

REVISIONS							
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.)/%	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE

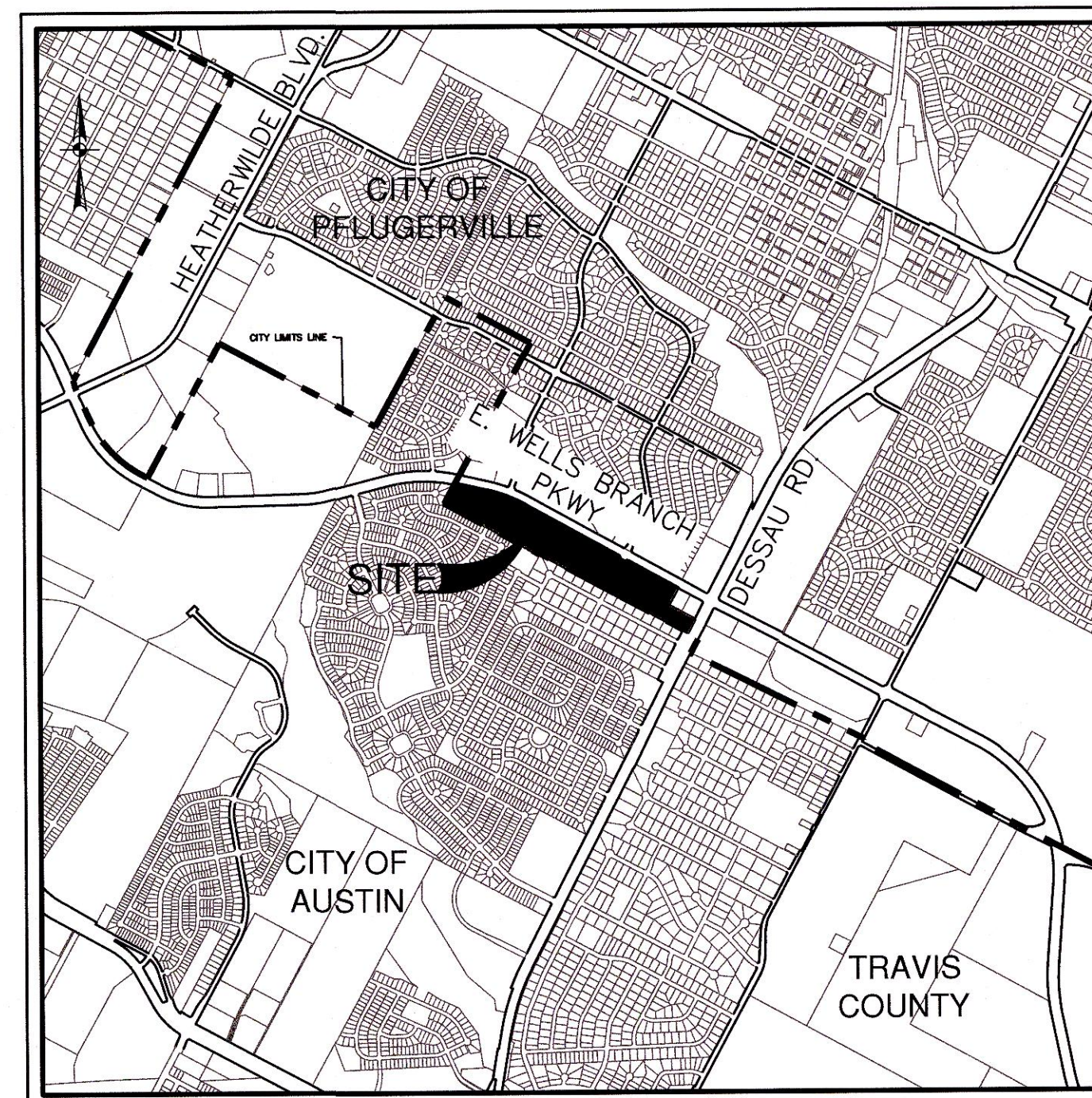
VILLAGE AT WELLS BRANCH

1305 E. WELLS BRANCH PKWY PFLUGERVILLE, TEXAS PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

SHEET INDEX

PRELIMINARY PLAN NOTES:

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUE SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR (PROPERTY OWNER(S)), HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- A SIX FOOT WIDE SIDEWALK SHALL BE PROVIDED ALONG THE EXTENT OF THE SUBDIVISION ALONG ALL PUBLIC STREETS. WELLS BRANCH CURRENTLY HAS AN EXISTING 10' SIDEWALK ALONG THIS SITE'S FRONTAGE OF DESSAU DUE TO THE BRIDGE LOCATION, NARROW LOT WIDTH, AND DEVELOPMENT TO THE NORTH AND SOUTH OF THE SITE WITH NO PUBLIC SIDEWALK, NO SIDEWALK WILL BE PROVIDED ALONG DESSAU ROAD 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. NO NEGATIVE IMPACTS SHALL BE ALLOWED TO NEIGHBORING PROPERTIES.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANELS 48453C02704 AND 48453C02804, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS; A LETTER OF MAP REVISION DETERMINATION DOCUMENT UNDER CASE 18-06-2107P, EFFECTIVE MAY 5, 2019.
- 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 REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- LOTS 1 AND 3 WILL BE DEVELOPED IN PHASES ALONG WITH PUBLIC ROADWAY AND UTILITIES PROVIDING ACCESS TO SAID LOTS OR PHASES.
- PARKLAND DEDICATION AND PARKLAND COMPLIANCE WILL BE MET WITH THE FINAL PLAT.
- THE PROJECT IS PARTICIPATING IN THE RETIREMENT VILLAGE COMPONENT OF THE ZONING CATEGORY AND AS SUCH CONDOMINIUM DOCUMENTS WILL NEED TO BE RECORDED PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT.
- ANY REQUIRED NATIONWIDE PERMITS FOR WETLANDS WILL BE SUBMITTED DURING THE SITE PLAN PROCESS.
- RELATED DOCUMENTS:
STUDIES ASSOCIATED WITH THIS PROJECT:
- WASTEWATER CAPACITY STUDY - PAPE-DAWSON, 5/4/2020
- TIA LETTER - PAPE-DAWSON, APPROVED 10/13/2020
- WATER MODEL - PAPE-DAWSON, TO BE SUBMITTED WITH SITE PLAN APPLICATION
- WELLS BRANCH FLOOD STUDY - PAPE-DAWSON, 5/4/2020
- STREET LIGHTING DESIGN - RAYMOND ENGINEERING, TO BE SUBMITTED WITH APPROPRIATE CONSTRUCTION PLAN APPLICATIONS



LOCATION MAP
NOT-TO-SCALE

1305 WELLS BRANCH LP
6034 W. COURTYARD DRIVE, STE 288
AUSTIN, TEXAS 78730

MAY 2020

Sheet Description	Sheet No.
COVER SHEET	01
EXISTING CONDITIONS PLAN (1 OF 2)	02
EXISTING CONDITIONS PLAN (2 OF 2)	03
PRELIMINARY PLAN	04
UTILITY PLAN	05
EXISTING OVERALL DRAINAGE AREA MAP	06
PROPOSED OVERALL DRAINAGE AREA MAP	07
PRELIMINARY ILLUMINATION SHEET	08

OWNER

1305 WELLS BRANCH LP
6034 W. COURTYARD DRIVE,
SUITE 288
AUSTIN, TEXAS 78730
PH: (512)968-6141

ENGINEER

PAPE-DAWSON ENGINEERS,
10801 N MOPAC EXPY, BLDG 3,
SUITE 200
AUSTIN, TEXAS 78759
PH: (512)454-8711

SURVEYOR

PAPE-DAWSON ENGINEERS,
10801 N MOPAC EXPY, BLDG 3,
SUITE 200
AUSTIN, TEXAS 78759
PH: (512)454-8711

T.C.E.S.D. NO. 2.

