

Date: Jun 10, 2024, 8:56am User ID: jwal  
File: \\pape-dawson.com\user-pd\Projects\51396\03\212 Preliminary\Civil\West Tract\T551396-00.dwg

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.
- 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 VERDOT AT PFLUGERVILLE EAST LLC, & KEDMA VENTURES LLC, 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.
- 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-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 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS. NO NEGATIVE IMPACTS SHALL BE ALLOWED TO NEIGHBORING PROPERTIES.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANELS 48453C0280J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
- 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.
- RELATED DOCUMENTS:
  - PHASE 1 ENVIRONMENTAL ASSESSMENT; PREPARED BY PAPE-DAWSON. DATED: FEBRUARY 2023
  - PHASE 2 ENVIRONMENTAL ASSESSMENT; PREPARED BY PAPE-DAWSON. DATED: SEPTEMBER 2023
  - WASTEWATER ANALYSIS REPORT AND WATER DEMAND CALCULATIONS; TO BE PROVIDED AT SITE PLAN STAGE
  - DRAINAGE REPORT; TO BE PROVIDED AT SITE PLAN STAGE
  - TRAFFIC IMPACT ANALYSIS; TO BE PROVIDED AT SITE PLAN STAGE
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- A TEN (10) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ROWE LANE, ALONG THE EAST SIDE OF HEATHERWILDE BOULEVARD, AND THE NORTH SIDE OF WILKE LANE.
- PARKLAND DEDICATION AND PARKLAND COMPLIANCE WILL BE ASSESSED WITH THE FINAL PLAT. THE PUBLIC PARKLAND DEDICATION FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #1203-15-02-24, AS AMENDED.
- THIS CONSTRUCTION SHALL ADHERE TO PHASE 2 ESA GUIDELINES, ADDITIONALLY SECTION 6 OF THE PHASE 2 ESA IS TO BE FOLLOWED: "NATIVE SOILS BELOW FILL MATERIAL AND STOCKPILES SHOULD REMAIN ONSITE DUE TO THE ELEVATED ARSENIC AND LEAD CONCENTRATIONS. IF ONSITE BENEFICIAL REUSE IS NOT A FEASIBLE OPTION, IT IS RECOMMENDED THAT EXCESS SOILS BE RE-TESTED, FOLLOWING EXCAVATION, TO FACILITATE RE-USE OR DISPOSAL. OPTIONS. SOIL PILES FROM AREAS WHERE ANALYSIS WAS COMPLETED CAN BE REMOVED FROM THE SITE IF NEEDED. PRIOR TO TRANSPORT, A LETTER FROM THE OFFSITE LOCATION'S LANDOWNER SHOULD BE OBTAINED STATING THAT IT IS ACKNOWLEDGED THAT SOILS HAVE HEAVY METALS ABOVE BACKGROUND LEVELS. ALTERNATIVELY, DISPOSAL AT A PERMITTED LANDFILL WILL REQUIRE APPROVAL OF A PROFILE THROUGH THE LANDFILL OPERATIONS DEPARTMENT. ALTHOUGH CONCENTRATIONS OF CHEMICALS DETAILED IN THIS REPORT ARE BELOW LIMITS REQUIRED FOR LEACHATE TESTING, ADDITIONAL TESTING FOR ADDITIONAL ANALYTES MAY BE REQUIRED TO FULFILL LANDFILL REQUIREMENTS."

LEGAL DESCRIPTION :

A 75.508 ACRE TRACT OF LAND, SITUATED IN THE PETER CONRAD SURVEY, SECTION NO. 17, ABSTRACT NO. 200, AND BEING SITUATED IN THE JOHN MAXEY SURVEY, SECTION NO. 1, ABSTRACT NO. 2381, AND IN THE JOHN MAXEY SURVEY, SECTION NO. 1, ABSTRACT NO. 2381, SAID TRACT BEING ALL OF THE REMNANT PORTION OF A CALLED 95.883 ACRE TRACT CONVEYED TO TIM'S ACRES, RECORDED IN VOLUME 12831, PAGE 761 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THE REMNANT PORTION OF A CALLED 3.453 ACRE TRACT CONVEYED TO TIM'S ACRES, RECORDED IN DOCUMENT NO. 2016178336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, SAID 75.508 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

LOT #	PERMITTED USES	AREA
LOT 1	MIXED USE CURRENTLY CONTEMPLATED BY CL5	3,000 AC.
LOT 2	MIXED USE CURRENTLY CONTEMPLATED BY CL5	15.024 AC.
LOT 3	MIXED USE CURRENTLY CONTEMPLATED BY CL5	15.024 AC.
LOT 4	MIXED USE CURRENTLY CONTEMPLATED BY CL5	38.210 AC.
ROW LENGTH		ROW WIDTH
N. HEATHERWILDE BLVD. ROW DEDICATION		5'
ROWE LANE ROW DEDICATION		100'
TOTAL AREA		75.508 AC.

