PRELIMINARY PLAN
FOR
HUNTINGTON PARK

Pflugerville, Texas

PROJECT ADDRESS:

INTERSECTION OF ROWE LOOP & ROWE LANE

FLOODPLAIN:

NO PORTION OF THIS PROJECT FALLS WITHIN THE 100 YEAR FLOODLAIN AS SHOWN ON THE TRAVIS COUNTY FIRM MAP 48453C0280H, EFFECTIVE AS OF SEPTEMBER 26, 2008.

AQUIFER NOTE:

THIS PROJECT IS NOT IN THE EDWARD'S AQUIFER RECHARGE ZONE.

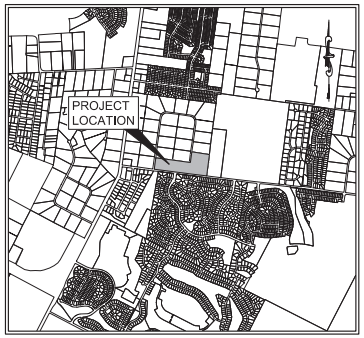
GENERAL NOTES:

1. THIS SUBDIVISION WILL CONSTRUCTED IN A SINGLE PHASE.
2. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE CONSERVATION INCLUDING BUT NOT LIMITED TO THE CONSERVATION STANDARDS OUTLINED IN THE UNIFIED DEVELOPMENT CODE AND TREE TECHNICAL MANUAL.
3. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENTS, ESPECIALLY NORTH SIDE OF LOTS 3, 4, 23 IN BLOCK A
4. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
6. ALL (NEW) TELEPHONE AND CABLE TELEVISION LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
7. WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
8. 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.
9. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
10. ALL EXISTING DRIVEWAYS ALONG ROWE LANE SHALL BE CLOSED.
11. THE HUNTINGTON PARK HOA WILL MAINTAIN ALL ABOVE-GROUND FACILITIES AND IMPROVEMENTS AT THE PROJECT SITE WITH THE EXCEPTION OF IMPROVEMENTS LOCATED WITHIN THE PUBLIC ROW. HOWEVER, THE HOA WILL ALSO MAINTAIN ALL IMPROVEMENTS LOCATED WITHIN THE LIMITED PUBLIC ROW AREAS ADJACENT TO LOTS 2 THROUGH 5 BLOCK D AND LOTS 12 THROUGH 16 BLOCK D.
12. IN LIEU OF PERIMETER FENCING ALONG THE RIGHT OF WAY, A 5' FULLY LANDSCAPED BUFFER WITH SPLIT RAIL FENCE SHALL BE PROVIDED ALONG ROWE LANE AND AT OTHER LOCATIONS REQUIRING PERIMETER FENCING ADJACENT TO THE RIGHT OF WAY.
13. HOA CONTROLLED LOT 23 OF BLOCK A SHALL HAVE AN ALL-WEATHER SURFACE.
14. STREET LIGHTS SHALL BE DESIGNED WITH DOWNCAST AND FULL CUT-OFF TYPE LUMINARIES. AT THE DISCRETION OF THE PLANNING DIRECTOR OR CITY ENGINEER, DECORATIVE LUMINARIES MAY BE USED TO EMPHASIZE SPECIFIC AREAS SUCH AS BRIDGES, SUBDIVISION ENTRANCES, PEDESTRIAN ENVIRONMENTS AND PEDESTRIAN GATHERING LOCATIONS.
15. STREET LIGHT LAMPS SHALL UTILIZE HIGH PRESSURE SODIUM LUMINARIES UNLESS THE PLANNING DIRECTOR OR CITY ENGINEER DETERMINE OTHERWISE.
16. STREET LIGHT INTENSITY (WATTAGE) SHALL BE ADDRESSED WITH CONSTRUCTION PLANS.
17. STREET LIGHTS AND ASSOCIATED FACILITIES SHALL BE PROVIDED BY THE DEVELOPER, COMPLETED AND OPERATIONAL PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
18. THE FOLLOWING AMENITIES WILL BE PROVIDED FOR LOT 1, BLOCK E:
    A. PARK BENCHES
    B. RECEPTACLE
    C. COVERED PICNIC TABLE
    D. HARDSCAPE
    E. LANDSCAPING / TREE / IRRIGATION
    F. PERVIOUS WALKING TRAILS
    G. HISTORICAL INTERPRETIVE SIGNAGE
    H. WINDMILL
    I. PUBLIC PARK SIGN
    J. WATER FOUNTAIN
19. A 6-FT WIDE SIDEWALK IS REQUIRED ALONG ROWE LANE AND ROWE LOOP. A 4-FT WIDE SIDEWALKS ARE REQUIRED ALONG THE LOCAL STREETS WITHIN THE SUBDIVISION. SIDEWALK FEE-IN-LIEU IS PROPOSED ALONG ROWE LAND AND ROWE LOOP AND IS PROVIDED WITH THE CONSTRUCTION PLAN.
20. SUBDIVISION SIGNAGE SHALL BE PROVIDED ON LOT 19, BLOCK B AT THE CORNER OF ROWE LANE AND ROWE LOOP.

UTILITY PROVIDERS:

ELECTRIC:	TXU
GAS:	ATMOS ENERGY
PHONE	SUDDENLINK
WATEWATER:	CITY OF PFLUGERVILLE
WATER:	MANVILLE WATER SUPPLY

REVISION		
NO.	DESCRIPTION	DATE



LOCATION MAP
1" = 2000'

OWNER:

TFS Texas Investments, LLC
7703 North Lamar, Suite 615
Austin, Texas 78752
[Tel] 512.206.4278

ENGINEER:

LOOMIS PARTNERS, INC.
3101 Bee Caves Road, Suite 100
Austin, Texas 78746
[Tel] 512.327.1180
[Fax] 512.327.4062

SURVEYOR:

LOOMIS PARTNERS, INC.
3101 Bee Caves Road, Suite 100
Austin, Texas 78746
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[Fax] 512.327.4062

SHEET INDEX

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LOOMIS | PARTNERS

• ENGINEERING • LAND SURVEYING • ENVIRONMENTAL CONSULTING •

3101 Bee Cave Road, Suite 100 • Austin, Texas 78746
[TEL] 512.327.1180 • [FAX] 512.327.4062 • www.loomis-partners.com
TBPE Firm Registration No. F-2986

THOMAS G. LOOMIS, P.E. DATE

APPROVED BY:

NAJI NORDER, PLANNING & ZONING COMMISSION DATE
CITY OF PFLUGERVILLE, TEXAS

NOT FOR CONSTRUCTION

DATE: APRIL 2011

TFS Texas Investments, LLC
HUNTINGTON PARK
PFLUGERVILLE, TRAVIS COUNTY, TEXAS
H:\Projects\TFS 0010\Rowe Ranch\

HUNTINGTON PARK

PRELIMINARY PLAT ONLY - NOT FOR RECORDATION

LOT SUMMARY

OVERALL AREA	20.185 ACRES
RESIDENTIAL LOTS	83
COMMERCIAL LOTS	1
H.O.A. EASEMENT LOTS	9
GREEN SPACE LOTS	1
RIGHT-OF-WAY LOTS	2
TOTAL LOTS	97

PROPOSED STREET LENGTH

STREET 1	1145 FEET
STREET 2	1908 FEET
TOTAL STREET LENGTH	2053 FEET

BEARING BASIS:
BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

NOTES:

1. CONTOUR INTERVAL IS 1 FT.

2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.

3. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

4. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999892.

BENCHMARK LIST: – NAVD88–
BASED ON OPUS SOLUTION

TBM–1: COTTON SPINDLE FOUND IN POWER POLE
ELEVATION 716.88'
NORTHING 10150625.6
EASTING 3163580.0

TBM–2: BOD NAIL SET
ELEVATION 734.91'
NORTHING 10150515.9
EASTING 3164773.7

OWNER: TFS TEXAS INVESTMENTS, LLC
KENNY ERWIN, GENERAL MANAGER
7703 N. LAMAR, SUITE 615
AUSTIN, TEXAS 78752
559–435–2836

ENGINEER: THOMAS G. LOOMIS, P.E.
LOOMIS PARTNERS, INC.
3101 BEE CAVE RD. SUITE #100
AUSTIN, TEXAS 78746
512–327–1180

SURVEYOR: JOHN BARNARD, R.P.L.S.
LOOMIS PARTNERS, INC.
3101 BEE CAVE RD. SUITE #100
AUSTIN, TEXAS 78746
512–327–1180

PROJECT ADDRESS: 1701 ROWE LOOP, 2141 ROWE LOOP,
2126 ROWE LOOP & 2156 ROWE LOOP
PFLUGERVILLE, TEXAS 78660

SUBMITTAL DATE: SEPTEMBER, 2010

FLOODPLAIN: THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE X, OTHER AREAS, AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD AS IDENTIFIED WITH THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NUMBER 48453 C 0280 H, TRAVIS COUNTY, MAP REVISED/DATED SEPTEMBER, 2008.

