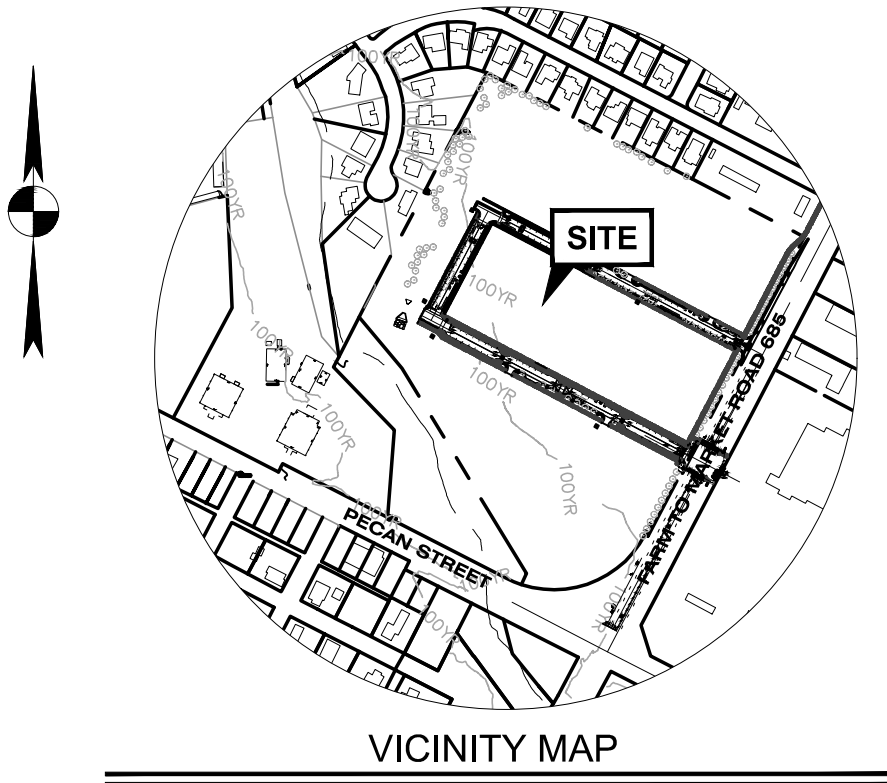




OWNER: CITY OF PFLUGERVILLE
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589
(512) 990-6100

MASTER DEVELOPER GRIFFIN SWINERTON
260 TOWNSEND ST #1719
SAN FRANCISCO, CALIFORNIA
(415) 421-2980

ENGINEER: GarzaEMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

LANDSCAPE ARCHITECT: DWG.
912B CONGRESS AVE,
AUSTIN, TEXAS 78701
(512) 320-0668

FLOODPLAIN INFORMATION:

SOME PORTION OF THE TRACT LIES WITHIN THE 100 YEAR AND 500 YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAPS 48453C0280J DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS INCORPORATED AREAS. THE TRACT WAS DETERMINED TO BE IN THE 100 YEAR AND 500 YEAR FLOODPLAIN AS DEFINED BY THE CITY OF PFLUGERVILLE.

LEGAL DESCRIPTION:

29.0922 ACRES OUT OF THE C.S. PARISH SURVEY NO. 2, ABSTRACT NO. 261, AND THE SEFRIM EISEN SURVEY NO. 1, ABSTRACT NO. 265, BOTH IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 29.075 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2021279186 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARK NOTE:

TOPOGRAPHIC & TREE SURVEY OF A PORTION THE C.S. PARISH SURVEY NO.2, ABSTRACT NO. 621 CITY OF PFLUGERVILLE, TRAVIS COUNTY TEXAS BY 4WARD LAND SURVEYING DATED 03/07/2024

- TBM #1 - COTTON SPINDLE FOUND ON TOP OF CONCRETE SIDEWALK ON THE NORTH SIDE OF FARM TO MARKET ROAD 1825, ±1,000' WEST OF FARM TO MARKET ROAD 685, AND ±6' WEST FROM A LIGHT POLE ON THE NORTH SIDE OF FARM TO MARKET ROAD 1825. ELEVATION = 686.67'
- TBM #2 - COTTON SPINDLE FOUND ON TOP OF CONCRETE SIDEWALK ON THE NORTHEAST INTERSECTION CORNER OF FARM TO MARKET ROAD 1825 AND FARM TO MARKET ROAD 685, AND ±22' WEST FROM A DRAIN INLET TO THE NORTH SIDE OF FARM TO MARKET ROAD 1825. ELEVATION = 678.72'

TITLE, TOPOGRAPHIC DESIGN, AND TREE SURVEY BY ATS ENGINEERS, INSPECTORS, & SURVEYORS DATED 08/08/2022

- BM NO. 1 - COTTON SPINDLE SET IN SIDEWALK; COORDINATES: N: 10,133,501.33 - E: 3,152,582.04 ELEVATION = 686.67'
- BM NO. 2 - COTTON SPINDLE SET IN SIDEWALK; COORDINATES: N: 10,133,031.94 - E: 3,153,570.47 ELEVATION = 678.72'
- BM NO. 3 - COTTON SPINDLE SET IN CURB; N: 10,134,456.42 - E: 3,154,214.22 ELEVATION = 697.94'



7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629
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UTILITY PROVIDERS:

ATMOS
GEORGE TURCIOS
3110 N. I-35
ROUND ROCK, TX 78681

ONCOR
JAIME DOMINGUEZ
350 TEXAS AVE
ROUND ROCK, TX 78664

WATER AND WASTEWATER
CITY OF PFLUGERVILLE
100 E. MAIN ST, STE 100
PFLUGERVILLE, TX 78660

TRAFFIC IMPACT ANALYSIS
AUTHOR: HDR, TIMOTHY GRIMES
DATE: 10/11/2023

WATER ANALYSIS
AUTHOR: GARZAEMC
DATE: 9/09/2024

WASTEWATER ANALYSIS
AUTHOR: GARZAEMC
DATE: 9/09/2024

ENGINEERING REPORT
AUTHOR: GARZAEMC
DATE: 6/10/2024

DRAINAGE REPORT
AUTHOR: GARZAEMC
DATE: 6/10/2024 & 8/26/2024

CITY OF PFLUGERVILLE- DEVELOPMENT SERVICES CENTER PLANNING, ENGINEERING, & BUILDING DEPARTMENTS
100 W MAIN ST,
PFLUGERVILLE, TX 78660

TRAVIS COUNTY EMERGENCY SERVICES DISTRICT #2
203 E PECAN ST,
PFLUGERVILLE, TEXAS 78660

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON JANUARY 24, 2024. 4WARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MONUMENT 4004-136-1, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10,134,374.861, E 3,139,758.521, ELEV. 806.96'

BEARING BASIS:
ALL BEARING ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203). NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000104047266.

PROPOSED STREET SUMMARY				
STREET NAME	LENGTH (LF)	R.O.W. WIDTH (LF)	PAVEMENT WIDTH (LF)	R.O.W. ACREAGE (AC)
MAIN STREET	1,108	70'	40	1.81
POLLINATOR PATH	385	60'	36	0.44
WANDERLUST WAY	953	60'	36	1.30
Total				3.55

Lot	Area (Ac)	Perimeter (LF)	Proposed Use
1	1.77	1,111'	PUD #2024-00142
2	1.56	1,080'	PUD #2024-00142
3	0.47	680'	PUD #2024-00142
4	2.67	1,366'	PUD #2024-00142
5	1.47	1,040'	PUD #2024-00142
6	2.35	1,280'	PUD #2024-00142
7	3.86	1,714'	PUD #2024-00142
8	3.10	1,503'	PUD #2024-00142
9	3.73	3,863'	PUD #2024-00142
10	4.57	2,822'	PUD #2024-00142
Total	25.54		

TOTAL R.O.W. AND LOT ACREAGE	29.0922 ACRES
------------------------------	---------------

PRELIMINARY PLAN FOR DOWNTOWN EAST SUBDIVISION

FILE NO. : PP2024-000228

ADDRESS : FM 685 & E. PECAN ST.

SUBMITTAL DATE : JUNE, 10, 2024

SUBMITTED BY : 

ANNA MERRYMAN, P.E.
GarzaEMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

DATE 9/13/24



PLAN SUBMITTALS:

NO.	DATE	COMMENTS
1	6/10/2024	INITIAL SUBMITTAL
2	7/15/2024	UPDATE #1
3	8/26/2024	UPDATE #2
4	9/09/2024	UPDATE #3

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

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

Sheet List Table

SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	PRELIMINARY PLAN
03	EXISTING CONDITIONS
04	TREE LIST
05	PROPOSED GRADING PLAN
06	WATER AND WASTEWATER PLAN
07	EXISTING DRAINAGE AREA MAP
08	PROPOSED DRAINAGE AREA MAP
09	PROPOSED INLET DRAINAGE AREA MAP
10	INLET DRAINAGE MAP CALCULATIONS
11	DRAINAGE PLAN
12	ILLUMINATION PLAN
13	PUD STREET SECTION

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	DESIGN ENGINEER APPROVAL/DATE	CITY OF PFLUGERVILLE APPROVAL/DATE	DATE IMAGED

GENERAL PLAN NOTES

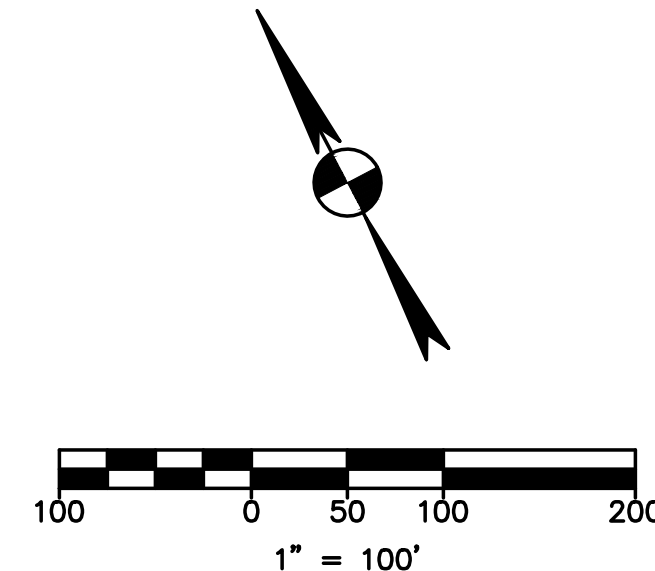
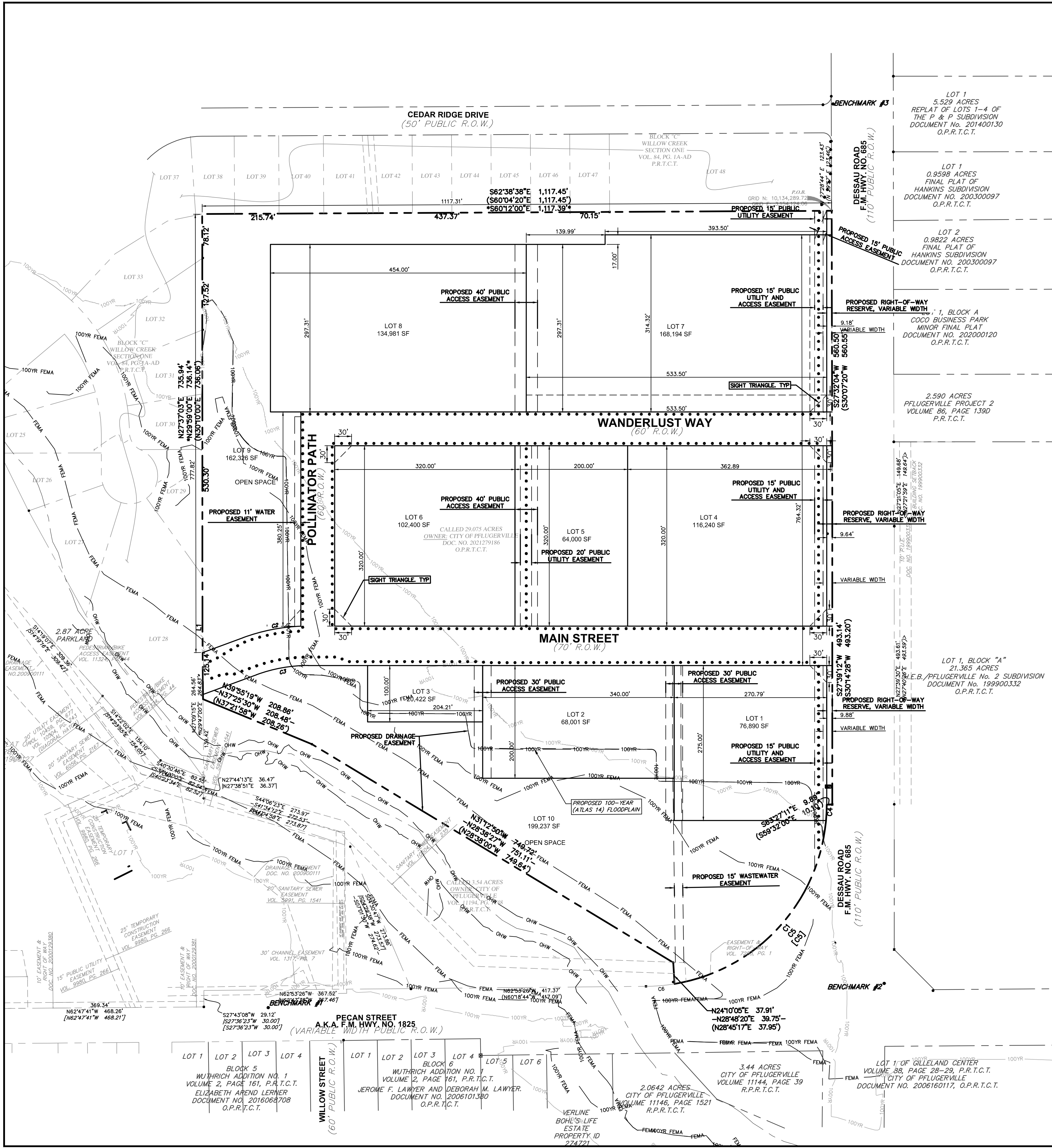
- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE 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. THE PUE REQUIREMENT OUTLINED BY SECTION 15.16.9A OF THE UDC IS NOT MET AS A RESULT OF SECTION 5.10 OF PUD2024-00142.
- 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.
- 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, BOTH AS AMENDED OR PUD #2024-00142.
- 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.
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0280J FOR TRAVIS COUNTY EFFECTIVE 08/18/2014.
- 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-PLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF THE PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.
- THIS SUBDIVISION SHALL BE SUBJECT TO DEVELOPMENT REGULATIONS SET FORTH BY THE CITY OF PFLUGERVILLE PUD2024-00142 AND ASSOCIATED ORDINANCES.
- PER PUD2024-0014, AN EIGHT (8) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF MAIN STREET, AND A FIVE (5) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF B STREET AND C STREET.
- TxDOT APPROVAL IS REQUIRED FOR ALL STREET AND DRIVEWAY CONNECTIONS TO FM 685.
- NEW RESIDENTIAL DEVELOPMENT WILL BE SUBJECT TO THE CITY OF PFLUGERVILLE PARKLAND DEDICATION AND PARKLAND DEVELOPMENT FEE REQUIREMENTS AS SET FORTH IN SECTION 6.2 AND EXHIBIT H OF PUD2024-00142.
- AS ALL PUBLIC STREETS FOR THIS SUBDIVISION ARE BEING BY THE CITY OF PFLUGERVILLE FOR THE FULL PROPOSED DENSITY OF THE SUBDIVISION, THE ROADWAY IMPACT FEE WILL NOT BE ASSESSED FOR ANY DEVELOPMENTS CONTAINED HEREIN.