# WILKE LANE TIMMERMAN

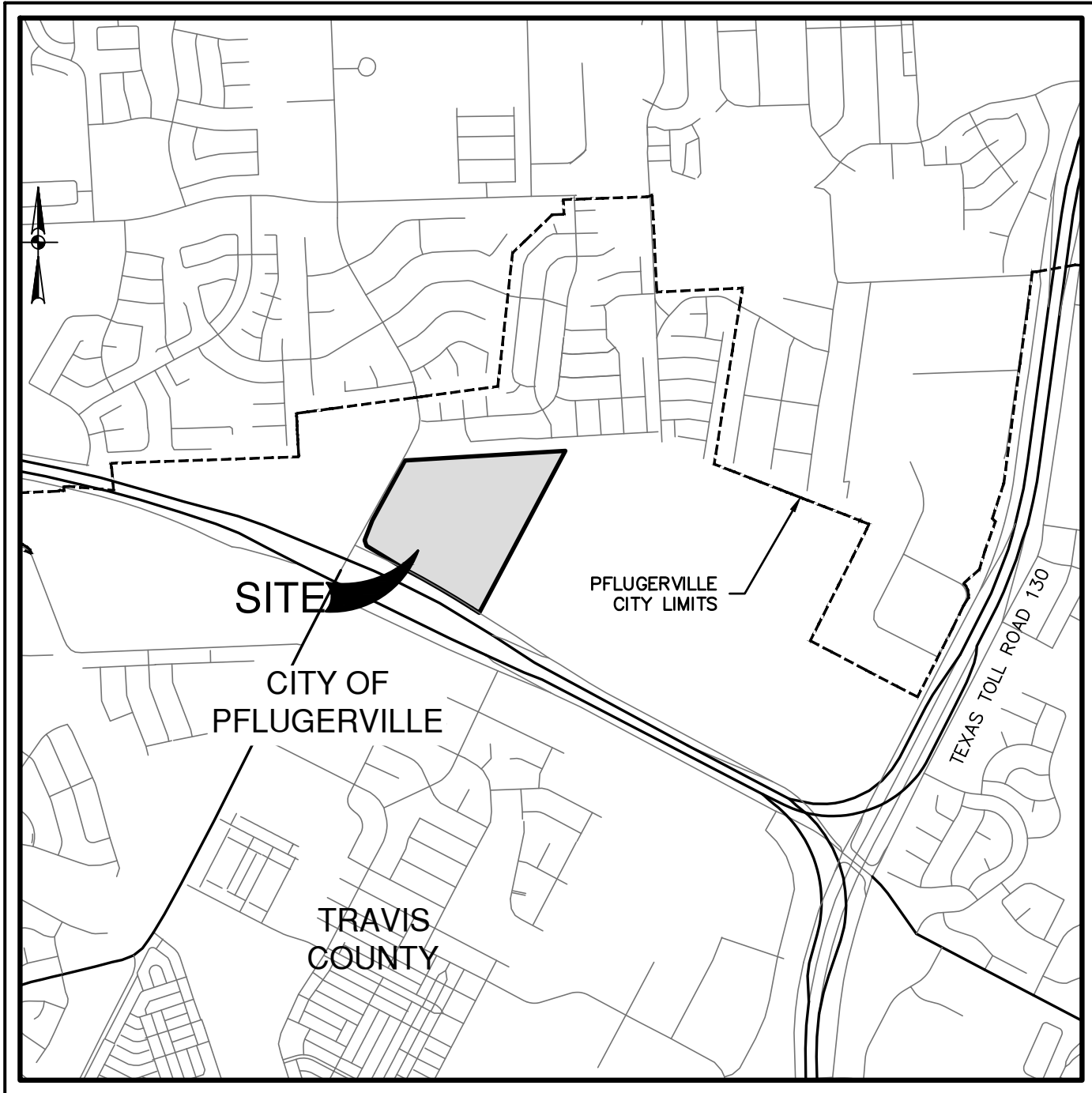
## WEST TRACT

4212 TEXAS HIGHWAY 45

PFLUGERVILLE, TEXAS

PRELIMINARY PLAN ONLY

NOT FOR RECORDATION



LOCATION MAP

NOT-TO-SCALE

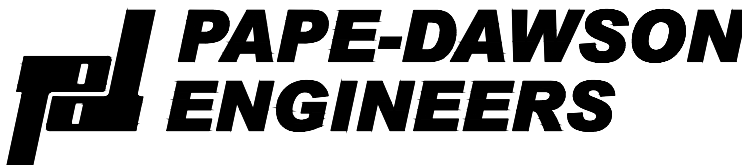
TIM'S ACRES, LTD

230 KLATTENHOFF LN

SUITE 100

HUTTO, TEXAS 78634

MAY 2023



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

### SHEET INDEX

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OWNER

TIM'S ACRES, LTD.  
230 KLATTENHOFF LN  
SUITE 100  
HUTTO, TEXAS 78634  
PH: (512)946-1733

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

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: BRANDON FRITCHETT  
15500 SUN LIGHT NEAR WAY #B  
PFLUGERVILLE, TEXAS 78660  
(512)990-6400

I, MARK A. RAMSEUR, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

SUBMITTED BY:

