOTES:
1. TREE SURVEY WAS COMPLETED DURING SURVEY. NO TREES WERE FOUND TO BE PROTECTED TREES.
  2. NO TREES 8" DBH OR GREATER PRESENT

**LEGEND**

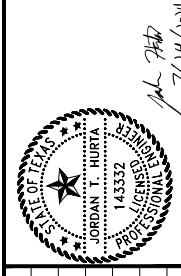
- PROPOSED CUTS
- PROPOSED FILLS

DOS ENGINEERING, LLC  
105 EAST WASHINGTON  
HIGHWAY, BUILDING G-100  
AUSTIN, TX 78746  
TEL: (512) 614-6171  
T.B.P.E. FIRM NO. F-13162



PRELIMINARY PLAN  
EXISTING CONDITIONS, PROPOSED GRADING  
PLAN, AND DEMOLITION PLAN

PFLUGERVILLE COMMUNITY  
DEVELOPMENT CORPORATION  
IMPACT WAY PHASE IV  
PRELIMINARY PLAN

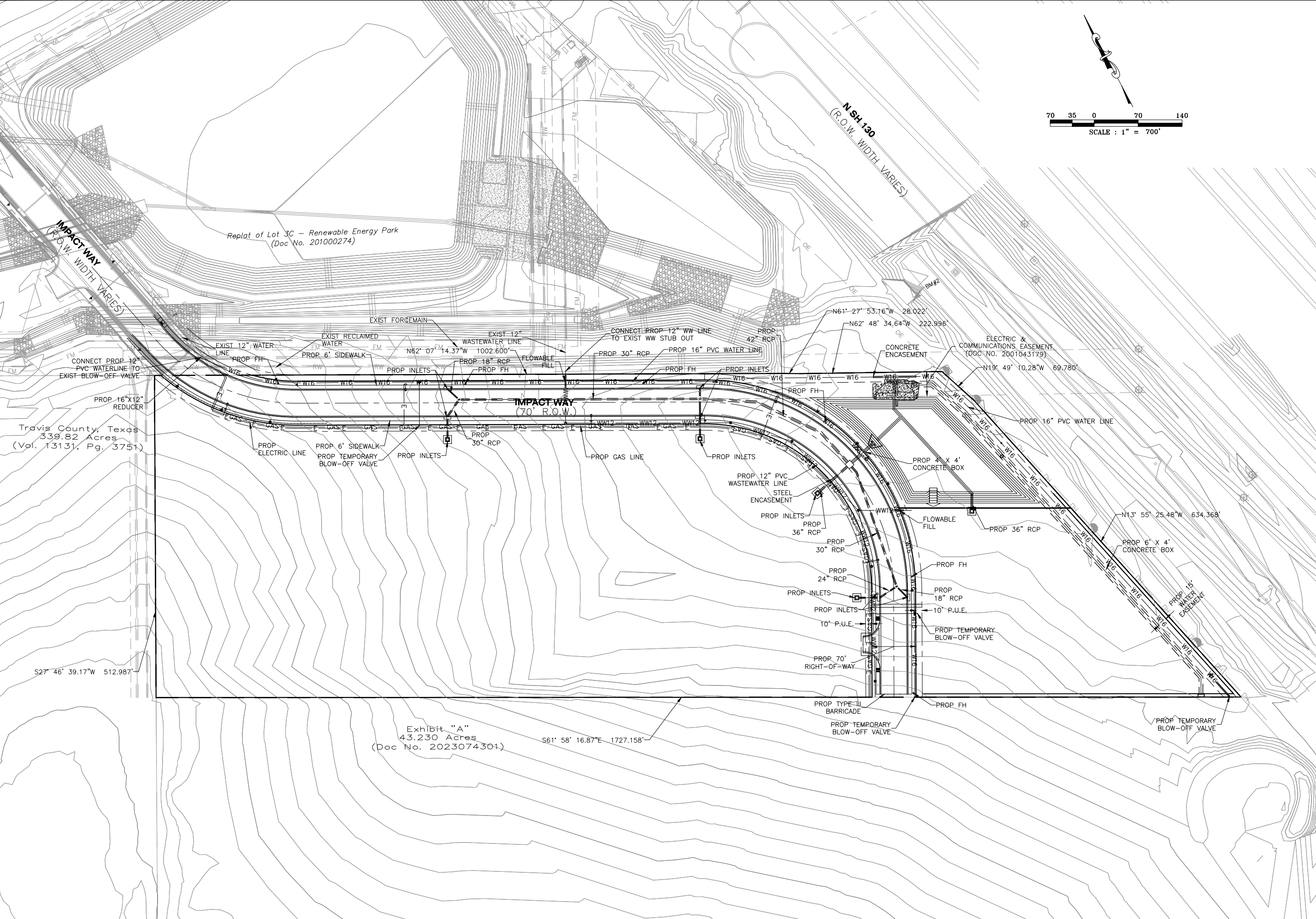


DATE: JULY 24, 2024  
DRAWN BY: RM  
DESIGNED BY: RM  
CHECKED BY: JTH  
APPROVED BY: DOS  
PROJECT NO: 20101529  
FIRM NO: F-13162

DRAWING  
01C-02



FILENAME: Z:\Projects 1500-1550\20101529 - Impact Way Phase IV\400 - Preliminary Design\4.1 - Drawings\Sheet Files\01C-03.dwg, LAST SAVED ON: May 13, 2024, 9:40am, PLOTTED BY: R.WALDOWADO, ON: May 13, 2024, 11:26am, CFG