SURVEYOR'S VERIFICATION

STATE OF TEXAS
KNOWN ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS
THAT I, STEVEN M. DUARTE, 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 WITH THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

DATE

SHEET
01
OF 12



LEGEND	
BOUNDARY LINE	---
PROPOSED ROW/LOT LINES	---
EXISTING ROW/LOT LINES	---
FEMA 100-YR FLOODPLAIN	100YR FEMA 100YR FEMA
PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)	100yr 100yr
EXISTING 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)	100yr 100yr
EXISTING FEMA FLOODWAY BOUNDARY	FEMA FEMA
CREEK	---
PROPOSED SIDEWALK (WIDTH PER PUD)	
EXISTING EASEMENTS	---
PROPOSED EASEMENTS	---
ORDINARY HIGH WATER MARK	OHW OHW OHW

- PRELIMINARY PLAN NOTES**
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0280J FOR TRAVIS COUNTY EFFECTIVE 08/18/2014.
 - 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.
 - THE PUE REQUIREMENT OUTLINED BY SECTION 15.16.9 A OF THE UDC IS NOT MET AS A RESULT OF SECTION 5.10 OF PUD2024-00142.
 - FUTURE TRAILS TO BE PROVIDED PER PUD, (LOTS 9 & 10)
 - THE PUBLIC PARKLAND DEDICATION AND PARKLAND DEVELOPMENT FEE SHALL BE CALCULATED PER SECTION 6.2 AND EXHIBIT H OF PUD2024-00142.
 - THE PROPOSED GRADING DOES NOT HAVE A NEGATIVE IMPACT ON THE 100-YEAR WATER SURFACE ELEVATION AT THE PROJECT SITE OR DOWNSTREAM. A LOWR WILL BE REQUIRED AT COMPLETION OF THE PROJECT.
 - NO GRADING IS TO OCCUR WITHIN THE FEMA-DEFINED FLOODWAY.

PROPOSED RIGHT-OF-WAY TABLE				
STREET NAME	CLASSIFICATION*	R.O.W. WIDTH	PAVEMENT WIDTH	LENGTH
MAIN STREET	MAJOR COLLECTOR (C)	70'	40'	2,405'
POLLINATOR PATH	MINOR COLLECTOR (D)	60'	36'	385'
WANDERLUST WAY	MINOR COLLECTOR (D)	60'	36'	953'

STREET NAME	STREET TABLE	
	STREET CLASSIFICATION*	MAJOR ARTERIAL 6 LANE
DESSAU ROAD (F.M. HWY NO. 685)	ROW WIDTH SIDEWALK WIDTH PAVEMENT WIDTH	110'-0" 6'-0" 68' - 76'
CEDAR RIDGE DRIVE	STREET CLASSIFICATION* ROW WIDTH SIDEWALK WIDTH PAVEMENT WIDTH MEDIAN WIDTH	LOCAL STREET 50'-0" 4'-0" 30' N/A
PECAN STREET (F.M. HWY NO. 1825)	STREET CLASSIFICATION* ROW WIDTH SIDEWALK WIDTH PAVEMENT WIDTH MEDIAN WIDTH	URBAN 3-LANE 50'-0" 5'-0" 30' N/A

Lot	Area (Ac)	Perimeter (LF)
1	1.77	1,111'
2	1.56	1,080'
3	0.47	680'
4	2.67	1,366'
5	1.47	1,040'
6	2.35	1,280'
7	3.86	1,714'
8	3.10	1,503'
9	3.73	3,863'
10	4.57	2,822'
Total	25.54	

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	325.07'	453.71'	80°27'52"	S67°58'28"W	417.33'
C2	335.00'	105.35'	18°01'03"	S73°34'08"E	104.91'
C3	265.00'	93.55'	20°13'35"	S72°27'52"E	93.06'
C4	323.07'	28.23'	5°00'24"	N30°14'44"E	28.22'
C5	323.07'	504.73'	89°30'45"	N72°29'55"E	454.94'
C6	323.07'	51.02'	9°02'53"	S67°16'09"E	50.97'

CURVE TABLE (RECORD)					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
[C5]	323.07'	505.03'	89°34'00"	S72°24'41"W	455.15'

PARKLAND DEDICATION TABLE	
PROPOSED PARKLAND OUTSIDE FLOODPLAIN (AC)	4.55
PROPOSED PARKLAND WITHIN 100-YR FLOODPLAIN (AC)	5
PERSONS PER UNIT (PPU)	2
NUMBER OF FUTURE UNITS ALLOWED PER UDC 14.3.2*	531
ANTICIPATED FUTURE RESIDENTIAL DEVELOPMENT DENSITY (DWELLING UNITS/AC)	>25
FUTURE PARKLAND DEVELOPMENT FEE PER UDC 14.4.2	\$496 PER DU

*** Calculation of Parkland Dedication Requirement (UDC 14.3.2)**

Number of Units = 1000 (Acres to be Dedicated as Parkland)
6.6 (Persons per Unit)

Number of Units = 1000 ((Acres Outside Floodplain)+(0.5*Acres Inside Floodplain))
6.6 (Persons per Unit)

Number of Units = 1000 ((4.55 ac)+(0.5*4.92))
6.6 (2)

Number of Units = 531

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



REVISION

NO.

DATE

garza inc.

7708 Riata Blvd., Suite 125
Austin, Texas 78735
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14829
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STATE OF TEXAS

ANNA MERRYMAN
138766
PROFESSIONAL ENGINEER

4/15/24

PRELIMINARY PLAN

DOWNTOWN EAST SUBDIVISION
FM 685 & E. PECAN ST.

CITY OF PFLUGERVILLE

DRAWN BY:

DESIGNED BY:

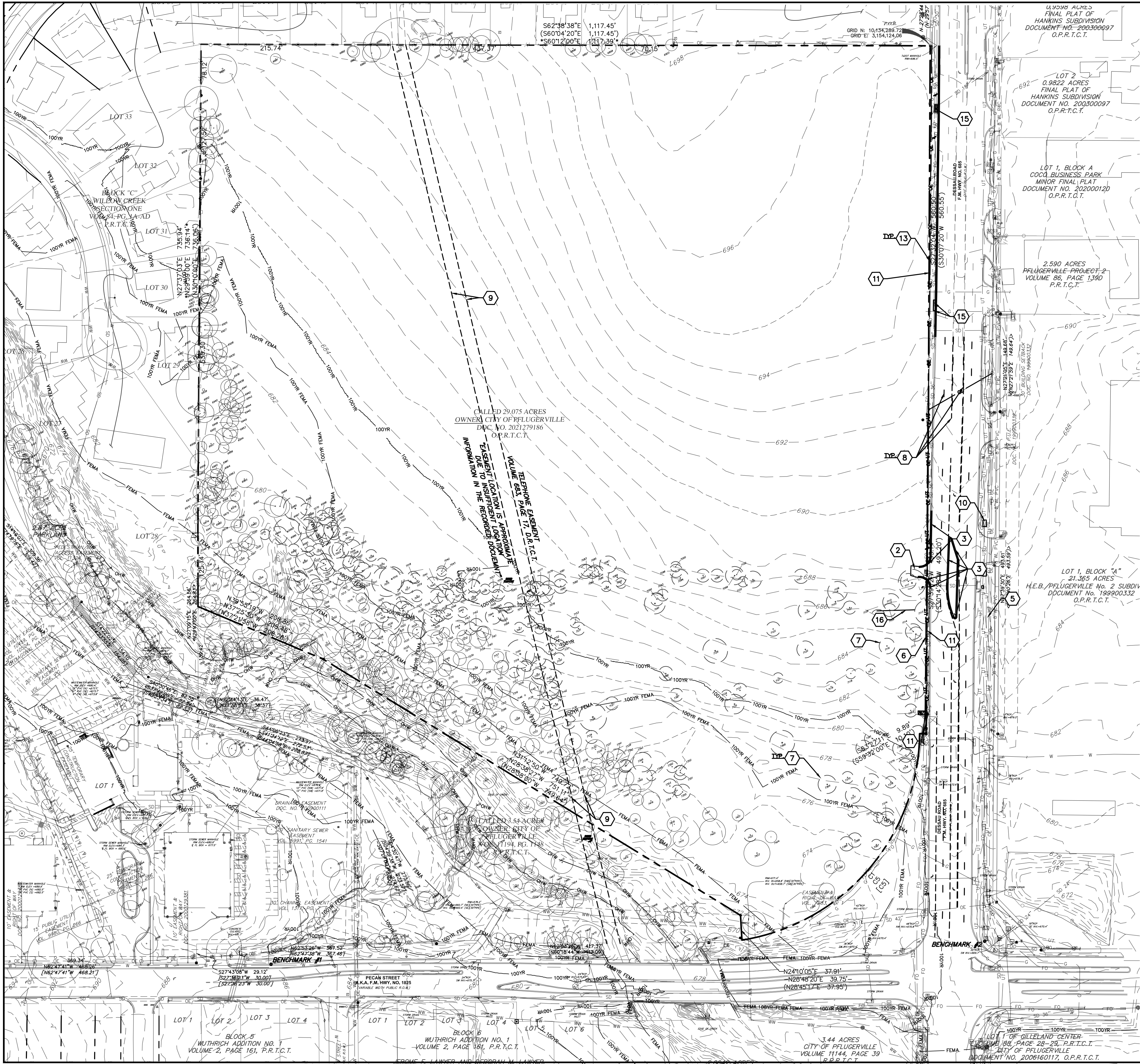
QA / QC:

PROJECT NO.: 113896-00001

SHEET

02

OF 12



LEGEND		
EXISTING	DEMO	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		WATER MANHOLE
		WATER LINE MARKER
		UNDERGROUND CABLE MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		GAS RISER
		TELEPHONE RISER
		SPRINKLER CONTROL BOX
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		WIRE FENCE
		CHAIN LINK FENCE
		CURB & GUTTER
		EDGE OF PAVEMENT
		CONCRETE SIDEWALKS
		STORM DRAIN LINE
		WATER LINE
		WASTEWATER LINE
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		OVERHEAD ELECTRIC LINE
		UNDERGROUND TELEPHONE LINE
		UNDERGROUND CABLE AND INTERNET
		UNDERGROUND TELECOMMUNICATIONS
		UNDERGROUND FIBER OPTIC
		TREE TO BE REMOVED
		TREE TO BE SAVED
		EXISTING BUILDING TO BE DEMOLISHED
		EXISTING PAVEMENT TO BE DEMOLISHED
		EXISTING ATLAS 14 100-YR FLOODPLAIN
		EXISTING FEMA 100-YR FLOODPLAIN
		EXISTING FEMA FLOODWAY BOUNDARY
		ORDINARY HIGH WATER MARK

- NOTES:
- EXISTING SITE, TOPOGRAPHY, AND TREE SURVEY COMPLETED BY 4WARD DATED 03/07/2024 UPDATED 04/16/2024 AND ATS DATED 08/08/2022.
 - TREE LIST IS ON SHEET 04.
 - THIS PRELIMINARY PLAN IS NOT FOR CONSTRUCTION. CONTRACTOR TO CONDUCT DEVELOPMENT FROM FINAL SUBDIVISION CONSTRUCTION PLANS.
 - ON DEMOLITION, TREE REMOVAL, OR TREE PROTECTION MAY OCCUR WITHIN THE FEMA-DESIGNATED FLOODWAY.
- DEMOLITION KEYNOTES**
- EXISTING BLDG TO BE REMOVED
 - EXISTING PAVEMENT TO BE REMOVED
 - EXISTING CURB AND GUTTER TO BE REMOVED
 - EXISTING SIDEWALK/WALKWAY TO BE REMOVED
 - EXISTING SIGNAGE TO BE REMOVED
 - EXISTING TELECOMMUNICATIONS TO BE ABANDONED
 - EXISTING TREE TO BE REMOVED
 - EXISTING STRIPING TO BE REMOVED
 - EXISTING EASEMENT TO BE VACATED
 - EXISTING CONCRETE TO BE REMOVED
 - EXISTING OVERHEAD TELECOMMUNICATIONS LINE TO BE REMOVED
 - EXISTING WATER LINE TO BE REMOVED
 - EXISTING STRUCTURE TO BE REMOVED
 - EXISTING WATER STRUCTURE TO BE REMOVED
 - EXISTING DRAINAGE STRUCTURE TO BE REMOVED
 - EXISTING STORM LINE TO BE REMOVED

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



REVISION

DATE

NO.

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TBP# F-14829
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ANNA MERRYMAN
138766
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

DOWNTOWN EAST SUBDIVISION
FM 685 & E. PECAN ST.