06/10/24

DATE

PAPE-DAWSON ENGINEERS  
MARK A. RAMSEUR  
MANAGING PRINCIPAL - CENTRAL TEXAS

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

THAT I, PARKER J. GRAHAM RPLS #5556, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-TO-TO-SCALE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAN ARE SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR  
PARKER J. GRAHAM RPLS #5556

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

BENCHMARK:

BENCHMARKS ARE BASED ON NAD83  
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.999988

BM #101: COTTON SPINDLE ON POWER POLE ON NORTH SIDE OF SH45  
GRID NORTH: 10,149,797.81  
GRID EAST: 3,154,737.95  
ELEV: 793.68'

BM #102: COTTON SPINDLE ON POWER POLE ON NORTH SIDE OF SH45  
GRID NORTH: 10,150,093.91  
GRID EAST: 3,154,226.64  
ELEV: 783.53'

BM #103: TxDOT MONUMENT AT NORTHEAST INTERSECTION OF SH45 AND HEATHERWILDE BLVD.  
GRID NORTH: 10,150,582.86  
GRID EAST: 3,153,503.36  
ELEV: 780.40'

BM #104: COTTON SPINDLE ON POWER POLE ON EAST SIDE OF HEATHERWILDE BLVD.  
GRID NORTH: 10,151,265.46  
GRID EAST: 3,153,832.13  
ELEV: 785.81'

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.

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.

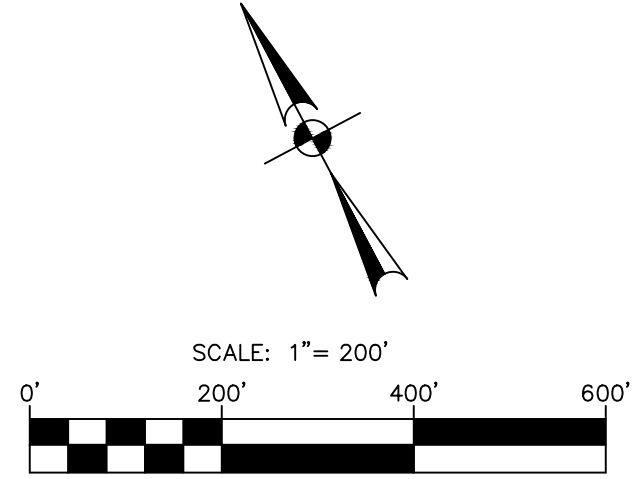
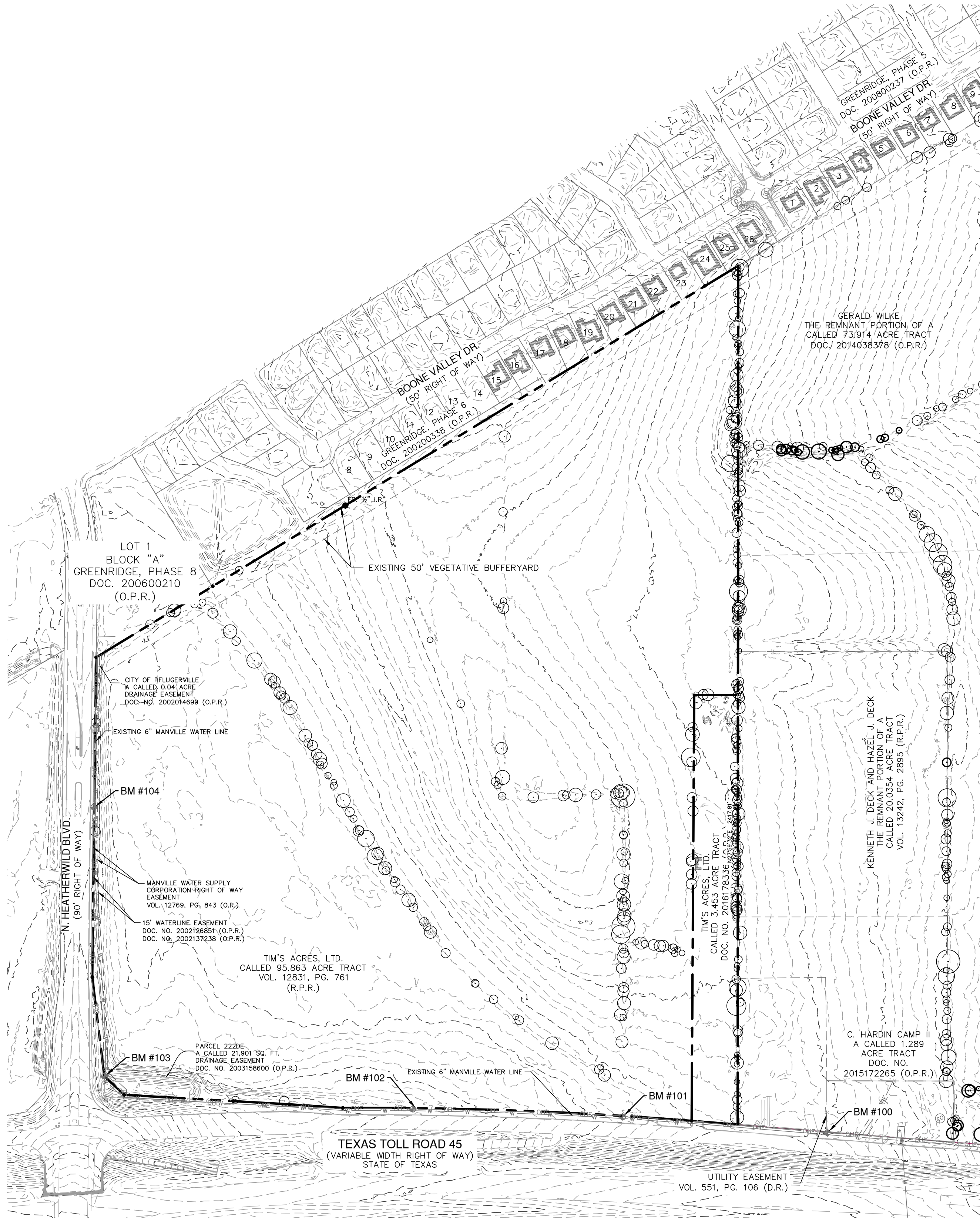
SHEET 01 OF 08

