

REVISIONS							
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.)/%	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE

PRELIMINARY 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 THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
 - A 10-FT PUE SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
 - EASEMENTS 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 FOOT WIDE SIDEWALK SHALL BE PROVIDED ALONG THE EXTENT OF THE SUBDIVISION ALONG ALL PUBLIC STREETS AND AS PROVIDED IN THE PFLUGERVILLE FARM PUD (PER ORDINANCE # 1396-19-06-11).
 - 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-BA.
 - 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, 25, AND 100-YEAR STORM.
 - 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 AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014 AS WELL AS REVISION 15-06-3658P-481028 EFFECTIVE JUNE 3, 2016.
 - 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 REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - THE PRIVATE ROADWAY AND UTILITIES WILL BE CONTAINED WITHIN ACCESS AND UTILITY EASEMENTS. USE AND MAINTENANCE OF THE ROADWAY AND UTILITIES WILL BE SHARED AMONG THE THREE LOT OWNERS.
 - RELATED CASES: CITY ORDINANCE # 1396-19-06-11
- STUDIES ASSOCIATED WITH THIS PROJECT:
- WASTEWATER CAPACITY STUDY - PAPE-DAWSON, TO BE SUBMITTED WITH SITE PLAN APPLICATION
 - TIA LETTER - PAPE-DAWSON, PREPARED AS OF JUNE 2019 AND IS IN REVIEW AT THE CITY OF PFLUGERVILLE
 - WATER MODEL - PAPE-DAWSON, TO BE SUBMITTED WITH SITE PLAN APPLICATION
 - ENGINEER'S AND DRAINAGE REPORT - PAPE-DAWSON, 11/15/2019

OWNER
RPC STONE HILL INVESTMENTS LP
2101 CEDAR SPRINGS RD. 1600
DALLAS, TEXAS 75201
(214) 849-9000

DEVELOPER
THOMPSON REALTY CAPITAL
1600 N. COLLINS BLVD., SUITE 2100
RICHARDSON, TEXAS 75080
(972) 644-2400

ENGINEER
PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY. BLDG 3,
SUITE 200
AUSTIN, TEXAS 78759
Ph: (512)454-8711

SURVEYOR
PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY. BLDG 3,
SUITE 200
AUSTIN, TEXAS 78759
Ph: (512)454-8711

AT&T TEXAS:
712 E. HUNTLAND DRIVE
AUSTIN, TEXAS 78752
(512)870-4766 / FAX (512)870-4711

SUDDENLINK COMMUNICATIONS:
111 NORTH COLLEGE STREET
GEORGETOWN, TEXAS 78626
(512) 563-7063 / FAX (512)869-2962

ATMOS ENERGY CORPORATION
3110 N IH-35
ROUND ROCK, TEXAS 78681
(512)310-3856 / FAX (512)310-3880

TIMEWARNER CABLE INC.
12012 NORTH MOPAC EXPRESSWAY
AUSTIN, TEXAS 78758
(512)682-8510 / FAX (512)682-8592

T.C.E.S.D. NO. 2
PFLUGERVILLE FIRE DEPARTMENT
203 E. PECAN STREET
PFLUGERVILLE, TEXAS 78660
(512)251-2801

ONCOR
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
(512)244-5606

CITY OF PFLUGERVILLE - PUBLIC WORKS DEPARTMENT

CONTACT: MATT WOODWARD
15500 SUN LIGHT NEAR WAY #B
PFLUGERVILLE, TEXAS 78691-0589
(512)990-6400

LEGAL DESCRIPTION :

A 40.360 ACRE TRACT OF LAND, SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 40.360 ACRE TRACT OF LAND IN DEED TO DIMENSION-RPC STONE HILL, LP, RECORDED IN DOCUMENT NO. 2012171807 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAND USE	BLOCK	LOT #
MULTI-FAMILY	11.259 AC.	A LOT 1
MULTI-FAMILY	9.943 AC.	A LOT 2
CL4 (PER PUD)	8.994 AC.	A LOT 3
PRIVATE DRIVE	1.842 AC.	A LOT 3
PARKLAND DEDICATION	8.322 AC.	A LOTS 4 & 5
TOTAL AREA	40.360 AC	

PARKLAND DEDICATION:

LOT	REQUIRED		PROPOSED 50%			PROPOSED	
	AC./1000	DENSITY - PERSONS	PARKLAND DEDICATION N	FLOODPLAIN STORAGE	FLOODPLAIN OUTSIDE	DEDICATION	DEFICIT (AC.)
LOT 1	6.6	2	258	3.41	3.77	1.88	1.24
LOT 2	6.6	2	215	2.84	4.28	2.14	0.70
LOT 3			TBD				

FEE IN LIEU = (1.24 + 0.7) X \$43,560 = \$84,506.40
PARKLAND DEVELOPMENT FEE = (258 + 215) X \$496 = \$234,608

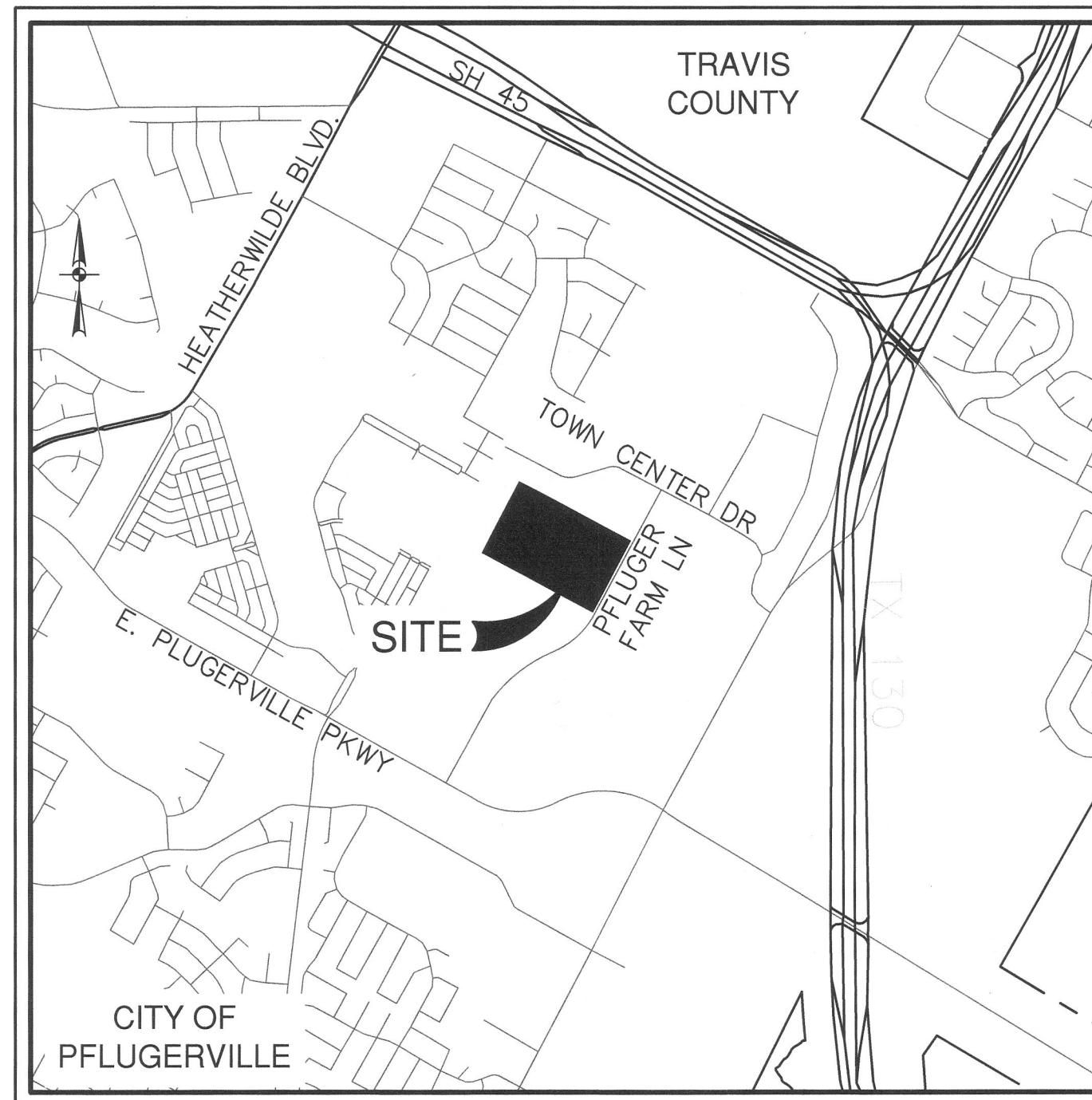
NOTE: FEE IN LIEU/PARKLAND DEDICATION FEE BOND SHALL BE PROVIDED PRIOR TO PLAT RECORDATION. LOT 3 FEE IN LIEU/PARKLAND DEVELOPMENT FEE TO BE EVALUATED AT THE TIME LOT 3 USE IS DETERMINED DURING SITE PLAN STAGE FOR SAID LOT 3. FOR LOT 3, PARKLAND REQUIREMENTS AT THE TIME OF DEVELOPMENT WILL APPLY.