PFLUGERVILLE FIRE DEPARTMENT
203 E. PECAN STREET
PFLUGERVILLE, TEXAS 78660
(512)251-2801

ONCOR

350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
(512)244-5606

CITY OF PFLUGERVILLE - PUBLIC WORKS DEPARTMENT

CONTACT: MATT WOODWARD
15500 SUN LIGHT NEAR WAY #B
PFLUGERVILLE, TEXAS 78691-0589
(512)990-6400

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



SUBMITTED BY:

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

10/14/2020
DATE

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

THAT I, PARKER J. GRAHAM RPLS #5556, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-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.

Parker J. Graham
REGISTERED PROFESSIONAL LAND SURVEYOR
PARKER J. GRAHAM RPLS #5556

10/14/2020
DATE



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

BENCHMARKS:

BM #200: CUT SQUARE ON SOUTHWEST CORNER OF CURB INLET
ELEVATION 748.26
GRID E 3147234.2561
GRID N 10131000.2186

BM #201: CUT SQUARE ON SOUTHWEST CORNER OF CURB INLET
ELEVATION 714.48
GRID E 3148372.3289
GRID N 10130421.8668

FLOODPLAIN:

A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANELS 48453C02704 AND 48453C02804, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS AND A LETTER OF MAP REVISION DETERMINATION DOCUMENT UNDER CASE 18-06-2107P, EFFECTIVE MAY 5, 2019.

NOTES:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

LEGAL DESCRIPTION:

A 35.161 ACRE TRACT OF LAND, SITUATED IN THE ALEXANDER WALTERS SURVEY, SECTION 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 35.159 ACRE TRACT OF LAND CONVEYED TO 1305 WELLS BRANCH LP, RECORDED IN DOCUMENT NO. 2020030783 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOT #	LAND USE	AREA
LOT 1	RETIREMENT VILLAGE (CONDOMINIUM) - 20 UNITS/AC=366 UNITS	18,345 AC.
LOT 2	PARKLAND DEDICATION	9,911 AC.
LOT 3	COMMERCIAL/RETAIL	5,653 AC.

	ROW LENGTH	ROW WIDTH	AREA
LADY ELIZABETH LANE ROW DEDICATION	478 LF	60'	0.658 AC.
BALL LANE ROW DEDICATION	430 LF	60'	0.593 AC.
TOTAL AREA			35.16 AC.

PARKLAND DEDICATION:

LOT	Land Required		50%		PROPOSED		TOTAL PROPOSED		DEFICIT (AC.)
	REQ. AC./1000 RESIDENTS	DENSITY - PERSONS /UNIT	PARKLAND DEDICATION	FLOODPLAIN STORAGE	DEDICATION OUTSIDE FLOODPLAIN (Ac.)	FLOODPLAIN DEDICATION (Ac.)	FLOODPLAIN DEDICATION (Ac.)		
LOT 1	6.6	2	366	4.83	3.89	2.13	6.02	0.00	

NOTES: A DENSITY OF PERSONS PER UNIT OF LESS THAN 2 MAY BE USED FOR FINAL CALCULATIONS BY VARIANCE APPROVED BY ADMINISTRATOR PER UDC TABLE 14.3.2 AS THE DEVELOPMENT IS HIGH DENSITY RESIDENTIAL DEVELOPMENT. FOR THE PURPOSES OF THIS PRELIMINARY PLAN THE DENSITY IS ASSUMED TO BE 2.

THESE CALCULATIONS PROVIDED ARE BASED OFF OF UNIT ESTIMATION. THE FINAL CALCULATIONS WILL BE PERFORMED AND LISTED DURING THE SITE PLAN AND FINAL PLATTING PROCESS.

FEE IN LIEU = 0.00 X \$43,560 = \$0.00
PARKLAND DEVELOPMENT FEE = 366 UNITS X \$496 = \$181,536

NOTES: FEE IN LIEU/PARKLAND DEDICATION FEE BOND SHALL BE PROVIDED PRIOR TO PLAT RECORDATION.