DOS ENGINEERING, LLC  
105 S. WASHINGTON ST., SUITE 100  
AUSTIN, TX 78746  
TEL: (512) 614-6171  
T.B.P.E. FIRM NO. F-13162



PRELIMINARY PLAN  
WATER & WASTEWATER UTILITY PLAN

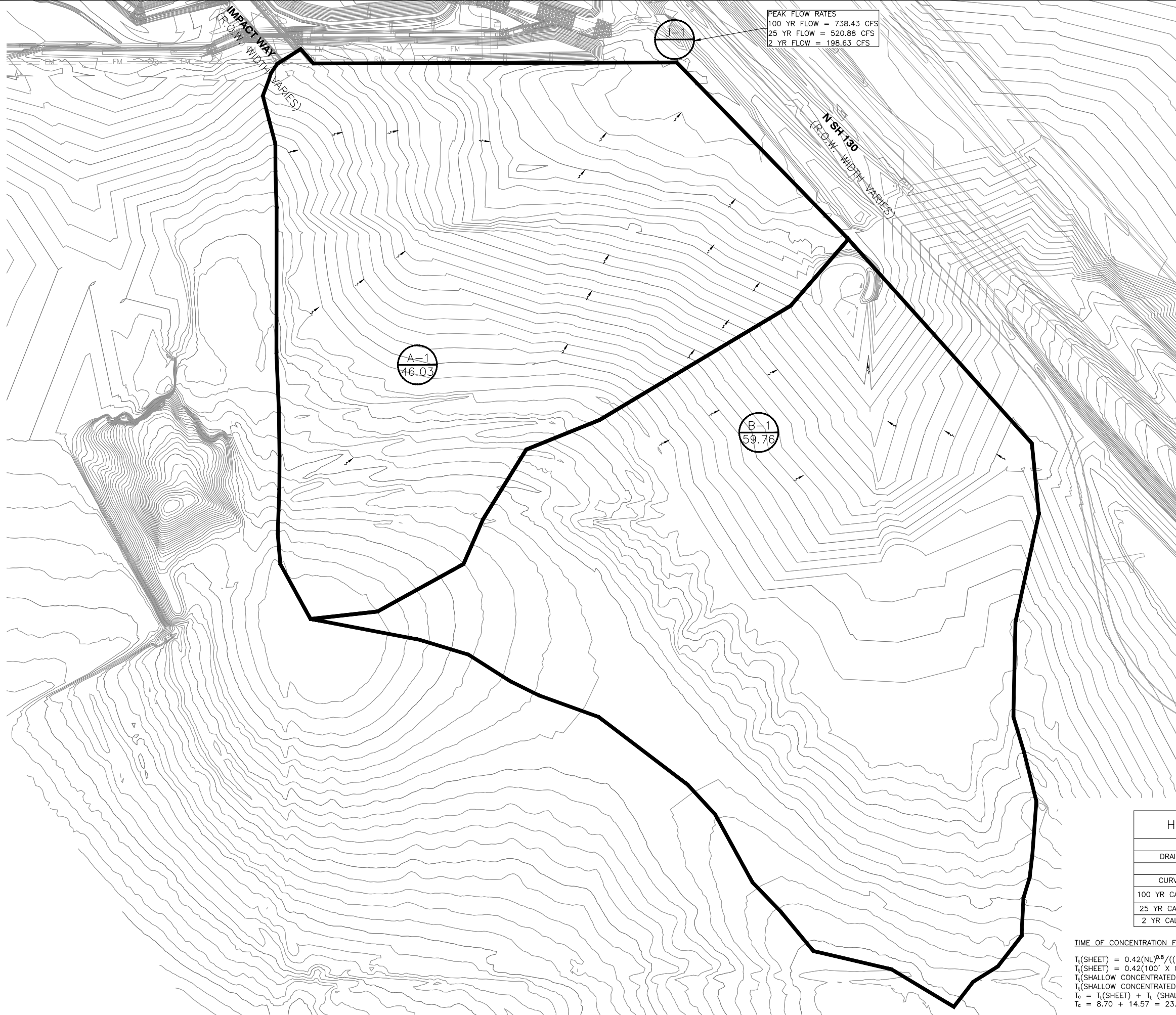
PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION  
IMPACT WAY PHASE IV  
PRELIMINARY PLAN



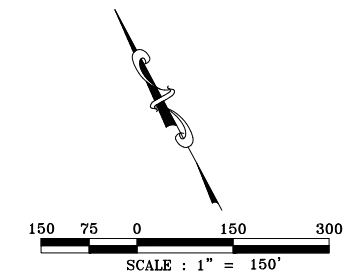
DATE: JULY 24, 2024  
DRAWN BY: RM  
DESIGNED BY: RM  
CHECKED BY: JTH  
APPROVED BY: DOS  
PROJECT NO: 20101529  
FIRM NO: F-13162

DRAWING  
01C-03

FILENAME: Z:\Projects 1500-1550\20101529 - Impact Way Phase IV\400 - Preliminary Design\4.1 - Drawings\Sheet Files\01C-04.dwg, LAST SAVED ON: May 13, 2024, 9:40am, PLOTTED BY: RMALDONADO, ON: May 13, 2024, 11:26am, CFG



PEAK FLOW RATES  
 100 YR FLOW = 738.43 CFS  
 25 YR FLOW = 520.88 CFS  
 2 YR FLOW = 198.63 CFS



**LEGEND**  
 DRAINAGE AREAS  
 DRAINAGE AREA (XX)  
 ACREAGE (XX.XX)  
 FLOW ARROW

- NOTES:**
- SEE SHEET 01C-05 FOR STORM SEWER CALCULATIONS.
  - NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
  - NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ATLAS 14 RAINFALL DATA WAS USED FOR ALL DRAINAGE CALCULATIONS.