PFLUGERVILLE APARTMENTS

PFLUGERVILLE, TEXAS

PRELIMINARY PLAN

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



LOCATION MAP
NOT TO SCALE

THOMPSON REALTY CAPITAL
1600 N. COLLINS BLVD., SUITE 2100
RICHARDSON, TEXAS 75080

OCTOBER 2019



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Sheet List Table

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SUBMITTED BY:
PAPE-DAWSON ENGINEERS

[Signature] 1/21/2020
REGISTERED PROFESSIONAL CIVIL ENGINEER
MARK RAMSEUR, P.E. #88748



PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY, BLDG 3, SUITE 200
AUSTIN, TEXAS 78759

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

THAT I, VALERIE ZURCHER RPLS #6222, 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 THE ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAN ARE SHOWN HEREON.

[Signature] 1/21/2020
REGISTERED PROFESSIONAL LAND SURVEYOR
VALERIE ZURCHER RPLS #6222



PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY, BLDG 3, SUITE 200
AUSTIN, TEXAS 78759
512-454-8711

BENCHMARKS:

BM #1: SET RXR SPIKE IN BASE OF 15" HACKBERRY TREE (NO. 1047)
ELEVATION = 719.02 (BASED ON NGVD 88)
N: 10144438.9758
E: 3155604.3567

BM #3 SET MAG NAIL WITH WASHER
ELEVATION = 731.51'
NGVD 88
N: 10144745.7160
E: 3154649.5216

FLOODPLAIN:

A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014 AS WELL AS REVISION 15-06-3658P-481028 EFFECTIVE JUNE 3, 2016.

PROPERTY DOCUMENTS:

THIS SITE IS CLASSIFIED AS A PUD PER ORD-0454.

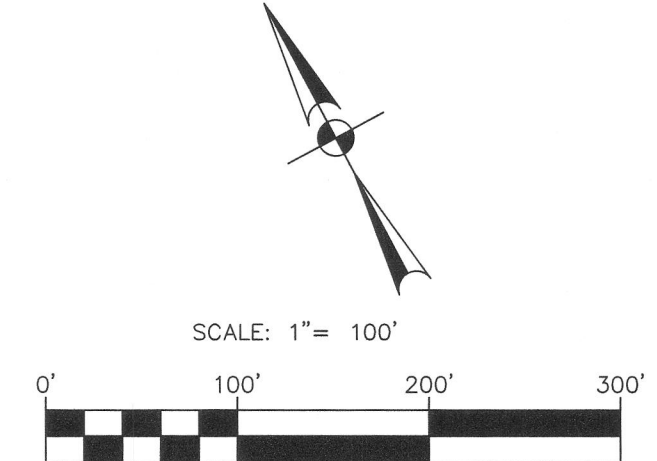
A PORTION OF THIS SITE IN LOCATED WITHIN A RESTRICTED AREA PER DOC. NO. 2005207805 O.P.R.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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.

REVISIONS		
No.	Revision Description	Prepared by:

NOTE:
 EXISTING BASE FLOOD ELEVATIONS (BFE) SHOWN BELOW ARE BASED ON ATLAS 14 RAINFALL DATA. ELEVATIONS ARE NOT CURRENT FEMA DATA.



- LEGEND**
- EXISTING PROPERTY LINE
 - - - EXISTING LOT & ADJACENT PROPERTY LINE
 - - - CALCULATED RESTRICTED AREA
 - FP FEMA 100-YR FLOODPLAIN [AREA "AE"]
 - x x x EXISTING BARBED WIRE FENCE
 - □ □ EXISTING ORNAMENTAL FENCE
 - O—O— EXISTING OVERHEAD ELECTRIC
 - - - EXISTING TOPOGRAPHY
 - ⊕ EXISTING WATER VALVE
 - ⊙ EXISTING STORM MANHOLE
 - ⊗ EXISTING WASTEWATER MANHOLE
 - ⊕ EXISTING HYDRANT
 - ⊞ EXISTING COMM BOX
 - ⊟ EXISTING LIGHT POST
 - ⊠ EXISTING SIGN
 - ⊡ EXISTING UTILITY POLE
 - ⊢ MONUMENT POINT
 - ⊣ EXISTING ELECTRIC BOX
 - ⊤ BENCHMARK
 - ⊥ EXISTING TREE; SEE LIST BELOW

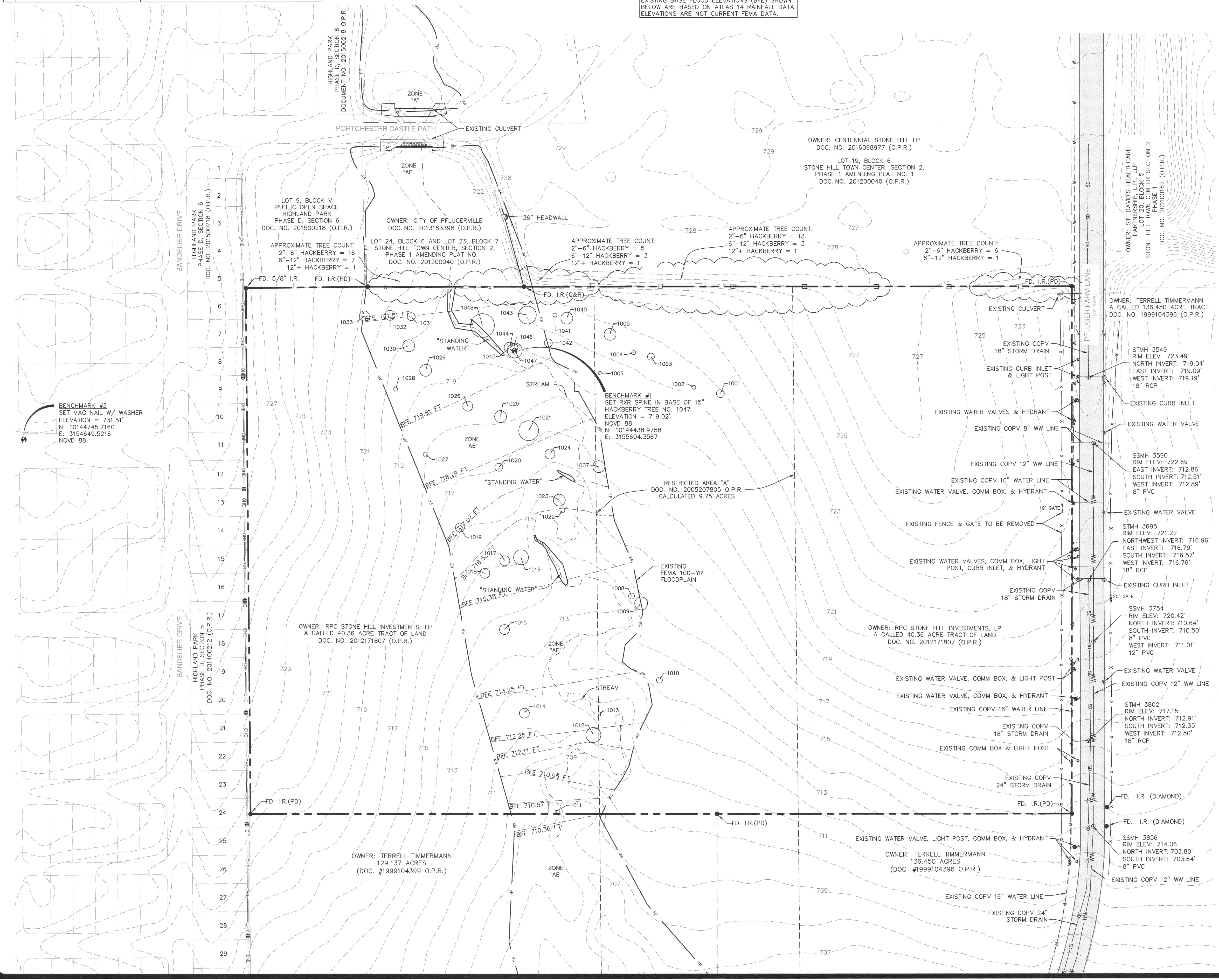
- NOTES:**
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 - EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING CITY OF PFLUGERVILLE LIDAR DATA DATED DECEMBER 21, 2018.
 - NO HERITAGE TREES ARE LOCATED ON THIS SITE.