2023-10-PP

WILKE LANE TIMMERMAN EAST TRACT PD JOB NO. 51396-52



Date: Jun 10, 2024, 8:59am User ID: jwol  
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LEGEND

---	PARCEL BOUNDARY
---	EASEMENT LINE
---	EXISTING CONTOURS
X	EXISTING FENCE
—OHE—OHE—OHE—OHE—	EXISTING OVERHEAD ELECTRIC
---	EXISTING WATER LINE
●	EXISTING UTILITY POLE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING SIGN
⊕	EXISTING FAUCET
⊕	EXISTING WATER VALVE
⊕	EXISTING WATER METER
⊕	EXISTING WATER MANHOLE
⊕	EXISTING ELECTRIC BOX
⊕	EXISTING ELECTRIC METER
⊕	EXISTING UNKNOWN VALVE
●	EXISTING TREE

NOTES:

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- EXISTING CONTOUR INFORMATION SHOWN IS AT ONE (1) FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD DATA COLLECTED ON OR ABOUT 1/2023.
- NO HERITAGE TREES ARE LOCATED ON THIS SITE.

BENCHMARKS:

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GRID NORTH: 10,149,797.81  
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ELEV: 785.81'

WILKE LANE TIMMERMAN WEST TRACT  
PFLUGERVILLE, TEXAS

EXISTING CONDITIONS PLAN

JOB NO.	51396-51
DATE	MAY 2023
DESIGNER	JR
CHECKED	TR
DRAWN	JR
SHEET	02 of 08



**PAPE-DAWSON  
ENGINEERS**  
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
18001 N. MO-PAC EXPY., SUITE 200 | AUSTIN, TX 78758 | 512-664-8711  
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