HEC-1 HYDROLOGIC SUMMARY			
AREA NAME	A-1	B-1	J1
DRAINAGE AREA (ac)	46.03	59.76	
T <sub>c</sub> (min)	19.73	23.27	
CURVE NUMBER (CN)	78	78	
100 YR CALCULATED FLOW (cfs)	336.84	401.59	738.43
25 YR CALCULATED FLOW (cfs)	236.12	284.76	520.88
2 YR CALCULATED FLOW (cfs)	90.92	107.71	198.63

TIME OF CONCENTRATION FORMULAS AND SAMPLE CALCULATION FOR DRAINAGE AREA B-1:  
 $T_t(\text{SHEET}) = 0.42(NL)^{0.8} / ((P)^{0.5}S^{0.4})$   
 $T_t(\text{SHEET}) = 0.42(100' \times 0.13) / (4.06^{0.5} \times 0.015^{0.4}) = 8.70 \text{ MIN}$   
 $T_t(\text{SHALLOW CONCENTRATED}) = L / (60(16.1345)S^{0.5})$   
 $T_t(\text{SHALLOW CONCENTRATED}) = 1727' / (60(16.1345)0.015^{0.5}) = 14.57 \text{ MIN}$   
 $T_c = T_t(\text{SHEET}) + T_t(\text{SHALLOW CONCENTRATED}) + T_t(\text{CHANNEL})$   
 $T_c = 8.70 + 14.57 = 23.27 \text{ MIN}$

DOS ENGINEERING, LLC  
 5500 EAST OF TEXAS  
 HIGHWAY, BUILDING G-100  
 AUSTIN, TX 78746  
 TEL: (512) 614-6171  
 T.B.P.E. FIRM NO. F-13162



PRELIMINARY PLAN  
 EXISTING OVERALL DRAINAGE  
 AREA MAP AND CALCULATIONS

PFLUGERVILLE COMMUNITY  
 DEVELOPMENT CORPORATION  
 IMPACT WAY PHASE IV  
 PRELIMINARY PLAN

DATE: JULY 24, 2024  
 DRAWN BY: RM  
 DESIGNED BY: RM  
 CHECKED BY: JTH  
 APPROVED BY: JTH  
 PROJECT NO: 20101529  
 FIRM NO: F-13162



DRAWING  
 01C-04

100-yr intensity = a/(t+b) <sup>c</sup>	
a <sub>100</sub> =	78.75
b <sub>100</sub> =	7.05
c <sub>100</sub> =	0.6691

Trunk Line Design																					
Drainage Area	Inlet/MH From	Inlet/MH To	Area (acres)	Total Area (acres)	Time Conc. (min)	Runoff "C"	Intensity "I" (in/hr)	Q (cfs)	Manning "n"	Length (ft)	Pipe Diam. (in)	Grade (ft/ft)	Full Flow Velocity (fps)	Full Flow Capacity (cfs)	Actual Velocity (out)	Junction/MH loss (start) (ft)	Hydraulic Grade Line (start) (ft)	Upstream Flowline (ft)	Downstream Flowline (ft)	Pipe Crown (start) (ft)	Top of MH/Inlet Elevation (start) (ft)
A-1	CI-1	MH-2	0.34	0.34	5	0.96	14.89	4.86	0.013	38	24	0.005	5.16	16.00	1.55	0.01	610.61	608.22	608.03	610.22	616.15
A-2	CI-2	MH-2	0.32	0.66	5	0.96	14.89	4.57	0.013	30	18	0.005	4.12	7.43	2.07	0.01	610.58	608.68	608.53	610.18	616.15
		MH-2		0.66						384	30	0.005	5.91	29.00	1.68	0.04	610.53	607.53	605.61	610.03	616.53
A-3	CI-3	MH-1	0.45	1.11	5	0.96	14.89	6.43	0.013	33	36	0.005	6.64	47.16	0.91	0	610.36	605.28	605.11	608.28	610.52
A-4	CI-4	MH-1	0.47	1.58	5	0.96	14.89	6.72	0.013	23	24	0.005	5.16	16.00	2.41	0.02	610.35	606.73	606.61	608.73	610.52
		MH-1		1.58						265	42	0.006	8.19	78.66	1.91	0.04	610.3	604.61	602.99	608.11	611
A-5	CI-5	MH-3	0.27	1.85	5	0.96	14.89	3.86	0.013	38	24	0.005	5.16	16	1.23	0	610.32	605.7	605.51	607.7	610.62
A-6	CI-6	MH-3	0.28	2.13	5	0.96	14.89	4.00	0.013	30	18	0.008	4.12	7.43	2.19	0.01	610.33	606.26	606.01	607.76	610.62
		MH-3		2.13						204	30	0.005	5.91	29	1.54	0.03	610.28	605.01	603.99	607.51	611.14
A-7	STUB-1	JB-1	10.99	13.12	11.63	0.89	11.11	108.63	0.013	33	36	0.005	6.64	47.16	11.94	0.44	609.31	602.66	602.49	605.66	610.17
		JB-1		13.12						52	4'X4'BOX	0.005	8.06	128.96	8.2	1.01	609.16	602.49	602.23	606.49	612.3