CITY OF PFLUGERVILLE

DRAWN BY:

DESIGNED BY:

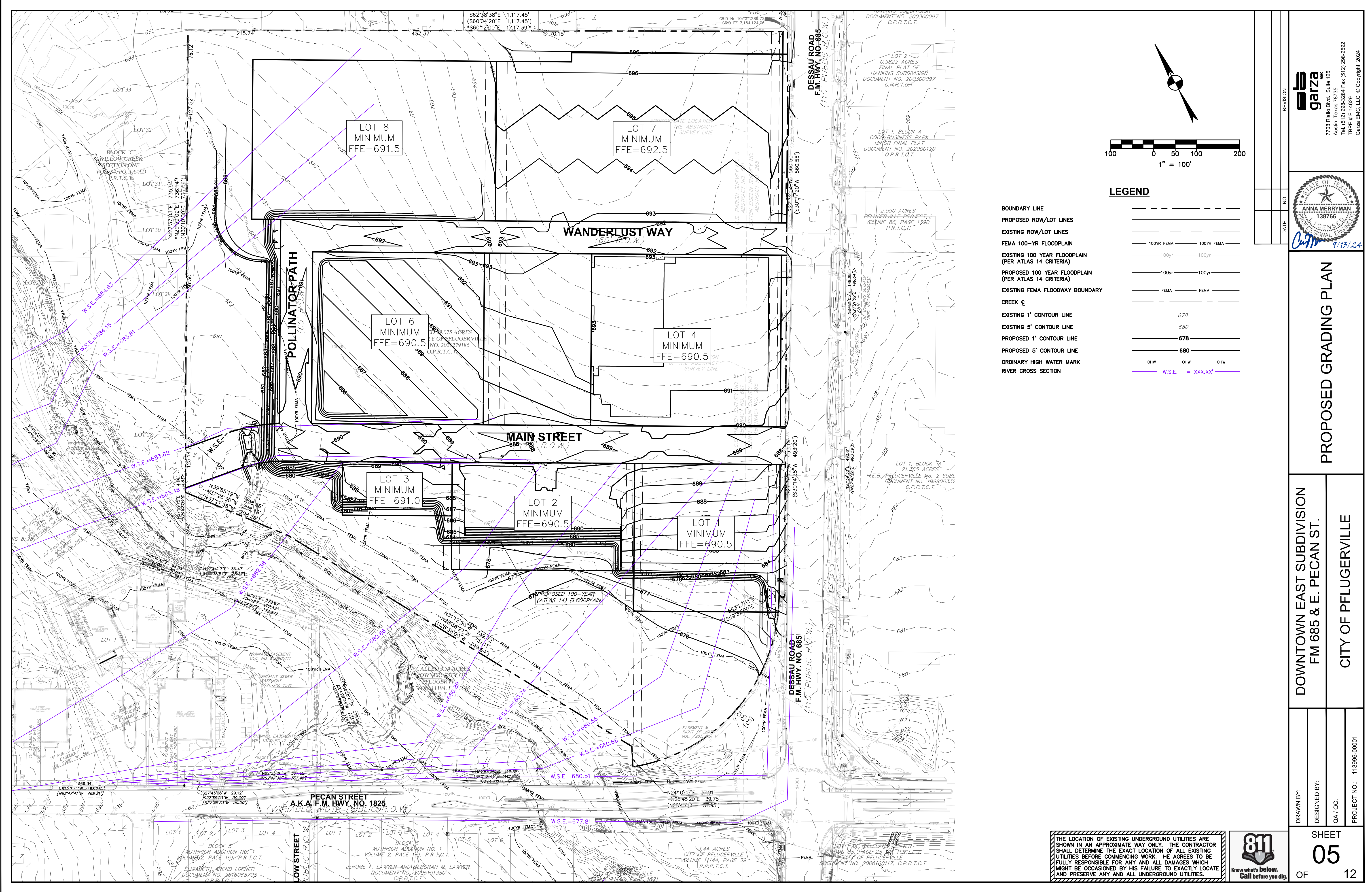
QA/QC:

PROJECT NO.: 113996-00001

SHEET
03

OF 12

Tag Size	Type	Tag Size	Type	Tag Size	Type	Tag Size	Type	Tag Size	Type	Tag Size	Type	Tag Size	Type	Tag Size	Type	Tag Size	Type	Tag Size	Type	Tag Size	Type	Tag Size	Type	Tag Size	Type	Tag Size	Type	Tag Size	Type	Tag Size	Type
6880 22"	ASH (16-12)	6930 11"	ELM	6981 12"	CHINABERRY	7031 10"	HACKBERRY	7083 9"	HACKBERRY(R)	7133 12"	CEDAR ELM (8-7)	7183 13"	CHINABERRY	7233 10"	HACKBERRY	7283 16"	CITRUS	7333 10"	ELM	7383 10"	CITRUS(R)	7433 8"	HACKBERRY	7483 10"	CITRUS(R)	7533 10"	ELM	7583 10"	CITRUS(R)	7633 10"	ELM
6881 8"	HACKBERRY	6932 22"	HACKBERRY	6982 8"	HACKBERRY	7032 28"	AMERICAN ELM	7084 9"	HACKBERRY(R)	7134 11"	ELM	7184 15"	HACKBERRY	7234 10"	HACKBERRY (8-4)	7284 20"	CITRUS	7334 10"	ELM	7384 11"	CITRUS(R)	7434 11"	CHINABERRY	7484 10"	CITRUS(R)	7534 10"	ELM	7584 10"	CITRUS(R)	7634 10"	ELM
6882 8"	HACKBERRY	6933 14"	HACKBERRY	6983 17"	ELM	7033 9"	HACKBERRY	7085 9"	HACKBERRY(R)	7135 11"	ELM	7185 14"	AMERICAN ELM	7235 8"	HACKBERRY(R)	7285 14"	AMERICAN ELM	7335 10"	ELM	7385 14"	CITRUS(R)	7435 8"	ELM	7485 10"	CITRUS(R)	7535 10"	ELM	7585 10"	CITRUS(R)	7635 10"	ELM
6883 9"	HACKBERRY	6934 15"	HACKBERRY	6984 15"	ELM	7034 14"	HACKBERRY(R)	7086 8"	HACKBERRY(R)	7136 9"	ELM(R)	7186 10"	BLACK WALNUT	7236 11"	CHINABERRY	7286 14"	AMERICAN ELM	7336 9"	ELM	7386 10"	CITRUS(R)	7436 14"	CHINABERRY	7486 10"	CITRUS(R)	7536 9"	ELM	7586 10"	CITRUS(R)	7636 10"	ELM
6884 14"	HACKBERRY	6935 13"	CHINABERRY	6985 18"	OAK(R)	7035 16"	HACKBERRY (13-5)	7087 13"	CHINABERRY (8-5-3)(R)	7137 11"	ELM (8-6)(R)	7187 16"	AMERICAN ELM	7237 11"	CHINABERRY	7287 15"	AMERICAN ELM	7337 9"	ELM	7387 8"	CITRUS(R)	7437 10"	CHINABERRY	7487 10"	CITRUS(R)	7537 9"	ELM	7587 8"	CITRUS(R)	7637 10"	ELM
6885 21"	HACKBERRY	6936 12"	HACKBERRY	6986 9"	ELM(R)	7036 13"	HACKBERRY(R)	7088 8"	HACKBERRY(R)	7138 9"	HACKBERRY(R)	7188 23"	BLACK WALNUT	7238 26"	AMERICAN ELM	7288 15"	LIGUSTRUM	7338 8"	ELM	7388 11"	CITRUS(R)	7438 9"	CHINABERRY	7488 10"	CITRUS(R)	7538 8"	ELM	7588 10"	CITRUS(R)	7638 10"	ELM
6886 45"	HACKBERRY	6937 9"	HACKBERRY	6987 13"	HACKBERRY(R)	7037 10"	HACKBERRY(R)	7089 14"	CITRUS (11-6)(R)	7139 8"	HACKBERRY(R)	7189 14"	BLACK WALNUT	7239 11"	HACKBERRY	7289 12"	LIGUSTRUM	7339 11"	ELM	7389 11"	CITRUS(R)	7439 10"	CITRUS	7489 10"	CITRUS(R)	7539 11"	ELM	7589 8"	HACKBERRY	7639 10"	ELM
6887 10"	HACKBERRY	6938 10"	HACKBERRY	6988 10"	HACKBERRY(R)	7038 9"	HACKBERRY(R)	7090 8"	CHINABERRY(R)	7141 14"	CITRUS (10-8)(R)	7190 22"	LIGUSTRUM	7240 16"	CHINABERRY	7290 16"	LIGUSTRUM	7340 8"	ELM	7390 8"	HACKBERRY	7440 10"	CITRUS	7490 10"	HACKBERRY	7540 8"	ELM	7590 8"	HACKBERRY	7640 10"	ELM
6888 10"	HACKBERRY	6939 42"	OAK	6989 14"	HACKBERRY(R)	7040 9"	HACKBERRY(R)	7091 16"	CITRUS (11-10)(R)	7142 12"	CITRUS(R)	7191 8"	HACKBERRY	7242 13"	HACKBERRY	7292 8"	CITRUS	7342 10"	ELM(R)	7392 12"	CITRUS	7442 32"	WALNUT	7492 10"	HACKBERRY	7542 10"	ELM(R)	7592 8"	HACKBERRY	7642 10"	ELM
6889 9"	HACKBERRY	6940 9"	HACKBERRY	6990 11"	ELM(R)	7041 9"	HACKBERRY(R)	7092 10"	CHINABERRY(R)	7143 14"	CITRUS (8-6-4-2)(R)	7192 10"	WALNUT?	7243 12"	HACKBERRY	7293 16"	AMERICAN ELM	7343 9"	ELM(R)	7393 8"	HACKBERRY	7443 14"	CHINABERRY	7493 8"	HACKBERRY	7543 9"	ELM	7593 18"	HACKBERRY	7643 10"	ELM
6890 11"	HACKBERRY	6941 18"	HACKBERRY	6991 14"	ELM(R)	7042 8"	HACKBERRY(R)	7093 9"	CITRUS(R)	7144 20"	CITRUS (14-11)(R)	7193 8"	WALNUT?	7244 15"	CHINABERRY	7294 8"	HACKBERRY	7344 12"	ELM	7394 10"	CITRUIS	7444 20"	LAGUSTROM	7494 10"	HACKBERRY	7544 12"	ELM	7594 10"	HACKBERRY	7644 10"	ELM
6891 11"	HACKBERRY	6942 9"	HACKBERRY	6992 9"	HACKBERRY(R)	7043 9"	HACKBERRY(R)	7094 13"	CHINABERRY(R)	7145 13"	CITRUS (8-7-2)	7194 11"	CITRUS	7245 8"	HACKBERRY	7295 9"	CITRUS	7345 20"	ELM	7395 18"	HACKBERRY	7445 11"	CHINABERRY	7495 10"	HACKBERRY	7545 10"	ELM	7595 15"	HACKBERRY	7645 10"	ELM
6892 12"	HACKBERRY	6943 9"	HACKBERRY	6993 21"	ELM(R)	7044 9"	HACKBERRY(R)	7095 8"	HACKBERRY(R)	7146 23"	CITRUS (18-13)	7195 9"	HACKBERRY	7246 10"	HACKBERRY	7296 12"	HACKBERRY	7346 9"	ELM	7396 15"	HACKBERRY	7446 19"	ELM	7496 10"	HACKBERRY	7546 9"	ELM	7596 15"	HACKBERRY	7646 10"	ELM
6893 12"	HACKBERRY	6944 9"	HACKBERRY	6994 14"	ELM(R)	7045 10"	HACKBERRY(R)	7096 10"	HACKBERRY(R)	7147 12"	CITRUS (8-7)	7196 9"	HACKBERRY	7247 12"	HACKBERRY	7297 11"	HACKBERRY	7347 9"	ELM	7397 11"	HACKBERRY	7447 8"	CITRUIS	7497 10"	HACKBERRY	7547 9"	ELM	7597 15"	HACKBERRY	7647 10"	ELM
6894 14"	HACKBERRY	6945 9"	HACKBERRY	6995 13"	HACKBERRY(R)	7046 13"	HACKBERRY(R)	7097 10"	HACKBERRY(R)	7148 16"	CITRUS (13-5)(R)	7197 11"	HACKBERRY	7248 10"	HACKBERRY	7298 9"	HACKBERRY	7348 8"	HACKBERRY(R)	7398 12"	ELM	7448 12"	ELM	7498 10"	HACKBERRY	7548 8"	ELM	7598 15"	HACKBERRY	7648 10"	ELM
6895 25"	HACKBERRY	6946 9"	HACKBERRY	6996 17"	HACKBERRY(R)	7047 13"	HACKBERRY(R)	7098 10"	HACKBERRY(R)	7149 9"	HACKBERRY(R)	7198 15"	AMERICAN ELM	7249 9"	HACKBERRY	7299 9"	CITRUS	7349 15"	CITRUS(R)	7399 24"	ASH	7449 20"	WALNUT	7499 10"	HACKBERRY	7549 15"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6896 12"	HACKBERRY	6947 8"	HACKBERRY	6997 9"	CHINABERRY(R)	7048 8"	HACKBERRY(R)	7099 14"	HACKBERRY(R)	7150 9"	HACKBERRY(R)	7199 15"	HACKBERRY	7250 8"	HACKBERRY	7300 11"	CITRUS	7350 9"	ELM(R)	7400 21"	ASH (10-6)	7450 8"	CITRUIS	7499 10"	HACKBERRY	7550 9"	ELM(R)	7599 15"	HACKBERRY	7649 10"	ELM
6897 10"	HACKBERRY	6948 9"	HACKBERRY	6998 8"	ELM(R)	7049 8"	HACKBERRY(R)	7100 8"	HACKBERRY(R)	7151 8"	HACKBERRY(R)	7200 15"	CHINABERRY	7251 12"	HACKBERRY	7301 9"	HACKBERRY	7351 11"	ELM(R)	7401 9"	HACKBERRY	7451 12"	CITRUIS	7499 10"	HACKBERRY	7551 11"	ELM(R)	7599 15"	HACKBERRY	7649 10"	ELM
6898 12"	HACKBERRY	6949 9"	HACKBERRY	6999 8"	ELM(R)	7050 9"	HACKBERRY(R)	7101 13"	CHINABERRY(R)	7152 13"	HACKBERRY(R)	7201 24"	AMERICAN ELM	7252 10"	HACKBERRY	7302 13"	CHINABERRY	7352 8"	ELM(R)	7402 8"	ELM	7452 20"	CHINABERRY	7499 10"	HACKBERRY	7552 8"	ELM(R)	7599 15"	HACKBERRY	7649 10"	ELM
6899 11"	HACKBERRY (8-6)	6950 9"	HACKBERRY	7000 12"	CHINABERRY(R)	7051 8"	HACKBERRY(R)	7102 8"	HACKBERRY(R)	7153 8"	HACKBERRY (9-4)(R)	7202 13"	CHINABERRY	7253 8"	CITRUS	7303 9"	LIGUSTRUM	7353 11"	HACKBERRY(R)	7403 12"	ELM (8-8)	7453 14"	CHINABERRY	7499 10"	HACKBERRY	7553 11"	ELM(R)	7599 15"	HACKBERRY	7649 10"	ELM
6900 11"	HACKBERRY	6951 9"	HACKBERRY	7001 11"	HACKBERRY(R)	7052 8"	HACKBERRY(R)	7103 11"	HACKBERRY (9-4)(R)	7154 22"	CITRUS (9-7-2)(R)	7203 14"	HACKBERRY	7254 11"	HACKBERRY	7304 16"	AMERICAN ELM	7354 8"	CITRUS(R)	7404 11"	ELM	7454 9"	CITRUIS	7499 10"	HACKBERRY	7554 8"	ELM(R)	7599 15"	HACKBERRY	7649 10"	ELM
6901 19"	HACKBERRY	6952 15"	HACKBERRY	7002 12"	HACKBERRY(R)	7053 14"	CHINABERRY(R)	7104 14"	CITRUS (9-7-2)(R)	7155 9"	HACKBERRY	7204 12"	HACKBERRY	7255 13"	HACKBERRY	7305 20"	CITRUS	7355 12"	ELM	7405 8"	ASH	7455 12"	CHINABERRY	7499 10"	HACKBERRY	7555 13"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6902 16"	HACKBERRY	6953 12"	HACKBERRY (9-6)	7003 13"	CHINABERRY(R)	7054 10"	CHINABERRY(R)	7105 14"	CITRUS (9-9)(R)	7156 11"	HACKBERRY	7205 14"	HACKBERRY	7256 8"	HACKBERRY(R)	7306 8"	HACKBERRY	7356 8"	ELM	7406 13"	ASH	7456 26"	WALNUT	7499 10"	HACKBERRY	7556 8"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6903 9"	HACKBERRY	6954 11"	HACKBERRY	7004 12"	ELM(R)	7055 8"	HACKBERRY(R)	7106 15"	CITRUS(R)	7157 9"	HACKBERRY	7206 16"	BLACK WALNUT	7257 13"	HACKBERRY	7307 8"	HACKBERRY	7357 9"	ELM	7407 10"	ASH	7457 24"	ELM	7499 10"	HACKBERRY	7557 9"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6904 26"	ASH	6955 13"	HACKBERRY	7005 14"	ELM(R)	7056 8"	HACKBERRY(R)	7107 10"	CITRUS (8-3)(R)	7158 12"	HACKBERRY	7207 12"	HACKBERRY	7258 13"	AMERICAN ELM	7308 11"	HACKBERRY	7358 20"	LAGUSTROM	7408 13"	ASH	7458 11"	CITRUIS	7499 10"	HACKBERRY	7558 13"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6905 14"	HACKBERRY (11-6)	6956 8"	ELM	7006 9"	HACKBERRY(R)	7057 8"	HACKBERRY(R)	7108 11"	CITRUS (8-6-4)(R)	7159 13"	HACKBERRY	7208 11"	CHINABERRY(R)	7259 17"	AMERICAN ELM	7309 12"	LIGUSTRUM	7359 16"	CHINABERRY	7409 10"	CHINABERRY	7459 14"	PECAN	7499 10"	HACKBERRY	7559 17"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6906 16"	HACKBERRY (12-8)	6957 14"	CITRUIS	7007 10"	CHINABERRY(R)	7058 11"	HACKBERRY(R)	7109 10"	CITRUS (8-3)(R)	7160 11"	HACKBERRY	7209 13"	HACKBERRY(R)	7260 19"	AMERICAN ELM	7310 15"	AMERICAN ELM	7360 10"	CHINABERRY	7410 17"	CHINABERRY (12-10)	7460 10"	HACKBERRY	7499 10"	HACKBERRY	7560 19"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6907 15"	HACKBERRY (10-10)	6958 8"	HACKBERRY	7008 12"	ELM(R)	7059 9"	HACKBERRY(R)	7110 13"	CITRUS (10-5)(R)	7161 9"	HACKBERRY	7210 16"	HACKBERRY(R)	7261 16"	CITRUS	7311 11"	CHINABERRY	7361 10"	HACKBERRY	7411 26"	ELM	7461 15"	PECAN	7499 10"	HACKBERRY	7561 16"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6908 14"	CHINABERRY (10-8)	6959 14"	HACKBERRY	7009 9"	HACKBERRY(R)	7060 8"	HACKBERRY(R)	7111 21"	HACKBERRY(R)	7162 10"	HACKBERRY(R)	7211 16"	HACKBERRY(R)	7262 14"	LIGUSTRUM	7312 9"	HACKBERRY	7362 20"	LAGUSTROM	7412 8"	CITRUS	7462 9"	ELM	7499 10"	HACKBERRY	7562 14"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6909 9"	HACKBERRY	6960 9"	CHINABERRY	7010 10"	HACKBERRY(R)	7061 8"	HACKBERRY(R)	7112 12"	HACKBERRY(R)	7163 10"	HACKBERRY(R)	7212 9"	HACKBERRY(R)	7263 15"	LIGUSTRUM	7313 10"	HACKBERRY	7363 12"	ELM	7413 13"	CHINABERRY	7463 20"	CHINABERRY	7499 10"	HACKBERRY	7563 15"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6910 12"	HACKBERRY	6961 10"	HACKBERRY	7011 9"	HACKBERRY(R)	7062 8"	HACKBERRY(R)	7113 18"	HACKBERRY (9-8-6-4)(R)	7164 12"	HACKBERRY (8-8)(R)	7213 10"	HACKBERRY(R)	7264 11"	LIGUSTRUM	7314 14"	CITRUS	7364 16"	LAGUSTROM	7414 9"	CITRUS	7464 9"	ELM	7499 10"	HACKBERRY	7564 16"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6911 10"	HACKBERRY	6962 13"	CHINABERRY	7012 10"	ELM(R)	7063 8"	HACKBERRY(R)	7114 12"	CITRUS (9-4-4)(R)	7165 8"	HACKBERRY	7214 23"	HACKBERRY	7265 11"	HACKBERRY	7315 16"	CITRUS	7365 9"	ELM	7415 8"	ELM	7465 8"	ELM	7499 10"	HACKBERRY	7565 11"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6912 20"	HACKBERRY (16-8)	6963 10"	ELM	7013 13"	CHINABERRY (11-4)(R)	7064 8"	HACKBERRY(R)	7115 11"	CITRUS (8-6)(R)	7166 9"	HACKBERRY	7215 8"	BLACK WALNUT	7266 9"	HACKBERRY	7316 12"	CITRUS	7366 11"	HACKBERRY(R)	7416 14"	ELM	7466 11"	ELM	7499 10"	HACKBERRY	7566 9"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6913 18"	HACKBERRY (13-10)	6964 8"	CHINABERRY	7014 8"	HACKBERRY(R)	7065 8"	HACKBERRY(R)	7116 12"	CITRUS (9-6)(R)	7167 21"	CHINABERRY	7216 8"	BLACK WALNUT	7267 8"	HACKBERRY	7317 8"	HACKBERRY	7367 10"	MESQUITE(R)	7417 15"	HACKBERRY (9-6)	7467 8"	HACKBERRY	7499 10"	HACKBERRY	7567 8"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6914 10"	HACKBERRY	6965 13"	CITRUIS (9-8)	7015 23"	ELM(R)	7066 8"	HACKBERRY(R)	7117 8"	CITRUS (9-6)(R)	7168 19"	LIVE OAK	7217 9"	HACKBERRY	7268 13"	LIGUSTRUM	7318 13"	CITRUS(R)	7368 19"	CITRUS(R)	7418 11"	HACKBERRY	7468 14"	PECAN	7499 10"	HACKBERRY	7568 13"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6915 16"	HACKBERRY	6966 12"	CHINABERRY	7016 19"	ELM(R)	7067 8"	HACKBERRY(R)	7118 8"	CITRUS(R)	7169 16"	HACKBERRY	7218 8"	HACKBERRY	7269 13"	LIGUSTRUM	7319 9"	CITRUS	7369 14"	MESQUITE (14-10)(R)	7419 12"	HACKBERRY	7469 24"	HACKBERRY	7499 10"	HACKBERRY	7569 14"	ELM	7599 15"	HACKBERRY	7649 10"	ELM
6916 9"	HACKBERRY	6967 13"	CHINABERRY	7017 10"	CHINABERRY(R)	7068 9"	HACKBERRY(R)	7119 8"	CITRUS(R)	7170 10"	HACKBERRY	7219 8"	HACKBERRY	7270 8"	CHINABERRY(R)	7320 8"	HACKBERRY	7370 9"	CITRUS(R)	7420 20"	ELM	7470 12"	HACKBERRY	7499 10"	HACKBERRY	7570 9"	ELM	7599 15"	HACKBERRY	7649 10"	