TREE LIST:

1001	8"	HACKBERRY (P)
1002	4"	HACKBERRY
1003	7"	HACKBERRY
1004	4"	HACKBERRY
1005	12"	HACKBERRY (P)
1006	13"	HACKBERRY
1007	12"	HACKBERRY (P)
1008	16"	HACKBERRY
1009	13"	HACKBERRY (P)
1010	6"	HACKBERRY
1011	2"	HACKBERRY
1012	15"	HACKBERRY (P)
1013	2"	HACKBERRY
1014	10"	HACKBERRY (P)
1015	10"	HACKBERRY (P)
1016	15"	HACKBERRY (P)
1017	10"	HACKBERRY (P)
1018	10"	HACKBERRY (P)
1019	9"	HACKBERRY (P)
1020	8"	HACKBERRY (P)
1021	20"	HACKBERRY (3)
1022	5"	HACKBERRY (P)
1023	10"	HACKBERRY (P)
1024	12"	HACKBERRY (P)
1025	10"	HACKBERRY (P)
1026	10"	HACKBERRY (P)
1027	5"	HACKBERRY
1028	4"	HACKBERRY
1029	12"	HACKBERRY (P)
1030	12"	HACKBERRY (P)
1031	8"	HACKBERRY
1032	10"	HACKBERRY (P)
1033	10"	HACKBERRY (3)
1040	12"	HACKBERRY (P)
1041	4"	HACKBERRY
1042	8"	HACKBERRY (P)
1043	18"	HACKBERRY (3)
1044	5"	HACKBERRY
1045	11"	HACKBERRY (P)
1046	8"	HACKBERRY (P)
1047	15"	HACKBERRY (P)
1048	24"	HACKBERRY (3)

P - CLASS 2 PROTECTED TREE
 3 - CLASS 3 PROTECTED TREE

* NO TREES ARE DESIGNATED TO BE REMOVED FOR IMPROVEMENTS
 NO HERITAGE TREES ARE LOCATED ON THIS SITE



NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
 LICENSED PROFESSIONAL ENGINEER
 1/21/2020

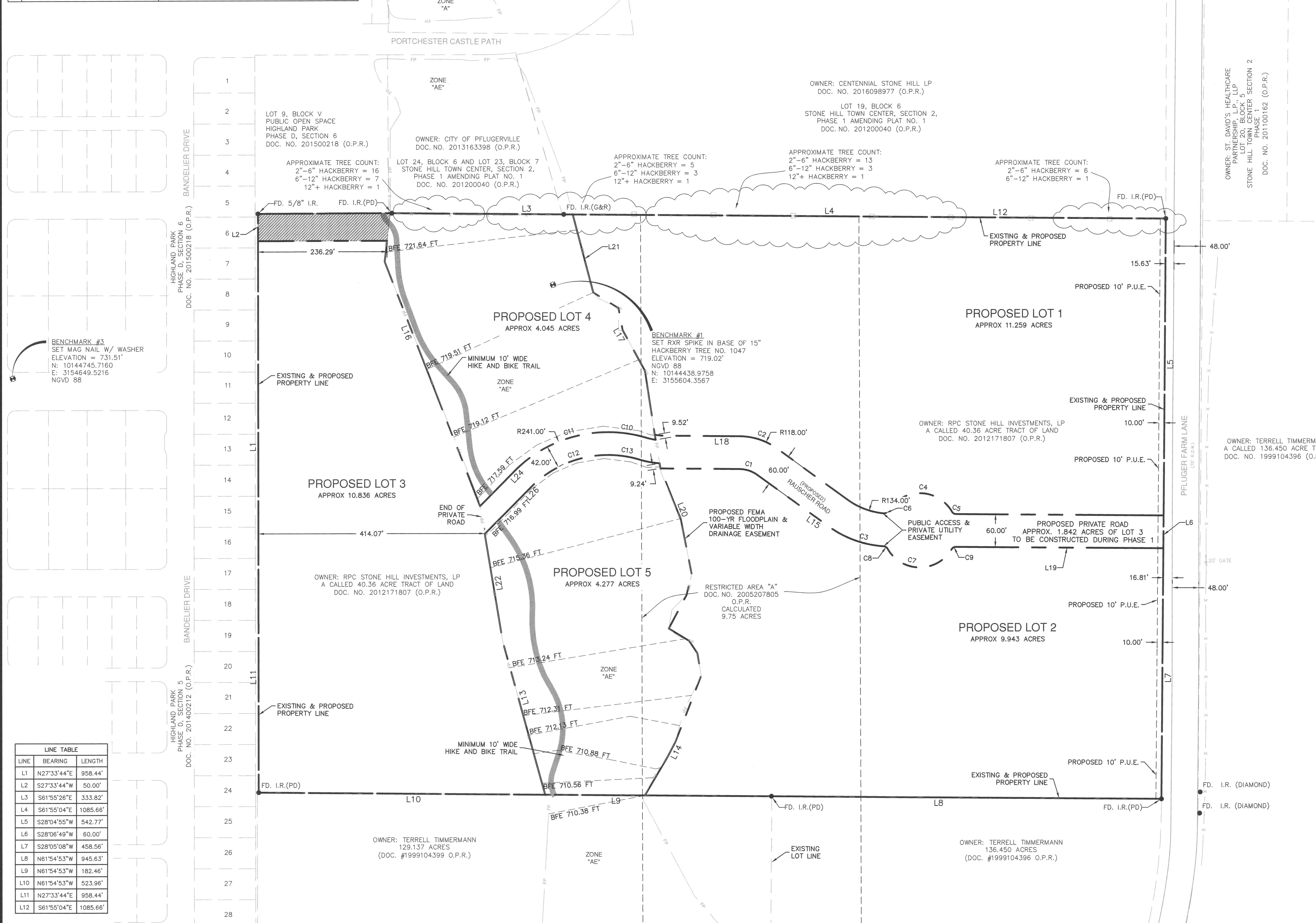
PFLUGERVILLE APARTMENTS
 PFLUGERVILLE, TEXAS
PRELIMINARY PLAN
 EXISTING CONDITIONS