Trunk Line Design																					
Drainage Area	Inlet/MH From	Inlet/MH To	Area (acres)	Total Area (acres)	Time Conc. (min)	Runoff "C"	Intensity "I" (in/hr)	Q (cfs)	Manning "n"	Length (ft)	Pipe Diam. (in)	Grade (ft/ft)	Full Flow Velocity (fps)	Full Flow Capacity (cfs)	Actual Velocity (out)	Junction/MH loss (start) (ft)	Hydraulic Grade Line (start) (ft)	Upstream Flowline (ft)	Downstream Flowline (ft)	Pipe Crown (start) (ft)	Top of MH/Inlet Elevation (start) (ft)
A-8	AI-1	OF-2	4.38	4.38	7.34	0.89	13.22	51.55	0.013	34	36	0.005	6.64	47.16	6.50	0	608	603.01	602.84	606.01	610

Trunk Line Design																					
Drainage Area	Inlet/MH From	Inlet/MH To	Area (acres)	Total Area (acres)	Time Conc. (min)	Runoff "C"	Intensity "I" (in/hr)	Q (cfs)	Manning "n"	Length (ft)	Pipe Diam. (in)	Grade (ft/ft)	Full Flow Velocity (fps)	Full Flow Capacity (cfs)	Actual Velocity (out)	Junction/MH loss (start) (ft)	Hydraulic Grade Line (start) (ft)	Upstream Flowline (ft)	Downstream Flowline (ft)	Pipe Crown (start) (ft)	Top of MH/Inlet Elevation (start) (ft)
B-1	DS-1	OF-3	42.96	42.96	20.14	0.49	8.64	181.86	0.013	740	6'X4'BOX	0.002	7.43	178.49	7.67	0.18	609.65	603.5	602	609	610

NOTES:

- CALCULATIONS HAVE BEEN DEVELOPED USING THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. THE RATIONAL METHOD HAS BEEN USED TO CALCULATE FLOWS, AND MANNING EQUATION FOR PIPES FLOWING FULL HAS BEEN USED TO CALCULATE VELOCITIES.
- CIVILSTORM SOFTWARE HAS BEEN USED TO OBTAIN THE RESULTS SHOWN IN THE TABLE.
- THE "TIME OF CONCENTRATION" (TC) IS CALCULATED ASSUMING PER THE METHOD OUTLINED IN THE CITY OF AUSTIN CRITERIA MANUAL (DCM). THE MINIMUM TC IS 5 MINUTES. THE MANNING'S ROUGHNESS COEFFICIENTS USED IN THE TC CALCULATIONS ARE AS PROVIDED IN THE DCM.
- NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ATLAS 14 RAINFALL DATA WAS USED FOR ALL DRAINAGE CALCULATIONS.

FILENAME: Z:\Projects\1500-1550\20101529 - PDC - Impact Way Phase IV\400 - Preliminary Design\4.1 - Drawings\Sheet Files\01C-05.dwg, LAST SAVED ON: May 13, 2024, 9:40am, PLOTTED BY: RMALDONADO, ON: May 13, 2024, 11:27am, CFG

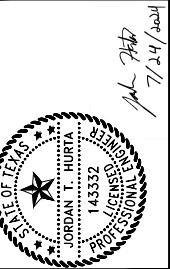
DOS ENGINEERING, LLC  
105 SW MARKET STREET  
HIGHWAY BUILDING G-100  
AUSTIN, TX 78746  
TEL: (512) 614-6171  
T.B.P.E. FIRM NO. F-13162



