

STANDARD PLAN NOTES:

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE (FULL PURPOSE JURISDICTION).
- WATER AND WASTEWATER SHALL BE PROVIDED BY PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR (PROPERTY OWNER(S)), HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON E. PFENNIG LANE STREET.
- 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.
- WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE # 1203-15-02-24, AS AMENDED.
- PRIVATE PARKLAND AMENITIES WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED BY THE PFENNIG PLACE HOA. PRIVATE AMENITY DESIGN WILL BE PROVIDED WITH THE SITE DEVELOPMENT PERMIT. A SEPARATE LOT WILL NOT BE DEDICATED WITH THE PRIVATE AMENITIES.
- THE STREETScape AND LANDSCAPE EASEMENT WILL BE OWNED AND MAINTAINED BY THE PFENNIG PLACE HOA.
- 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. ON SITE STORM DESIGN TO BE DESIGNED WITH SITE DEVELOPMENT PERMIT.
- 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, AS AMENDED.
- 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, AS AMENDED.
- 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 & APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 484530200J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014. THESE PLANS ARE IN ACCORDANCE WITH THE FOLLOWING STUDIES/REPORTS: ENGINEERING REPORT, BY KTCIVIL, JULY, 2024.
- ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT

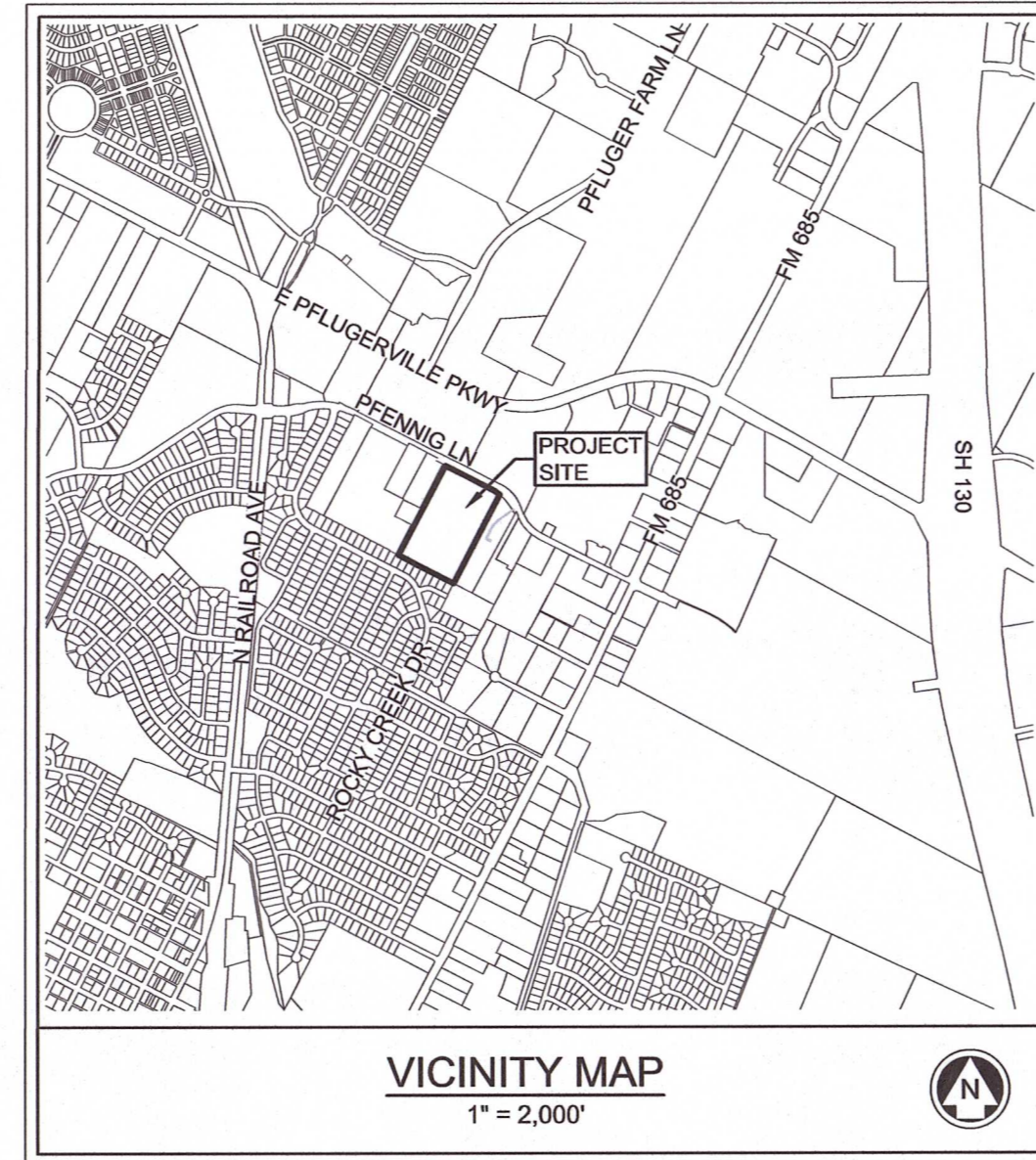
PFENNIG PLACE PRELIMINARY PLAN

1503 E. PFENNIG LANE

CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

SUBMITTAL DATE: JULY 8, 2024

SHEET NO.	SHEET TITLE
1	COVER
2	PRELIMINARY PLAN
3	EXISTING CONDITIONS & DECONSTRUCTION PLAN
4	TREE SURVEY PLAN
5	EXISTING DRAINAGE AREA MAP
6	PROPOSED DRAINAGE AREA MAP
7	OVERALL WATER & WASTEWATER UTILITY PLAN
8	WATER & WASTEWATER UTILITY PLAN SHEET 1 OF 2
9	WATER & WASTEWATER UTILITY PLAN SHEET 2 OF 2



LEGAL DESCRIPTION

14.636 ACRES IN THE HENRY BLESSING SURVEY NO. 3, ABSTRACT NO. 99, TRAVIS COUNTY, TEXAS AND CONSISTING OF THE FOLLOWING:
 TRACT 1: 9.750 ACRES (APPROXIMATELY 424,682 SQ. FT.), BEING ALL OF A 10.00 ACRE TRACT CONVEYED TO BARBARA PACKARD MATHEWS IN DOCUMENT NO. 2020139553 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.242 ACRES TRACT CONVEYED TO THE CITY OF PFLUGERVILLE, TEXAS IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017151434 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 TRACT 2: 4.886 ACRES (APPROXIMATELY 212,944 SQ. FT.), BEING ALL OF A 5.00 ACRE TRACT CONVEYED TO BARBARA PACKARD MATHEWS IN DOCUMENT NO. 2020139554 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.117 ACRES TRACT CONVEYED TO THE CITY OF PFLUGERVILLE, TEXAS IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017151446 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAND USE TABLES/ STREET TABLE	
LOT 1 BLOCK A	14.636 ACRES
TOTAL # LOTS	1
NO PUBLIC STREETS	
ZONING	CL3
LAND USE	SF DETACH

PARKLAND:

NUMBER OF SF DETACHED UNITS (± 83 UNITS)
 ACRES REQUIRED = 1.64 ACRES
 PARKLAND FEE-IN-LIEU \$71,586.50
 PARK DEVELOPMENT FEE \$41,166.00 (PARK DEVELOPMENT FEE MAY BE REDUCED PER FINAL REVIEW OF PRIVATE SITE AMENITIES.)

PRIVATE PARKLAND AMENITIES WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED BY THE PFENNIG PLACE HOA. PRIVATE AMENITY DESIGN WILL BE PROVIDED WITH THE SITE DEVELOPMENT PERMIT. A SEPARATE LOT WILL NOT BE DEDICATED WITH THE PRIVATE AMENITIES.

PARKLAND DEDICATION FEE-IN-LIEU AND PARK DEVELOPMENT FEE TO BE PAID PRIOR TO SITE DEVELOPMENT PERMIT ISSUANCE.

WAIVERS / VARIANCES:

STUDYS:

PFENNIG LANE PRELIMINARY ENGINEERING REPORT - KTCIVIL AUGUST, 2024

NOTES:

- THIS PROJECT IS LOCATED WITHIN THE WILBARGER CREEK WATERSHED.
- THIS PROJECT IS LOCATED OVER THE EDWARDS AQUIFER TRANSITION ZONE AS DEFINED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

UTILITIES

WATER / WASTEWATER CITY OF PFLUGERVILLE PUBLIC WORKS	GAS ATMOS ENERGY	ELECTRIC ONCOR	TELEPHONE AT&T
15500 SUN LIGHT NEAR WAY #B PFLUGERVILLE, TX 78660 PHONE (512) 988-1052	3110 N. IH 35 ROUND ROCK, TEXAS 78681 PHONE (512) 695-9024	2501 URBAN DRIVE FORT WORTH, TX 76106 PHONE (882) 600-4781	3110 N. IH 35 ROUND ROCK, TEXAS 78681 EMILY PACK PHONE (512) 695-9024

NO.	REVISION DESCRIPTION	REVISED (R) CORRECT (C) ADD (A) VOID (V) SHEET NO'S	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	CITY OF PFLUGERVILLE PUBLIC WORKS	DRY UTILITY PROVIDERS (ATMOS AND ONCOR)	APPROVAL DATE

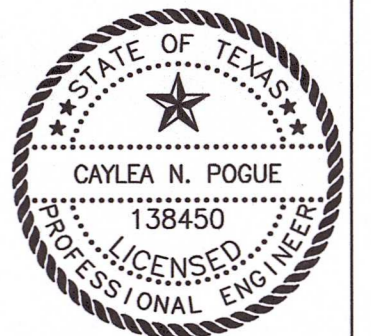
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SUBMITTED BY:

8-21-2024

CAYLEA N. POGUE, P.E.
 REGISTERED PROFESSIONAL ENGINEER NO. 138450
 KTCIVIL
 6805 N. CAPITAL OF TEXAS HWY, SUITE 315
 AUSTIN, TEXAS 78731
 PHONE: (512) 758-7474