LEGAL DESCRIPTION: 20.185 ACRES OF LAND IN THE JACOB CASNER LEAGUE SURVEY NO. 9, A–2753, TRAVIS COUNTY, TEXAS, COMPRISED OF THE FOLLOWING TRACTS OF LAND:

5.057 ACRES OF LAND IN THE JACOB CASNER LEAGUE SURVEY NO. 9, A–2753, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM JULIAN M. KOSH, JR. AND WIFE SHIRLEY A. KOSH TO TFS TEXAS INVESTMENTS, LLC OF RECORD IN DOCUMENT NO. 2006239019, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

5.050 ACRES OF LAND IN THE JACOB CASNER LEAGUE SURVEY NO. 9, A–2753, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM HAROLD K. SAATHOFF AND CATHERINE SAATHOFF TO TFS TEXAS INVESTMENTS, LLC OF RECORD IN DOCUMENT NO. 2006239020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

5.069 ACRES OF LAND IN THE JACOB CASNER LEAGUE SURVEY NO. 9, A–2753, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM RICHARD G. ONTIVEROS TO TFS TEXAS INVESTMENTS, LLC OF RECORD IN DOCUMENT NO. 2007013595, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

5.009 ACRES OF LAND IN THE JACOB CASNER LEAGUE SURVEY NO. 9, A–2753, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM WALTER C. KOLINEK AND WIFE, BARBARA J. KOLINEK TO TFS TEXAS INVESTMENTS, LLC OF RECORD IN DOCUMENT NO. 2007013596, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:

1. THE PROPOSED BUILDING SETBACKS ARE TO CONFORM TO CITY OF PFLUGERVILLE UNIFIED DEVELOPMENT CODE.

2. THERE ARE NUMEROUS INTERIOR FENCES CROSSING THE SUBJECT TRACTS NOT SHOWN ON THIS PRELIMANARY PLAT. SAID FENCES ARE TO BE REMOVED.

STATE OF TEXAS)(
COUNTY OF TRAVIS)(KNOW ALL MEN BY THESE PRESENTS

ENGINEERS STATEMENT:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I HAVE REVIEWED THE PRELIMINARY PLAT SUBMITTED HEREWITH; THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF. ALL ENGINEERING WORK FOR THE ROADS AND DRAINAGE WITHIN THIS SUBDIVISION WILL BE COMPLETED IN COMPLIANCE WITH THE CITY OF PFLUGERVILLE REGULATIONS AND GENERALLY ACCEPTED ENGINEERING STANDARDS AT TIME OF CONSTRUCTION PLAN PREPARATION AND SUBMITTAL.

THOMAS G. LOOMIS, P.E. — DATE
REGISTERED PROFESSIONAL ENGINEER
NO. 65969 – STATE OF TEXAS
LOOMIS PARTNERS, INC.
3101 BEE CAVE ROAD, SUITE 100
AUSTIN, TEXAS 78746
PHONE: (512)327–1180

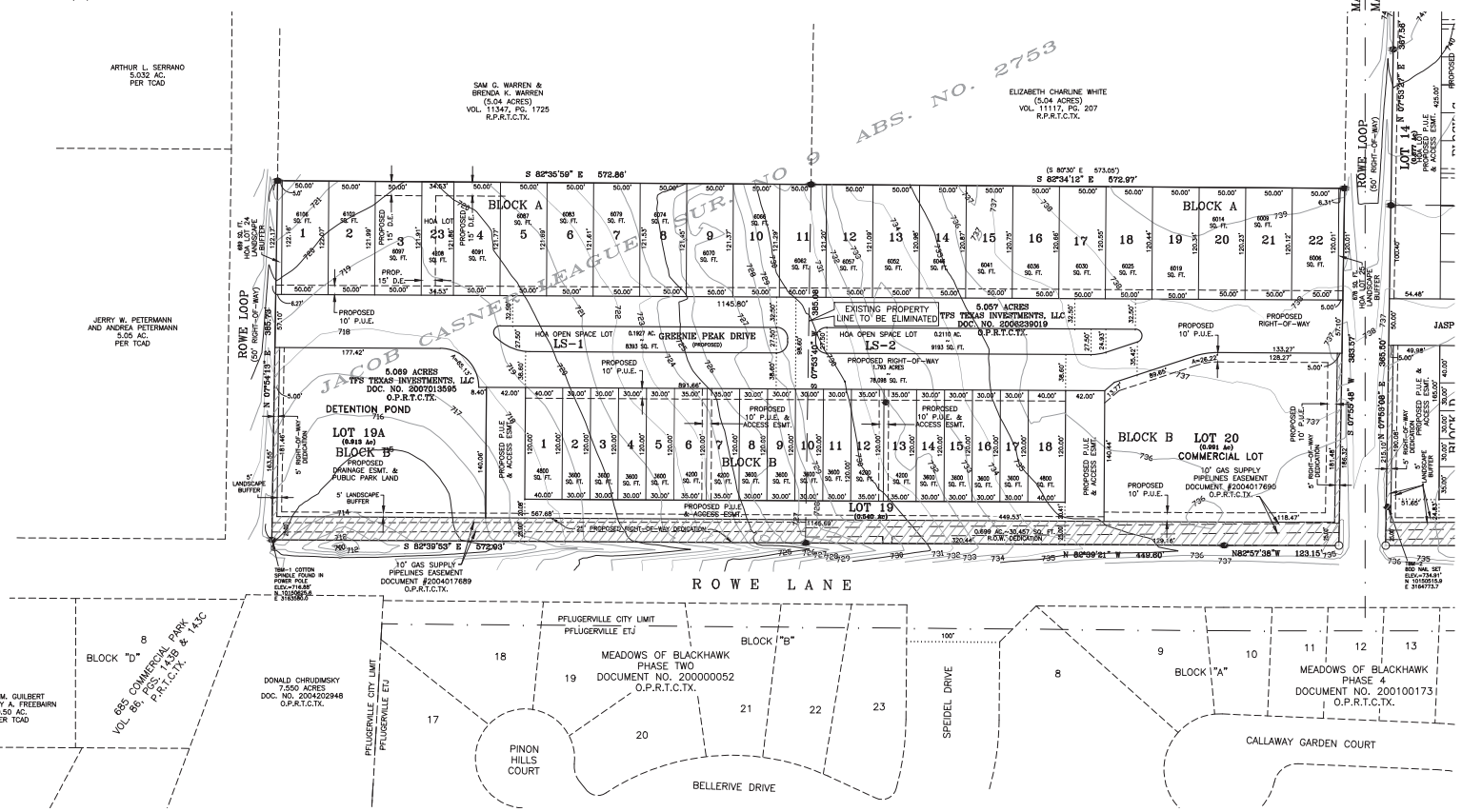
STATE OF TEXAS)(
COUNTY OF TRAVIS)(KNOW ALL MEN BY THESE PRESENTS

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON–THE–GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS.

JOHN D. BARNARD — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749–STATE OF TEXAS
LOOMIS PARTNERS, INC.
3101 BEE CAVE ROAD, SUITE 100
AUSTIN, TEXAS 78746

SCALE: 1"=60'

AUGUST, 2010
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS



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SCALE: 1"=60'	CHECKED BY: JB	FB #: 241	
JOB #: 100105–01.T	DRAWING #: prelim plat	PLAN #: 3322	