LEGEND

- BOUNDARY LINE
- PROPOSED ROW/LOT LINES
- EXISTING ROW/LOT LINES
- FEMA 100-YR FLOODPLAIN
- EXISTING 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)
- PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)
- EXISTING FEMA FLOODWAY BOUNDARY
- CREEK
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE
- PROPOSED 1' CONTOUR LINE
- PROPOSED 5' CONTOUR LINE
- ORDINARY HIGH WATER MARK
- RIVER CROSS SECTION

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PROPOSED GRADING PLAN

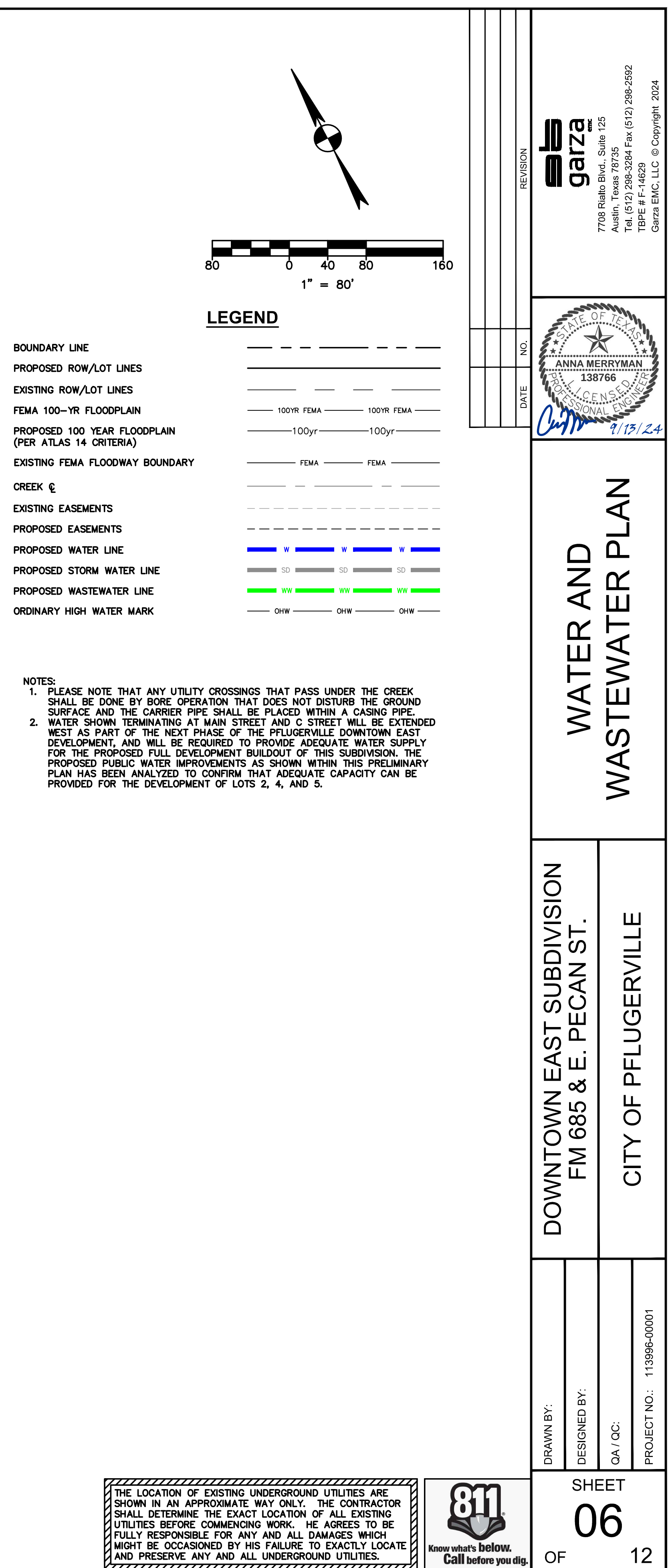
DOWNTOWN EAST SUBDIVISION
FM 685 & E. PECAN ST.
CITY OF PFLUGERVILLE

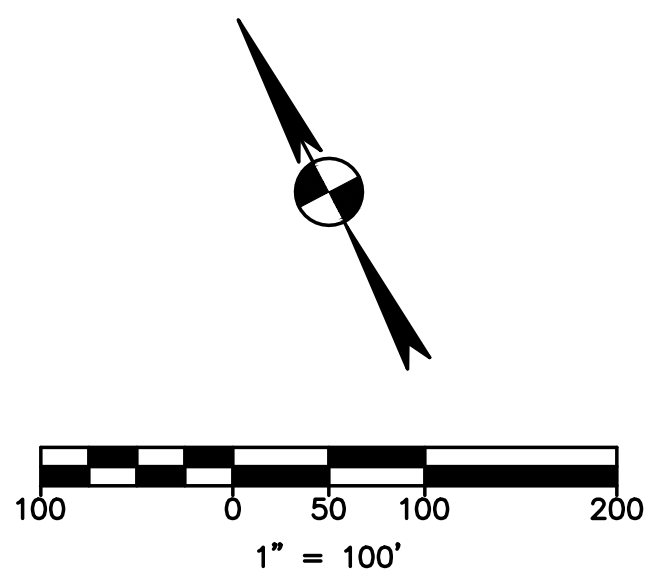
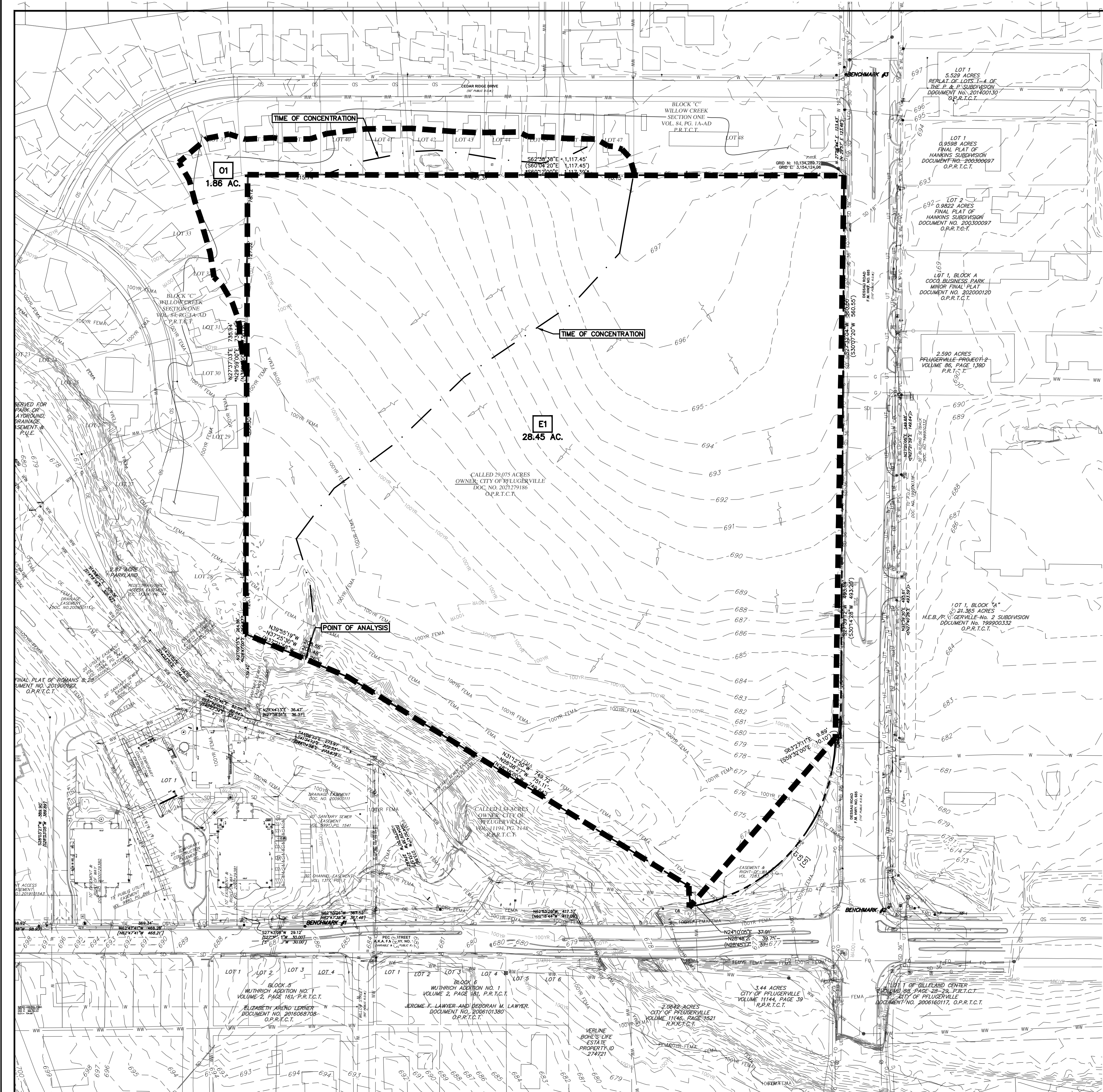
DRAWN BY:
DESIGNED BY:
QA/QC:
PROJECT NO.: 113996-00001

SHEET
05
OF 12

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.







LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY (R.O.W.) LINE
---	---	CONTOUR
---	---	TIME OF CONCENTRATION
---	---	DRAINAGE DIVIDE
---	---	DIRECTION OF FLOW
	P1	DRAINAGE AREA NUMBER AND ACREAGE

Area:		E1							
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acre	SF	%
Acre	28.45	28.45	28.45	28.45	28.45	Grass, Good, 2-7%	28.45	1,239,232	100.00
C	0.29	0.35	0.39	0.46	0.56				
Tc	16.47	16.47	16.47	16.47	16.47				
I	4.05	5.96	7.27	9.52	12.24				
Q	33.4	59.3	80.7	124.6	195.1	Total	28.45	1,239,232	100

E1	Sheet Flows	Shallow Concentrated Flow		Channel Flow	Sum
		Unpaved		Open Channel	
Length (L)	100	855		232	16.47
Select Surface Type:	Short-grass prairie	N/A		Grass, Bermuda	
Manning's (n)	0.150			0.040	
Change in Elevation (ΔE)	1.47	17.20		11.19	
Slope=ΔE/L	0.0147	0.0201		0.0482	
Tc	9.84	6.23		0.40	

Area:		O1							
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acre	SF	%
Acre	1.86	1.86	1.86	1.86	1.86	Grass, Good, 2-7%	1.76	76,666	94.62
C	0.31	0.38	0.42	0.49	0.58	Concrete	0.10	4,356	5.38
Tc	11.89	11.89	11.89	11.89	11.89				
I	4.68	6.90	8.41	11.01	14.11				
Q	2.7	4.8	6.5	10.0	15.3	Total	1.86	81,022	100

O1	Sheet Flows	Shallow Concentrated Flow		Channel Flow	Sum
		Unpaved		Open Channel	
Length (L)	100	407			
Select Surface Type:	Short-grass prairie	N/A			
Manning's (n)	0.150				
Change in Elevation (ΔE)	2.21	5.78			
Slope=ΔE/L	0.0221	0.0142			
Tc	8.36	3.53			11.89

	2 YEAR	25 YEAR	100 YEAR
Existing Point of Analysis	36.1	87.2	134.6
Proposed Point of Analysis	68.1	152.5	226.8

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



REVISION

NO.

DATE

garza inc.

7708 Riata Blvd., Suite 125
Austin, Texas 78735
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14829
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ANNA MERRYMAN
138766
PROFESSIONAL ENGINEER

1/13/24

EXISTING DRAINAGE
AREA MAP

DOWNTOWN EAST SUBDIVISION
FM 685 & E. PECAN ST.

CITY OF PFLUGERVILLE

DRAWN BY:

DESIGNED BY:

QA / QC:

PROJECT NO.: 113996-00001

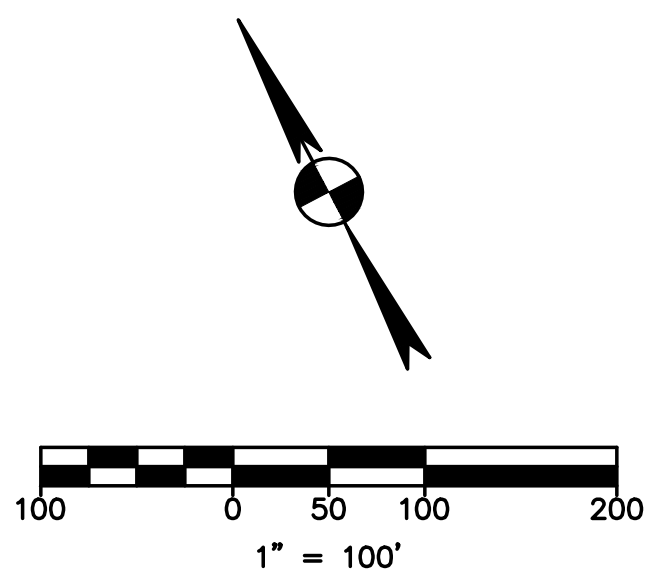
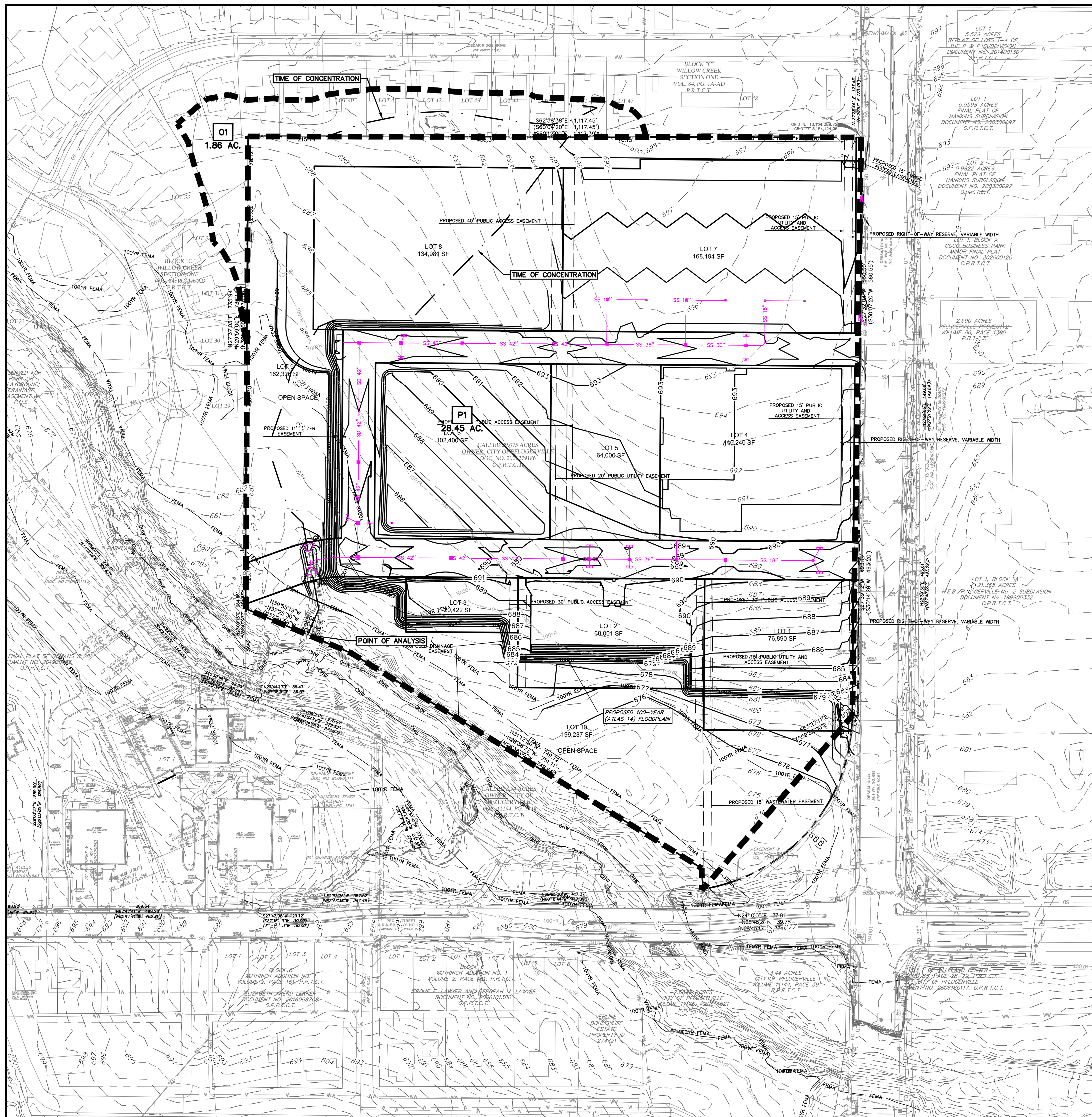
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OF
12

	2 YEAR	25 YEAR	100 YEAR
Point of Analysis	36.1	87.2	134.6

PP2024-000228

V:\113996-0001\Civil\03-CAD\Preliminary Plan\113996-0001-DAM-EX-4P.dwg modified by amerryman on Aug 23, 24 10:40 PM



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
 	  	PROPERTY (R.O.W.) LINE CONTOUR TIME OF CONCENTRATION DRAINAGE DIVIDE DIRECTION OF FLOW DRAINAGE AREA NUMBER AND ACREAGE
	 1.03 AC.	

Area:						P1			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	28.45	28.45	28.45	28.45	28.45	Grass, Good, 2-7% Concrete	18.04	785,695	63.40
C	0.46	0.53	0.57	0.65	0.72		10.41	453,537	36.60
Tc	10.04	10.04	10.04	10.04	10.04				
I	5.01	7.38	9.01	11.79	15.10				
Q	65.4	110.4	146.0	216.9	309.8	Total	28.45	1,239,232	100

P1	Sheet Flows	Shallow Concentrated Flow		Sum
		Unpaved	Channel Flow Open Channel	
Length (L)	5	730	834	
Select Surface Type:	Short-grass prairie	N/A	Grass, Bermuda	
Manning's (n)	0.150		0.040	
Change in Elevation (ΔE)	0.50	11.50	22.50	
Slope=ΔE/L	0.1000	0.0158	0.0270	
Tc	0.42	6.01	3.61	10.04

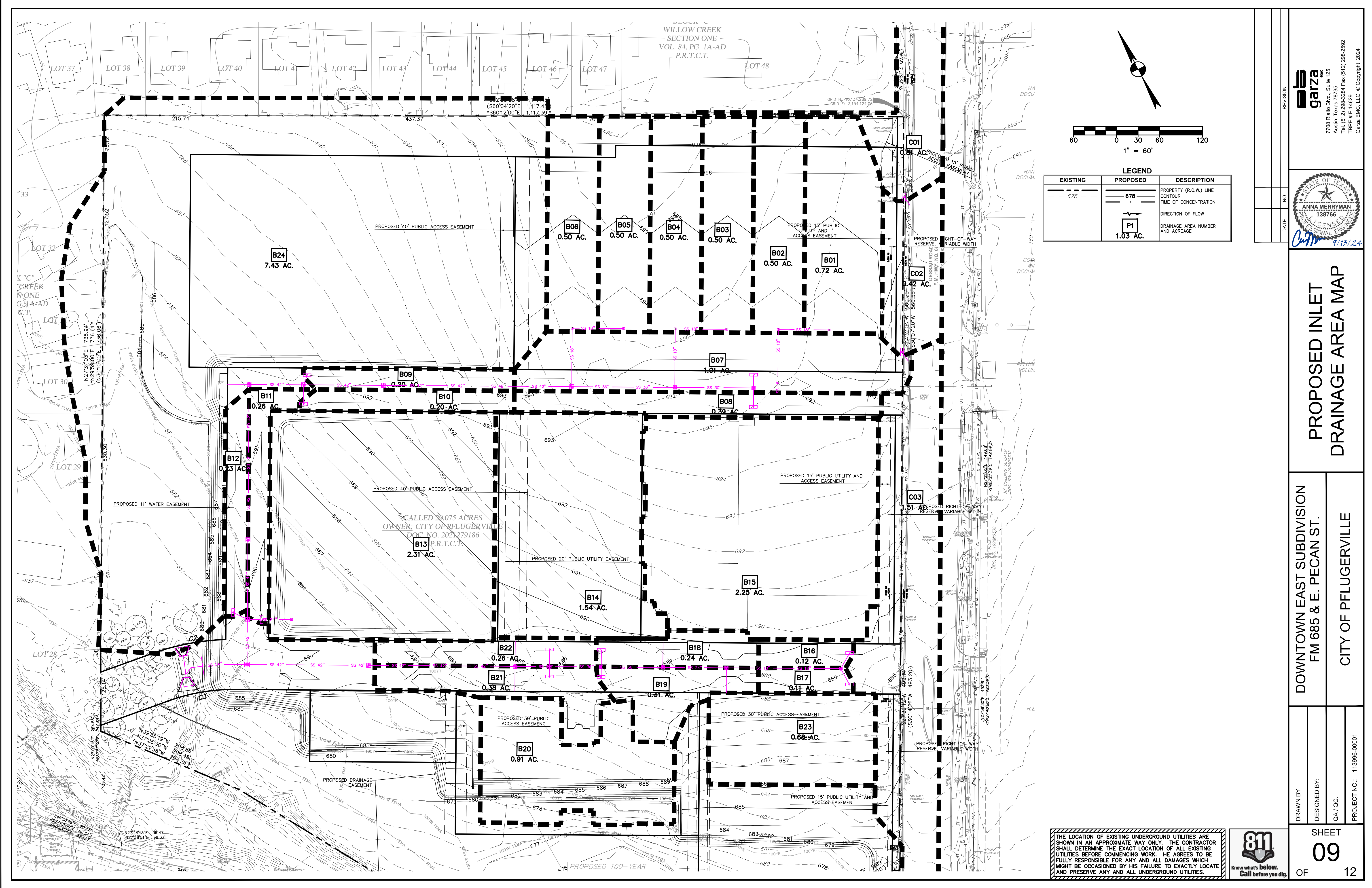
Area:						O1			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acre	SF	%
Acre	1.86	1.86	1.86	1.86	1.86	Grass, Good, 2-7% Concrete	1.76	76,666	94.62
C	0.31	0.38	0.42	0.49	0.58		0.10	4,356	5.38
Tc	11.89	11.89	11.89	11.89	11.89				
I	4.68	6.90	8.41	11.01	14.11				
Q	2.7	4.8	6.5	10.0	15.3	Total	1.86	81,022	100

O1	Sheet Flows	Shallow Concentrated Flow	Channel Flow	Sum
		Unpaved	Open Channel	
Length (L)	100	407		
Select Surface Type:	Short-grass prairie	N/A		
Manning's (n)	0.150			
Change in Elevation (ΔE)	2.21	5.78		
Slope= $\Delta E/L$	0.0221	0.0142		
T_c	8.36	3.53		11.89

	2 YEAR	25 YEAR	100 YEAR
<i>Point of Analysis</i>	36.1	87.2	134.6

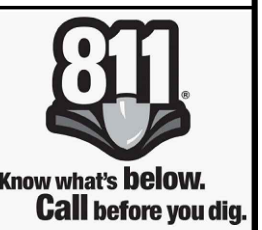
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LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY (R.O.W.) LINE
---	---	CONTOUR
---	---	TIME OF CONCENTRATION
	→	DIRECTION OF FLOW
	P1	DRAINAGE AREA NUMBER AND ACREAGE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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STATE OF TEXAS

ANNA MERRYMAN

138766

PROFESSIONAL ENGINEER

4/15/24

PROPOSED INLET DRAINAGE AREA MAP

DOWNTOWN EAST SUBDIVISION
FM 685 & E. PECAN ST.