DATE



SURVEYOR'S CERTIFICATION

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

8/23/24

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

PLANNING AND DEVELOPMENT SERVICES DIRECTOR, CITY OF PFLUGERVILLE

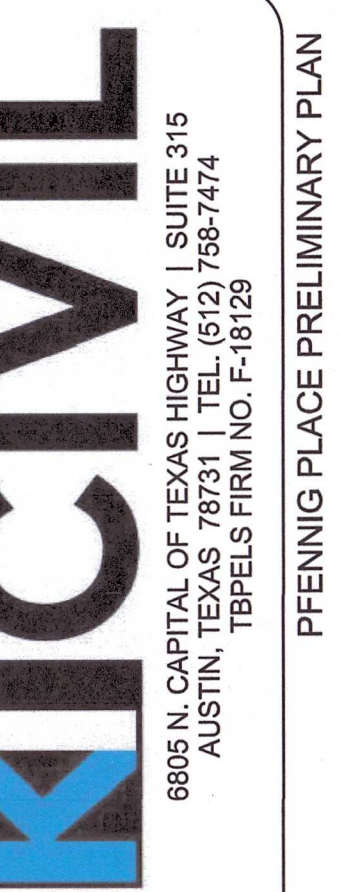
DATE

DEVELOPMENT ENGINEERING, CITY OF PFLUGERVILLE
 15500 SUN LIGHT NEAR WAY #B
 PFLUGERVILLE, TX 78660
 PHONE (512) 990-6300

DATE



FOR CITY USE ONLY:



NOT FOR CONSTRUCTION UNTIL APPROVED BY REGULATORY AGENCIES

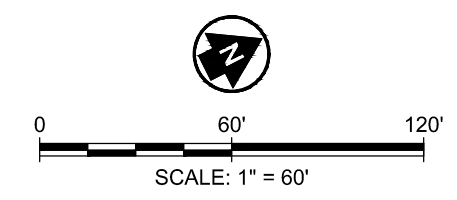
**PFENNIG PLACE
 PRELIMINARY PLAN
 PFLUGERVILLE, TRAVIS COUNTY,
 TEXAS**

COVER

SHEET

1
OF 9

PP2024-000254



PLAN LEGEND

- X EXISTING FENCE
- - - ADJACENT PROPERTY BOUNDARY
- - - PROPERTY BOUNDARY
- - - PROPOSED EASEMENT
- - - BUILDING SETBACK
- PROPOSED 6' SIDEWALK

NOTE:

1. NO 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. THESE PLANS ARE IN ACCORDANCE WITH THE FOLLOWING STUDIES/REPORTS: PFENNING PRELIMINARY ENGINEERING REPORT, BY KTCIVIL JULY, 2024.
2. THE WATER AND WASTEWATER EASEMENT WILL BE DEDICATED BY SEPARATE INSTRUMENT.

PARKLAND CALCULATION
 1.64 ACRES (6.6 UNITS/ACRE)
 PARKLAND DEDICATION FEE-IN-LIEU AND PARK DEVELOPMENT FEE TO BE PAID PRIOR TO SITE DEVELOPMENT PERMIT ISSUANCE.
 PARK DEVELOPMENT FEE MAY BE REDUCED PER FINAL REVIEW OF PRIVATE SITE AMENITIES.

LOT SUMMARY TABLE		
LOT	AC	AREA SF
LOT 1	14.636	70,836.28

STREET SUMMARY TABLE

PRIVATE STREETS (PROPOSED WITH SITE DEVELOPMENT PERMIT)

THIS IS A SURFACE DRAWING.
 BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "ELS #1"
 MAG NAIL WITH WASHER SET IN CONCRETE
 SURFACE COORDINATES:
 N 10140188.69
 E 3155206.81
 TEXAS STATE PLANE COORDINATES:
 N 10139174.77
 E 3154891.32
 ELEVATION = 744.97
 VERTICAL DATUM: NAVD 88 (GEOID 12B)
 COMBINED SCALE FACTOR = 0.99990010
 (FOR SURFACE TO GRID CONVERSION)
 INVERSE SCALE FACTOR = 1.000100
 (FOR GRID TO SURFACE CONVERSION)
 SCALED ABOUT 0.0
 THETA ANGLE: 01°24'13"

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	485.00'	12°41'00"	107.36'	S56°22'31"E	107.14'	(886°21'25"E 107.15')

ABS 689 SUR 8 STUART G
 BLESSING H ACR 14.0304 (1-C-1)
 TIMMERMAN COMMERCIAL INVESTMENTS LP
 (20230230923)

ABS 99 SUR 3
 BLESSING H ACR 18.3728 (1-D-1)
 TIMMERMAN COMMERCIAL INVESTMENTS LP
 (20230230923)

ABS 99 SUR 3
 STIRA FRANKLIN
 MRC ARTHUR
 (2023144434)

ABS 99 SUR 3
 SPANISH OAK
 (202100035)

ABS 99 SUR 3
 SPANISH OAK
 (202100035)

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 TBPELS FROM NO. P-16129

Meritage Homes

STATE OF TEXAS
 CAYLEA N. POGUE
 138450
 LICENSED PROFESSIONAL ENGINEER
 1-21-2024

NOT FOR CONSTRUCTION
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**PFENNING PLACE
 PRELIMINARY PLAN
 PFLUGERVILLE, TRAVIS COUNTY,
 TEXAS**