JOB NO.	50986-01
DATE	January 2020
DESIGNER	TR
CHECKED	DRAWN KHT
SHEET	02 of 06

Date: Jan 20, 2020, 1:45pm, User ID: Triek
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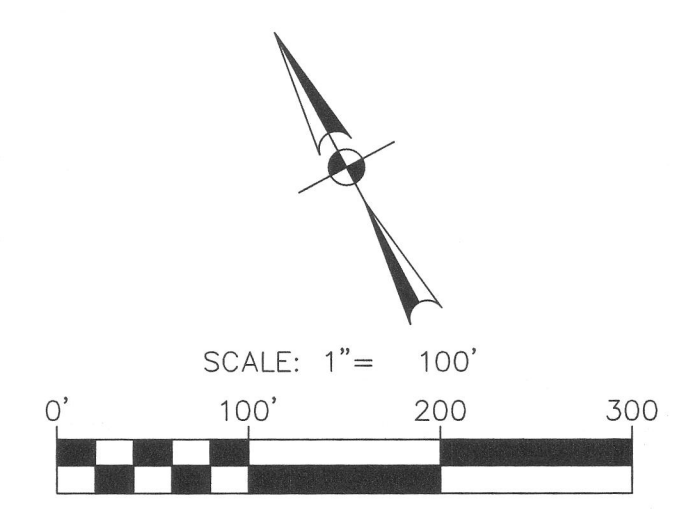
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No.	Revision Description	Prepared by:



LINE	BEARING	LENGTH
L1	N27°33'44"E	958.44'
L2	S27°33'44"W	50.00'
L3	S61°55'26"E	333.82'
L4	S61°55'04"E	1085.66'
L5	S28°04'55"W	542.77'
L6	S28°06'49"W	60.00'
L7	S28°05'08"W	458.56'
L8	N61°54'53"W	945.63'
L9	N61°54'53"W	182.46'
L10	N61°54'53"W	523.96'
L11	N27°33'44"E	958.44'
L12	S61°55'04"E	1085.66'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	58.00'	35°21'57"	N44°14'07"W	35.23'	35.80'
C3	193.00'	32°13'52"	N42°40'05"W	107.14'	108.57'
C7	68.00'	120°15'41"	N61°47'14"W	117.93'	142.73'
C8	8.00'	57°07'37"	N30°13'12"W	7.65'	7.98'
C9	8.00'	60°00'00"	S88°04'55"W	8.00'	8.38'



- LEGEND**
- PROPOSED PROPERTY BOUNDARY
 - - - PROPOSED EASEMENT
 - - - PROPOSED LOT LINE
 - - - ADJACENT PROPERTY/LOT LINE
 - FF FEMA 100-YR FLOODPLAIN [AREA "AE"]
 - CALCULATED RESTRICTED AREA
 - X X X EXISTING BARBED WIRE FENCE
 - o o o EXISTING POST & RAIL FENCE
 - EXISTING OVERHEAD ELECTRIC
 - MINIMUM 10' WIDE HIKE AND BIKE TRAIL
 - MONUMENT POINT
 - ⊕ BENCHMARK
 - ▨ PARKLAND DEDICATION OUTSIDE FLOODPLAIN

BENCHMARKS:

BM #1: SET RXR SPIKE IN BASE OF 15" HACKBERRY TREE (NO. 1047)
ELEVATION = 719.02 (BASED ON NGVD 88)
N: 10144438.9758
E: 3155604.3567

BM #3: SET MAG NAIL WITH WASHER
ELEVATION = 731.51'
NGVD 88
N: 10144745.7160
E: 3154649.5216

ZONING:
THE PROPERTY IS IN THE CITY OF PFLUGERVILLE AND ZONING IS PUD, AS CLASSIFIED UNDER ORDINANCE #1396-19-06-11. CL4 PER THE PUD ALLOWABLE USES INCLUDE: ASSISTED LIVING, CONDOMINIUM, SKILLED NURSING/NURSING HOME, PARK/PLAYGROUND, PERSONAL SERVICES OF PLACE OF WORSHIP.

FLOODPLAIN:
A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #484530280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014 AS WELL AS REVISION 15-06-3658P-481028 EFFECTIVE JUNE 3, 2016.

THE DESIGN INTENDS TO REVISE THE 1% AC FLOODPLAIN DUE TO ADDING THE ROADWAY CROSSING AND GENERALLY HOLDING THE CURRENT FEMA EFFECTIVE FLOODPLAIN BOUNDARY. BASE FLOOD ELEVATIONS WILL BE INCREASING ON OUR SITE, BUT WILL NOT INCREASE OR DECREASE OUTSIDE OF THE SITE DUE TO THE PROPOSED IMPROVEMENTS ONLY.

PHASING:
THE PROJECT SHALL BE DEVELOPED IN LIKELY THREE (3) PHASES. PHASES ONE AND TWO WILL INCLUDE THE MULTI-FAMILY DEVELOPMENT. THE PRIVATE ROADWAY, WALKWAYS AND TRAIL SYSTEM WILL BE CONSTRUCTED DURING PHASE ONE OF THE DEVELOPMENT. PHASE THREE WILL CONSIST OF THE RESTRICTED TRANSITIONAL DEVELOPMENT (LOT 3). PHASES MAY BE CONSTRUCTED OUT OF NUMERICAL ORDER, ALTHOUGH AS PART OF ANY INITIAL PHASE, THE PROPERTY SHALL REQUIRE DEVELOPMENT OF THE FULL EXTENT OF THE PRIVATE ROADWAY THROUGH THE PARKLAND WITH ALL WALKWAYS, PARK DEDICATION AND TRAIL SYSTEM.

- PHASE 1: MULTIFAMILY DEVELOPMENT OF LOT 1
PRIVATE ROADWAY DEVELOPMENT OF APPROXIMATELY 1.689 ACRES OF LOT 3
- PHASE 2: PARKLAND DEDICATION OF LOTS 4 & 5
- PHASE 3: MULTIFAMILY DEVELOPMENT OF LOT 2
- REMAINING DEVELOPMENT FOR LOT 3 CONSISTING OF EITHER:
- ASSISTED LIVING;
- CONDOMINIUM;
- SKILLED NURSING/NURSING HOME (CONVALESCENT);
- PARK & PLAYGROUND;
- PERSONAL SERVICES; OR
- PLACE OF WORSHIP

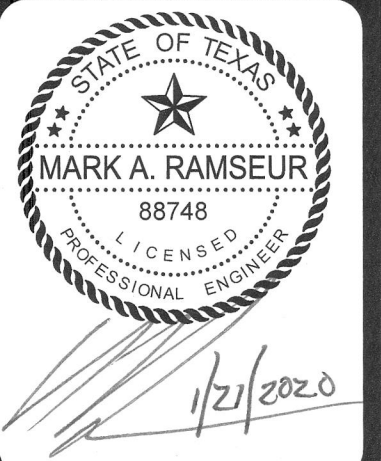
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A 40.360 ACRE TRACT OF LAND, SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 40.360 ACRE TRACT OF LAND IN DEED TO DIMENSION-RPC STONE HILL, LP, RECORDED IN DOCUMENT NO. 2012171807 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOT #	LAND USE	AREA
LOT 1	MULTI-FAMILY	11.259 AC.
LOT 2	MULTI-FAMILY	9.943 AC.
LOT 3	FUTURE DEVELOPMENT	8.994 AC.
	PRIVATE DRIVE	1.842 AC.
LOT 4&5	PARKLAND DEDICATION	8.322 AC.
	TOTAL AREA	40.360 AC.

PARKLAND:
LOTS 4 & 5 WILL BE DEDICATED AS PARKLAND. UTILITY SERVICES WILL NOT BE PROVIDED TO THESE LOTS.

TRAFFIC:
A TRAFFIC IMPACT ANALYSIS HAS BEEN PREPARED AS OF JUNE 2019 AND IS IN REVIEW AT THE CITY OF PFLUGERVILLE.