CITY OF PFLUGERVILLE

DRAWN BY:

DESIGNED BY:

QA / QC:

PROJECT NO.: 113896-00001

SHEET

09

OF 12

Area: B01										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	0.50	0.50	0.50	0.50	0.50	Asphalt	0.47	20,473	94.00	
C	0.70	0.78	0.83	0.91	0.97	Grass, Good, 0-2%	0.03	1,307	6.00	
Tc	5.00	5.00	5.00	5.00	5.00					
I	6.28	9.28	11.35	14.89	19.15					
Q	2.2	3.6	4.7	6.8	9.3	Total	0.50	21,780	100	

Area: B02										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	0.50	0.50	0.50	0.50	0.50	Asphalt	0.47	20,473	94.00	
C	0.70	0.78	0.83	0.91	0.97	Grass, Good, 0-2%	0.03	1,307	6.00	
Tc	5.00	5.00	5.00	5.00	5.00					
I	6.28	9.28	11.35	14.89	19.15					
Q	2.2	3.6	4.7	6.8	9.3	Total	0.50	21,780	100	

Area: B03										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	0.50	0.50	0.50	0.50	0.50	Asphalt	0.47	20,473	94.00	
C	0.70	0.78	0.83	0.91	0.97	Grass, Good, 0-2%	0.03	1,307	6.00	
Tc	5.00	5.00	5.00	5.00	5.00					
I	6.28	9.28	11.35	14.89	19.15					
Q	2.2	3.6	4.7	6.8	9.3	Total	0.50	21,780	100	

Area: B04										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	0.50	0.50	0.50	0.50	0.50	Asphalt	0.47	20,473	94.00	
C	0.70	0.78	0.83	0.91	0.97	Grass, Good, 0-2%	0.03	1,307	6.00	
Tc	5.00	5.00	5.00	5.00	5.00					
I	6.28	9.28	11.35	14.89	19.15					
Q	2.2	3.6	4.7	6.8	9.3	Total	0.50	21,780	100	

Area: B05										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	0.50	0.50	0.50	0.50	0.50	Asphalt	0.47	20,473	94.00	
C	0.70	0.78	0.83	0.91	0.97	Grass, Good, 0-2%	0.03	1,307	6.00	
Tc	5.00	5.00	5.00	5.00	5.00					
I	6.28	9.28	11.35	14.89	19.15					
Q	2.2	3.6	4.7	6.8	9.3	Total	0.50	21,780	100	

Area: B06										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	0.50	0.50	0.50	0.50	0.50	Asphalt	0.47	20,473	94.00	
C	0.70	0.78	0.83	0.91	0.97	Grass, Good, 0-2%	0.03	1,307	6.00	
Tc	5.00	5.00	5.00	5.00	5.00					
I	6.28	9.28	11.35	14.89	19.15					
Q	2.2	3.6	4.7	6.8	9.3	Total	0.50	21,780	100	

Area: B07										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	1.01	1.01	1.01	1.01	1.01	Asphalt	0.70	30,492	69.31	
C	0.60	0.67	0.72	0.81	0.87	Concrete	0.06	2,614	5.94	
Tc	5.00	5.00	5.00	5.00	5.00	Grass, Good, 0-2%	0.25	10,890	24.75	
I	6.28	9.28	11.35	14.89	19.15					
Q	3.8	6.3	8.3	12.1	16.9	Total	1.01	43,996	100	

Area: B08										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	0.39	0.39	0.39	0.39	0.39	Asphalt	0.22	9,583	56.41	
C	0.59	0.66	0.70	0.79	0.86	Concrete	0.06	2,614	15.38	
Tc	5.00	5.00	5.00	5.00	5.00	Grass, Good, 0-2%	0.11	4,792	28.21	
I	6.28	9.28	11.35	14.89	19.15					
Q	1.4	2.4	3.1	4.6	6.4	Total	0.39	16,988	100	

Area: B09										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	0.20	0.20	0.20	0.20	0.20	Asphalt	0.12	5,227	60.00	
C	0.63	0.70	0.75	0.84	0.90	Concrete	0.04	1,742	20.00	
Tc	5.00	5.00	5.00	5.00	5.00	Grass, Good, 0-2%	0.04	1,742	20.00	
I	6.28	9.28	11.35	14.89	19.15					
Q	0.8	1.3	1.7	2.5	3.4	Total	0.20	8,712	100	

Area: B10										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	0.20	0.20	0.20	0.20	0.20	Asphalt	0.13	5,663	65.00	
C	0.66	0.73	0.78	0.87	0.92	Concrete	0.04	1,742	20.00	
Tc	5.00	5.00	5.00	5.00	5.00	Grass, Good, 0-2%	0.03	1,307	15.00	
I	6.28	9.28	11.35	14.89	19.15					
Q	0.8	1.4	1.8	2.6	3.5	Total	0.20	8,712	100	

Area: B11										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	0.26	0.26	0.26	0.26	0.26	Asphalt	0.17	7,405	65.38	
C	0.65	0.73	0.78	0.86	0.92	Concrete	0.05	2,178	19.23	
Tc	5.00	5.00	5.00	5.00	5.00	Grass, Good, 0-2%	0.04	1,742	15.38	
I	6.28	9.28	11.35	14.89	19.15					
Q	1.1	1.8	2.3	3.3	4.6	Total	0.26	11,326	100	

Area: B12										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	0.23	0.23	0.23	0.23	0.23	Asphalt	0.13	5,663	56.52	
C	0.60	0.67	0.71	0.80	0.87	Concrete	0.04	1,742	17.39	
Tc	5.00	5.00	5.00	5.00	5.00	Grass, Good, 0-2%	0.06	2,614	26.09	
I	6.28	9.28	11.35	14.89	19.15					
Q	0.9	1.4	1.9	2.7	3.8	Total	0.23	10,019	100	

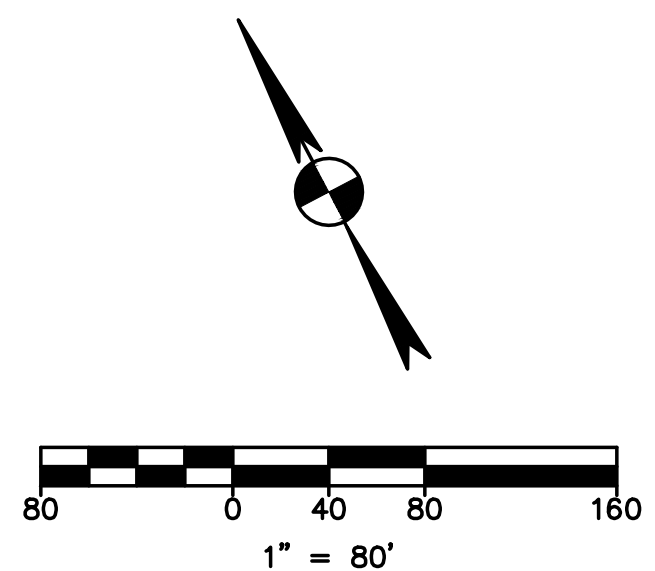
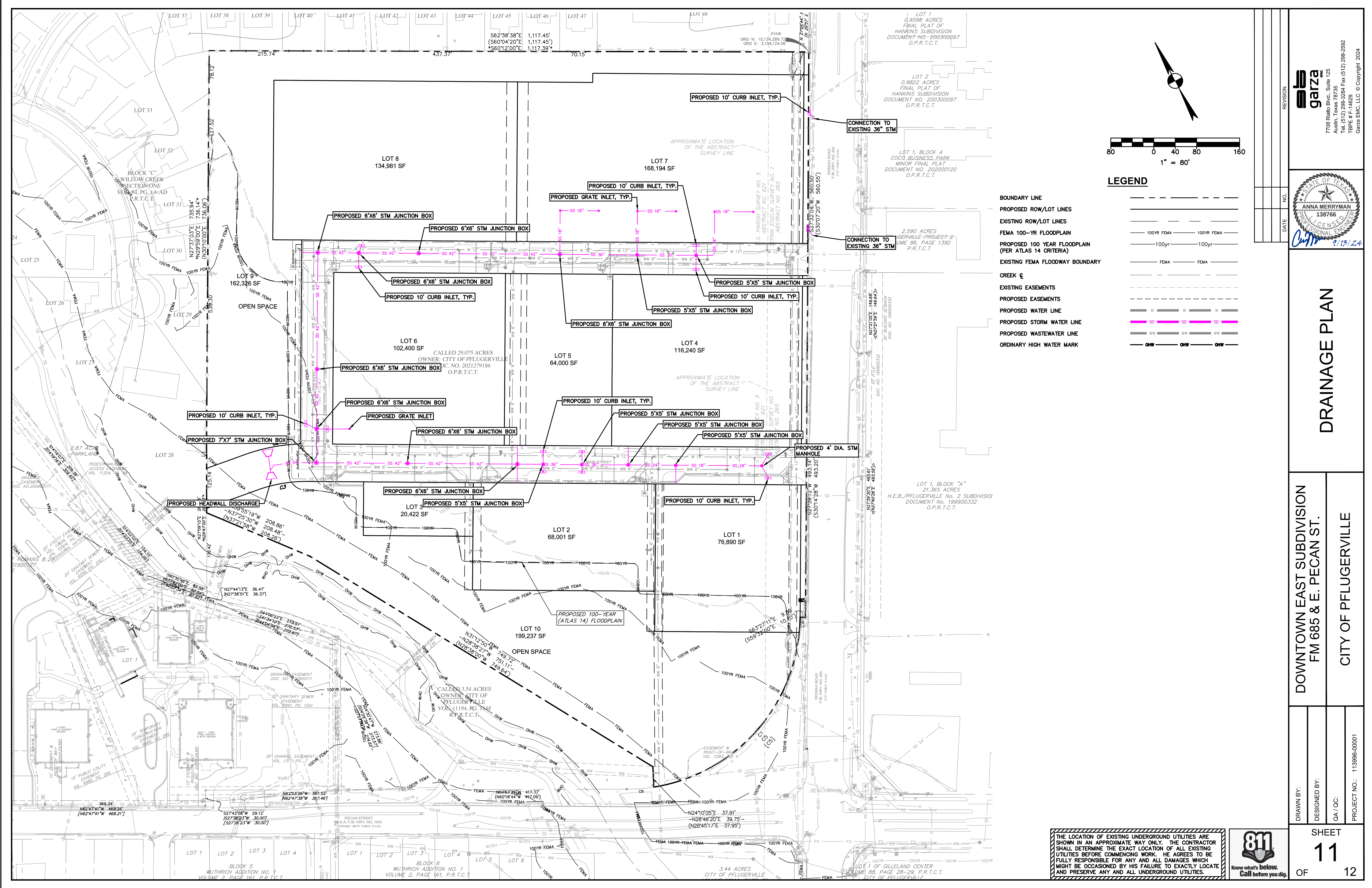
Area: B13										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	2.31	2.31	2.31	2.31	2.31	Concrete	2.19	95,592	95.00	
C	0.72	0.80	0.85	0.94	0.97	Grass, Good, 0-2%	0.12	5,031	5.00	
Tc	5.00	5.00	5.00	5.00	5.00					
I	6.28	9.28	11.35	14.89	19.15					
Q	10.5	17.2	22.3	32.3	43.1	Total	2.31	100,624	100	

Area: B14										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	1.54	1.54	1.54	1.54	1.54	Concrete	0.91	39,640	59.09	
C	0.53	0.59	0.64	0.72	0.79	Grass, Good, 0-2%	0.63	27,443	40.91	
Tc	5.00	5.00	5.00	5.00	5.00					
I	6.28	9.28	11.35	14.89	19.15					
Q	5.1	8.5	11.2	16.5	23.3	Total	1.54	67,082	100	

Area: B15										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	2.25	2.25	2.25	2.25	2.25	Concrete	2.25	98,010	100.00	
C	0.75	0.83	0.88	0.97	1.00					
Tc	5.00	5.00	5.00	5.00	5.00					
I	6.28	9.28	11.35	14.89	19.15					
Q	10.6	17.3	22.5	32.5	43.1	Total	2.25	98,010	100	

Area: B16										
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	0.12	0.12	0.12	0.12	0.12	Asphalt	0.06	2,614	50.00	
C	0.65	0.72	0.77	0.86	0.92	Concrete	0.04	1,742	33.33	
Tc	5.00	5.00	5.00	5.00	5.00	Grass, Good, 0-2%	0.02	871	16.67	
I	6.28	9.28	11.35	14.89	19.15					
Q	0.5	0.8	1.1	1.5	2.1	Total	0.12	5,227	100	

Area:						B17				
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%	
Acres	0.10	0.10	0.10	0.10	0.10	Asphalt Concrete	0.06	2,614	60.00	
C	0.74	0.82	0.87	0.96	1.00		0.04	1,742	40.00	
Tc	5.00	5.00	5.00	5.00	5.00					
I	6.28	9.28	11.35	14.89	19.15					
Q	0.5	0.8	1.0	1.4	1.9	Total	0.10	4,356	100	



LEGEND

- BOUNDARY LINE
- PROPOSED ROW/LOT LINES
- EXISTING ROW/LOT LINES
- FEMA 100-YR FLOODPLAIN
- PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)
- EXISTING FEMA FLOODWAY BOUNDARY
- CREEK C
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- PROPOSED WATER LINE
- PROPOSED STORM WATER LINE
- PROPOSED WASTEWATER LINE
- ORDINARY HIGH WATER MARK

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SHEET
11
OF 12

DOWNTOWN EAST SUBDIVISION
FM 685 & E. PECAN ST.

