

ROADWAY PARTICIPATION AGREEMENT

This Roadway Participation Agreement (“Agreement”) is entered into as of the Effective Date, as hereinafter defined, by and between the City of Pflugerville, a home-rule city in Travis and Williamson Counties, Texas (the “City”) and Hill Country Bible Church Pflugerville (“Owner”), a Texas nonprofit corporation.

RECITALS

- A. Owner owns that certain 48.67 acres of land in Travis County, Texas (the “Church Tract”) more particularly described by the subdivision plat approved by P&Z on February 1, 2021 is attached Exhibit “A” (the “Plat”). The City Council approved PUD Ordinance No. 1478-21-02-09 on February 9, 2021 (the “PUD Ordinance”).
- B. The City and Owner desire to provide for the dedication and construction of a 50’ minor collector road, called Wilke Ridge Lane (the “Road”) over and across the Church Tract as shown on the Plat attached as Exhibit A and as described in the City’s Transportation Plan (the “Right of Way”). The 50’ is a result of building a 10’ wide sidewalk just outside of the ROW to prevent tear out when the Road is built. The sidewalk will be built with the veloway in Phase 1.
- C. The City and Owner desire to provide for detention to detain runoff from the Road, for the City to construct the storm sewer infrastructure, and the Owner to convey a 15’ non exclusive drainage easement consistent with the PUD Ordinance.
- D. The City and Owner have held a predesign meeting and the City has reviewed and approved the 30% construction plans for the Road. The City acknowledges that the plans deviate from the Master Transportation Plan collector cross section in order to reduce impact to the adjacent neighborhood, provide on-street parking for the amenities associated with the Hill Country Church property, and ensure pedestrian connectivity is maintained, and are otherwise acceptable to the City. See the 30% construction plans which are titled Wilke Ridge Lane Roadway Extension for City of Pflugerville and attached as Exhibit “B”.
- E. The City and Owner desire to set forth the terms under which Owner will dedicate the Right of Way to the City and the City will complete the design of and construct the Road.

AGREEMENT

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged and confessed, City and Owner do hereby agree as follows:

- 1. Owner will pay for the actual cost of preparing 30% construction plans for the Road, and will not seek reimbursement from the City for this cost. Owner shall have no further responsibility for the design, construction or maintenance of the Road after it dedicates the Right of Way to the City. The curb cut locations into the Owner’s property currently shown on pages 4 and 5 in the attached Exhibit “D” are approved at no additional cost to Owner.

The curb cuts meet minimum driveway spacing requirements as required by the Unified Development Code and are in mutually agreeable locations to the City and Owner.

2. Simultaneous with the approval of the Plat, Owner shall dedicate the Right of Way to the City without cost to the City, and the City shall accept the dedication. Owner's obligation to dedicate the Right of Way is contemporaneous with the approval of the Plat.
3. The City shall have the right to use the 30% construction plans provided by Owner to complete the design of the Road. The City, however, shall bear the full cost of completing the design of and constructing and maintaining the Road.
4. The City acknowledges that Hill Country Bible Church PUD, approved by the City Council in 2021, includes a detention pond located in the southeast corner of the PUD property that has been designed and engineered to detain the runoff from the Road. The 30% construction plans include storm sewer infrastructure that conveys runoff from the Road to the detention pond. The storm sewer infrastructure will be constructed by the City and at the City's cost when the Road is built. Related to the storm sewer infrastructure, the Owner will convey a 15 foot non-exclusive drainage easement to the City simultaneous with the City approval of the construction plans for the public improvements on the PUD property.
5. This Agreement shall be recorded in the office of the County Clerk of Travis County, Texas.
6. Each party warrants and represents that the person(s) executing this Agreement on behalf of that party have the full right, power and authority to do so without the joinder of any other person.
7. All notices, demands and requests which may be given or which are required to be given by either party to the other under this Agreement shall be in writing and shall be deemed effective when: (i) personally delivered to the intended recipient; (ii) sent, by certified or registered mail, return receipt requested, addressed to the intended recipient at the address specified below; (iii) delivered in person to the address set forth below for the party to whom the notice was given; or (iv) deposited into the custody of a recognized overnight delivery service. For purposes of this Agreement the addresses of the parties for all notices are as follows (unless changed by similar notice in writing given by the particular person whose address is to be changed):

If to City: City of Pflugerville
 Attn: City Manager
 100 E. Main St., Suite 300
 Pflugerville, TX 78660

With a copy to: City Attorney
 Denton Navarros Rocha Bernal & Zech, P.C.
 Attn: Charles E. Zech
 2500 W. William Cannon Drive, Suite 609
 Austin, Texas 78745

If to Owner: Hill Country Bible Church Pflugerville
Attn: Michael Waldon
303 E. Pflugerville Parkway
Pflugerville, TX 78660

With copy to: Hill Country Bible Church Pflugerville
Attn: Administrative Asssistant to the Pastor
303 E. Pflugerville Parkway
Pflugerville, TX 78660

8. This Agreement shall be construed under and in accordance with the laws of the State of Texas and all obligations of the parties are performable in Travis County, Texas.
9. This Agreement shall survive the dedication of the Right of Way and shall be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, executors, administrators, legal representatives, successors and assigns.
10. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, the same shall in no way affect the other provisions of this Agreement, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained in the Agreement.
11. This Agreement constitutes the final expression of the agreements of the parties with respect to the subject matter hereof and supersedes any prior or contemporaneous understandings or written or oral agreements between the parties concerning the same. This Agreement may be modified only by an instrument in writing which is signed by the parties hereto.
12. The "Effective Date" of this Agreement shall be the date when this Agreement has been executed by the duly authorized representatives of each party.

EXECUTED BY CITY ON _____, 2021.

[signature pages follow]

CITY OF PFLUGERVILLE,
a Texas home-rule city

By:
Name:
Title:

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Before me on this day personally appeared _____,
_____ of the City of Pflugerville, known to me to be the
person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she
has executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public, State of Texas
My Commission Expires: _____

EXECUTED BY OWNER ON _____, 2021.

Hill Country Bible Church Pflugerville,
a Texas nonprofit corporation

By:
Name:
Title:

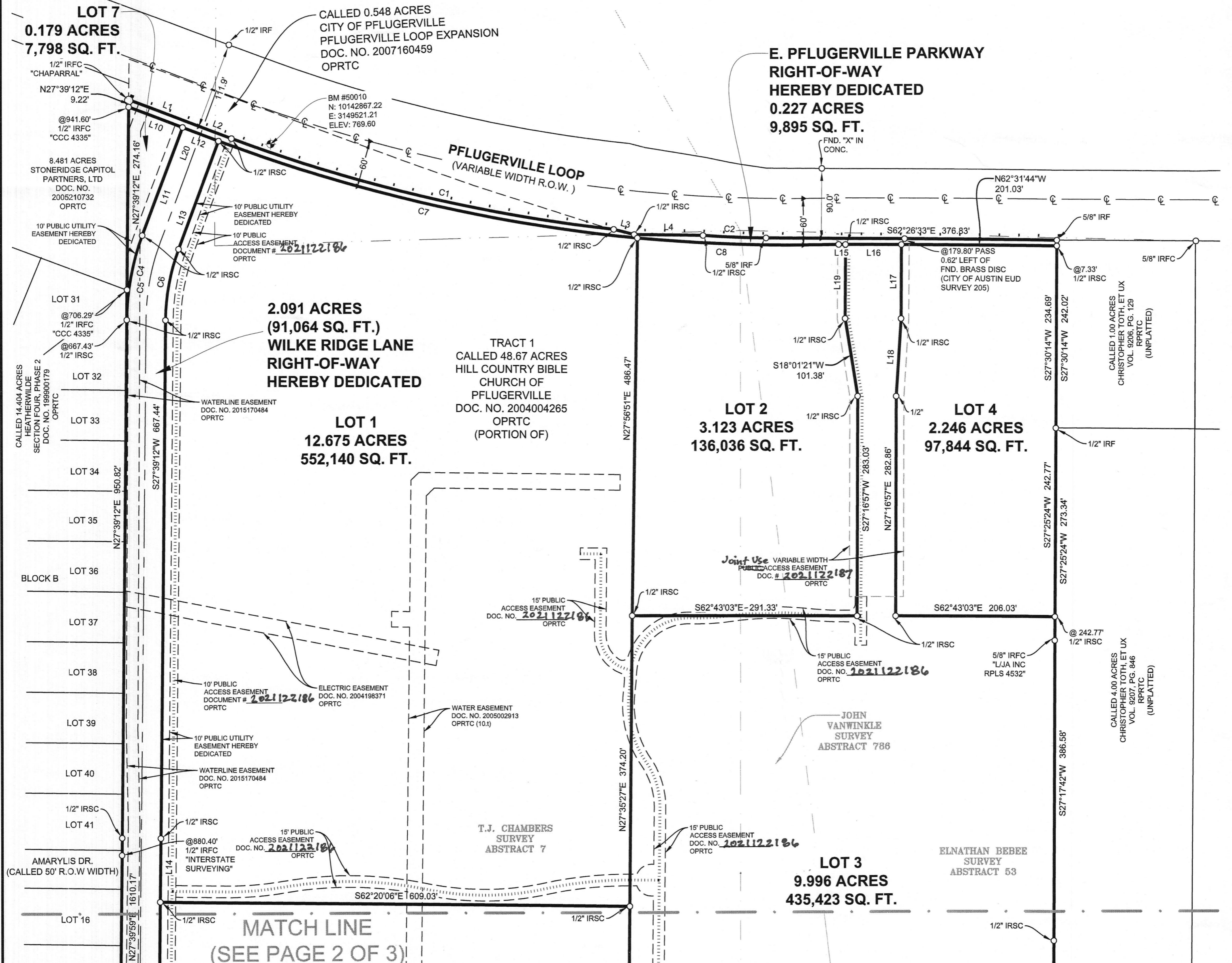
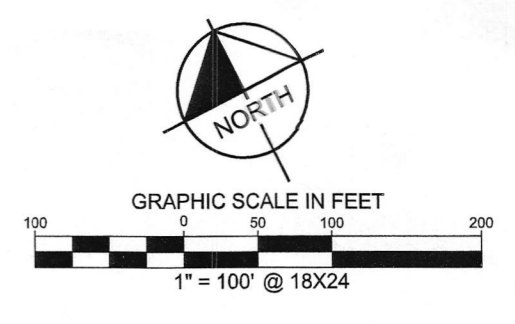
STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Before me on this day personally appeared _____,
_____ of Hill Country Bible Church Pflugerville, a Texas nonprofit corporation, known to
me to be the person whose name is subscribed to the foregoing instrument and acknowledged to
me that he/she has executed the same for the purposes and consideration therein expressed, on
behalf of said entity.

Given under my hand and seal of office this ____ day of _____, 2021.

Notary Public, State of Texas
My Commission Expires: _____

After recording return to:



NOTE:
ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES, UNLESS OTHERWISE STATED.

GEODETIC SURVEY NOTE:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. ALL ELEVATIONS SHOWN HEREON ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) BASED ON GPS OBSERVATIONS.

LEGEND	
	BOUNDARY LINE
	SURVEY LINE
	PROP. LOT LINE
	EASEMENT LINE
	CENTER LINE
	SIDEWALK LINE
	10' VEOLWAY CENTERLINE
	MATCH LINE
	BENCHMARK
	1/2" IRON ROD W/ "KHA" CAP SET
	IRON ROD FOUND WITH CAP
	POINT OF BEGINNING
	REAL PROPERTY RECORDS TRAVIS COUNTY
	DEED RECORDS TRAVIS COUNTY
	PLAT RECORDS TRAVIS COUNTY
	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

OWNER:
HILL COUNTRY BIBLE CHURCH OF PFLUGERVILLE
303 EAST PFLUGERVILLE PARKWAY
PFLUGERVILLE, TX 78660

ENGINEERED BY:
JUSTIN KRAMER, P.E.
KIMLEY-HORN & ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE NO. 200
AUSTIN, TEXAS 78759
PH. (512) 418-1771
TBPE FIRM LICENSE NO. 928

SURVEYED BY:
ZACHARY KEITH PETRUS, R.P.L.S. 6769
KIMLEY-HORN & ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE NO. 200
AUSTIN, TEXAS 78759
PH. (512) 418-1771
TBPELS FIRM LICENSE NO. 10194624

AREA: 48.126 ACRES
SURVEY: T.J. CHAMBERS SURVEY, ABSTRACT 7, JOHN VANWINKLE SURVEY, ABSTRACT 786, ELNATHAN BEBEE SURVEY, ABSTRACT 53 TRAVIS COUNTY, TEXAS

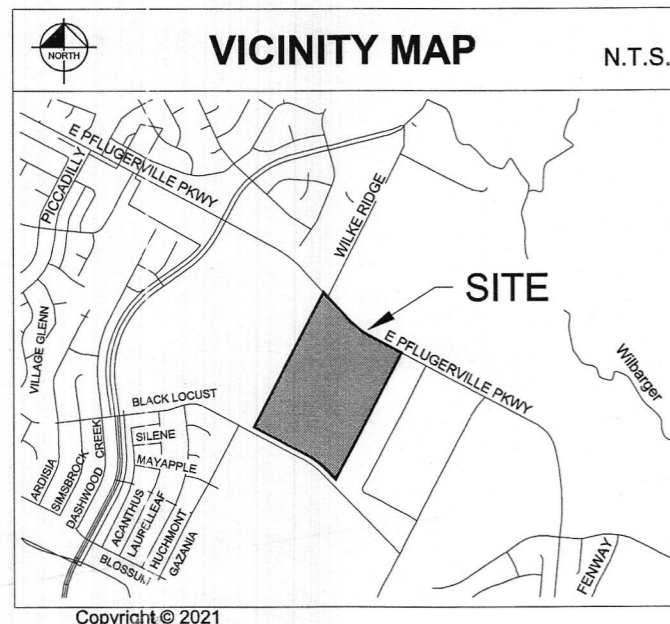
NO. OF LOTS: 7
DATE: February 8, 2021

ROAD TABLE	
WILKE RIDGE LANE (PROPOSED R.O.W.)	
ROAD DEDICATION	= 2.091 ACRES
ROAD WIDTH	= 50 FEET
ROAD LENGTH	= 1821.24 FEET

ACREAGE TABLE	
LOT 1 -	= 12.675 ACRES
LOT 2 -	= 3.123 ACRES
LOT 3 -	= 9.996 ACRES
LOT 4 -	= 2.246 ACRES
LOT 5 -	= 12.343 ACRES
LOT 6 -	= 5.246 ACRES
LOT 7 -	= 0.179 ACRES
WILKE RIDGE LANE (ROAD DEDICATION)	= 2.091 ACRES
E PFLUGERVILLE PKWY (RIGHT OF WAY DEDICATION)	= 0.227 ACRES
TOTAL ACREAGE	= 48.126 ACRES

BENCH MARK LIST	
TBM #50010	PK NAIL SET ON INLET LOCATED ON THE SOUTHERLY LINE OF PFLUGERVILLE LOOP, AND 100' FROM THE INTERSECTION OF PFLUGERVILLE LOOP AND WILKE RIDGE LANE. ELEVATION = 769.60 FEET AS SHOWN ON PLAT. (N:10142867.22, E:3149521.21)
TBM #50013	PK NAIL SET ON INLET LOCATED ON THE NORTHERLY LINE OF BLACK LOCUST DRIVE, AND 1.010' FROM THE INTERSECTION OF BLACK LOCUST DRIVE AND WILKE RIDGE LANE. ELEVATION = 743.30 FEET, AS SHOWN ON PLAT. (N:10140830.16, E:3149414.30)

LEGEND	
DRTC	DEED RECORDS, TEXAS
OPRTC	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
PRTC	PLAT RECORDS TRAVIS COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
◆	BENCHMARKS
▲	CALCULATED POINT
○	CORNER MONUMENT
○	POINT USED TO SHOW GEOMETRIC BREAK



FINAL PLAT
HILL COUNTRY BIBLE CHURCH
SUBDIVISION
BEING 48.126 ACRES
BEING THE REMAINDER OF A CALLED 48.67 ACRE TRACT DESCRIBED TO HILL COUNTRY BIBLE CHURCH OF PFLUGERVILLE IN DOCUMENT NO. 2004004265 OF THE OFFICIAL PUBLIC RECORDS T.J. CHAMBERS SURVEY, ABSTRACT 7 JOHN VAN WINKLE SURVEY, ABSTRACT 786 AND THE E. BEBEE SURVEY, ABSTRACT 53 CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley»Horn

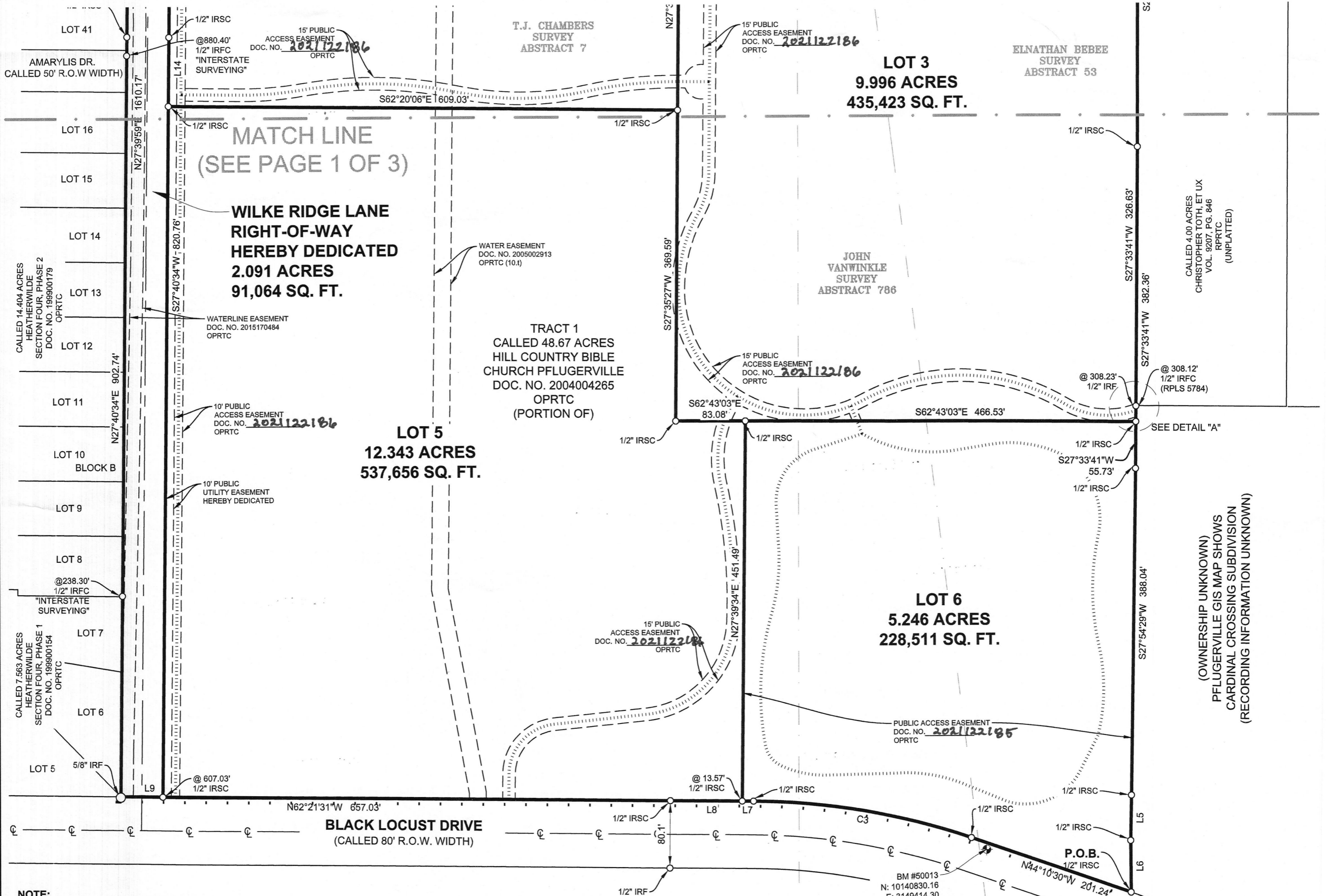
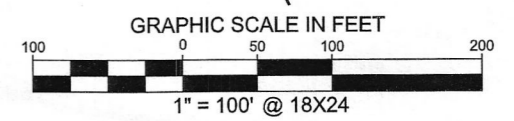
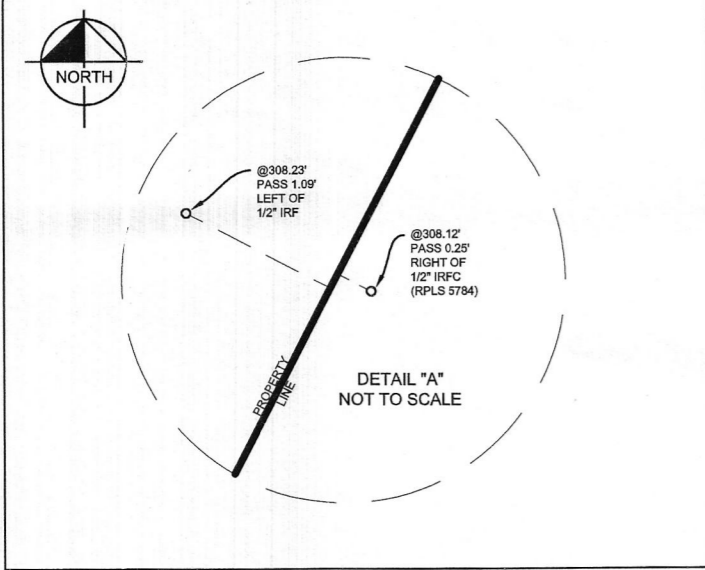
10814 Jollyville Road, Campus IV, Suite 200, Austin, Texas 78759
Tel. No. (512) 418-1771
FIRM # 10194624 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	ZKP	2/8/2021	068213097	1 OF 3

DWG NAME: KHAUS_SURVEY_AUSTIN_SURVEY_PROJECTS\068213097 - SOLEA_PFLUGERVILLE\DWG\PLAT-R1-FROM_CIVIL\DWG_PLOTTED BY: MCLAUGHLIN, MICHAEL 2/8/2021 11:29 AM LAST SAVED: 2/8/2021 8:32 AM

101100131

DETAIL "A"
(NOT TO SCALE)



NOTE:
ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES, UNLESS OTHERWISE STATED.