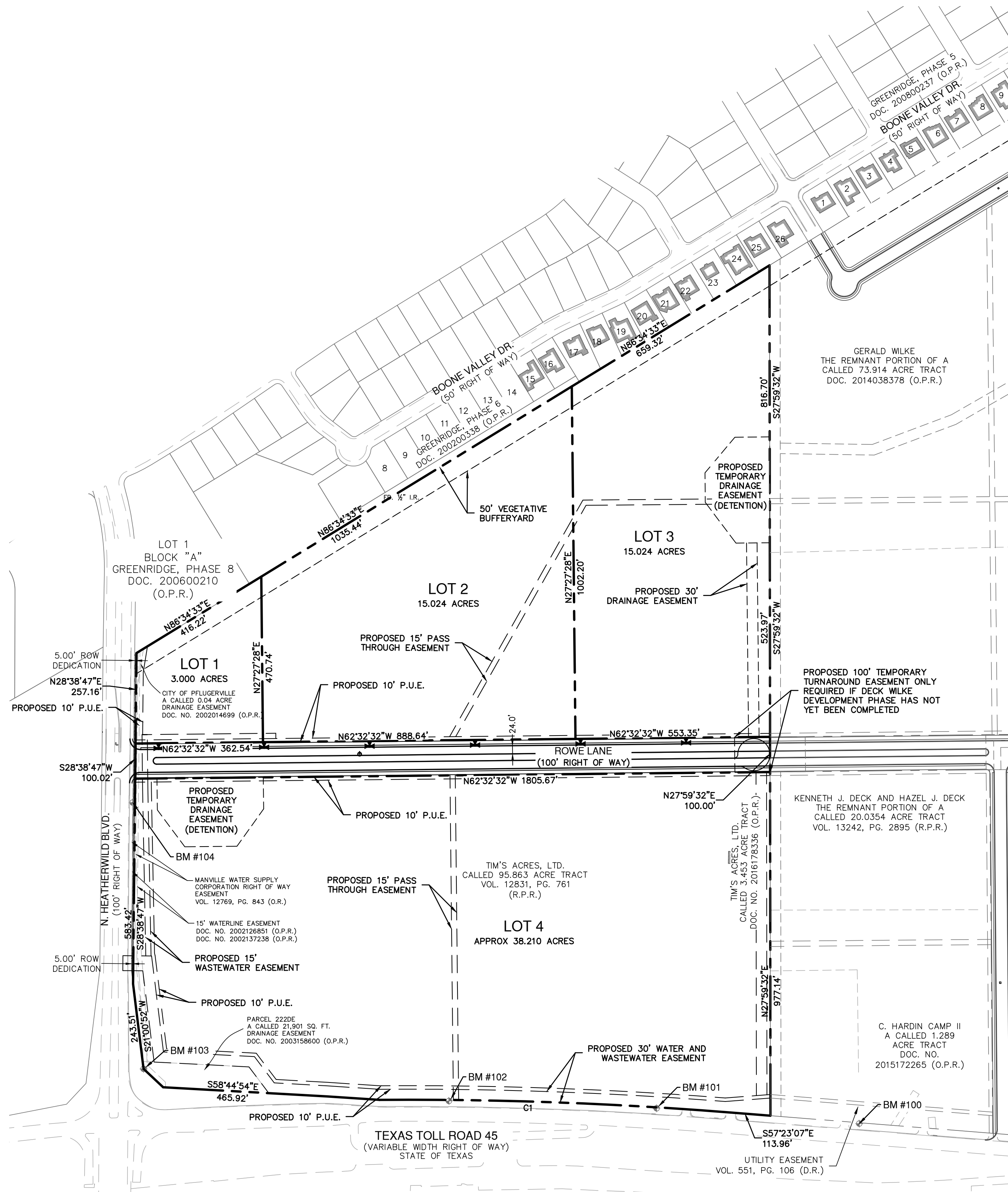




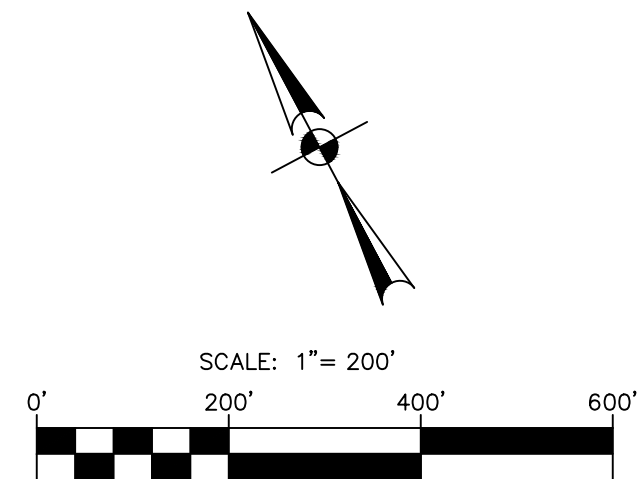


Date: Jun 10, 2024, 8:59am User ID: jwof  
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THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD-COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SEE DECK WILKE TRACT  
PRELIM CASE #2023-9-PP



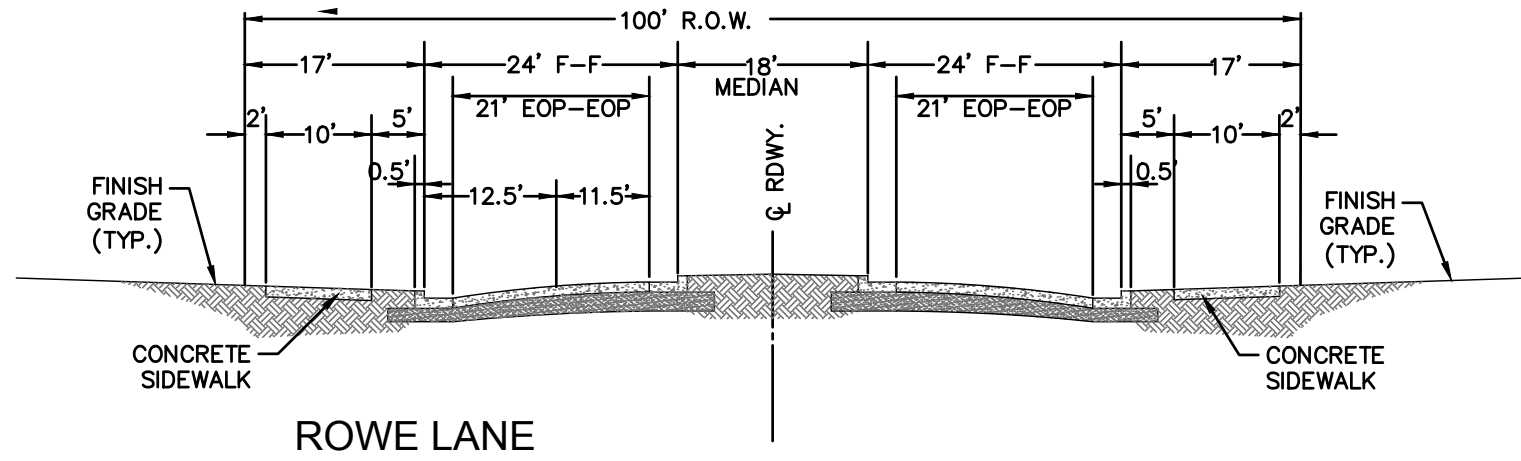
LEGEND	
	PARCEL BOUNDARY
	EASEMENT LINE
	EXISTING FENCE

