

LIFESTYLE COMMUNITIES PLFUGERVILLE PHASES 2-5

PRELIMINARY PLAN ONLY NOT FOR RECORDATION MARCH 2023

CITY APPROVED REVISIONS & CORRECTIONS					
NO.	DESCRIPTION	REVISE (R) CORRECT (C) ADD (A) VOID (V) SHEET NO'S	DESIGN ENGINEER SIGNATURE	CITY OF PLFUGERVILLE APPROVAL	APPROVAL DATE

LEGAL DESCRIPTIONS:
BEING A 12.117 ACRE TRACT OF LAND SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, AND BEING A 8.316 ACRE PORTION OF THAT CERTAIN 41.317 ACRE TRACT DESCRIBED IN INSTRUMENT FROM DBSI NORTH AUSTIN II, LLC TO STEVE M. RAO AND SUSAN M. RAO, TRUSTEES, RECORDED IN DOCUMENT NO. 2007213397 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND 3.559 ACRE PORTION OF THAT CERTAIN 23.538 ACRE TRACT DESCRIBED IN INSTRUMENT FROM DBSI NORTH AUSTIN II, LLC TO NEW LIFE PROPERTIES LLC, RECORDED IN DOCUMENT NO. 2007195235 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

BEING A 24.758 ACRE TRACT OF LAND SITUATED IN THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, AND BEING A 11.913 ACRE PORTION OF THAT CERTAIN 41.317 ACRE TRACT DESCRIBED IN INSTRUMENT FROM DBSI NORTH AUSTIN II, LLC TO STEVE M. RAO AND SUSAN M. RAO, TRUSTEES, RECORDED IN DOCUMENT NO. 2007213397 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND 13.087 ACRE PORTION OF THAT CERTAIN 23.538 ACRE TRACT DESCRIBED IN INSTRUMENT FROM DBSI NORTH AUSTIN II, LLC TO NEW LIFE PROPERTIES LLC, RECORDED IN DOCUMENT NO. 2007195235 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

NOTE: PHASE 1 DEVELOPMENT WAS APPROVED BY THE PARKS AND RECREATION COMMISSION ON APRIL 18TH, 2019.

LIFESTYLE COMMUNITIES PFLUGERVILLE PHASES 2-5 PARKLAND SUMMARY								
TYPE	LOT # (BLOCK #)	LOT AREA (AC.)	UNITS	UNITS PER ACRE	PERSONS PER UNIT	REQUIRED PARKLAND AREA (AC.)	PROVIDED PARKLAND AREA (AC.)	PARKLAND FEE IN LIEU
PHASE 2 - MULTIFAMILY RESIDENTIAL	1(D)	16.31	396	24.3	2	5.23	0	\$227,696.83
FUTURE PHASES - MULTIFAMILY RESIDENTIAL	1(E), 1(F), 1(G)	16.33	245	15.0	2	3.23	0	\$140,873.04
TOTALS						8.46	0	\$368,569.87

LIFESTYLE COMMUNITIES PFLUGERVILLE - PHASES 2-5 PARK DEVELOPMENT FEE							
TYPE	LOT # (BLOCK #)	LOT AREA (AC.)	UNITS	UNITS PER ACRE	PERSONS PER UNIT	PARK DEVELOPMENT FEE PER UNIT	PARK DEVELOPMENT FEE
PHASE 2 - MULTIFAMILY RESIDENTIAL	1(D)	16.31	396	24.3	2	\$495.00	\$196,416.00
FUTURE PHASES - MULTIFAMILY RESIDENTIAL	1(E), 1(F), 1(G)	16.33	245	15.0	2	\$495.00	\$121,520.00
TOTALS							\$317,936.00

STREET NAMES TABLE			
STREET NAME	STREET TYPE - RIGHT-OF-WAY WIDTH	LENGTH (FT)	AREA (AC.)
PFLUGER FARM LANE	MINOR COLLECTOR - 74' ROW	1634.0	2.736
ABBEYGLEN CASTLE DRIVE	MINOR COLLECTOR - 60' ROW	1140.0	1.599

PROPOSED LOT AND ZONING TABLE		
# LOTS	ZONING	AREA (AC.)
4	CL-5	32.633
	R.O.W.	4.335
TOTAL		36.967

ENGINEER
Kimley»Horn
10814 JOLLYVILLE ROAD STATE OF TEXAS
AVALLON IV, SUITE 200 REGISTRATION NO. F-928
AUSTIN, TEXAS 78759
PH. (512) 418-1771
CONTACT: NICK BROWN, P.E.

OWNER/DEVELOPER
LC PFLUGERVILLE HOLDINGS, LLC
230 WEST STREET, SUITE 200
COLUMBUS, OHIO 43215
CONTACT: JUSTIN SCOTT

SURVEYOR
4WARD LAND SURVEYING
PO BOX 90876
AUSTIN, TEXAS 78709
PH. (512) 537-2384
CONTACT: JASON WARD, R.P.L.S.
STATE OF TEXAS
REGISTRATION NO. 5811

SURVEYORS NOTES:

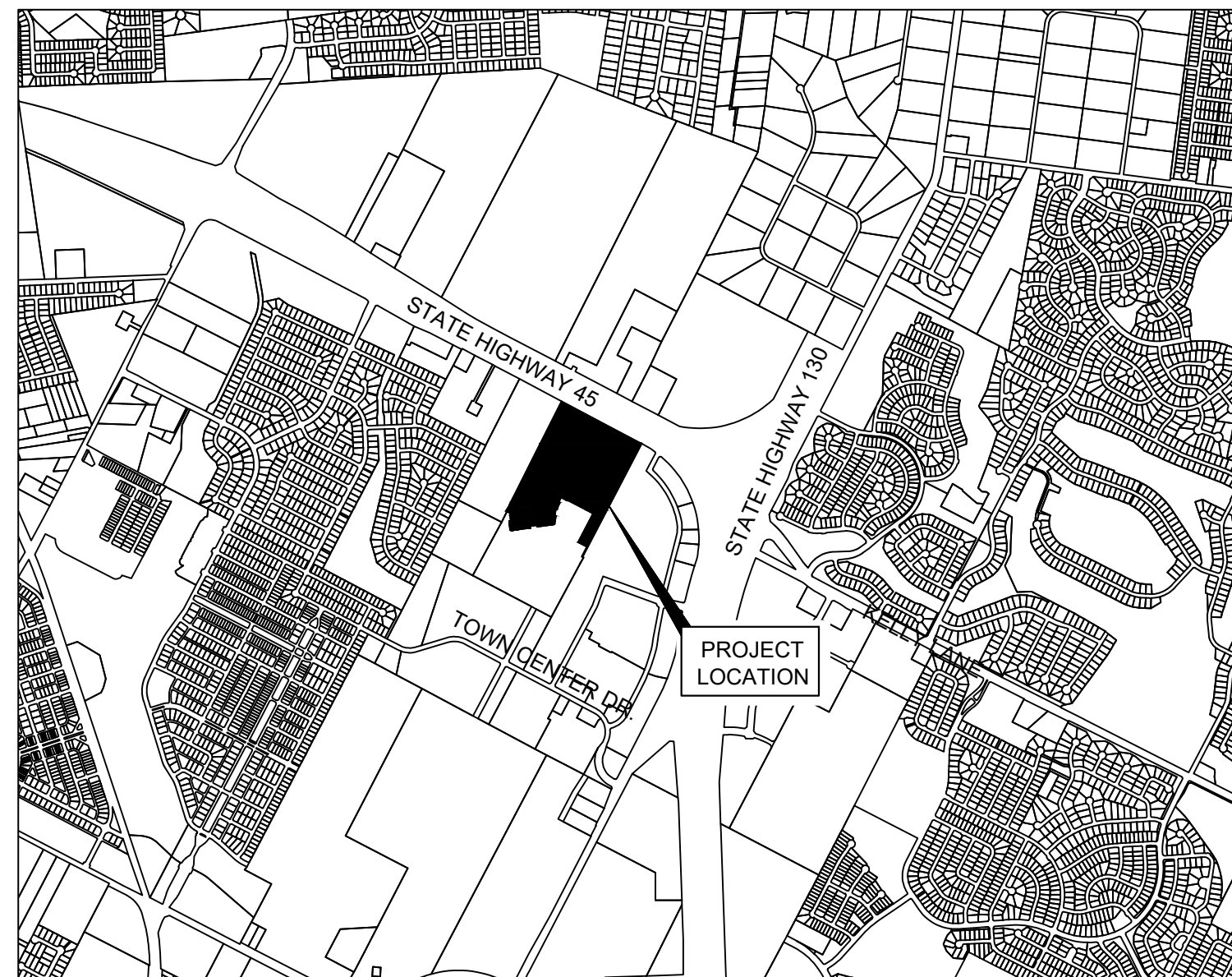
- ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
- THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORRS RTK NETWORK.

UTILITY	UTILITY COMPANY	CONTACT	PHONE
ELECTRIC	ONCOR	JIM KRUMNOW	512-244-5692
GAS	ATMOS	JACKY YU	512-310-3801
TELEPHONE/CABLE	AT&T	CHERYL FLORES	512-870-4708
WATER	CITY OF PFLUGERVILLE	MATT WOODARD	512-990-6400
WASTEWATER	CITY OF PFLUGERVILLE	MATT WOODARD	512-990-6400
DEVELOPMENT SERVICES	CITY OF PFLUGERVILLE	JEREMY FRAZZELL GORDON HAWS	512-990-6300

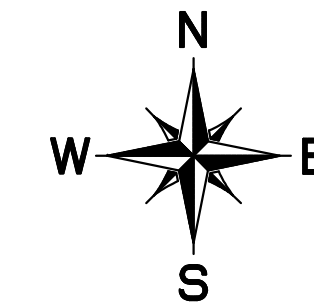
SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL PHASING PLAN
3	LOT AND STREET CONFIGURATION
4	EXISTING CONDITIONS AND PROPOSED GRADING PLAN
5	WATER AND WASTEWATER PLAN
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	INLET DRAINAGE AREA MAP
9	PRELIMINARY ILLUMINATION PLAN
10	TREE SURVEY SHEET
11	INTERSECTION SIGHT DISTANCE TRIANGLES PFLUGER FARM LANE
12	INTERSECTION SIGHT DISTANCE TRIANGLES ABBEYGLEN CASTLE DRIVE



VICINITY MAP

SCALE: 1" = 2,000'



SUBMITTAL DATE:
1ST SUBMITTAL: 10/17/2022
2ND SUBMITTAL: 12/12/2022
3RD SUBMITTAL: 1/6/2023
4TH SUBMITTAL: 2/27/2023
5TH SUBMITTAL: 3/20/2023

SURVEYOR'S CERTIFICATION
STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, JASON WARD, R.P.L.S., 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 PLAN ARE SHOWN HEREON.

JASON WARD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5811
4WARD LAND SURVEYING
PO BOX 90876
AUSTIN, TEXAS 78709

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER FOR THE SITE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE WATER SUPPLY. WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF 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 LC PFLUGERVILLE HOLDINGS, LLC, HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- A SIX (6) FOOT WIDE SIDEWALK IS TO BE PROVIDED ALONG THE EAST SIDE OF PFLUGER FARM LANE, BOTH SIDES OF ABBEYGLEN CASTLE DRIVE, AND BOTH SIDES OF ANY FUTURE PRIVATE STREETS. A TEN (10) FOOT WIDE SIDEWALK IS TO BE PROVIDED ALONG THE WEST SIDE OF PFLUGER FARM LANE. A SIX (6) FOOT WIDE SIDEWALK EXISTS ALONG THE WILKE LANE FRONTAGE.
- STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.
- 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.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18TH, 2014.
- 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.
- IF A MULTI-FAMILY LAND USE IS PROPOSED, THE MINIMUM DENSITY SHALL BE 15 UNITS PER ACRE PER LOT.
- PAYMENT OF THE PARKLAND FEE IN LIEU AND A BOND FOR THE DEVELOPMENT FEE ASSOCIATED WITH THE NUMBER OF UNITS TO BE PROVIDED WITHIN THE RESPECTIVE SUBDIVISION PHASE WILL BE REQUIRED AT TIME OF PLAT.
- THE TIA FOR THIS PROJECT IS REQUIRED TO BE APPROVED BY ALL JURISDICTIONAL PARTIES PRIOR TO A FINAL PLAT APPLICATION. TIA MITIGATION PAYMENT OR OTHER MITIGATION APPROVED BY CITY IS DUE AT THE TIME OF FINAL PLAT. SEE TIA FOR PHASING OF FEE/IMPROVEMENTS.
- 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 PARK OPEN SPACE SHALL BE MAINTAINED AND OPERATED BY THE PROPERTY OWNER.

NOTE: REFERENCE PRELIMINARY GEOTECHNICAL REPORT BY PSI INTERTEK UNDER PROJECT #03011490.

NOTE: REFERENCE EXECUTED CITY/ OWNER AGREEMENT DATED 5/22/2021.

NOTE: REFERENCE ENVIRONMENTAL SITE ASSESSMENT AND JURISDICTIONAL WATERS DETERMINATION BY ACI CONSULTING, INC. UNDER PROJECT #35-18-091.

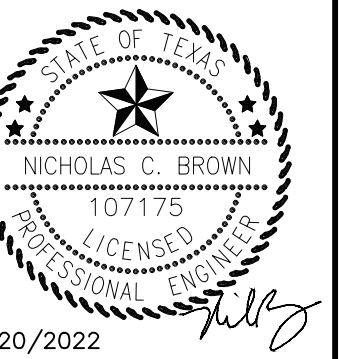
NOTE: REFERENCE APPROVED TRAFFIC IMPACT ANALYSIS BY KIMLEY-HORN AND ASSOCIATES, UNDER KH PROJECT #067260002

BENCHMARKS

- TBM:
1. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. ELEVATION = 745.67'
NORTHING = 10147630.6038'
EASTING = 3157637.7758'
2. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96'
NORTHING = 10144235.7956'
EASTING = 3156989.3052'

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.