DATE	NO.	REVISION



PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.654.8711
TXPE FIRM REGISTRATION #10028801

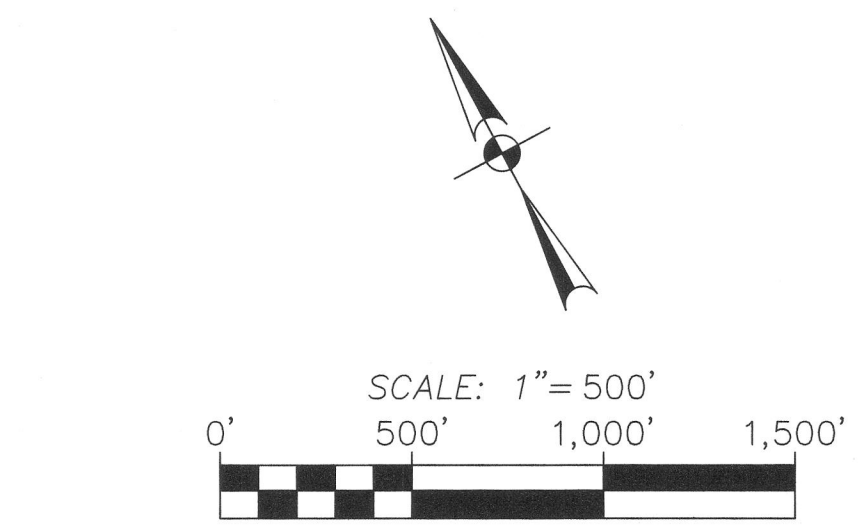
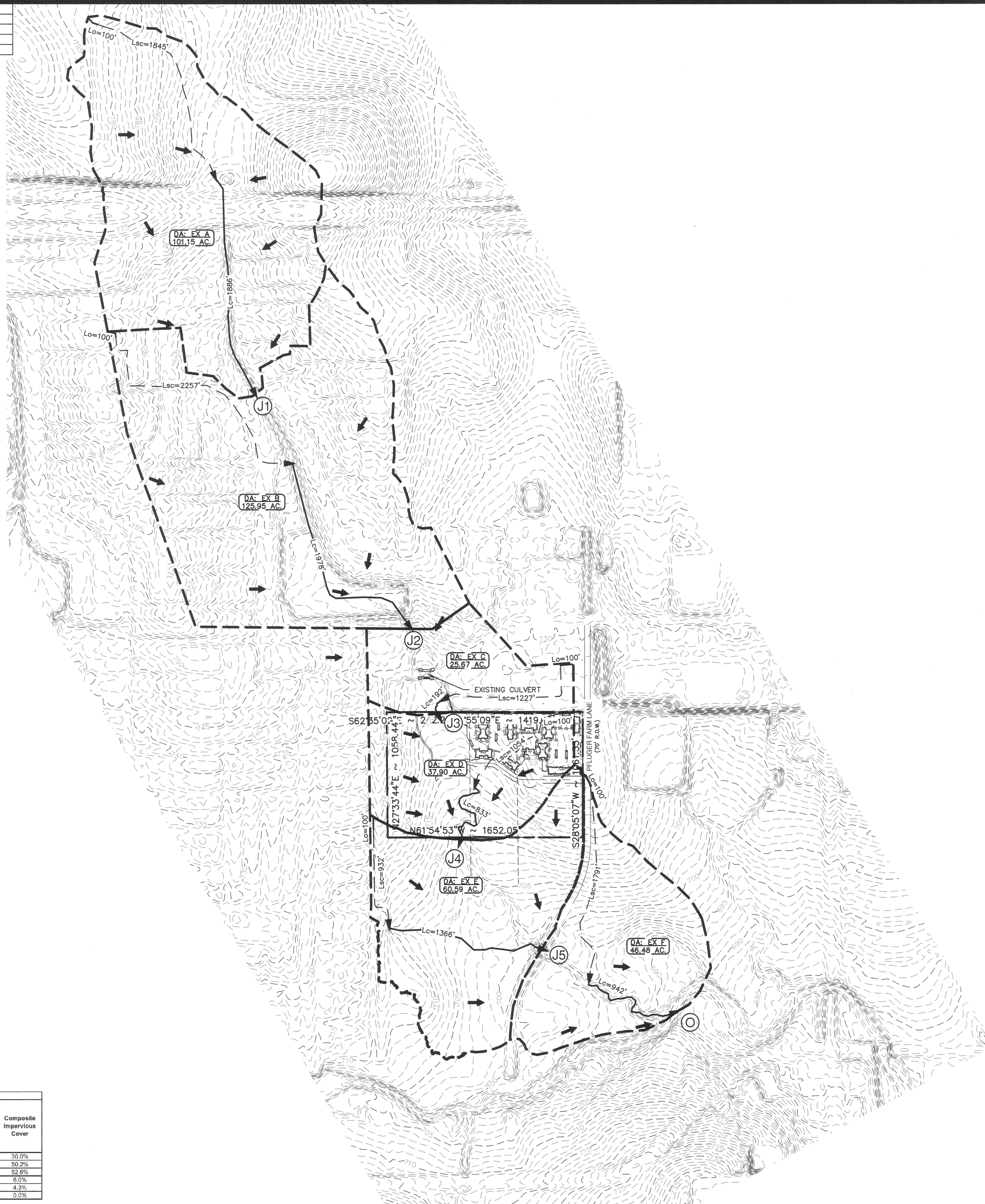
PFLUGERVILLE APARTMENTS
PFLUGERVILLE, TEXAS
PRELIMINARY PLAN
PRELIMINARY PLAN

JOB NO. 50986-01
DATE January 2020
DESIGNER TR
CHECKED DRAWN KHT
SHEET 03 of 06

Date: Jan 21, 2020, 8:20am User ID: Ttrak
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REVISIONS	
No. Revision	Description



LEGEND:

	UNIT BOUNDARY
	EXISTING CONTOUR
	DRAINAGE AREA BOUNDARY
	OVERLAND FLOW
	SHALLOW CONCENTRATED FLOW
	CHANNELIZED FLOW
	DIRECTION OF FLOW
	DRAINAGE CALCULATION POINT
	DRAINAGE AREA LABEL

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING CONTOUR DATA FROM TNRS.

FLOODPLAIN:
A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014 AS WELL AS REVISION 15-06-3658P-481028 EFFECTIVE JUNE 3, 2016.

Table 1. Lag Time Calculations

Basin	A	B	C	D	E	F
Drainage Area (acres)	101.2	125.9	25.7	37.9	60.6	46.5
Drainage Area (mi ²)	0.158	0.197	0.040	0.059	0.095	0.073
Overland Flow Length	100	100	100	100	100	100
Shallow Flow Length	1,845	2,257	1,227	1,031	932	1,758
Channel Flow Length	1,888	1,578	192	833	1,386	942
Total Flow Length (ft)	3,831	4,335	1,519	1,964	2,398	2,800
Overland Flow High	797.75	771.5	728.1	727	723.3	721.4
Overland Flow Low	796	769.8	727.6	724.5	722.6	721.3
Change in Elevation (ft)	1.75	1.7	0.5	2.5	0.7	0.1
Shallow High	796	769.8	727.6	724.5	722.6	721.3
Shallow Low	770.3	739.27	721.5	712.8	709.8	691.1
Change in Elevation (ft)	25.7	30.53	6.1	11.7	12.8	30.2
Channel High	770.3	739.27	721.5	712.8	709.8	691.1
Channel Low	746.8	725.62	719.9	707.6	693.1	683.1
Change in Elevation (ft)	23.5	13.65	1.6	5.2	16.7	8
Overland Flow Slope	0.018	0.017	0.005	0.025	0.007	0.001
Shallow Flow Slope	0.014	0.014	0.005	0.011	0.014	0.017
Channel Flow Slope	0.012	0.007	0.008	0.006	0.012	0.008
Overland Flow Manning's N	0.400	0.400	0.400	0.400	0.400	0.400
Zy: 24-hour Rainfall	4.03	4.03	4.03	4.03	4.03	4.03
Shallow Flow Cover	Unpaved	Paved	Paved	Unpaved	Paved	Unpaved
Shallow Flow Velocity (ft/s)	1.9	2.4	1.4	1.7	2.4	2.1
Channel Flow Velocity (ft/s)	6.0	6.0	6.0	6.0	6.0	6.0
Overland Flowtime (min)	20.0	20.0	20.0	17.5	20.0	20.0
Shallow flowtime (min)	16.1	15.9	14.3	10.0	8.5	13.9
Channel flowtime (min)	5.2	5.5	0.5	2.3	3.8	2.6
t _c calculations (min)	41.4	41.4	34.8	29.8	30.3	36.5
Lag time (min)	24.83	24.84	20.88	17.89	18.19	21.88
Lag time (hr)	0.41	0.41	0.35	0.30	0.30	0.36

TABLE 2. CURVE NUMBER CALCULATIONS

Curve Number	EXISTING		Total Area	Curve Number
	HSG "C" Woods	HSG "D" Woods		
Curve Number	70	77	acres	
Sub basin A	41.0	60.1	101.1	74.2
Sub basin B	32.5	93.4	125.9	75.2
Sub basin C	15.8	9.9	25.7	72.7
Sub basin D	16.0	21.9	37.9	74.0
Sub basin E	13.6	46.9	60.5	75.4
Sub basin F	12.2	34.3	46.5	75.2

NOTE: Curve Numbers are referenced from the "Austin DCM".