**ZONING:**  
THE PROPERTY IS IN THE CITY OF PFLUGERVILLE AND IS ZONED CL5.

**LEGAL DESCRIPTION:**  
A 75.508 ACRE TRACT OF LAND, SITUATED IN THE PETER CONRAD SURVEY, SECTION NO. 17, ABSTRACT NO. 200, AND BEING SITUATED IN THE JOHN MAXEY SURVEY, SECTION NO. 1, ABSTRACT NO. 2381, AND IN THE JOHN MAXEY SURVEY, SECTION NO. 1, ABSTRACT NO. 2381, SAID TRACT BEING ALL OF THE REMNANT PORTION OF A CALLED 95.863 ACRE TRACT, CONVEYED TO TIM'S ACRES, RECORDED IN VOLUME 12831, PAGE 761 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THE REMNANT PORTION OF A CALLED 3.453 ACRE TRACT CONVEYED TO TIM'S ACRES, RECORDED IN DOCUMENT NO. 2016178336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, SAID 75.508 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

- SITE NOTES:**
- 10-FOOT WIDE SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ROWE LANE, THE EAST SIDE OF HEATHERWILDE BOULEVARD, AND THE NORTH SIDE OF DECK WILKE LANE.
  - CONSTRUCTION OF SIDEWALK ON THE NORTH SIDE OF WILKE LANE WILL REQUIRE PERMITTING THROUGH TxDOT.
  - DRAINAGE SHEETS, REPORT, TIA, STREETLIGHTS, PHASING, AND PARKLAND WILL BE PROVIDED AT SITE PLAN STAGE.
  - COMBINED WATER AND WASTEWATER EASEMENT WIDTH MAY INCREASE AND WILL BE DETERMINED DURING FINAL DESIGN.
  - PEDESTRIAN ACCESS TO SATISFY PASSTHROUGH REQUIREMENTS WILL BE INCLUDED IN THE SITE DEVELOPMENT PLAN.

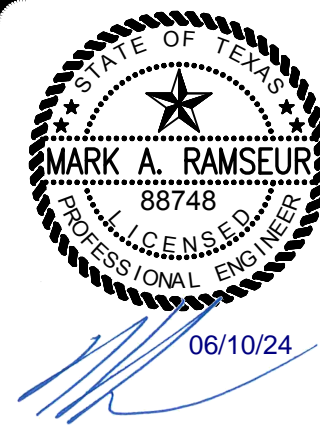
LOT #	PERMITTED USES	AREA
LOT 1	MIXED USE CURRENTLY CONTEMPLATED BY CL5	3.000 AC.
LOT 2	MIXED USE CURRENTLY CONTEMPLATED BY CL5	15.024 AC.
LOT 3	MIXED USE CURRENTLY CONTEMPLATED BY CL5	15.024 AC.
LOT 4	MIXED USE CURRENTLY CONTEMPLATED BY CL5	38.210 AC.
N. HEATHERWILD BLVD. ROW DEDICATION		900 LF
ROWE LANE ROW DEDICATION		1821 LF
TOTAL AREA		75.508 AC.



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	11480.66'	004°59'13"	S59°52'43"E	998.93'	999.24'

- BENCHMARKS:**
- BM #101: COTTON SPINDLE ON POWER POLE ON NORTH SIDE OF SH45  
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NO.	REVISION	DATE