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
TBE Firm No. 928



3/20/2022
KHA PROJECT: 067260011
DATE: MARCH 2023
SCALE: AS SHOWN
DESIGNED BY: JCL
DRAWN BY: JCL
CHECKED BY: NCB

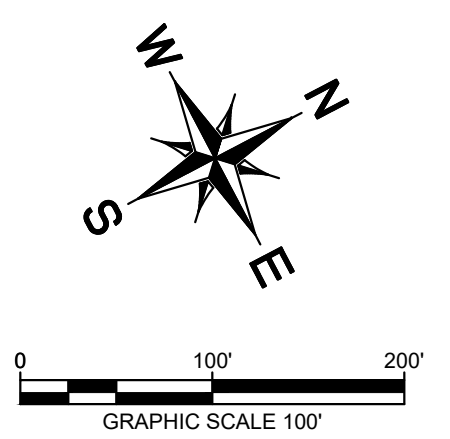
COVER SHEET

LIFESTYLE COMMUNITIES
PFLUGERVILLE PHASES 2-5
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER

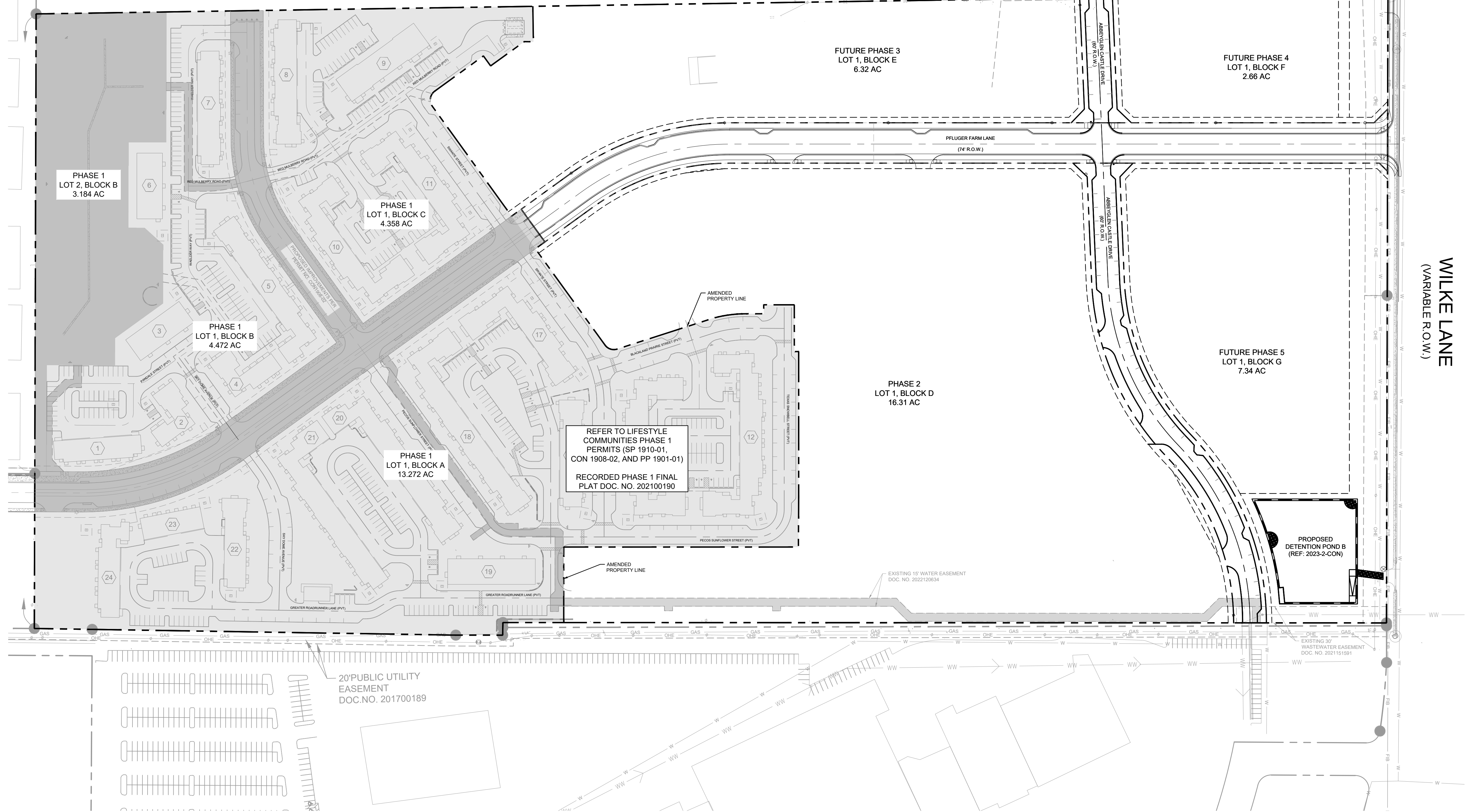
1 OF 12

Plotted By: Monegro, Melissa Date: March 15, 2023 02:56:50pm File Path: K:\AUS_C\A\06726001-LC_Pflugerville Ph. 2 and 3\Cad\PRELIMINARY\PlanSheet\A_C - Overall Phasing Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- - - EASEMENT
- PHASE 1



REFER TO LIFESTYLE COMMUNITIES PHASE 1 PERMITS (SP 1910-01, CON 1908-02, AND PP 1901-01)
 RECORDED PHASE 1 FINAL PLAT DOC. NO. 202100190

PHASE 1 LOT 2, BLOCK B
3.184 AC

PHASE 1 LOT 1, BLOCK C
4.358 AC

PHASE 1 LOT 1, BLOCK A
4.472 AC

PHASE 1 LOT 1, BLOCK A
13.272 AC

FUTURE PHASE 3 LOT 1, BLOCK E
6.32 AC

FUTURE PHASE 4 LOT 1, BLOCK F
2.66 AC

PHASE 2 LOT 1, BLOCK D
16.31 AC

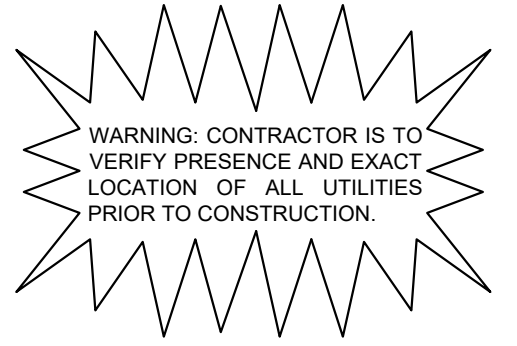
FUTURE PHASE 5 LOT 1, BLOCK G
7.34 AC

PROPOSED DETENTION POND B (REF: 2023-2-CON)

20' PUBLIC UTILITY EASEMENT
DOC. NO. 201700189



Know what's below.
Call before you dig.



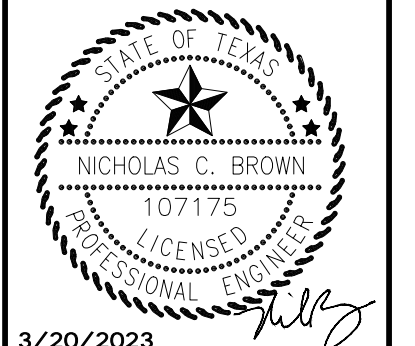
BENCHMARKS

TBM:
 1. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT.
 ELEVATION = 745.67'
 NORTHING = 10147630.6038'
 EASTING = 3157637.7758'

2. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE.
 ELEVATION = 729.96'
 NORTHING = 10144235.7956'
 EASTING = 3156989.3052'

No.	REVISIONS	DATE	BY

Kimley & Horn
 10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX
 PHONE: 512-418-1771 FAX: 512-418-1791
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 TBPE Firm No. 928



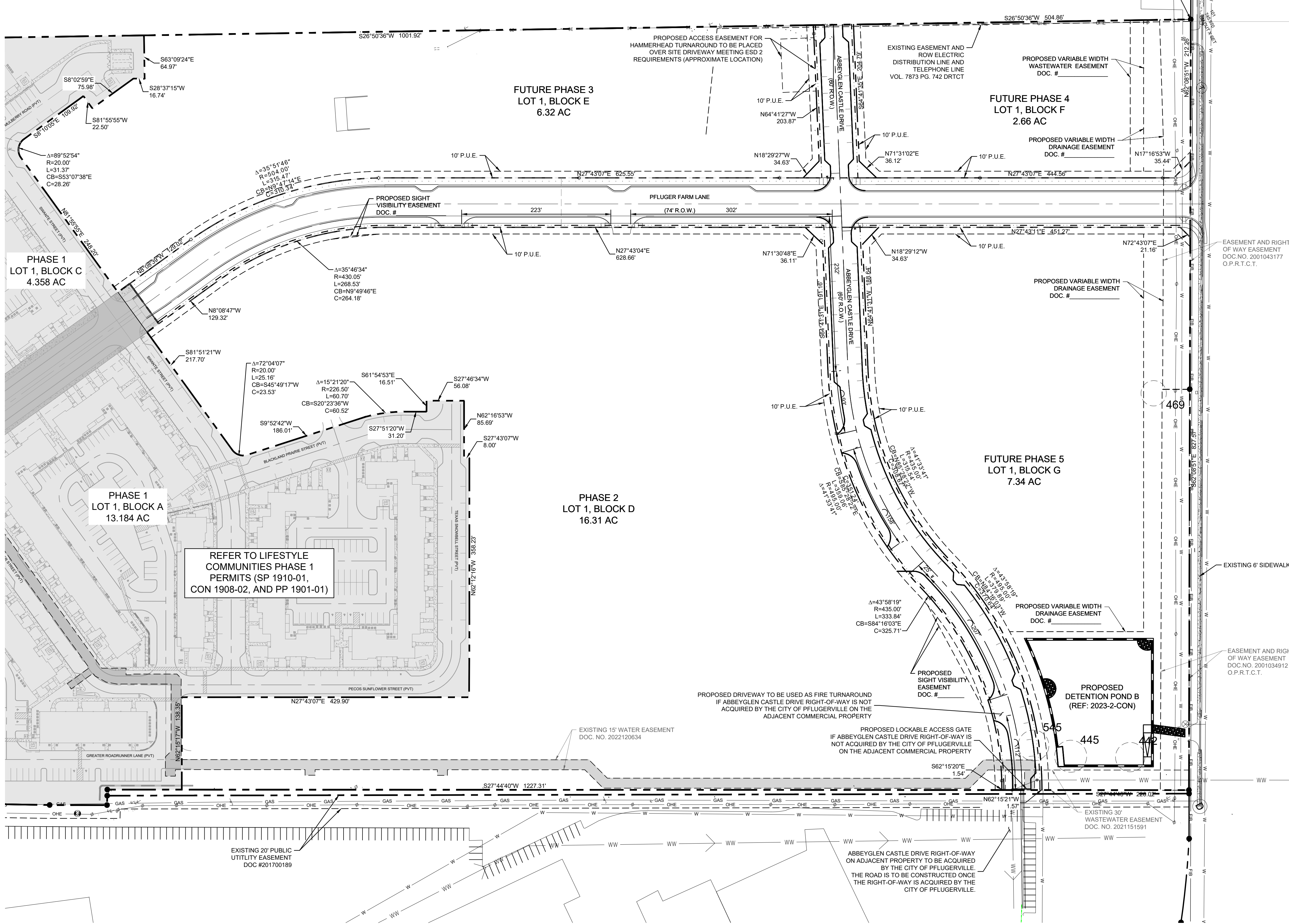
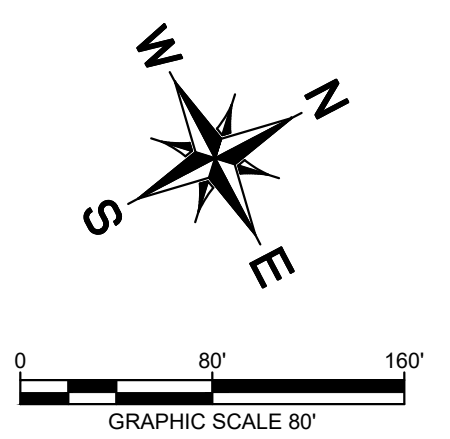
KHA PROJECT	067260011
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY:	JCL
DRAWN BY:	JCL
CHECKED BY:	NCB

OVERALL PHASING PLAN

LIFESTYLE COMMUNITIES PLUGERVILLE PHASES 2-5
 CITY OF PLUGERVILLE
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
2 OF 12

Plotted By: Monezo, Melissa Date: March 15, 2023 02:57:24pm File Path: K:\AUS_CWA_057260011-LC_Pflugerville Ph. 2 and 3\Coord PRELIMINARY\Plan\SheetA_C - Lot and Street Configuration.dwg
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- - - EASEMENT
- · - · - · PROPOSED 6' SIDEWALK
- · - · - · PROPOSED 10' SHARED USE PATH
- WW — EXISTING WASTEWATER
- UGE — EXISTING UNDERGROUND ELECTRIC
- UGT — EXISTING UNDERGROUND TELEPHONE
- W — EXISTING WATER
- OHE — EXISTING OVERHEAD ELECTRIC

- NOTES**
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18TH, 2014.
 - PROPOSED DRIVEWAYS ARE SHOWN FOR REFERENCE ONLY. FINAL APPROVAL OF PROPOSED DRIVEWAY LOCATIONS IS TO BE GRANTED DURING THE SITE PLAN REVIEW.

REFER TO LIFESTYLE COMMUNITIES PHASE 1 PERMITS (SP 1910-01, CON 1908-02, AND PP 1901-01)

PROPOSED DETENTION POND B (REF: 2023-2-CON)

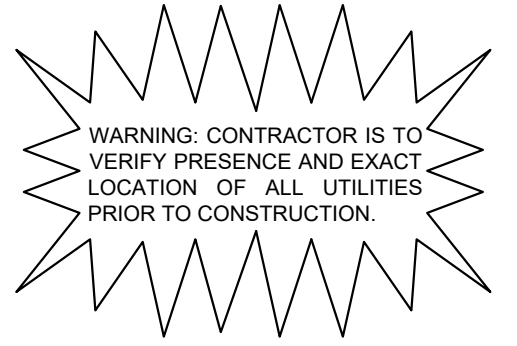
BENCHMARKS

TBM:
 1. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. ELEVATION = 745.67' NORTHING = 10147630.6038' EASTING = 3157637.7758'

2. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96' NORTHING = 10144235.7956' EASTING = 3156989.3052'



Know what's below. Call before you dig.



No.	REVISIONS	DATE	BY

Kimley & Horn
 10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX
 PHONE: 512-418-7871 FAX: 512-418-1791
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 TBPE Firm No. 928

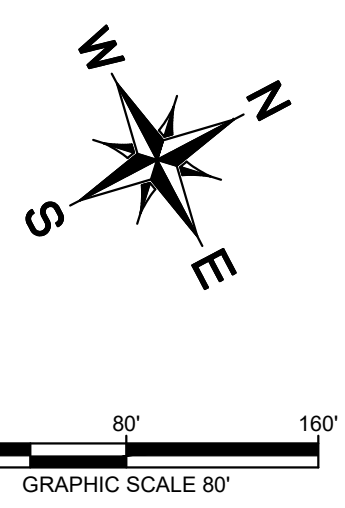
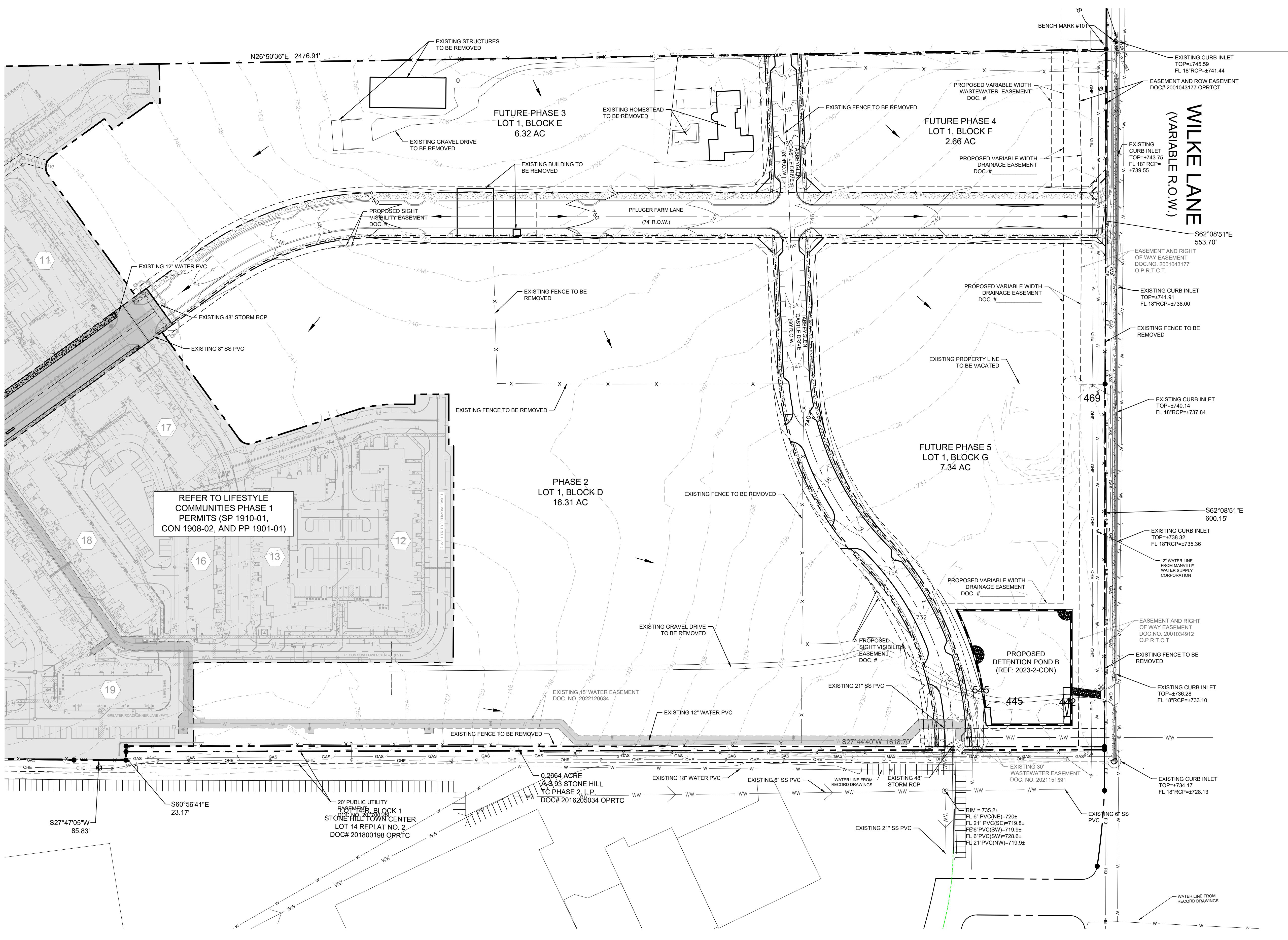


KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
067260011	MARCH 2023	AS SHOWN	JCL	JCL	NCB

LOT AND STREET CONFIGURATION

LIFESTYLE COMMUNITIES PFLUGERVILLE PHASES 2-5
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

Plotted By: Monezo, Melissa Date: March 15, 2023 02:58:55pm File Path: K:\AUS_C\A\06726001-1-C_Pflugerville Ph. 2 and 3\Code\PRELIMINARY\PlanSheet\G - Existing Conditions and Proposed Grading Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

---	EXISTING PROPERTY LINE
- - - -	EXISTING PROPERTY LINE TO BE VACATED
---	PROPOSED PROPERTY LINE
---	PROPOSED 6' SIDEWALK
---	PROPOSED 10' SHARED USE PATH
---	EASEMENT
WW	EXISTING WASTEWATER
UGE	EXISTING UNDERGROUND ELECTRIC
UGT	EXISTING UNDERGROUND TELEPHONE
W	EXISTING WATER
OHE	EXISTING OVERHEAD ELECTRIC
FIB	EXISTING FIBER LINE
555	PROPOSED CONTOUR
---	EXISTING CONTOUR
○	EXISTING TREE

PROTECTED TREE TABLE

POINT NO.	DESCRIPTION	CLASSIFICATION	STATUS
442	22" CEDAR ELM	P - CLASS 3	DEMO
445	24" LIVE OAK	P - CLASS 3	DEMO
469	19" MISC. TREE	P - CLASS 3	DEMO
545	23" LIVE OAK	P - CLASS 3	DEMO

NOTE: NO PROTECTED TREES ARE LOCATED WITHIN THE PUBLIC ROW; THEREFORE, MITIGATION IN THE PUBLIC ROW IS NOT REQUIRED. 88' OF MITIGATION FOR REMOVED SITE TREES WILL BE PROVIDED THROUGH ON SITE PLANTING IF POSSIBLE, OTHERWISE FEE IN LIEU WILL BE PAID.
 88' (CLASS 3) x \$300 = \$26,400

BENCHMARKS

TBM:
 1. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. ELEVATION = 745.67' NORTHING = 10147630.6038' EASTING = 3157637.7758'

2. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96' NORTHING = 10144235.7956' EASTING = 3156989.3052'

NO.	REVISIONS	DATE

Kimley & Horn
 10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-1791
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. TPBE Firm No. 928

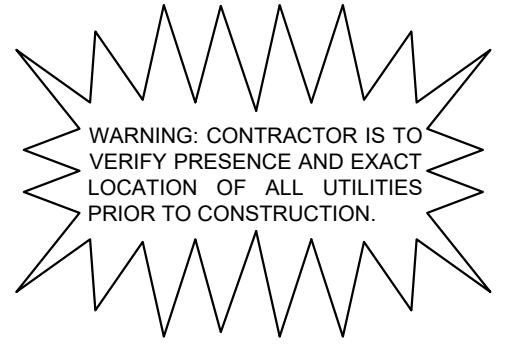


3/20/2023

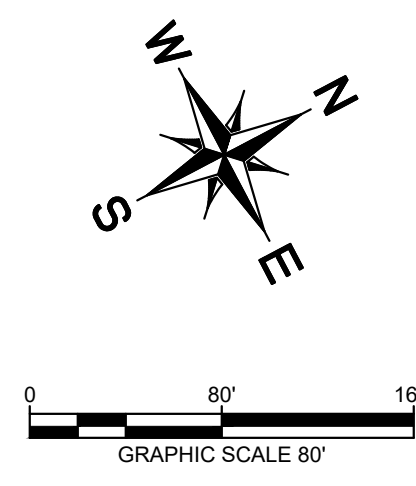
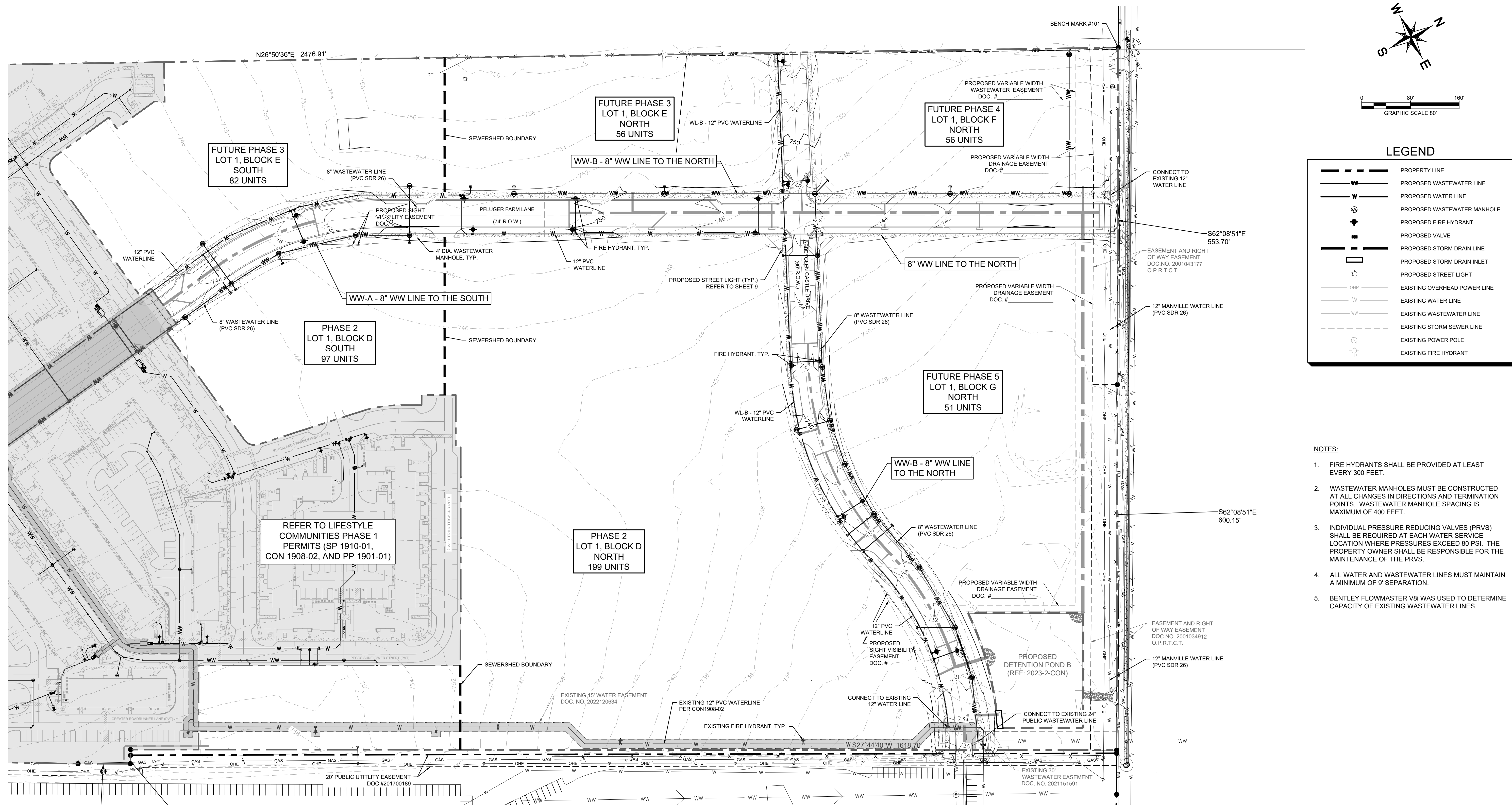
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
067260011	MARCH 2023	AS SHOWN	JCL	JCL	NCB

EXISTING CONDITIONS AND PROPOSED GRADING PLAN

LIFESTYLE COMMUNITIES PLUGERVILLE PHASES 2-5
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS



Plotted By: Monegro, Melissa Date: March 15, 2023 03:00:04pm File Path: K:\AUS_C\A\06726001-LC_Pflugerville Ph. 2 and 3\Code PRELIMINARY\PlanSheetA_C - Water and Wastewater Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	PROPERTY LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STREET LIGHT
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT

- NOTES:**
- FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 300 FEET.
 - WASTEWATER MANHOLES MUST BE CONSTRUCTED AT ALL CHANGES IN DIRECTIONS AND TERMINATION POINTS. WASTEWATER MANHOLE SPACING IS MAXIMUM OF 400 FEET.
 - INDIVIDUAL PRESSURE REDUCING VALVES (PRVs) SHALL BE REQUIRED AT EACH WATER SERVICE LOCATION WHERE PRESSURES EXCEED 80 PSI. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRVS.
 - ALL WATER AND WASTEWATER LINES MUST MAINTAIN A MINIMUM OF 9' SEPARATION.
 - BENTLEY FLOWMASTER V8I WAS USED TO DETERMINE CAPACITY OF EXISTING WASTEWATER LINES.

Kimley-Horn
 10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX
 PHONE: 512-418-1771 FAX: 512-418-1791
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 TBPE Firm No. 928



KHA PROJECT	06726001
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	JCL
DRAWN BY	JCL
CHECKED BY	NCB

WATER AND WASTEWATER PLAN

Lifestyle Communities Wastewater Capacity - 8" Line to the North

Phase	Lot	Block	Use	Demand	Proposed Demand Area (SF / Units)	Total LUE	Average Dry Weather Flow (GPD)	Average Dry Weather Flow (CFS)	Peak Dry Weather Flow (GPD)	Peak Dry Weather Flow (CFS)	8" WW Capacity @ 0.33% Slope (CFS)	Peak Dry Weather 8" Capacity %	Service Area-Ac.	Peak Wet Weather Flow (GPD)	Peak Wet Weather Flow (CFS)	Peak Wet Weather 8" Capacity %
1	1	A	Multifamily	1 LUE per 2 Units	0	0.00	0	0.000	0	0.000	0.00	0.0%	31.52	23,640	0.037	4.1%
	1	B	Multifamily	1 LUE per 2 Units	0	0.00	0	0.000	0	0.000	0.00	0.0%		23,640	0.037	4.1%
	1	C	Multifamily	1 LUE per 2 Units	0	0.00	0	0.000	0	0.000	0.00	0.0%		23,640	0.037	4.1%
2	1	D	Multifamily	1 LUE per 2 Units	299	149.50	40,365	0.062	57,575	0.089	0.90	9.9%	81,215	0.126	14.0%	
3	1	E	Multifamily	1 LUE per 2 Units	56	28.00	7,560	0.012	13,983	0.022	0.90	2.4%	37,623	0.058	6.5%	
4	1	F	Multifamily	1 LUE per 2 Units	56	28.00	7,560	0.012	13,983	0.022	0.90	2.4%	37,623	0.058	6.5%	
5	1	G	Multifamily	1 LUE per 2 Units	51	25.50	6,885	0.011	12,944	0.020	0.90	2.2%	36,584	0.057	6.3%	
Total					231.00	117.00	62,370	0.096	84,502	0.152	0.90	16.9%			0.408	45.4%

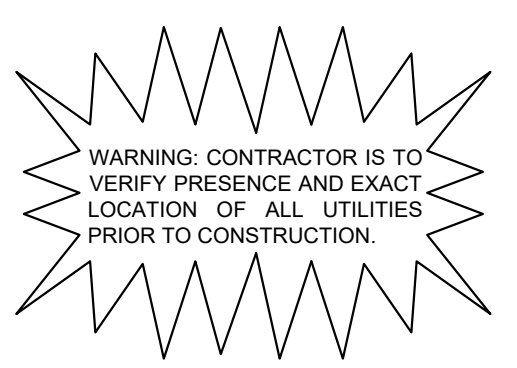
Lifestyle Communities Wastewater Capacity - 8" Line to the South

Phase	Lot	Block	Use	Demand	Proposed Demand Area (SF / Units)	Total LUE	Average Dry Weather Flow (GPD)	Average Dry Weather Flow (CFS)	Peak Dry Weather Flow (GPD)	Peak Dry Weather Flow (CFS)	8" WW Capacity @ 0.33% Slope (CFS)	Peak Dry Weather 8" Capacity %	Service Area-Ac.	Peak Wet Weather Flow (GPD)	Peak Wet Weather Flow (CFS)	Peak Wet Weather 8" Capacity %
1	1	A	Multifamily	1 LUE per 2 Units	272	136.00	36,720	0.057	53,038	0.082	0.90	9.1%	33.63	76,678	0.119	13.2%
	1	B	Multifamily	1 LUE per 2 Units	101	50.50	13,635	0.021	22,830	0.035	0.90	3.9%		46,470	0.072	8.0%
	1	C	Multifamily	1 LUE per 2 Units	90	45.00	12,150	0.019	20,732	0.032	0.90	3.6%		44,372	0.069	7.6%
2	1	D	Multifamily	1 LUE per 2 Units	97	48.50	13,095	0.020	22,071	0.034	0.90	3.8%	45,711	0.071	7.9%	
3	1	E	Multifamily	1 LUE per 2 Units	82	41.00	11,070	0.017	19,184	0.030	0.90	3.3%	42,824	0.066	7.4%	
4	1	F	Multifamily	1 LUE per 2 Units	0	0.00	0	0.000	0	0.000	0.90	0.0%	23,640	0.037	4.1%	
5	1	G	Multifamily	1 LUE per 2 Units	0	0.00	0	0.000	0	0.000	0.90	0.0%	23,640	0.037	4.1%	
1	1	1	Commercial	Refer to SP2008-04 for Calculation	33.10	16.55	8,937	0.014	16,059	0.025	0.90	2.8%	39,699	0.061	6.8%	
Total					354.10	177.05	95,607	0.148	136,000	0.238	0.90	26.5%			0.531	59.0%