Table 3. Impervious Cover Calculations

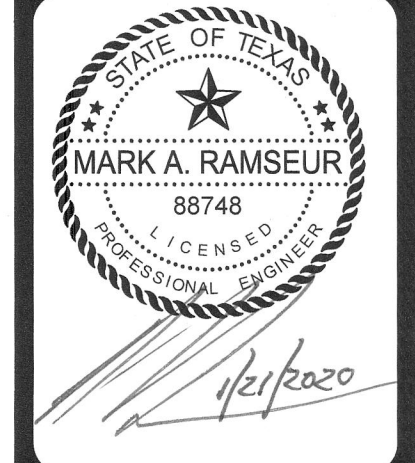
DFIRM Grid Code	Existing Conditions Impervious Cover					Total Area (ac)	Composite Impervious Cover
	Undeveloped/Open Space	Dispersed Residential (1 ac Lots)	High Density Residential (1/8 acre Lots)	Multi-Family Residential	Transportation		
Percent Impervious	0%	20%	65%	75%	96%	101.2	30.0%
Sub basin A	81.6	2.4	18.9	17.3	101.2	101.2	30.0%
Sub basin B	28.0	96.1	0.4	0.4	125.9	125.9	90.2%
Sub basin C	7.6	4.4	12.0	1.7	25.7	25.7	52.6%
Sub basin D	34.4	3.5			37.9	37.9	6.0%
Sub basin E	16.6	4.0			60.5	60.5	4.3%
Sub basin F	46.5				46.5	46.5	0.0%

TABLE 1: EXISTING PEAK RUNOFF FLOW RATES

Reference Point	Drainage Areas		Runoff Values	
	#	Area (Ac)	Frequency	Q (cfs)
J1	A	101.15	2	126.5
			10	272.6
			25	368.8
			100	512.1
J2	A + B	227.10	2	310.8
			10	633.6
			25	843.8
			100	1159.9
J3	A + B + C	252.77	2	344.4
			10	696.0
			25	926.6
			100	1273.7
J4*	A + B + C + D	290.67	2	374.7
			10	772.7
			25	1032.6
			100	1425.1
J5	A + B + C + D + E	351.26	2	419.6
			10	876.4
			25	1176.6
			100	1630.6
Outfall	A + B + C + D + E + F	397.74	2	452.1
			10	965.1
			25	1301.5
			100	1805.2

*Analysis point at intersection of south property line and tributary.

NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512-454-8711
TXPE FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #1002801

PFLUGERVILLE APARTMENTS
PFLUGERVILLE, TEXAS
PRELIMINARY PLAN
EXISTING DRAINAGE PLAN

JOB NO.	50986-01
DATE	January 2020
DESIGNER	TR
CHECKED	DRAWN KHT
SHEET	04 of 06

Date: Jan 20, 2020, 1:48pm User ID: Triak
File: P:\Projects\50986\01\212 Preliminary\DWG\DR-50986-01.dwg

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REVISIONS		
No.	Revision Description	Prepared by:

STAGE DISCHARGE TABLE			
ELEVATION (FT)	AREA (AC)	STORAGE (FT3)	FLOW (CFS)
710	0.03	0	0
711	0.61	13,950	4.0
712	1.33	56,370	13.6
713	1.33	114,710	30.7
714	1.33	173,050	64.2
715	1.33	231,390	105.5

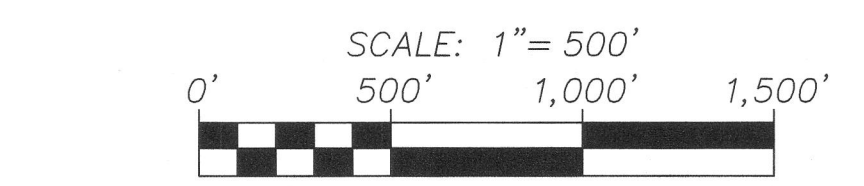
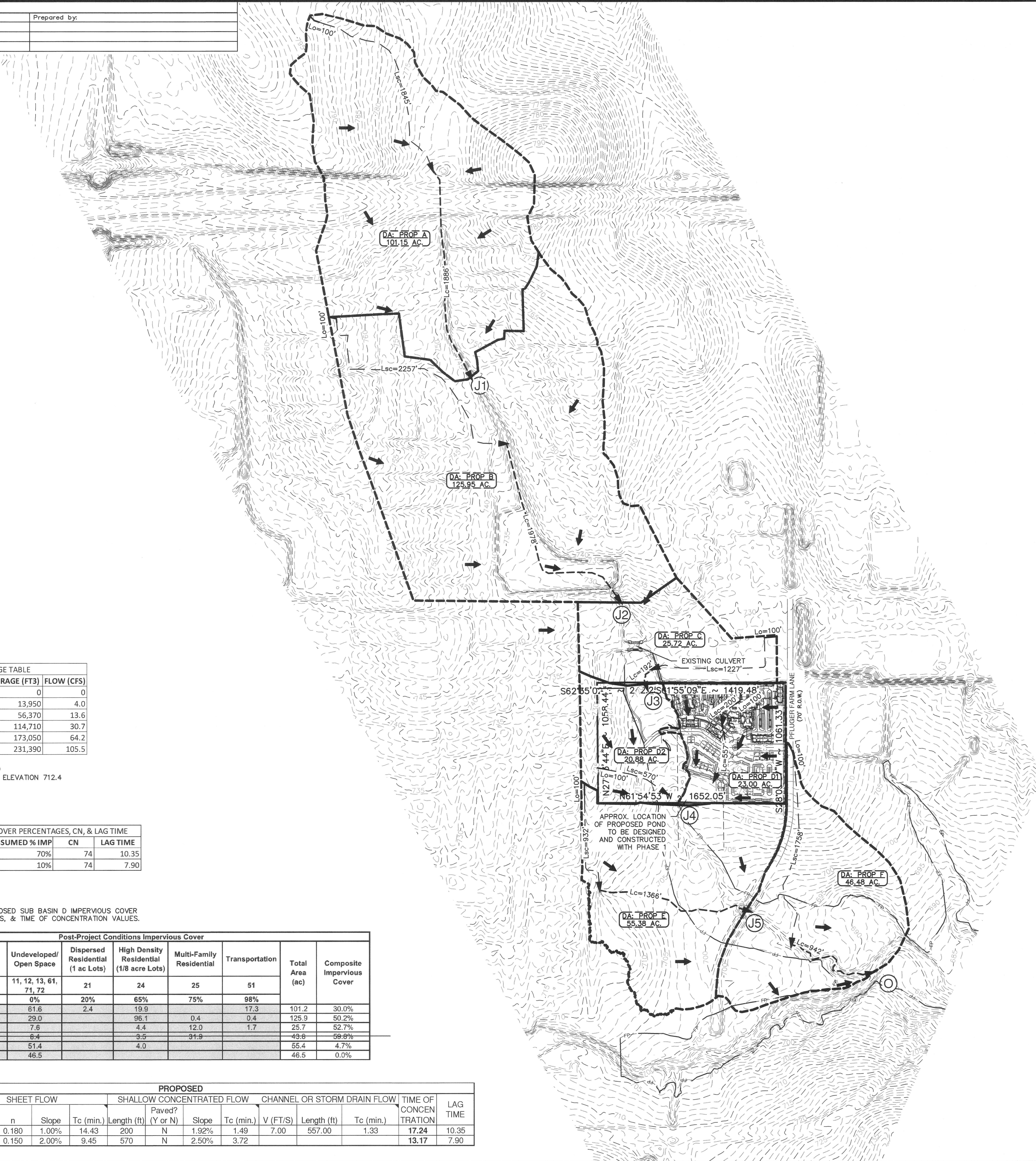
24" CULVERT @ ELEVATION 710
6" WIDE WEIR IN POND WALL @ ELEVATION 712.4