GEODETIC SURVEY NOTE:
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OWNER:
HILL COUNTRY BIBLE CHURCH OF PFLUGERVILLE
303 EAST PFLUGERVILLE PARKWAY
PFLUGERVILLE, TX 78660

ENGINEERED BY:
JUSTIN KRAMER, P.E.
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10814 JOLLYVILLE ROAD
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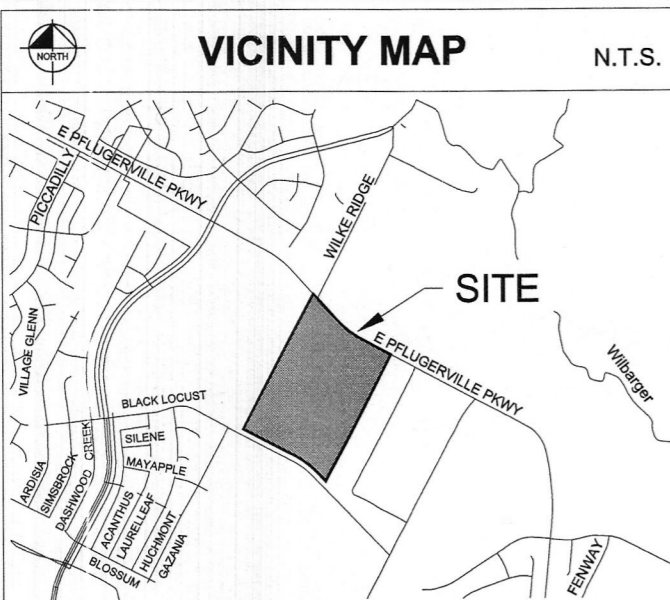
ROAD TABLE	
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WILKE RIDGE LANE (ROAD DEDICATION)	= 2.091 ACRES
E PFLUGERVILLE PKWY (RIGHT OF WAY DEDICATION)	= 0.227 ACRES
TOTAL ACREAGE	= 48.126 ACRES

BENCH MARK LIST	
TBM #50010	PK NAIL SET ON INLET LOCATED ON THE SOUTHERLY LINE OF PFLUGERVILLE LOOP, AND 100' FROM THE INTERSECTION OF PFLUGERVILLE LOOP AND WILKE RIDGE LANE. ELEVATION = 769.60 FEET AS SHOWN ON PLAT. (N:10142867.22, E:3149521.21)
TBM #50013	PK NAIL SET ON INLET LOCATED ON THE NORTHERLY LINE OF BLACK LOCUST DRIVE, AND 1,010' FROM THE INTERSECTION OF BLACK LOCUST DRIVE AND WILKE RIDGE LANE. ELEVATION = 743.30 FEET, AS SHOWN ON PLAT (N:10140830.16, E:3149414.30)

AREA: 48.126 ACRES
SURVEY: T.J. CHAMBERS SURVEY, ABSTRACT 7, JOHN VANWINKLE SURVEY, ABSTRACT 786, ELNATHAN BEBEE SURVEY, ABSTRACT 53 TRAVIS COUNTY, TEXAS
NO. OF LOTS: 7
DATE: February 8, 2021

LEGEND	
	BOUNDARY LINE
	SURVEY LINE
	PROP. LOT LINE
	EASEMENT LINE
	CENTER LINE
	SIDEWALK LINE
	10' VELOWAY CENTERLINE
	MATCH LINE
	BENCHMARK
	IRSC 1/2" IRON ROD W/ "KHA" CAP SET
	IRFC IRON ROD WITH CAP FOUND
	P.O.B. POINT OF BEGINNING
	RPRTC REAL PROPERTY RECORDS TRAVIS COUNTY
	DRTC DEED RECORDS TRAVIS COUNTY
	PRTC PLAT RECORDS TRAVIS COUNTY
	OPRTC OFFICIAL PUBLIC RECORDS TRAVIS COUNTY



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FINAL PLAT
HILL COUNTRY BIBLE CHURCH
SUBDIVISION

BEING 48.126 ACRES
BEING THE REMAINDER OF A CALLED 48.67 ACRE TRACT DESCRIBED TO HILL COUNTRY BIBLE CHURCH OF PFLUGERVILLE IN DOCUMENT NO. 2004004265 OF THE OFFICIAL PUBLIC RECORDS T.J. CHAMBERS SURVEY, ABSTRACT 7 JOHN VAN WINKLE SURVEY, ABSTRACT 786 AND THE E. BEBEE SURVEY, ABSTRACT 53 CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley»Horn

10814 Jollyville Road, Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 418-1771 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	ZKP	2/8/2021	068213097	2 OF 3

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\068213097 - SOLEA PFLUGERVILLE\DWG\PLAT\PLAT-R1-FROM CIVILDWG PLOTTED BY MICHAEL 2/8/2021 11:30 AM LAST SAVED 2/8/2021 8:32 AM

107100137

METES AND BOUNDS DESCRIPTION OF:
48.126 ACRES TRACT OF LAND

BEING A 48.126 ACRES (2,096,369 SQUARE FEET) TRACT OF LAND, SITUATED IN THE T.J. CHAMBERS SURVEY, ABSTRACT 7, THE JOHN VANWINKLE SURVEY, ABSTRACT 786, AND THE ELNATHAN BEBEE SURVEY, ABSTRACT 53, CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS; BEING COMPRISED OF THE REMAINDER OF A CALLED 48.67 ACRE TRACT OF LAND, CALLED TRACT 1, DESCRIBED TO HILL COUNTRY BIBLE CHURCH OF PFLUGERVILLE AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2004004265 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF BLACK LOCUST DRIVE (CALLED 80' R.O.W. WIDTH), AT THE SOUTHWEST CORNER OF AN UNKNOWN TRACT OUT OF THE CARDINAL CROSSING SUBDIVISION RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE SOUTHEAST CORNER OF SAID 48.67 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BLACK LOCUST DRIVE AND THE SOUTH BOUNDARY LINE OF SAID 48.67 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 44°10'30" WEST, 201.24 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT A POINT OF CURVATURE;
2. IN A NORTHWESTERLY DIRECTION, ALONG A TANGENT CURVE TO THE LEFT, A CENTRAL ANGLE OF 18°11'47", A RADIUS OF 835.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 53°15'58" WEST, 284.07 FEET, AND A TOTAL ARC LENGTH OF 265.19 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
3. NORTH 62°19'27" WEST, AT 13.57 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR A LINE MARKER, IN ALL A TOTAL DISTANCE OF 99.33 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
4. NORTH 62°21'31" WEST, AT 607.03 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR A LINE MARKER, IN ALL A TOTAL DISTANCE OF 657.03 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 5 AND THE SOUTH CORNER OF LOT 6, BLOCK K OF THE HEATHERWILDE SECTION FOUR, PHASE 1 SUBDIVISION, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 199900154 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE SOUTHWEST CORNER OF SAID 48.67 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 27°40'34" EAST, DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BLACK LOCUST DRIVE, ALONG THE WEST BOUNDARY LINE OF SAID 48.67 ACRE TRACT AND THE EAST BOUNDARY LINE OF SAID HEATHERWILDE SECTION FOUR, PHASE 1 SUBDIVISION, AT 238.30 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "INTERSTATE SURVEYING" FOUND AT THE NORTHEAST CORNER OF SAID HEATHERWILDE SECTION FOUR, PHASE 1 SUBDIVISION AND THE SOUTHEAST CORNER OF THE HEATHERWILDE SECTION FOUR, PHASE 2 SUBDIVISION AS SHOWN ON PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 199900179 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AT 880.40 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "INTERSTATE SURVEYING" FOUND IN THE EAST TERMINUS LINE OF AMARYLIS DRIVE (CALLED 50' R.O.W. WIDTH) AS SHOWN ON SAID HEATHERWILDE SECTION FOUR, PHASE 2 SUBDIVISION, AND THE WEST BOUNDARY LINE OF SAID 48.67 ACRE TRACT, THEN CONTINUING ALONG SAID BEARING FOR A TOTAL DISTANCE OF 902.74 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE EAST BOUNDARY LINE OF LOT 41 OF SAID HEATHERWILDE SECTION FOUR, PHASE 2 SUBDIVISION; FOR AN ANGLE CORNER OF SAID 48.67 ACRE TRACT AND AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 27°39'12" EAST, CONTINUING ALONG THE EAST BOUNDARY LINE OF SAID HEATHERWILDE SECTION FOUR, PHASE 2 SUBDIVISION AND THE WEST BOUNDARY LINE OF SAID 48.67 ACRE TRACT, AT 687.43 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET, AT 706.29 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "CCC 4335" FOUND AT THE NORTHEAST CORNER OF HEATHERWILDE SECTION FOUR, PHASE 2 SUBDIVISION AND AT THE SOUTHEAST CORNER OF A CALLED 8.481 ACRE TRACT OF LAND DESCRIBED TO STONERIDGE CAPITAL PARTNERS, LTD., BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005210732 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AT 941.60 FEET PASSING A 1/2" IRON ROD WITH SURVEYOR'S CAP STAMPED "CCC 4335" FOUND FOR A LINE MARKER; AT 950.26 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "CHAPARRAL" FOUND FOR A LINE MARKER, THEN CONTINUING FOR A TOTAL DISTANCE OF 950.82 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "CHAPARRAL" SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST PFLUGERVILLE LOOP (VARIABLE WIDTH R.O.W.), AT THE SOUTHWEST CORNER OF A CALLED 0.548 ACRE TRACT OF LAND DESCRIBED TO THE CITY OF PFLUGERVILLE, TEXAS, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2007160459 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, CROSSING SAID 48.67 ACRE TRACT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST PFLUGERVILLE LOOP AND THE SOUTH LINE OF SAID 0.548 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 42°24'50" EAST, 142.03 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT A POINT OF CURVATURE; FOR AN ANGLE CORNER OF THIS TRACT;
2. IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, A CENTRAL ANGLE OF 14°16'27", A RADIUS OF 2050.22 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 49°33'04" EAST, 509.45 FEET, AND A TOTAL ARC LENGTH OF 510.77 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE NORTH BOUNDARY LINE OF SAID 48.67 ACRE TRACT; FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PFLUGERVILLE LOOP AND THE NORTH LINE OF SAID 48.67 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 48°32'42" EAST, 27.32 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
2. SOUTH 61°57'43" EAST, 89.08 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT A POINT OF CURVATURE; FOR AN ANGLE CORNER OF THIS TRACT;
3. IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, A CENTRAL ANGLE OF 03°59'23", A RADIUS OF 1172.39 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 80°29'01" EAST, 81.64 FEET, AND A TOTAL ARC LENGTH OF 81.64 FEET TO A 5/8" IRON ROD FOUND AT AN ANGLE CORNER OF THIS TRACT;
4. SOUTH 62°30'33" EAST, AT 179.80 FEET PASSING 0.92 FEET LEFT OF A BRASS DISC STAMPED "CITY OF AUSTIN EUD SURVEY 205" FOUND FOR A REFERENCE MARKER, THEN CONTINUING FOR A TOTAL DISTANCE OF 376.83 FEET TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED TO CHRISTOPHER TOH, ET UX AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 9206, PAGE 129 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE NORTHEAST CORNER OF SAID 48.67 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 27°30'14" WEST, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST PFLUGERVILLE LOOP ALONG THE WEST BOUNDARY LINE OF SAID 1.00 ACRE TRACT AND THE EAST BOUNDARY LINE OF SAID 48.67 ACRE TRACT, AT 7.33 FEET PASSING 1/2" IRON ROD WITH SURVEYOR'S CAP STAMPED "KHA" SET FOR A LINE MARKER, IN ALL A DISTANCE OF 242.02 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 4.00 ACRE TRACT OF LAND DESCRIBED TO CHRISTOPHER TOH, ET UX AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 9207, PAGE 944 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, ALONG THE EAST LINE OF SAID 48.67 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 27°25'24" WEST, AT 242.77 FEET PASSING A 1/2" IRON ROD WITH SURVEYOR'S CAP STAMPED "KHA" SET FOR A LINE MARKER, IN ALL A DISTANCE OF 273.34 FEET TO A 5/8" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "LJA INC. RPLS 4532" FOUND FOR AN ANGLE CORNER OF THIS TRACT;
2. SOUTH 27°17'42" WEST, 386.58 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
3. SOUTH 27°33'41" WEST, AT 308.12 FEET PASSING 0.25 FEET RIGHT OF A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "RPLS 5784" FOUND FOR A REFERENCE MARKER, AT 308.23 FEET PASSING 1.09 FEET LEFT OF A 1/2" IRON ROD FOUND FOR A REFERENCE MARKER, THEN CONTINUING FOR A TOTAL DISTANCE OF 382.36 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
4. SOUTH 27°54'29" WEST, 388.04 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
5. SOUTH 28°09'11" WEST, 53.68 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
6. SOUTH 26°39'20" WEST, 61.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 48.126 ACRE OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES, INC. IN AUSTIN, TEXAS.

GENERAL NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE.
2. WATER AND WASTEWATER FOR THE SITE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24, AS AMENDED. THE GRANTOR HILL COUNTRY BIBLE CHURCH OF PFLUGERVILLE, 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.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. 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.
7. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE LED AND IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
8. 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.
9. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
10. 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.
11. 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.
12. 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.
13. 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.
14. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
15. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #8453C0280J FOR TRAVIS COUNTY, EFFECTIVE DATE: AUGUST 18TH, 2014.
16. 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.
17. 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.
18. PAYMENT OF THE PARKLAND FEE IN LIEU AND A BOND FOR THE DEVELOPMENT FEE ASSOCIATED WITH THE 196 PROPOSED UNITS TO BE PROVIDED WITHIN THE RESPECTIVE SUBDIVISION PHASE WILL BE REQUIRED AT TIME OF PLAT.
19. THE TIA FOR THIS PROJECT WAS CONDITIONALLY APPROVED ON 1/28/2021. TIA MITIGATION PAYMENT OR OTHER MITIGATION APPROVED BY CITY IS DUE AT THE TIME OF FINAL PLAT. SEE TIA FOR PHASING OF FEE IMPROVEMENTS.
20. HILL COUNTRY BIBLE CHURCH RETAINS OWNERSHIP OF LOT 7 AND IS RESPONSIBLE FOR MAINTENANCE OF THE PROPERTY.
21. THE VELOWAY SHALL BE COMPLETED DURING PHASE I OF THE DEVELOPMENT.
22. WILKE RIDGE LANE ROADWAY AGREEMENT SHALL BE APPROVED PRIOR TO APPROVAL OF THE SUBDIVISION PUBLIC CONSTRUCTION PLANS.
23. THE PROPERTY OWNER'S AGREEMENT HAS BEEN ESTABLISHED BY DOCUMENT NO. 2021120648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
24. 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 ISSUED AFTER 12/31/2021.

OWNER'S DEDICATION STATEMENT:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT HILL COUNTRY BIBLE CHURCH OF PFLUGERVILLE, ACTING BY AND THROUGH MICHAEL WALDON, BEING THE OWNER OF 48.126 ACRES OF LAND OUT OF THE J. VAN WINKLE SURVEY, ABSTRACT NO. 786, AND THE E. BEBEE SURVEY NO. 5, ABSTRACT NO. 53 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN INSTRUMENT NUMBER 2004004265, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 48.126 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS HILL COUNTRY BIBLE CHURCH SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 8 DAY OF FEB, 21 AD

MICHAEL WALDON
303 E. PFLUGERVILLE PKWY
PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS:

COUNTY OF TRAVIS

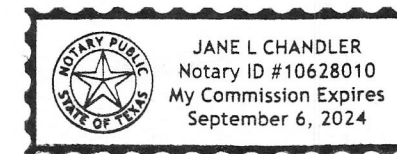
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL WALDON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 8 DAY OF FEBRUARY, 2021 A.D. (SEAL)

NOTARY PUBLIC'S SIGNATURE

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS \$
COUNTY OF TRAVIS \$



I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 1st DAY OF JUNE, 2021 A.D. AT 2:11 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER 20060137, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 1st DAY OF JUNE, 2021 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Samantha Lopez
DEPUTY
SAMANTHA LOPEZ



FILED FOR RECORD AT 2:11 O'CLOCK P.M., THIS THE 1st DAY OF JUNE, 2021 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Samantha Lopez
DEPUTY
SAMANTHA LOPEZ



SURVEYOR'S CERTIFICATION:

STATE OF TEXAS \$
COUNTY OF TRAVIS \$

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ZACHARY KEITH PETRUS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY 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.

Zachary K. Petrus
FEBRUARY 6, 2021

ZACHARY KEITH PETRUS, R.P.L.S. 6769
KIMLEY-HORN & ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE NO. 200
AUSTIN, TEXAS 78759
PHONE: (512) 418-1771
ZACH.PETRUS@KIMLEY-HORN.COM



ENGINEER'S CERTIFICATION:

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48453C0280J, EFFECTIVE DATE: AUGUST 18TH, 2014, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS

Justin Kramer
FEBRUARY 6, 2021

JUSTIN KRAMER, P.E. 107368
KIMLEY-HORN & ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE NO. 200
AUSTIN, TEXAS 78759
PHONE: (512) 418-1771



CITY CERTIFICATION:

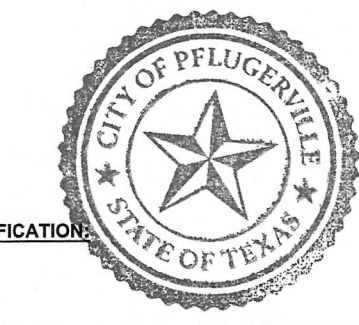
APPROVED THIS 1 DAY OF FEB, 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

Robert Kromy
CHAIRMAN

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

Emily Barron, Planning Director

Attest:
Karen Thompson, City Secretary



TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS \$
COUNTY OF TRAVIS \$

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 1st DAY OF JUNE, 2021 A.D. AT 2:11 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER 20060137, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 1st DAY OF JUNE, 2021 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Samantha Lopez
DEPUTY
SAMANTHA LOPEZ

FILED FOR RECORD AT 2:11 O'CLOCK P.M., THIS THE 1st DAY OF JUNE, 2021 A.D.

Samantha Lopez
DEPUTY
SAMANTHA LOPEZ



FINAL PLAT
HILL COUNTRY BIBLE CHURCH
SUBDIVISION
BEING 48.126 ACRES
BEING THE REMAINDER OF A CALLED 48.67 ACRE TRACT DESCRIBED TO HILL COUNTRY BIBLE CHURCH OF PFLUGERVILLE IN DOCUMENT NO. 2004004265 OF THE OFFICIAL PUBLIC RECORDS T.J. CHAMBERS SURVEY, ABSTRACT 7 JOHN VAN WINKLE SURVEY, ABSTRACT 786 AND THE E. BEBEE SURVEY, ABSTRACT 53 CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°16'27"	2050.22'	510.77'	S49°33'04"E	509.45'
C2	3°59'23"	1172.39'	81.64'	S60°29'01"E	81.62'
C3	18°11'47"	835.00'	265.19'	N53°15'58"W	264.07'
C4	19°54'04"	319.75'	111.06'	N37°37'11"E	110.50'
C5	19°56'12"	294.19'	102.36'	N37°37'18"E	101.85'
C6	19°55'57"	269.25'	93.67'	S37°37'11"W	93.20'
C7	14°53'51"	2120.52'	551.36'	N49°58'17"W	549.81'
C8	7°03'23"	2120.52'	261.15'	N60°56'54"W	260.99'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S42°24'50"E	96.86'
L2	S42°24'50"E	45.17'
L3	S48°32'42"E	27.32'
L4	S61°57'43"E	89.08'
L5	S28°09'11"W	53.68'
L6	S26°39'20"W	61.52'
L7	N62°19'27"W	13.57'
L8	N62°19'27"W	85.76'

LINE TABLE		
NO.	BEARING	LENGTH
L9	N62°21'31"W	50.00'
L10	S42°19'48"E	74.34'
L11	S47°35'10"W	148.79'
L12	N42°19'48"W	50.00'
L13	S47°35'10"W	148.72'
L14	S27°40'34"W	81.96'
L15	N62°31'44"W	8.83'
L16	N62°31'44"W	72.50'

LINE TABLE		
NO.	BEARING	LENGTH
L17	N27°28'27"E	95.28'
L18	N30°49'24"E	100.17'
L19	N27°28'27"E	95.27'
L20	N47°35'07"E	208.75'

No.	DATE	REVISION DESCRIPTION
1		

Kimley»Horn
10814 Jollyville Road, Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 418-1771 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PTF	ZKP	2/8/2021	068213097	3 OF 3

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\068213097 - SOLEA PFLUGERVILLE\DWG\PLATS\SOLEA PLAT-R1-FROM CIVILDWG PLOTTED BY MCLAUGHLIN, MICHAEL 2/8/2021 11:30 AM LAST SAVED 2/8/2021 8:32 AM

CITY OF PFLUGERVILLE GENERAL CONSTRUCTION NOTES
EFFECTIVE OCTOBER 18, 2016

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE STANDARD SPECIFICATIONS.
2. 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.
3. DESIGN PROCEDURES SHALL BE IN COMPLIANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES AND UNIFIED DEVELOPMENT CODE. ALL WAIVERS OR VARIANCES ARE LISTED BELOW:
4. AFTER THE CONSTRUCTION PERMIT HAS BEEN ISSUED AND PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS REPRESENTATIVE SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF PFLUGERVILLE, DESIGN ENGINEER, CONTRACTOR(S), TRAVIS COUNTY (IF IN THE ETJ), OTHER UTILITY COMPANIES, AND ANY OTHER AFFECTED PARTIES. THE CITY OF PFLUGERVILLE SHALL BE CONTACTED TO SET UP THE MEETING AT LEAST 3 BUSINESS DAYS PRIOR TO THE PROPOSED MEETING TIME (512-990-6300) AND AFTER RECEIVING BOTH THE REQUIRED NUMBER OF SIGNED PLANS AND THE SWP3.
5. THE CONTRACTOR SHALL GIVE THE CITY OF PFLUGERVILLE CONSTRUCTION INSPECTOR AT LEAST 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
6. ANY CHANGES OR REVISIONS TO THESE APPROVED PLANS MUST BE SUBMITTED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO CONSTRUCTION OF THE REVISION.
7. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL OR OTHER PUBLIC INFRASTRUCTURE DAMAGED OR REMOVED WILL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
8. BENCHMARKS:

BM #50010
MAG NAIL SET IN CONCRETE IN SOUTHERLY RIGHT OF WAY OF PFLUGERVILLE PARKWAY APPROXIMATELY 190 FEET SOUTHEAST OF A 1/2" IRON ROD WITH CAP AT THE NORTHWEST CORNER OF TRACT 1.
ELEVATION = 769.60'

BM #50013
MAG NAIL WITH WASHER ON NORTHEASTERLY RIGHT OF WAY OF BLACK LOCUST DRIVE, APPROXIMATELY 180 FEET NORTHWEST OF A 1/2" IRON ROD WITH CAP AT THE SOUTHEAST CORNER OF TRACT 1.
ELEVATION = 743.31'
VERTICAL DATUM: NAVD 88 (GEOID 09)

9. BLASTING OR BURNING SHALL NOT BE PERMITTED ON THIS PROJECT.

10. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE AND SUBMITTING A REVISION TO THE CITY. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG. FOR CITY OF PFLUGERVILLE WATER AND WASTEWATER UTILITY LOCATES, CALL 512-990-6400.

11. A GEOTECH ASSESSMENT SHALL BE PERFORMED PRIOR TO 100% PUBLIC ROADWAY PLAN APPROVAL, AND FINAL PAVEMENT DESIGN SHALL BE PROVIDED PRIOR TO THE 100% DESIGN.

12. PRIOR TO FINAL ACCEPTANCE OF A STREET OUTSIDE THE CITY LIMITS, STREET NAME SIGNS CONFORMING TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS SHALL BE INSTALLED BY THE DEVELOPER.

13. THE CITY OF PFLUGERVILLE HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.

14. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF PFLUGERVILLE IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.

15. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. REVEGETATION OF ALL DISTURBED AREAS OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING; AT THE CONTRACTOR'S OPTION.

16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS. ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY.

17. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.

18. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.

19. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTIONS(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.

20. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND BE SEALED BY A REGISTERED TEXAS PROFESSIONAL ENGINEER.

21. PRIOR TO SUBDIVISION CONSTRUCTION ACCEPTANCE, THE ENGINEER/DEVELOPER-OWNER SHALL SUBMIT TO THE CITY OF PFLUGERVILLE DOCUMENTATION THAT THE SUBDIVISION WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.

22. AN ENGINEER'S CONCURRENCE LETTER, RECORD DRAWINGS (ONE 22" X 34" FULL SIZE, TWO 11" X 17" HALF SIZE AND ONE DIGITAL COPY IN PDF FORMAT),

WARRANTY BOND FOR 35% OF THE PUBLIC IMPROVEMENTS AND FINAL ASPHALT TEST REPORT SHALL BE SUBMITTED TO THE CITY OF PFLUGERVILLE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE.

CITY OF PFLUGERVILLE STREET AND DRAINAGE NOTES:

1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE EXPENSE OF THE CONTRACTOR OR OWNER. ANY TESTING SHALL BE PAID FOR BY THE CONTRACTOR. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY TESTING.
2. ALL MANHOLE LIDS SHALL BE 32" OR LARGER, UNLESS EXPRESSLY APPROVED IN WRITING BY THE CITY ENGINEER. ALL MANHOLE LIDS SHALL READ "CITY OF PFLUGERVILLE".
3. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI - 28 DAYS) AND ALL REINFORCING STEEL TO BE ASTM A615-60.
4. WHERE PI'S ARE OVER 20, SUBGRADES MUST BE STABILIZED UTILIZING A METHOD ACCEPTABLE TO THE CITY ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND AN APPROPRIATE SUBGRADE STABILIZATION IF SULFATES ARE DETERMINED TO BE PRESENT.
5. BARRICADES BUILT TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
6. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND INSTALLED AS DIRECTED BY THE CITY OF PFLUGERVILLE PRIOR TO CITY ACCEPTANCE OF THE SUBDIVISION.
7. BLUE REFLECTOR MARKERS SHALL BE LOCATED ON THE CENTERLINE OF THE PAVEMENT ACROSS FROM ALL FIRE HYDRANTS. PAVEMENT MARKERS AT INTERSECTIONS SHALL BE FOUR-SIDED.
8. ALL STORM SEWER SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
9. PROJECTS USING LIME STABILIZATION SHALL BE REQUIRED TO PLACE LIME IN SLURRY FORM.
10. REQUIRED MATERIAL TESTING:

UTILITY TESTING REQUIREMENTS

- LABORATORY TESTING OF SOILS
 - MOISTURE DENSITY RELATIONSHIP (PROCTOR) (CITY OF PFLUGERVILLE SPECIFICATIONS G4.05(B) (TEX114E))
 - ATTERBERG LIMITS (ASTM D4318)
 - FIELD SOIL GRADATIONS (CITY OF PFLUGERVILLE SPECIFICATIONS G4.04(B)(1))
- MOISTURE DENSITY FIELD TESTING
 - DENSITIES- WET UTILITIES (CITY OF PFLUGERVILLE SPECIFICATION G4.05(B))
 - DENSITIES- DRY UTILITIES (CITY OF PFLUGERVILLE SPECIFICATION G4.05(B))
- CONCRETE TESTING
 - CONCRETE CYLINDERS (CITY OF PFLUGERVILLE SPECIFICATIONS G4.04(C))

STREETS TESTING REQUIREMENTS

- LABORATORY TESTING OF SOILS
 - MOISTURE DENSITY RELATIONSHIP (PROCTOR) (CITY OF PFLUGERVILLE SPECIFICATIONS SD3.06B (TEX114E), SD4.04(B)(1) (TEX-113E))
 - ATTERBERG LIMITS (ASTM D4318)
 - FIELD SOIL GRADATIONS
 - LIME SERIES (CITY OF PFLUGERVILLE SPECIFICATIONS SD2.03(C), SD3.06(B))
 - SULFATE TESTING (CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES SECTION DG2.3D- TABLE 2.2)
- MOISTURE DENSITY FIELD TESTING
 - LIME GRADATIONS (CITY OF PFLUGERVILLE SPECIFICATIONS SD2.03(C), SD3.06(B))
 - DENSITIES- SUBGRADE (CITY OF PFLUGERVILLE SPECIFICATION SD2.03(C), SD3.06(B))
 - DENSITIES- ROAD BASE (CITY OF PFLUGERVILLE SPECIFICATION SD4.06(B)(3)(A))
- HOT MIX ASPHALTIC CONCRETE TESTING
 - EXTRACTIONS/ GRADATIONS (CITY OF PFLUGERVILLE SPECIFICATION SD1.08(E)(2))
 - SPECIFIC GRAVITY OF MIX (CITY OF PFLUGERVILLE SPECIFICATION SD1.06(B), SD1.08(E)(2))
 - HVEEM STABILITIES (SET OF 3) (CITY OF PFLUGERVILLE SPECIFICATION SD1.08(E)(2))
 - MOLDING SPECIMEN (SET OF 3) (CITY OF PFLUGERVILLE SPECIFICATION SD1.08(E)(2))
 - CORES FOR DENSITY (CITY OF PFLUGERVILLE SPECIFICATION SD1.08(E)(2))
- CONCRETE TESTING
 - CONCRETE CYLINDERS (ASTM C31, C39)
- MISCELLANEOUS CONCRETE TESTING REQUIREMENTS (CITY OF PFLUGERVILLE SPECIFICATION C2.05)