BENCHMARKS

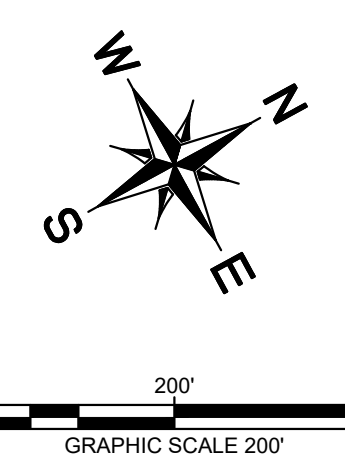
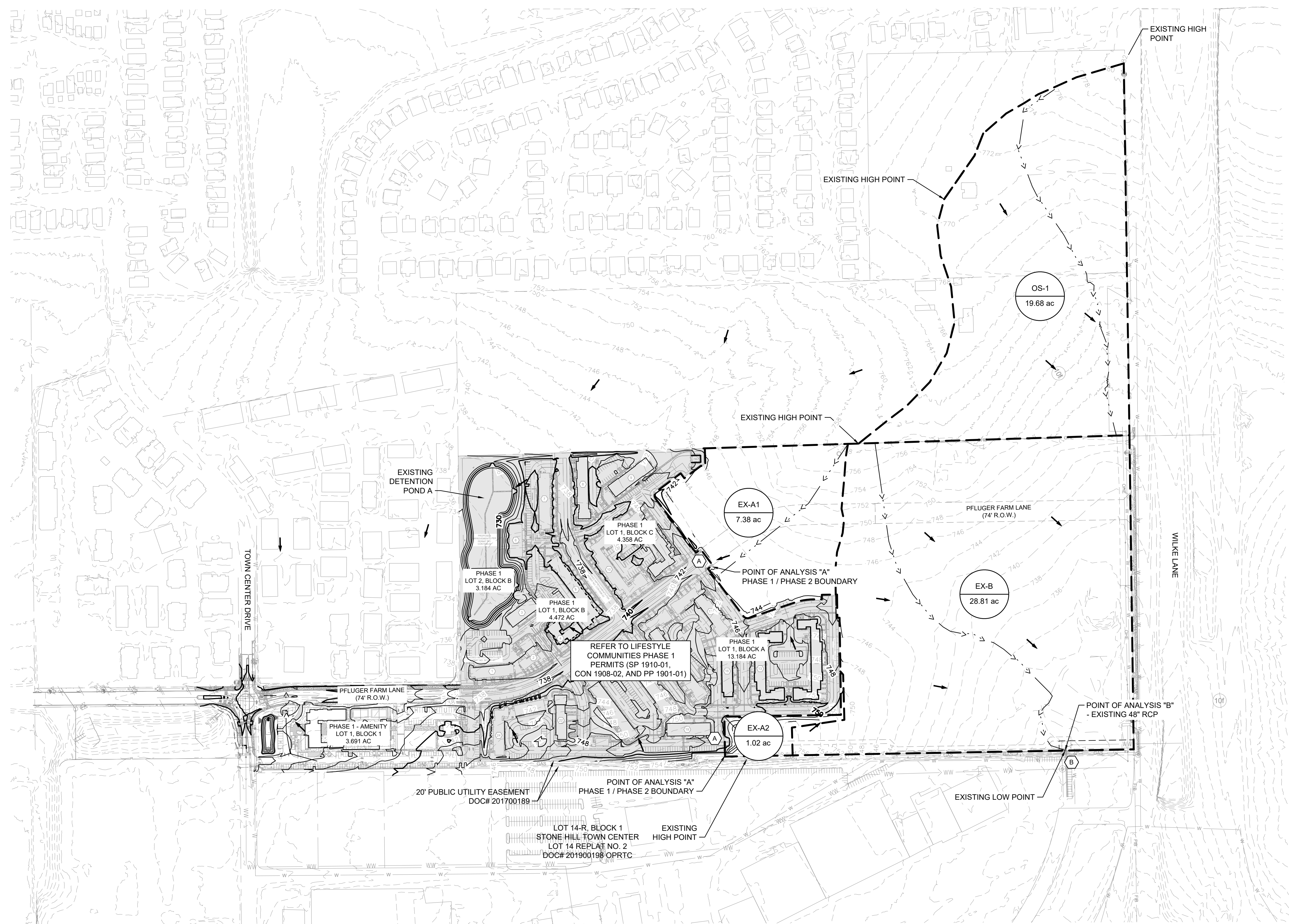
TBM:
 1. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. ELEVATION = 745.67' NORTHING = 10144630.6038' EASTING = 3157637.7758'

2. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96' NORTHING = 10144235.7956' EASTING = 3156989.3052'



LIFESTYLE COMMUNITIES PFLUGERVILLE PHASES 2-5
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

Plotted By: Monezo, Melissa Date: March 15, 2023 03:01:32pm File Path: K:\AUS_Civil\06726001-LC_Pflugerville Ph. 2 and 3\Cad\PRELIMINARY\PlanSheets\C - Existing Drainage Area Map.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



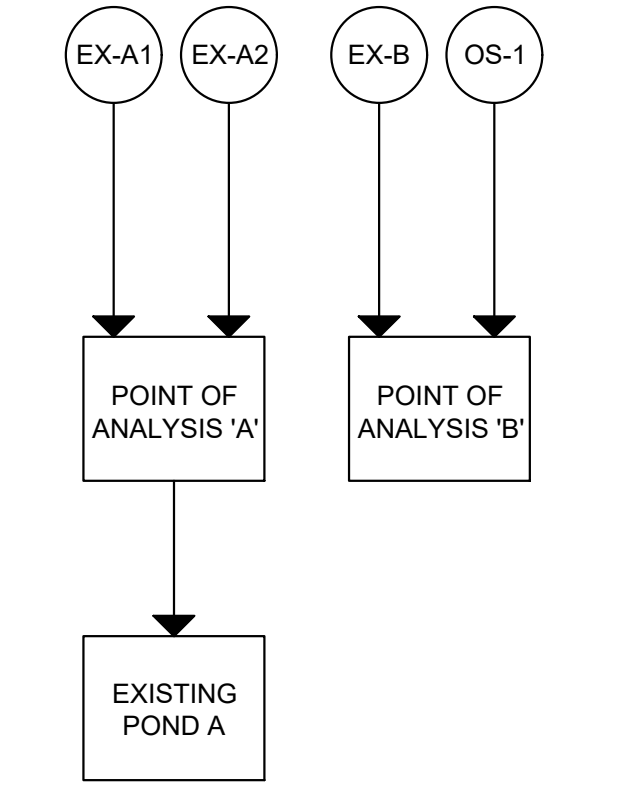
LEGEND

	AREA DESIGNATOR AREA IN ACRES
	PROPERTY LINE
	EXISTING STORM SEWER LINE
	EXISTING DRAINAGE DIVIDE
	EXISTING STORM SEWER INLET
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER HEADWALL
	EXISTING FLOW DIRECTION
	EXISTING CONTOUR
	POINT OF ANALYSIS

NOTES:

1. THE NOAA ATLAS 14 RAINFALL DATA PER THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL HAS BEEN INCORPORATED IN THIS DRAINAGE ANALYSIS.
2. SEE SHEET 8 FOR THE INDIVIDUAL SUB-BASIN DRAINAGE AREA ANALYSIS.

EXISTING



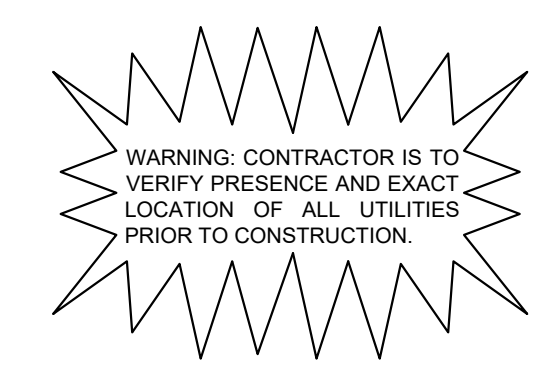
Lifestyle Communities Pflugerville Phases 2-5
 Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (sf)***	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW				TOTAL Tc** (min)	Q ₂ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)								
							P-2yr24hr 4.03 IN				Grass Surface				Paved Surface								Channel Flow							
							N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L	V (fps)	S	Tt(min)					L (ft)	V (fps)	a (ft ²)	Pw (ft)	r	n	S (ft/ft)	Tt(min)
EX-A1	321,473	7.38	273,252	85.00%	80.00	95.30	0.15	50	0.02	5.015	108	2.3	0.02	0.789	82	2.87	0.02	0.475	400	8.1	12.6	12.6	1.00	0.013	0.01	0.82	7.10	23.86	51.96	73.93
EX-A2	44,431	1.02	37,767	85.00%	80.00	95.30	0.15	50	0.02	5.015	100	2.3	0.02	0.730	0	0.00	0.000	0	8.1	12.6	12.6	1.00	0.013	0.01	0.00	6.00	3.36	7.27	10.33	
EX-B	1,256,706	28.85	40,614	3.23%	80.00	80.58	0.15	100	0.02	8.731	1143	2.3	0.02	8.349	0	0.00	0.000	0	7.9	33.0	16.5	2.00	0.03	0.01	0.00	17.08	50.19	141.03	214.33	
OS-1	857,261	19.68	52,000	6.07%	74.00	75.46	0.15	100	0.01	11.520	1379	2.3	0.02	10.073	0	2.87	0.02	0.000	0	7.9	33.0	16.5	2.00	0.03	0.01	0.00	21.59	25.19	80.44	126.51

**The Curve Number (Cn) has been determined from Table 2-2a of Technical Release 55. The cover type, hydrologic condition, and soil group determined for the proposed conditions are open space, good condition (grass cover > 75%), and Type D soil group with
 The cover type, hydrologic condition, and soil group determined for the existing conditions are pasture, grassland, or range, good condition, and Type D soil group with a Cn of 80.
 The cover type, hydrologic condition, and soil group determined for the existing conditions are open space, good condition (grass cover > 75%), and Type C soil group with a Cn of 74.
 ***The minimum Tc is 5 minutes per the TR-55.
 ***Impervious Cover for EX-A1 and EX-A2 shows the allowed impervious cover per CON1908-02. Actual impervious cover for D-A is shown in the above table.
 ***Offsite areas are considered at existing, non-developed conditions. Therefore, developments may need to provide detention upstream of the discharge point to this subject property.
 ****Offsite Tc revised for fully developed condition.

BENCHMARKS

TBM:
 1. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. ELEVATION = 745.67'
 NORTHING = 10147630.6038'
 EASTING = 3157637.7758'
 2. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96'
 NORTHING = 10144235.7956'
 EASTING = 3156989.3052'

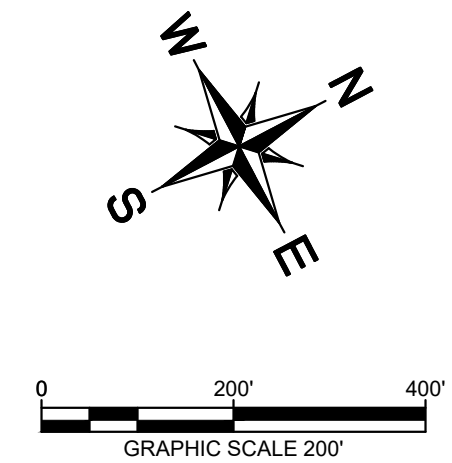


 10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX PHONE: 512-418-1771 FAX: 512-418-1791 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928	 3/20/2023 JCL
KHA PROJECT: 06726001 DATE: MARCH 2023 SCALE: AS SHOWN DESIGNED BY: JCL DRAWN BY: JCL CHECKED BY: NCB	EXISTING DRAINAGE AREA MAP
LIFESTYLE COMMUNITIES PFLUGERVILLE PHASES 2-5 CITY OF PFLUGERVILLE TRAVIS COUNTY, TEXAS	
SHEET NUMBER 6 OF 12	

Plotted: By: Moneiro, Melissa Date: March 15, 2023 03:02:53pm File Path: K:\AUS_CWA\06726001-LC Pflugerville Ph. 2 and 3\Cad\PRELIMINARY\Plan\SheetA-C - Proposed Drainage Area Map.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

STAGE STORAGE TABLE				ROUTING TABLE				
Elevation (FT)	Area (SF)	Storage Volume (CF)	Cumulative Storage (CF)	Scenario	Computed Peak Outflow (cfs)	Max Water Surface Elevation (ft)	Maximum Storage (ac-ft)	Maximum Storage (cf)
724	0	0	0	2 YR	71.66	728.41	2.039	88,808
725	22,735	7,578	7,578	25 YR	209.48	731.21	3.763	163,924
726	23,000	22,867	30,445	100 YR	309.47	732.98	4.943	215,318
727	24,000	23,500	53,945					
728	25,000	24,500	78,445					
729	26,000	25,500	103,945					
730	27,000	26,500	130,445					
731	28,000	27,500	157,945					
732	29,000	28,500	186,445					
733	30,000	29,500	215,945					
734	31,000	30,500	246,445					

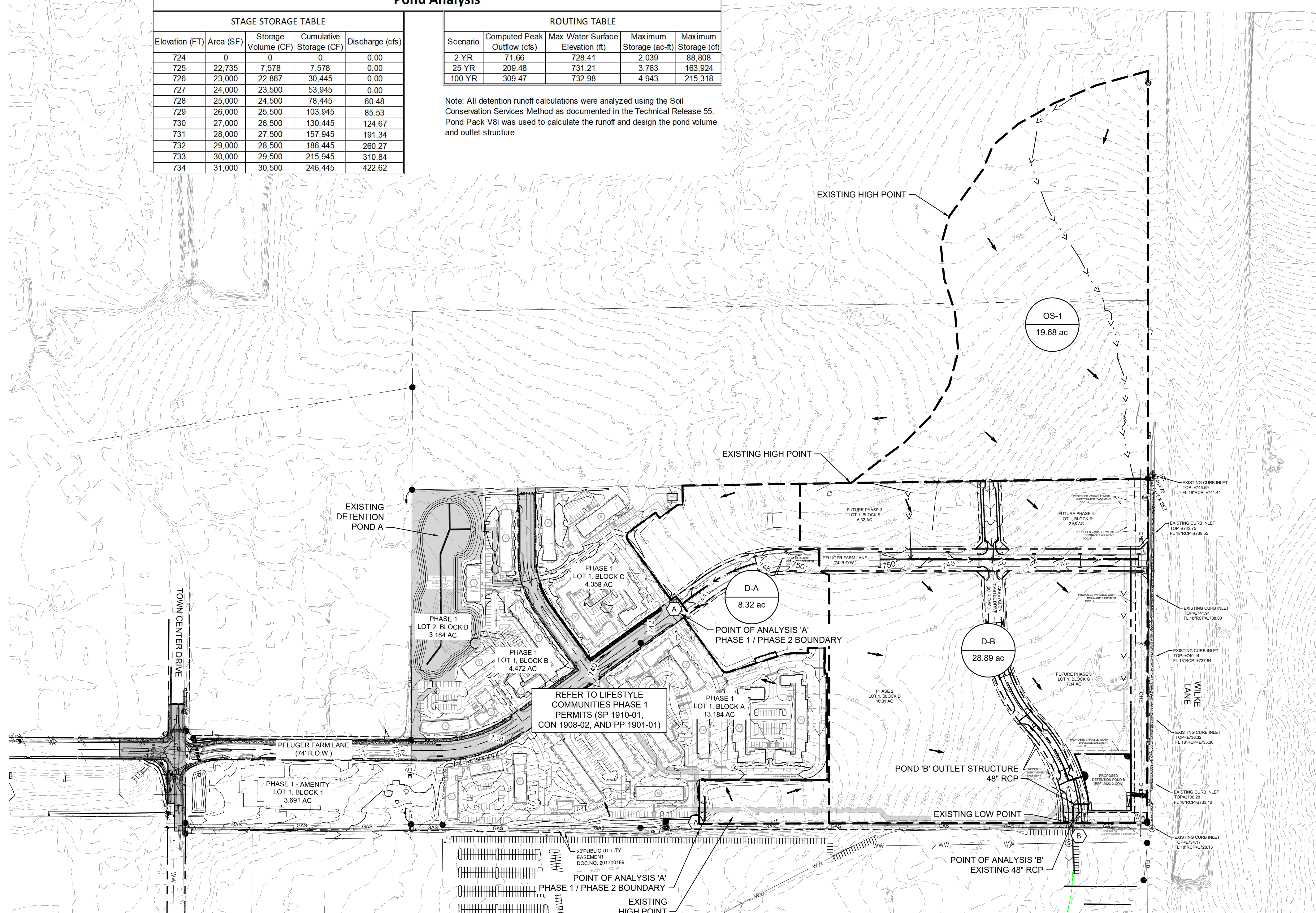
Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55. Pond Pack V8i was used to calculate the runoff and design the pond volume and outlet structure.



LEGEND

- X-1: AREA DESIGNATOR (9.9 ac)
- A-1: INLET NUMBER
- : PROPERTY LINE
- : PROPOSED STORM DRAIN LINE
- >->: TC FLOW PATH
- - - -: PROPOSED DRAINAGE DIVIDE
- : PROPOSED CONTOUR
- : EXISTING CONTOUR
- B: POINT OF ANALYSIS

- NOTES:**
1. THE NOAA ATLAS 14 RAINFALL DATA PER THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL HAS BEEN INCORPORATED IN THIS DRAINAGE ANALYSIS.
 2. SEE SHEET 8 FOR THE INDIVIDUAL SUB-BASIN DRAINAGE AREA ANALYSIS.