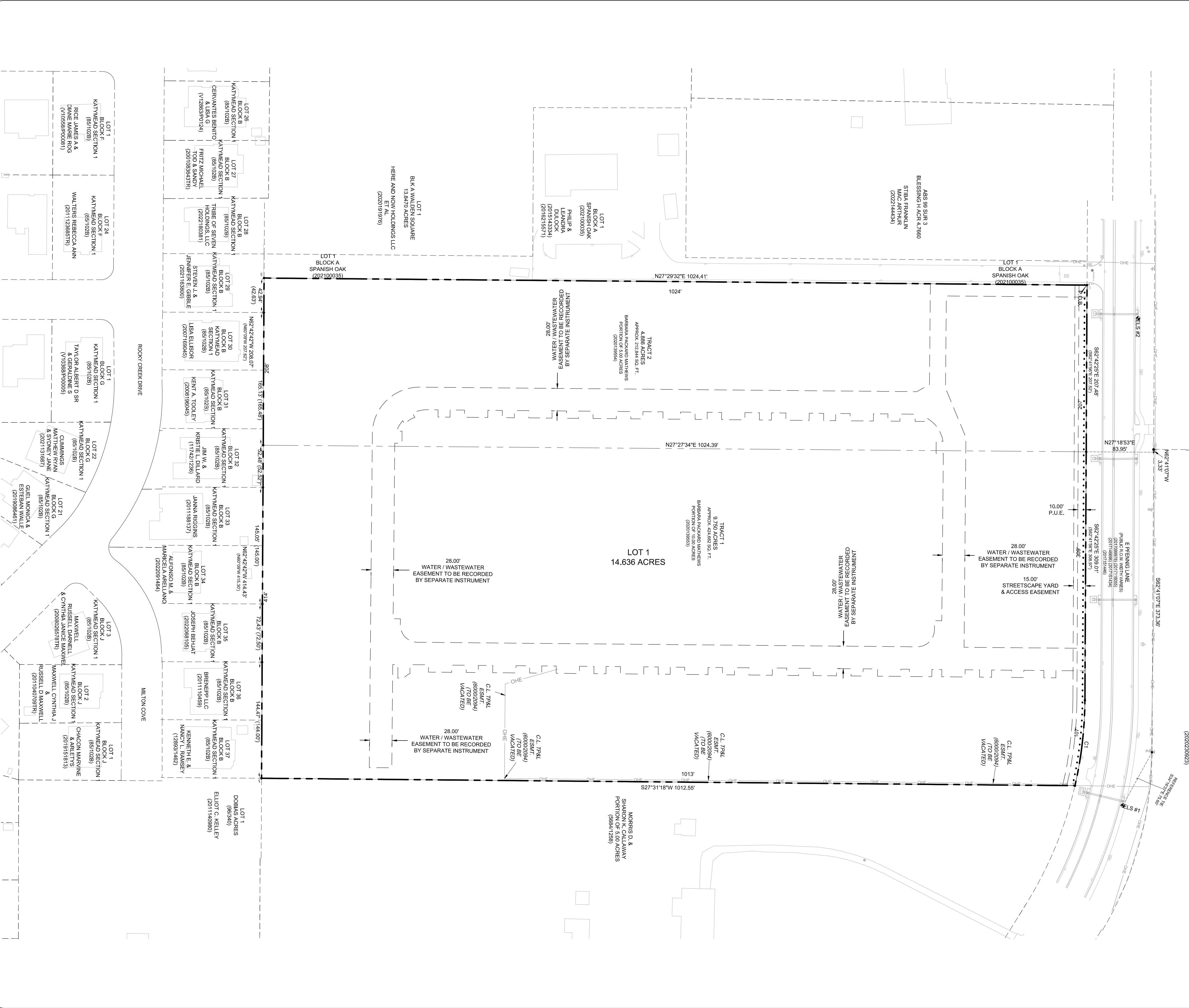
PRELIMINARY PLAN

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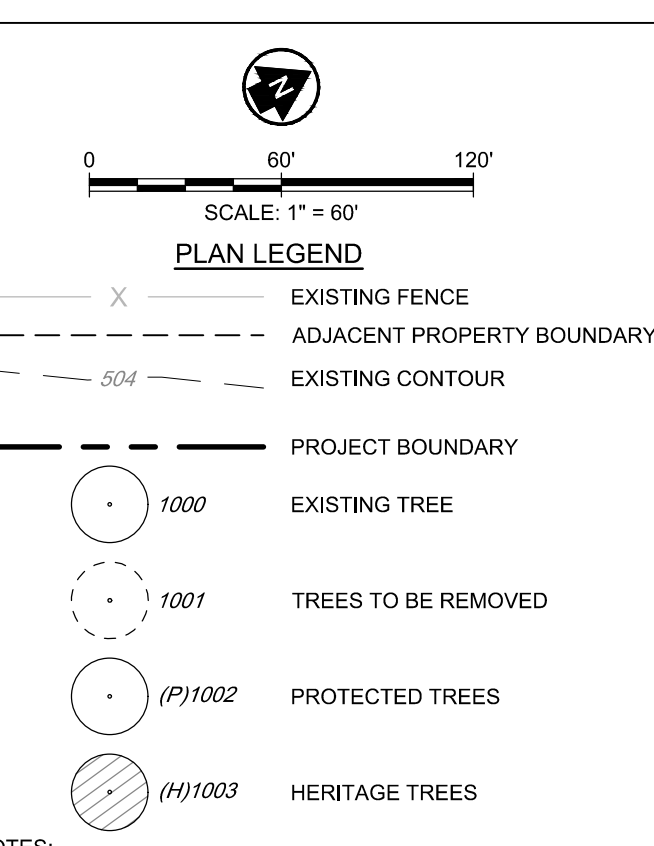
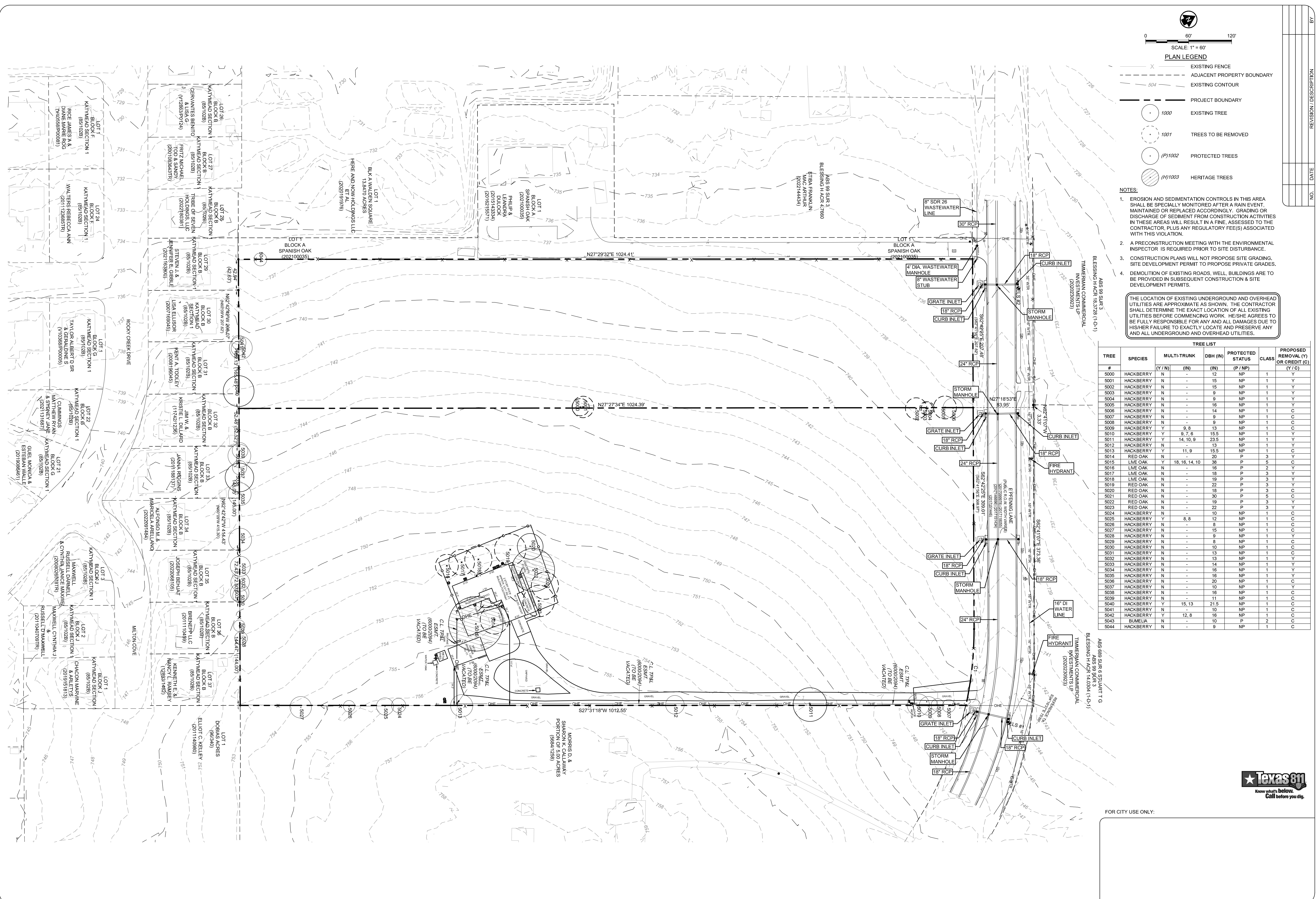
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- NOTES:**
1. EROSION AND SEDIMENTATION CONTROLS IN THIS AREA SHALL BE SPECIALLY MONITORED AFTER A RAIN EVENT, MAINTAINED OR REPLACED ACCORDINGLY. GRADING OR DISCHARGE OF SEDIMENT FROM CONSTRUCTION ACTIVITIES IN THESE AREAS WILL RESULT IN A FINE, ASSESSED TO THE CONTRACTOR, PLUS ANY REGULATORY FEE(S) ASSOCIATED WITH THIS VIOLATION.
 2. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO SITE DISTURBANCE.
 3. CONSTRUCTION PLANS WILL NOT PROPOSE SITE GRADING, SITE DEVELOPMENT PERMIT TO PROPOSE PRIVATE GRADES.
 4. DEMOLITION OF EXISTING ROADS, WELL, BUILDINGS ARE TO BE PROVIDED IN SUBSEQUENT CONSTRUCTION & SITE DEVELOPMENT PERMITS.

THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE/SHE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO HIS/HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.

TREE #	SPECIES	TREE LIST		DBH (IN)	PROTECTED STATUS	CLASS	PROPOSED REMOVAL (Y) OR CREDIT (C)
		MULTI-TRUNK (Y/N)	(IN)				
5000	HACKBERRY	N	-	12	NP	1	Y/C
5001	HACKBERRY	N	-	15	NP	1	Y
5002	HACKBERRY	N	-	15	NP	1	Y
5003	HACKBERRY	N	-	9	NP	1	Y
5004	HACKBERRY	N	-	9	NP	1	Y
5005	HACKBERRY	N	-	16	NP	1	Y
5006	HACKBERRY	N	-	14	NP	1	C
5007	HACKBERRY	N	-	9	NP	1	Y
5008	HACKBERRY	N	-	9	NP	1	C
5009	HACKBERRY	Y	9, 8	13	NP	1	C
5010	HACKBERRY	Y	9, 7, 6	15, 5	NP	1	Y
5011	HACKBERRY	Y	14, 10, 9	23, 5	NP	1	Y
5012	HACKBERRY	N	-	13	NP	1	Y
5013	HACKBERRY	Y	11, 9	15, 5	NP	1	C
5014	RED OAK	N	-	20	P	3	Y
5015	LIVE OAK	Y	18, 16, 14, 10	38	P	5	C
5016	LIVE OAK	N	-	16	P	2	Y
5017	LIVE OAK	N	-	18	P	3	Y
5018	LIVE OAK	N	-	19	P	3	Y
5019	RED OAK	N	-	22	P	3	Y
5020	RED OAK	N	-	18	P	3	C
5021	RED OAK	N	-	30	P	5	C
5022	RED OAK	N	-	19	P	3	Y
5023	RED OAK	N	-	22	P	3	Y
5024	HACKBERRY	N	-	10	NP	1	C
5025	HACKBERRY	Y	8, 8	12	NP	1	C
5026	HACKBERRY	N	-	6	NP	1	C
5027	HACKBERRY	N	-	15	NP	1	C
5028	HACKBERRY	N	-	8	NP	1	C
5029	HACKBERRY	N	-	8	NP	1	C
5030	HACKBERRY	N	-	10	NP	1	C
5031	HACKBERRY	N	-	13	NP	1	C
5032	HACKBERRY	N	-	13	NP	1	Y
5033	HACKBERRY	N	-	14	NP	1	Y
5034	HACKBERRY	N	-	16	NP	1	Y
5035	HACKBERRY	N	-	16	NP	1	C
5036	HACKBERRY	N	-	20	NP	1	C
5037	HACKBERRY	N	-	10	NP	1	Y
5038	HACKBERRY	N	-	16	NP	1	C
5039	HACKBERRY	N	-	11	NP	1	C
5040	HACKBERRY	Y	15, 13	21, 5	NP	1	C
5041	HACKBERRY	N	-	10	NP	1	C
5042	HACKBERRY	Y	12, 8	16	NP	1	C
5043	BUMELIA	N	-	10	P	2	C
5044	HACKBERRY	N	-	9	NP	1	C