NO.	REVISION	BY	DATE

PLOT DATE: Apr 20,2011–7:12am

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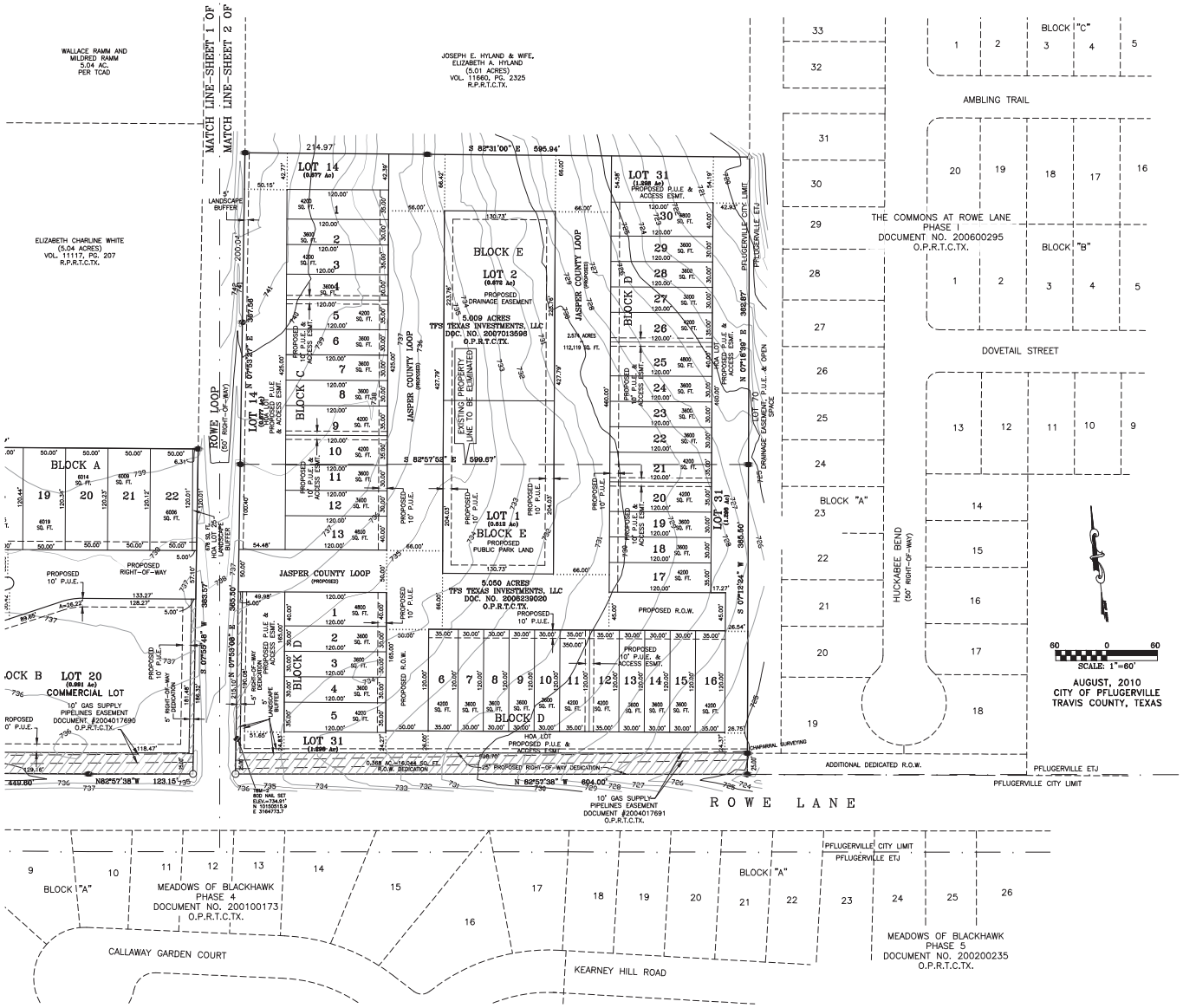
PRELIMINARY PLAT
HUNTINGTON PARK SUBDIVISION
20.185 ACRES OUT OF THE
JACOB CASTOR SURVEY NO. 9, A–2753
TRAVIS COUNTY, TEXAS

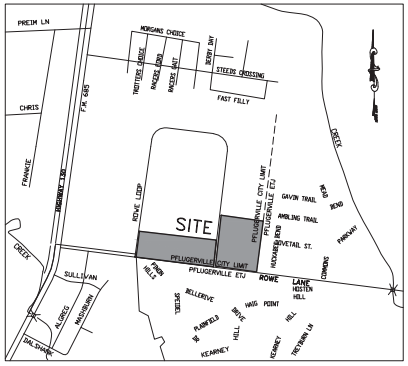
SHEET 102
SHEET 1 OF 2

PLAN #: 3322

HUNTINGTON PARK

PRELIMINARY PLAT ONLY - NOT FOR RECORDATION





VICINITY MAP
NOT TO SCALE

LEGEND

●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAI" SET
△	CALCULATED POINT
●	TEMPORARY BENCHMARK
	UTILITY POLE
←	DOWN GUY ANCHOR
—OU—	OVERHEAD UTILITY LINE
●	VENT PIPE
	SOUTHWESTERN BELL COMMUNICATION MANHOLE
	WATER METER
⊗	WATER VALVE
( )	RECORD INFORMATION (PER VOL. 6027, PG. 1598, D.R.T.C.TX.)
VOL.	VOLUME
PG.	PAGE
D.R.T.C.TX.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
F.I.R.M.	FLOOD INSURANCE RATE MAP
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

FILE: H:\SURVEY\rowe\work\PLAT\ROWE_HUNTINGTON PARK SUBD PRELIMINARY PLAT.DWG			
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PLOT DATE: Apr 20,2011-7:12am

LOOMIS PARTNERS

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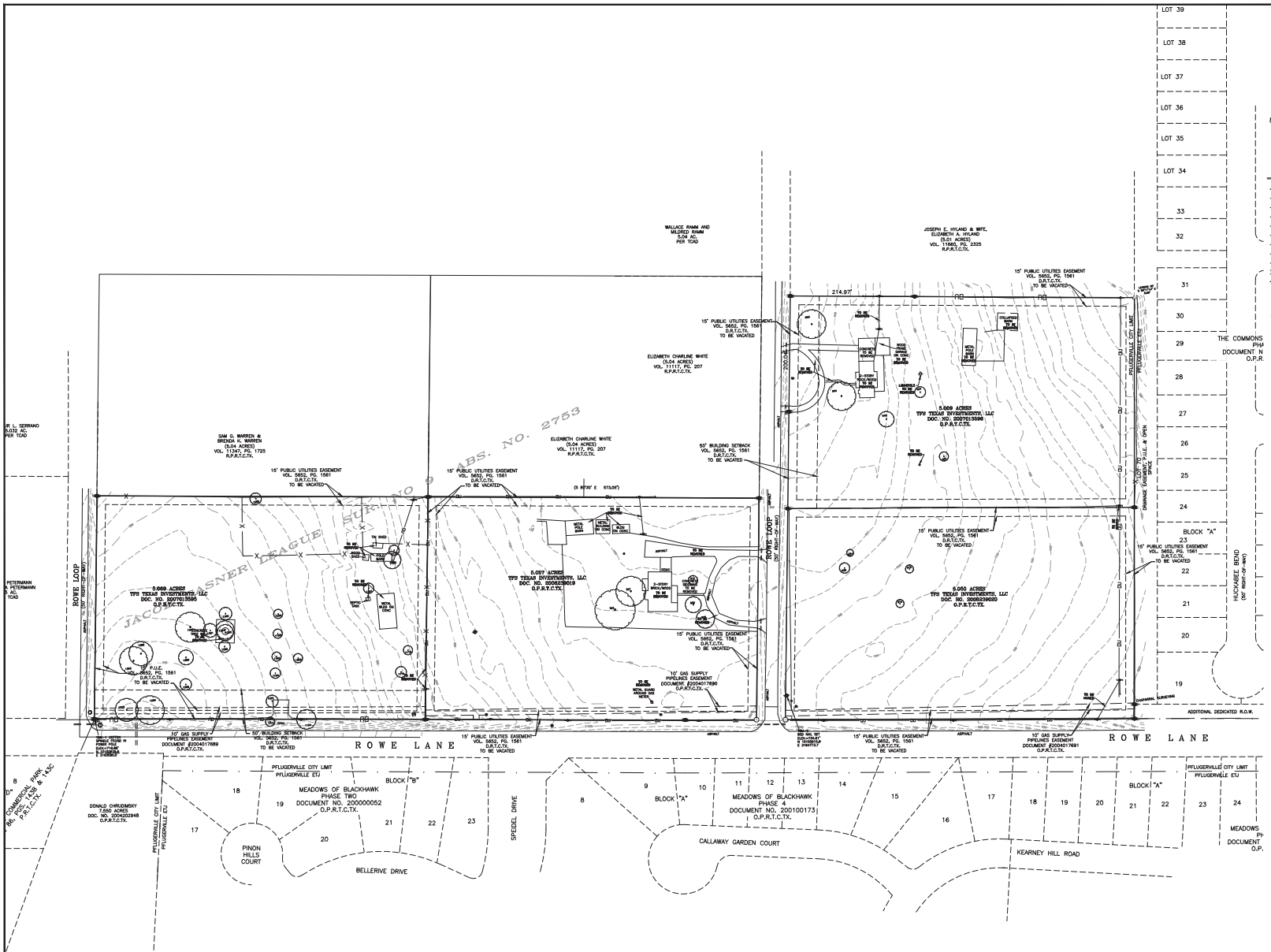
[TEL] 512.327.1180 ■ [FAX] 512.327.4062 ■ www.loomis-partners.com

PRELIMINARY PLAT
HUNTINGTON PARK SUBDIVISION
20.185 ACRES OUT OF THE
JACOB CASTOR SURVEY NO. 9, A-2753
TRAVIS COUNTY, TEXAS

SHEET 103
SHEET 2 OF 2

PLAN #: 3322



TREE LIST		
TREE NUMBER	CALIPER SIZE	TREE TYPE
763	25"	ARIZONA ASH
767	26"	ARIZONA ASH
805	15"	LIVE OAK
809	14"	PECAN
812	8"	PECAN
514	7"	LIVE OAK
515	7"	LIVE OAK
536	8"	LIVE OAK
537	6"	PINE
896	25"	ASH
931	8"	FRUIT
938	MULTI-STEM: 6", 4"	CHINESE TALLOW
940	13.5"	PECAN
964	25"	ASH
997	MULTI-STEM: 8", 4", 3"	PECAN
1262	8"	HACKBERRY
1288	10"	ASH
1362	10"	ASH
1365	11"	ASH
1361	12"	ASH
1359	13"	ASH
1363	14"	HACKBERRY
1364	16"	HACKBERRY
1355	21"	WILLOW
1360	MULTI-STEM: 13",13",13"	WILLOW
1358	MULTI-STEM: 18",13"	WILLOW
1115	8"	ASH
1116	9.5"	ASH
1154	17"	HACKBERRY
1162	10.5"	ASH
1164	9"	ASH
1166	8"	ASH
1168	8"	ASH
1170	MULTI-STEM: 5",7",5"	HACKBERRY
1173	9"	FRUIT
1252	8"	ASH
1261	9"	ASH
1286	10"	PINE
1296	8"	ASH
1309	25"	PECAN
1312	20"	PECAN