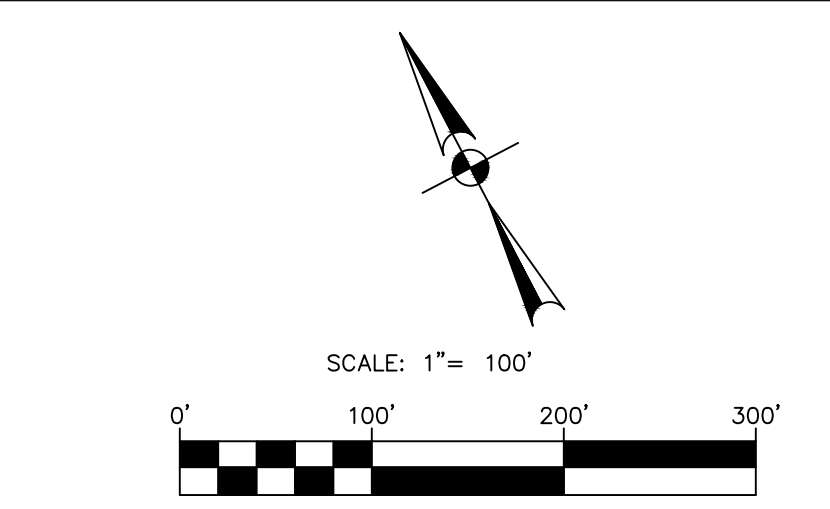
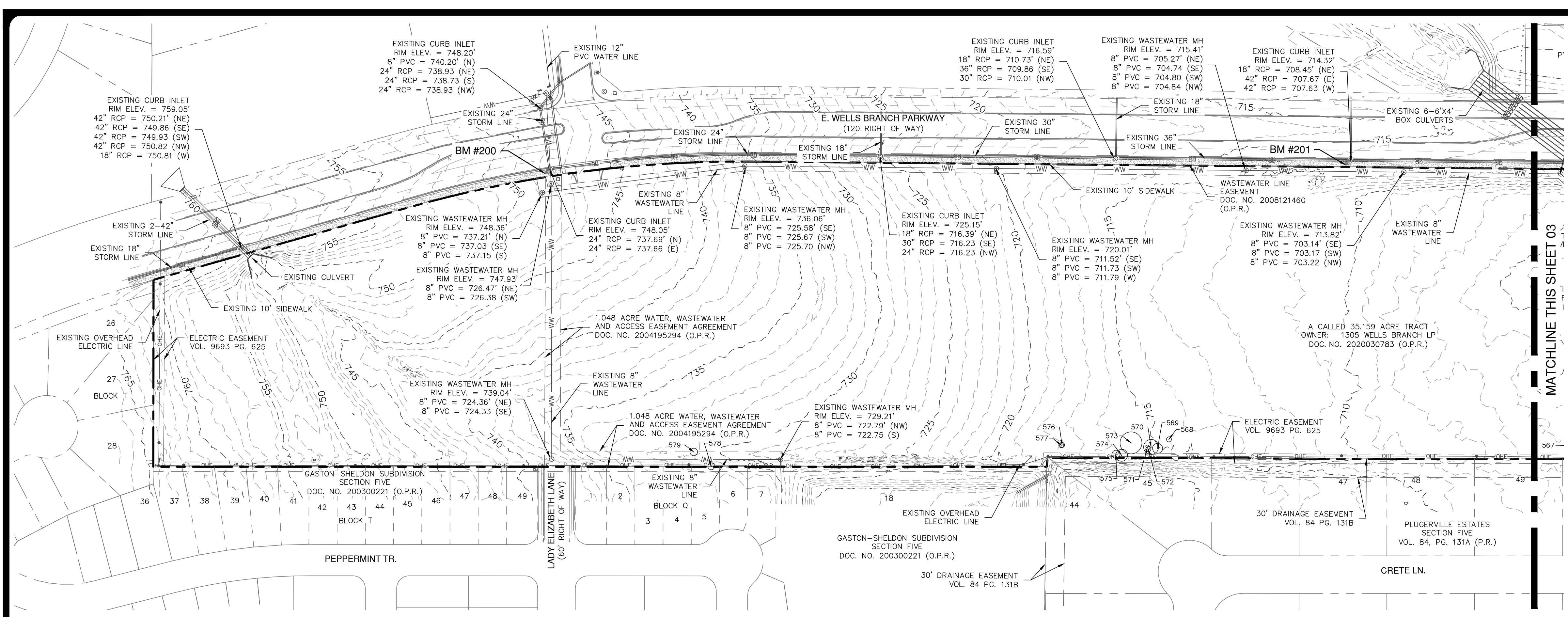
THE ACTUAL AREA WITHIN SITE WITHIN FLOODPLAIN IS 7.78 ACRES. THE PROPOSED DEDICATION INSIDE FLOODPLAIN IS 3.89 ACRES WHICH IS 50% OF THE ACTUAL PER "CREDITABLE PARKLAND... MAY NOT EXCEED 50% OF THE TOTAL NUMBER OF ACRES REQUIRED FOR PUBLIC PARKLAND DEDICATION" PER UDC SECTION 14.3.5.B.5

PARKS AND RECREATION COMMISSION CONSIDERED AND APPROVED PARKLAND DEDICATION ON AUGUST 20TH, 2020.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPB FIRM REGISTRATION #470 1 | TBPBS FIRM REGISTRATION #10028801

Date: Sep 18, 2020, 3:50pm User ID: kthomas
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LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING LOT & ADJACENT PROPERTY LINE
PP	FEMA 100-YR FLOODPLAIN [ZONE "A"]
FP#14	EXISTING CONDITIONS 100-YR FLOODPLAIN [WITH ATLAS 14 FLOWS]
X - X - X	EXISTING BARBED WIRE FENCE
---OHE---OHE---	EXISTING OVERHEAD ELECTRIC
---	EXISTING CONTOURS
⊕	EXISTING WATER VALVE
⊙	EXISTING STORM MANHOLE
⊕	EXISTING WASTEWATER MANHOLE
⊕	EXISTING HYDRANT
⊕	EXISTING COMM BOX
⊕	EXISTING LIGHT POST
⊕	EXISTING SIGN
⊕	EXISTING UTILITY POLE
⊕	MONUMENT POINT
⊕	EXISTING ELECTRIC BOX
⊕	BENCHMARK
⊕	TREE TO REMAIN

- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE AN AND ALL UNDERGROUND UTILITIES.
 - EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING LIDAR DATA GENERATED FEBRUARY 2020.
 - NO HERITAGE TREES ARE LOCATED ON THIS SITE.

TREE LIST:

568	4"	MULBERRY
569	8"	MULBERRY (P2)
570	12"	MULBERRY (P2)
571	4"	MULBERRY
572	4"	MULBERRY
573	17.5"	MULBERRY (P2)
574	9.5"	MULBERRY (P2)
575	6.5"	MULBERRY
576	4"	MULBERRY
577	4"	MULBERRY
578	5.5"	MULBERRY
579	6"	SOAPBERRY

(P2) - CITY OF PFLUGERVILLE CLASS 2 PROTECTED TREE
 (P3) - CITY OF PFLUGERVILLE CLASS 3 PROTECTED TREE
 (P4) - CITY OF PFLUGERVILLE CLASS 4 PROTECTED TREE

BENCHMARKS:
 BM #200: CUT SQUARE ON SOUTHWEST CORNER OF CURB INLET
 ELEVATION 748.26
 GRID E 3147234.2561
 GRID N 10131000.2186
 BM #201 CUT SQUARE ON SOUTHWEST CORNER OF CURB INLET
 ELEVATION 714.48
 GRID E 3148372.3289
 GRID N 10130421.8668