SUB BASIN D IMPERVIOUS COVER PERCENTAGES, CN, & LAG TIME				
AREA	PROPOSED USE/ASSUMED % IMP	CN	LAG TIME	
D1	MULTIFAMILY 70%	74	10.35	
D2	TBD 10%	74	7.90	

*SEE TABLE ABOVE FOR PROPOSED SUB BASIN D IMPERVIOUS COVER PERCENTAGES, CURVE NUMBERS, & TIME OF CONCENTRATION VALUES.

DFIRM Grid Code	Post-Project Conditions Impervious Cover					Total Area (ac)	Composite Impervious Cover
	Undeveloped/Open Space	Dispersed Residential (1 ac Lots)	High Density Residential (1/8 acre Lots)	Multi-Family Residential	Transportation		
11, 12, 13, 61, 71, 72	21	24	25	51		101.2	30.0%
Percent Impervious	0%	20%	65%	75%	98%		
Sub basin A	61.6	2.4	19.9		17.3	101.2	30.0%
Sub basin B	29.0		96.1	0.4	125.9	101.2	50.2%
Sub basin C	7.8		4.4	12.0	25.7	101.2	52.7%
Sub basin D	6.4		3.5	91.9	49.8	101.2	59.8%
Sub basin E	51.4		4.0		55.4	101.2	4.7%
Sub basin F	46.5				46.5	101.2	0.0%

Drainage	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL OR STORM DRAIN FLOW				TIME OF CONCENTRATION	LAG TIME
	Area	Length (ft)	n	Slope	Length (ft)	Paved? (Y or N)	Slope	Tc (min)	V (FT/S)	Length (ft)	Tc (min)			
D1	100	0.180	1.00%	14.43	200	N	1.92%	1.49	7.00	557.00	1.33	17.24	10.35	
D2	100	0.150	2.00%	9.45	570	N	2.50%	3.72				13.17	7.90	



LEGEND:

---	UNIT BOUNDARY
- - - -	EXISTING CONTOUR
---	DRAINAGE AREA BOUNDARY
→	OVERLAND FLOW
→	SHALLOW CONCENTRATED FLOW
→	CHANNELIZED FLOW
→	DIRECTION OF FLOW
⊙	DRAINAGE CALCULATION POINT
DA: PR X XX.XX AC	DRAINAGE AREA LABEL

NOTES:

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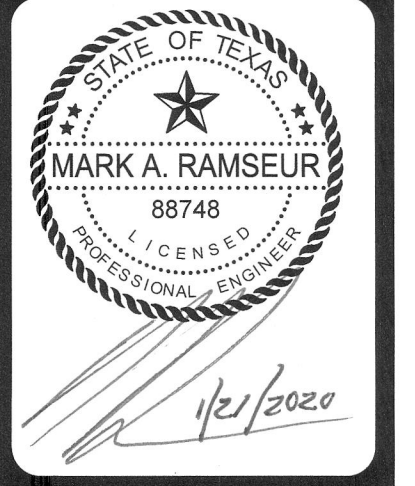
FLOODPLAIN:
A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014 AS WELL AS REVISION 15-06-3656P-481028 EFFECTIVE JUNE 3, 2016.

TABLE 2: PROPOSED DEVELOPMENT PEAK RUNOFF FLOW RATES

Reference Point	Drainage Areas		Runoff Values	
	#	Area (Ac)	Frequency	Q (cfs)
J1	A	101.15	2	126.5
			10	272.6
			25	368.8
			100	512.1
J2	A + B	227.10	2	310.8
			10	633.6
			25	843.8
			100	1159.9
J3	A + B + C	252.82	2	344.4
			10	696.0
			25	926.6
			100	1273.7
J4*	A + B + C + D1 + D2	296.70	2	373.0
			10	766.6
			25	1025.5
			100	1418.0
J5	A + B + C + D1 + D2 + E	352.08	2	415.7
			10	863.9
			25	1157.6
			100	1602.6
Outfall	A + B + C + D1 + D2 + E + F	398.56	2	446.0
			10	946.6
			25	1276.9
			100	1775.7

*Analysis point at intersection of south property line and tributary.

NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TYPE FIRM REGISTRATION #430 | TYPE CS FIRM REGISTRATION #10028801

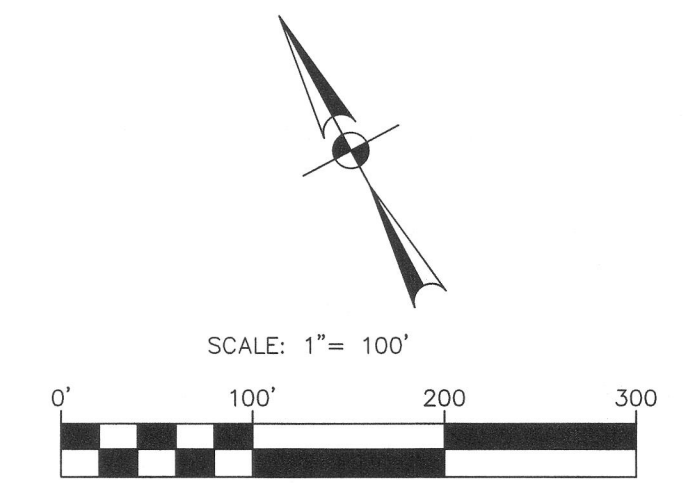
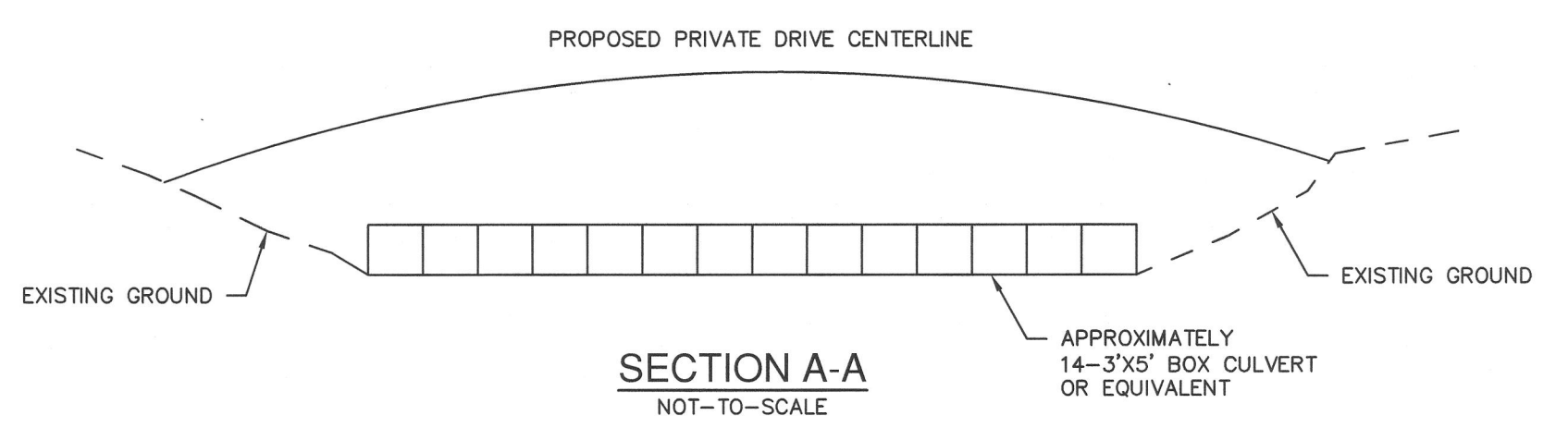
PFLUGERVILLE APARTMENTS
PFLUGERVILLE, TEXAS
PRELIMINARY PLAN
PROPOSED DRAINAGE PLAN