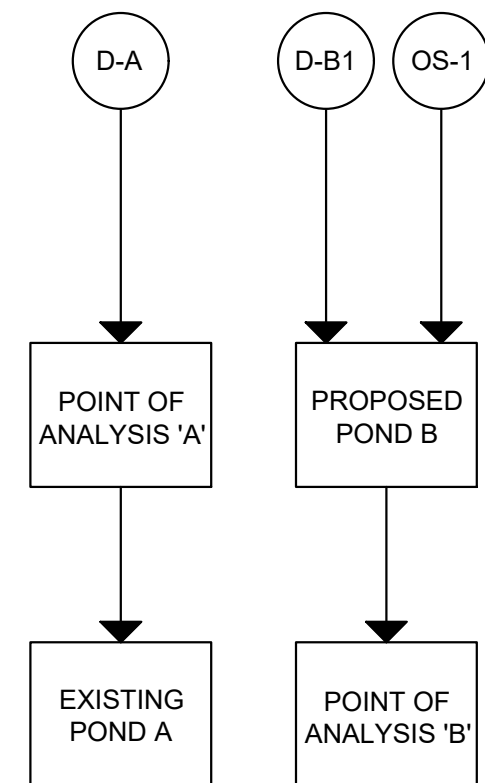
Lifestyle Communities Pflugerville Phases 2-5 DRAINAGE RESULTS - SCS METHOD

Point of Analysis	Storm Event	Existing Runoff POA-A	Developed Runoff POA-A	Runoff Difference at Confluence	Is Developed < Existing?
A	2	27.2	27.0	0.21	YES
	25	59.2	59.0	0.22	YES
	100	84.3	84.1	0.16	YES

Point of Analysis	Storm Event	Existing Runoff POA-B	Developed Runoff POA-B	Runoff Difference at Confluence	Is Developed < Existing?
B	2	74.5	73.0	1.57	YES
	25	219.0	216.7	2.28	YES
	100	337.6	291.1	46.48	YES

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55. Pond Pack V8i was used to calculate the runoff and design the pond volume and outlet structure.

PROPOSED



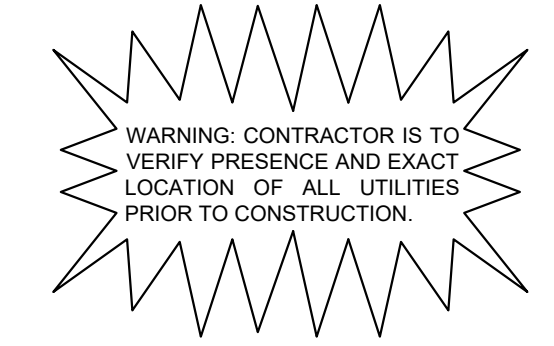
BENCHMARKS

TBM:
 1. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. ELEVATION = 745.67' NORTHING = 10147630.6038' EASTING = 3157637.7758'
 2. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96' NORTHING = 10144235.7956' EASTING = 3156989.3052'

Lifestyle Communities Pflugerville Phases 2-5 Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (sf)**	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	PERMEABLE PAVER CURVE NO. Cn*	WEIGHTED CURVE NO.	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW				TOTAL Tc** (min)	Q ₂ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)								
								P-2yr/24hr 4.03 IN				Grass Surface				Paved Surface								Channel Flow							
								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-A1	321,473	7.38	273,252	85.00%	80.00	N/A	95.30	0.15	50	0.02	5.015	108	2.3	0.02	0.789	82	2.87	0.02	0.475	400	8.1	12.6	12.6	1.00	0.013	0.01	0.82	7.10	23.86	51.96	73.93
EX-A2	44,431	1.02	37,767	85.00%	80.00	N/A	95.30	0.15	50	0.02	5.015	100	2.3	0.02	0.730	0	0.00	0	0.000	0	8.1	12.6	12.6	1.00	0.013	0.01	0.00	6.00	3.36	7.27	10.33
EX-B	1,256,706	28.85	3.23%	80.00	N/A	80.58	0.15	100	0.02	8.734	1143	2.3	0.02	8.349	0	0.00	0	0.000	0	7.9	33.0	16.5	2.00	0.03	0.01	0.00	17.08	50.19	141.03	214.33	
D-A	362,419	8.32	289,935	80.00%	80.00	N/A	94.40	0.15	50	0.02	5.015	0	2.3	0.02	0.000	80	2.87	0.02	0.464	250	8.1	12.6	12.6	1.00	0.013	0.01	0.51	6.00	26.95	59.01	84.10
D-B	1,258,448	28.89	755,089	60.00%	80.00	85.00	87.70	0.15	50	0.02	5.015	300	2.3	0.02	2.191	0	2.87	0.02	0.000	1300	8.1	12.6	12.6	1.00	0.013	0.01	2.67	9.88	74.66	179.06	262.03
OS-1	857,261	19.68	52,000	6.07%	74.00	N/A	75.46	0.15	100	0.01	11.520	1379	2.3	0.02	10.073	0	2.87	0.02	0.000	0	7.9	33.0	16.5	2.00	0.03	0.01	0.00	21.59	25.19	80.44	126.51

*The Curve Number (Cn) has been determined from Table 2-2a of Technical Release 55. The cover type, hydrologic condition, and soil group determined for the proposed conditions are open space, good condition (grass cover > 75%), and Type D soil group with a Cn of 80.
 **The minimum Tc is 5 minutes per the TR-55.
 ***Impervious Cover for EX-A1 and EX-A2 shows the allowed impervious cover per CON1908-02. Actual impervious cover for D-A is shown in the above table.
 ****The Impervious Cover for D-B includes 300,000 SF of proposed permeable pavers. These permeable pavers are being represented by a curve number of 85 as recommended by the manufacturer.
 *****Offsite areas are considered as existing, non-developed conditions. Therefore, developments may need to provide detention upstream of the discharge point to this subject property.
 *****Offsite Tc revised for fully developed condition.



DATE: _____

REVISIONS: _____

No. _____

10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX 78759
 PHONE: 512-418-1171 FAX: 512-418-1791
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. TPBE Firm No. 928

3/20/2023

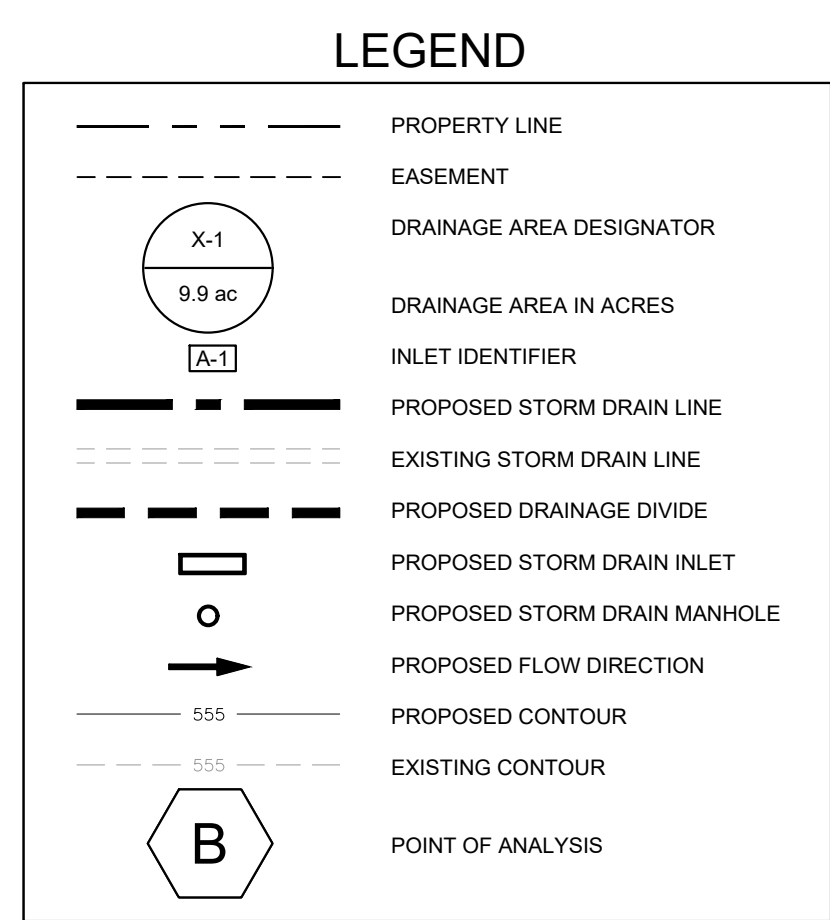
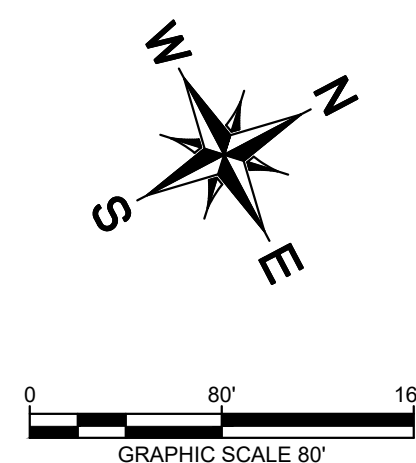
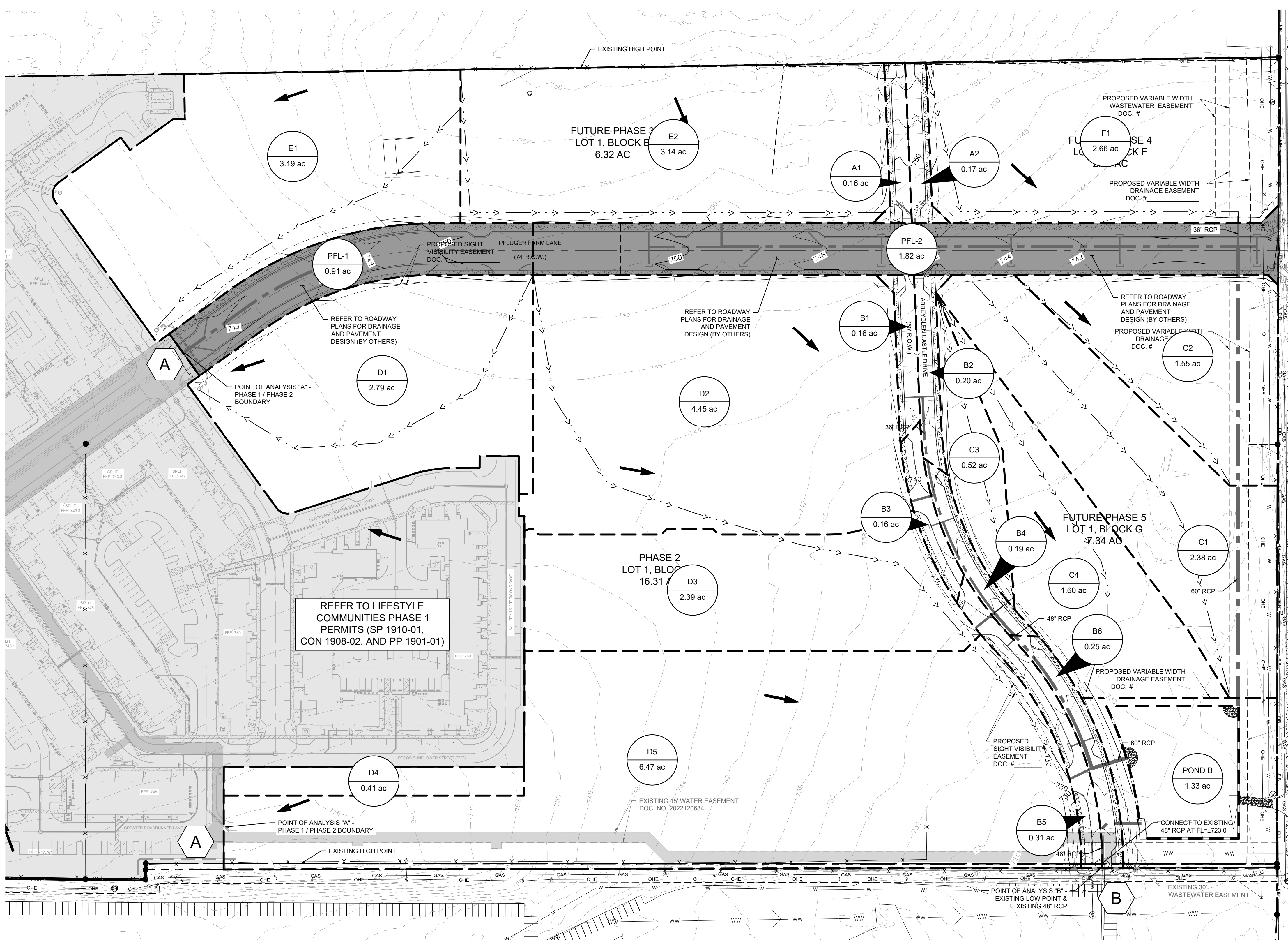
KHA PROJECT: 06726001
 DATE: MARCH 2023
 SCALE: AS SHOWN
 DESIGNED BY: JCL
 DRAWN BY: JCL
 CHECKED BY: NCB

PROPOSED DRAINAGE AREA MAP

LIFESTYLE COMMUNITIES PFLUGERVILLE PHASES 2-5
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
7 OF 12

Plotted by: Moneys, Melissa Date: March 15, 2023 03:04:15pm File Path: K:\AUS\06726001-LC-Plfugerville Ph 2 and 3\Cod-PRELIMINARY\PlanSheets\C - Inlet Drainage Area Map.dwg



NOTES: 1. ALL PIPES TO BE 18" RCP UNLESS OTHERWISE NOTED. 2. PUBLIC STORM INFRASTRUCTURE UNDER PFLUGER FARM LANE IS TO BE DESIGNED BY OTHERS.

Table with 7 columns: D.A. Number, Drainage Area (SF), Drainage Area (Ac), Pervious Area (SF), Impervious Area (SF), I.C. (%), Comp. C25, Comp. C100. Lists calculations for areas A1 through POND B.

Table with 5 main sections: Sheet Flow, Shallow Flow, Channel Flow, Total Tc, and D.A. Lists calculations for areas A1 through POND B.

Table with 7 columns: D.A. Number, Drainage Area (Ac), I.C. (%), Comp. C25, Comp. C100, TOTAL Tc (Min.), I25 (in/hr), I100 (in/hr), Q25 (cfs), Q100 (cfs). Lists calculations for areas A1 through POND B.

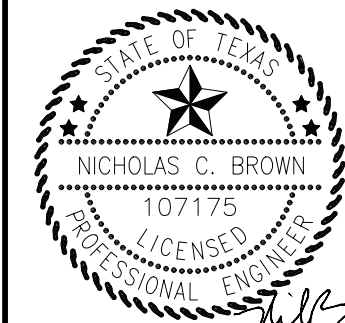
Table with 2 columns: Storm Event C, and 3 columns: Pervious, Good Condition 2-7%, Impervious. Values for C25 and C100.

BENCHMARKS: 1. 'X' SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. 2. 'X' SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE.



Table with 3 columns: No., REVISIONS, DATE.