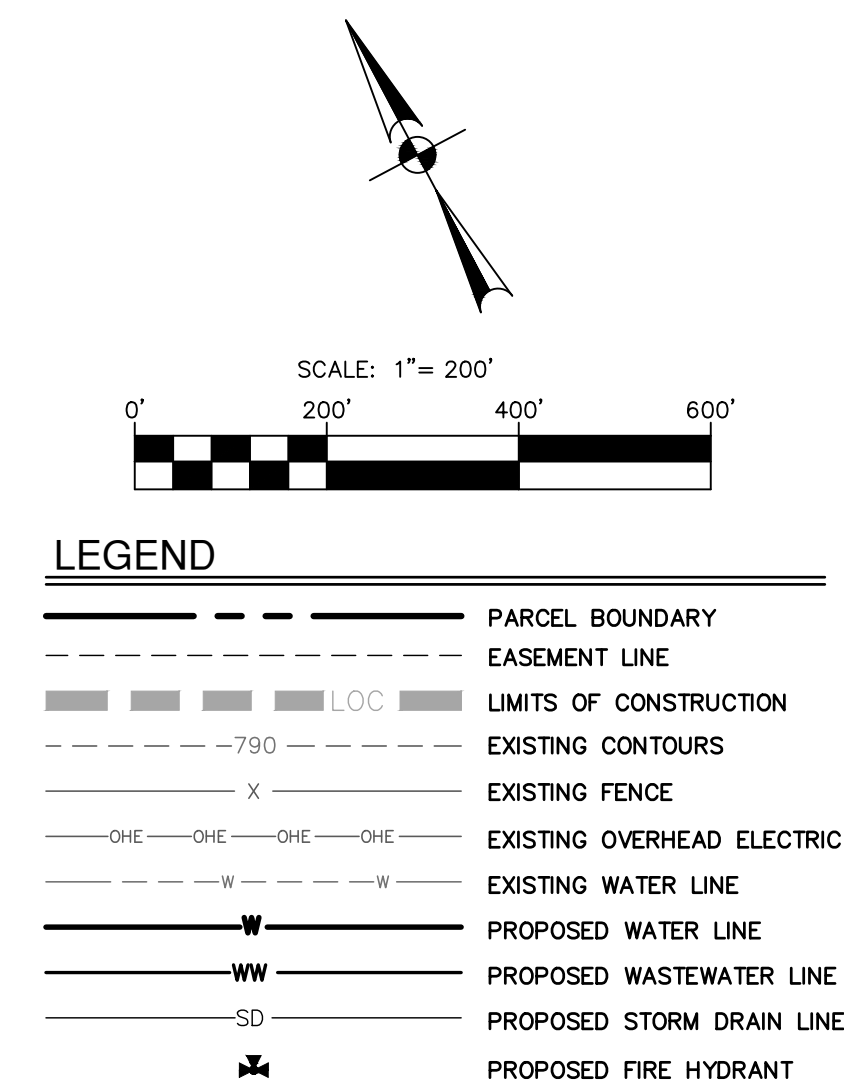


**PAPE-DAWSON ENGINEERS**  
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1801 N. MOPAC EXPY., SUITE 3, STE 200 | AUSTIN, TX 78759 | 512-664-8711  
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

**WILKE LANE TIMMERMAN WEST TRACT**  
PFLUGERVILLE, TEXAS  
**PRELIMINARY PLAN**

JOB NO.	51396-51
DATE	MAY 2023
DESIGNER	JR
CHECKED	TR
DRAWN	JR
SHEET	04 of 08





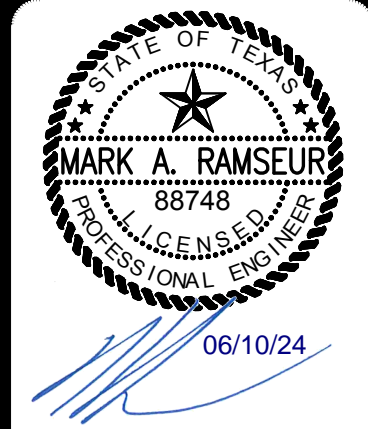
1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
2. PROPOSED 12" WATER MAIN, EASEMENTS, AND 12" WASTEWATER MAIN ONLY REQUIRED IF WATER AND WASTEWATER CONNECTION TO ROWE LAKE IS NOT PROVIDED FROM AN ADJACENT PROJECT PRIOR TO SITE PLAN APPROVAL.
3. INFRASTRUCTURE IS SHOWN AS PRELIMINARY. INFRASTRUCTURE WILL BE CONSTRUCTED AS NEEDED FOR EACH PHASE.
4. DETAILED WATER AND WASTEWATER EASEMENT WIDTHS MAY INCREASE AND WILL BE DETERMINED DURING FINAL DESIGN
5. IF AT TIME OF CONSTRUCTION OFF-SITE INFRASTRUCTURE CONNECTIONS ARE NOT BUILT THEY WILL BE CONSTRUCTED WITH THIS DEVELOPMENT

BM #101: COTTON SPINDLE ON POWER POLE ON  
NORTH SIDE OF SH45  
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ELEV: 785.81'



**PAPE-DAWSON  
ENGINEERS**

**WILKE LANE TIMMERMAN WEST TRACT**  
**PFLUGERVILLE, TEXAS**

UTILITY PLAN

JOB NO. 51396-51  
DATE MAY 2023  
DESIGNER JR  
CHECKED TR DRAWN JR  
SHEET 05 of 08





- BENCHMARKS:

- BM #101: COTTON SPINDLE ON POWER POLE ON  
NORTH SIDE OF SH45  
GRID NORTH: 10,149,797.81  
GRID EAST: 3,154,737.95  
ELEV: 793.68'
- BM #102: COTTON SPINDLE ON POWER POLE ON  
NORTH SIDE OF SH45  
GRID NORTH: 10,150,093.91  
GRID EAST: 3,154,226.84  
ELEV: 783.53'
- BM #103: TxDOT MONUMENT AT NORTHEAST  
INTERSECTION OF SH45 AND  
HEATHERWILDE BLVD.  
GRID NORTH: 10,150,582.86  
GRID EAST: 3,153,503.36  
ELEV: 780.40'
- BM #104: COTTON SPINDLE ON POWER POLE ON  
EAST SIDE OF HEATHERWILDE BLVD.  
GRID NORTH: 10,151,265.46  
GRID EAST: 3,153,832.13  
ELEV: 785.81'