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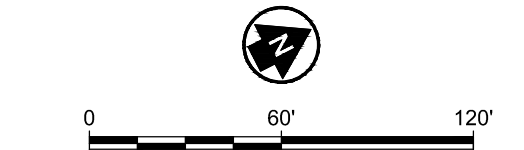
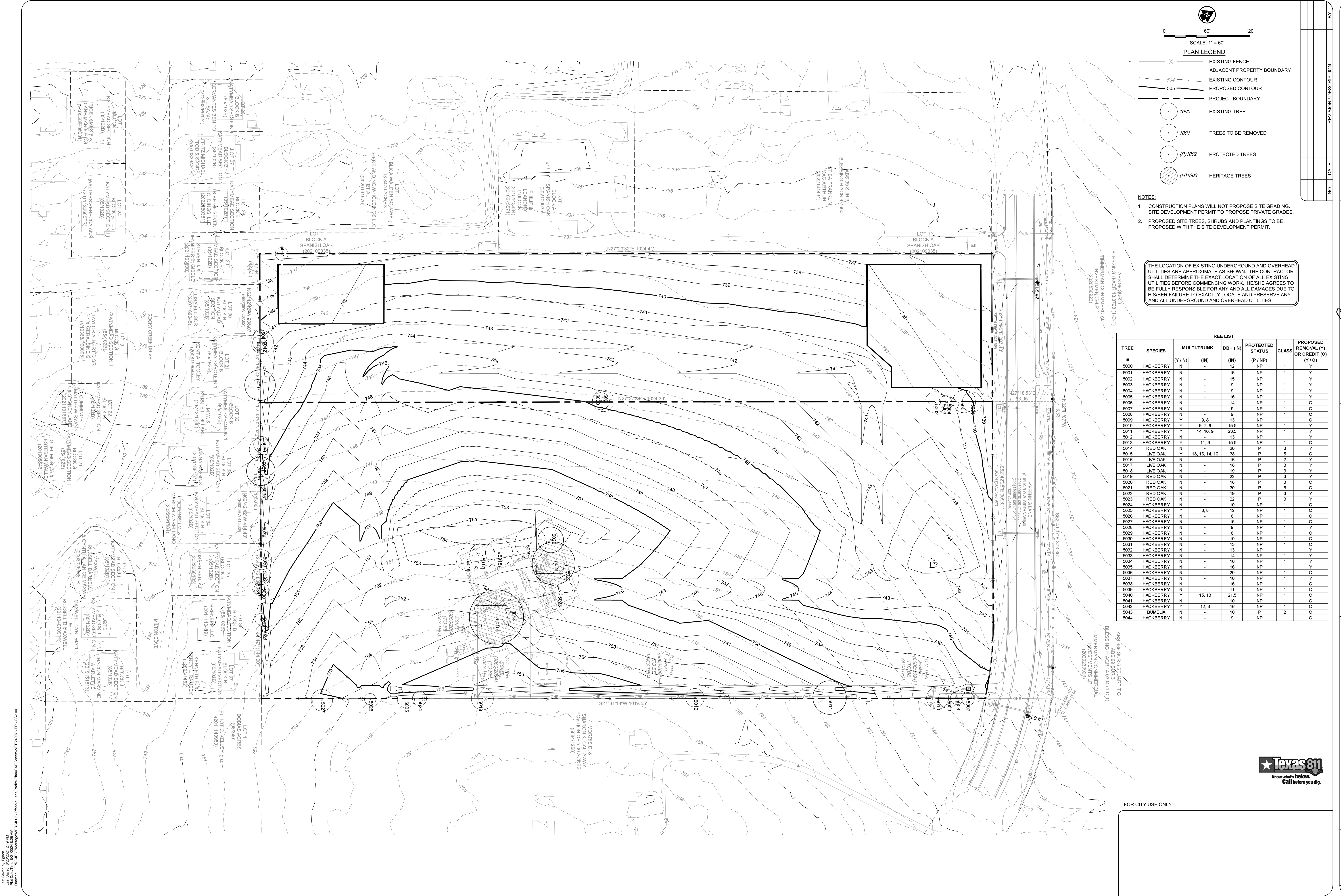
PFENNIG PLACE
 PRELIMINARY PLAN
 DECONSTRUCTION PLAN
 PFLUGERVILLE, TRAVIS COUNTY,
 TEXAS

EXISTING CONDITIONS &
 DECONSTRUCTION PLAN
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PLAN LEGEND

- X EXISTING FENCE
- ADJACENT PROPERTY BOUNDARY
- 504 EXISTING CONTOUR
- 505 PROPOSED CONTOUR
- PROJECT BOUNDARY
- 1000 EXISTING TREE
- 1001 TREES TO BE REMOVED
- (P)1002 PROTECTED TREES
- (H)1003 HERITAGE TREES

- NOTES:**
- CONSTRUCTION PLANS WILL NOT PROPOSE SITE GRADING. SITE DEVELOPMENT PERMIT TO PROPOSE PRIVATE GRADES.
 - PROPOSED SITE TREES, SHRUBS AND PLANTINGS TO BE PROPOSED WITH THE SITE DEVELOPMENT PERMIT.

THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE/SHE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO HIS/HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.

TREE LIST

TREE #	SPECIES	MULTI-TRUNK		DBH (IN)	PROTECTED STATUS	CLASS	PROPOSED REMOVAL (Y) OR CREDIT (C)	
		(Y/N)	(IN)				(Y/C)	(Y/C)
5000	HACKBERRY	N	-	12	NP	1	Y	
5001	HACKBERRY	N	-	15	NP	1	Y	
5002	HACKBERRY	N	-	15	NP	1	Y	
5003	HACKBERRY	N	-	9	NP	1	Y	
5004	HACKBERRY	N	-	9	NP	1	Y	
5005	HACKBERRY	N	-	16	NP	1	Y	
5006	HACKBERRY	N	-	14	NP	1	Y	
5007	HACKBERRY	N	-	9	NP	1	C	
5008	HACKBERRY	N	-	9	NP	1	C	
5009	HACKBERRY	Y	9, 8	13	NP	1	C	
5010	HACKBERRY	N	-	9, 7, 9	15, 5	NP	1	Y
5011	HACKBERRY	Y	14, 10, 9	23, 5	NP	1	Y	
5012	HACKBERRY	N	-	13	NP	1	Y	
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5015	LIVE OAK	Y	18, 16, 14, 10	38	P	5	C	
5016	LIVE OAK	N	-	16	P	2	Y	
5017	LIVE OAK	N	-	18	P	3	Y	
5018	LIVE OAK	N	-	19	P	3	Y	
5019	RED OAK	N	-	22	P	3	Y	
5020	RED OAK	N	-	18	P	3	Y	
5021	RED OAK	N	-	30	P	5	Y	
5022	RED OAK	N	-	19	P	3	Y	
5023	RED OAK	N	-	22	P	3	Y	
5024	HACKBERRY	N	-	10	NP	1	C	
5025	HACKBERRY	Y	8, 8	12	NP	1	C	
5026	HACKBERRY	N	-	6	NP	1	C	
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5040	HACKBERRY	Y	15, 13	21, 5	NP	1	C	
5041	HACKBERRY	N	-	10	NP	1	C	
5042	HACKBERRY	Y	12, 8	16	NP	1	C	
5043	BURMESA	N	-	10	P	2	C	
5044	HACKBERRY	N	-	9	NP	1	C	

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NO.	DATE	REVISION/DESCRIPTION	BY

KTCIVIL
 6805 N. CAPITAL OF TEXAS HIGHWAY, SUITE 315
 AUSTIN, TEXAS 78754
 TEL: (512) 736-7474
 FBELPS FROM NO. P-10129

Meritage Homes

STATE OF TEXAS
 CAYLEA N. POGUE
 138450
 LICENSED PROFESSIONAL ENGINEER
 1381-0204

NOT FOR CONSTRUCTION
 UNTIL APPROVED BY
 REGULATORY AGENCIES

**PENNIG PLACE
 PRELIMINARY PLAN
 PFLUGERVILLE, TRAVIS COUNTY,
 TEXAS**

TREE SURVEY PLAN

SHEET
 4
 OF 9

PP2024-000254

Plot Date/Time: 07/10/2024 8:39:00 AM
 Drawing: C:\PROJECTS\TreeSurvey\PP-02-000 - Pennig Place Prelim Plan\MapCAD\Sheet\MER0025-PP-02-000

Lot 1
 Lot 2
 Lot 3
 Lot 4
 Lot 5
 Lot 6
 Lot 7
 Lot 8
 Lot 9
 Lot 10
 Lot 11
 Lot 12
 Lot 13
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 Lot 97
 Lot 98
 Lot 99
 Lot 100

EXISTING CONDITIONS DRAINAGE/DISCHARGE CALCULATIONS										
DRAINAGE AREA	AREA (AC.)	AREA (MI ²)	I.C. %	SCS RUNOFF NUMBER	TIME OF CONC. (MIN)	Lag Time (min)	Reach Time (min)	Q2 (CFS)	Q25 (CFS)	Q100 (CFS)
OS-1	0.63	0.00099	0.0%	80	13.4	8.0	2.2	1.7	4.1	5.6
A1	4.83	0.03785	2.482%	80	14.7	8.8	0.0	12.5	30.6	42.9
Outlet A	5.47	0.00854	0.0%	80	14.2	8.8	0.0	14.2	34.7	48.6
OS-2	0.64	0.00100	0.0%	80	17.1	10.3	2.2	1.5	3.8	5.3
B1	5.22	0.00815	3.641%	80	15.0	9.0	0.0	13.5	32.8	45.9
Outlet B	5.85	0.00915	0.0%	80	14.9	9.0	0.0	14.9	36.2	50.7
OS-3	0.55	0.00086	15.9%	80	16.4	9.9	2.3	1.5	3.4	4.7
C1	3.71	0.00580	0.27%	80	14.0	8.4	0.0	9.7	23.8	33.4
Outlet C	4.26	0.00669	0.27%	80	11.0	8.4	0.0	11.0	27.0	37.8
OS-4	0.60	0.00093	3.3%	80	12.7	7.6	0.0	1.6	4.0	5.6
D1	0.87	0.00136	0%	80	10.5	6.3	0.0	2.5	6.2	8.7
Outlet D	1.47	0.00292	0%	80	10.2	6.3	0.0	4.1	10.2	14.3

EXISTING TIME OF CONCENTRATION CALCULATIONS																			
Sub Basin ID	L	n	s	Sheet Flow (L < 100') (1)				Shallow Concentrated Flow(2)				Channel or Pipe Flow(3)			Total		Reach		
				P	V	Tt	Paved/Unpaved	L	s	V	Tt	L	Ave. Velocity	Tt	Tc	L	Ave. Velocity	Tc	
A1	100	0.24	0.0285	4.03	0.15	11.36	Unpaved	566	0.0300	2.80	3.37	0	6.0	0.00	14.7	8.8	0	0	0.00
B1	100	0.24	0.0248	4.03	0.14	11.67	Unpaved	562	0.0297	2.78	3.37	0	6.0	0.00	15.0	9.0	0	0	0.00
C1	100	0.24	0.0344	4.03	0.16	10.24	Unpaved	602	0.0288	2.64	3.80	0	3.9	0.00	14.0	8.4	0	0	0.00
D1	100	0.24	0.0408	4.03	0.17	9.56	Unpaved	181	0.0392	3.20	0.94	0	4.3	0.00	10.5	6.3	0	0	0.00
OS-1	100	0.24	0.0187	4.03	0.13	13.06	Unpaved	32	0.0109	1.69	0.32	0	6.0	0.00	13.4	8.0	666	5	2.22
OS-2	100	0.24	0.0105	4.03	0.10	16.45	Unpaved	83	0.0169	2.10	0.66	0	6.0	0.00	17.1	10.3	663	5	2.21
OS-3	100	0.24	0.0125	4.03	0.11	15.35	Unpaved	143	0.0189	2.22	1.08	0	6.0	0.00	16.4	9.9	702	5	2.34
OS-4	100	0.24	0.0221	4.03	0.14	12.22	Unpaved	109	0.0461	3.46	0.52	0	6.0	0.00	12.7	7.6	0	0	0.00