Kimley-Horn & Associates, Inc. 10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX PHONE: 512-418-1771 FAX: 512-418-1791 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. TPE Firm No. 928

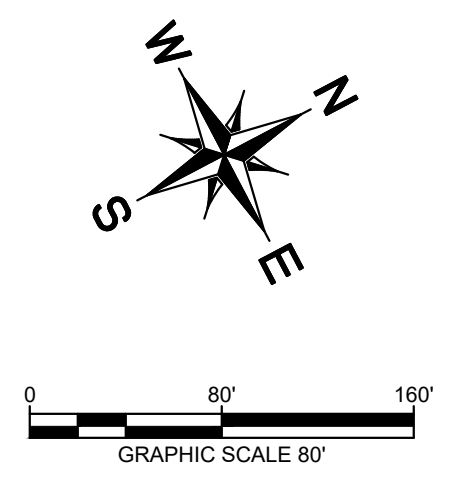
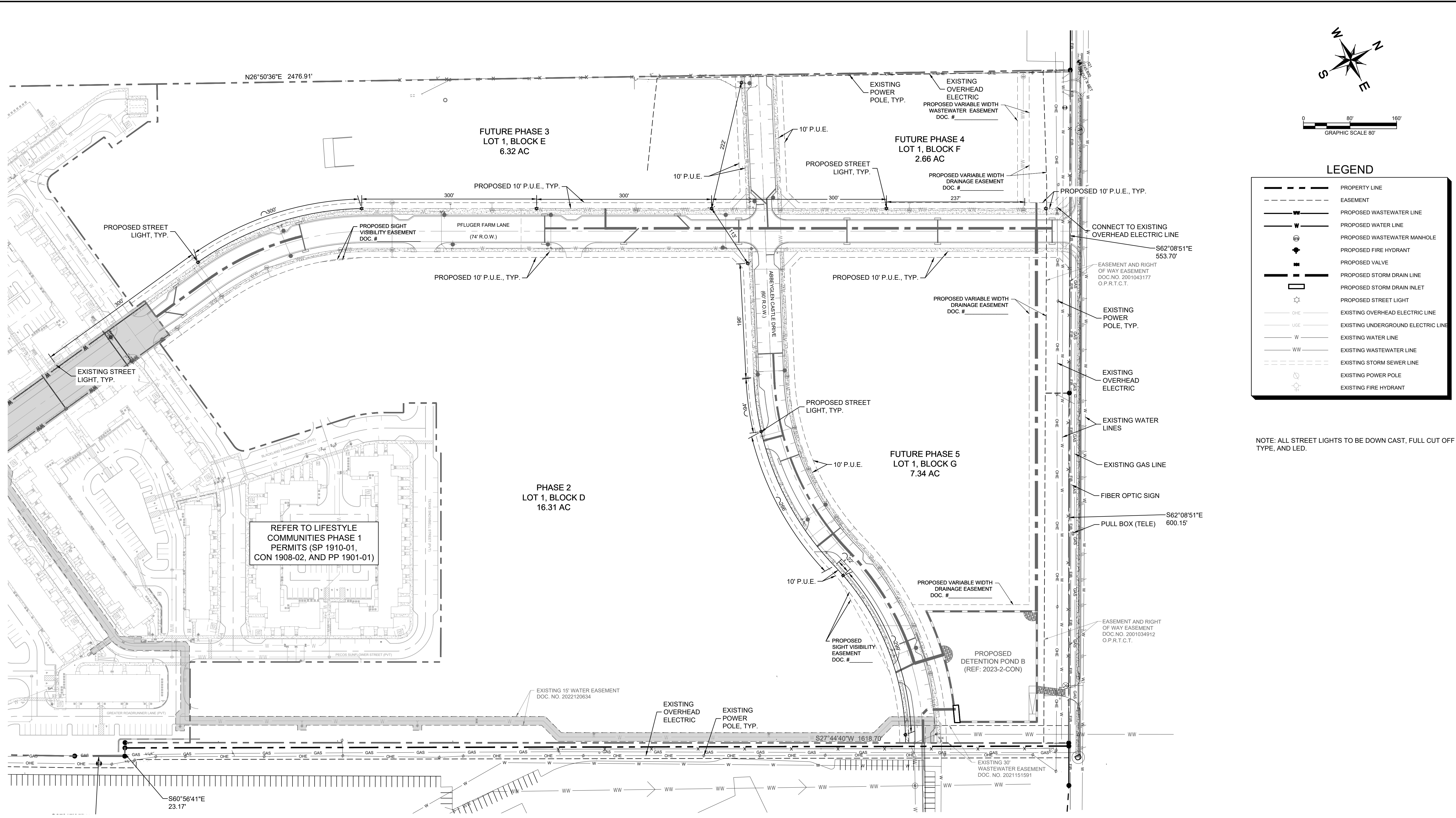


3/20/2023 KHA PROJECT 06726001 DATE MARCH 2023 SCALE: AS SHOWN DESIGNED BY: JCL DRAWN BY: JCL CHECKED BY: NCB

INLET DRAINAGE AREA MAP

LIFESTYLE COMMUNITIES PLFUGERVILLE PHASES 2-5 CITY OF PLFUGERVILLE TRAVIS COUNTY, TEXAS

Plotted By: Monezo, Melissa Date: March 15, 2023 03:05:09pm File Path: K:\AUS_C\A\06726001-1-C_Pflugerville Ph. 2 and 3\Cad\PRELIMINARY\PlanSheets\C - Preliminary Illumination Plan.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	PROPERTY LINE
	EASEMENT
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STREET LIGHT
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT

NOTE: ALL STREET LIGHTS TO BE DOWN CAST, FULL CUT OFF TYPE, AND LED.

REFER TO LIFESTYLE COMMUNITIES PHASE 1 PERMITS (SP 1910-01, CON 1908-02, AND PP 1901-01)

NO.	REVISIONS	DATE	BY

Kimley-Horn
 10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX
 PHONE: 512-418-1171 FAX: 512-418-1791
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 TBPE Firm No. 928

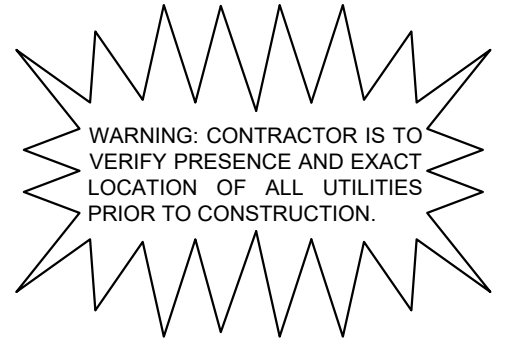
3/20/2023

NICHOLAS C. BROWN
 107175
 LICENSE
 PROFESSIONAL ENGINEER

KHA PROJECT: 067260011
 DATE: MARCH 2023
 SCALE: AS SHOWN
 DESIGNED BY: JCL
 DRAWN BY: JCL
 CHECKED BY: NCB

PRELIMINARY ILLUMINATION PLAN

LIFESTYLE COMMUNITIES PFLUGERVILLE PHASES 2-5
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS



BENCHMARKS

<p>TBM: 1. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. ELEVATION = 745.67' NORTHING = 10147630.6038' EASTING = 3157637.7758'</p>	<p>2. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96' NORTHING = 10144235.7956' EASTING = 3156989.3052'</p>
--	---

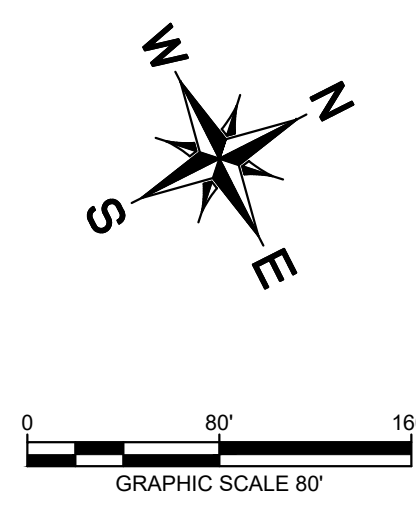
STANDARD TREE PRESERVATION NOTES

- ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED.
- ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
- TREE PROTECTION FENCES SHALL BE ERRECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN TRENCHING OR SOIL BUILD-UP WITHIN TREE CRZ'S OR DRIP LINES, WHICHEVER IS GREATER.
- TREE PROTECTION FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES AND BE PLACED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIP LINE) OR CRZ, WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF

- EQUIPMENT OR MATERIAL.
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST OR ADMINISTRATOR.
 - WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT
 - OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING AND FIRES.
- IF APPROVED BY THE CITY FORESTER, EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIP LINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL.
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING PROVIDED THAT THE FENCE DOES NOT ENCRDACH INTO THE CRZ BY 50% MEASURED FROM THE BASE OF THE TREE, AND FENCING REMAINS A MINIMUM OF 5' FROM THE BASE OF THE TREE.
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST TO DISCUSS ALTERNATIVES.

- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIP LINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH FOUR (4) TO SIX (6) INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN DAMAGE TO THE FINE, WATER ABSORBING ROOTS, SUPPLEMENTAL WATERING SHALL BE REQUIRED:
 - TREES SHALL BE WATERED ONCE EVERY TWO WEEKS DURING PERIODS OF HOT, DRY WEATHER.
 - TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
 - A SIGNED WATERING CONTRACT SHALL BE REQUIRED.

NOTE: NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18TH, 2014.



LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINE TO BE VACATED
	EASEMENT
	EXISTING TREE TO BE REMOVED
	EXISTING WASTEWATER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING WATER
	EXISTING OVERHEAD ELECTRIC

STANDARD TREE PRESERVATION NOTES CONTINUED

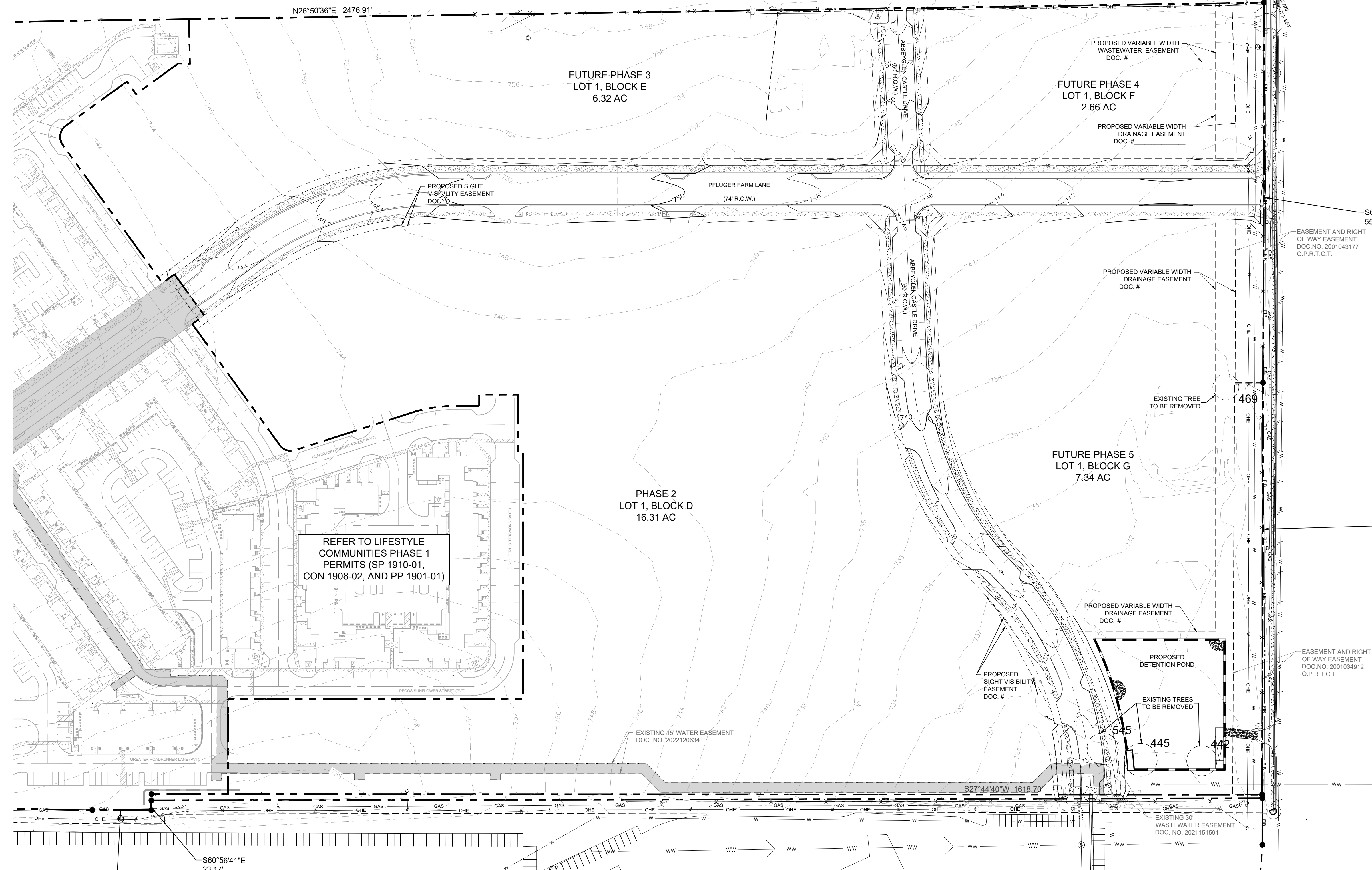
- WHEN CONSTRUCTION OCCURS IMMEDIATELY OUTSIDE OF THE CRZ OR DRIP LINE OF A PRESERVED TREE, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
- ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE ROOT ZONE.
- ANY TRENCHING SHALL BE AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE. TRENCH LINES SHALL NOT RUN WITHIN THE CRZ. BORING, TUNNELING OR OTHER TECHNIQUES MAY BE APPROVED BY THE CITY ARBORIST OR ADMINISTRATOR IF THERE IS NO ALTERNATIVE AVAILABLE.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN SIX (6) INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OR CRZ, WHICHEVER IS GREATER, OF TREES. NO TOPSOIL IS PERMITTED ON ROOT FLARES OR WITHIN 6 INCHES OF TREE TRUNKS.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO CITY STANDARDS AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
- ALL OAK TREE CUTS, INTENTIONAL OR UNINTENTIONAL, SHALL BE PAINTED IMMEDIATELY (WITHIN 10 MINUTES). TREE PAINT MUST BE KEPT ON SITE AT ALL TIMES. ALL PRUNING OR CUTTING TOOLS MUST BE STERILIZED BETWEEN TREES TO PREVENT THE SPREAD OF DISEASE.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED. REFER TO THE CITY OF PFLUGERVILLE TREE TECHNICAL MANUAL FOR APPROPRIATE REMOVAL METHODS.
- DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

POINT NO.	DESCRIPTION	CLASSIFICATION	STATUS
442	22" CEDAR ELM	P - CLASS 3	DEMO
445	24" LIVE OAK	P - CLASS 3	DEMO
469	19" MISC. TREE	P - CLASS 3	DEMO
545	23" LIVE OAK	P - CLASS 3	DEMO

NOTE: NO PROTECTED TREES ARE LOCATED WITHIN THE PUBLIC ROW. THEREFORE, MITIGATION IN THE PUBLIC ROW IS NOT REQUIRED. 8" OF MITIGATION FOR REMOVED SITE TREES WILL BE PROVIDED THROUGH ON SITE PLANTING IF POSSIBLE. OTHERWISE FEE IN LIEU WILL BE PAID.

BENCHMARKS

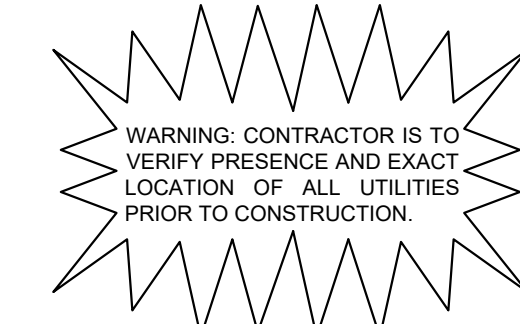
- 8" (CLASS 3) x 300 = \$26,400
- TBM:
 1. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. ELEVATION = 745.67' NORTHING = 10147630.6038' EASTING = 3157637.7758'
2. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96' NORTHING = 10144235.7956' EASTING = 3156989.3052'



REFER TO LIFESTYLE COMMUNITIES PHASE 1 PERMITS (SP 1910-01, CON 1908-02, AND PP 1901-01)



Know what's below. Call before you dig.