PRELIMINARY PLAN  
STORM SEWER CALCULATIONS

PFLUGERVILLE COMMUNITY  
DEVELOPMENT CORPORATION

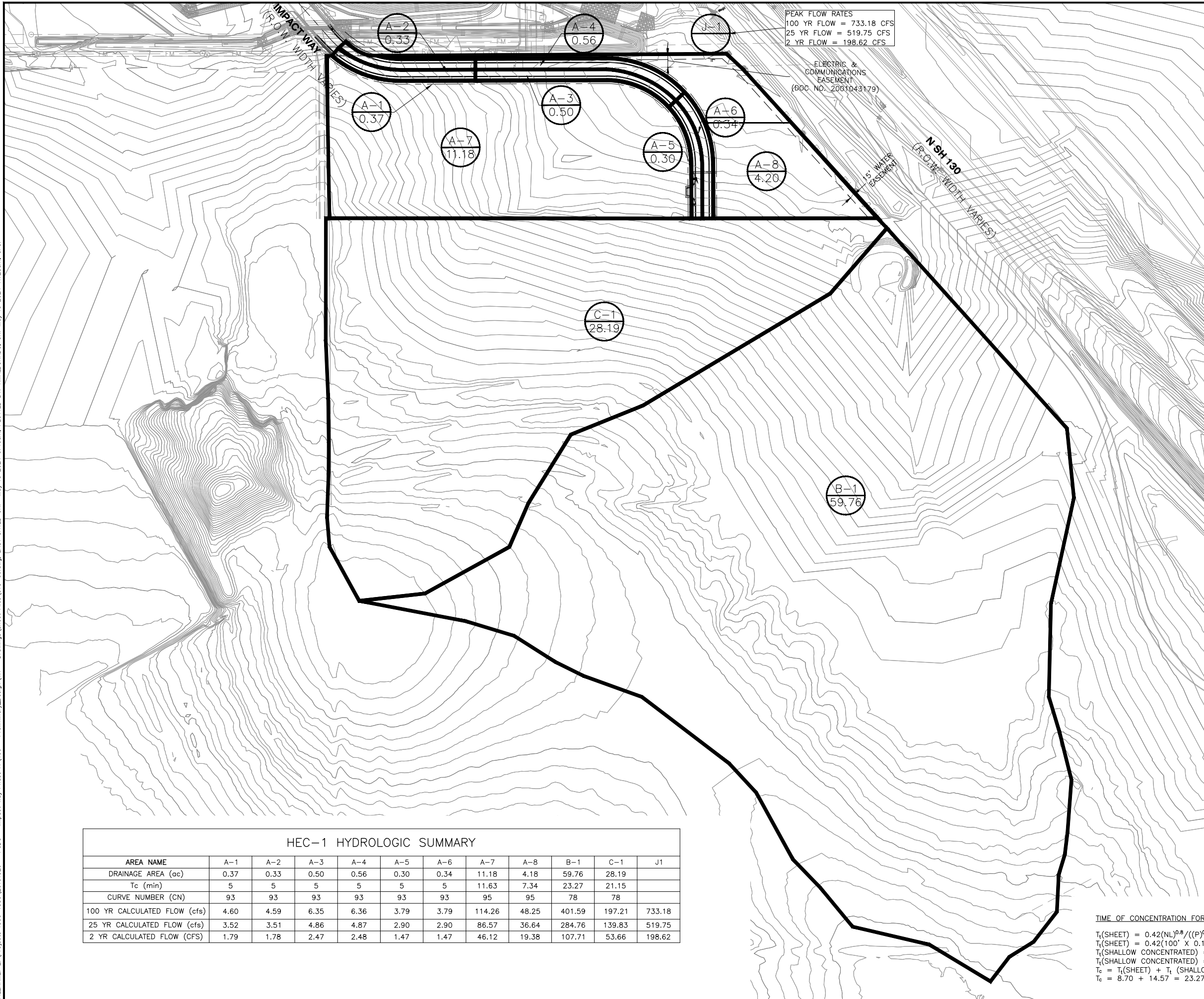
IMPACT WAY PHASE IV  
PRELIMINARY PLAN



DATE: JULY 24, 2024  
DRAWN BY: RM  
DESIGNED BY: RM  
CHECKED BY: JTH  
APPROVED BY: DCS  
PROJECT NO: 20101529  
FIRM NO: F-13162

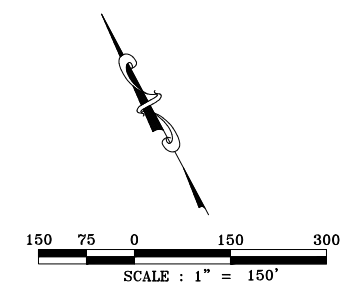
DRAWING  
01C-05

FILENAME: Z:\Projects 1500-1550\20101529 - PDC - Impact Way Phase IV\400 - Preliminary Design\4.1 - Drawings\Sheet Files\01C-06.dwg, LAST SAVED ON: May 13, 2024, 9:40am, PLOTTED BY: RMALDONADO, ON: May 13, 2024, 11:28am, CFC.



PEAK FLOW RATES  
 100 YR FLOW = 733.18 CFS  
 25 YR FLOW = 519.75 CFS  
 2 YR FLOW = 198.62 CFS

ELECTRIC & COMMUNICATIONS EASEMENT  
 (DOC NO. 2001043179)



**LEGEND**  
 DRAINAGE AREAS  
 DRAINAGE AREA (XX/YY)  
 ACREAGE  
 FLOW ARROW

- NOTES:**
- SEE SHEET 01C-05 FOR STORM SEWER CALCULATIONS.
  - NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
  - NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ATLAS 14 RAINFALL DATA WAS USED FOR ALL DRAINAGE CALCULATIONS.

**HEC-1 HYDROLOGIC SUMMARY**

AREA NAME	A-1	A-2	A-3	A-4	A-5	A-6	A-7	A-8	B-1	C-1	J1
DRAINAGE AREA (ac)	0.37	0.33	0.50	0.56	0.30	0.34	11.18	4.18	59.76	28.19	
Tc (min)	5	5	5	5	5	5	11.63	7.34	23.27	21.15	
CURVE NUMBER (CN)	93	93	93	93	93	93	95	95	78	78	
100 YR CALCULATED FLOW (cfs)	4.60	4.59	6.35	6.36	3.79	3.79	114.26	48.25	401.59	197.21	733.18
25 YR CALCULATED FLOW (cfs)	3.52	3.51	4.86	4.87	2.90	2.90	86.57	36.64	284.76	139.83	519.75
2 YR CALCULATED FLOW (CFS)	1.79	1.78	2.47	2.48	1.47	1.47	46.12	19.38	107.71	53.66	198.62

TIME OF CONCENTRATION FORMULAS AND SAMPLE CALCULATION FOR DRAINAGE AREA B-1:

$T_t(\text{SHEET}) = 0.42(NL)^{0.8} / ((P)^{0.5}S^{0.4})$   
 $T_t(\text{SHEET}) = 0.42(100' \times 0.13) / (4.06^{0.5} \times 0.015^{0.4}) = 8.70 \text{ MIN}$   
 $T_t(\text{SHALLOW CONCENTRATED}) = L / (60(16.1345)S^{0.5})$   
 $T_t(\text{SHALLOW CONCENTRATED}) = 1727' / (60(16.1345)0.015^{0.5}) = 14.57 \text{ MIN}$   
 $T_c = T_t(\text{SHEET}) + T_t(\text{SHALLOW CONCENTRATED}) + T_t(\text{CHANNEL})$   
 $T_c = 8.70 + 14.57 = 23.27 \text{ MIN}$

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION  
 IMPACT WAY PHASE IV PRELIMINARY PLAN