NOTE:

1. ON THE GROUND SURVEY WAS PERFORMED BY LOOMIS PARTNERS, INC. IN JANUARY 2007.

PRELIMINARY NOT FOR CONSTRUCTION

LOOMIS PARTNERS
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TBPE Firm Registration No. F-2593

NO.	REVISION	BY	DATE

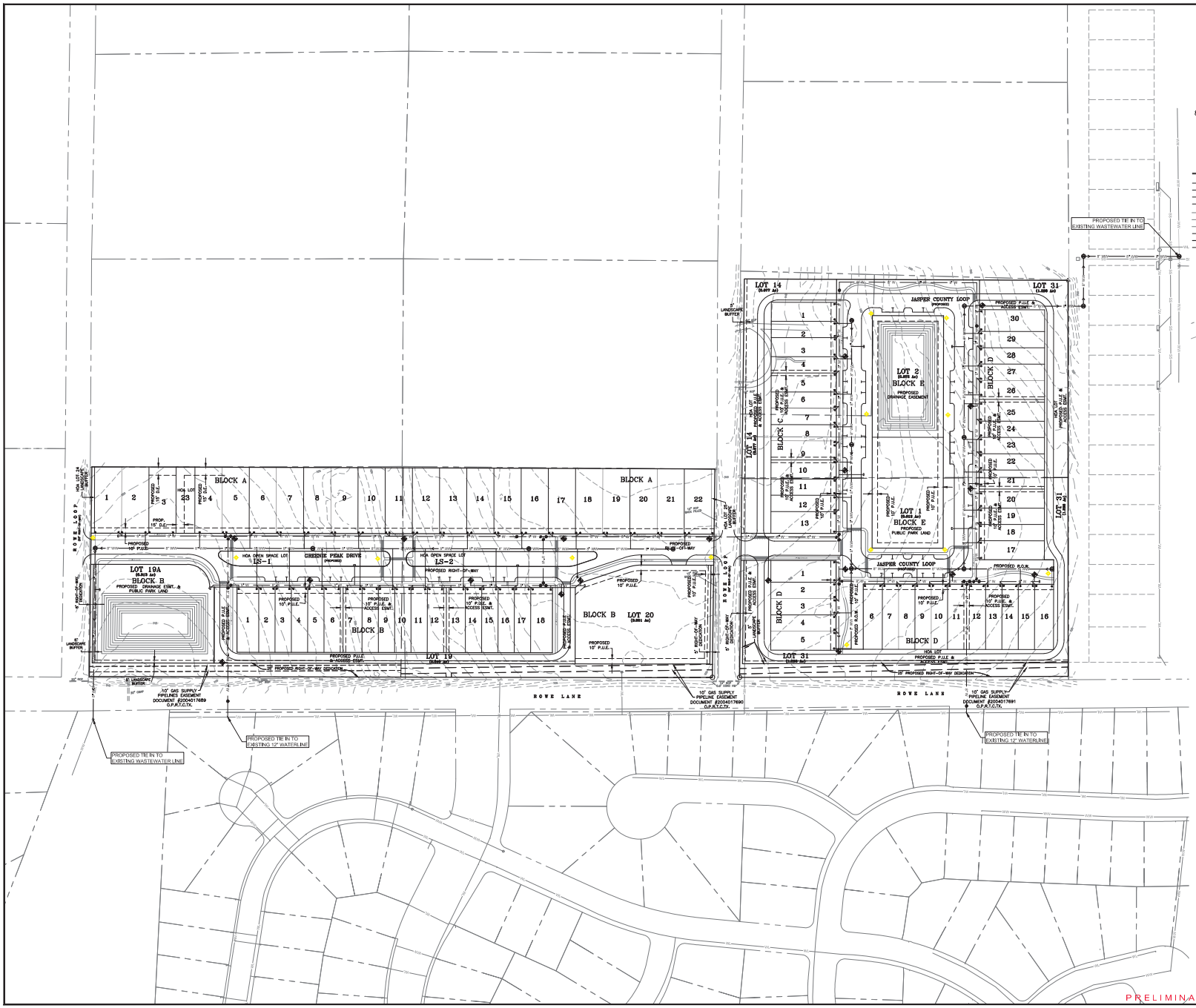
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF THOMAS G. LOOMIS, P.E., 65969 ON DATE APRIL 2011. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

HUNTINGTON PARK
PRELIMINARY PLAN
PFLUGERVILLE, TEXAS

DESIGNED BY: J.R.
DRAWN BY: J.C.
CHECKED BY: J.R.
APPROVED BY: J.R.
DATE: NOVEMBER 2010

EXISTING CONDITIONS & TREE SURVEY

SHEET
104



SCALE: 1" = 80'

LEGEND

- BOUNDARY LINE
- PROPOSED R.O.W.
- LOT LINE
- EASEMENT LINE
- EXISTING WATER LINE
- EXIST. WASTEWATER LINE
- EXIST. STORMSEWER LINE
- WATER LINE
- WASTEWATER LINE
- STORMSEWER LINE
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WASTEWATER SERVICE
- DOUBLE WASTEWATER SERVICE
- FIRE HYDRANT
- CLEAN OUT
- 832 EXISTING 1 ft CONTOUR
- 830 EXISTING 5 ft CONTOUR
- PROPOSED ISS INLET
- STORMSEWER MANHOLE
- WASTEWATER MANHOLE
- GRATE INLET
- WATER GATE VALVE

NO.	REVISION	BY	DATE

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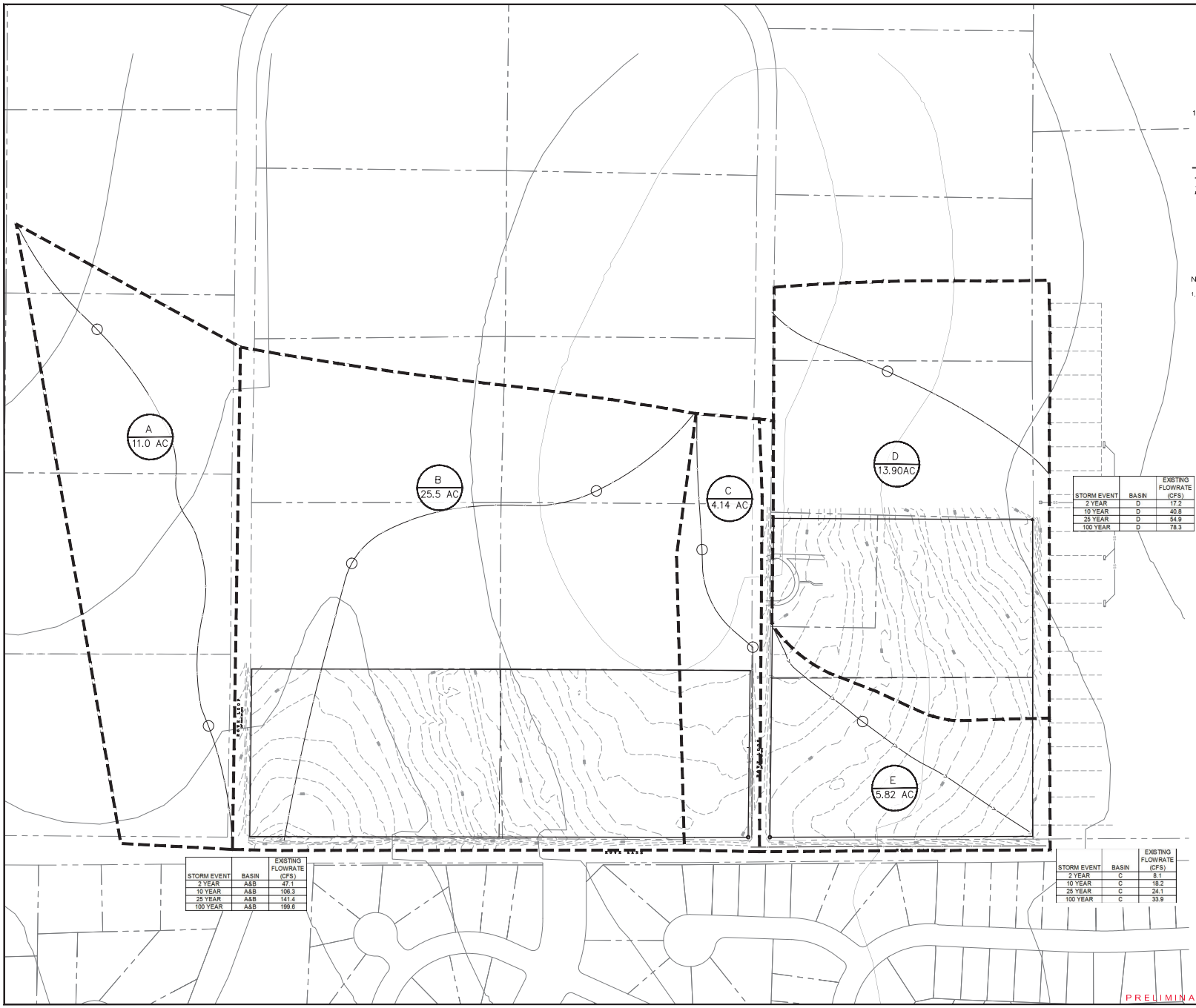
HUNTINGTON PARK
PRELIMINARY PLAN
PFLUGERVILLE, TEXAS