DATE	
NO.	REVISION



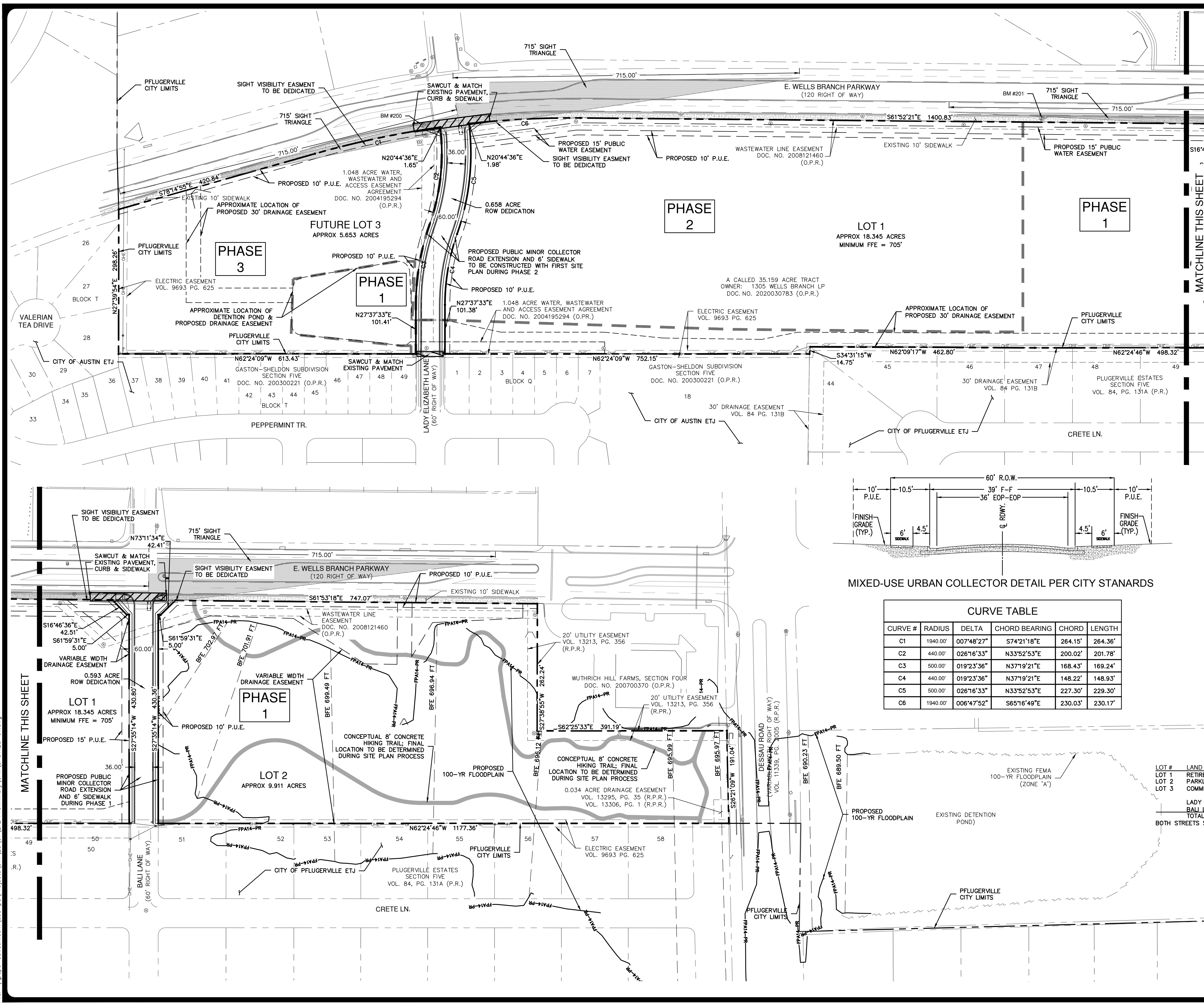
PAPE-DAWSON ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 1808 N. MO-PAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512-664-8671
 TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028801

VILLAGE AT WELLS BRANCH
 PFLUGERVILLE, TEXAS
 EXISTING CONDITIONS PLAN (1 OF 2)

JOB NO.	51128-01
DATE	MAY 2020
DESIGNER	TR
CHECKED	BT DRAWN KT
SHEET	02 OF 08

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

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SCALE: 1" = 100'

LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED LOT LINE
- ADJACENT PROPERTY/LOT LINE
- PROPOSED 100-YR FLOODPLAIN [WITH ATLAS 14 FLOWS]
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC
- MONUMENT POINT
- BENCHMARK
- PHASING LINE (SUBJECT TO CHANGE)

BENCHMARKS:
 BM #200: CUT SQUARE ON SOUTHWEST CORNER OF CURB INLET
 ELEVATION 748.26
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 GRID N 10131000.2186
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 ELEVATION 714.48
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 GRID N 10130421.8668

ZONING:
 THE PROPERTY IS IN THE CITY OF PFLUGERVILLE AND IS ZONED AS GB-1.

FLOODPLAIN:
 FLOODPLAIN LINE ON THIS SHEET SHOWS PROPOSED DEVELOPMENT WITH ATLAS 14 FLOWS. BUILDINGS WILL BE REQUIRED TO HAVE FINISH FLOOR ELEVATIONS A MINIMUM OF TWO FEET ABOVE THE HIGHEST PROPOSED BFE ADJACENT TO THE SUBJECT BUILDINGS.

LEGAL DESCRIPTION:
 A 35.161 ACRE TRACT OF LAND, SITUATED IN THE ALEXANDER WALTERS SURVEY, SECTION 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 35.159 ACRE TRACT OF LAND CONVEYED TO 1305 WELLS BRANCH LP, RECORDED IN DOCUMENT NO. 2020030783 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PARKLAND:
 LOT 2 WILL BE DEDICATED AS PARKLAND. PARKLAND AMENITIES TO BE NEGOTIATED & DETERMINED DURING FINAL PLATTING & SITE PLAN PROCESSES.

DRAINAGE:
 1. THE SITE IS LOCATED IN THE GILLENDALE CREEK WATERSHED. THE GILLENDALE TRIBUTARY IS CONTAINED IN AN EXISTING FEMA FIRM, PANEL NO. 48453C02704 ("A" ZONE) DATED AUGUST 18, 2014.
 2. UNDER PROPOSED CONDITIONS, THE SITE DISCHARGE WILL BE ROUTED TO THE EXISTING STREAM AND DIRECTED TO THE EXISTING POND EAST OF DESSAU WHICH FEEDS INTO THE TRIBUTARY.
 3. PROPOSED BFE'S (BASE FLOOD ELEVATIONS) SHOWN ARE DETERMINED USING ATLAS 14 RAINFALL DATA. PROPOSED BFE'S ARE BASED ON DEVELOPED CONDITIONS.

ROADWAY EXTENSIONS:
 BALL LANE EXTENSION WILL BE BUILT DURING FIRST SITE PLAN PROPOSED ON THE SITE.
 LADY ELIZABETH LANE ROADWAY EXTENSION TO BE CONSTRUCTED WITH FIRST SITE PLAN DURING PHASE 2.

LOT #	LAND USE	AREA
LOT 1	RETIREMENT VILLAGE (CONDOMINIUM) - 20 UNITS/AC=366 UNITS	18.345 AC.
LOT 2	PARKLAND DEDICATION	9.911 AC.
LOT 3	COMMERCIAL/RETAIL	5.653 AC.
LADY ELIZABETH LANE ROW DEDICATION		ROW LENGTH 478 LF ROW WIDTH 60'
BALL LANE ROW DEDICATION		ROW LENGTH 430 LF ROW WIDTH 60'
TOTAL AREA		0.658 AC. 0.593 AC. 35.16 AC.

NOTE: BOTH STREETS SHALL HAVE 60' ROW.

EASEMENT NOTE:
 THE 10' P.U.E. MAY CONTAIN PRIVATE STORM SYSTEMS ALONG BUILDING FRONTAGES ALONG WELLS BRANCH PARKWAY. ALL PROPOSED PRIVATE STORM SYSTEMS MUST BE REVIEWED AND APPROVED BY THE CITY WITH THE SITE DEVELOPMENT REVIEW PROCESS.