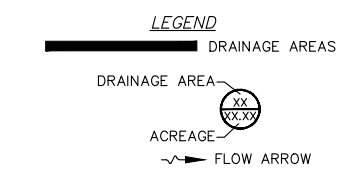
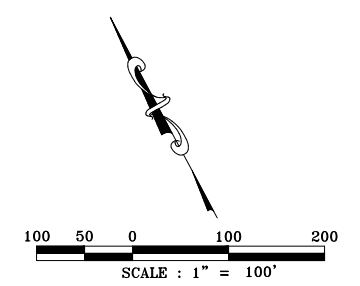
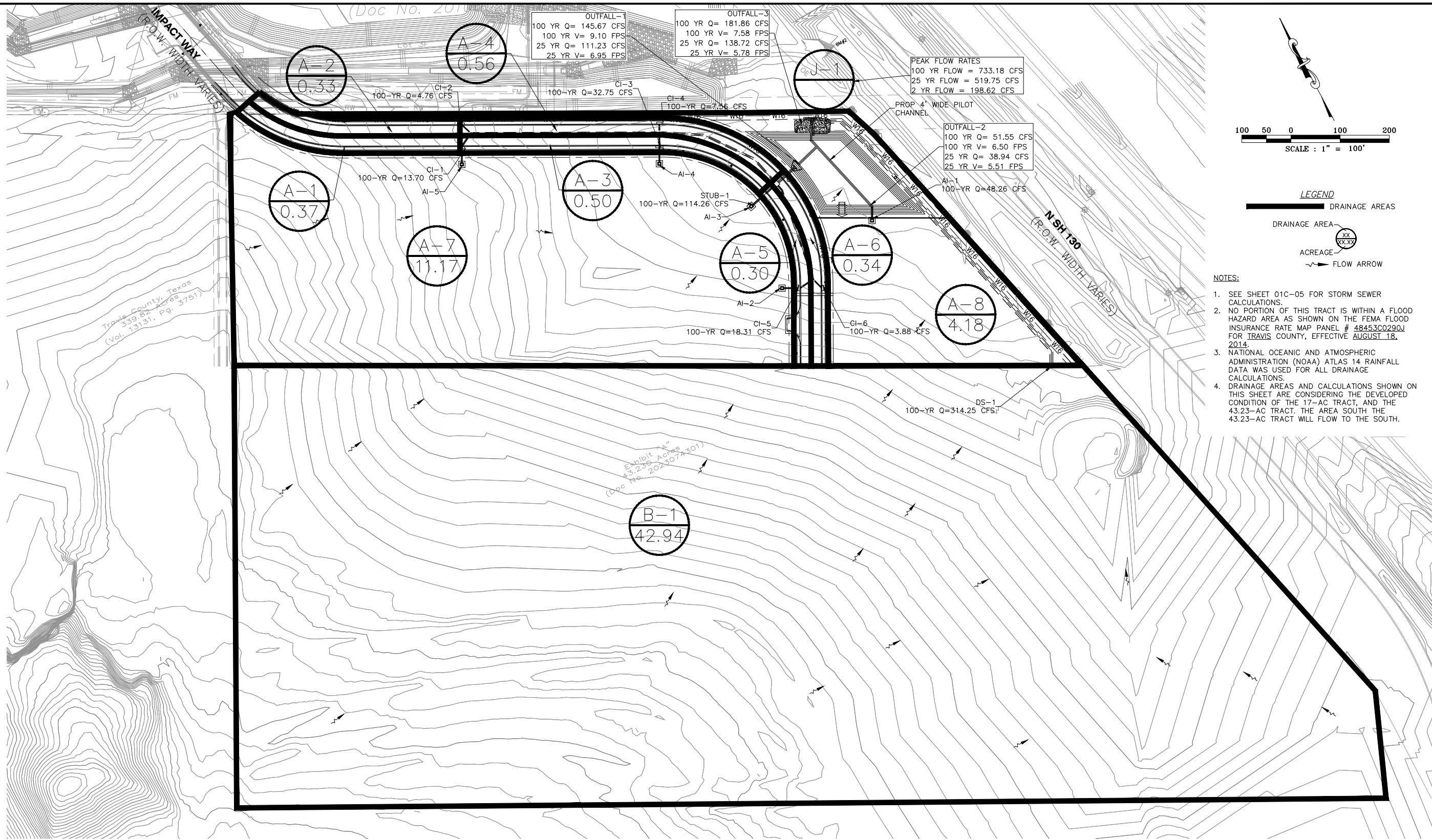
PRELIMINARY PLAN  
 PROPOSED OVERALL DRAINAGE AREA MAP AND CALCULATIONS

DATE: JULY 24, 2024  
 DRAWN BY: RM  
 DESIGNED BY: RM  
 CHECKED BY: JTH  
 APPROVED BY: DCS  
 PROJECT NO: 20101529  
 FIRM NO: F-13162

DRAWING  
 01C-06

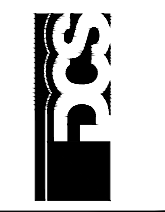


FILENAME: Z:\Projects\1500-1550\20101529 - Impact Way Phase IV\400 - Preliminary Design\4.1 - Drawings\Sheet Files\01C-07.dwg, LAST SAVED ON: May 13, 2024, 9:40am, PLOTTED BY: RMALDONADO, ON: May 13, 2024, 11:28am, CFG



- NOTES:**
1. SEE SHEET 01C-05 FOR STORM SEWER CALCULATIONS.
  2. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
  3. NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ATLAS 14 RAINFALL DATA WAS USED FOR ALL DRAINAGE CALCULATIONS.
  4. DRAINAGE AREAS AND CALCULATIONS SHOWN ON THIS SHEET ARE CONSIDERING THE DEVELOPED CONDITION OF THE 17-AC TRACT, AND THE 43.23-AC TRACT. THE AREA SOUTH THE 43.23-AC TRACT WILL FLOW TO THE SOUTH.