**WILKE LANE TIMMERMAN WEST TRACT**  
**PFLUGERVILLE, TEXAS**

## GRADING PLAN

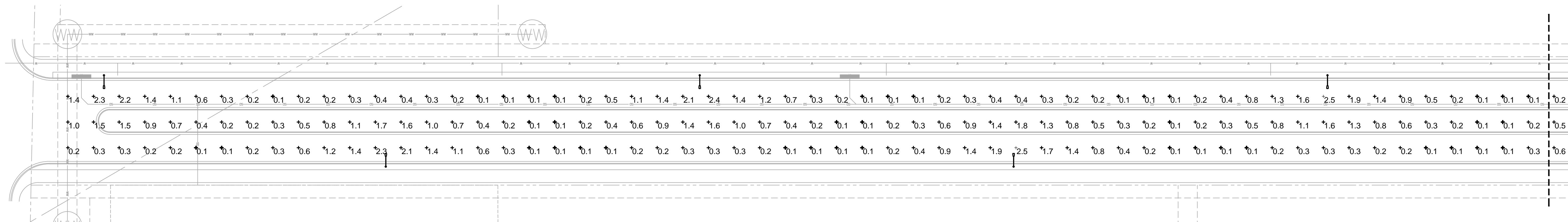
JOB NO. 51396-51  
DATE MAY 2023  
DESIGNER JR  
CHECKED TR DRAWN JR  
SHEET 06 of 08

SHEET 06 of 08

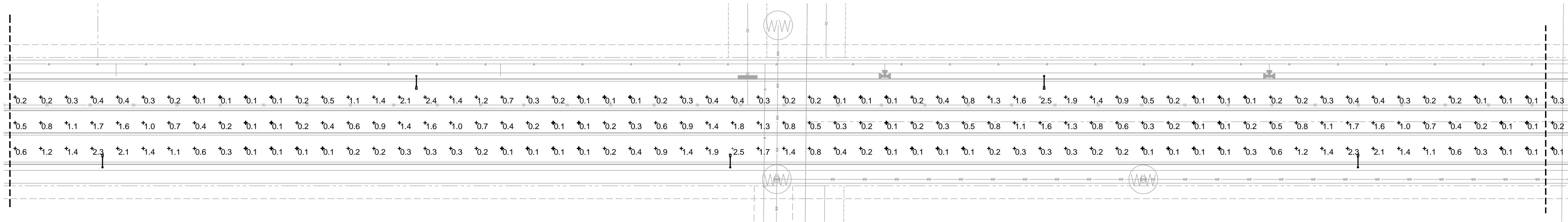




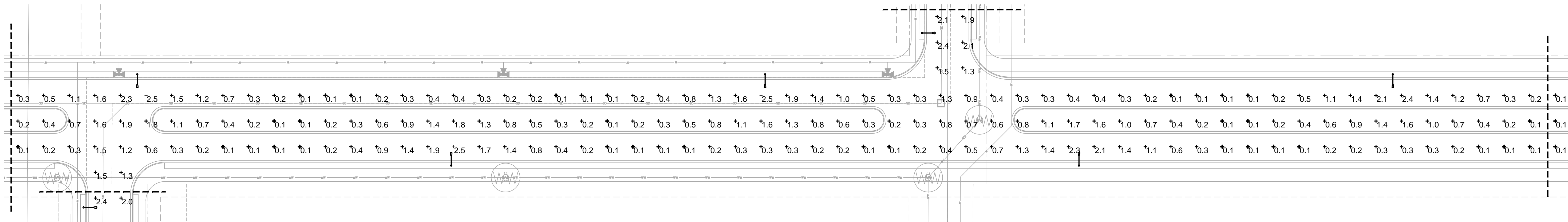




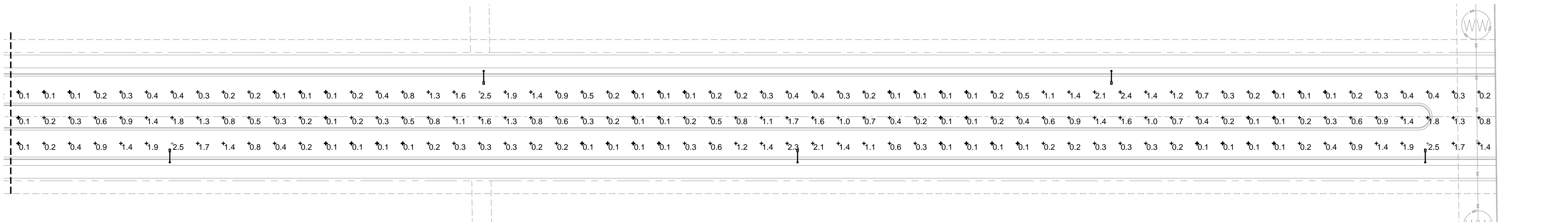
1 LIGHTING PLAN  
SCALE: 1"=40'



2 LIGHTING PLAN  
SCALE: 1"=40'




3 LIGHTING PLAN  
SCALE: 1"=40'



4 LIGHTING PLAN  
SCALE: 1"=40'

GENERAL NOTES:  
A. REFER TO SHEET E1-1.0 FOR NOTES.



VIGILANT - VIABLE - VIRTUOUS  
TEXAS REGISTRATION F-20374  
V3 PROJECT #: 24034



DECK & WILKE TRACT  
PFLUGERVILLE, TX

Issue:	Date:
PERMIT	05/17/2024
PERMIT UPDATE	06/14/2024

Drawing Title  
STREET LIGHT PLAN  
PHOTOMETRICS

Sheet  
E1-1.1