CITY OF PFLUGERVILLE WATER AND WASTEWATER NOTES:

1. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MIN CLASS 150), OR DUCTILE IRON (AWWA C-100, MIN 150). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (200 PSI, DR9).
2. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150) OR DUCTILE IRON (AWWA C-100, MIN. CLASS 150). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (SDR 26). SDR-35 WASTEWATER IS NOT ALLOWED IN THE RIGHT OF WAY OR PUBLIC EASEMENT.
3. ALL WASTEWATER MAIN, EXCLUDING SERVICE LINES, SHALL BE MANDREL TESTED PER TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) CRITERIA. A MANDREL TEST WILL NOT BE PERFORMED UNTIL BACKFILL HAS BEEN IN PLACE FOR A MINIMUM 30 DAYS.
4. WATER LINES SHALL HAVE A MINIMUM FORTY-EIGHT 48 INCHES OF COVER MEASURED FROM EITHER THE TOP OF THE PIPE OR VALVE ACTUATING NUT (WHICHEVER IS APPLICABLE) TO THE FINISHED GROUND SURFACE. WASTEWATER LINES SHALL HAVE A MINIMUM OF 48 INCHES OF COVER BELOW THE ACTUAL

SUBGRADE. THE SEPARATION BETWEEN WASTEWATER MAINS AND OTHER UTILITIES SHALL BE IN ACCORDANCE WITH THE RULES ADOPTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

5. WHERE A WATER OR WASTEWATER LINE CROSSES BELOW A STORM SEWER STRUCTURE AND THE TOP OF THE PIPE IS WITHIN 18" OF THE BOTTOM OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1' ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON PIPE WITH SIZES LARGER THAN 12". CONCRETE ENCASEMENT SHALL CONFORM TO THE CITY OF PFLUGERVILLE STANDARD DETAIL.
6. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL BE BOLTED COVERS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED. ALL MANHOLES SHALL BE COATED WITH 10 MIL OF RAVEN LINING SYSTEM OR APPROVED EQUAL.
7. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO THE CITY OF PFLUGERVILLE STANDARD DETAIL.
8. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C-100, MIN. CLASS 150).
9. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH A MINIMUM 8-MIL POLYETHYLENE FILM PRIOR TO PLACING CONCRETE.
10. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTION TO EXISTING LINES.
11. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AND SHALL PROVIDE EQUIPMENT INCLUDING PUMPS, GAUGES, SUPPLIES, AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY CITY OF PFLUGERVILLE PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF PFLUGERVILLE TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM.
12. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF PFLUGERVILLE AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
13. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF PFLUGERVILLE.
14. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
15. A DOUBLE CHECK BACKFLOW DEVICE IN A VAULT SHALL BE INSTALLED ADJACENT THE RIGHT OF WAY OR PUBLIC EASEMENT ON PRIVATE PROPERTY ON ALL PRIVATE FIRE LINES.
16. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:
WATER SERVICE "W" ON TOP OF CURB
WASTEWATER SERVICE "S" ON TOP OF CURB
VALVE "V" ON FACE OF CURB
17. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 A.M.
18. ALL FIRE HYDRANTS SHALL BE NATIONAL STANDARD HOSE THREAD.
19. ALL MATERIAL TESTS, INCLUDING SOIL DENSITY TESTS AND RELATED SOIL ANALYSIS, SHALL BE ACCOMPLISHED BY AN INDEPENDENT LABORATORY FUNDED BY THE DEVELOPER IN ACCORDANCE WITH THE SPECIFICATIONS.
20. THE CITY ONLY PROVIDES UP TO A 2" DISPLACEMENT METER. LARGER METERS MUST BE SUPPLIED BY THE CONTRACTOR AND MUST INCLUDE THE NEPTUNE E-CODER R9001 READER SYSTEM. TURBINE METERS SHALL NOT BE USED EXCEPT FOR NEPTUNE PROTECTUS III OR NEPTUNE TRUFLOW. THE LOW FLOW SIDE OF THE PROTECTUS III MUST BE A T-10 POSITIVE DISPLACEMENT METER. FOR QUESTIONS CONCERNING METER SELECTION, PLEASE CONTACT THE CITY'S DEVELOPMENT ENGINEERING DEPARTMENT AT 512-990-6300.

UNDERGROUND UTILITY NOTES

1. ALL NEW TELECOMMUNICATION UTILITY LINES AND ALL NEW ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED. ALL SUCH UTILITIES SHALL BE INSTALLED OUTSIDE OF THE CITY OF PFLUGERVILLE RIGHT OF WAY IN A PUBLIC UTILITY EASEMENT (P.U.E.) OR SPECIFIC USE EASEMENT.
2. WHERE ELECTRICAL SERVICE IS TO BE PLACED UNDERGROUND, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL ALSO BE PLACED UNDERGROUND.
3. 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.
4. NOTHING HEREIN SET FORTH SHALL PROHIBIT OR RESTRICT ANY UTILITY COMPANY FROM RECOVERING THE DIFFERENCE BETWEEN THE COST OF OVERHEAD FACILITIES AND UNDERGROUND FACILITIES. THE SUBDIVIDER SHALL BE REQUIRED TO REIMBURSE THE UTILITY COMPANY FOR SUCH COST DIFFERENTIAL.
5. EACH UTILITY COMPANY WHOSE FACILITIES ARE SUBJECT TO THE PROVISIONS OF THIS ORDINANCE SHALL DEVELOP POLICIES AND COST REIMBURSEMENT PROCEDURES WITH RESPECT TO THE INSTALLATIONS AND EXTENSION OF UNDERGROUND SERVICE.
6. TELEPHONE AND CABLE TELEVISION LINES MAY BE CONSTRUCTED OVERHEAD WHERE MISCELLANEOUS DESIGN (REVISED 02/24/2015) GUIDELINES DG9-2 OVERHEAD ELECTRIC UTILITY LINES ARE PERMITTED.
7. NOT WITHSTANDING THE PROVISIONS OF THIS ORDINANCE, TEMPORARY CONSTRUCTION SERVICE MAY BE PROVIDED BY OVERHEAD UTILITY LINES AND FACILITIES WITHOUT OBTAINING A VARIANCE OR EXCEPTION FROM THE PROVISIONS HEREOF.
8. ALL UTILITY INSTALLATIONS REGULATED BY THE PROVISIONS SET FORTH HEREIN SHALL CONFORM WITH ALL CITY OF PFLUGERVILLE ORDINANCES AND REGULATIONS, AS WELL AS THE REGULATIONS AND SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANIES.

CITY OF PFLUGERVILLE EROSION AND SEDIMENTATION CONTROL NOTES

1. EROSION CONTROL MEASURES, SITE WORK, AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE'S SUBDIVISION CODE AND CONSTRUCTION STANDARDS MANUAL, EXCEPT AS NOTED BELOW AND APPROVED BY CITY COUNCIL:
2. SLOPES SHALL BE SODDED OR SEEDDED WITH THE APPROPRIATE GRASS, GRASS MIXTURES, OR GROUND COVER SUITABLE TO THE AREA AND SEASON TO WHICH THEY ARE APPLIED.
3. SILT FENCES, ROCK BERMS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY OF PFLUGERVILLE FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
4. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.

CITY OF PFLUGERVILLE SEQUENCE OF CONSTRUCTION NOTES:

1. INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING. NOTIFY CITY STORMWATER SPECIALIST 24 HOURS PRIOR TO INSTALLATION.
2. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS REPRESENTATIVE SHALL SCHEDULE A PRECONSTRUCTION MEETING TO BE LOCATED AT THE CITY OF PFLUGERVILLE DEVELOPMENT SERVICES CENTER WITH CITY OF PFLUGERVILLE DEVELOPMENT ENGINEERING DEPARTMENT (512-990-6300). CONTRACTOR, DESIGN ENGINEER, WATER AND WASTEWATER UTILITY PROVIDER(S) IF NOT CITY, ENVIRONMENTAL INSPECTOR, COUNTY REPRESENTATIVE (IF APPLICABLE), ETC. PRIOR TO BEGINNING CONSTRUCTION. AN ELECTRONIC COPY OF THE SWPPP MUST BE DELIVERED TO THE CITY STORMWATER SPECIALIST 24 HOURS IN

ADVANCE OF THE PRECONSTRUCTION MEETING.

3. DELIVER STORM SEWER CUT SHEETS TO THE CITY CONSTRUCTION INSPECTION DIVISION.
4. DEMOLISH EXISTING MEDIAN, CURBS AND GUTTER, AND ROUGH GRADE STREETS.
5. BEGIN INSTALLATION OF UTILITY LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.
6. RE-GRADE STREETS TO SUBGRADE.
7. ENSURE THAT ALL UNDERGROUND UTILITY CROSSINGS AND UTILITY INSTALLATION ARE COMPLETED. LAY FIRST COURSE BASE MATERIAL ON ALL STREETS.
8. INSTALL CURB AND GUTTER.
9. LAY FINAL BASE COURSE ON ALL STREETS.
10. LAY ASPHALT.
11. COMPLETE ALL UNDERGROUND INSTALLATIONS WITHIN THE R.O.W.
12. COMPLETE FINAL GRADING AND RESTORATION OF DISTURBED AREA.
13. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
14. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS AFTER APPROVAL GIVEN BY CITY STORMWATER SPECIALIST, CITY DEVELOPMENT ENGINEER, OR CITY ENGINEERING INSPECTOR.
15. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREA DISTURBED BY ITEM.
16. CONTRACTOR TO SCHEDULE FINAL WALK THOROUGH WITH CITY DEVELOPMENT ENGINEER ONCE ENGINEERING INSPECTOR HAS CLEARED PROJECT.

No.	REVISIONS	DATE	BY

Kimley Horn
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TPE Firm No. 928

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley Horn
Engineer: JUSTIN J. KRAMER
P.E. No. 122309 Date: 7/2/21

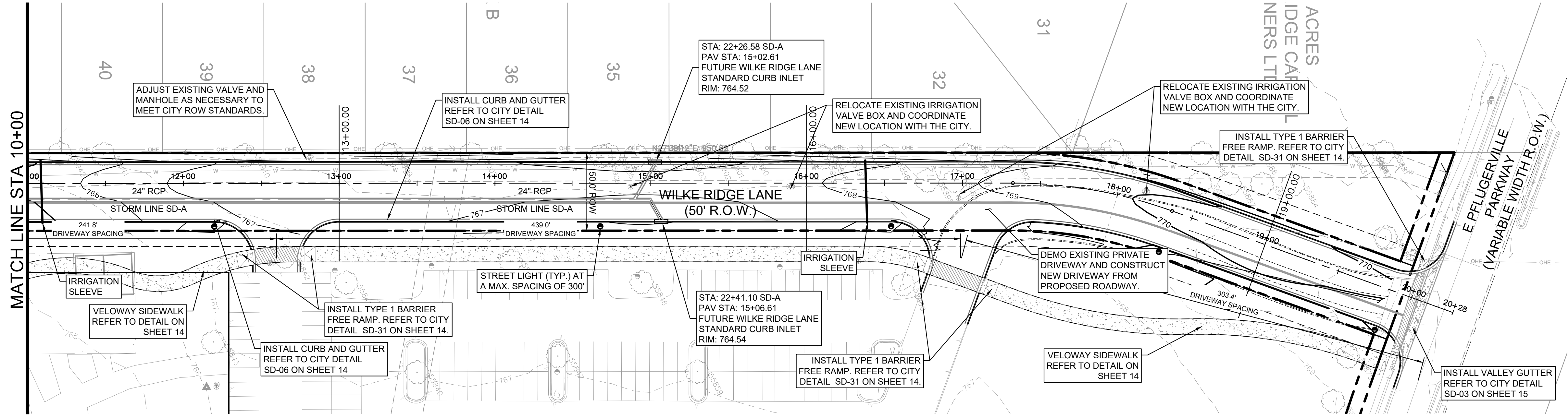
07/02/2021

KHA PROJECT 068213098	DATE JULY 2021	SCALE: AS SHOWN	DESIGNED BY: JMA	DRAWN BY: JMA	CHECKED BY: JJK
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GENERAL NOTES

**WILKE RIDGE LANE
ROADWAY EXTENSION**
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

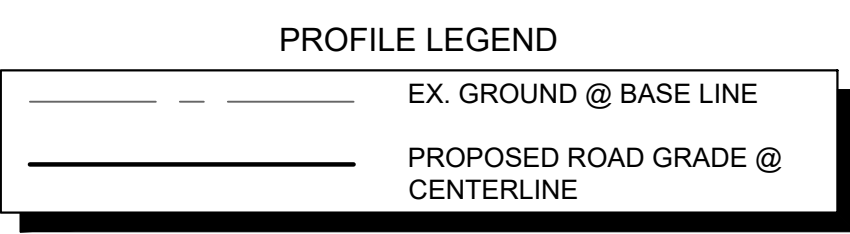
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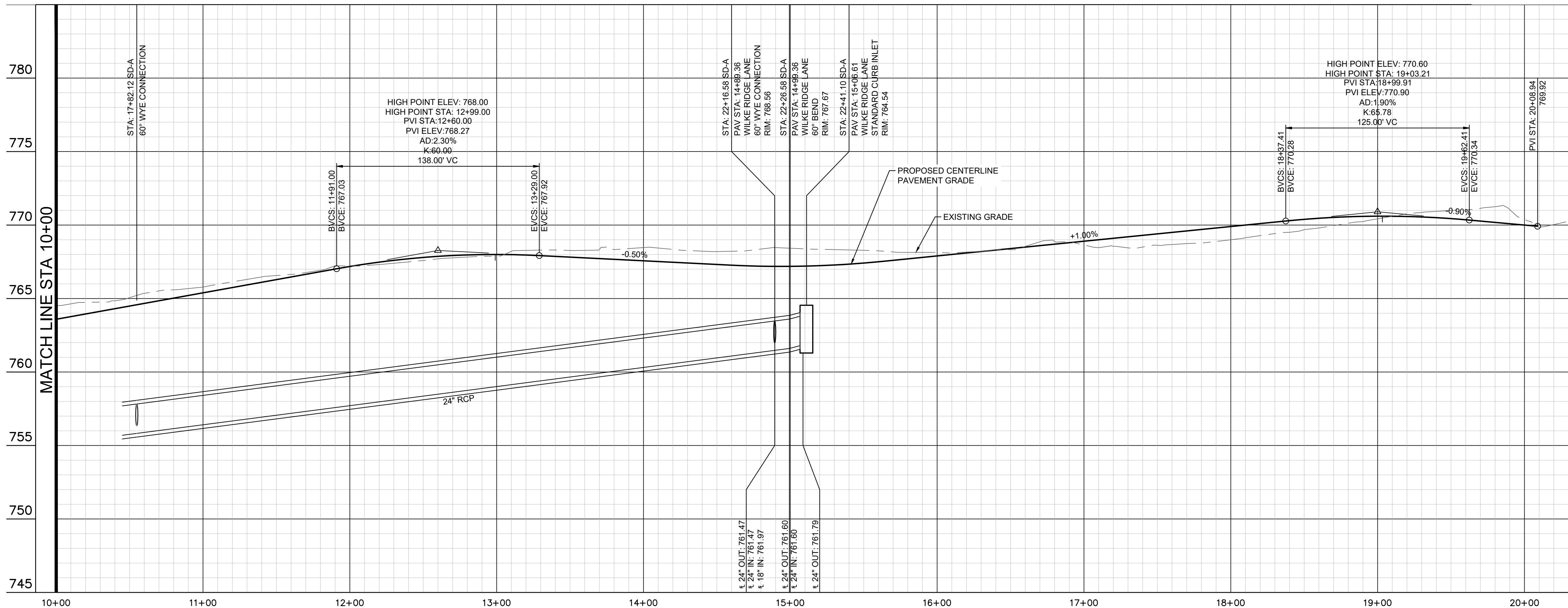
NOTES:

1. A GEOTECH ASSESSMENT SHALL BE COMPLETED PRIOR TO 100% PUBLIC ROADWAY PLAN APPROVAL. THE RESULTS OF THAT ASSESSMENT WILL DETERMINE THE FINAL PAVEMENT DESIGN.
2. THE LOCATION OF ALL ROADWAY FEATURES INCLUDING BUT NOT LIMITED TO DRIVEWAYS, RAMPS, STREET LIGHTS, AND IRRIGATION SLEEVES, SHALL BE DETERMINED BY THE DESIGN ENGINEER OF THE FINAL WILKE RIDGE LANE EXTENSION CONSTRUCTION PLANS.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.



PROFILE SCALE
 1" = 40' HORIZONTAL
 1" = 4' VERTICAL



NO.	REVISIONS	DATE	BY

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Kimley-Horn
 Engineer: JUSTIN J. KRAMER
 P.E. No. 122309 Date: 7/2/21

07/02/2021

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
068213098	JULY 2021	AS SHOWN	JMA	JMA	JJK

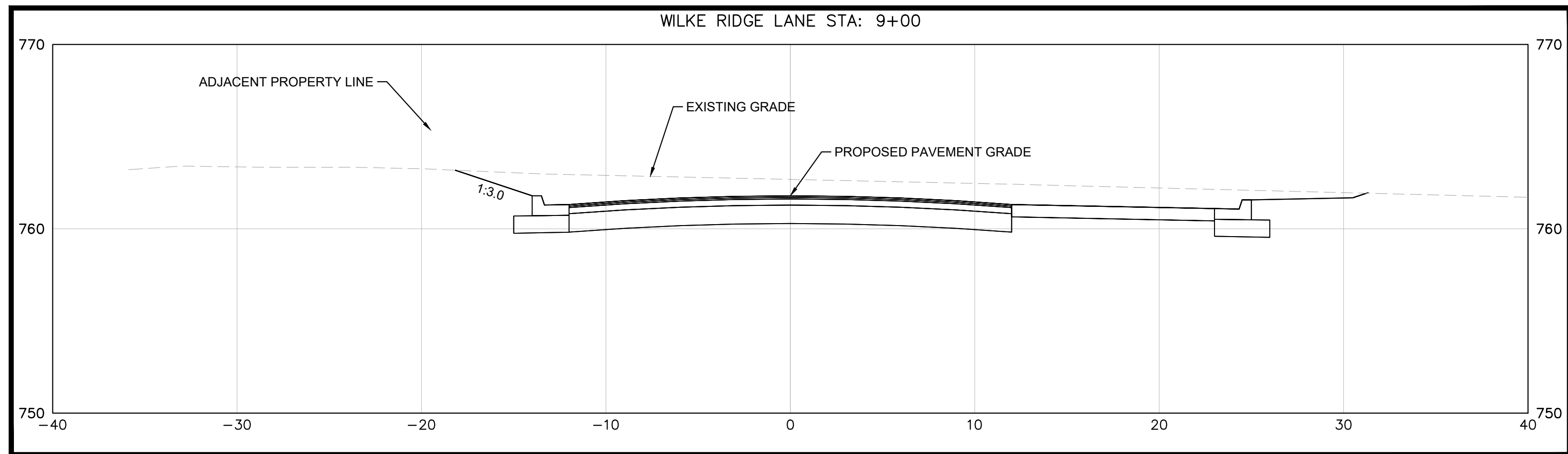
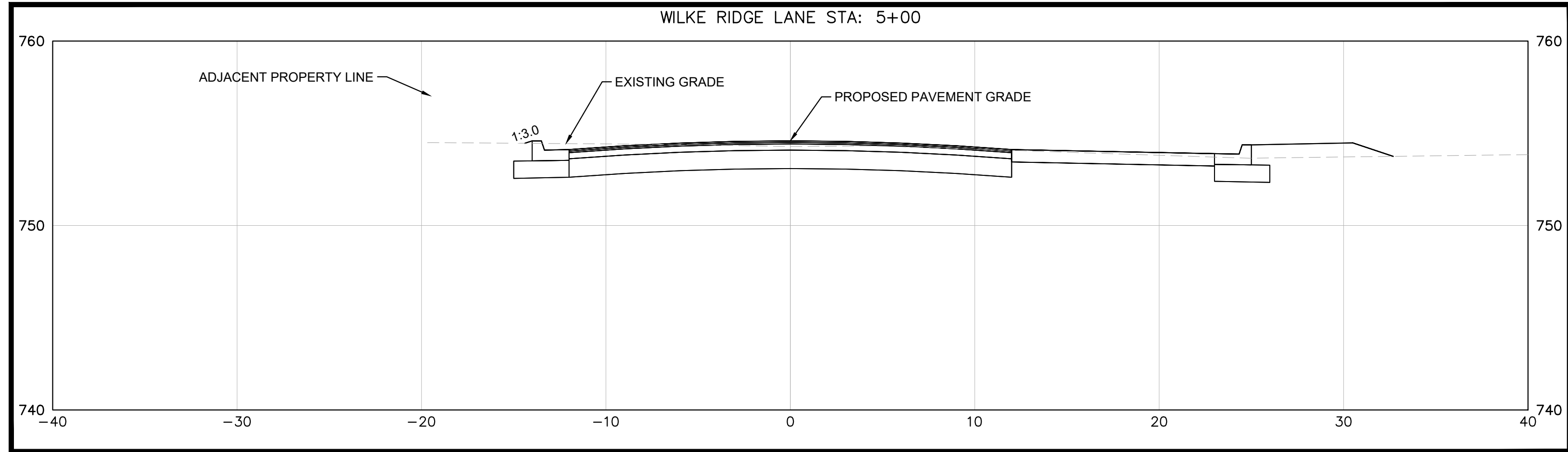
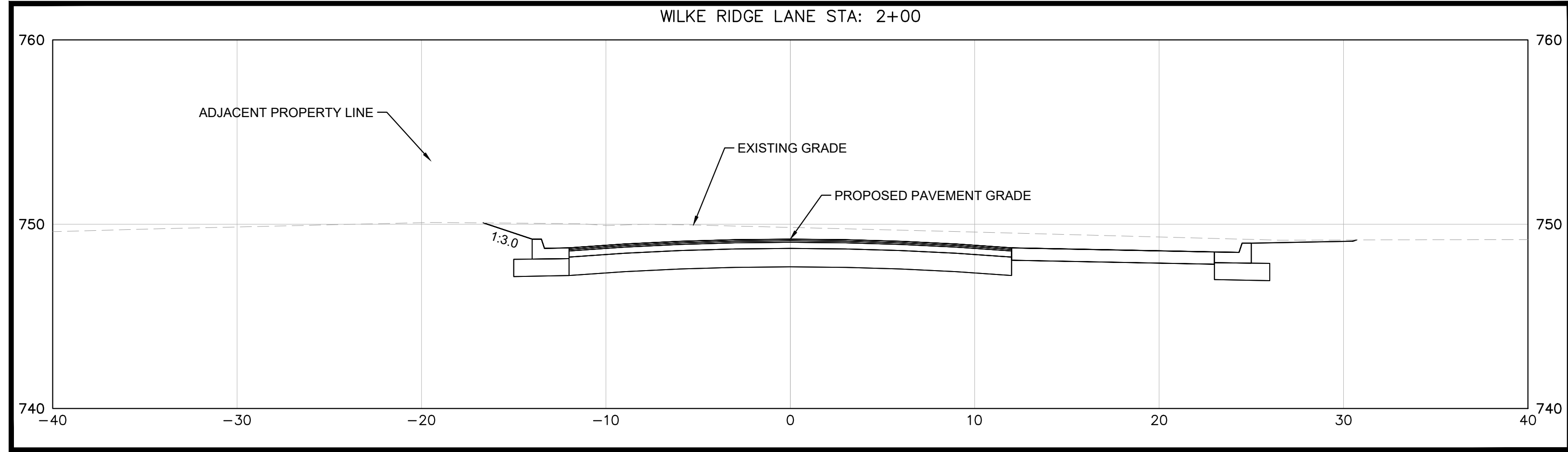
PAVING PLAN AND PROFILE (SHEET 2 OF 2)

WILKE RIDGE LANE ROADWAY EXTENSION
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
5

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NOTE:
A GEOTECH ASSESSMENT SHALL BE COMPLETED
PRIOR TO 100% PUBLIC ROADWAY PLAN APPROVAL.
THE RESULTS OF THAT ASSESSMENT WILL
DETERMINE THE FINAL PAVEMENT DESIGN.

WARNING: CONTRACTOR IS TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES PRIOR TO
CONSTRUCTION AND NOTIFY
ENGINEER OF ANY DISCREPANCIES.



Know what's below.
Call before you dig.