DATE: _____
 NO. REVISION: _____

09/21/20

PAPE-DAWSON ENGINEERS

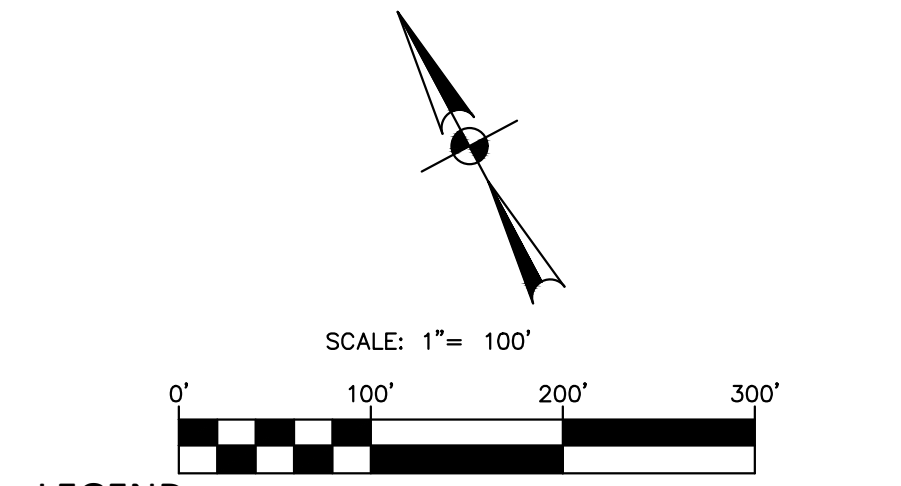
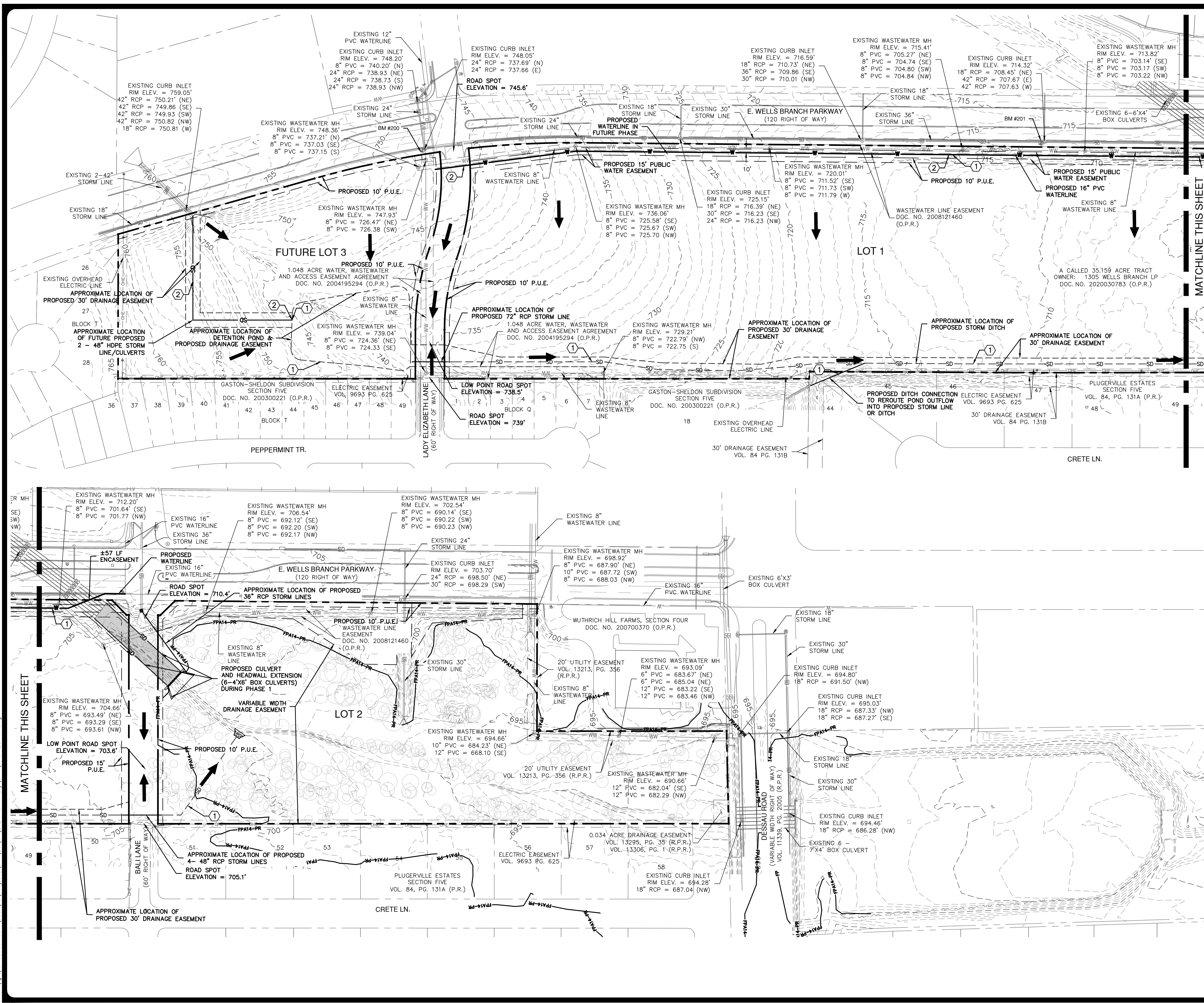
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 1800 N. MO-PAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512-464-8771
 TYPICAL FIRM REGISTRATION #4470 | TYPICAL FIRM REGISTRATION #1008801

VILLAGE AT WELLS BRANCH
 PFLUGERVILLE, TEXAS

PRELIMINARY PLAN

JOB NO. 51128-01
 DATE MAY 2020
 DESIGNER TR
 CHECKED BT DRAWN KT
 SHEET 04 OF 08

Date: Sep 18, 2020, 4:13pm User ID: Trick
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- LEGEND**
- PROPOSED PROPERTY BOUNDARY
 - PROPOSED LOT LINE
 - ADJACENT PROPERTY/LOT LINE
 - WW PROPOSED WASTEWATER LINE
 - 16" PR PROPOSED 16" WATER EASEMENT
 - OHE EXISTING OVERHEAD ELECTRIC
 - 777 EXISTING TOPOGRAPHY
 - BENCHMARK
 - EXISTING SIGN
 - EXISTING STREET CULVERT
 - EXISTING HYDRANT
 - EXISTING WATER VALVE
 - EXISTING STORM MANHOLE
 - EXISTING WASTEWATER MANHOLE
 - EXISTING LIGHT POST
 - EXISTING ELECTRICAL/COMM BOX
 - EXISTING UTILITY POLE
 - SLOPE ARROW

- BENCHMARKS:**
- BM #200: CUT SQUARE ON SOUTHWEST CORNER OF CURB INLET
 ELEVATION 744.48
 GRID E 3147234.2561
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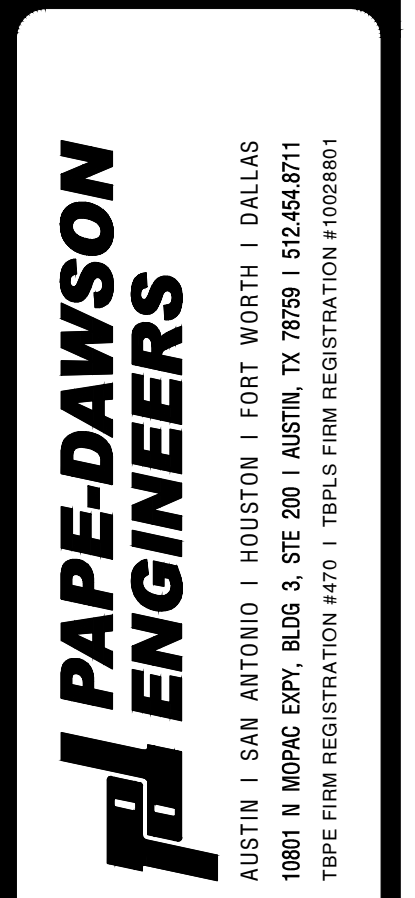
FLOODPLAIN:
 FLOODPLAIN LINE THIS SHEET IS PROPOSED DEVELOPMENT WITH ATLAS 14 FLOWS.