Plotted By: Monezo, Melissa Date: March 15, 2023 03:05:44 pm File Path: K:\AUS_Civil\06726001-LC_Pflugerville Ph. 2 and 3\Cad\PRELIMINARY\PlanSheets\3 - Tree Survey_Sheet.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NO.
REVISIONS
DATE

10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-1791
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 TPE Firm No. 928

3/20/2023

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
06726001	MARCH 2023	AS SHOWN	JCL	JCL	NCB

TREE SURVEY SHEET

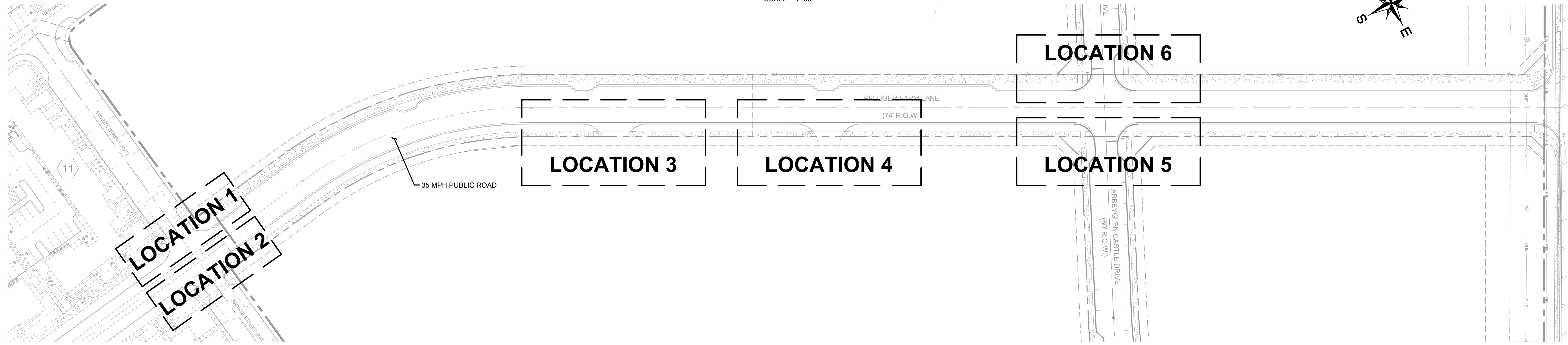
LIFESTYLE COMMUNITIES

PFLUGERVILLE PHASES 2-5

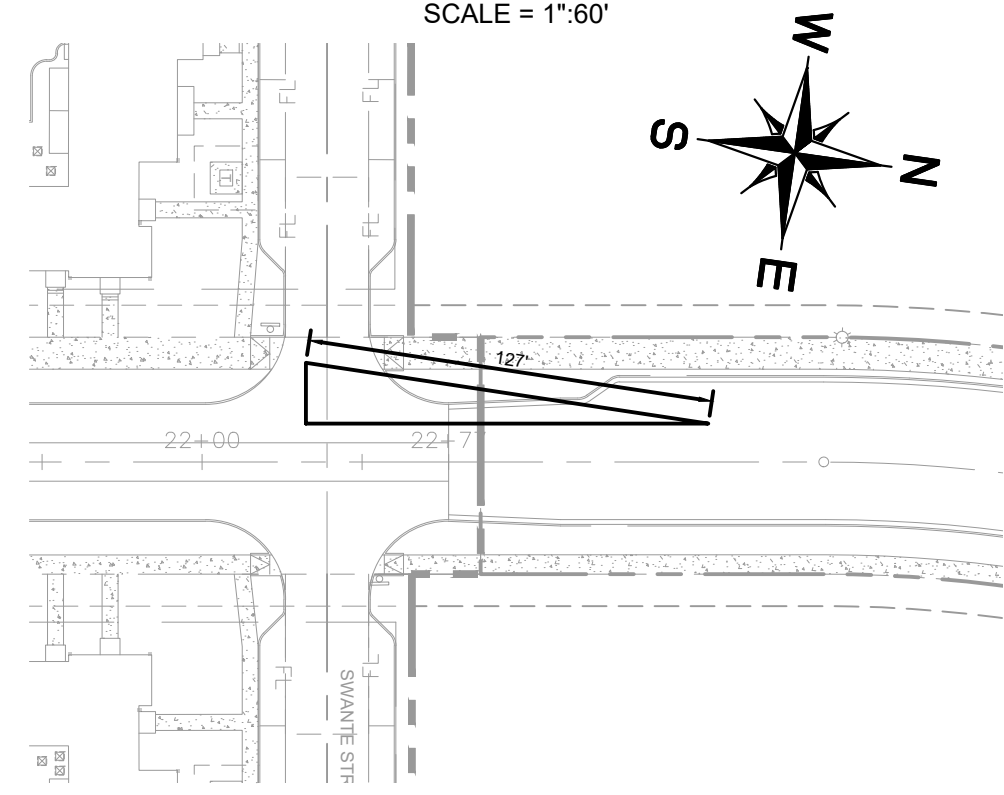
CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
100F 12

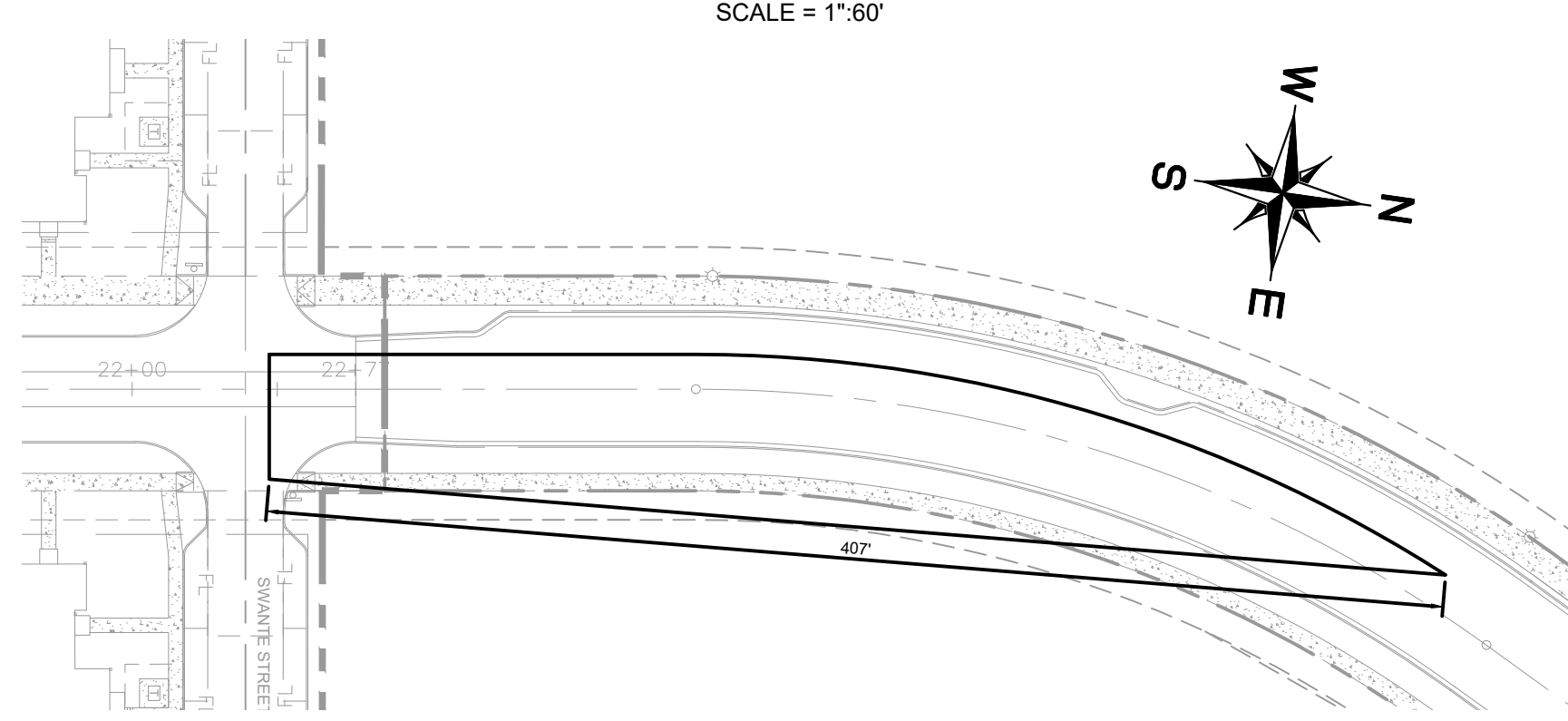
SIGHT DISTANCE TRIANGLE LOCATIONS
PFLUGER FARM LANE
SCALE = 1"=60'



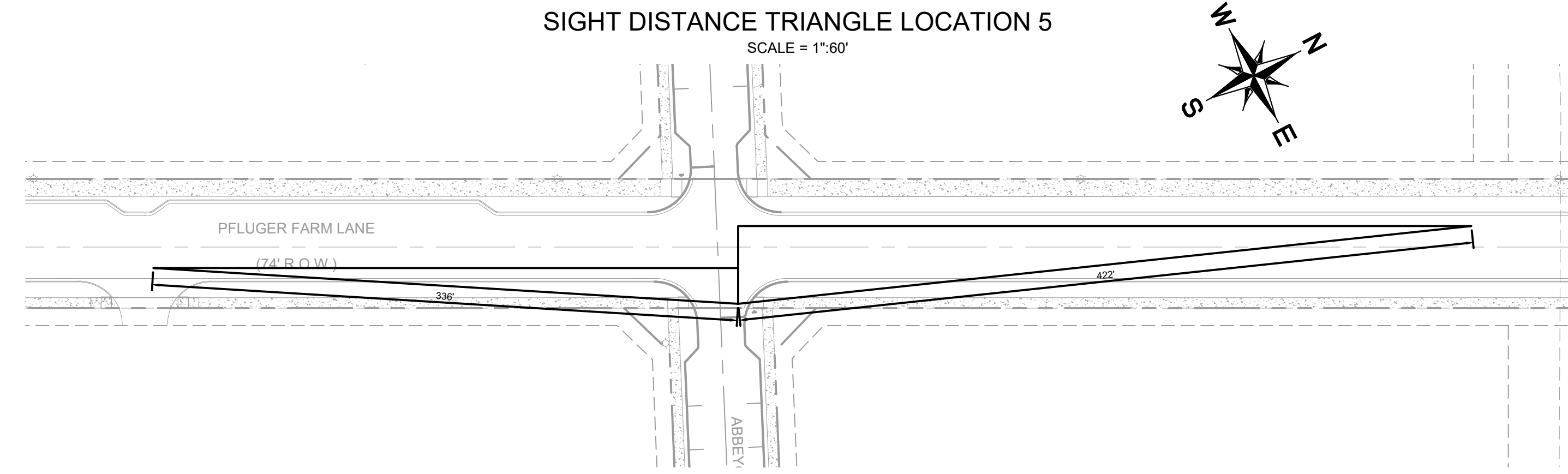
SIGHT DISTANCE TRIANGLE LOCATION 1
SCALE = 1"=60'



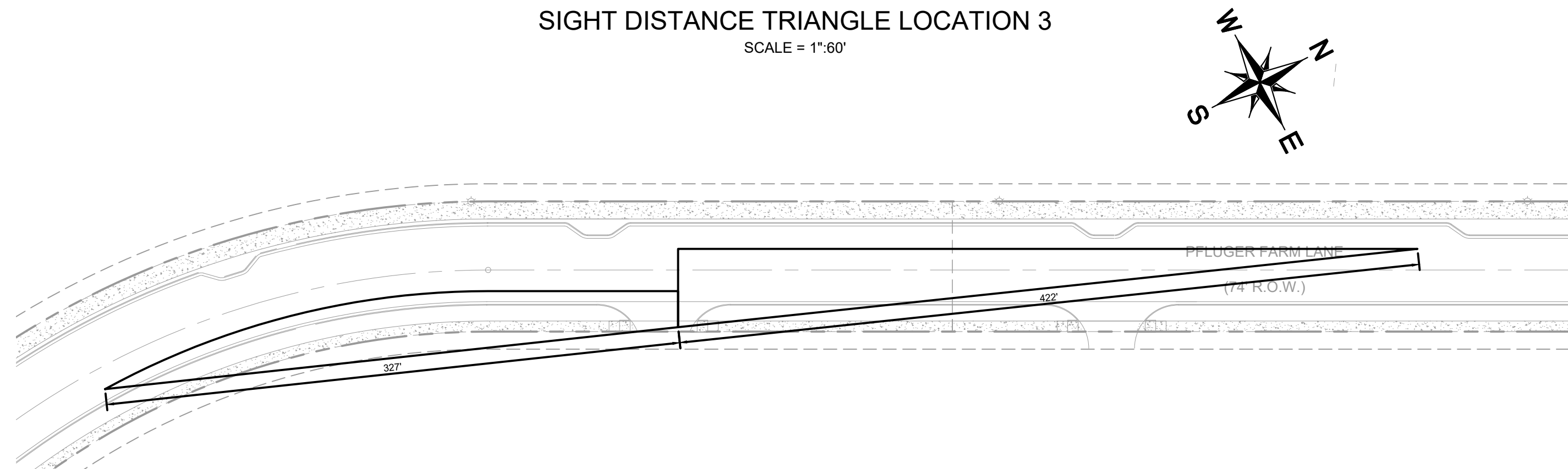
SIGHT DISTANCE TRIANGLE LOCATION 2
SCALE = 1"=60'



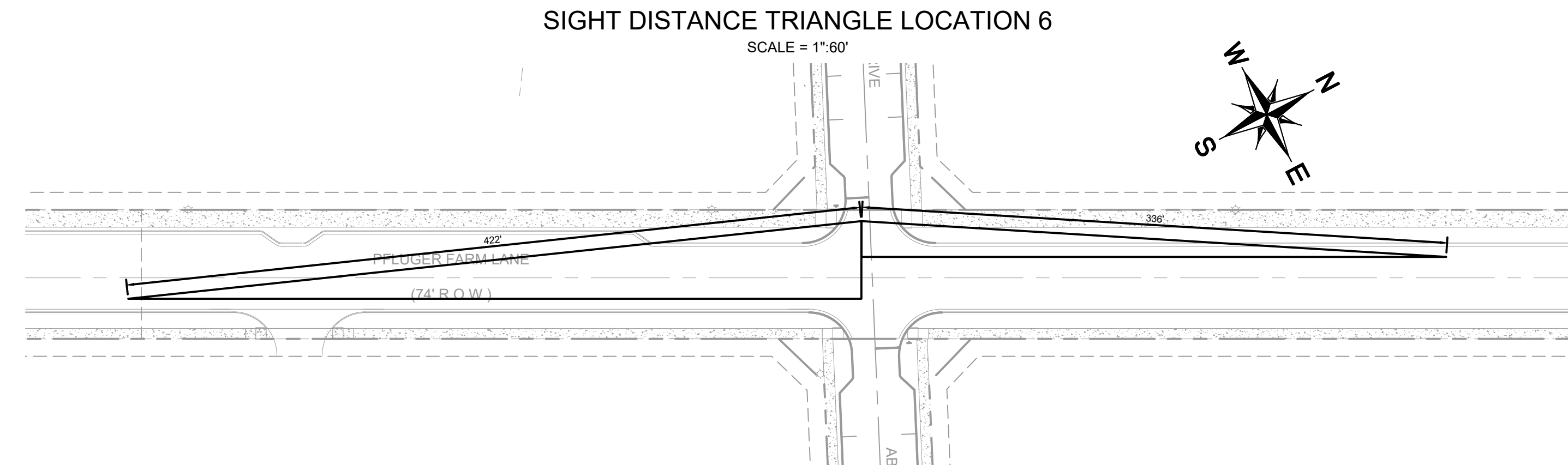
SIGHT DISTANCE TRIANGLE LOCATION 5
SCALE = 1"=60'