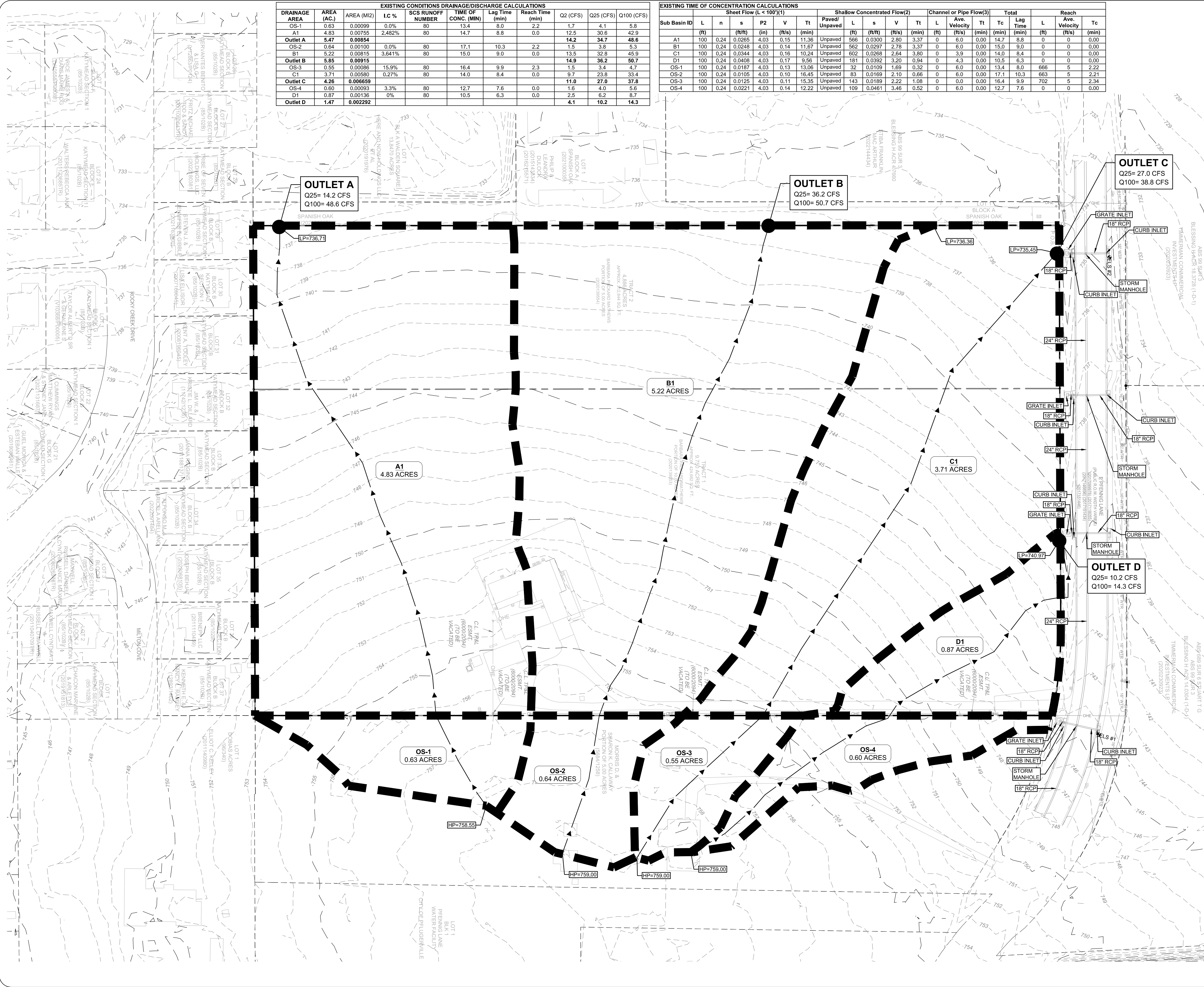
0 60' 120'

SCALE: 1" = 60'

LEGEND

- 970 --- EXISTING CONTOUR
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- EXISTING DRAINAGE AREA
- TIME OF CONCENTRATION
- DIRECTION OF DRAINAGE FLOW
- A1 0.00 ACRES DRAINAGE AREA LABEL ACREAGE

- NOTE:
1. ONSITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST DEVELOPMENT PEAK RUNOFF RATES FOR THE 2-YEAR, 25-YEAR, 100-YEAR STORM EVENTS.
 2. ON-SITE STORM WATER FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OR THEIR ASSIGNEE. PROVIDED CALCULATIONS ARE PRELIMINARY AND THE FINAL DESIGN CALCULATIONS WILL BE PROVIDED AT SITE DEVELOPMENT PERMIT. THE PROPOSED DETENTION POND DESIGN WILL BE PROPOSED AT SITE DEVELOPMENT PERMIT.
 3. NO 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. THESE PLANS ARE IN ACCORDANCE WITH THE FOLLOWING STUDIES/REPORTS: PFENNIG LAKE PRELIMINARY ENGINEERING REPORT, BY KTCIVIL JULY, 2024.
 4. DRAINAGE AREAS A1-2, B1, AND D1 WILL DRAIN UNDETAINED OFFSITE. THE FLOW WILL BE AT SHEET FLOW CONDITIONS PRIOR TO LEAVING THE SITE.



KTCIVIL

6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
 AUSTIN, TEXAS 78752 | TEL: (512) 756-7474
 TRBLS FRM NO. P-10129

PRELIMINARY PLAN

Meritage Homes

STATE OF TEXAS
 CAYLEA N. POGUE
 LICENSED PROFESSIONAL ENGINEER
 138450
 12/21/2024

NOT FOR CONSTRUCTION UNTIL APPROVED BY REGULATORY AGENCIES

PFENNIG PLACE
 PRELIMINARY PLAN
 PFLUGERVILLE, TRAVIS COUNTY,
 TEXAS

EXISTING DRAINAGE
 AREA MAP

SHEET
 5
 OF 9

PP2024-000254

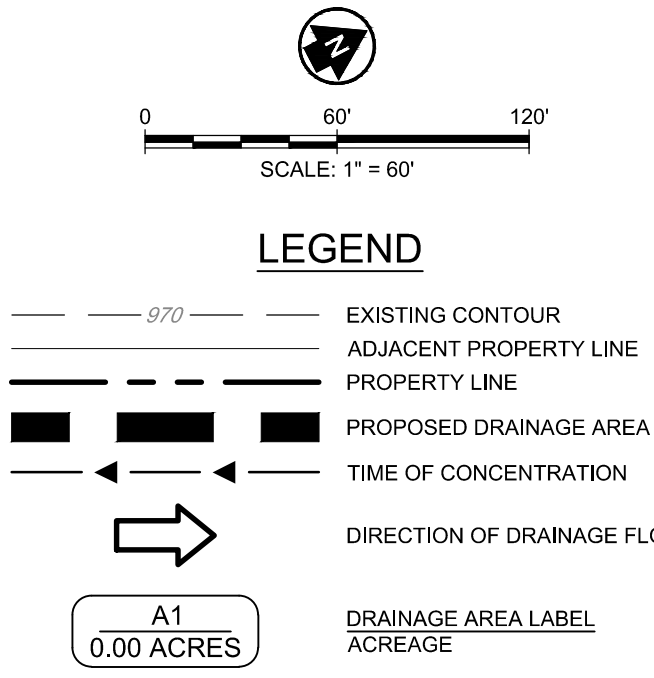


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PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