- UTILITIES:**
1. LOTS 1 AND 3 WILL BE SERVED BY WATER AND SEWER OFF OF WELLS BRANCH PARKWAY.
 2. WATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE BY TAPPING INTO A 16" EXISTING WATERLINE THAT RUNS PARALLEL TO WELLS BRANCH PARKWAY AND PROPOSING A WATERLINE WITHIN THE REQUIRED 10' P.U.E. TO BE DEDICATED PER CITY CODE.
 3. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE BY TAPPING INTO AN EXISTING 8" WASTEWATER LINE THAT RUNS IN AN EXISTING EASEMENT NEAR THE NORTH PROPERTY LINE. A PORTION OF THE WASTEWATER NEEDS TO BE EXTENDED AROUND THE PROPOSED STORM HEADWALL.
 4. THE PROPOSED STREETS TO BE DEDICATED WILL CONTAIN MINIMAL STORM SEWER THAT WILL DISCHARGE TO THE CHANNEL TO THE EAST WITHIN A CONDUIT LOCATION TO BE DETERMINED DURING THE SITE PLAN PROCESS FOR THE SUBJECT ROADWAY PHASES.

EASEMENT NOTE:
 THE 10' P.U.E. MAY CONTAIN PRIVATE STORM SYSTEMS ALONG BUILDING FRONTS ALONG WELLS BRANCH PARKWAY. ALL PROPOSED PRIVATE STORM SYSTEMS MUST BE REVIEWED AND APPROVED BY THE CITY WITH THE SITE DEVELOPMENT REVIEW PROCESS.

- KEYED NOTES**
- ① TO BE COMPLETED WITH PHASE 1
 - ② TO BE COMPLETED IN A FUTURE PHASE

NO.	REVISION	DATE

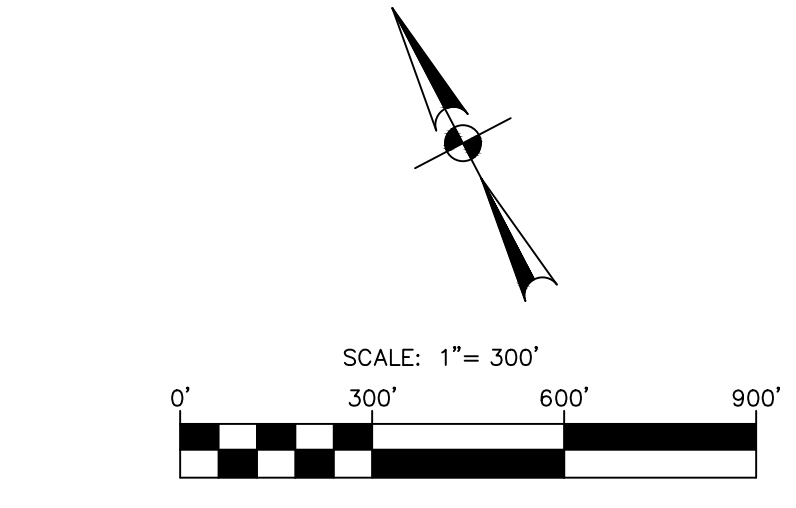
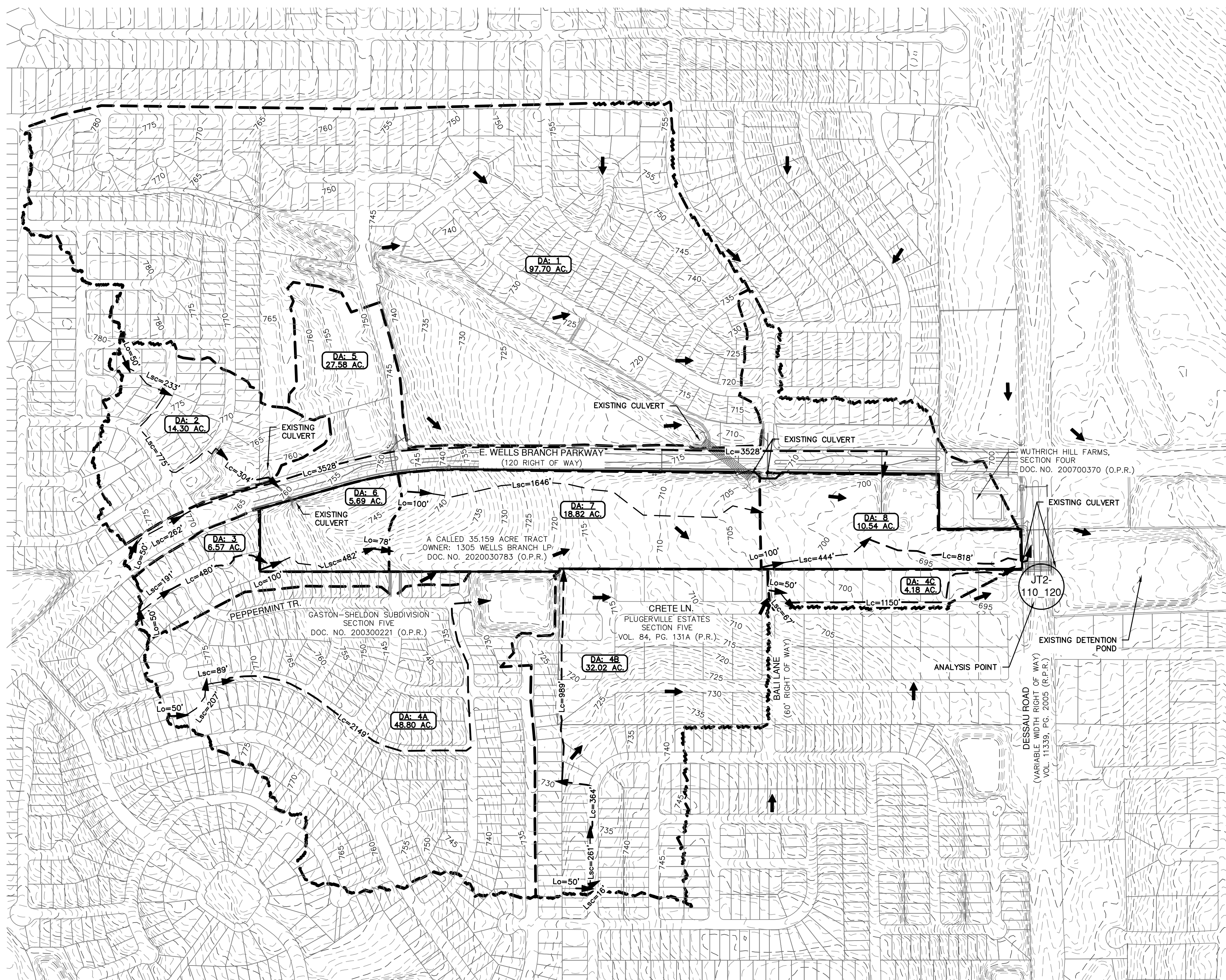