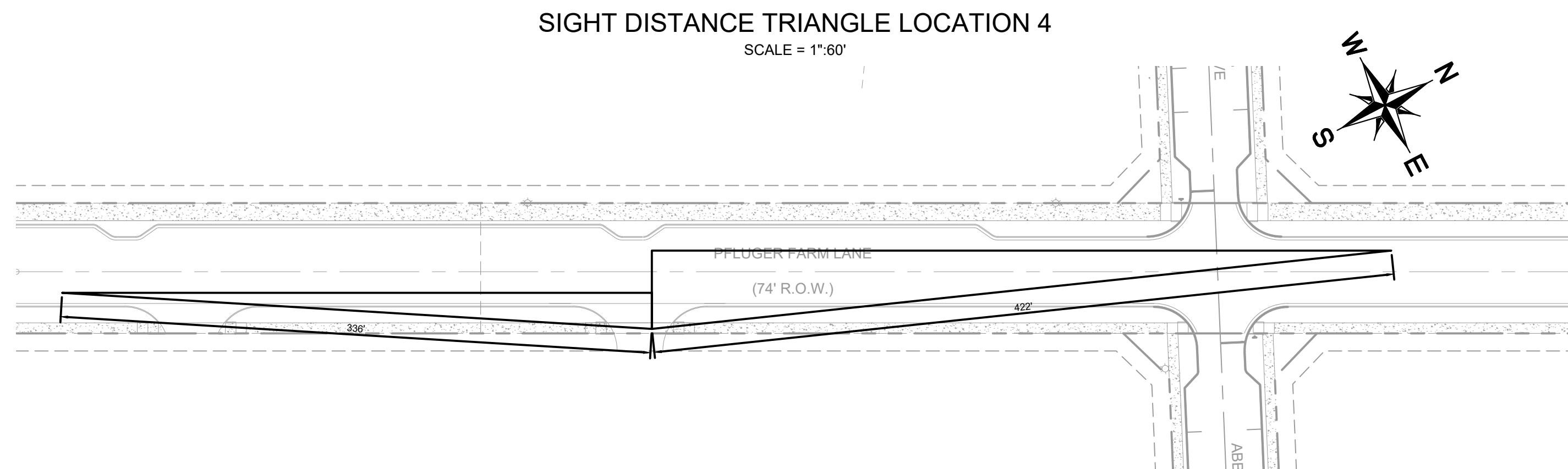
SIGHT DISTANCE TRIANGLE LOCATION 3
SCALE = 1"=60'



SIGHT DISTANCE TRIANGLE LOCATION 6
SCALE = 1"=60'



SIGHT DISTANCE TRIANGLE LOCATION 4
SCALE = 1"=60'

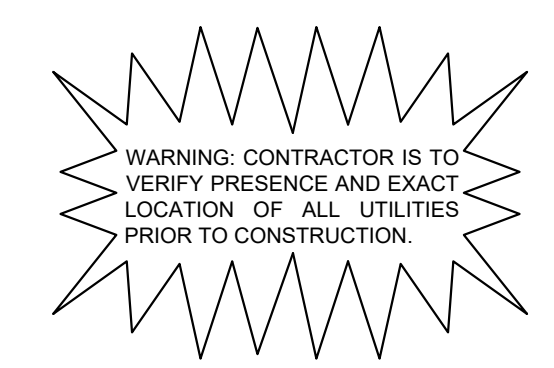


BENCHMARKS

- TBM:
1. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT.
ELEVATION = 745.67'
NORTHING = 10147630.6038'
EASTING = 3157637.7758'
- 2. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE.
ELEVATION = 729.96'
NORTHING = 10144235.7956'
EASTING = 3156989.3052'



Know what's below.
Call before you dig.



Plotted By: Monegro, Melissa Date: March 15, 2023 03:06:22pm File Path: K:\AUS_CIVIL\067260011-LC_PflugerLane_Ph.2_and_3\Cad\PRELIMINARY\PlanSheet\A_C - Intersection Sight Distance Triangles.dwg
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley-Horn
 10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX
 PHONE: 512-418-7971 FAX: 512-418-7791
 WWW.KIMLEY-HORN.COM
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 TBPE Firm No. 928

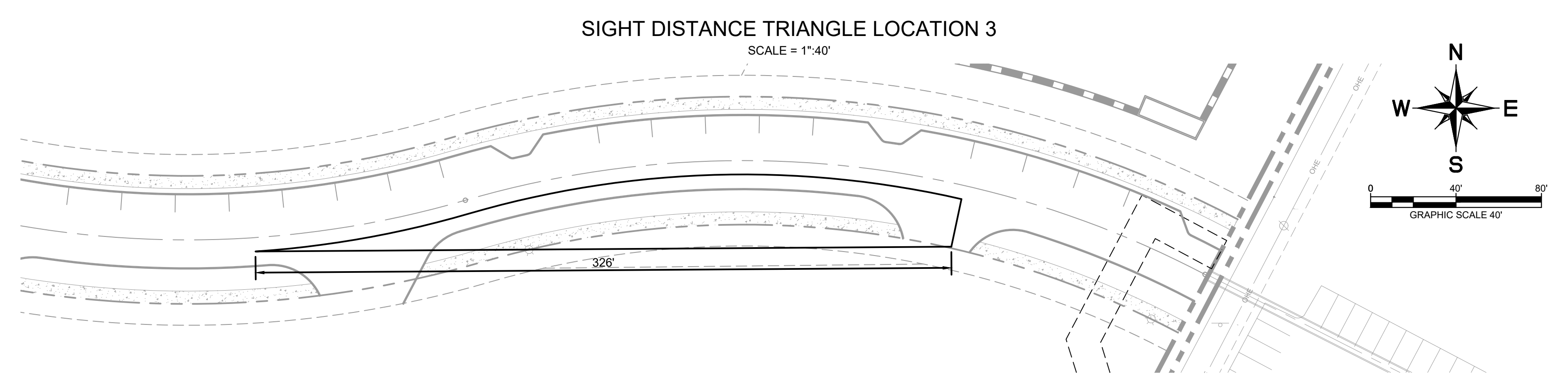
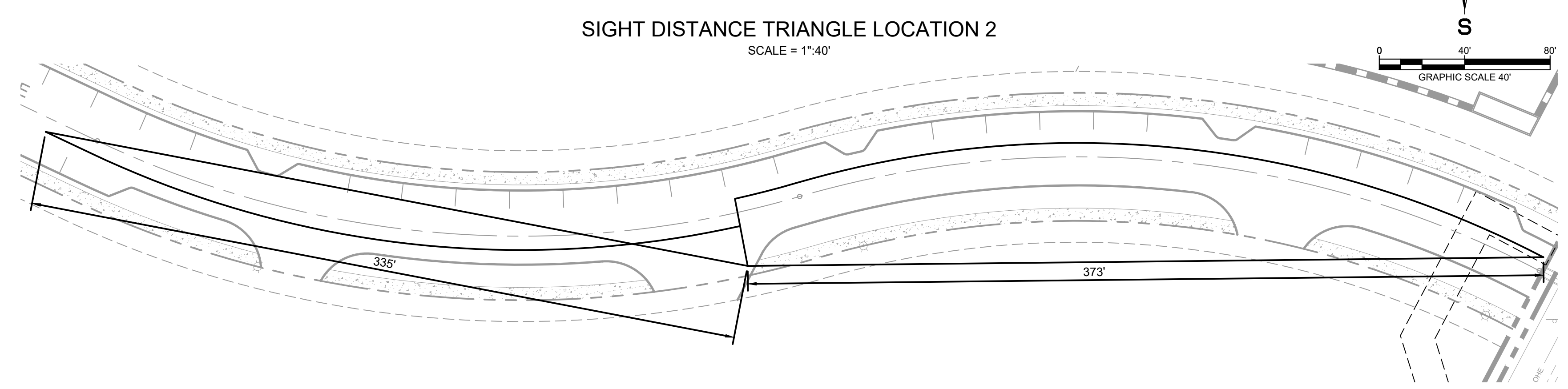
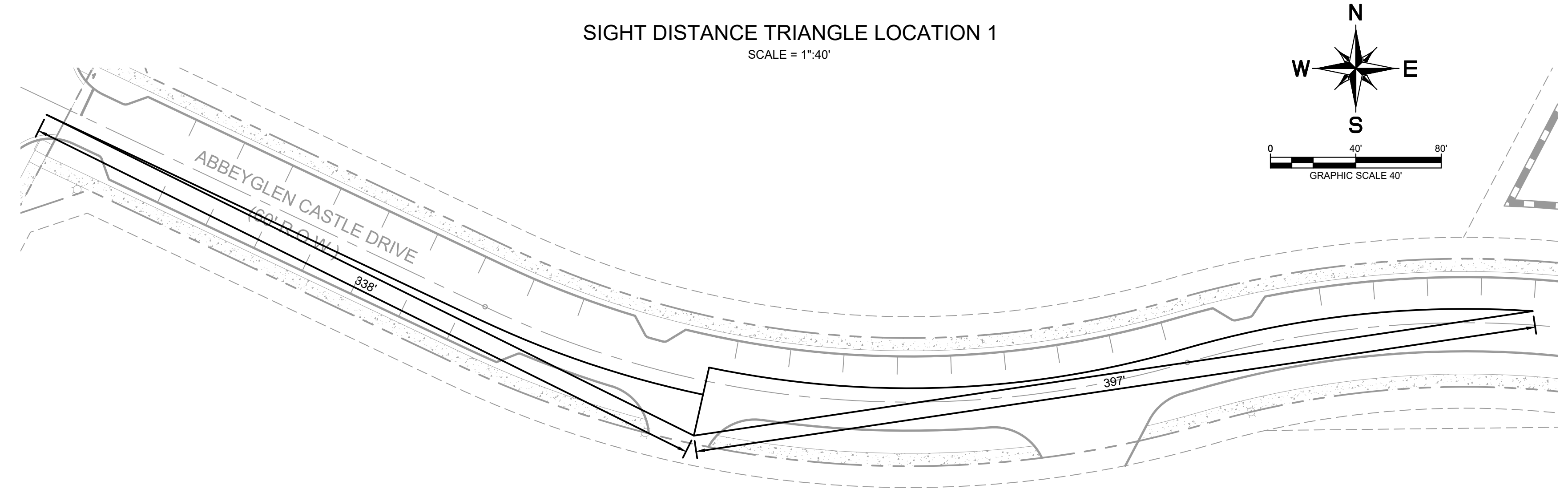
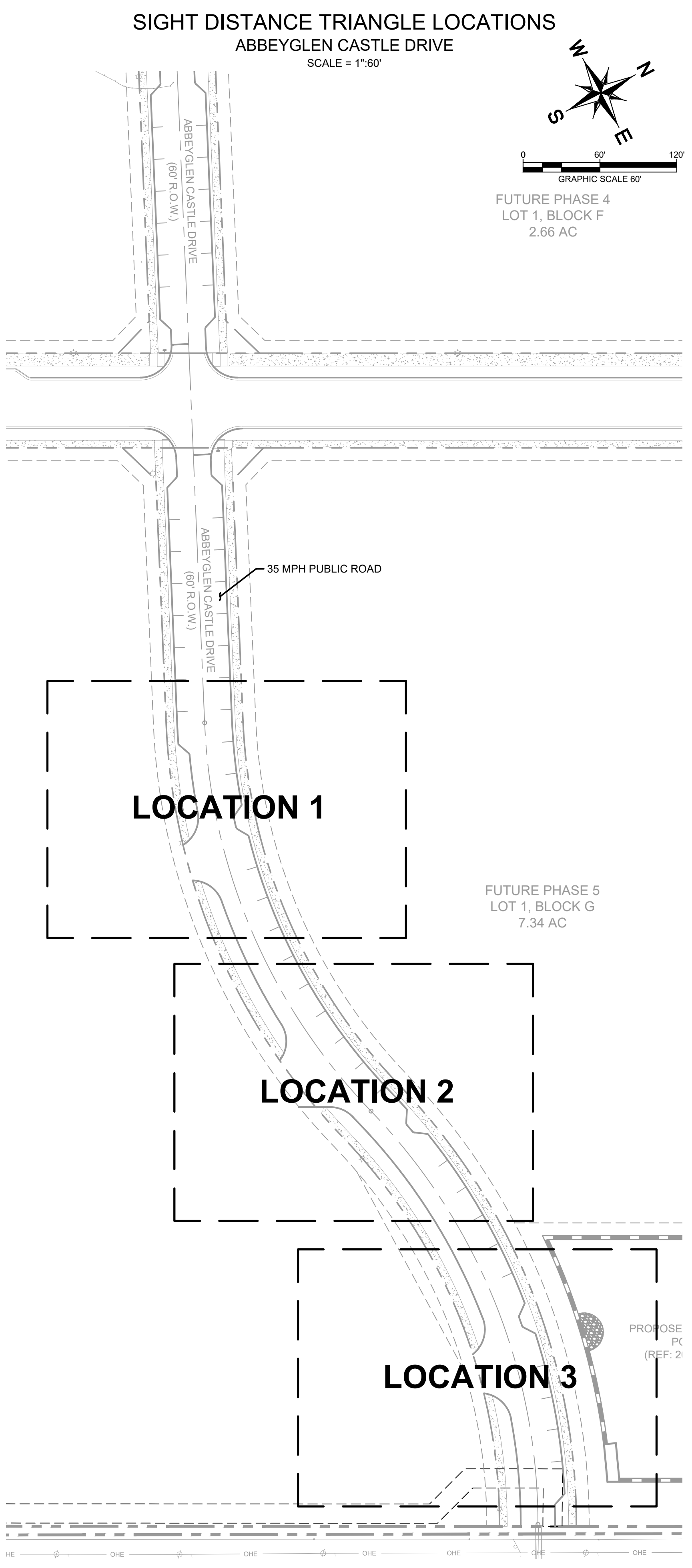


KHA PROJECT	067260011
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY:	JCL
DRAWN BY:	JCL
CHECKED BY:	NCB

INTERSECTION SIGHT
DISTANCE TRIANGLES
PFLUGER FARM LANE

LIFESTYLE COMMUNITIES
PLUGERVILLE PHASES 2-5
CITY OF PLUGERVILLE
TRAVIS COUNTY, TEXAS

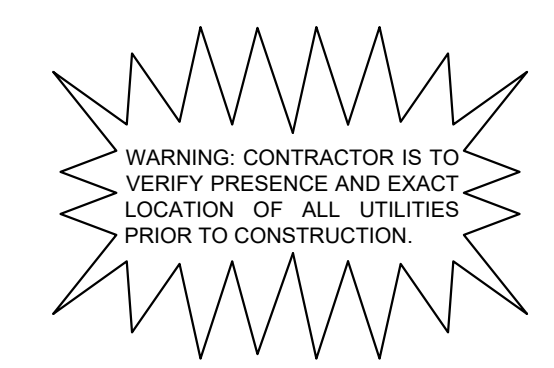
Plotted By: Monegro, Melissa Date: March 15, 2023 03:06:32pm File Path: K:\AUS_CIVIL\06726001-LC_Pflugerville Ph. 2 and 3\Cad\PRELIMINARY\PlanSheetA_C - Intersection Sight Distance Triangles.dwg
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



BENCHMARKS

TBM:
 1. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. ELEVATION = 745.67' NORTHING = 10147630.6038' EASTING = 3157637.7758'

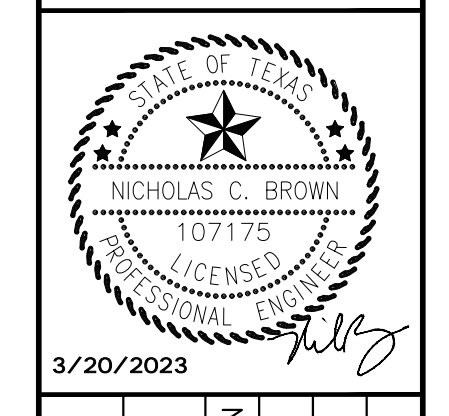
2. "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96' NORTHING = 10144235.7956' EASTING = 3156989.3052'



No.	REVISIONS	DATE	BY

Kimley & Horn

10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX
 PHONE: 512-418-7791 FAX: 512-418-7791
 WWW.KIMLEY-HORN.COM
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 TBPE Firm No. 928



KHA PROJECT	067260011
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	JCL
DRAWN BY	XXXL
CHECKED BY	NCB

INTERSECTION SIGHT DISTANCE TRIANGLES ABBEYGLEN CASTLE DRIVE

LIFESTYLE COMMUNITIES PFLUGERVILLE PHASES 2-5
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
12 OF 12