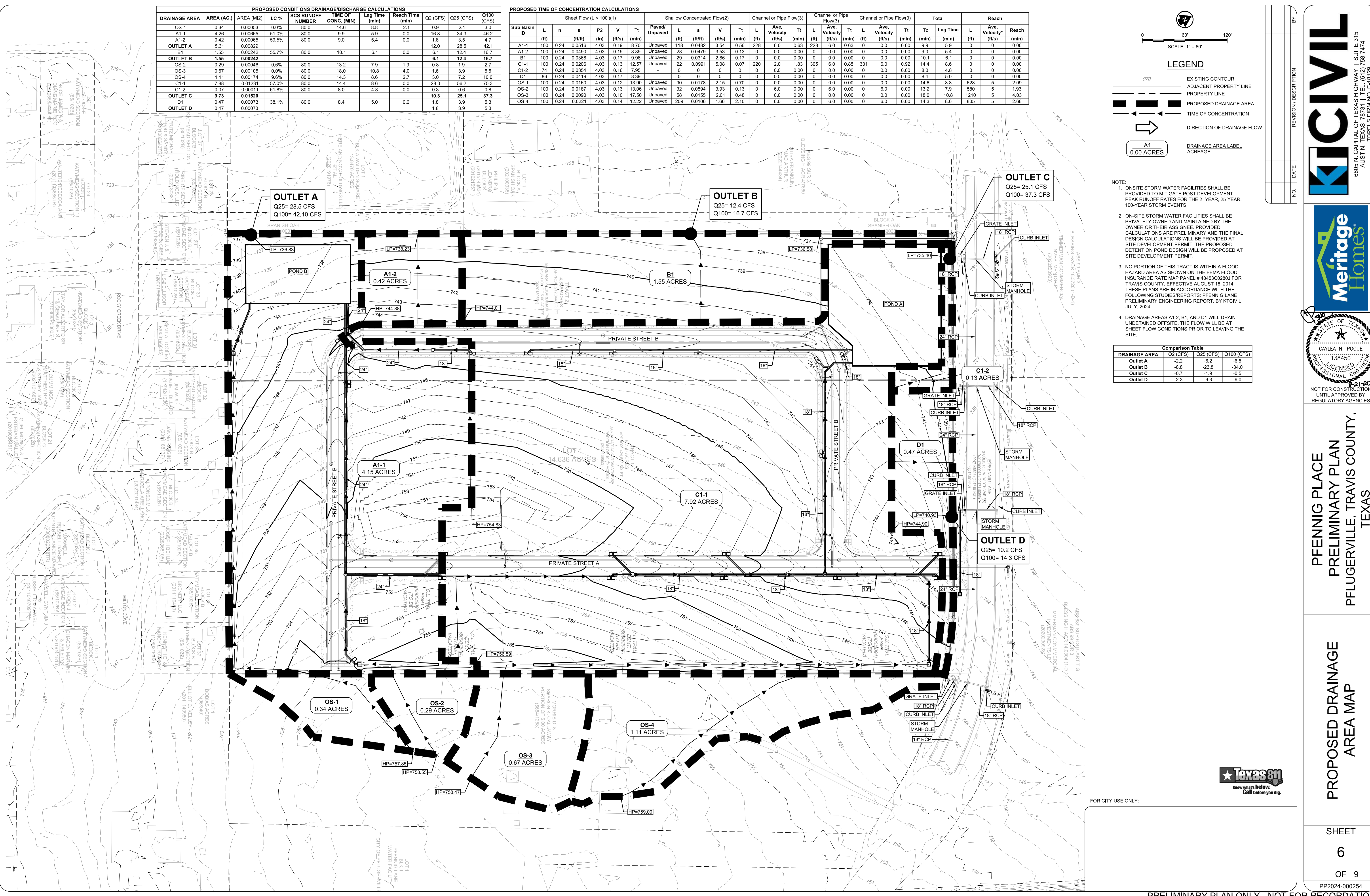
PROPOSED CONDITIONS DRAINAGE/DISCHARGE CALCULATIONS										
DRAINAGE AREA	AREA (AC)	AREA (MI ²)	LC %	SCS RUNOFF NUMBER	TIME OF CONC. (MIN)	Lag Time (min)	Reach Time (min)	Q2 (CFS)	Q25 (CFS)	Q100 (CFS)
OS-1	0.34	0.00053	0.0%	80.0	14.6	8.8	2.1	0.9	2.1	3.0
A1-1	4.28	0.00665	51.0%	80.0	9.3	5.9	0.0	16.8	34.3	48.2
A1-2	0.42	0.00065	59.9%	80.0	9.0	5.4	0.0	1.8	3.5	4.7
OUTLET A	5.31	0.00829						12.0	28.5	42.1
B1	1.55	0.00242	55.7%	80.0	10.1	6.1	0.0	6.1	12.4	16.7
OUTLET B	1.55	0.00242						6.1	12.4	16.7
OS-2	0.29	0.00046	0.8%	80.0	13.2	7.9	1.9	0.8	1.9	2.7
OS-3	0.87	0.00105	0.0%	80.0	18.0	10.8	4.0	1.6	3.9	5.5
OS-4	1.11	0.00174	9.8%	80.0	14.3	8.6	2.7	3.0	7.2	10.0
C1-1	7.88	0.01231	57.0%	80.0	14.4	8.6	0.0	28.0	56.2	75.3
C1-2	0.07	0.00011	61.8%	80.0	8.0	4.8	0.0	0.3	0.6	0.8
OUTLET C	9.73	0.01520						10.3	25.1	37.3
D1	0.47	0.00073	38.1%	80.0	8.4	5.0	0.0	1.8	3.9	5.3
OUTLET D	0.47	0.00073						1.8	3.9	5.3

PROPOSED TIME OF CONCENTRATION CALCULATIONS																					
Sub Basin ID	Sheet Flow (L < 100') (1)							Shallow Concentrated Flow(2)			Channel or Pipe Flow(3)		Channel or Pipe Flow(3)		Channel or Pipe Flow(3)		Total		Reach		
	L (ft)	n	s	P2 (ft)	V (ft/s)	Tt (min)	Paved/Unpaved	L (ft)	s	V (ft/s)	Tt (min)	L (ft)	Ave. Velocity (ft/s)	Tt (min)	L (ft)	Ave. Velocity (ft/s)	Tt (min)	Q2 (CFS)	Q25 (CFS)	Q100 (CFS)	
A1-1	100	0.24	0.0516	4.03	0.19	8.70	Unpaved	118	0.0482	3.54	0.56	228	6.0	0.63	228	6.0	0.00	9.9	5.9	0	0
A1-2	100	0.24	0.0490	4.03	0.19	8.89	Unpaved	28	0.0479	3.53	0.13	0	0.0	0.00	0	0.00	9.0	5.4	0	0	
B1	100	0.24	0.0368	4.03	0.17	9.96	Unpaved	29	0.0314	2.86	0.17	0	0.0	0.00	0	0.00	10.1	6.1	0	0	
C1-1	100	0.24	0.0206	4.03	0.13	12.57	Unpaved	22	0.0991	5.08	0.07	220	2.0	1.83	305	6.0	0.92	14.4	8.6	0	
C1-2	74	0.24	0.0354	4.03	0.16	7.95	Unpaved	0	0	0	0	0	0.00	0	0.00	8.0	4.8	0	0		
D1	86	0.24	0.0419	4.03	0.17	8.39	Unpaved	0	0	0	0	0	0.00	0	0.00	8.4	5.0	0	0		
OS-1	100	0.24	0.0160	4.03	0.12	13.90	Unpaved	90	0.0178	2.15	0.70	0	0.0	0.00	0	0.00	14.6	8.8	628	5	
OS-2	100	0.24	0.0187	4.03	0.13	13.06	Unpaved	32	0.0594	3.93	0.13	0	6.0	0.00	0	6.0	0.00	13.2	7.9	580	5
OS-3	100	0.24	0.0090	4.03	0.10	17.50	Unpaved	58	0.0155	2.01	0.48	0	0.0	0.00	0	0.00	18.0	10.8	1210	5	
OS-4	100	0.24	0.0221	4.03	0.14	12.22	Unpaved	209	0.0106	1.66	2.10	0	6.0	0.00	0	6.0	0.00	14.3	8.6	805	5



NOTE:
 1. ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST DEVELOPMENT PEAK RUNOFF RATES FOR THE 2-YEAR, 25-YEAR, 100-YEAR STORM EVENTS.
 2. ON-SITE STORM WATER FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OR THEIR ASSIGNEE. PROVIDED CALCULATIONS ARE PRELIMINARY AND THE FINAL DESIGN CALCULATIONS WILL BE PROVIDED AT SITE DEVELOPMENT PERMIT. THE PROPOSED DETENTION POND DESIGN WILL BE PROPOSED AT SITE DEVELOPMENT PERMIT.
 3. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280 FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014. THESE PLANS ARE IN ACCORDANCE WITH THE FOLLOWING STUDIES/REPORTS: PFENNIG PLACE PRELIMINARY ENGINEERING REPORT, BY KTCVIL JULY, 2024.
 4. DRAINAGE AREAS A1-2, B1, AND D1 WILL DRAIN UNDETAINED OFFSITE. THE FLOW WILL BE AT SHEET FLOW CONDITIONS PRIOR TO LEAVING THE SITE.

Comparison Table			
DRAINAGE AREA	Q2 (CFS)	Q25 (CFS)	Q100 (CFS)
Outlet A	-2.2	-6.2	-6.5
Outlet B	-8.8	-23.8	-34.0
Outlet C	-0.7	-1.9	-0.5
Outlet D	-2.3	-6.3	-9.0



KTCVIL
 6805 N. CAPITAL OF TEXAS HIGHWAY, SUITE 315
 AUSTIN, TEXAS 78752 | TEL: (512) 756-7474
 FBPEL FROM NO. P-16129

Meritage Homes

STATE OF TEXAS
 CAYLEA N. POGUE
 138450
 LICENSED PROFESSIONAL ENGINEER
 1601-0204

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PFENNIG PLACE
 PRELIMINARY PLAN
 PFLUGERVILLE, TRAVIS COUNTY,
 TEXAS