DESIGNED BY: J.R.
DRAWN BY: J.C.
CHECKED BY: J.R.
APPROVED BY: J.R.
DATE: NOVEMBER 2010

WATER & WASTEWATER LAYOUT

SHEET
105

PRELIMINARY NOT FOR CONSTRUCTION



STORM EVENT	BASIN	EXISTING FLOWRATE (CFS)
2 YEAR	A&B	47.1
10 YEAR	A&B	106.3
25 YEAR	A&B	141.4
100 YEAR	A&B	199.6

STORM EVENT	BASIN	EXISTING FLOWRATE (CFS)
2 YEAR	D	17.2
10 YEAR	D	40.8
25 YEAR	D	54.9
100 YEAR	D	78.3

STORM EVENT	BASIN	EXISTING FLOWRATE (CFS)
2 YEAR	C	8.1
10 YEAR	C	18.2
25 YEAR	C	24.1
100 YEAR	C	33.9

NOTE:

1. STORM FLOWS FROM THE PROPOSED DEVELOPMENT WILL BE ATTENUATED TO PREDEVELOPED CONDITIONS FOR THE 2yr, 10yr, 25yr AND 100yr STORM EVENTS.

NO.	REVISION	BY	DATE

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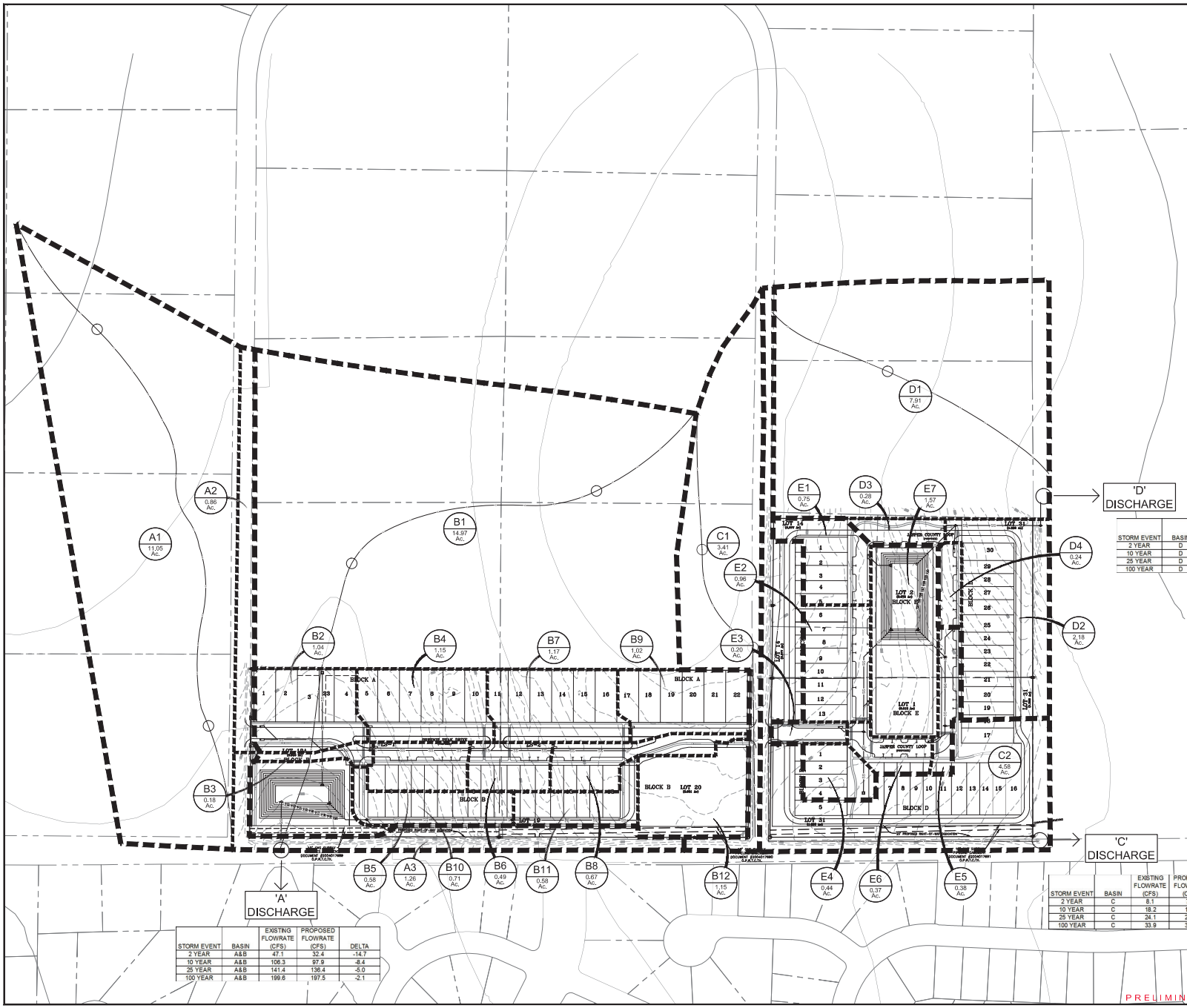
HUNTINGTON PARK
PRELIMINARY PLAN
PFLUGERVILLE, TEXAS

DESIGNED BY: J.R.
DRAWN BY: D.C.
CHECKED BY: J.R.
APPROVED BY: J.R.
DATE: NOVEMBER 2010

EXISTING DRAINAGE AREA MAP

SHEET
106

PRELIMINARY NOT FOR CONSTRUCTION



STORM EVENT	BASIN	EXISTING FLOWRATE (CFS)	PROPOSED FLOWRATE (CFS)	DELTA
2 YEAR	A&B	47.1	32.4	-14.7
10 YEAR	A&B	106.3	97.9	-8.4
25 YEAR	A&B	141.4	136.4	-5.0
100 YEAR	A&B	199.6	197.5	-2.1

STORM EVENT	BASIN	EXISTING FLOWRATE (CFS)	PROPOSED FLOWRATE (CFS)	DELTA
2 YEAR	C	8.1	7.9	-0.2
10 YEAR	C	18.2	16.9	-1.3
25 YEAR	C	24.1	22.1	-2.0
100 YEAR	C	33.9	30.7	-3.2

STORM EVENT	BASIN	EXISTING FLOWRATE (CFS)	PROPOSED FLOWRATE (CFS)	DELTA
2 YEAR	D	17.2	16.1	-1.1
10 YEAR	D	40.8	35.0	-5.8
25 YEAR	D	54.9	45.9	-9.0
100 YEAR	D	78.3	78.3	0.0

SCALE: 1" = 100'

100 0 100 200

LEGEND

- BOUNDARY LINE
- PROPOSED R.O.W.
- LOT LINE
- DRAINAGE AREA
- DRAINAGE SUB-AREA
- XX / XX.XX Ac. — DRAINAGE AREA IDENTIFIER
- STORM SEWER DISCHARGE HEADWALL
- PROPOSED BS INLET
- PROPOSED AREA INLET

NOTE:

1. STORM FLOWS FROM THE PROPOSED DEVELOPMENT WILL BE ATTENUATED TO PREDEVELOPED CONDITIONS FOR THE 2yr, 10yr, 25yr, AND 100yr STORM EVENTS.