CITY OF PFLUGERVILLE

DRAINAGE PLAN

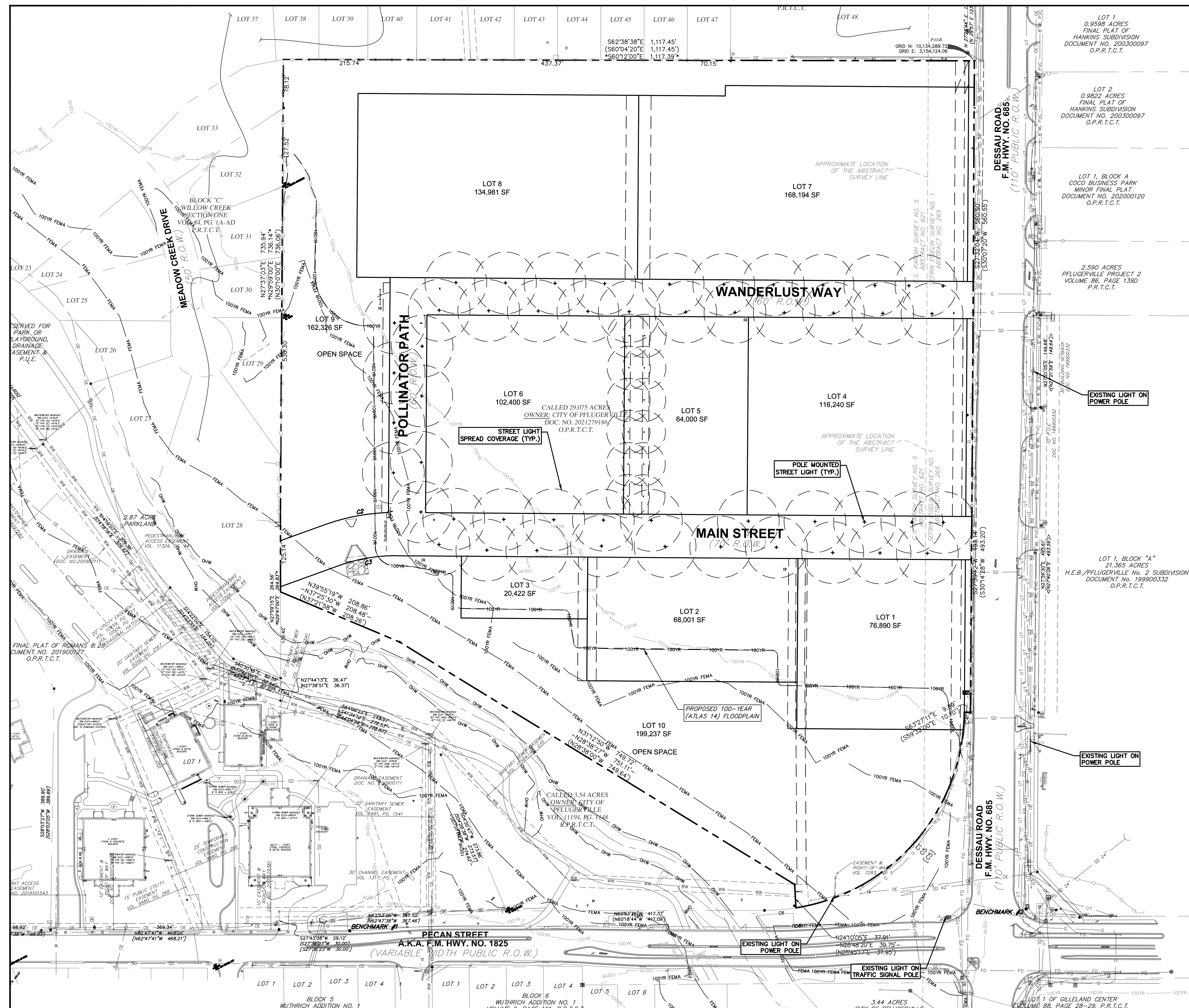
DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113996-00001

REVISION

NO.	DATE	DESCRIPTION
1	11/13/24	Initial Design

anna merrymann
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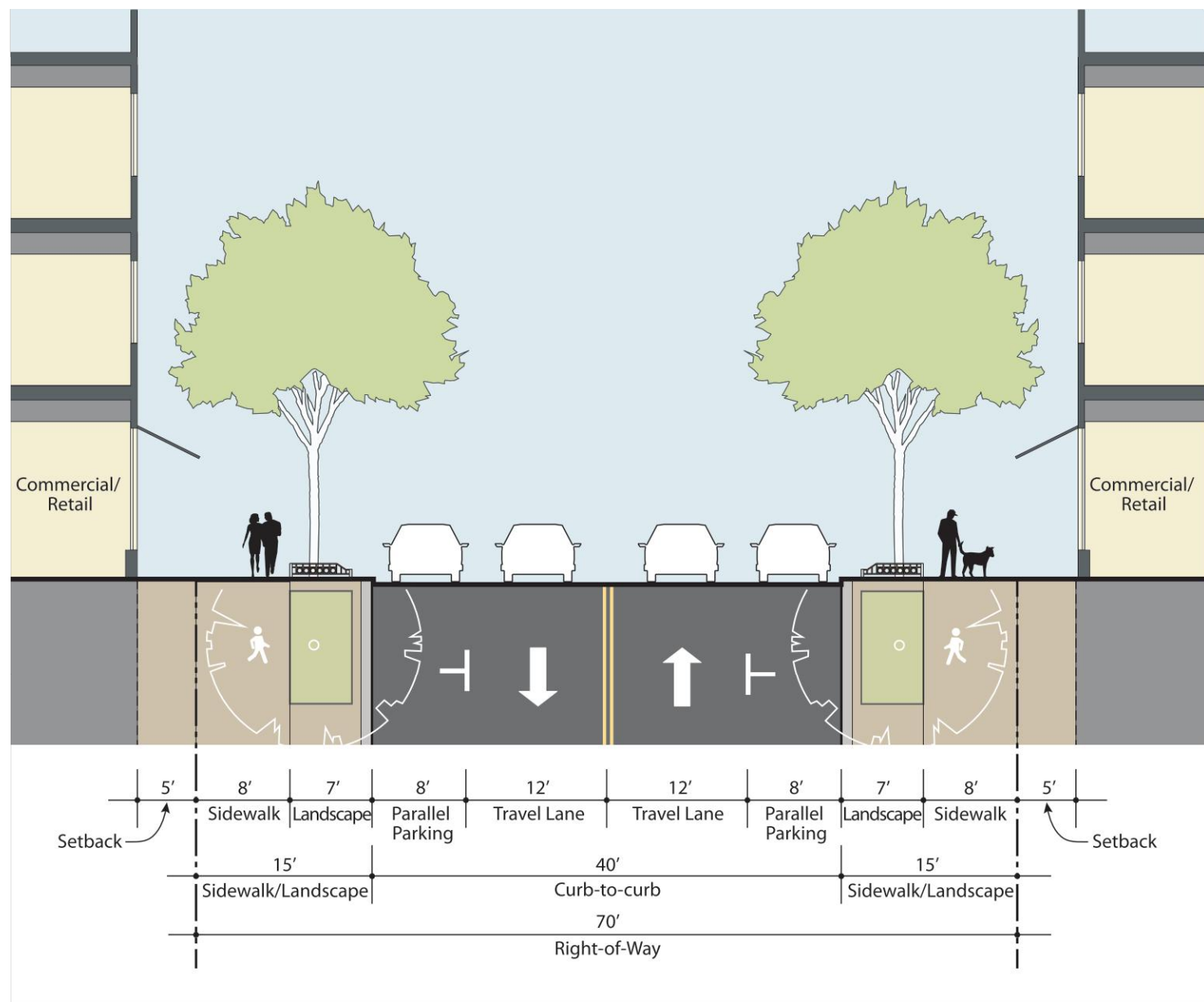
LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		WATER MANHOLE
		WATER LINE MARKER
		UNDERGROUND CABLE MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		GAS RISER
		TELEPHONE RISER
		SPRINKLER CONTROL BOX
		SWITCH GEAR & PAD
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		DUMPSITE
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		WALL
		SGN
		WHEELSTOP
		BOLLARD
		FINISH FLOOR ELEVATION
		PARKING COUNT (REGULAR SPACES)
		PARKING COUNT (HANDICAP SPACES)
		PARKING COUNT (PARALLEL SPACES)
		HANDICAP SPACE
		BIKE PARKING
		BARRICADE
		LIMITS OF CONSTRUCTION
		PROPOSED ATLAS 14 100-YR FLOODPLAIN
		EXISTING ATLAS 14 100-YR FLOODPLAIN
		EXISTING FEMA 100-YR FLOODPLAIN
		EXISTING FEMA FLOODWAY BOUNDARY
		ORDINARY HIGH WATER MARK

NOTES

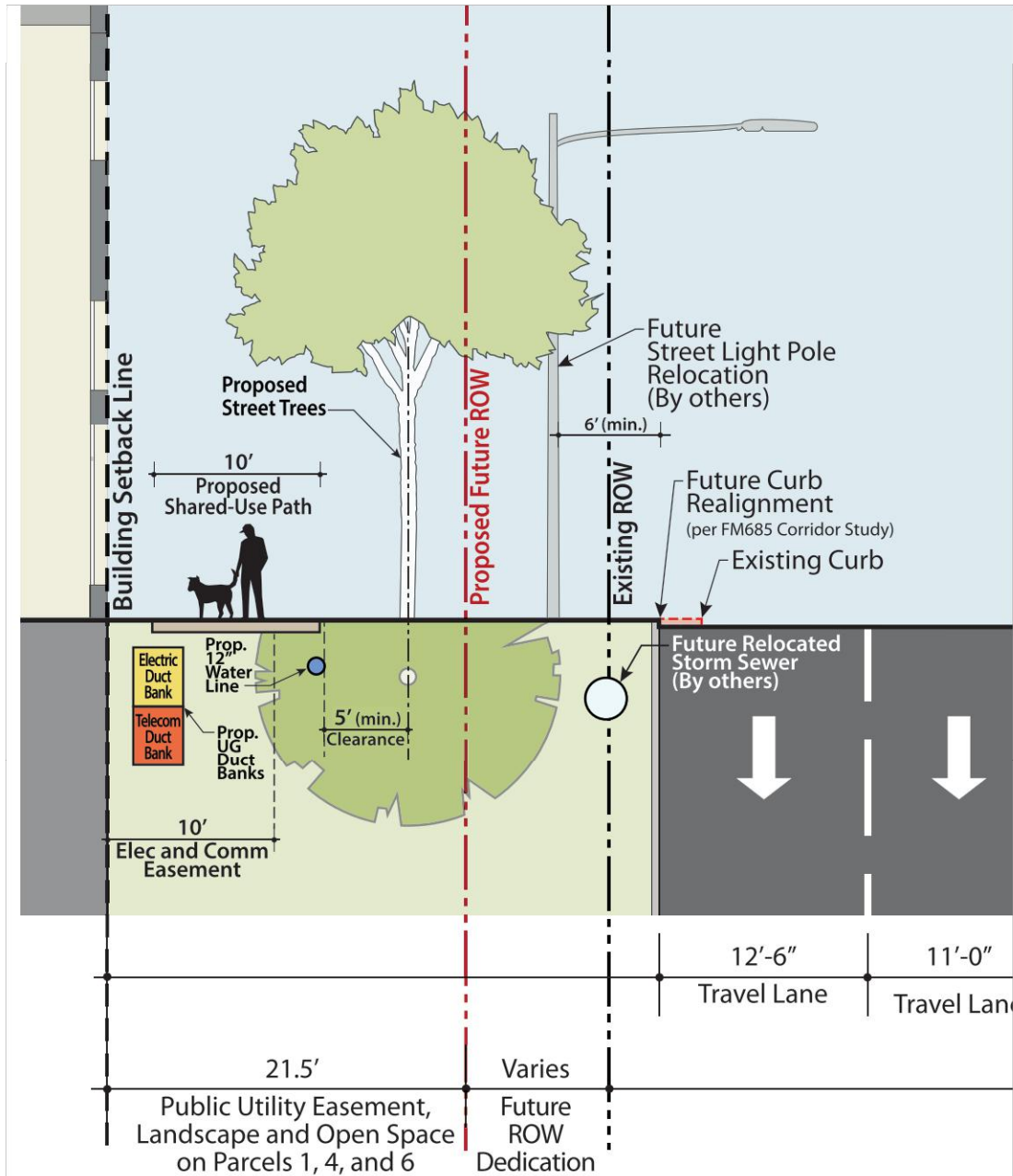
1. STREET LIGHTING CONCEPT SHOWN FOR PRELIMINARY PURPOSES ONLY. FINAL STREET LIGHTING CONDUIT AND LOCATION DESIGN TO BE PROVIDED WITH FUTURE SUBDIVISION CONSTRUCTION PLANS, AS COORDINATED WITH OWNER AND ELECTRIC PROVIDER.