JOB NO.	50986-01
DATE	January 2020
DESIGNER	TR
CHECKED	DRAWN KHT
SHEET	05 of 06

Date: Jan 20, 2020, 1:48pm User ID: Triek
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REVISIONS	
No.	Revision Description

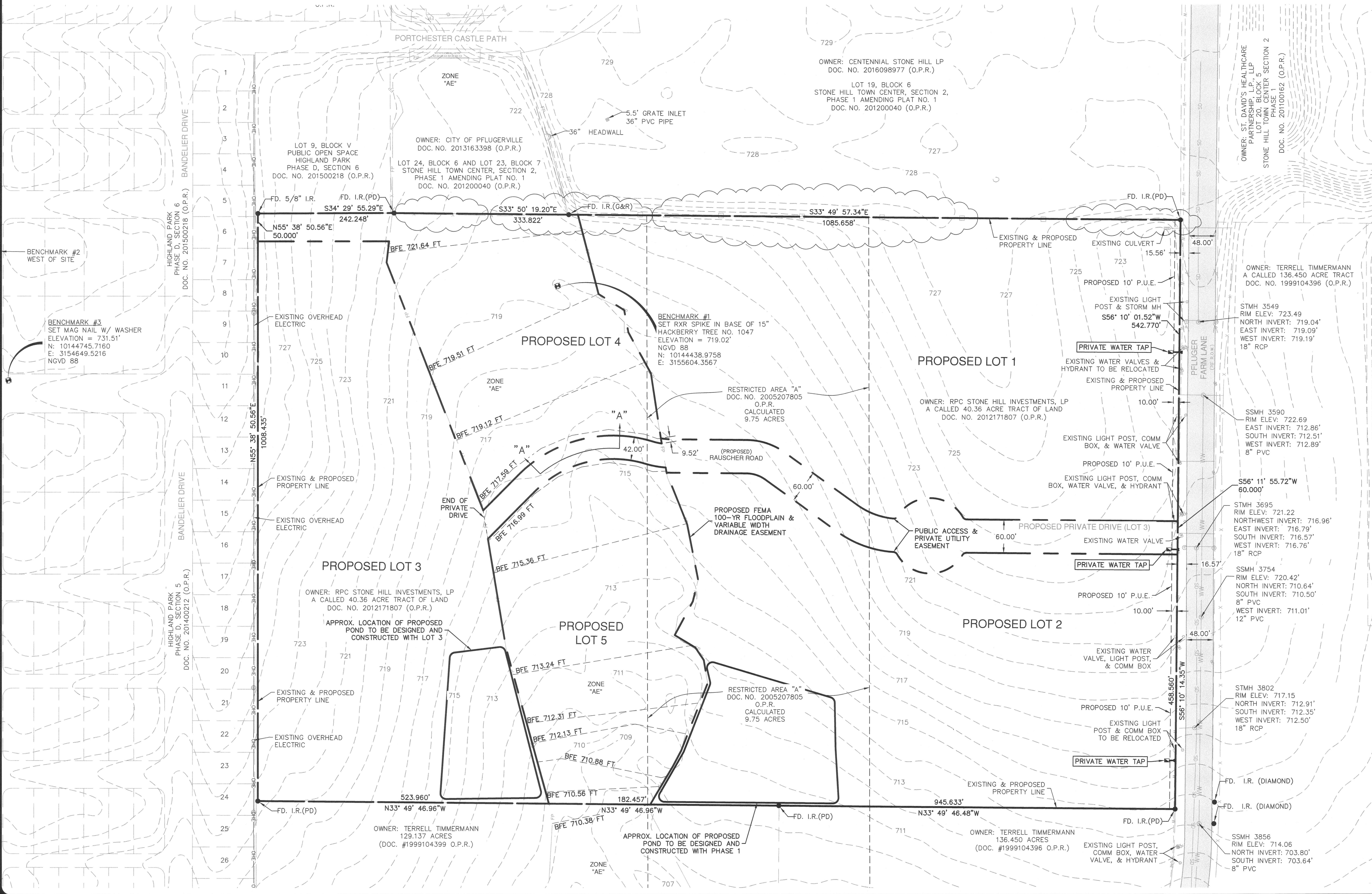


- LEGEND**
- PROPOSED PROPERTY BOUNDARY
 - PROPOSED LOT LINE
 - - - ADJACENT PROPERTY/LOT LINE
 - WW — PROPOSED WASTEWATER LINE
 - FP — FEMA 100-YR FLOODPLAIN [AREA "AE"]
 - CALCULATED RESTRICTED AREA
 - OHE — OHE — OHE — OHE — EXISTING OVERHEAD ELECTRIC
 - 777 --- EXISTING TOPOGRAPHY
 - ⊕ BENCHMARK
 - ⊕ EXISTING SIGN
 - ⊕ EXISTING STREET CULVERT
 - ⊕ EXISTING HYDRANT
 - ⊕ EXISTING WATER VALVE
 - ⊕ EXISTING STORM MANHOLE
 - ⊕ EXISTING WASTEWATER MANHOLE
 - ⊕ EXISTING LIGHT POST
 - ⊕ EXISTING ELECTRICAL/COMM BOX
 - ⊕ EXISTING UTILITY POLE

- BENCHMARKS:**
- BM #1: SET RXR SPIKE IN BASE OF 15" HACKBERRY TREE (NO. 1047)
 ELEVATION = 719.02 (BASED ON NGVD 88)
 N: 10144438.9758
 E: 3155604.3567
- BM #3: SET MAG NAIL WITH WASHER
 ELEVATION = 731.51'
 NGVD 88
 N: 10144745.7160
 E: 3154649.5216

FLOODPLAIN:
 A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #484530280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014 AS WELL AS REVISION 15-06-3658P-481028 EFFECTIVE JUNE 3, 2016.

- UTILITIES:**
- ALL LOTS WILL BE SERVED BY WATER AND SEWER OFF OF PFLUGER FARM LANE EXCEPT FOR LOTS 4 AND 5 WHICH WILL BE PUBLIC PARKLAND.
 - WATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE BY TAPPING INTO A 16" EXISTING WATERLINE RUNNING ALONG PFLUGER FARM LANE ONE TAP PER EACH OF THE THREE LOTS.
 - WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE BY TAPPING INTO AN EXISTING 8" AND 12" WASTEWATER LINE RUNNING ALONG PFLUGER FARM LANE. THE TWO SERVICE EXTENSIONS SERVING THE THREE LOTS ARE PROPOSED TO BE PRIVATE WITH MAINTENANCE AGREEMENTS.
 - THE CITY AGREES TO GRANT UTILITY OR OTHER EASEMENTS IN LOTS 4 OR 5 AS REQUIRED FOR LOT 3 DEVELOPMENT.



NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS

MARK A. RAMSEUR
 88746
 LICENSED PROFESSIONAL ENGINEER
 1/2/2020

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 TBPES FIRM REGISTRATION #170 | TBPES FIRM REGISTRATION #10028801

PFLUGERVILLE APARTMENTS
 PFLUGERVILLE, TEXAS
PRELIMINARY PLAN
 UTILITY PLAN

JOB NO.	50986-01
DATE	January 2020
DESIGNER	TR
CHECKED	DRAWN KHT
SHEET	06 of 06

Date: Jan 20, 2020, 1:49pm User ID: Trek
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