NO.	REVISION	BY	DATE

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HUNTINGTON PARK
PRELIMINARY PLAN
PFLUGERVILLE, TEXAS

DESIGNED BY: J.R.
DRAWN BY: D.C.
CHECKED BY: J.R.
APPROVED BY: J.R.
DATE: NOVEMBER 2010

PROPOSED DRAINAGE AREA MAP

SHEET
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PRELIMINARY NOT FOR CONSTRUCTION

L =	length of flow	Manning's "n"				Sheet Flow
n =	manning's roughness coefficient	0.016	Concrete			Tc =.007(nL)^0.8/[(P2)^0.5*s^0.4]
s =	slope of land	0.02	Asphalt			
Tc =	time of concentration	0.13	Range (natural)			Shallow Conc. Flow
a =	channel cross sectional area	0.04	Natural Stream			Figure 3-1, TR-55
Pw =	wetted perimeter	0.2	50-90% Vegetated Ground Cover			
v =	velocity					Open Channel
P2	2-year, 24-hour rainfall (in) = 4.1					V = 1.49*r^(3/2)*s^.5/n

EXISTING CONDITIONS

Drng. Area	sf	Acres	sq. mi.	CN VALUE	Tc	Sheet Flow L	Sheet Flow n	Sheet Flow s	Sheet Flow v	Sheet Flow Tc	Shallow Conc. Flow L	Shallow Conc. Flow s	Shallow Conc. Flow v	Shallow Conc. Flow Tc	Open Channel Flow L	Open Channel Flow n	Open Channel Flow s	Open Channel Flow a	Open Channel Flow Pw	Open Channel Flow v	Open Channel Flow Tc	Tc =	LAG TIME
A	479160.0	11.00	0.01719	85.4	27.4	300	0.13	0.020	0.269	18.6	986	0.020	2.1	7.8	270	0.04	0.008	40	26	4.44	1.01	27.4	16.46
B	1110780.0	25.50	0.03984	83.0	24.2	300	0.13	0.020	0.269	18.6	609	0.030	2.4	4.2	660	0.04	0.014	150	60	8.12	1.35	24.2	14.50
C1	180338.4	4.14	0.00647	85.8	22.0	300	0.13	0.020	0.269	18.6	265	0.025	2.2	2.0	438	0.04	0.012	38	25	5.39	1.35	22.0	13.17
C2	253519.2	5.82	0.00909	84.0	21.8	300	0.13	0.020	0.269	18.6	460	0.022	2.4	3.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	21.8	13.07
D	605484.0	13.90	0.02172	81.5	22.1	300	0.13	0.020	0.269	18.6	442	0.030	2.1	3.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	22.1	13.26
														BASIN	ROUTING TIME								
														C	678	0.04	0.012	38	25	5.39	2.09	2.1	1.26

	CN VALUE (C Soils)	CN VALUE (D Soils)
RANGELAND =	79	84
IMP. COVER =	98	98

	CLASS C SOILS		CLASS D SOILS	
	RANGELAND	IMP. COVER	RANGELAND	IMP. COVER
BASIN A	0.92	0.00	6.05	1.15
BASIN B	9.85	0.29	13.39	1.37
BASIN C1	0.00	0.00	3.50	0.51
BASIN C2	0.00	0.00	5.82	0.00
BASIN D	8.00	0.06	5.49	0.34

	CN VALUES
BASIN A	85.41
BASIN B	82.95
BASIN C1	85.77
BASIN C2	84.00
BASIN D	81.53

PROPOSED CONDITIONS

Drng. Area	sf	Acres	sq. mi.	CN VALUE	Tc	Sheet Row L	Sheet Row n	Sheet Row s	Sheet Row v	Sheet Row Tc	Shallow Conc. Row L	Shallow Conc. Row s	Shallow Conc. Row v	Shallow Conc. Row Tc	Open Channel Row L	Open Channel Row n	Open Channel Row s	Open Channel Row a	Open Channel Row Pw	Open Channel Row v	Open Channel Row Tc	Tc =	LAG TIME
A	573685.2	13.17	0.02058	85.4	27.4	300	0.13	0.020	0.269	18.6	986	0.020	2.1	7.8	270	0.04	0.008	40	26	4.44	1.01	27.4	16.46
B	1032807.6	23.71	0.03705	85.0	24.2	300	0.13	0.020	0.269	18.6	609	0.030	2.4	4.2	678	0.04	0.014	150	60	8.12	1.39	24.2	14.53
C1	148539.6	3.41	0.00533	85.6	22.0	300	0.13	0.020	0.269	18.6	265	0.025	2.2	2.0	438	0.04	0.012	38	25	5.39	1.35	22.0	13.17
C2	199504.8	4.58	0.00716	86.7	15.3	150	0.13	0.020	0.234	10.7	232	0.020	2.2	1.8	927	0.04	0.012	38	25	5.39	2.86	15.3	9.18
D	462171.6	10.61	0.01658	84.9	22.1	300	0.13	0.020	0.269	18.6	442	0.030	2.1	3.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	22.1	13.26
E	203425.2	4.67	0.00730	88.5	5.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.00	5.00	3.00
														BASIN	ROUTING TIME								
														C	678	0.04	0.012	38	25	5.39	2.09	2.1	1.26

	CLASS C SOILS		CLASS D SOILS	
	RANGELAND	IMP. COVER	RANGELAND	IMP. COVER
BASIN A	0.92	0.09	10.67	1.59
BASIN B	6.59	1.52	10.40	3.20
BASIN C1	0.00	0.00	3.03	0.38
BASIN C2	0.00	0.00	3.71	0.87
BASIN D	1.23	0.92	8.28	0.2
BASIN E	0.48	0.00	2.52	1.67

	CN VALUES
BASIN A	85.44
BASIN B	84.98
BASIN C1	85.56
BASIN C2	86.66
BASIN D	84.90
BASIN E	88.49

STORM EVENT	BASIN	EXISTING FLOWRATE (CFS)	PROPOSED FLOWRATE (CFS)	DELTA
2 YEAR	A&B	47.1	32.4	-14.7
2 YEAR	C	8.1	7.9	-0.2
2 YEAR	D	17.2	16.1	-1.1
10 YEAR	A&B	106.3	97.9	-8.4
10 YEAR	C	18.2	16.9	-1.3
10 YEAR	D	40.8	35.0	-5.8
25 YEAR	A&B	141.4	136.4	-5.0
25 YEAR	C	24.1	22.1	-2.0
25 YEAR	D	54.9	45.9	-9.0
100 YEAR	A&B	199.6	197.5	-2.1
100 YEAR	C	33.9	30.7	-3.2
100 YEAR	D	78.3	78.3	0.0

RATIONAL PEAK FLOW CALCULATIONS FOR HUNTINGTON PARK PRELIMINARY STORM LAYOUT

Post-Development Conditions

Drainage Basin ID	Sub-Basin ID	Tc (min)	Area (acres)	Estimated Impervious Cover (%)	Estimated Impervious Cover (acres)	2 yr Composite C	2 yr Rainfall Intensity (in/hr)	2yr Q peak (cfs)	25 yr Composite C	25 yr Rainfall Intensity (in/hr)	25yr Q peak (cfs)	100 yr Composite C	100 yr Rainfall Intensity (in/hr)	100yr Q peak (cfs)	Sub-Basin Slope Category
B	1	24.0	14.97	5%	0.75	0.35	3.05	16.0	0.44	5.53	36.6	0.51	7.21	55.5	average
B	2	5.0	1.04	55%	0.57	0.52	5.76	3.1	0.63	10.11	6.6	0.71	12.54	9.3	flat
B	3	5.0	0.18	75%	0.14	0.64	5.76	0.7	0.76	10.11	1.4	0.84	12.54	1.9	average
B	4	5.0	1.15	55%	0.63	0.56	5.76	3.7	0.67	10.11	7.8	0.75	12.54	10.8	average
B	5	5.0	0.58	65%	0.38	0.60	5.76	2.0	0.71	10.11	4.2	0.80	12.54	5.8	average
B	6	5.0	0.49	65%	0.32	0.60	5.76	1.7	0.71	10.11	3.5	0.80	12.54	4.9	average
B	7	5.0	1.17	55%	0.64	0.56	5.76	3.7	0.67	10.11	7.9	0.75	12.54	11.0	average
B	8	5.0	0.67	65%	0.44	0.60	5.76	2.3	0.71	10.11	4.8	0.80	12.54	6.7	average
B	9	5.0	1.02	55%	0.56	0.52	5.76	3.1	0.63	10.11	6.5	0.71	12.54	9.1	flat
B	10	5.0	0.71	75%	0.53	0.64	5.76	2.6	0.76	10.11	5.4	0.84	12.54	7.5	average
B	11	5.0	0.58	75%	0.44	0.64	1.00	0.4	0.76	10.11	4.4	0.84	12.54	6.1	average
B	12	5.0	1.15	80%	0.92	0.64	5.76	4.2	0.76	10.11	8.9	0.85	12.54	12.3	flat
D	1	22.0	7.91	5%	0.40	0.35	3.20	8.9	0.44	5.78	20.2	0.51	7.53	30.6	average
D	2	10.0	2.18	55%	1.20	0.56	4.62	5.6	0.67	8.19	11.9	0.75	10.40	17.0	average
D	3	5.0	0.28	55%	0.15	0.56	5.76	0.9	0.67	10.11	1.9	0.75	12.54	2.6	average
D	4	5.0	0.24	75%	0.18	0.64	5.76	0.9	0.76	10.11	1.8	0.84	12.54	2.5	average
E	1	5.0	0.75	50%	0.38	0.54	5.76	2.3	0.65	10.11	4.9	0.73	12.54	6.8	average
E	2	5.0	0.96	70%	0.67	0.62	5.76	3.4	0.74	10.11	7.1	0.82	12.54	9.9	average
E	3	5.0	0.20	70%	0.14	0.62	5.76	0.7	0.74	10.11	1.5	0.82	12.54	2.1	average
E	4	5.0	0.44	60%	0.26	0.58	5.76	1.5	0.69	10.11	3.1	0.77	12.54	4.3	average
E	5	5.0	0.38	65%	0.25	0.60	5.76	1.3	0.71	10.11	2.7	0.80	12.54	3.8	average
E	6	5.0	0.37	75%	0.28	0.64	5.76	1.4	0.76	10.11	2.8	0.84	12.54	3.9	average
E	7	5.0	1.57	5%	0.08	0.27	5.76	2.5	0.37	10.11	5.8	0.44	12.54	8.6	flat