DOS ENGINEERING, LLC  
 500 EAST 11TH STREET, SUITE 100  
 AUSTIN, TX 78746  
 TEL: (512) 614-6171  
 T.B.P.E. FIRM NO. F-13162



PRELIMINARY PLAN  
 PROPOSED SUB-DRAINAGE AREA  
 MAP AND CALCULATIONS

PFLUGERVILLE COMMUNITY  
 DEVELOPMENT CORPORATION  
 IMPACT WAY PHASE IV  
 PRELIMINARY PLAN



DATE: JULY 24, 2024  
 DRAWN BY: RM  
 DESIGNED BY: RM  
 CHECKED BY: JTH  
 APPROVED BY: DCS  
 PROJECT NO: 20101529  
 FIRM NO: F-13162

DRAWING  
 01C-07

HEC-1 HYDROLOGIC SUMMARY

AREA NAME	A-1	A-2	A-3	A-4	A-5	A-6	A-7	A-8	B-1	J1
DRAINAGE AREA (ac)	0.37	0.33	0.50	0.56	0.30	0.34	11.17	4.18	42.94	
Tc (min)	5	5	5	5	5	5	11.63	7.34	20.14	
RUNOFF COEFFICIENT (C)	0.96	0.96	0.96	0.96	0.96	0.96	0.89	0.89	0.49	
100 YR INTENSITY (in/hr)	14.89	14.89	14.89	14.89	14.89	14.89	11.78	13.08	8.64	
100 YR CALCULATED FLOW (cfs)	4.86	4.58	6.43	6.72	3.86	4.00	115.22	50.99	181.88	459.85
25 YR INTENSITY (in/hr)	11.35	11.35	11.35	11.35	11.35	11.35	9.00	9.99	6.59	
25 YR CALCULATED FLOW (cfs)	3.70	3.49	4.90	5.12	2.94	3.05	88.03	38.94	138.72	328.54

TIME OF CONCENTRATION FORMULAS AND SAMPLE CALCULATION FOR DRAINAGE AREA B-1:

$$T_t(\text{SHEET}) = 0.42(NL)^{0.8} / ((P)^{0.5} S^{0.4})$$

$$T_t(\text{SHEET}) = 0.42(100' \times 0.13) / (4.06^{0.5} \times 0.015^{0.4}) = 8.70 \text{ MIN}$$

$$T_t(\text{SHALLOW CONCENTRATED}) = L / (60(16.1345)S^{0.5})$$

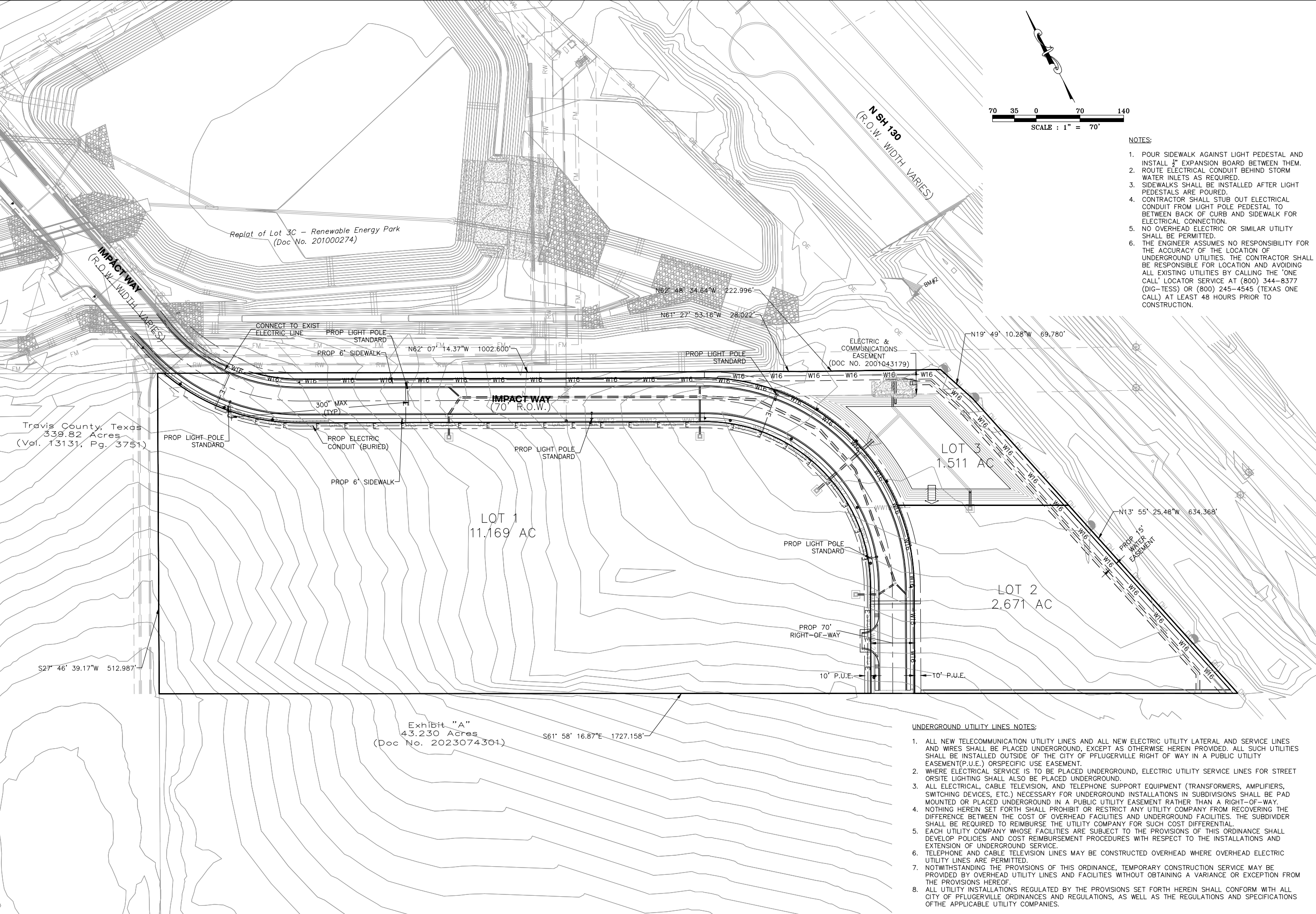
$$T_t(\text{SHALLOW CONCENTRATED}) = 1356' / (60(16.1345)0.015^{0.5}) = 11.44 \text{ MIN}$$