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Kimley»Horn
 Engineer: JUSTIN J. KRAMER
 P.E. No. 122309 Date: 7/2/21

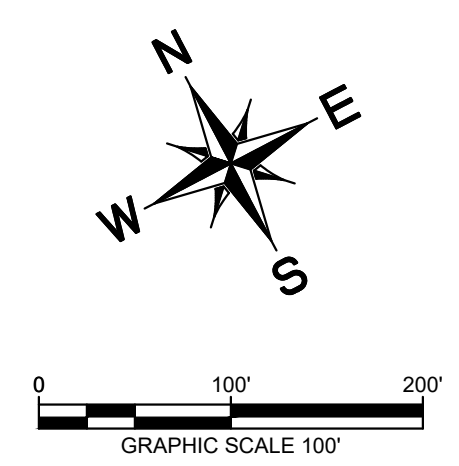
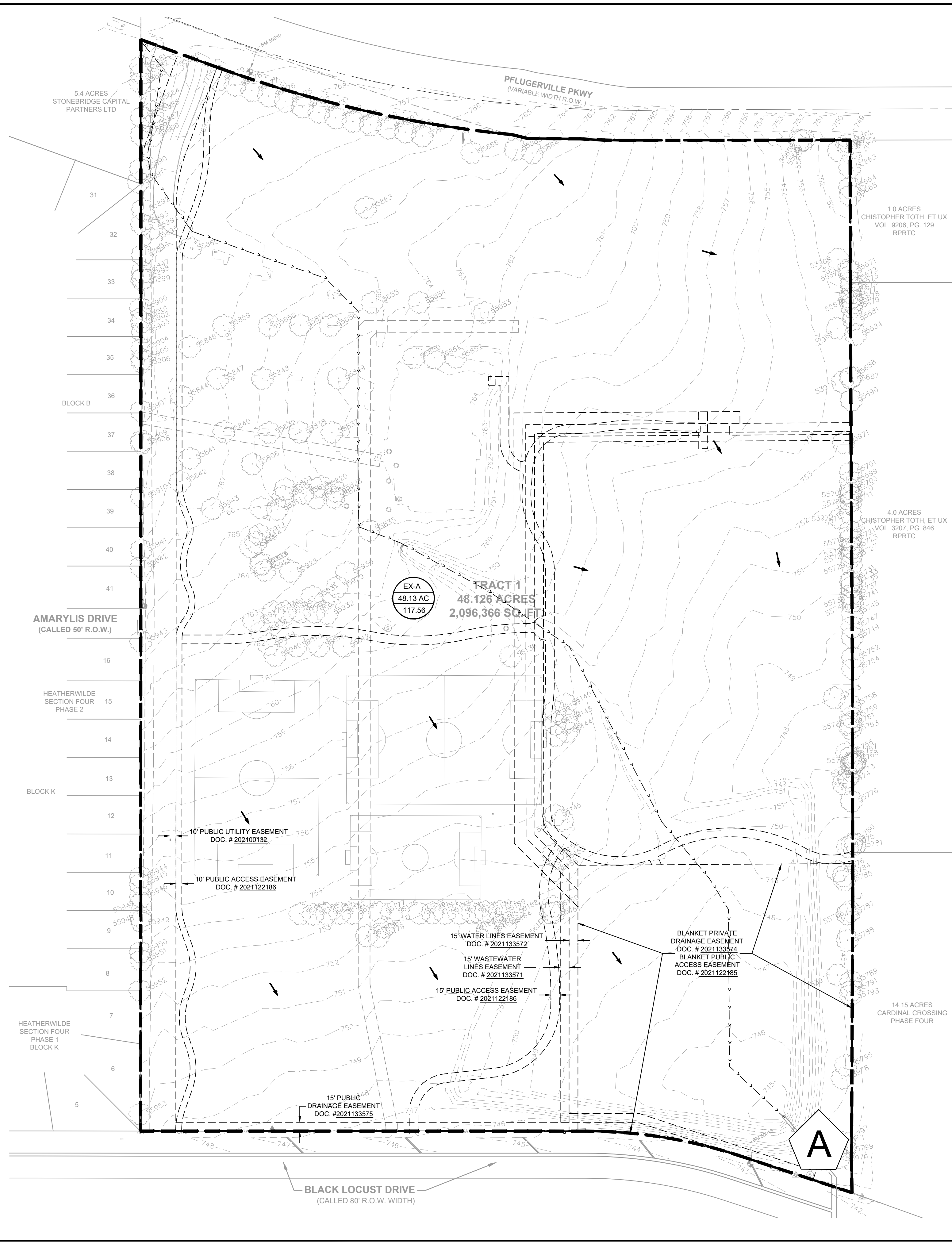
07/02/2021

KHA PROJECT	068213098
DATE	JULY 2021
SCALE:	AS SHOWN
DESIGNED BY:	JMA
DRAWN BY:	JMA
CHECKED BY:	JJK

**PROPOSED
ROADWAY
SECTIONS
(SHEET 1 OF 2)**

**WILKE RIDGE LANE
ROADWAY EXTENSION
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS**

Plotted By: A/Vis, Joel Date: July 02, 2021 12:55:30pm File Path: K:\aus_civil\068213098-sparrow_pflugerville\Cad\Roadway Plans\plansheets\C-Existing Drainage Area Map.dwg
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LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	To FLOW PATH

CITY OF PFLUGERVILLE IDF CURVE PARAMETERS

Average Recurrence Interval	a	b	c
1-yr	43.66	10.43	0.7744
2-yr	45.97	9.37	0.7472
5-yr	51.35	8.44	0.7217
10-yr	60.02	8.44	0.7184
25-yr	67.90	7.88	0.6998
50-yr	75.82	7.79	0.6906
100-yr	78.75	7.05	0.6691
200-yr	79.51	6.36	0.6418
500-yr	80.44	5.57	0.6087

CITY OF PFLUGERVILLE ATLAS 14 RAINFALL DEPTHS

Duration	Rainfall Depth (in.) by Average Recurrence Interval									
	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	200-yr	500-yr	
5 min	0.44	0.52	0.66	0.77	0.94	1.08	1.23	1.38	1.59	
10 min	0.69	0.83	1.05	1.23	1.51	1.73	1.97	2.21	2.52	
15 min	0.88	1.05	1.31	1.54	1.88	2.15	2.44	2.74	3.16	
30 min	1.25	1.48	1.84	2.16	2.62	3.00	3.39	3.82	4.42	
60 min	1.62	1.94	2.43	2.86	3.49	4.00	4.55	5.16	6.03	
2 hr	1.93	2.38	3.04	3.65	4.55	5.32	6.16	7.12	8.52	
3 hr	2.10	2.64	3.41	4.15	5.25	6.20	7.27	8.49	10.28	
6 hr	2.41	3.09	4.05	4.98	6.40	7.63	9.04	10.66	13.07	
12 hr	2.75	3.55	4.67	5.75	7.40	8.84	10.49	12.41	15.31	
24 hr	3.14	4.03	5.31	6.53	8.38	9.98	11.82	13.97	17.22	

EXISTING CONDITIONS

Time of Concentration Calculations - SCS Method

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW				TOTAL Tc** (min)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)								
	P-2yr24hr		4.2 IN		Grass Surface		Paved Surface		Channel Flow 1																
	N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	a (ft ²)	Pw (ft)						r	n	S (ft/ft)	Tt(min)				
EX-A	0.24	100	0.02	12.46	940	2.3	0.020	6.87	598	2.03282	0.01	4.90	674	1.2	44.1	24.3	1.81	0.200	0.012	9.25	33.48	22.09	51.25	73.39	117.56

Soil Type	Land Use	CN	Weighted CN
EX-A			
D	Brush-Weed-Grass Mixture (Fair Condition)	88.0%	77
	Impervious Areas	12.0%	98
			79.52

BENCHMARKS

BM #50010
 MAG NAIL SET IN CONCRETE IN SOUTHERLY RIGHT OF WAY OF PFLUGERVILLE PARKWAY APPROXIMATELY 190 FEET SOUTHEAST OF A 1/2" IRON ROD WITH CAP AT THE NORTHWEST CORNER OF TRACT 1.
 N: 10142867.2180'
 E: 3149521.2090'
 ELEV: 769.60'

BM #50013
 MAG NAIL WITH WASHER ON NORTHEASTERLY RIGHT OF WAY OF BLACK LOCUST DRIVE, APPROXIMATELY 180 FEET NORTHWEST OF A 1/2" IRON ROD WITH CAP AT THE SOUTHEAST CORNER OF TRACT 1.
 N: 10140830.1640'
 E: 3149414.3060'
 ELEV: 743.31'

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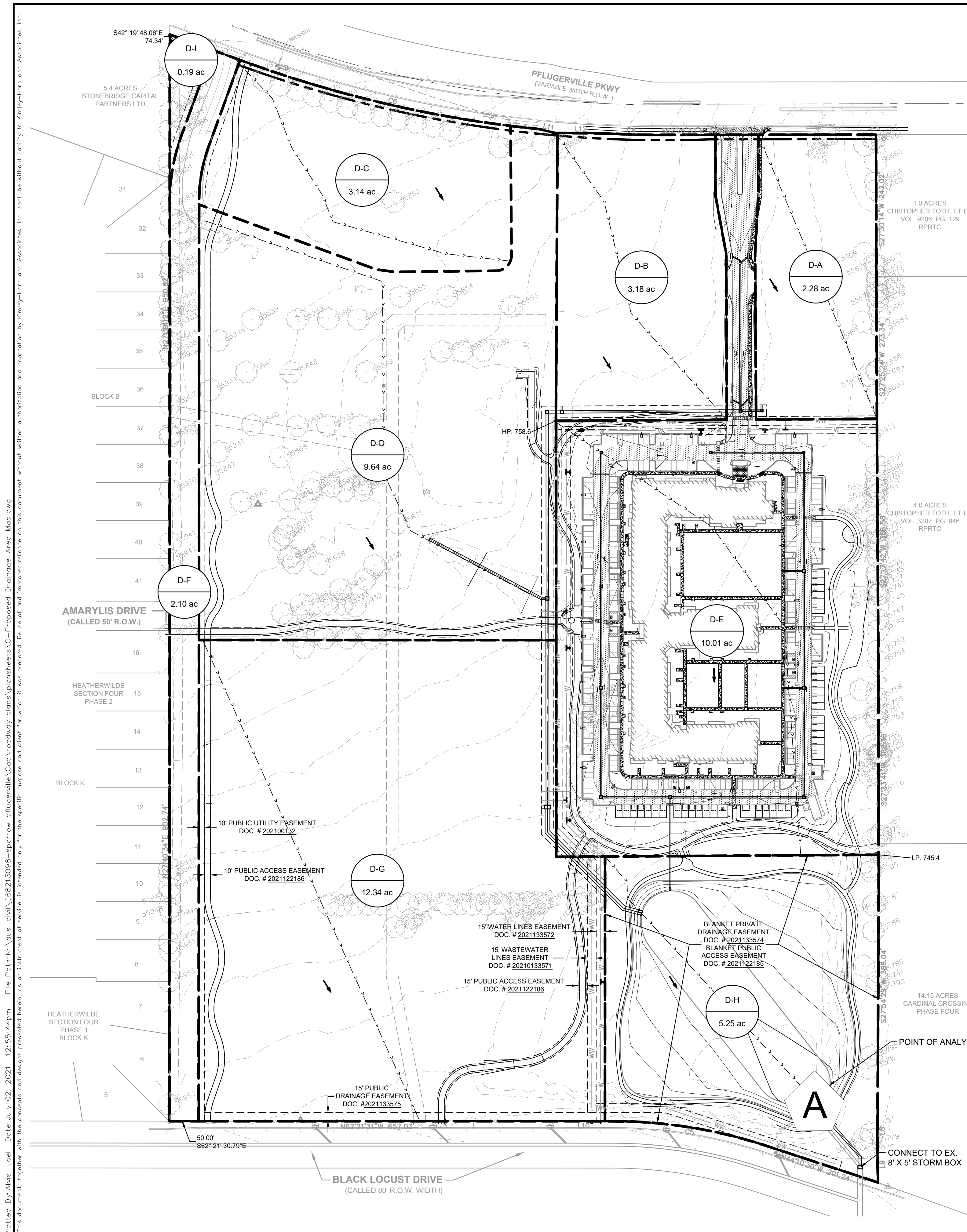
EXISTING DRAINAGE AREA MAP

WILKE RIDGE LANE ROADWAY EXTENSION
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

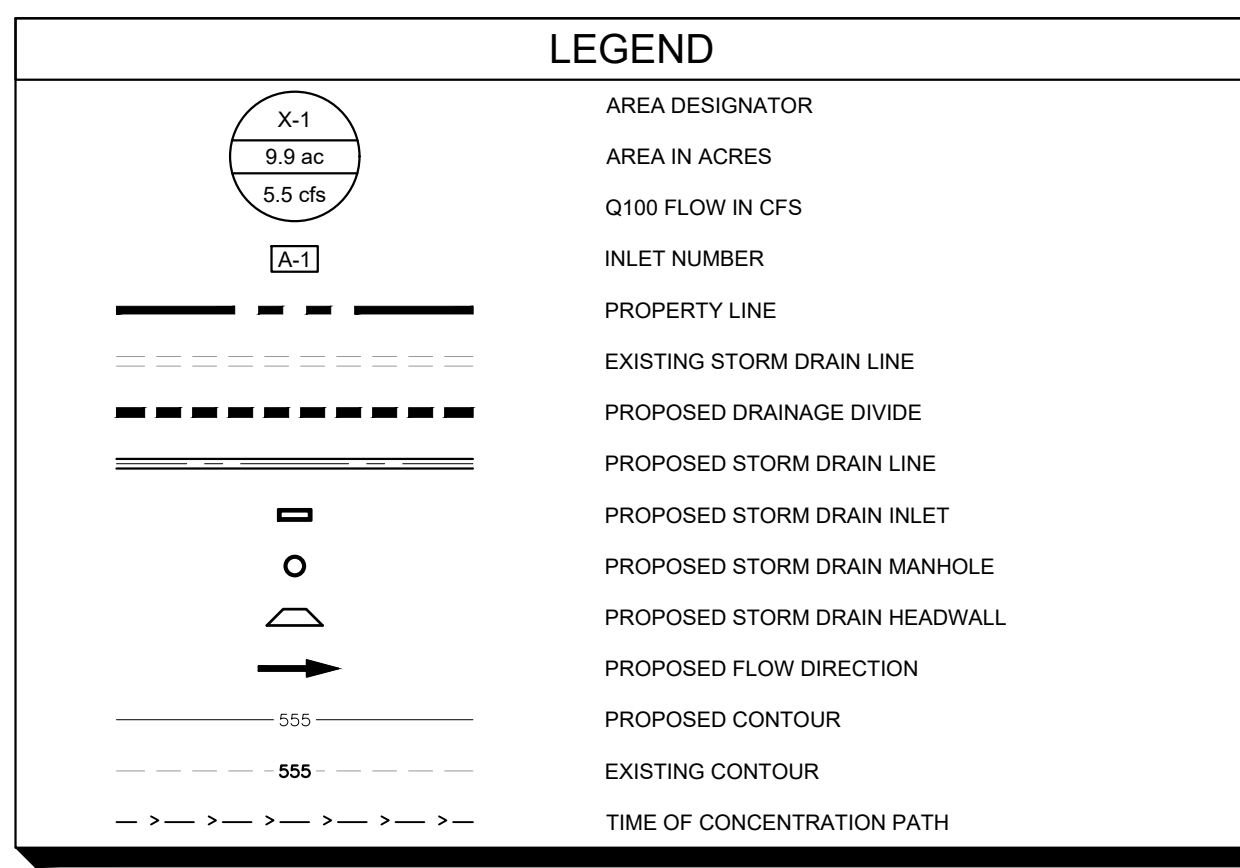
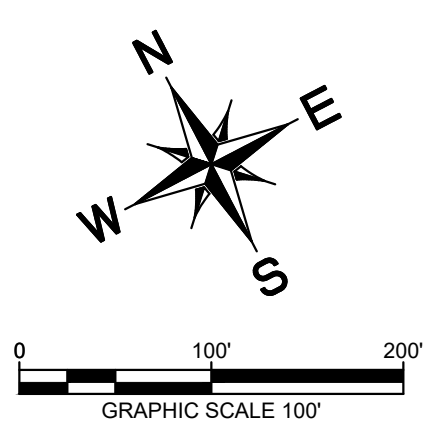
SHEET NUMBER **8**

No.	REVISIONS	DATE	BY

KHA PROJECT: 068213098
 DATE: JULY 2021
 SCALE: AS SHOWN
 DESIGNED BY: JMA
 DRAWN BY: JMA
 CHECKED BY: JJK



Soil Type	Land Use	CN	Weighted CN
D-A			
D	Brush-Weed-Grass Mixture (Fair Condition)	20.0%	77
	Impervious Areas	80.0%	98
93.8			
D-B			
D	Brush-Weed-Grass Mixture (Fair Condition)	20.0%	77
	Impervious Areas	80.0%	98
93.8			
D-C			
D	Brush-Weed-Grass Mixture (Fair Condition)	40.0%	77
	Impervious Areas	60.0%	98
89.6			
D-D			
D	Brush-Weed-Grass Mixture (Fair Condition)	20.0%	77
	Impervious Areas	80.0%	98
93.8			
D-E			
D	Brush-Weed-Grass Mixture (Fair Condition)	45.0%	77
	Impervious Areas	55.0%	98
88.6			
D-F			
D	Brush-Weed-Grass Mixture (Fair Condition)	40.0%	77
	Impervious Areas	60.0%	98
89.6			
D-G			
D	Brush-Weed-Grass Mixture (Fair Condition)	35.0%	77
	Impervious Areas	65.0%	98
90.7			
D-H			
D	Brush-Weed-Grass Mixture (Fair Condition)	100.0%	77
	Impervious Areas	0.0%	98
77.0			
D-I			
D	Brush-Weed-Grass Mixture (Fair Condition)	100.0%	77
	Impervious Areas	0.0%	98
77.0			



FULLY DEVELOPED TRACT

Time of Concentration Calculations - SCS Method

DRAINAGE AREA	Tc** (min)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
D-A (Daycare)	6.00	5.69	10.10	17.43	19.23
D-B (Retail)	6.00	7.93	14.09	24.31	26.82
D-C (Church Outparcel)	6.00	5.28	10.46	19.61	21.47
D-D (Church)	6.00	24.04	42.71	73.69	81.29
D-E (MultiFamily)	6.00	15.36	31.07	59.46	65.33
D-F (Wilke Ridge Lane)	6.00	3.53	6.99	13.12	14.36
D-G (Soccer Fields)	6.00	20.88	38.96	68.57	77.74
D-H (Pond)	6.00	3.31	7.13	15.81	18.96
D-I (Residual)	6.00	0.12	0.26	0.57	0.69

CITY OF PFLUGERVILLE IDF CURVE PARAMETERS

Average Recurrence Interval	a	b	c
1-yr	43.66	10.43	0.7744
2-yr	45.97	9.37	0.7472
5-yr	51.35	8.44	0.7217
10-yr	60.02	8.44	0.7184
25-yr	67.90	7.88	0.6998
50-yr	75.82	7.79	0.6906
100-yr	78.75	7.05	0.6691
200-yr	79.51	6.36	0.6418
500-yr	80.44	5.57	0.6087

CITY OF PFLUGERVILLE ATLAS 14 RAINFALL DEPTHS

Duration	Rainfall Depth (in.) by Average Recurrence Interval									
	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	200-yr	500-yr	
5 min	0.44	0.52	0.66	0.77	0.94	1.08	1.23	1.38	1.59	
10 min	0.69	0.83	1.05	1.23	1.51	1.73	1.97	2.21	2.52	
15 min	0.88	1.05	1.31	1.54	1.88	2.15	2.44	2.74	3.16	
30 min	1.25	1.48	1.84	2.16	2.62	3.00	3.39	3.82	4.42	
60 min	1.62	1.94	2.43	2.86	3.49	4.00	4.55	5.16	6.03	
2 hr	1.93	2.38	3.04	3.65	4.55	5.32	6.16	7.12	8.52	
3 hr	2.10	2.64	3.41	4.15	5.25	6.20	7.27	8.49	10.28	
6 hr	2.41	3.09	4.05	4.98	6.40	7.63	9.04	10.66	13.07	
12 hr	2.75	3.55	4.67	5.75	7.40	8.84	10.49	12.41	15.31	
24 hr	3.14	4.03	5.31	6.53	8.38	9.98	11.82	13.97	17.22	

Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis A	22.09	51.25	73.39	117.56
	Fully Developed Tract Flow (CFS)			
	2	10	25	100
	81.33	155.93	284.49	314.85
	Difference (CFS)			
2	10	25	100	
59.24	104.68	211.10	197.29	

PRE-DEVELOPMENT VS. POST-DEVELOPMENT RUNOFF

Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis A	22.09	51.25	73.39	117.56
	Detention Pond Outflow (CFS)			
	2	10	25	100
	20.52	38.80	42.97	79.41
	Difference (CFS)			
2	10	25	100	
-1.57	-12.45	-30.42	-38.15	

PRE-DEVELOPMENT VS. DETENTION POND OUTFLOW

BENCHMARKS

NOTE:
1. REFER TO CITY OF PFLUGERVILLE PROJECT #SP2103-01 FOR STORM RUNOFF DETENTION.

BM #50010
MAG NAIL SET IN CONCRETE IN SOUTHERLY RIGHT OF WAY OF PFLUGERVILLE PARKWAY APPROXIMATELY 190 FEET SOUTHEAST OF A 1/2" IRON ROD WITH CAP AT THE NORTHWEST CORNER OF TRACT 1.
N: 10142867.2180'
E: 3149521.2090'
ELEV: 769.60'

BM #50013
MAG NAIL WITH WASHER ON NORTHEASTERLY RIGHT OF WAY OF BLACK LOCUST DRIVE APPROXIMATELY 180 FEET NORTHWEST OF A 1/2" IRON ROD WITH CAP AT THE SOUTHEAST CORNER OF TRACT 1.
N: 10140830.1840'
E: 3149414.3060'
ELEV: 743.31'

Plotted By: A/Vis, Joel Date: July 02, 2021 12:55:44pm File Path: K:\aus_civil\068213098-sparrow_pflugerville\Cad\roadway_plans\plansheets\C-Proposed Drainage Area Map.dwg

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KHA PROJECT 068213098

DATE JULY 2021

SCALE: AS SHOWN

DESIGNED BY: JMA

DRAWN BY: JMA

CHECKED BY: JJK

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REVISIONS

DATE

BY

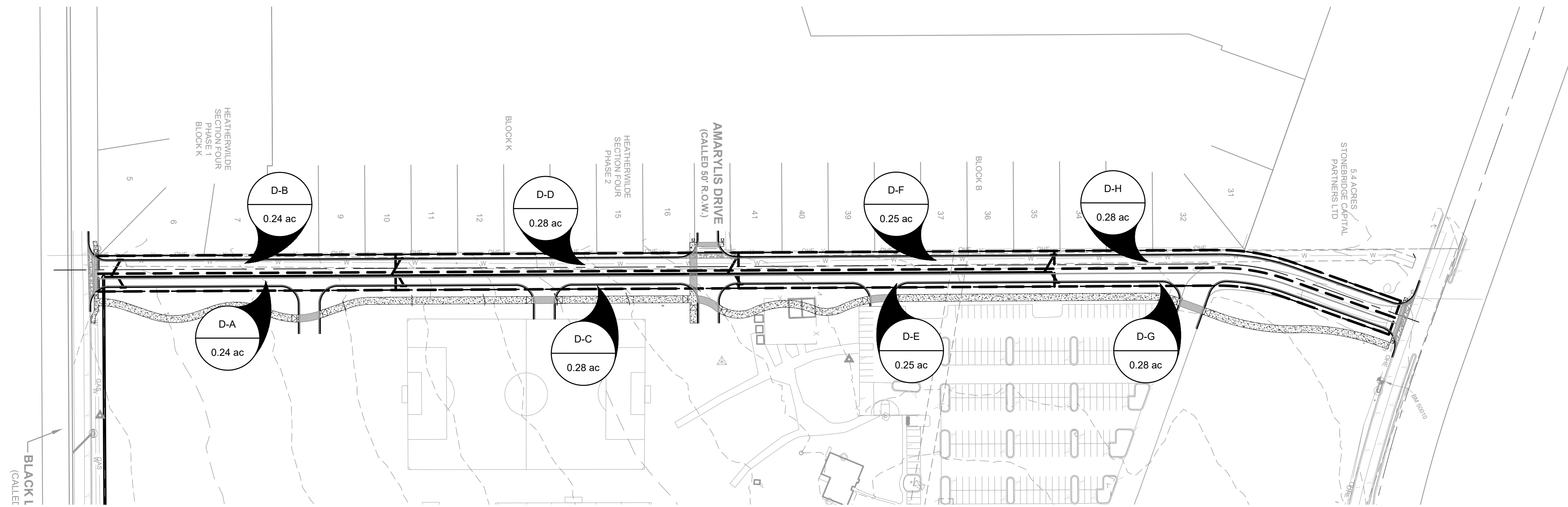
WILKE RIDGE LANE ROADWAY EXTENSION CITY OF PFLUGERVILLE TRAVIS COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

SHEET NUMBER

9

Plotted By: A\jms, Joel Date: July 02, 2021 12:56:02pm File Path: K:\aus_civil\068213098--sparrow_pflugerville\Cad\roadway_plans\plansheets\C-inlet_Drainage_Area_Map.dwg
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LEGEND

- X-1: AREA DESIGNATOR
- 9.9 ac: AREA IN ACRES
- 5.5 cfs: Q100 FLOW IN CFS
- A-1: INLET NUMBER
- : PROPERTY LINE
- : PROPOSED STORM DRAIN LINE
- : EXISTING STORM DRAIN LINE
- : PROPOSED DRAINAGE DIVIDE
- : PROPOSED STORM DRAIN INLET
- : PROPOSED STORM DRAIN MANHOLE
- : PROPOSED STORM DRAIN HEADWALL
- : PROPOSED FLOW DIRECTION
- : PROPOSED CONTOUR
- : EXISTING CONTOUR