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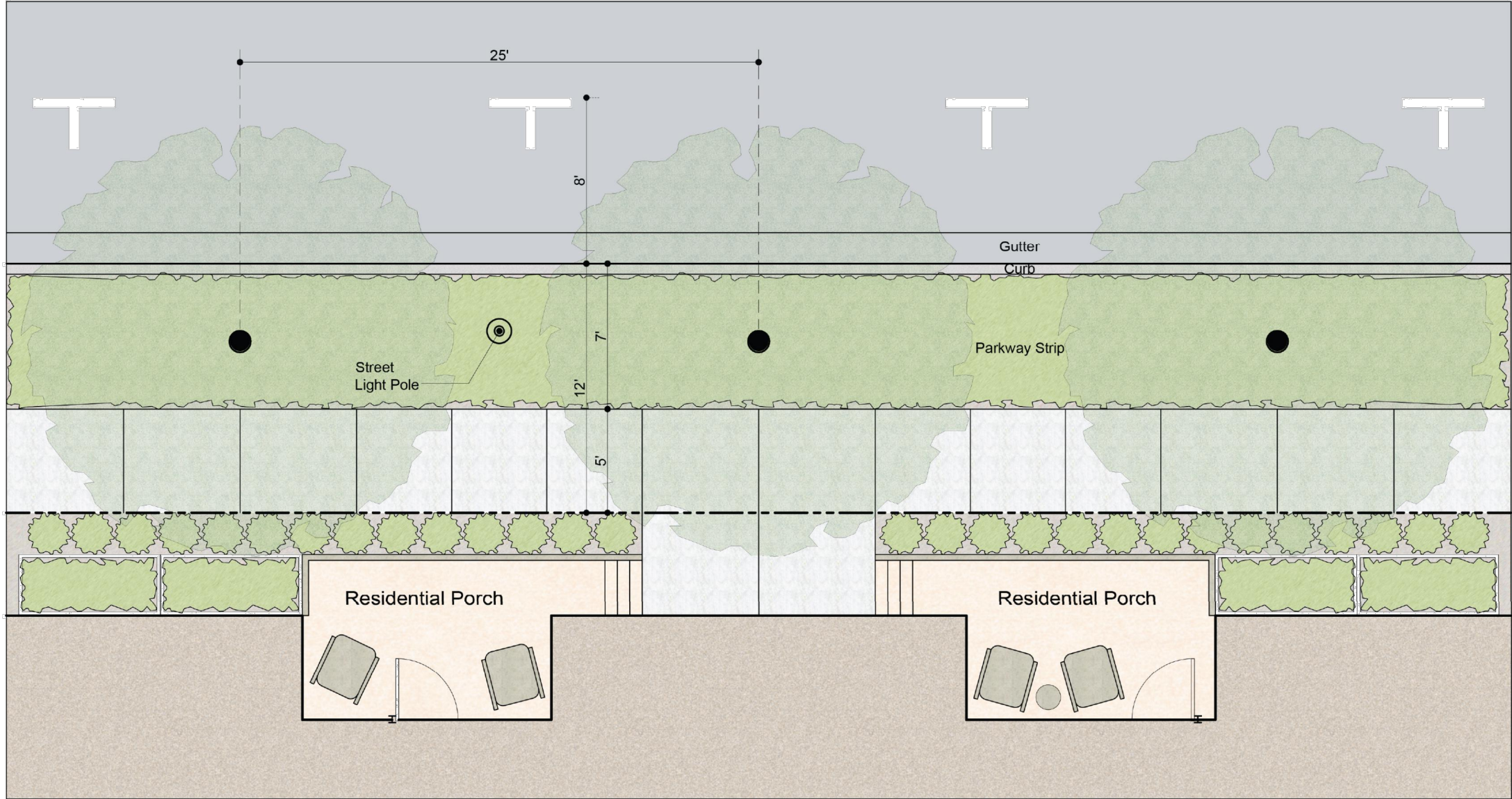




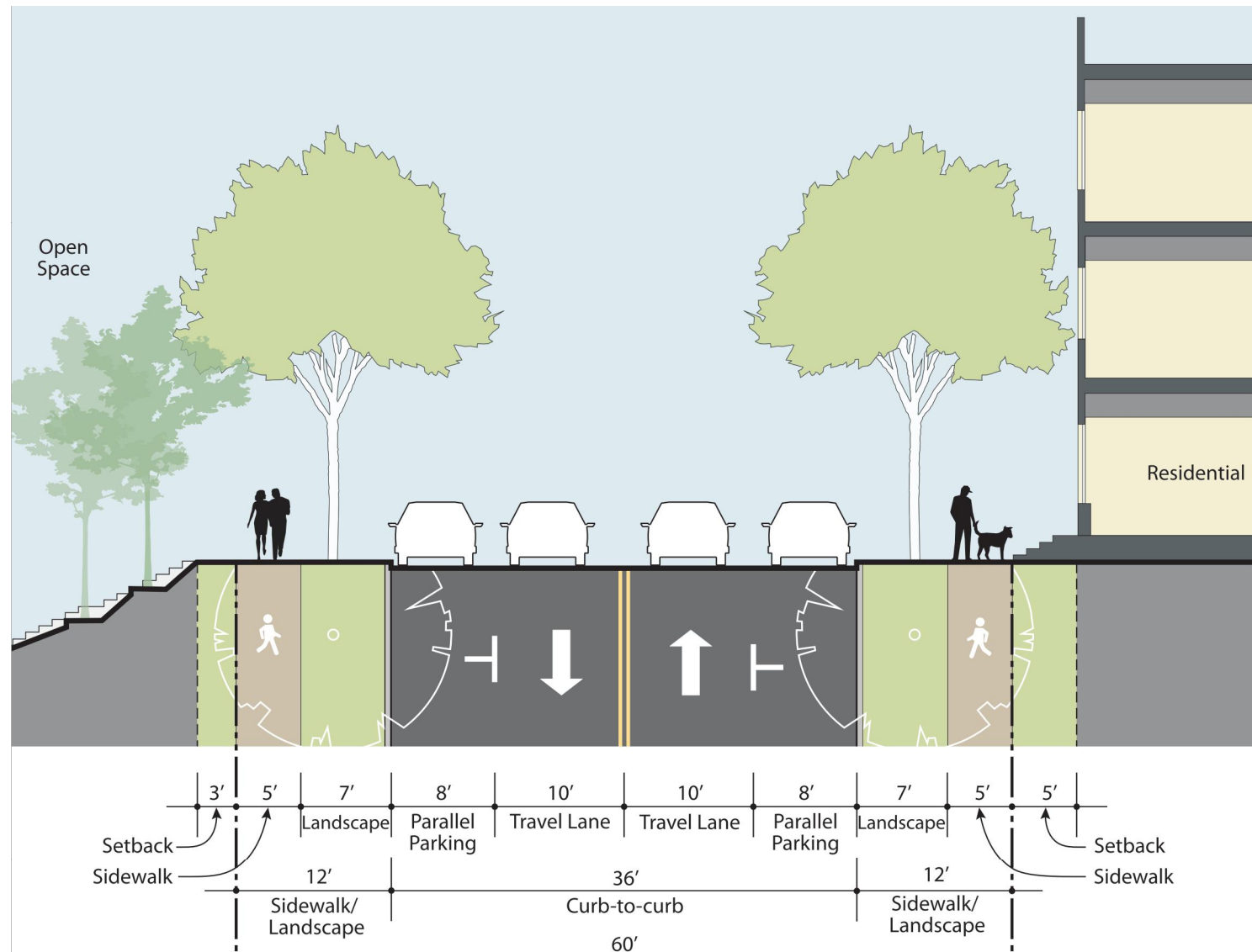
MAIN STREET



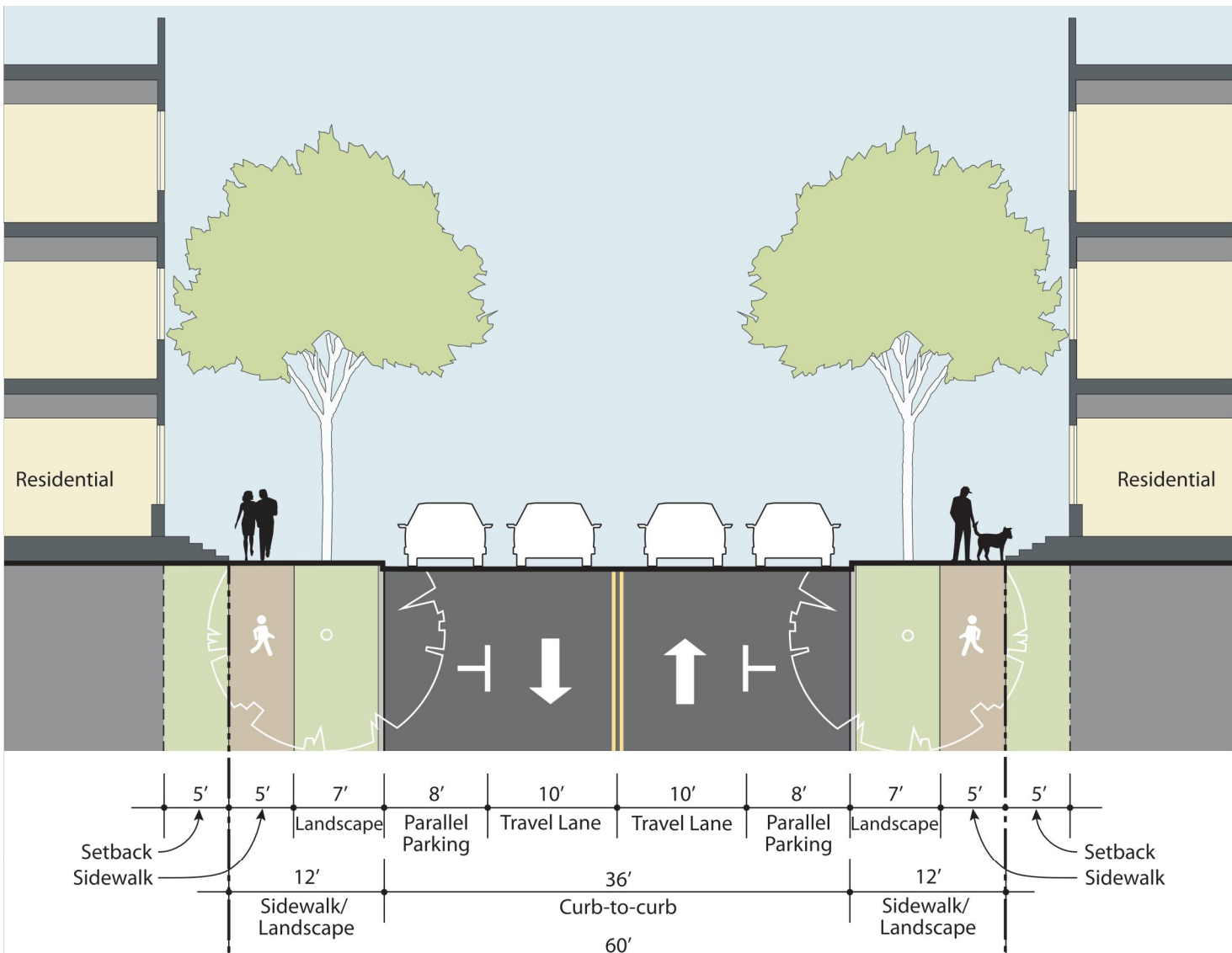
FM 685



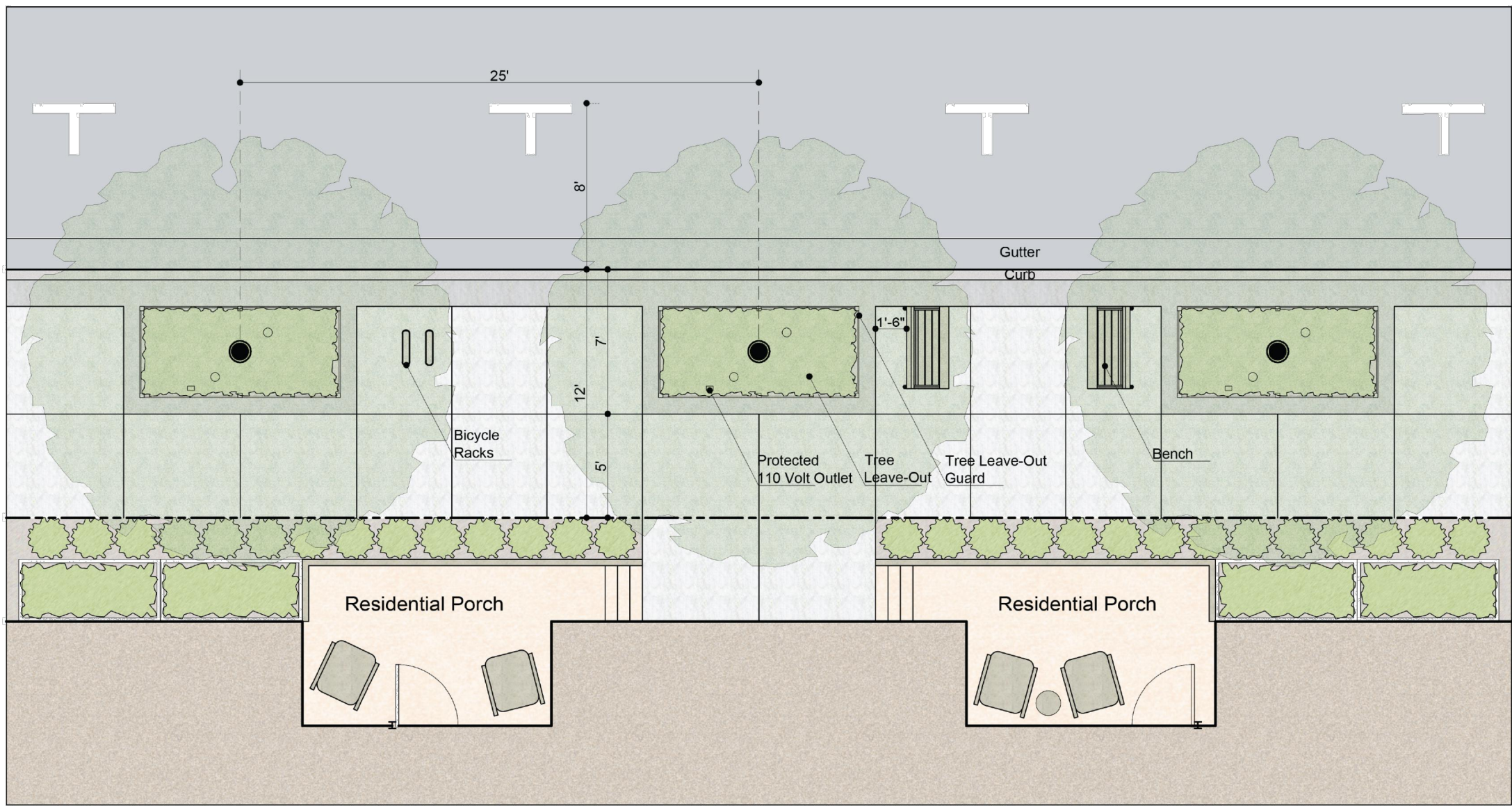
POLLINATOR PATH & WANDERLUST WAY



POLLINATOR PATH



WANDERLUST WAY



ALTERNATIVE POLLINATOR PATH & WANDERLUST WAY TREATMENT



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STATE OF TEXAS
ANNA MERRYMAN
138766
PROFESSIONAL ENGINEER
4/13/24

PUD STREET SECTION

DOWNTOWN EAST SUBDIVISION
FM 685 & E. PECAN ST.

CITY OF PFLUGERVILLE

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113896-00001

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OF 12

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