Notes:

1. * Weighted C values from Austin DCM Table 2-2, % Impervious Cover* Concrete/Asphalt, % Pervious * Grass Areas, Fair Condition Average, (2-7%)
2. * Weighted C values from Austin DCM Table 2-2, % Impervious Cover* Asphalt/Concrete, % Pervious * Woodland Areas, Average, (2-7%)
3. Impervious Cover calculations assume fully developed offsite conditions

Intensity	I = a/(t+b)^c		
	a	b	c
2	54.767	11.051	0.8116
25	82.936	10.746	0.7634
100	118.3	13.185	0.7736

Runoff Coeficients - Fair Conditon		2-year	25-year	100-year
Impervious	All	0.74	0.87	0.96
		2-year	25 Year	100-year
Pervious	Average	0.33	0.42	0.49
	Flat	0.25	0.34	0.41
	Steep	0.37	0.46	0.53

PRELIMINARY NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE

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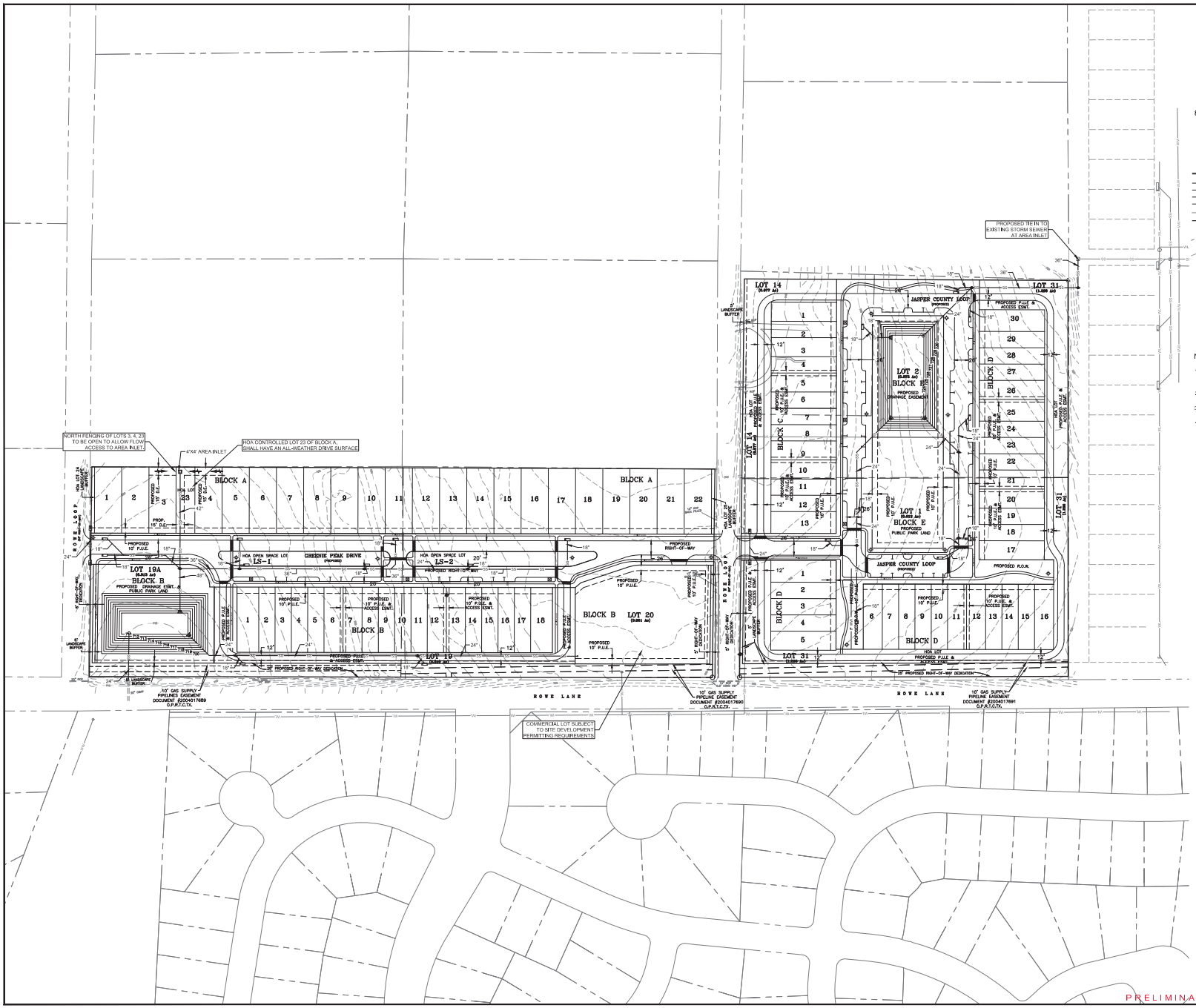
HUNTINGTON PARK
PRELIMINARY PLAN
PFLUGERVILLE, TEXAS

DESIGNED BY: JR
DRAWN BY: J.C.
CHECKED BY: JR
APPROVED BY: JR
DATE: NOVEMBER 2010

DRAINAGE CALCULATIONS

SHEET
108



SCALE: 1" = 80'

LEGEND

- BOUNDARY LINE
- PROPOSED R.O.W.
- LOT LINE
- EASEMENT LINE
- EXIST. STORMSEWER LINE
- STORMSEWER LINE
- 832 EXISTING 1 ft CONTOUR
- 830 EXISTING 5 ft CONTOUR
- PROPOSED SS INLET
- STORMSEWER MANHOLE
- PROPOSED AREA INLET
- PROPOSED MAIL BOX LOCATIONS
- PROPOSED STREET LIGHT

NOTE:

1. STORM SEWER PIPE SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE DURING PREPARATION OF FINAL CONSTRUCTION DOCUMENTS.
2. ALL STORM SEWER PIPE IS TO BE CONSTRUCTED OF REINFORCED CONCRETE PIPE (RCP).
3. HOA CONTROLLED LOT 23 OF BLOCK A SHALL HAVE AN ALL-WEATHER DRIVE SURFACE.
4. NORTH FENCING OF LOTS 3, 4, 23 TO BE OPEN TO ALLOW FLOW ACCESS TO AREA INLET.