CITY OF PFLUGERVILLE IDF CURVE PARAMETERS

Average Recurrence Interval	a	b	c
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2-yr	45.97	9.37	0.7472
5-yr	51.35	8.44	0.7217
10-yr	60.02	8.44	0.7184
25-yr	67.90	7.88	0.6998
50-yr	75.82	7.79	0.6906
100-yr	78.75	7.05	0.6691
200-yr	79.51	6.36	0.6418
500-yr	80.44	5.57	0.6087

CITY OF PFLUGERVILLE ATLAS 14 RAINFALL DEPTHS

Rainfall Depth (in.) by Average Recurrence Interval

Duration	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	200-yr	500-yr
5 min	0.44	0.52	0.66	0.77	0.94	1.08	1.23	1.38	1.59
10 min	0.69	0.83	1.05	1.23	1.51	1.73	1.97	2.21	2.52
15 min	0.88	1.05	1.31	1.54	1.88	2.15	2.44	2.74	3.16
30 min	1.25	1.48	1.84	2.16	2.62	3.00	3.39	3.82	4.42
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3 hr	2.10	2.64	3.41	4.15	5.25	6.20	7.27	8.49	10.28
6 hr	2.41	3.09	4.05	4.98	6.40	7.63	9.04	10.66	13.07
12 hr	2.75	3.55	4.67	5.75	7.40	8.84	10.49	12.41	15.31
24 hr	3.14	4.03	5.31	6.53	8.38	9.98	11.82	13.97	17.22

**HILL COUNTRY BIBLE CHURCH
SUBBASIN DRAINAGE CONDITIONS**

DRAINAGE AREA	AREA (SF)	AREA (AC)	IMPERVIOUS COVER (AC)	IMPERVIOUS COVER (%)	WEIGHTED RUNOFF COEFFICIENT	TOTAL Tc** (min)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
D-A	10454.40	0.24	0.175	73.00%	0.92	5.00	1.38	2.04	2.50	3.27
D-B	10454.40	0.24	0.175	73.00%	0.92	5.00	1.38	2.04	2.50	3.27
D-C	12196.80	0.28	0.204	73.00%	0.92	5.00	1.61	2.38	2.91	3.82
D-D	12196.80	0.28	0.204	73.00%	0.92	5.00	1.61	2.38	2.91	3.82
D-E	10890.00	0.25	0.183	73.00%	0.92	5.00	1.44	2.13	2.60	3.41
D-F	10890.00	0.25	0.183	73.00%	0.92	5.00	1.44	2.13	2.60	3.41
D-G	12196.80	0.28	0.204	73.00%	0.92	5.00	1.61	2.38	2.91	3.82
D-H	12196.80	0.28	0.204	73.00%	0.92	5.00	1.61	2.38	2.91	3.82

DRAINAGE INLET CALCULATIONS

INLET NUMBER	DRAINAGE AREA NUMBER	Q10 (CFS)	Q100 (CFS)	LENGTH (FT)	INLET AREA (SQFT)	CLOGGING FACTOR	MAX DEPTH - h (FT)	INLET CAPACITY (CFS)	REMARKS
1	D-A	2.04	3.27	10.00	N/A	N/A	0.50	8.13	10' CURB INLET (ON GRADE)
2	D-B	2.04	3.27	10.00	N/A	N/A	0.50	8.13	10' CURB INLET (ON GRADE)
3	D-C	2.38	3.82	10.00	N/A	N/A	0.50	8.13	10' CURB INLET (ON GRADE)
4	D-D	2.38	3.82	10.00	N/A	N/A	0.50	8.13	10' CURB INLET (ON GRADE)
5	D-E	2.13	3.41	10.00	N/A	N/A	0.50	8.13	10' CURB INLET (ON GRADE)
6	D-F	2.13	3.41	10.00	N/A	N/A	0.50	8.13	10' CURB INLET (ON GRADE)
7	D-G	2.38	3.82	10.00	N/A	N/A	0.50	8.13	10' CURB INLET (ON GRADE)
8	D-H	2.38	3.82	10.00	N/A	N/A	0.50	8.13	10' CURB INLET (ON GRADE)

WEIR EQUATION $Q=2.3(h^{1.5})L$ WAS USED FOR CURB INLET CALCULATIONS. ORIFICE EQUATION $Q=0.67 X A X (64.4 X h)^{0.5}$ WAS USED FOR GRATE INLET CALCULATIONS WITH 50% CLOGGING REDUCTION. MAXIMUM DEPTH VARIES

BENCHMARKS

BM #50010
MAG NAIL SET IN CONCRETE IN SOUTHERLY RIGHT OF WAY OF PFLUGERVILLE PARKWAY APPROXIMATELY 190 FEET SOUTHEAST OF A 1/2" IRON ROD WITH CAP AT THE NORTHWEST CORNER OF TRACT 1.
N: 10142867.2180'
E: 3149521.2090'
ELEV: 769.60'

BM #50013
MAG NAIL WITH WASHER ON NORTHEASTERLY RIGHT OF WAY OF BLACK LOCUST DRIVE, APPROXIMATELY 180 FEET NORTHWEST OF A 1/2" IRON ROD WITH CAP AT THE SOUTHEAST CORNER OF TRACT 1.
N: 10140830.1640'
E: 3149414.3060'
ELEV: 743.31'

No.	REVISIONS	DATE	BY

Kimley-Horn
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Kimley-Horn
 Engineer: JUSTIN J. KRAMER
 P.E. No. 122309 Date: 7/2/21

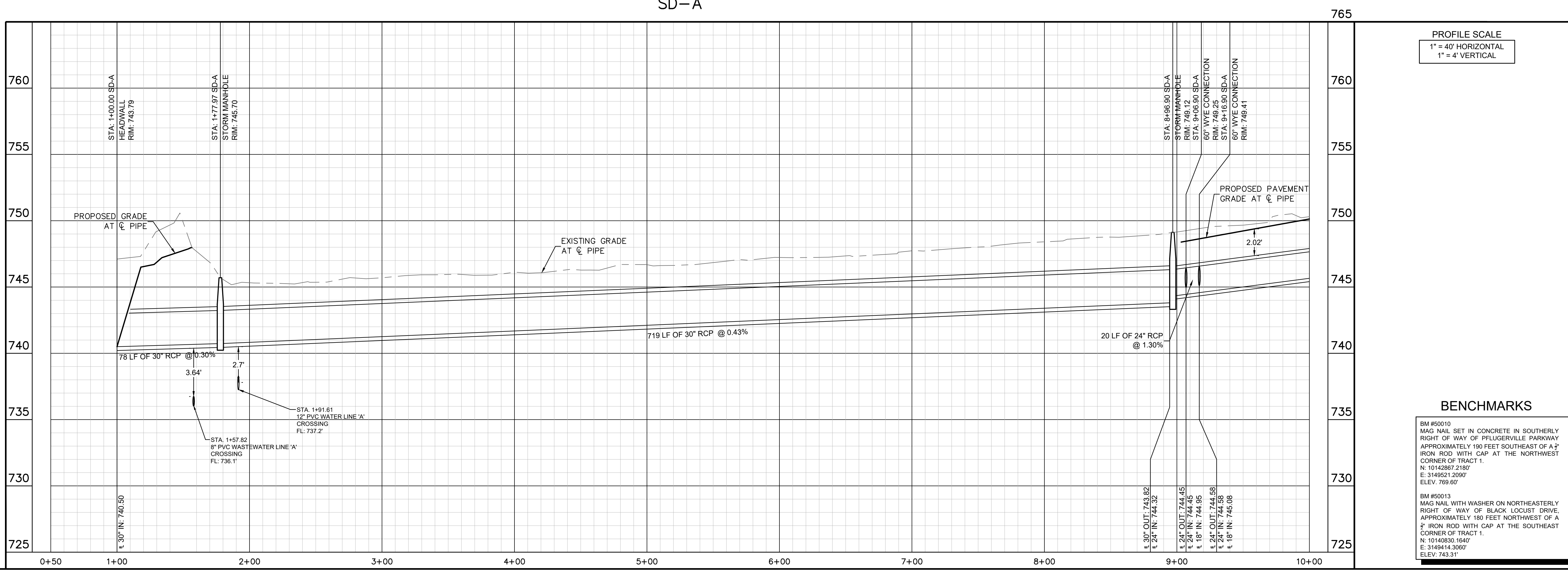
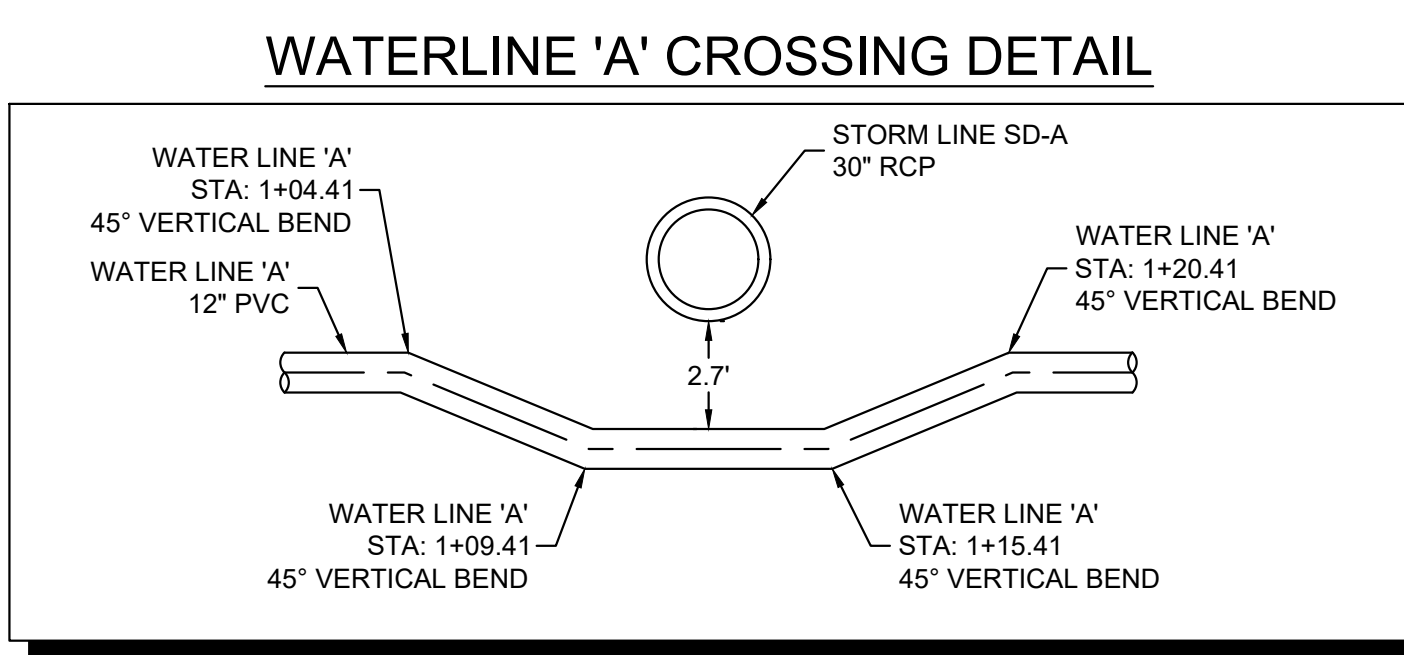
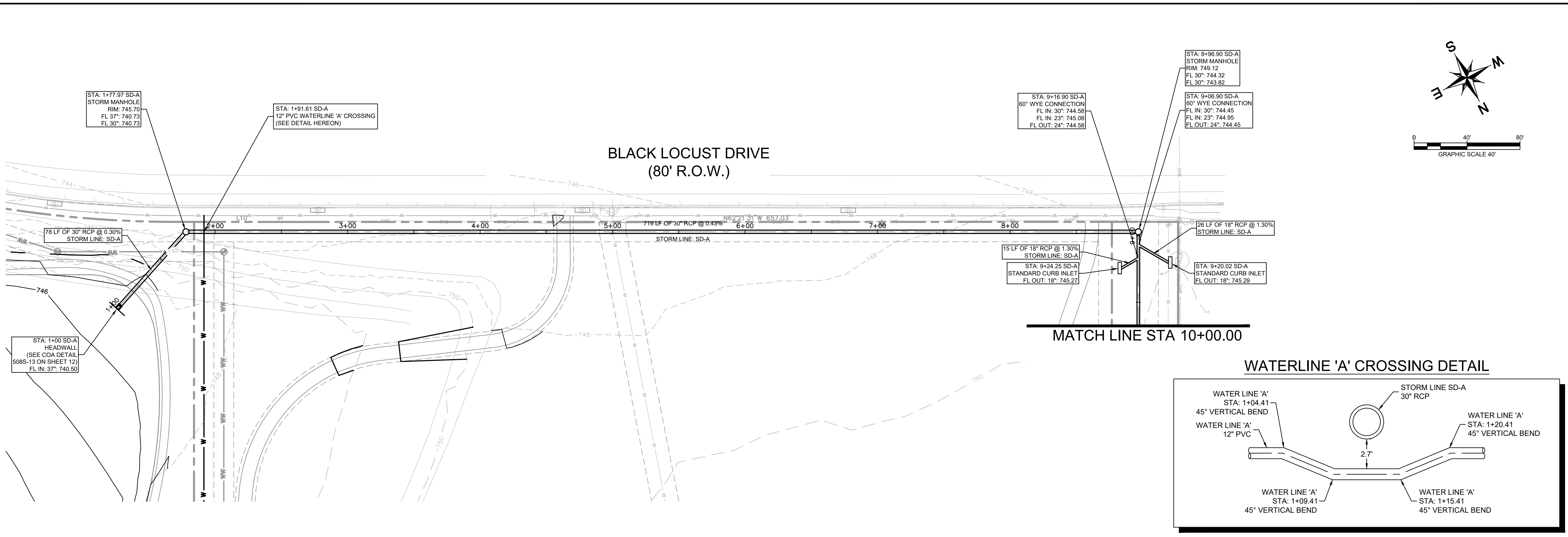
07/02/2021

KHA PROJECT	068213098
DATE	JULY 2021
SCALE:	AS SHOWN
DESIGNED BY:	JMA
DRAWN BY:	JMA
CHECKED BY:	JJK

INLET DRAINAGE AREA MAP

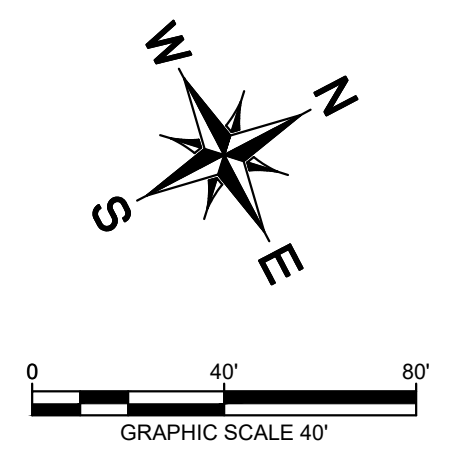
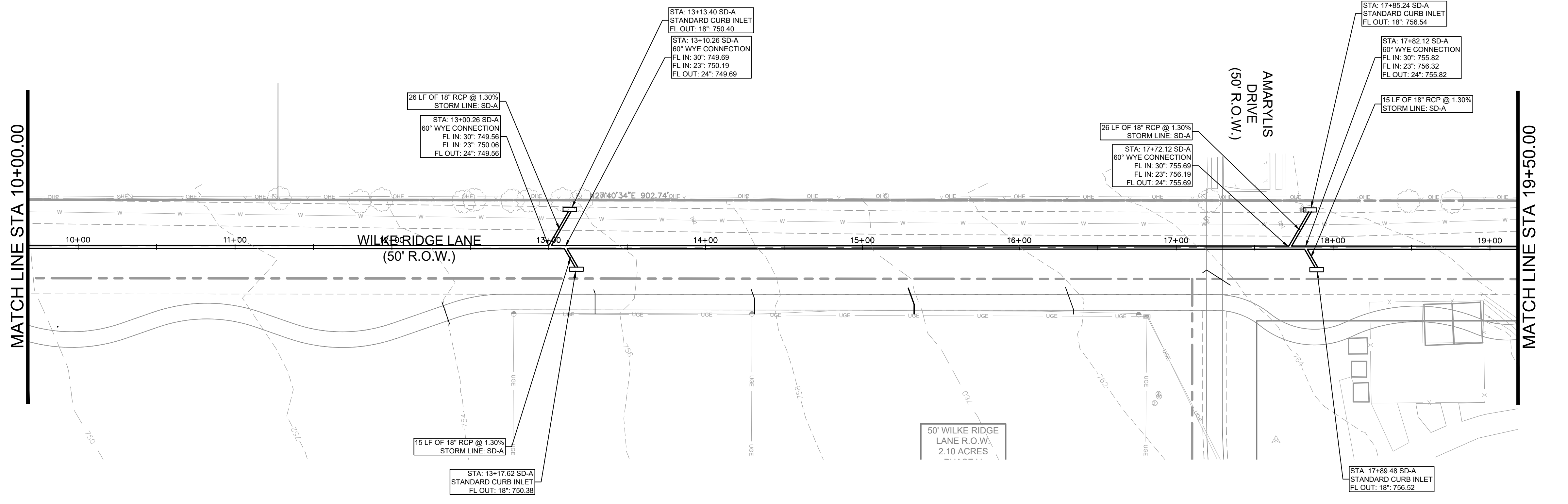
WILKE RIDGE LANE ROADWAY EXTENSION
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

Plotted By: Alvis, Joel Date: July 02, 2021 12:56:24pm File Path: K:\aus_civil\068213098-sparrow_pflugerville\Cad\roadway_plans\plansheets\C-Storm_P&P.dwg
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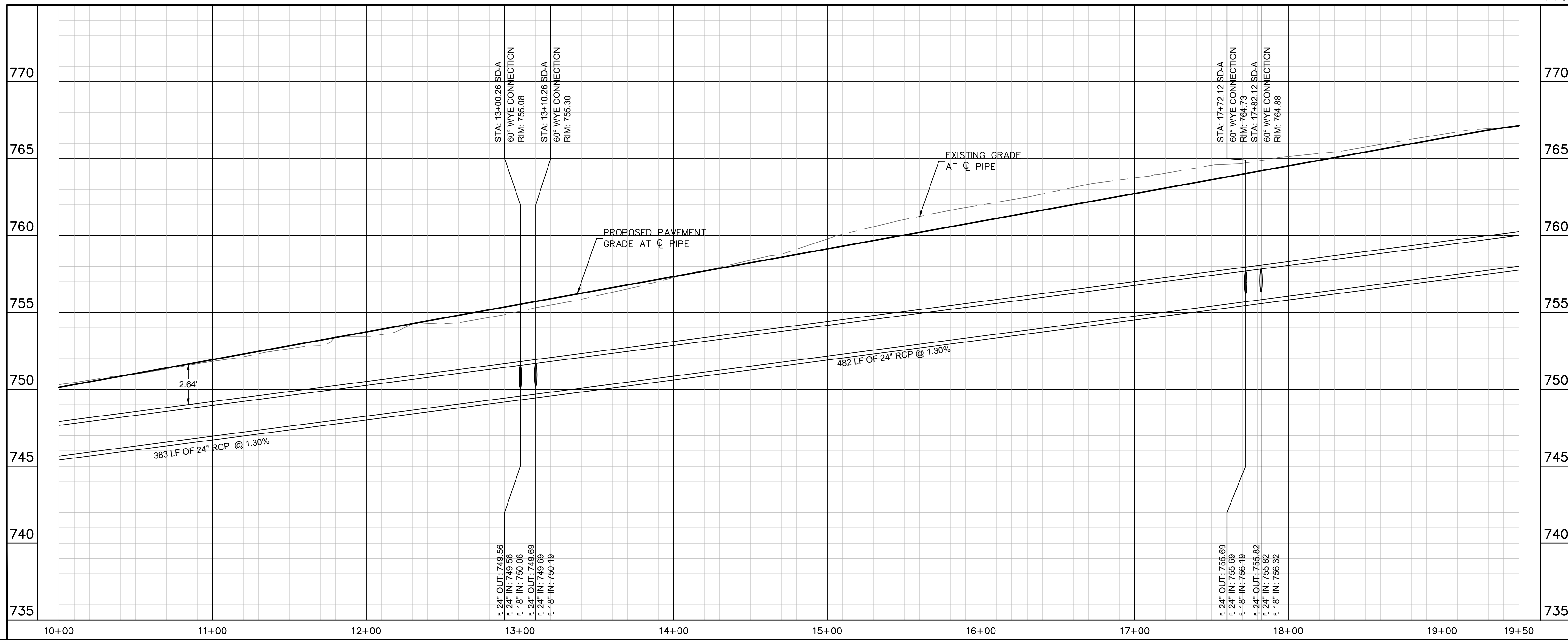


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KHA PROJECT: 068213098 DATE: JULY 2021 SCALE: AS SHOWN DESIGNED BY: JMA DRAWN BY: JMA CHECKED BY: JJK							
STORM PLAN & PROFILE PROFILE (SHEET 1 OF 3)							
WILKE RIDGE LANE ROADWAY EXTENSION CITY OF PFLUGERVILLE TRAVIS COUNTY, TEXAS							
SHEET NUMBER 11							

Plotted By: Alvis, Joel Date: July 02, 2021 12:56:29pm File Path: K:\aus_civil\068213098-sparrow_pflugerville\Cad\roadway_plans\plansheets\C-Storm_P&P.dwg
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SD-A



PROFILE SCALE
 1" = 40' HORIZONTAL
 1" = 4' VERTICAL

BENCHMARKS

BM #50010
 MAG NAIL SET IN CONCRETE IN SOUTHERLY
 RIGHT OF WAY OF PFLUGERVILLE PARKWAY
 APPROXIMATELY 190 FEET SOUTHEAST OF A 1/2"
 IRON ROD WITH CAP AT THE NORTHWEST
 CORNER OF TRACT 1.
 N: 10142867.2180'
 E: 3149521.2090'
 ELEV: 769.60'

BM #50013
 MAG NAIL WITH WASHER ON NORTHEASTERLY
 RIGHT OF WAY OF BLACK LOCUST DRIVE.
 APPROXIMATELY 180 FEET NORTHWEST OF A
 1/2" IRON ROD WITH CAP AT THE SOUTHWEST
 CORNER OF TRACT 1.
 N: 10140330.1640'
 E: 3149414.3060'
 ELEV: 743.31'

No.	REVISIONS	DATE	BY

Kimley-Horn

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Kimley-Horn

Engineer: JUSTIN J. KRAMER
 P.E. No. 122309 Date: 7/2/21

07/02/2021

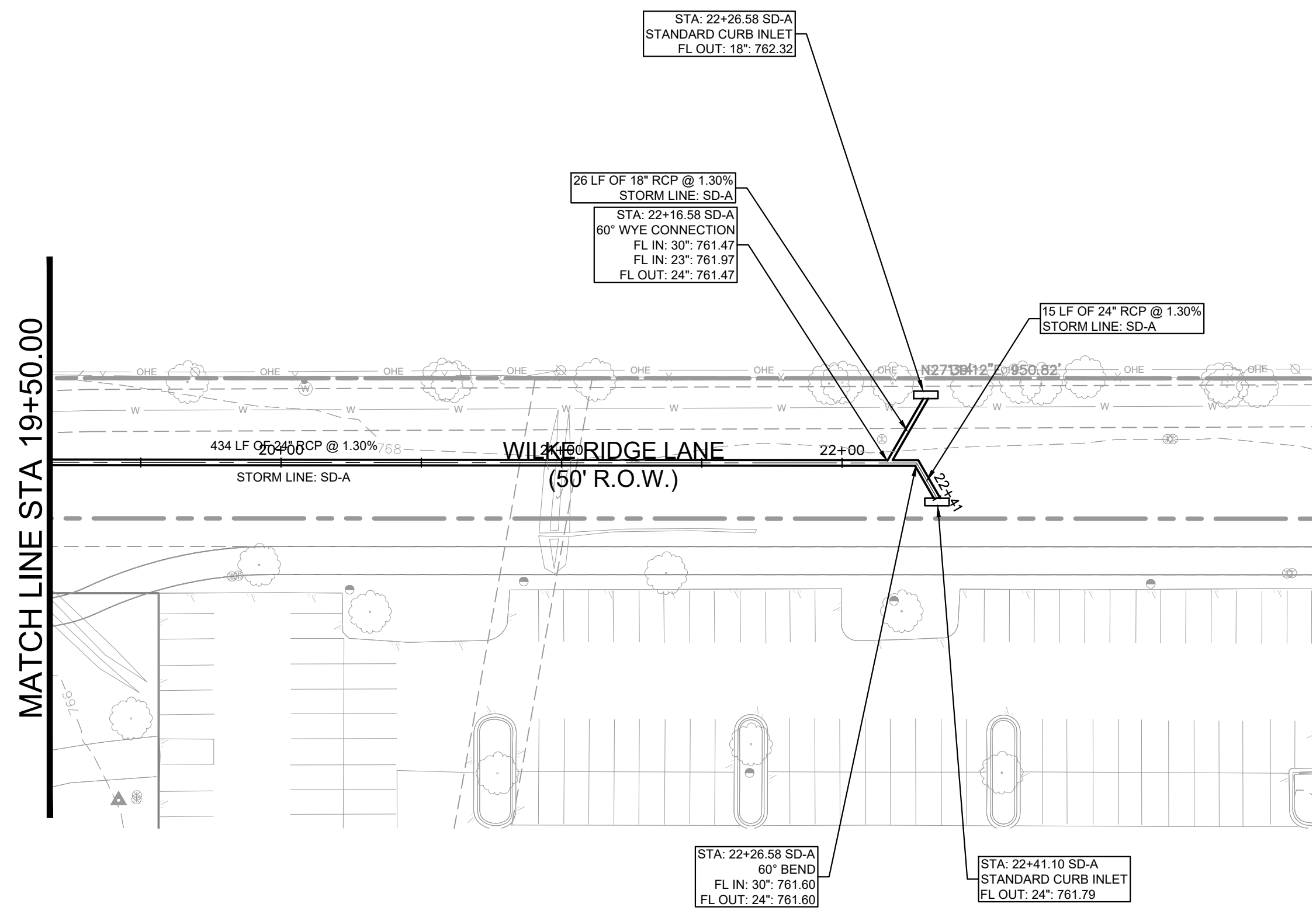
KHA PROJECT	068213098
DATE	JULY 2021
SCALE:	AS SHOWN
DESIGNED BY:	JMA
DRAWN BY:	JMA
CHECKED BY:	JJK