$$T_c = T_t(\text{SHEET}) + T_t(\text{SHALLOW CONCENTRATED}) + T_t(\text{CHANNEL})$$

$$T_c = 8.70 + 11.44 = 20.14 \text{ MIN}$$



FILENAME: Z:\Projects\1500-1550\20101529 - Impact Way Phase IV.dwg - PCDC - Impact Way Phase IV.dwg - Preliminary Design V4.1 - Drawings\Sheet Files\01C-08.dwg, LAST SAVED ON: May 13 2024 9:40am, PLOTTED BY: R.WALDONADO, ON: May 13 2024 11:28am, CFG



- NOTES:**
- POUR SIDEWALK AGAINST LIGHT PEDESTAL AND INSTALL  $\frac{1}{2}$ " EXPANSION BOARD BETWEEN THEM. ROUTE ELECTRICAL CONDUIT BEHIND STORM WATER INLETS AS REQUIRED.
  - SIDEWALKS SHALL BE INSTALLED AFTER LIGHT PEDESTALS ARE POURED.
  - CONTRACTOR SHALL STUB OUT ELECTRICAL CONDUIT FROM LIGHT POLE PEDESTAL TO BETWEEN BACK OF CURB AND SIDEWALK FOR ELECTRICAL CONNECTION.
  - NO OVERHEAD ELECTRIC OR SIMILAR UTILITY SHALL BE PERMITTED.
  - THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE 'ONE CALL' LOCATOR SERVICE AT (800) 344-8377 (DIG-TESS) OR (800) 245-4545 (TEXAS ONE CALL) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

- UNDERGROUND UTILITY LINES NOTES:**
- ALL NEW TELECOMMUNICATION UTILITY LINES AND ALL NEW ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED. ALL SUCH UTILITIES SHALL BE INSTALLED OUTSIDE OF THE CITY OF PFLUGERVILLE RIGHT OF WAY IN A PUBLIC UTILITY EASEMENT(P.U.E.) OR SPECIFIC USE EASEMENT.
  - WHERE ELECTRICAL SERVICE IS TO BE PLACED UNDERGROUND, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL ALSO BE PLACED UNDERGROUND.
  - ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
  - NOTHING HEREIN SET FORTH SHALL PROHIBIT OR RESTRICT ANY UTILITY COMPANY FROM RECOVERING THE DIFFERENCE BETWEEN THE COST OF OVERHEAD FACILITIES AND UNDERGROUND FACILITIES. THE SUBDIVIDER SHALL BE REQUIRED TO REIMBURSE THE UTILITY COMPANY FOR SUCH COST DIFFERENTIAL.
  - EACH UTILITY COMPANY WHOSE FACILITIES ARE SUBJECT TO THE PROVISIONS OF THIS ORDINANCE SHALL DEVELOP POLICIES AND COST REIMBURSEMENT PROCEDURES WITH RESPECT TO THE INSTALLATIONS AND EXTENSION OF UNDERGROUND SERVICE.
  - TELEPHONE AND CABLE TELEVISION LINES MAY BE CONSTRUCTED OVERHEAD WHERE OVERHEAD ELECTRIC UTILITY LINES ARE PERMITTED.
  - NOTWITHSTANDING THE PROVISIONS OF THIS ORDINANCE, TEMPORARY CONSTRUCTION SERVICE MAY BE PROVIDED BY OVERHEAD UTILITY LINES AND FACILITIES WITHOUT OBTAINING A VARIANCE OR EXCEPTION FROM THE PROVISIONS HEREOF.
  - ALL UTILITY INSTALLATIONS REGULATED BY THE PROVISIONS SET FORTH HEREIN SHALL CONFORM WITH ALL CITY OF PFLUGERVILLE ORDINANCES AND REGULATIONS, AS WELL AS THE REGULATIONS AND SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANIES.

DOS ENGINEERING, LLC  
105 S. WASHINGTON ST., SUITE 100  
AUSTIN, TX 78746  
TEL: (512) 614-6171  
T.B.P.E. FIRM NO. F-13162



PRELIMINARY PLAN  
PRELIMINARY ILLUMINATION PLAN

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION  
IMPACT WAY PHASE IV  
PRELIMINARY PLAN



DATE: JULY 24, 2024  
DRAWN BY: RM  
DESIGNED BY: RM  
CHECKED BY: JTH  
APPROVED BY: DCB  
PROJECT NO: 20101529  
FIRM NO: F-13162

DRAWING  
01C-08