PROPOSED DRAINAGE
 AREA MAP

SHEET
 6
 OF 9

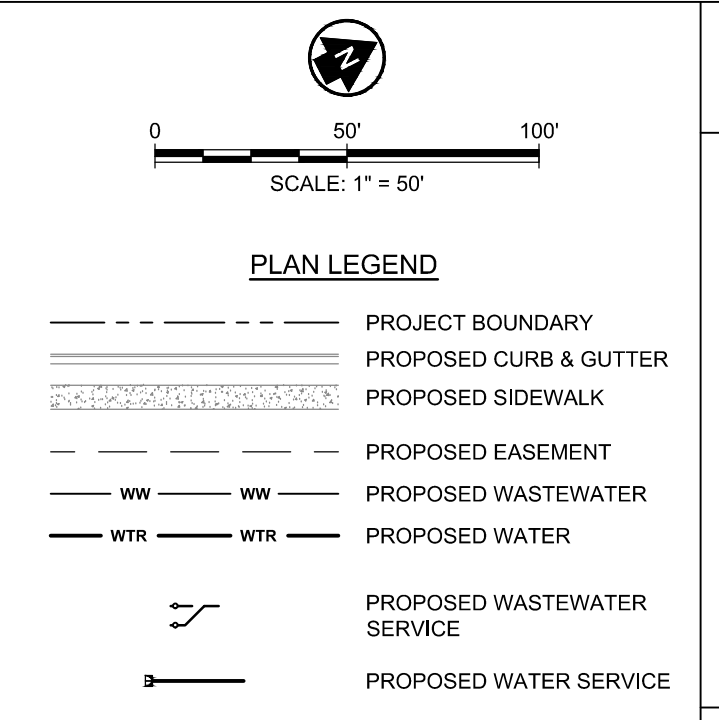
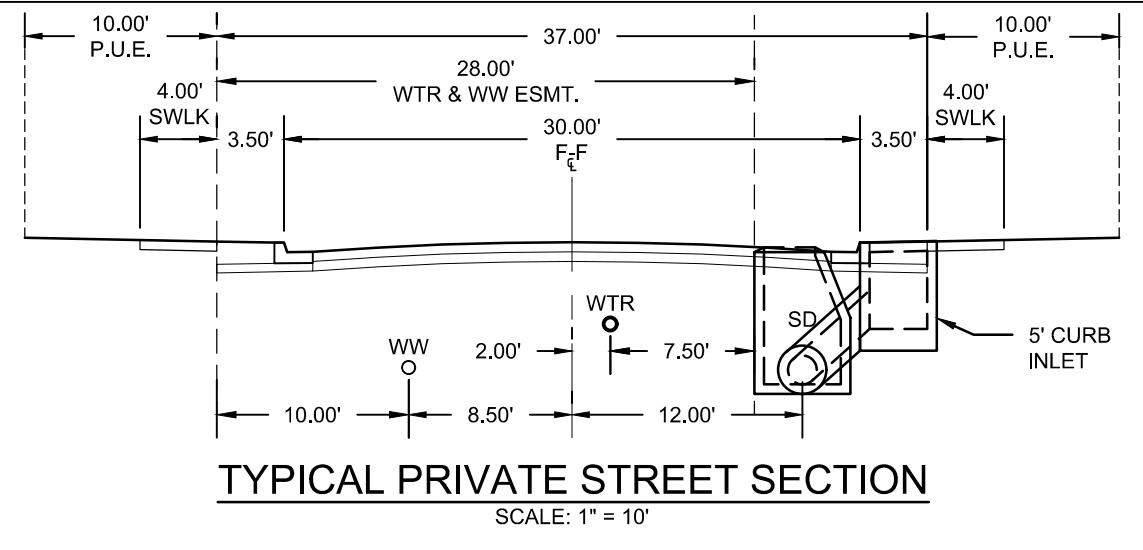
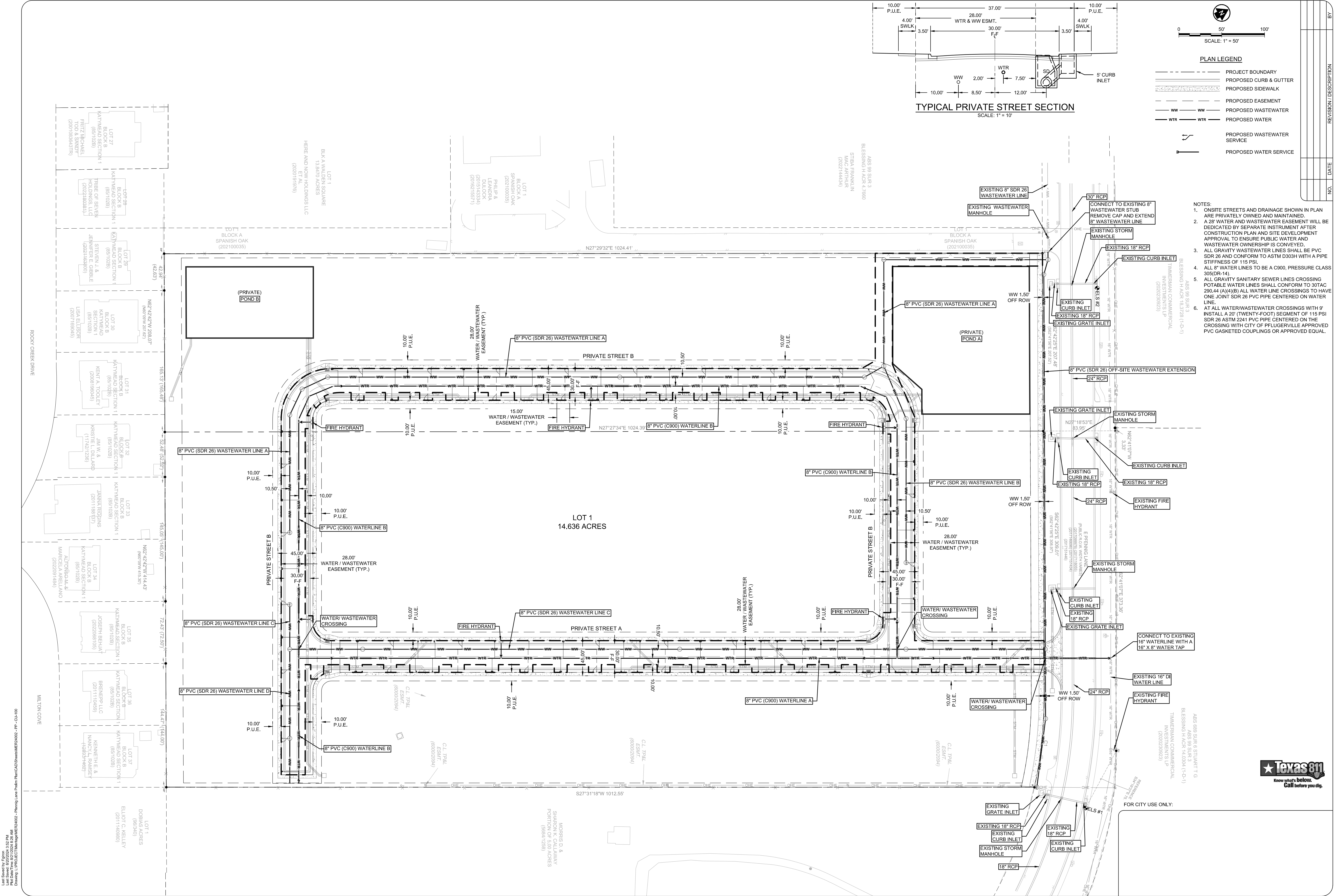
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 Plot Style: HP-CTB
 Scale: 1" = 60'
 Sheet: 6 of 9
 Title: PFENNIG PLACE PRELIMINARY PLAN

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



- NOTES:
- ON-SITE STREETS AND DRAINAGE SHOWN IN PLAN ARE PRIVATELY OWNED AND MAINTAINED.
 - A 28' WATER AND WASTEWATER EASEMENT WILL BE DEDICATED BY SEPARATE INSTRUMENT AFTER CONSTRUCTION PLAN AND SITE DEVELOPMENT APPROVAL TO ENSURE PUBLIC WATER AND WASTEWATER OWNERSHIP IS CONVEYED.
 - ALL GRAVITY WASTEWATER LINES SHALL BE PVC SDR 26 AND CONFORM TO ASTM D3034 WITH A PIPE STIFFNESS OF 115 PSI.
 - ALL 8" WATER LINES TO BE A C900, PRESSURE CLASS 305(DR-14).
 - ALL GRAVITY SANITARY SEWER LINES CROSSING POTABLE WATER LINES SHALL CONFORM TO 30TAC 290.44 (A)(4)(B) ALL WATER LINE CROSSINGS TO HAVE ONE JOINT SDR 26 PVC PIPE CENTERED ON WATER LINE.
 - AT ALL WATER/WASTEWATER CROSSINGS WITH 9" INSTALL A 20' (TWENTY-FOOT) SEGMENT OF 115 PSI SDR 26 ASTM 2241 PVC PIPE CENTERED ON THE CROSSING WITH CITY OF PFLUGERVILLE APPROVED PVC GASKETED COUPLINGS OR APPROVED EQUAL.

NO.	DATE	REVISION/DESCRIPTION	BY

KTCIVIL
 6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
 AUSTIN, TEXAS | TEL: (512) 756-7474
 FBELTS FROM NO. P-10129

Meritage Homes

STATE OF TEXAS
 CAYLEA N. POGUE
 138450
 LICENSED PROFESSIONAL ENGINEER
 1301-2024

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**PFENNIG PLACE
 PRELIMINARY PLAN**

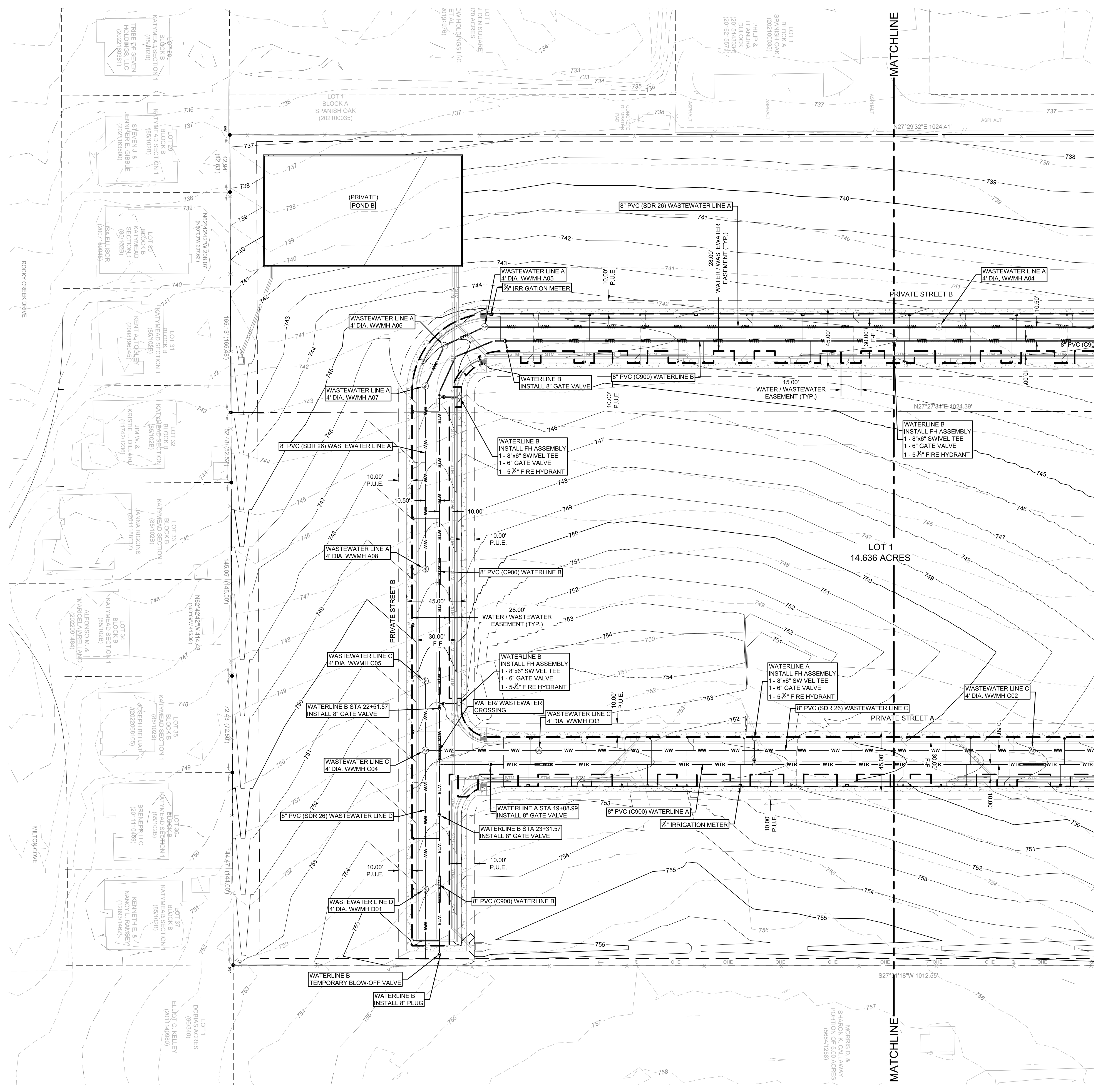
**OVERALL WATER &
 WASTEWATER UTILITY PLAN**