STORM PLAN & PROFILE
PROFILE
 (SHEET 2 OF 3)

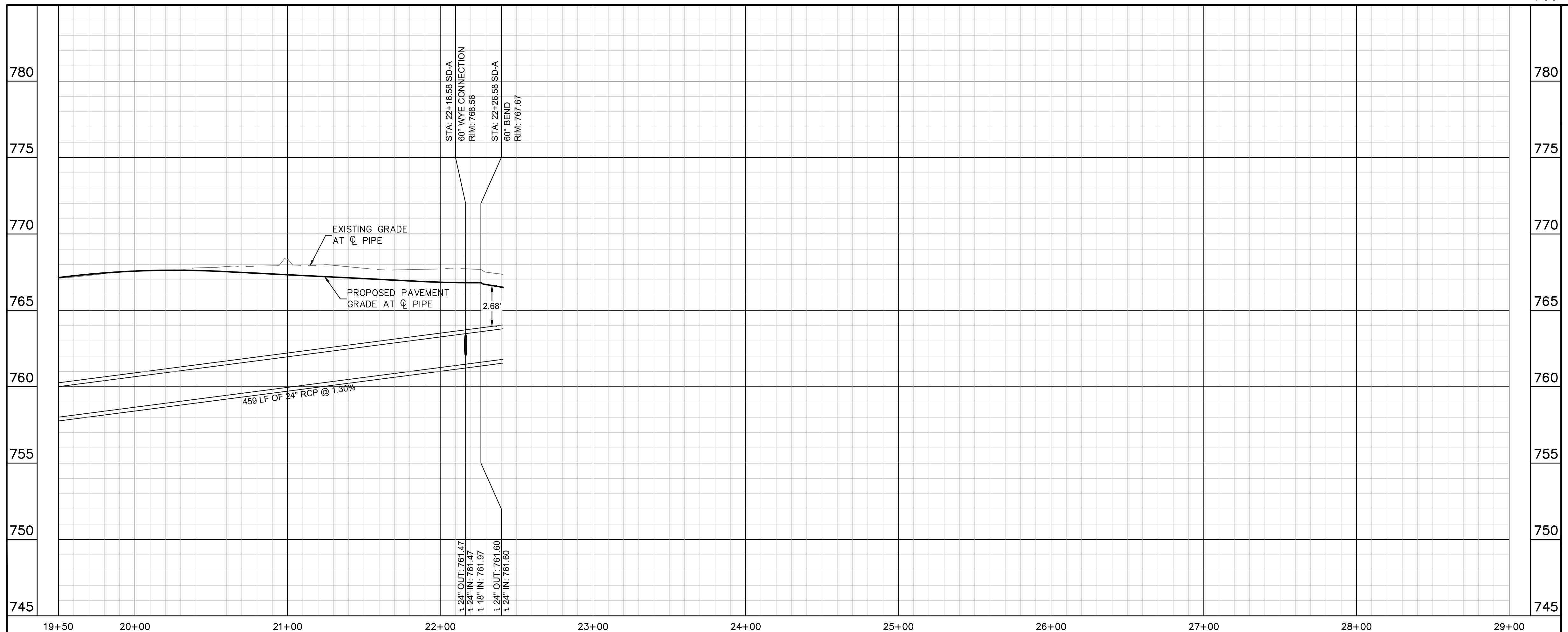
WILKE RIDGE LANE
ROADWAY EXTENSION
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
12

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SD-A



PROFILE SCALE
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 1" = 4' VERTICAL

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 MAG NAIL SET IN CONCRETE IN SOUTHERLY
 RIGHT OF WAY OF PFLUGERVILLE PARKWAY
 APPROXIMATELY 190 FEET SOUTHEAST OF A 1/2"
 IRON ROD WITH CAP AT THE NORTHWEST
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BM #50013
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 APPROXIMATELY 180 FEET NORTHWEST OF A
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No.	REVISIONS	DATE	BY

Kimley-Horn

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Kimley-Horn

Engineer: JUSTIN J. KRAMER
 P.E. No. 122309 Date: 7/2/21

07/02/2021

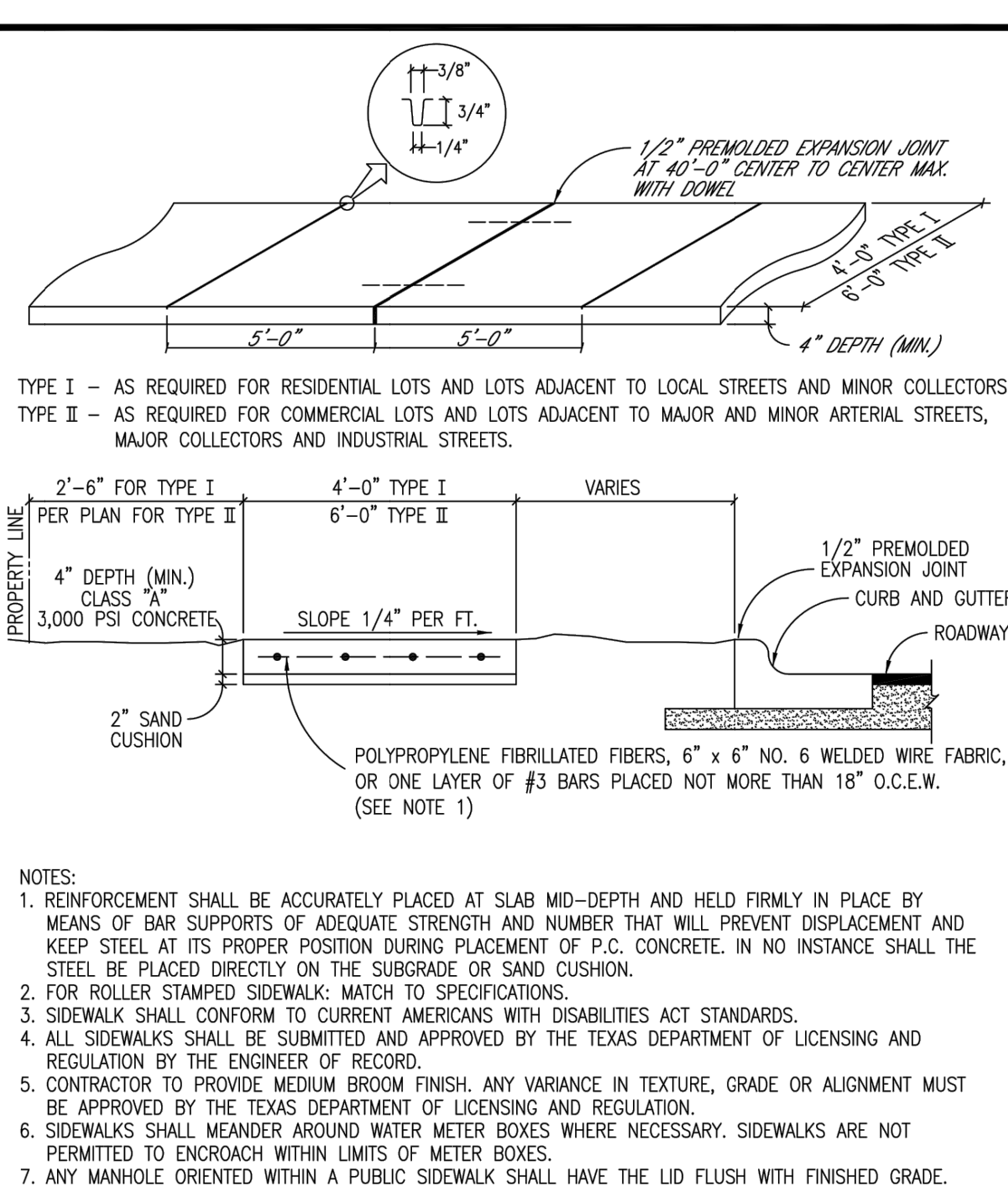
KHA PROJECT	DATE	SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
068213098	JULY 2021	AS SHOWN	JMA	JMA	JJK

STORM PLAN & PROFILE
(SHEET 3 OF 3)

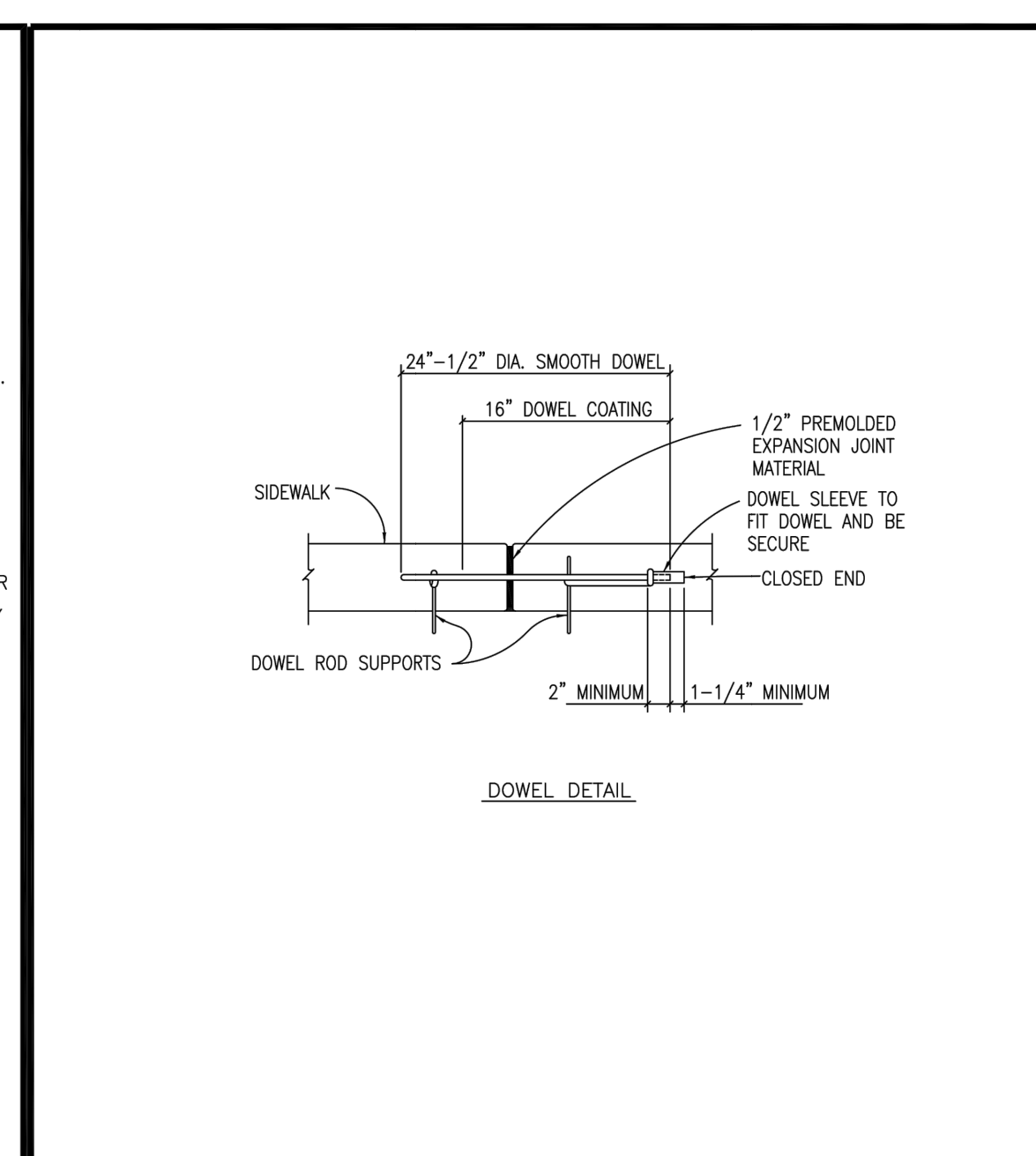
WILKE RIDGE LANE
ROADWAY EXTENSION
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
13

Plotted By: Alvis, Joel Date: July 02, 2021 12:56:41pm File Path: K:\ous_civil\068213098-sparrow_pflugerville\Cad\roadway_plans\plansheets\C-Paving_Details.dwg
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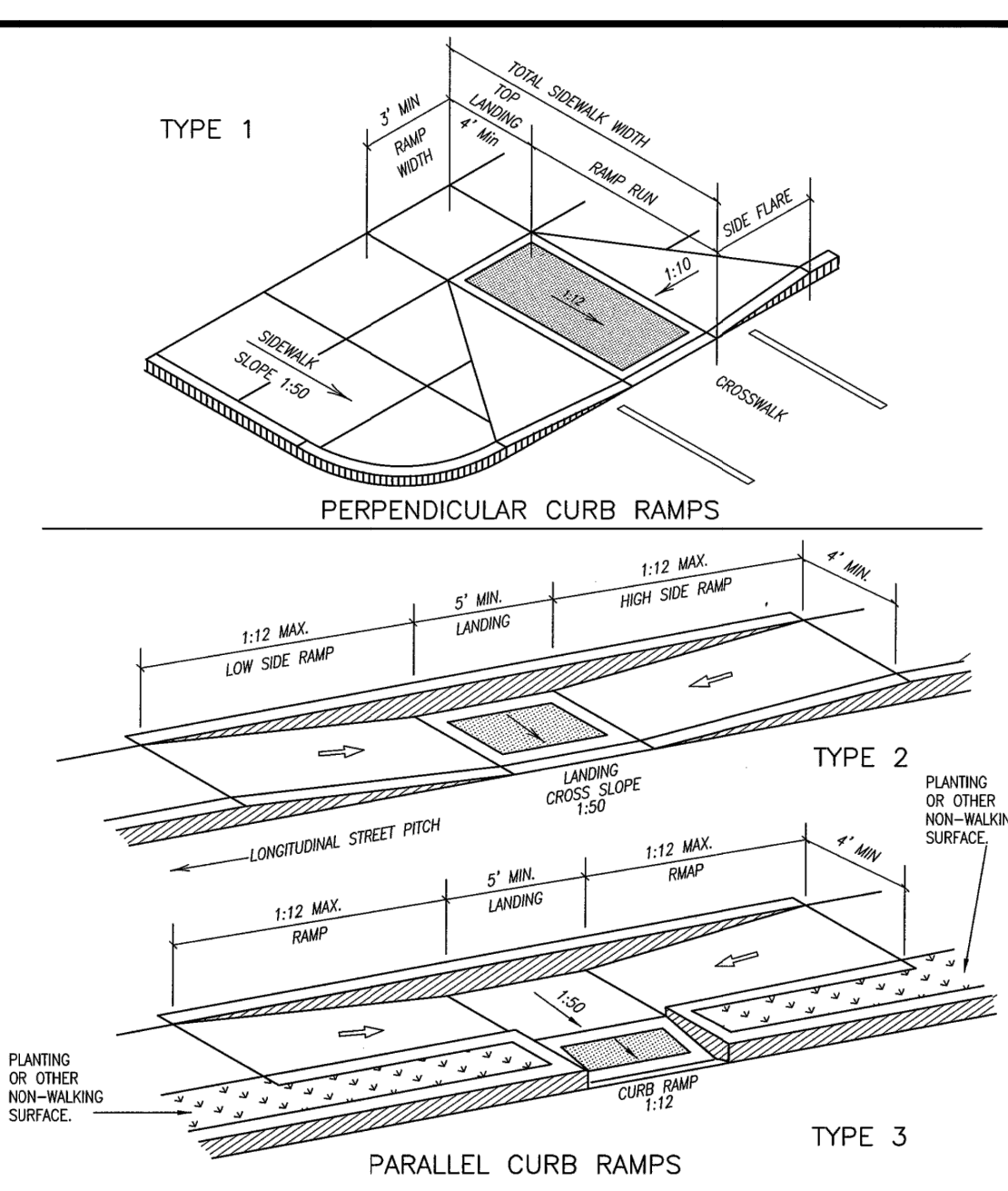
ISSUE DATE: FEBRUARY 2005	CITY OF PFLUGERVILLE	DWG. #SD-14
REVISIONS	SIDWALK SECTION AND JOINT DETAIL	SD14.DWG
12/2015	DF AG	
DATE	APPROVED DRAWN	
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	



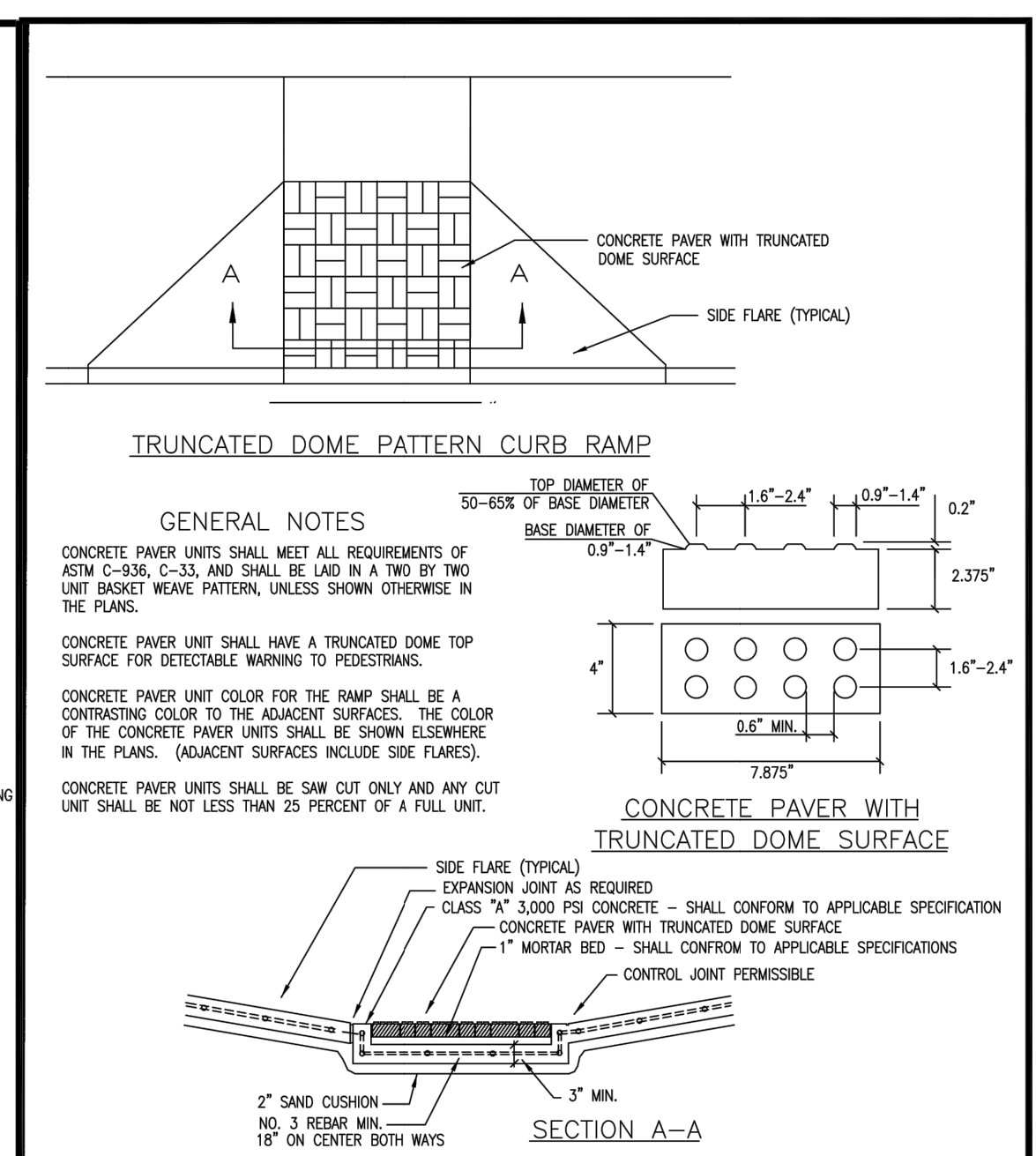
ISSUE DATE: FEBRUARY 2005	CITY OF PFLUGERVILLE	DWG. #SD-14
REVISIONS	SIDWALK SECTION AND JOINT DETAIL	SD14.DWG
12/2015	DF AG	
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NOTES:
 1. COMMERCIAL SIDEWALK WIDTHS - 6'
 RESIDENTIAL SIDEWALK WIDTHS - 4' MIN. (5' X 5' TURN AROUND REQUIRED EVERY 200')
 2. ALL SLOPES ARE MAXIMUM ALLOWABLE. FLATTER SLOPES THAT WILL STILL DRAIN PROPERLY ARE ENCOURAGED.
 3. ALL CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
 4. FOR PURPOSES OF WARNING, THE CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN SURFACES.
 5. TEXTURES MAY CONSIST OF PAVERS WITH TRUNCATED DOME SURFACES. TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
 6. COLOR CONTRAST, FOR EXAMPLE, CAN BE ACCOMPLISHED WITH COLORED CONCRETE PAVERS THAT HAVE TRUNCATED DOMES WHICH WOULD PROVIDE A CONTRAST WITH TYPICALLY LIGHT COLORED CONCRETE.
 7. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, VISIBILITY AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
 8. RAISED MEDIANS SEPARATE OPPOSING DIRECTIONS OF TRAFFIC AND PROVIDE A REFUGE AREA FOR PEDESTRIANS. IF THEY ARE UNABLE TO CROSS THE ENTIRE ROADWAY IN THE ALLOTTED SIGNAL PHASE, TO SERVE AS A REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 4 FEET WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM, WHERE RAMPS EXCEED A MAXIMUM RISE OF 6", A 5' WIDE MINIMUM REFUGE AREA SHALL BE PROVIDED.
 9. ALL SIDEWALK PLANS AND DETAILS SHALL BE SUBMITTED TO AND APPROVED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
 10. TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNS, DRAINAGE FACILITIES AND OTHER ITEMS SHALL BE PLACED SO NOT TO OBSTRUCT THE ACCESSIBLE ROUTE.
 11. ALL SIDEWALKS WILL BE DOWELED INTO EXISTING SIDEWALKS, DRIVEWAYS, INLET BOXES, RETAINING WALLS, ETC.