PAPE-DAWSON ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 18081 N. MOHAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512.464.8711
 TYPE FIRM REGISTRATION 4470 | TYPE FIRM REGISTRATION # 0028691

VILLAGE AT WELLS BRANCH
 PFLUGERVILLE, TEXAS

UTILITY PLAN

JOB NO.	51128-01
DATE	MAY 2020
DESIGNER	TR
CHECKED	BT, DRAWN, KT
SHEET	05 OF 08



LEGEND

	UNIT BOUNDARY
	EXISTING CONTOUR
	EXISTING FEMA FLOODPLAIN
	EXISTING ATLAS 14 FLOODPLAIN
	DRAINAGE AREA BOUNDARY
	OVERLAND FLOW
	SHALLOW CONCENTRATED FLOW
	CHANNELIZED FLOW
	DIRECTION OF FLOW
	DRAINAGE CALCULATION POINT
	DRAINAGE AREA LABEL

- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING LIDAR DATA FROM FEBRUARY 2020.
 - THE LAG TIME FROM THE EFFECTIVE MODELS WERE USED FOR PRE- AND POST-PROJECT CONDITIONS.
 - THE TIME OF CONCENTRATION FROM DRAINAGE AREA DA1 IS NOT SHOWN ON THIS SHEET BECAUSE IT WAS USED FROM THE APPROVED PAPE-DAWSON LOMR REPORT "IDEA SCHOOL IMMANUEL ROAD SUBDIVISION PFLUGERVILLE, TX".

HEC-HMS Element	Pre-Project Flows			
	2-year (cfs)	10-year (cfs)	25-year (cfs)	100-year (cfs)
JT2-110_120	750	1,425	1,825	2,300

HEC-HMS Element	Area (ac)	Area (sq. mi.)	Soils / Land Use (in acres)																												Weighted Curve Number	Weighted Percent Impervious			
			Single Family (Approx. 1/4 Acre Lot)			Single Family (Approx. 1/2 Acre Lot)			Commercial / Industrial				Multi-Family / Mixed Use				Undeveloped / Range				Floodplain								Pavement	Water					
			HSG-B	HSG-C	HSG-D	HSG-B	HSG-C	HSG-D	HSG-B	PS HSG-B	HSG-C	PS HSG-C	HSG-D	PS HSG-D	HSG-B	PS HSG-B	HSG-C	PS HSG-C	HSG-D	PS HSG-D	HSG-B	PS HSG-B	HSG-C	PS HSG-C	HSG-D	PS HSG-D									
DA1	97.70	0.153	0.00	49.59	22.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.69	0.00	0.00	0.00	7.51	0.00	7.62	0.00	0.00	0.00	0.00	0.25	0.00	3.90	0.00	3.07	0.00	77	33	
DA2	14.30	0.022	0.00	12.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	74	42		
DA3	6.57	0.010	0.00	6.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	74	38
DA4A	48.80	0.076	0.00	43.76	2.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.72	76	36		
DA4B	32.02	0.050	0.00	7.93	6.72	0.00	0.00	7.63	9.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	77	31		
DA4C	4.18	0.007	0.00	0.00	0.00	0.33	0.00	3.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78	25	
DA5	27.58	0.043	0.00	4.02	0.10	0.00	0.00	0.00	0.00	0.02	0.00	2.31	0.00	1.61	0.00	0.00	5.19	0.00	0.00	0.00	2.37	0.00	0.17	0.00	0.00	0.00	0.00	0.00	0.01	0.00	11.79	0.00	85	71	
DA6	5.69	0.009	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	74	0			
DA7	18.82	0.029	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77	0	
DA8	10.54	0.016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70	1		

Date: Sep 18, 2020, 3:51pm User ID: kthomas File: \\pape-dawson.com\apps\proj\151128\01\212 Preliminary\Civil\DRS1128-01.dwg THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

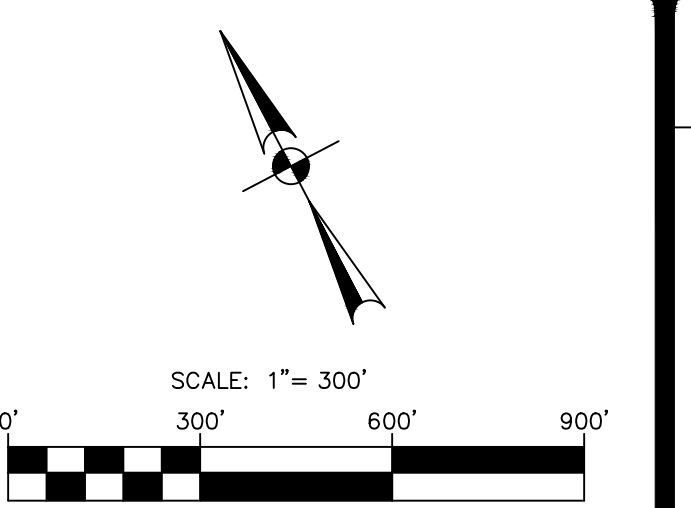
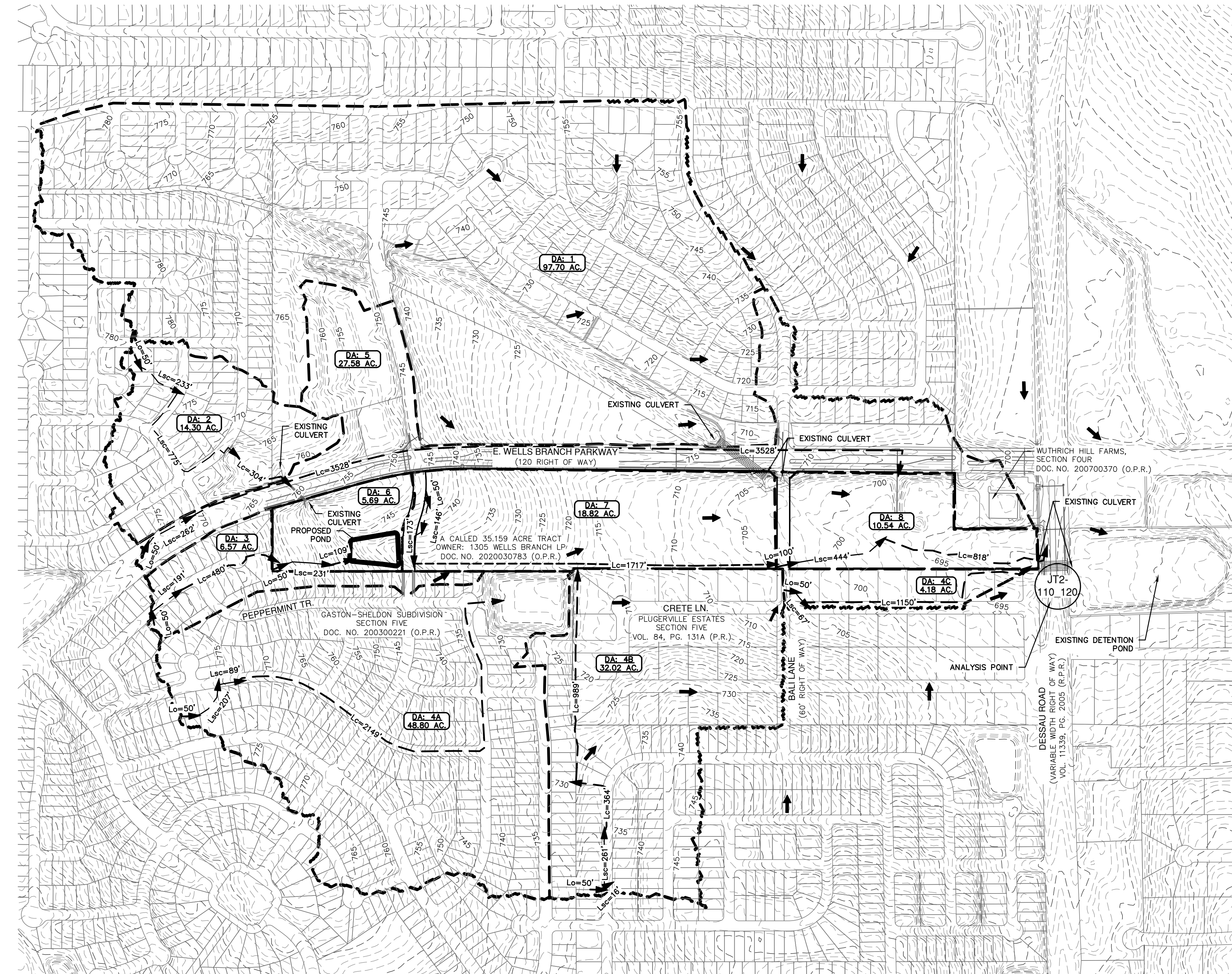
NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 1800 N. MOPCO EXP., SUITE 300 | AUSTIN, TX 78758 | 512.464.8711
 TYPE FIRM REGISTRATION #4070 TYPE FIRM REGISTRATION #10028801