Last Saved: 11/03/2024, 3:52 PM
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PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

Lot 1
 14.636 ACRES
 07/20/2024 3:52 PM
 07/20/2024 3:52 PM
 07/20/2024 3:52 PM
 07/20/2024 3:52 PM



0 40' 80'
 SCALE: 1" = 40'

PLAN LEGEND

- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- PROPOSED WASTEWATER
- PROPOSED WATER
- PROPOSED WASTEWATER SERVICE
- PROPOSED WATER SERVICE

- NOTES:**
- ON-SITE STREETS AND DRAINAGE SHOWN IN PLAN ARE PRIVATELY OWNED AND MAINTAINED.
 - A 28' WATER AND WASTEWATER EASEMENT WILL BE DEDICATED BY SEPARATE INSTRUMENT AFTER CONSTRUCTION PLAN AND SITE DEVELOPMENT APPROVAL TO ENSURE PUBLIC WATER AND WASTEWATER OWNERSHIP IS CONVEYED.
 - ALL GRAVITY WASTEWATER LINES SHALL BE PVC SDR 26 AND CONFORM TO ASTM D3034 WITH A PIPE STIFFNESS OF 115 PSI.
 - ALL 8" WATER LINES TO BE A C900, PRESSURE CLASS 305(DR-14).
 - ALL GRAVITY SANITARY SEWER LINES CROSSING POTABLE WATER LINES SHALL CONFORM TO 30TAC 290.44 (A)(4)(B) ALL WATER LINE CROSSINGS TO HAVE ONE JOINT SDR 26 PVC PIPE CENTERED ON WATER LINE.
 - AT ALL WATER/WASTEWATER CROSSINGS WITH 9" SDR 26 ASTM 2241 PVC PIPE CENTERED ON THE CROSSING WITH CITY OF PFLUGERVILLE APPROVED PVC GASKETED COUPLINGS OR APPROVED EQUAL.

NO.	DATE	REVISION / DESCRIPTION	BY

KTCIVIL
 6805 N. CAPITAL OF TEXAS HIGHWAY, SUITE 315
 AUSTIN, TEXAS 78758
 TEL: (512) 736-7474
 FBELPS FROM NO. P-10129

Meritage Homes

STATE OF TEXAS
 CAYLEA N. POGUE
 138450
 LICENSED PROFESSIONAL ENGINEER
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**PFENNIG PLACE
 PRELIMINARY PLAN
 UTILITY PLAN SHEET 1 OF 2
 PFLUGERVILLE, TRAVIS COUNTY,
 TEXAS**

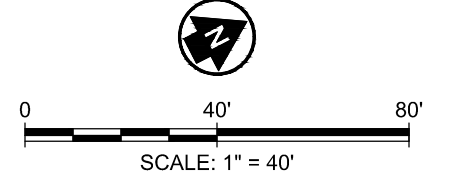
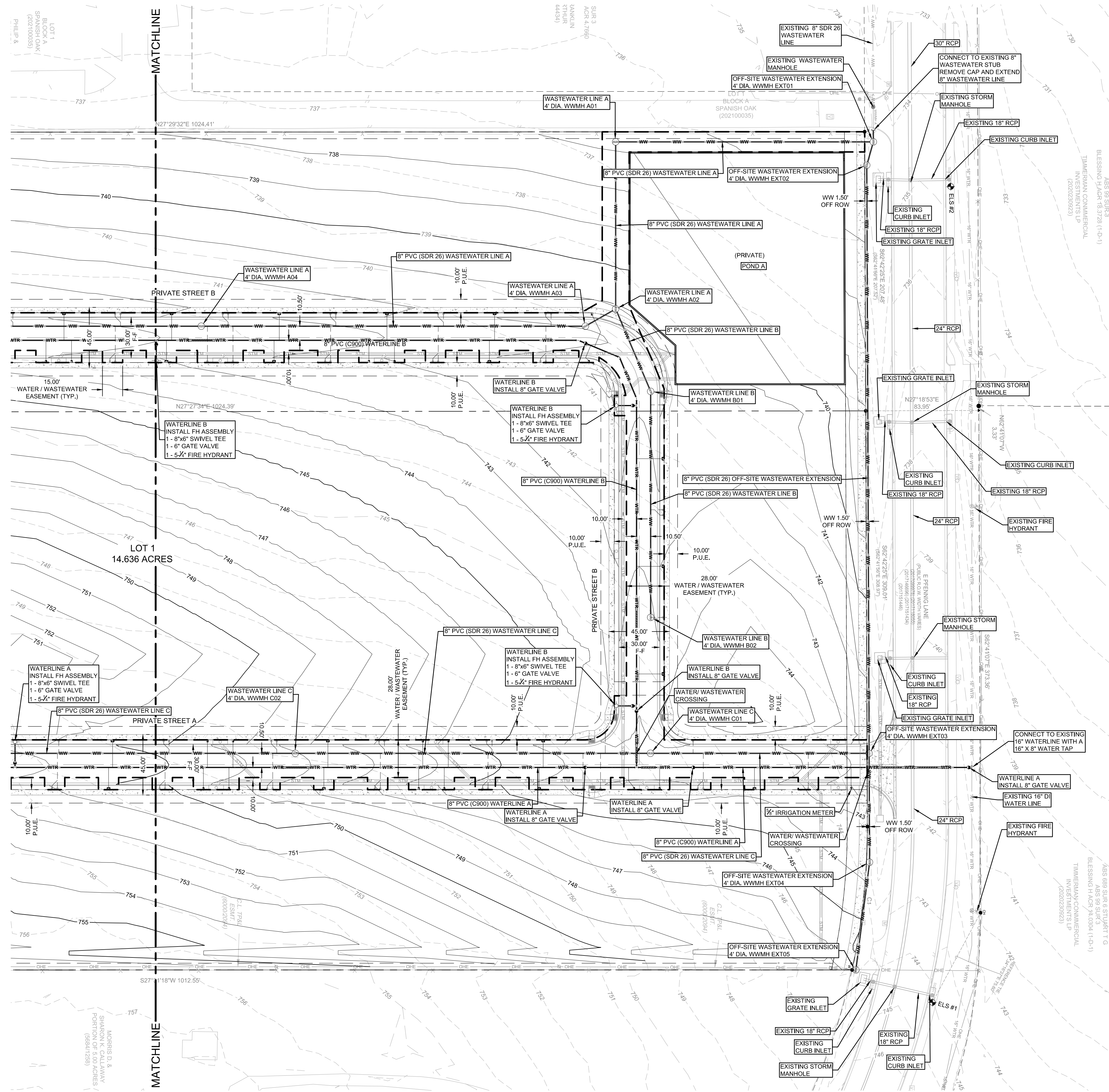
**WATER & WASTEWATER
 UTILITY PLAN SHEET 1 OF 2**

SHEET
 8
 OF 9

PP2024-000254

FOR CITY USE ONLY:





PLAN LEGEND

	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED EASEMENT
	PROPOSED WASTEWATER
	PROPOSED WATER
	PROPOSED WASTEWATER SERVICE
	PROPOSED WATER SERVICE

- NOTES:**
- ONSITE STREETS AND DRAINAGE SHOWN IN PLAN ARE PRIVATELY OWNED AND MAINTAINED.
 - A 28' WATER AND WASTEWATER EASEMENT WILL BE DEDICATED BY SEPARATE INSTRUMENT AFTER CONSTRUCTION PLAN AND SITE DEVELOPMENT APPROVAL TO ENSURE PUBLIC WATER AND WASTEWATER OWNERSHIP IS CONVEYED.
 - ALL GRAVITY WASTEWATER LINES SHALL BE PVC SDR 26 AND CONFORM TO ASTM D303H WITH A PIPE STIFFNESS OF 115 PSI.
 - ALL 8" WATER LINES TO BE A C900, PRESSURE CLASS 305(DR-14).
 - ALL GRAVITY SANITARY SEWER LINES CROSSING POTABLE WATER LINES SHALL CONFORM TO 30TAC 290.44 (A)(4)(B) ALL WATER LINE CROSSINGS TO HAVE ONE JOINT SDR 26 PVC PIPE CENTERED ON WATER LINE.
 - AT ALL WATER/WASTEWATER CROSSINGS WITH 9" INSTALL A 20' (TWENTY-FOOT) SEGMENT OF 115 PSI SDR 26 ASTM 2241 PVC PIPE CENTERED ON THE CROSSING WITH CITY OF PFLUGERVILLE APPROVED PVC GASKETED COUPLINGS OR APPROVED EQUAL.

NO.	DATE	REVISION DESCRIPTION	BY

6805 N. CAPITAL OF TEXAS HIGHWAY, SUITE 315
AUSTIN, TEXAS
TEL: (512) 736-7474
FBELPS FROM NO. P-16129

STATE OF TEXAS
CAYLEA N. POGUE
138450
LICENSED PROFESSIONAL ENGINEER

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REGULATORY AGENCIES

PFENNIG PLACE
PRELIMINARY PLAN
PFLUGERVILLE, TRAVIS COUNTY,
TEXAS

WATER & WASTEWATER
UTILITY PLAN SHEET 2 OF 2



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Last Saved: 10/20/2024, 3:52 PM
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