ISSUE DATE: JANUARY 2013	CITY OF PFLUGERVILLE	DWG. #SD-28
REVISIONS	PEDESTRIAN RAMPS GENERAL NOTES	SD28.DWG
9/18/13	DF AG	
DATE	APPROVED DRAWN	
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	



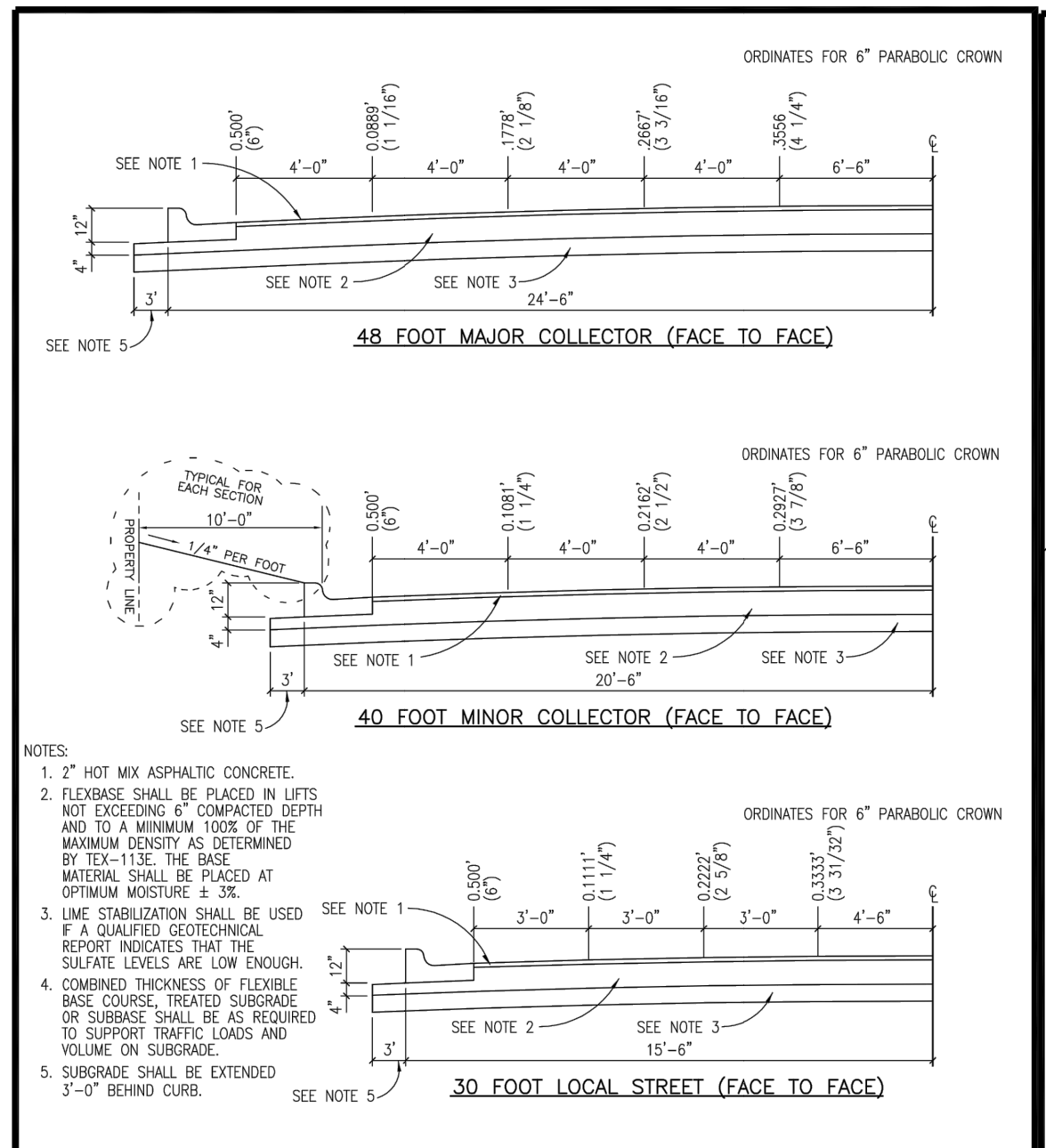
ISSUE DATE: FEBRUARY 2005	CITY OF PFLUGERVILLE	DWG. #SD-31
REVISIONS	SIDWALK RAMP DETAILS TYPE 1-3	SD31.DWG
2/2013	DF AG	
2/2016	DF DF	
DATE	APPROVED DRAWN	
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	



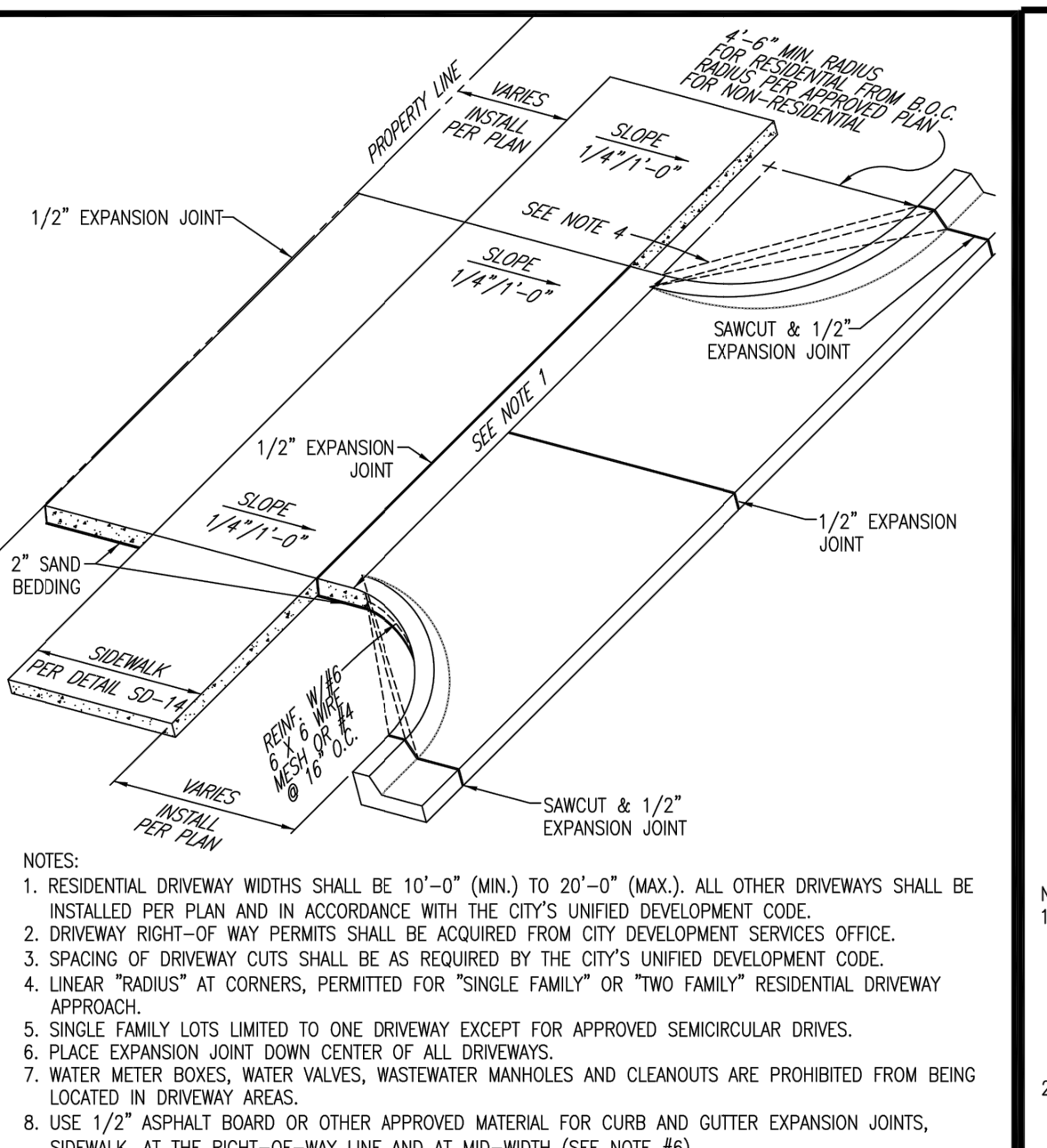
ISSUE DATE: FEBRUARY 2005	CITY OF PFLUGERVILLE	DWG. #SD-37
REVISIONS	CURB RAMP TEXTURES TYPE A	SD37.DWG
2/2013	DF AG	
2/2016	DF DF	
DATE	APPROVED DRAWN	
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	



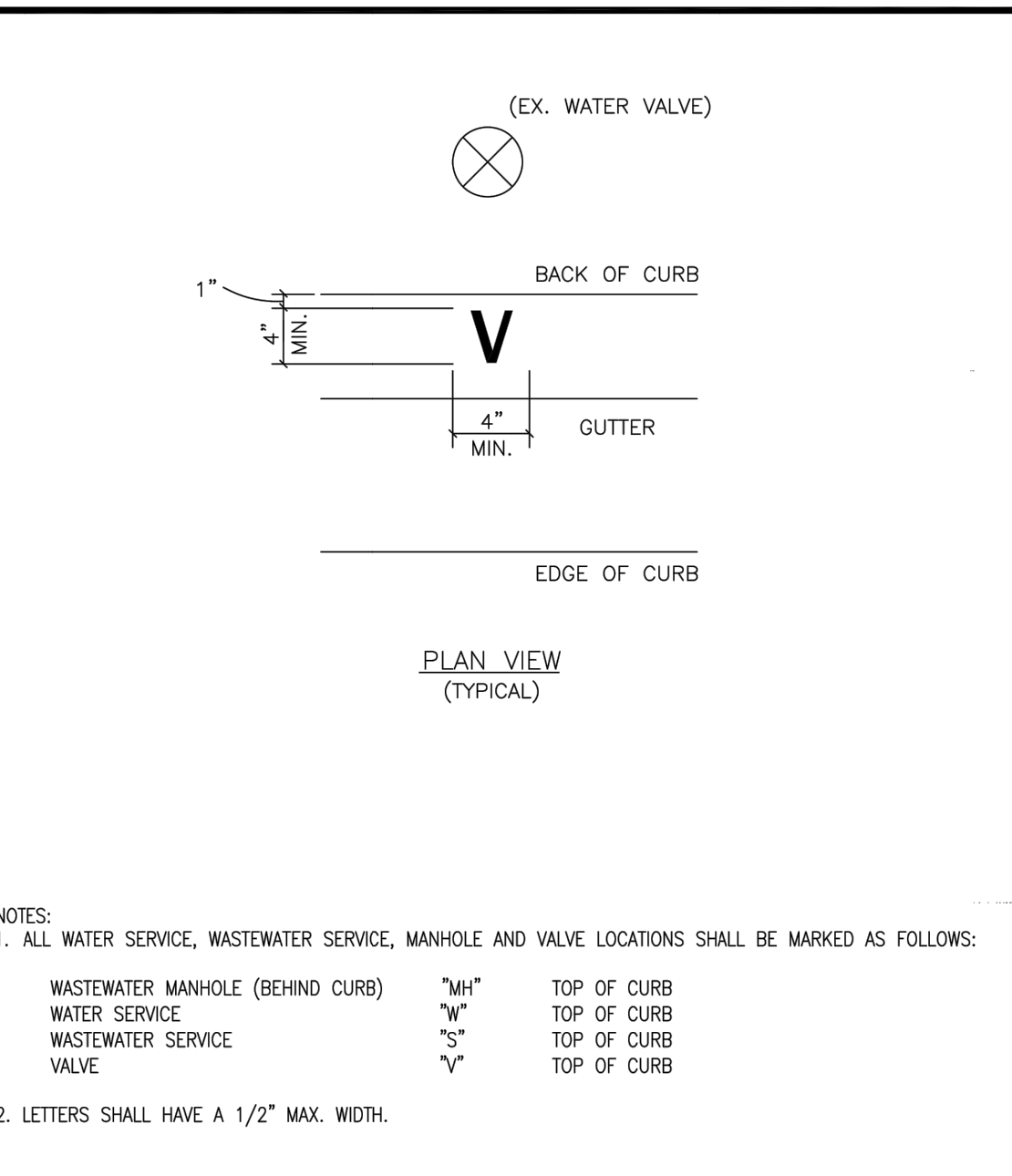
ISSUE DATE: FEBRUARY 2005	CITY OF PFLUGERVILLE	DWG. #SD-01
REVISIONS	TYPICAL HALF CROSS-SECTIONS FOR H.M.A.C. SURFACED STREETS	SD01.DWG
12/2015	DF AG	
DATE	APPROVED DRAWN	
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	



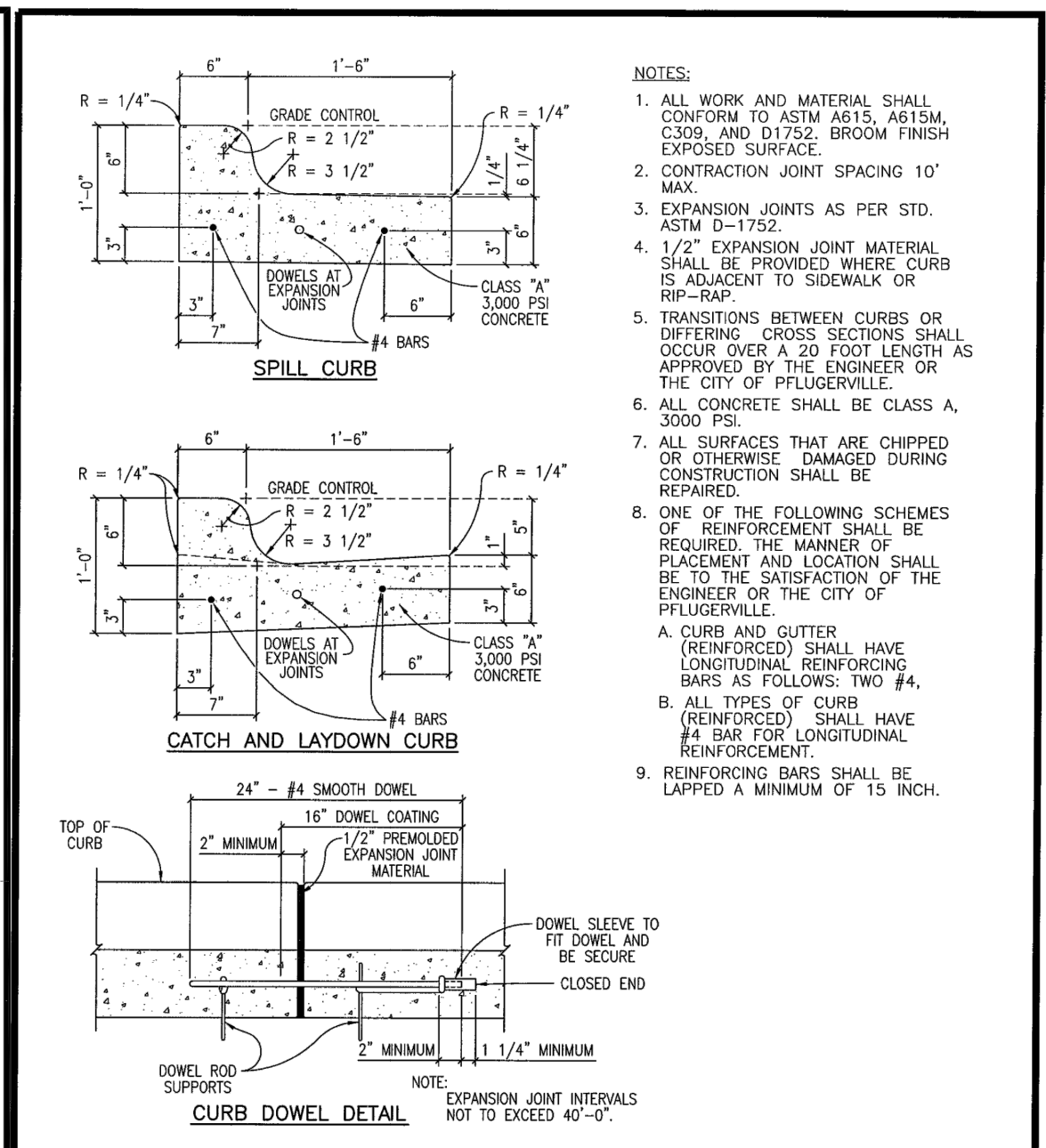
ISSUE DATE: FEBRUARY 2005	CITY OF PFLUGERVILLE	DWG. #SD-15
REVISIONS	CONCRETE DRIVEWAY APPROACH TYPICAL	SD15.DWG
12/2015	DF AG	
DATE	APPROVED DRAWN	
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	



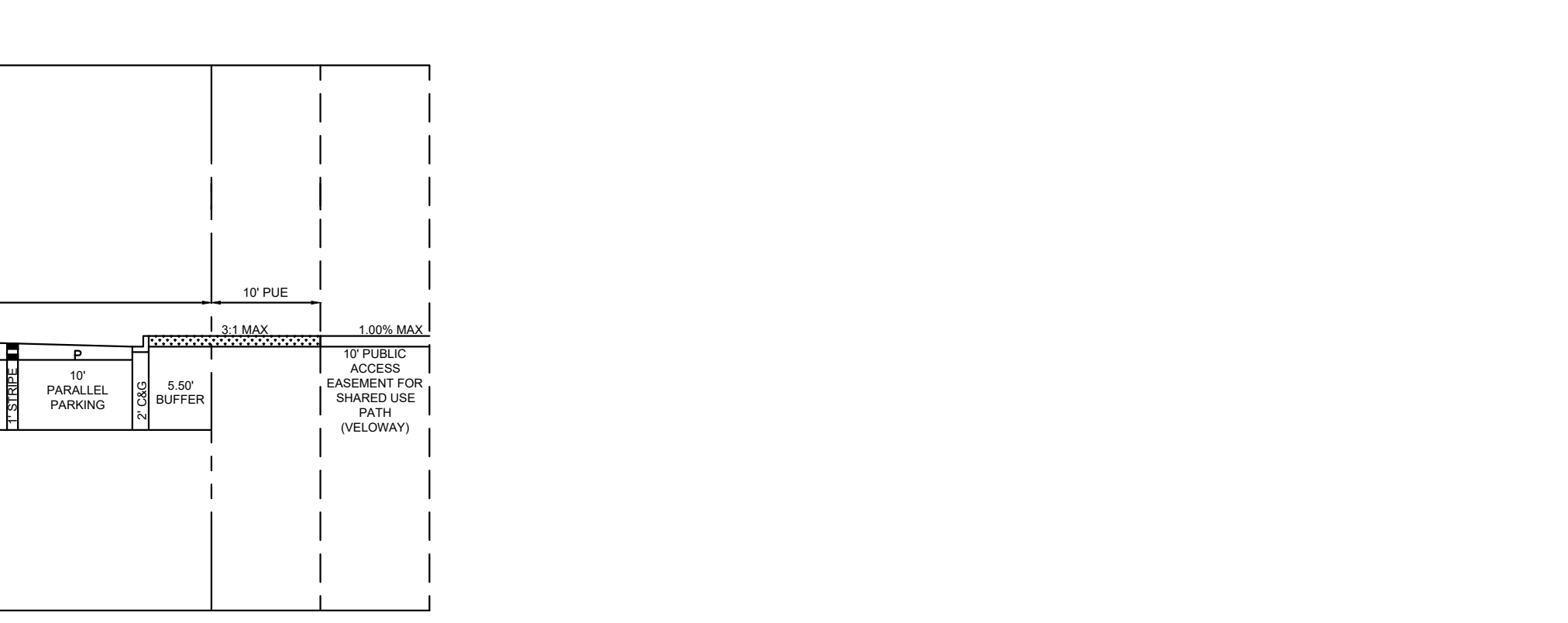
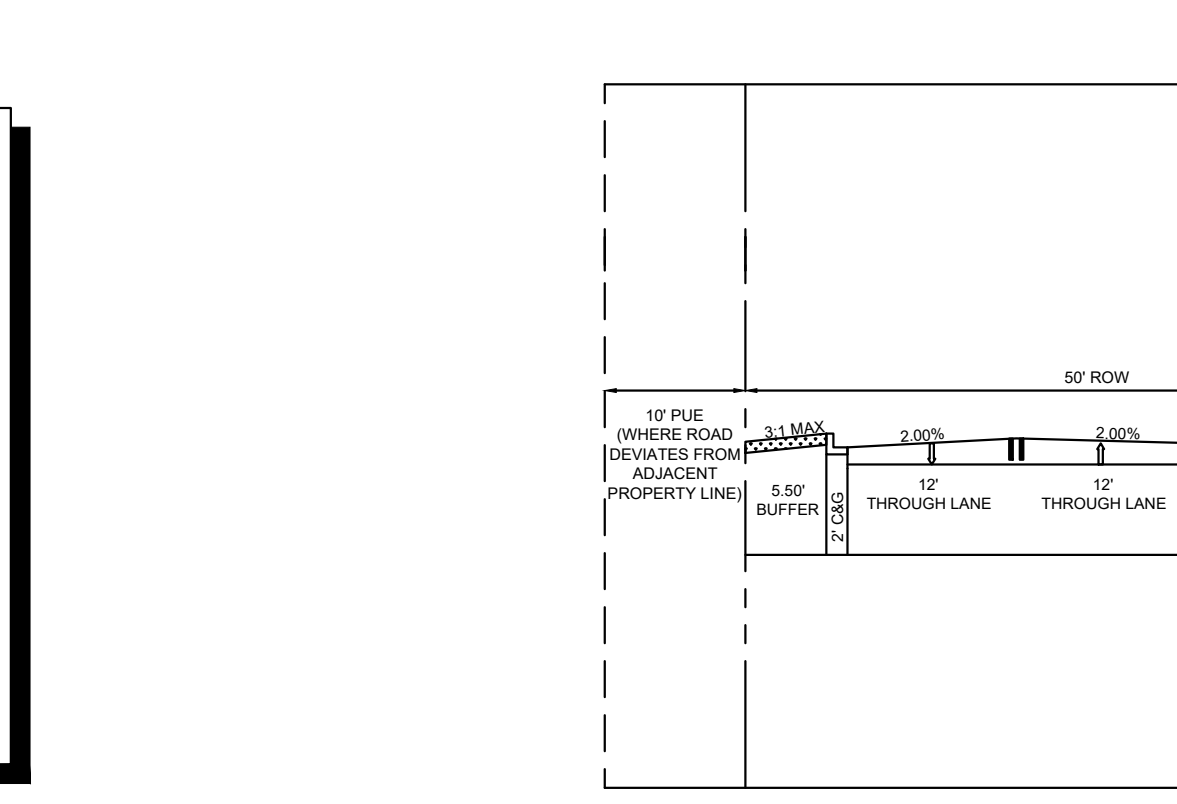
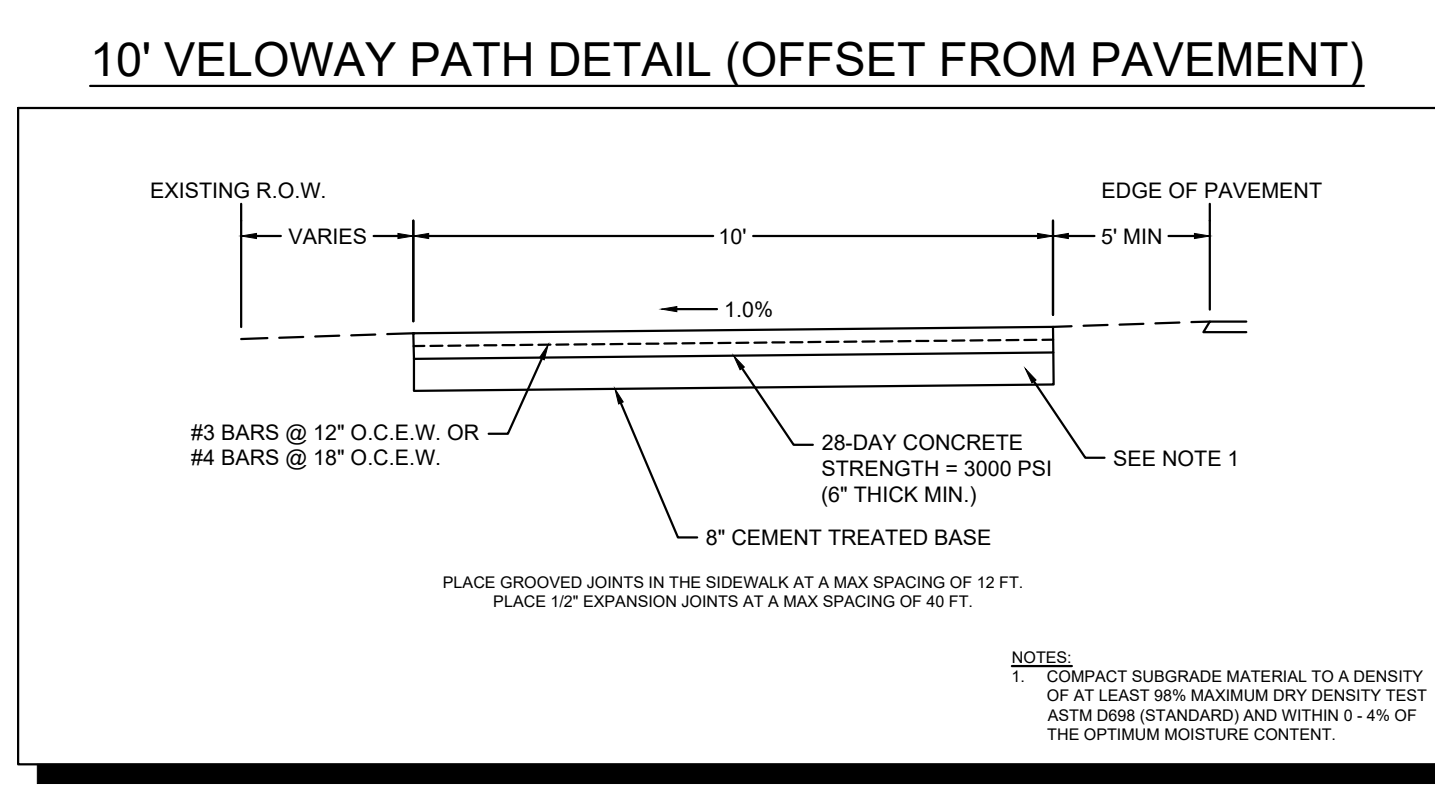
ISSUE DATE: FEBRUARY 2005	CITY OF PFLUGERVILLE	DWG. #SD-00
REVISIONS	CURB STAMP DETAIL	SD00.DWG
1/2016	DF AG	
DATE	APPROVED DRAWN	
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	



ISSUE DATE: FEBRUARY 2005	CITY OF PFLUGERVILLE	DWG. #SD-06
REVISIONS	CURB AND GUTTER DETAILS	SD07.DWG
1/2016	DF AG	
DATE	APPROVED DRAWN	
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	



ISSUE DATE: FEBRUARY 2005	CITY OF PFLUGERVILLE	DWG. #SD-06
REVISIONS	CURB AND GUTTER DETAILS	SD07.DWG
1/2016	DF AG	
DATE	APPROVED DRAWN	
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	