NO.	REVISION	BY	DATE

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HUNTINGTON PARK
PRELIMINARY PLAN
PFLUGERVILLE, TEXAS

DESIGNED BY: J.R.
DRAWN BY: J.C.
CHECKED BY: J.R.
APPROVED BY: J.R.
DATE: NOVEMBER 2010

PAVEMENT, SIDEWALKS, STREET LIGHTS & STORMWATER PIPES LAYOUT

SHEET
109

PRELIMINARY NOT FOR CONSTRUCTION

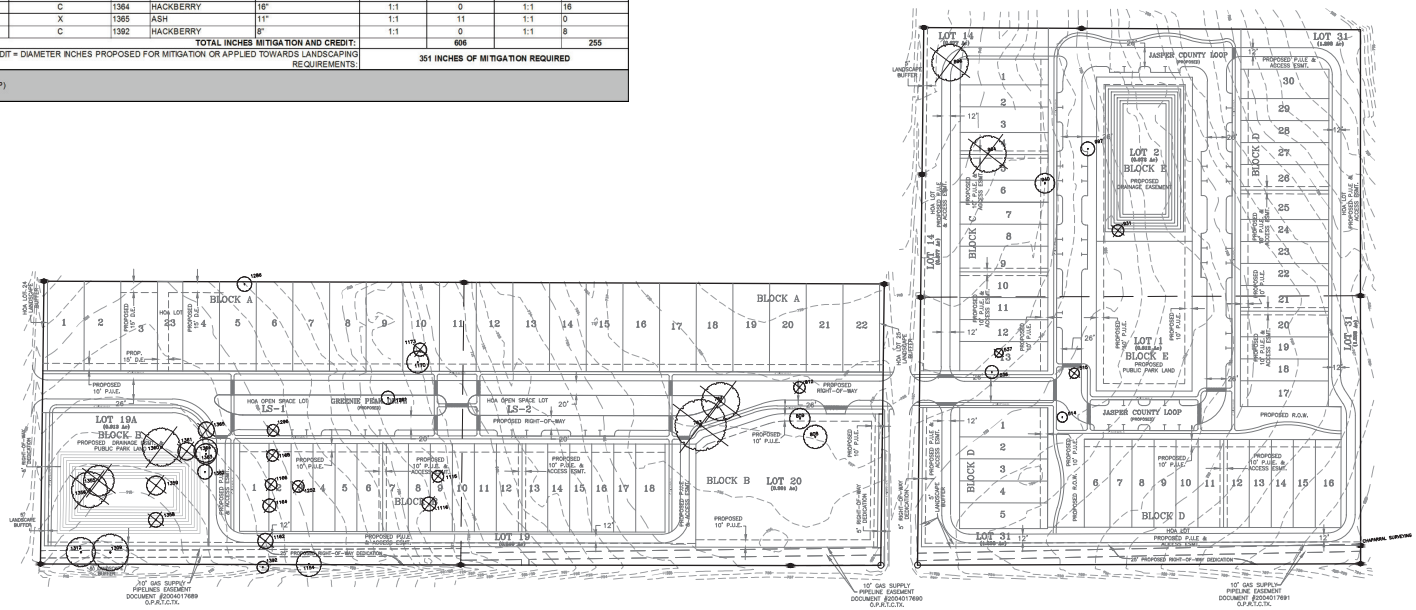
TREE SURVEY

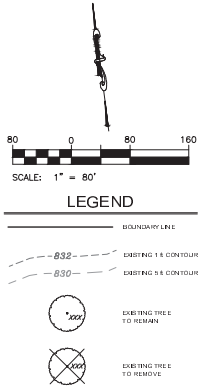
PROTECTION STATUS AND CLASS	PROPOSED REMOVAL (X) OR CREDIT (C)	TREE #	SPECIES	SIZE (inches)	MITIGATION		CREDIT	
					RATIO	INCHES REQUIRED	RATIO	INCHES CREDIT
NP - Class 1	C	514	LIVE OAK	7"	N/A	0	1:1	7
NP - Class 1	X	515	LIVE OAK	7"	N/A	0	1:1	0
P - Class 2	C	536	LIVE OAK	9"	1:1	0	1:1	9
NP - Class 1	X	537	PINE	6"	N/A	0	1:1	0
P - Class 6	X	763	ARIZONA ASH	35"	3:1	105	1.5:1	0
P - Class 6	X	767	ARIZONA ASH	26"	3:1	78	1.5:1	0
P - Class 2	C	808	LIVE OAK	16"	1:1	0	1:1	16
P - Class 2	C	809	PECAN	14"	1:1	0	1:1	14
P - Class 2	X	812	PECAN	8"	1:1	8	1:1	0
P - Class 6	X	896	ASH	25"	3:1	75	1.5:1	0
P - Class 2	X	931	FRUIT	8"	1:1	8	1:1	0
NP - Class 1	C	938	CHINESE TALLOW	MULTI-STEM: 8", 4"	N/A	0	1:1	10
P - Class 2	C	940	PECAN	13.5"	1:1	0	1:1	14
P - Class 6	X	964	ASH	25"	3:1	75	1.5:1	0
NP - Class 1	C	997	PECAN	MULTI-STEM: 6", 4", 3"	N/A	0	1:1	13
P - Class 2	X	1115	ASH	8"	1:1	8	1:1	0
P - Class 2	X	1116	ASH	9.5"	1:1	9.5	1:1	0
P - Class 2	C	1154	HACKBERRY	17"	1:1	0	1:1	17
P - Class 2	X	1162	ASH	10.5"	1:1	10.5	1:1	0
P - Class 2	X	1164	ASH	9"	1:1	9	1:1	0
P - Class 2	X	1166	ASH	8"	1:1	8	1:1	0
P - Class 2	X	1168	ASH	8"	1:1	8	1:1	0
P - Class 2	C	1170	HACKBERRY	MULTI-STEM: 5",7",9"	1:1	0	1:1	21
P - Class 2	X	1173	FRUIT	9"	1:1	9	1:1	0
P - Class 2	X	1252	ASH	8"	1:1	8	1:1	0
P - Class 2	C	1261	ASH	9"	1:1	0	1:1	9
P - Class 2	C	1286	PINE	10"	1:1	0	1:1	10
P - Class 2	X	1296	ASH	8"	1:1	8	1:1	0
P - Class 6	C	1309	PECAN	25"	3:1	0	1.5:1	38
P - Class 5	C	1312	PECAN	20"	3:1	0	1.5:1	30
P - Class 5	X	1355	WILLOW	21"	3:1	63	1.5:1	0
P - Class 2	X	1356	WILLOW	MULTI-STEM: 18",13"	1:1	31	1:1	0
P - Class 2	X	1358	ASH	10"	1:1	10	1:1	0
P - Class 2	X	1359	ASH	13"	1:1	13	1:1	0
P - Class 2	X	1360	WILLOW	MULTI-STEM: 13",13",13"	1:1	39	1:1	0
P - Class 2	X	1361	ASH	12"	1:1	12	1:1	0
P - Class 2	C	1362	ASH	10"	1:1	0	1:1	10
P - Class 2	C	1363	HACKBERRY	14"	1:1	0	1:1	14
P - Class 2	C	1364	HACKBERRY	16"	1:1	0	1:1	16
P - Class 2	X	1365	ASH	11"	1:1	11	1:1	0
P - Class 2	C	1392	HACKBERRY	8"	1:1	0	1:1	8
				TOTAL INCHES MITIGATION AND CREDIT:		606		255
MITIGATION - CREDIT = DIAMETER INCHES PROPOSED FOR MITIGATION OR APPLIED TOWARDS LANDSCAPING REQUIREMENTS:					351 INCHES OF MITIGATION REQUIRED			

LEGEND
NOT PROTECTED (NP)
PROTECTED (P)

TREE PROTECTION NOTES:

1. All trees not located within the limits of construction and outside of disturbed areas shall be preserved.
2. All trees shown on this plan to be retained shall be protected during construction with fencing.
3. Tree protection fences shall be erected according to city standards for tree
2-3
protection, including types of fencing and signage.
4. Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing, or grading) and shall be maintained throughout all phases of the construction project.
5. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in trenching or soil build-up within tree CRZ's or driplines.
6. Tree protection fences shall completely surround the tree or clusters of trees and be placed at the outermost limits of the tree branches (dripline) or CRZ, whichever is greater; and shall be maintained throughout the construction project in order to prevent the following:
a. Soil compaction in root zone area resulting from vehicular traffic or storage of equipment or material,
b. Root zone disturbances due to grade changes (greater than 6 inches cut or fill) or trenching not reviewed and authorized by the City Arborist or Administrator.
c. Wounds to exposed roots, trunk, or limbs by mechanical equipment
d. Other activities detrimental to trees, such as chemical storage, concrete truck cleaning and fires.
7. Exceptions to installing tree fences at the tree driplines or CRZ, whichever is greater, may be permitted in the following cases:
a. Where there is to be an approved grade change, impermeable paving surface, or tree well,
b. Where permeable paving is to be installed, erect the fence at the outer limits of the permeable paving area.
c. Where trees are close to proposed buildings, erect the fence no closer than 6 feet to the building.
d. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist to discuss alternatives.
8. Where any of the above exceptions result in a fence that is closer than 5 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 feet (or to the limits of lower branching) in addition to the reduced fencing provided.
9. Where any of the above exceptions result in areas of unprotected root zones under the dripline or CRZ, whichever is greater, those areas should be covered with 6 inches of organic mulch to minimize soil compaction.
10. Where any of the above exceptions result in damage to the fine, water absorbing roots, supplemental watering shall be required:
a. Trees shall be watered once every two weeks during periods of hot, dry weather,
b. Tree crowns are to be sprayed with water periodically to reduce dust accumulation on leaves.
c. A signed watering contract shall be required.
11. Prior to excavation or grade cutting within tree driplines, a clean cut shall be made between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize damage to remaining roots.
12. All grading within protected root zone areas shall be done by hand or with small equipment to minimize root damage. Prior to grading, relocate protective fencing to 2 feet behind the grade change area.
13. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
14. When installing concrete adjacent to the root zone of a tree, use a plastic vapor barrier behind the concrete to prohibit leaching of lime into the root zone.
15. Any trenching shall be as far from existing tree trunks as possible. Trench lines shall not run within the CRZ. Boring, tunneling or other techniques may be approved by the City Arborist or Administrator if there is no alternative available.
16. No landscape topsoil dressing greater than four (4) inches shall be permitted within
2-4
the dripline or CRZ, whichever is greater, of trees. No topsoil is permitted on root flares or within 6 inches of tree trunks.
17. Pruning to provide clearance for structures, vehicular traffic and construction equipment shall take place before construction begins. All pruning must be done according to City standards and as outlined in literature provided by the International Society of Arboriculture (ISA pruning techniques).
18. All oak tree cuts, intentional or unintentional, shall be painted immediately (within 10 minutes). Tree paint must be kept on site at all times. All pruning or cutting tools must be sterilized between trees to prevent the spread of disease.
19. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved. Refer to the City of Pflugerville Tree Technical Manual for appropriate removal methods.
20. Deviations from the above notes may be considered ordinance violations if there is substantial noncompliance or if a tree sustains damage as a result.





NO.	REVISION	BY	DATE

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HUNTINGTON PARK
PRELIMINARY PLAN
PFLUGERVILLE, TEXAS

DESIGNED BY: J.R.
DRAWN BY: D.C.
CHECKED BY: J.R.
APPROVED BY: J.R.
DATE: NOVEMBER 2010

TREE SURVEY

SHEET
110

PRELIMINARY NOT FOR CONSTRUCTION