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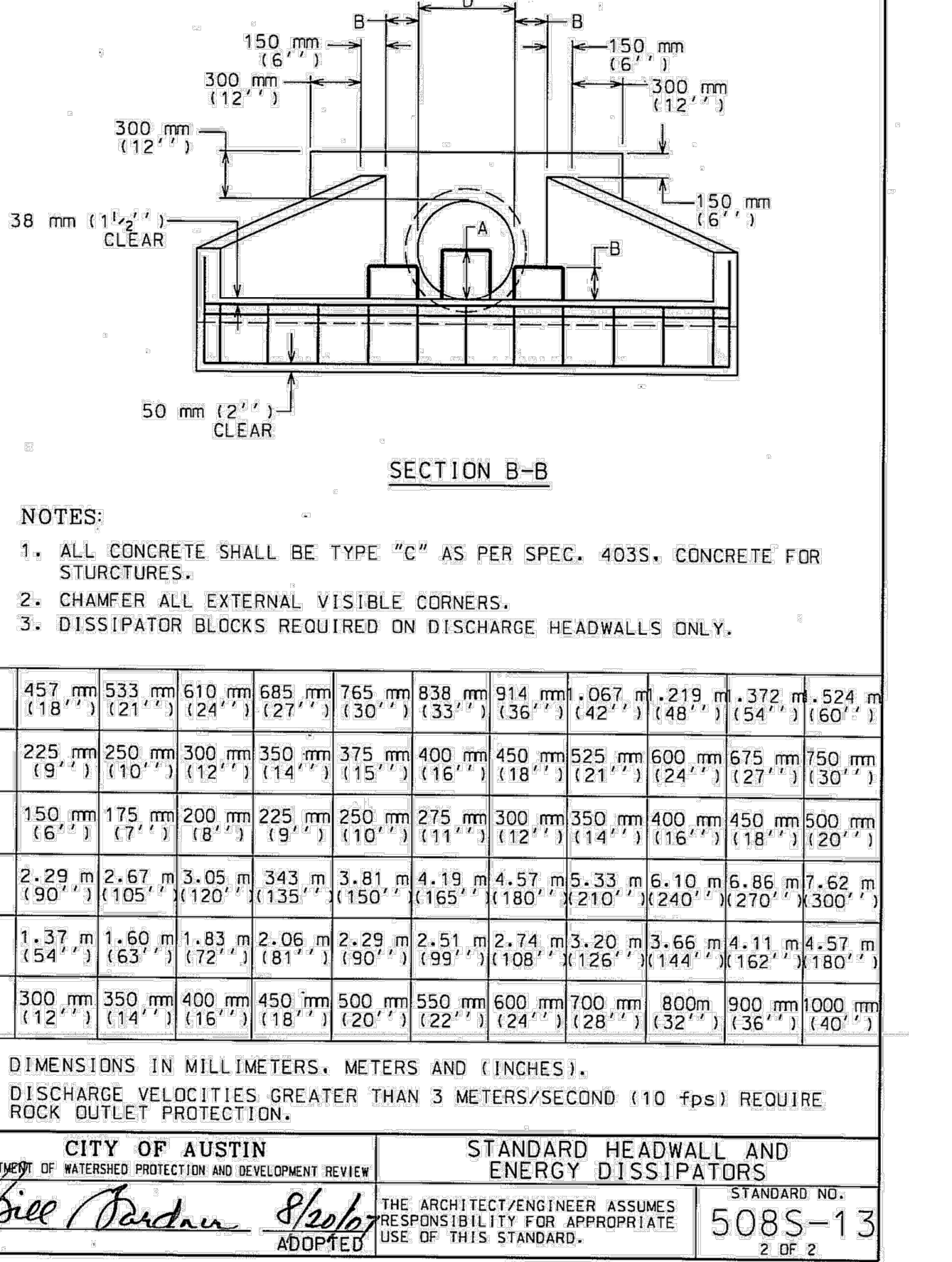
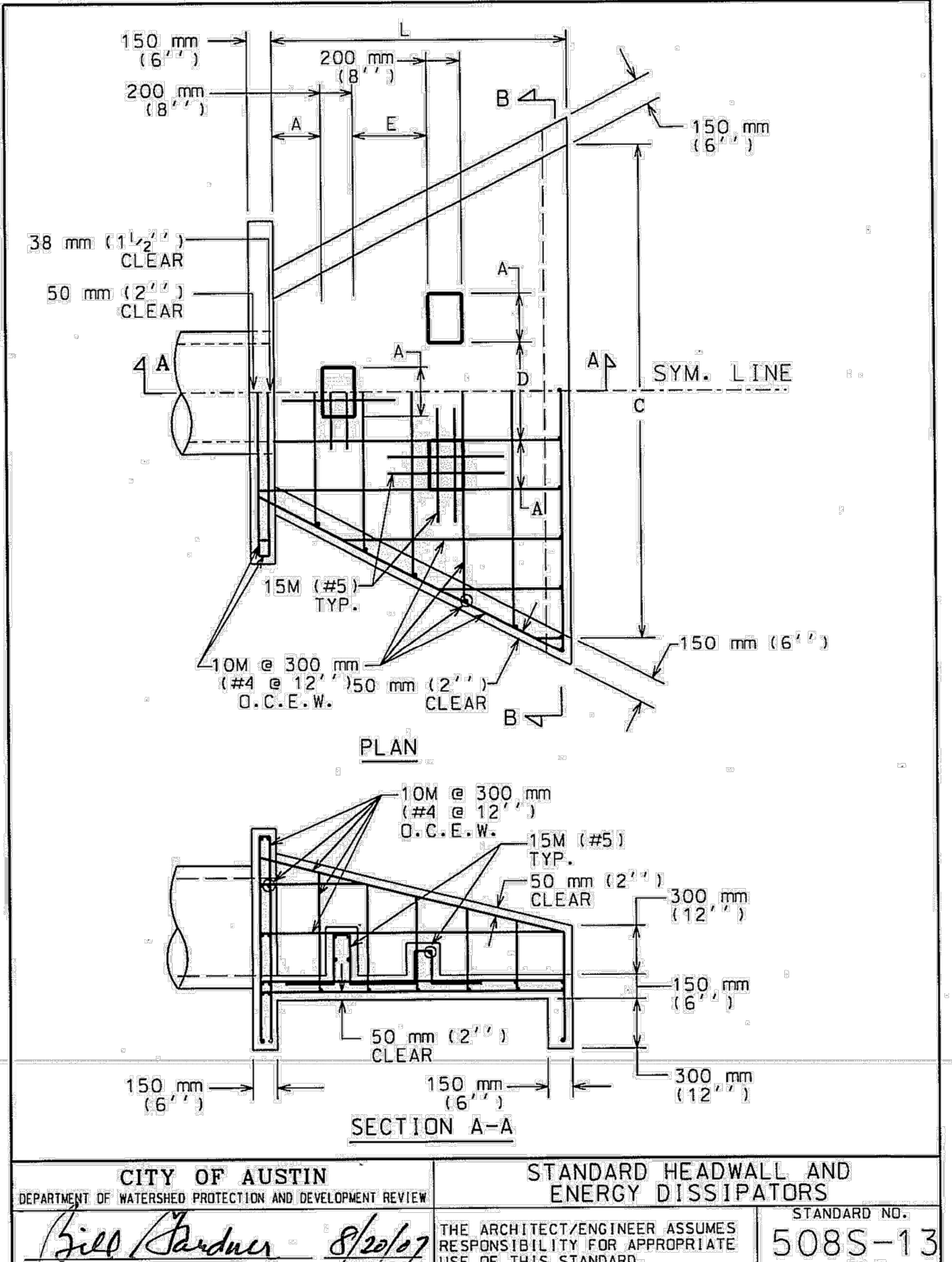
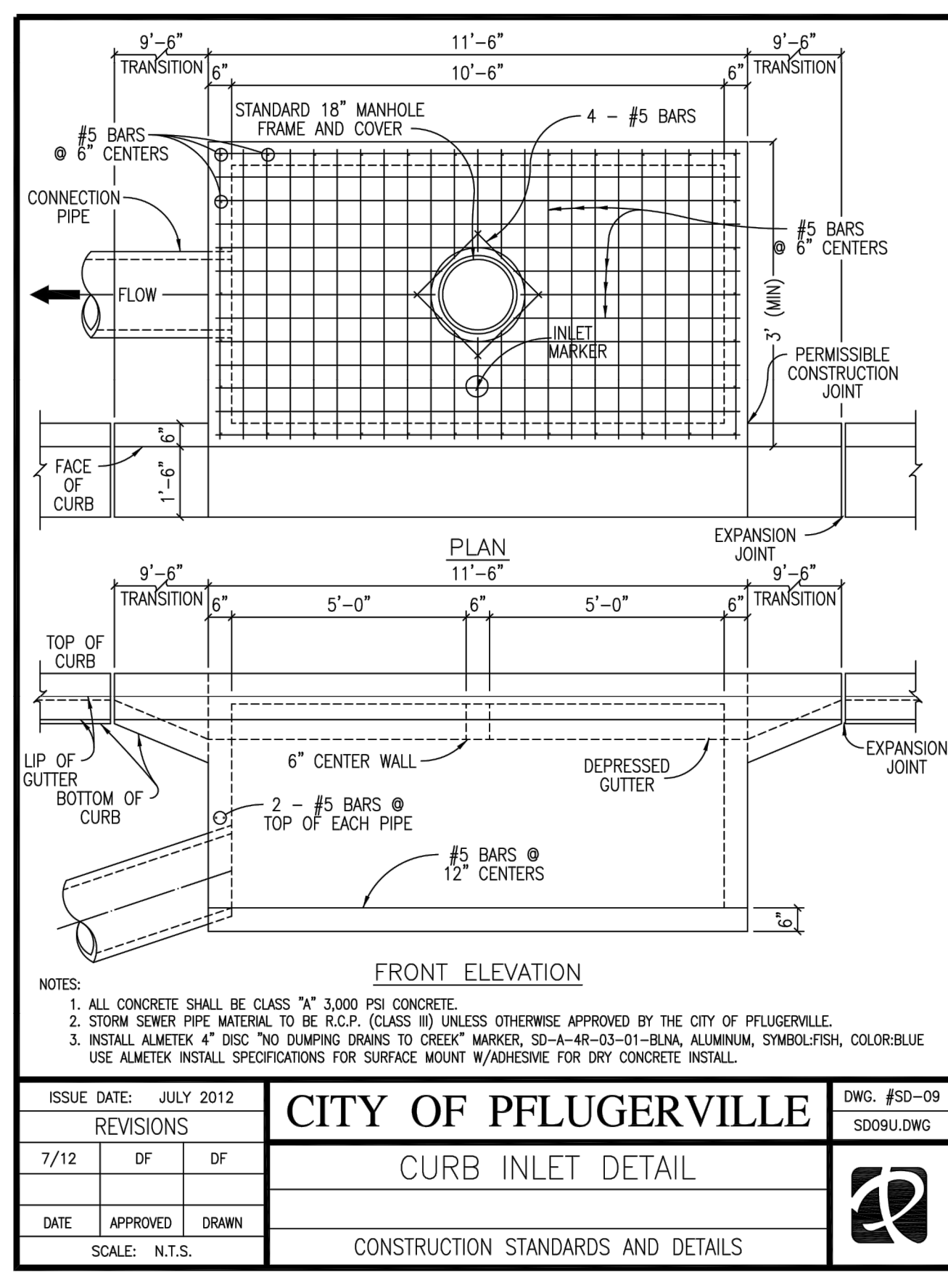
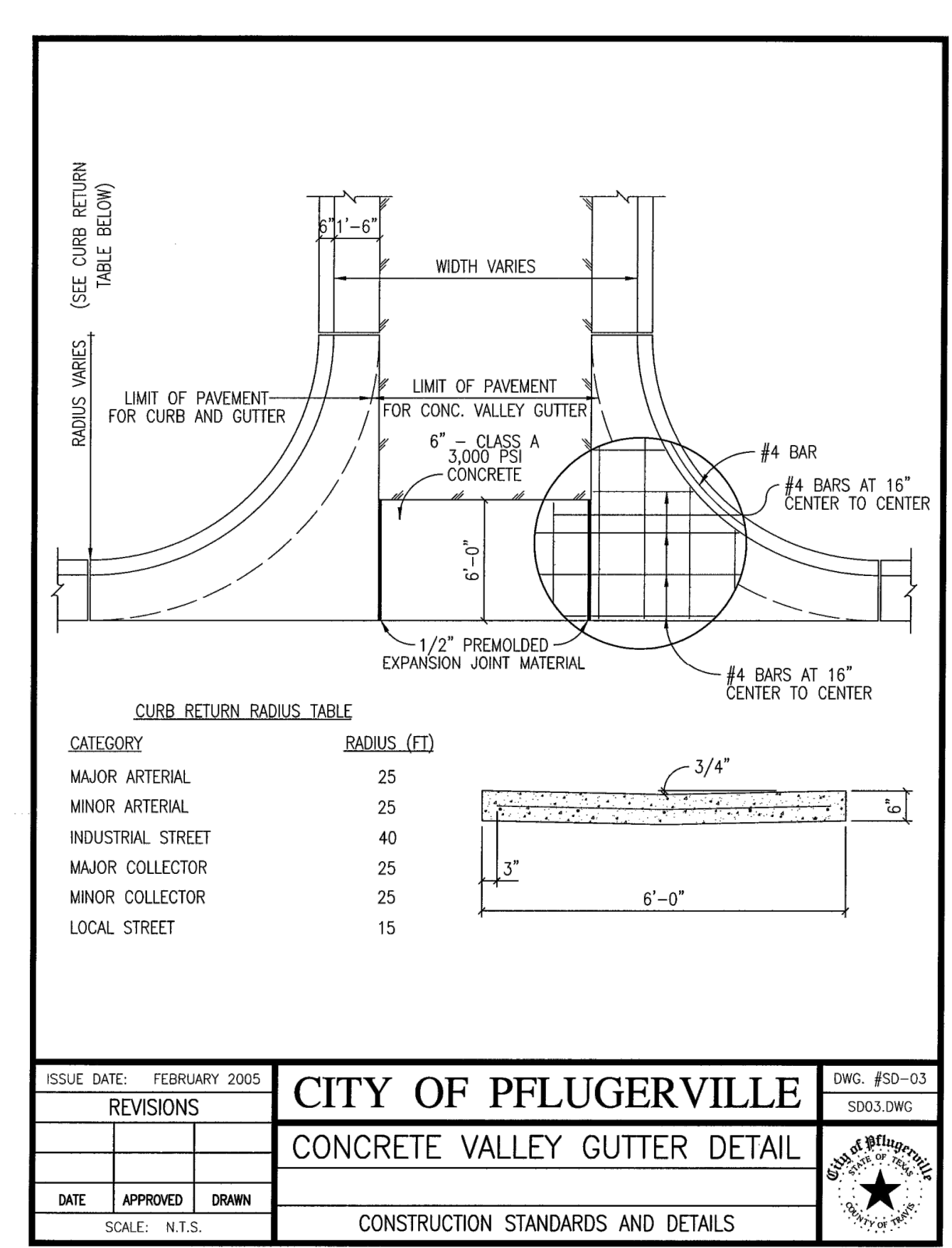
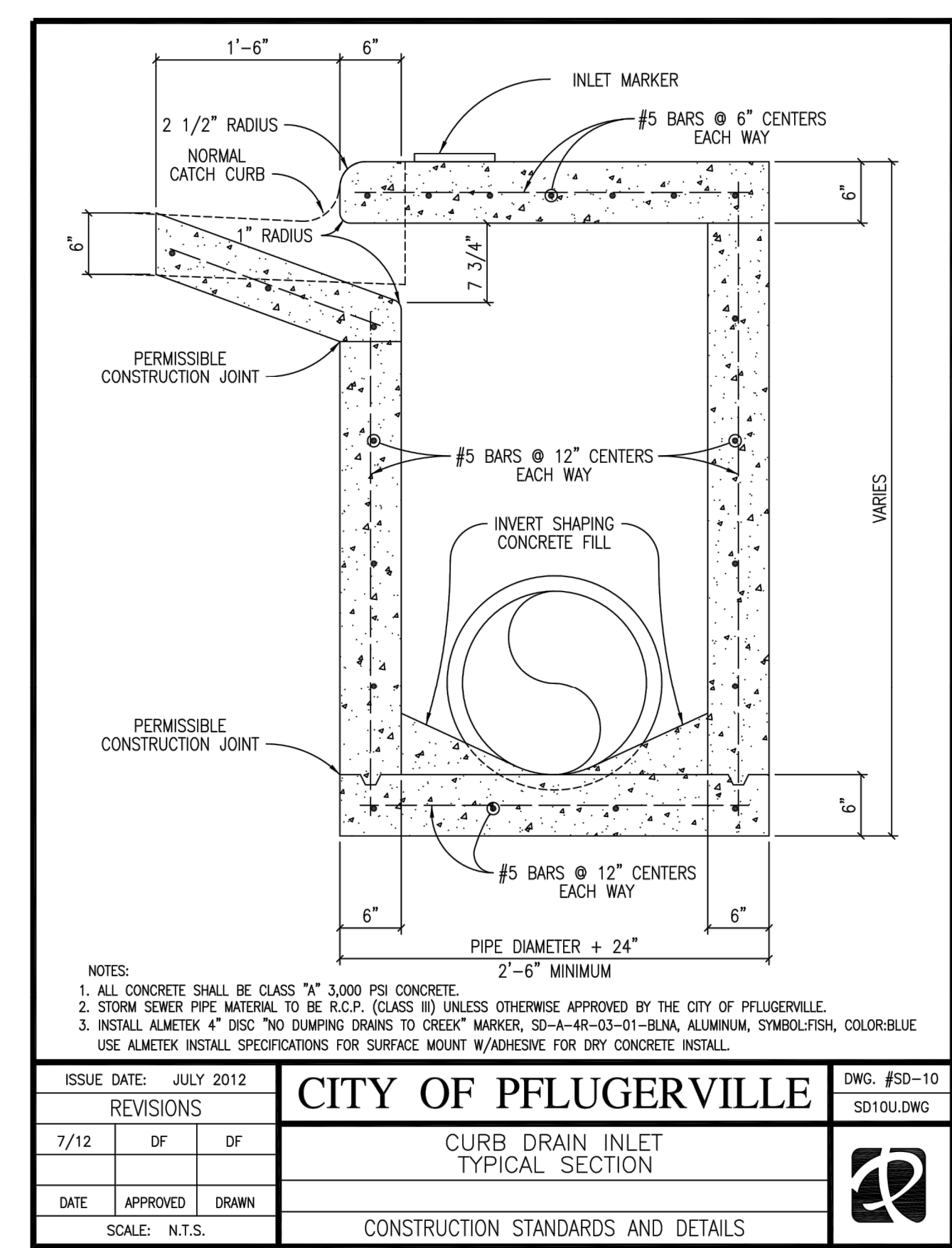
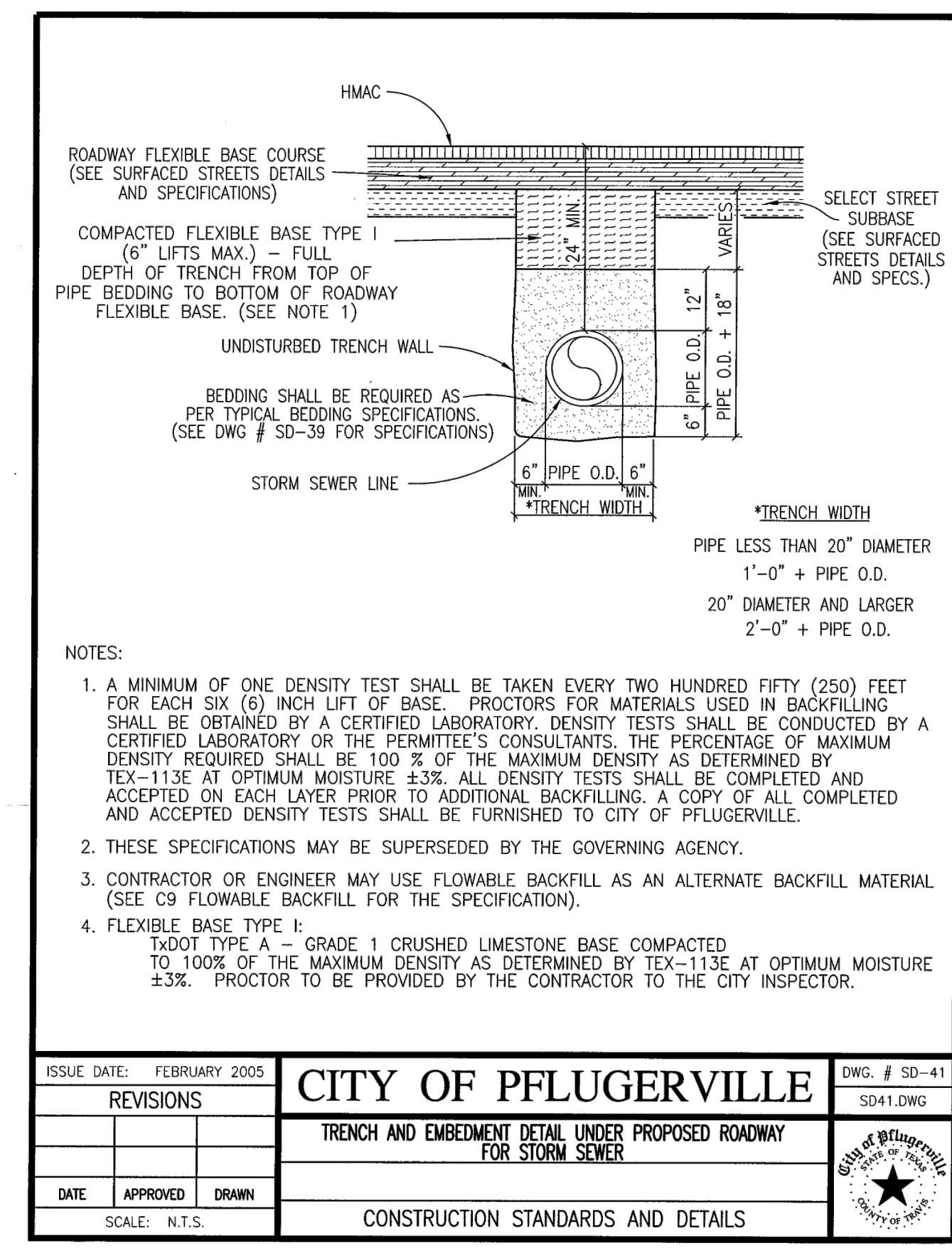
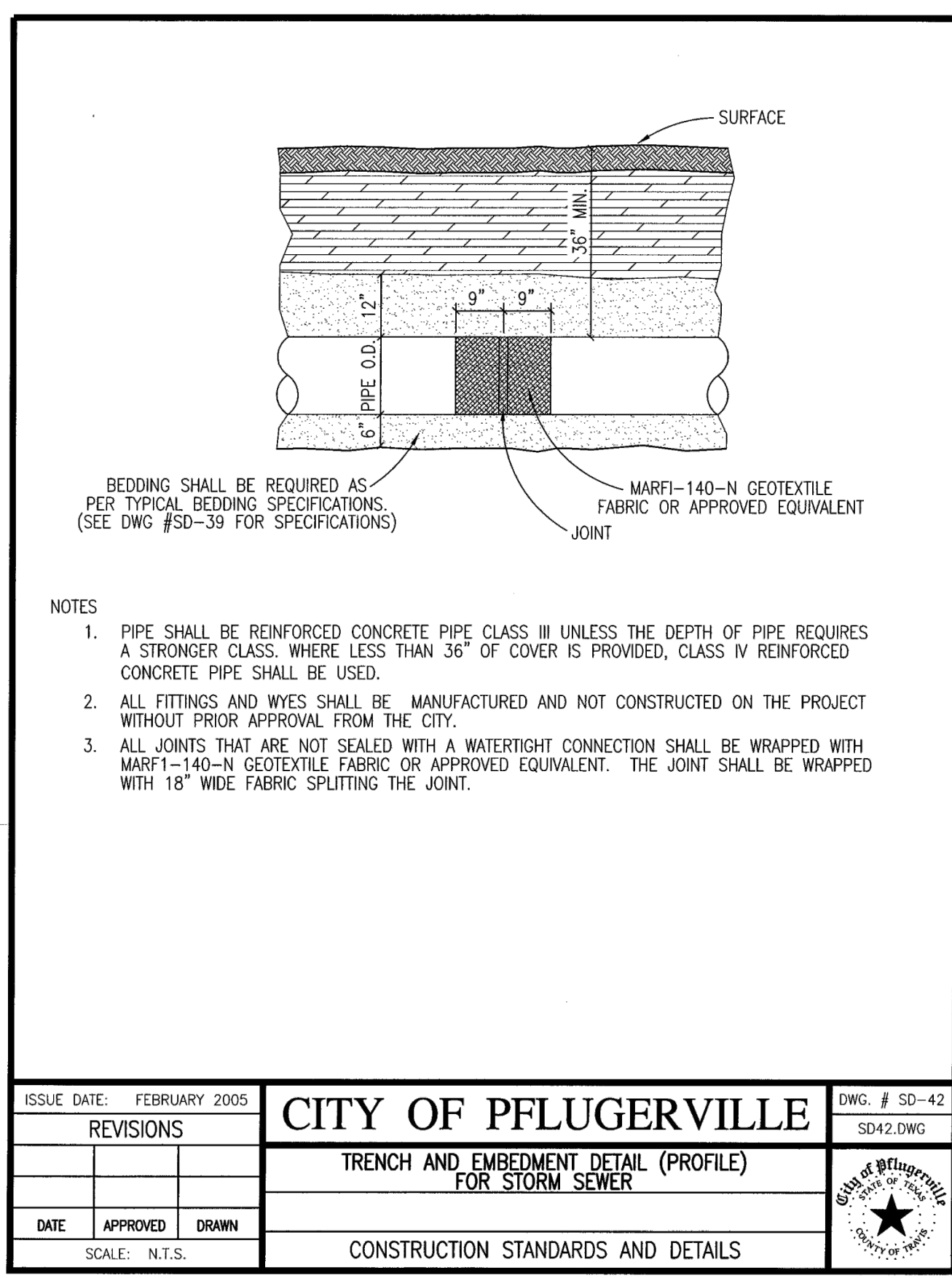
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 Not for construction or permit purposes.
 Engineer: JUSTIN J. KRAMER
 P.E. No. 122309 Date: 7/2/21

KHA PROJECT	068213098
DATE	JULY 2021
SCALE:	AS SHOWN
DESIGNED BY:	JMA
DRAWN BY:	JMA
CHECKED BY:	JJK

**WILKE RIDGE LANE
 ROADWAY EXTENSION**
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
14

Plotted By: Alvis, Joel Date: July 02, 2021 12:56:53pm File Path: K:\aus_civil\068213098-sparrow_pflugerville\Cad\Roadway\plans\plansheets\C-Storm Drain Details.dwg
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DATE: [Blank]
 REVISIONS: [Table]
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STORM DRAIN DETAILS

WILKE RIDGE LANE
 ROADWAY EXTENSION
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
15