VILLAGE AT WELLS BRANCH
 PFLUGERVILLE, TEXAS
 EXISTING OVERALL DRAINAGE AREA MAP

JOB NO. 51128-01
 DATE MAY 2020
 DESIGNER TR
 CHECKED BT DRAWN KT
 SHEET 06 OF 08



LEGEND

- UNIT BOUNDARY
- EXISTING CONTOUR
- PROPOSED ATLAS 14 FLOODPLAIN
- DRAINAGE AREA BOUNDARY
- OVERLAND FLOW
- SHALLOW CONCENTRATED FLOW
- CHANNELIZED FLOW
- DIRECTION OF FLOW
- DRAINAGE CALCULATION POINT
- DRAINAGE AREA LABEL

NOTES:

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- EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING LIDAR DATA FROM FEBRUARY 2020.
- THE LAG TIME FROM THE EFFECTIVE MODELS WERE USED FOR PRE- AND POST-PROJECT CONDITIONS.
- PROPOSED LOTS 1 & 2 CURVE NUMBERS ARE BASED ON AN ESTIMATED 80% IMPERVIOUS COVER.
- THE TIME OF CONCENTRATION FROM DRAINAGE AREA DA1 IS NOT SHOWN ON THIS SHEET BECAUSE IT WAS USED FROM THE APPROVED PAPE-DAWSON LOMR REPORT 'IDEA SCHOOL IMMANUEL ROAD SUBDIVISION PFLUGERVILLE, TX.'

		Pre-Project Flows			
HEC-HMS Element		2-year (cfs)	10-year (cfs)	25-year (cfs)	100-year (cfs)
JT2-110_120		750	1,425	1,825	2,300

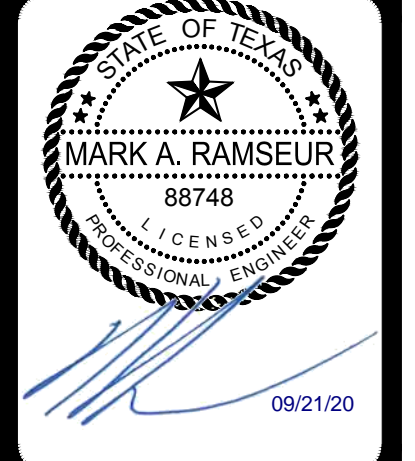
		Post-Project Flows			
HEC-HMS Element		2-year (cfs)	10-year (cfs)	25-year (cfs)	100-year (cfs)
JT2-110_120		745	1,405	1,785	2,300

		% Difference			
HEC-HMS Element		2-year (cfs)	10-year (cfs)	25-year (cfs)	100-year (cfs)
JT2-110_120		-0.67%	-1.40%	-2.19%	0.00%

HEC-HMS Element	Area (ac)	Area (sq. mi.)	Soils / Land Use (in acres)																										Weighted Curve Number	Weighted Percent Impervious		
			Single Family (Approx. 1/4 Acre Lot)				Single Family (Approx. 1/2 Acre Lot)				Commercial / Industrial				Multi-Family / Mixed Use				Undeveloped / Range				Floodplain				Pavement	Water				
			HSG-B	HSG-C	HSG-D	CN	HSG-B	HSG-C	HSG-D	CN	HSG-B	HSG-C	HSG-D	CN	HSG-B	HSG-C	HSG-D	CN	HSG-B	HSG-C	HSG-D	CN	HSG-B	HSG-C	HSG-D	CN						
DA1	97.70	0.153	0.00	49.59	22.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.51	0.00	7.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.07	0.00	77	33
DA2	14.30	0.022	0.00	12.41	0.00	0.00	0.00	0.00	0.00	1.36	0.00	0.00	0.00	0.00	0.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74	42	
DA3	6.57	0.010	0.00	6.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74	38
DA4A	48.80	0.076	0.00	43.76	2.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.72	76	36	
DA4B	32.02	0.050	0.00	7.93	6.72	0.00	0.00	7.63	9.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	77	31	
DA4C	4.18	0.007	0.00	0.00	0.00	0.33	0.00	3.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78	25	
DA5	27.58	0.043	0.00	4.02	0.10	0.00	0.00	0.00	0.00	0.02	0.00	2.31	0.00	1.61	0.00	0.00	5.19	0.00	0.00	2.37	0.00	0.17	0.00	0.00	0.01	0.00	11.79	0.00	85	71		
DA6	5.69	0.009	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.28	75	71	
DA7	18.82	0.029	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.10	0.00	8.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	77	75		
DA8	10.54	0.016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.94	0.00	0.00	0.00	0.00	0.00	0.39	0.00	0.03	0.00	2.34	0.00	4.65	0.00	70	10			

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NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 1800 N. MOPAC EXPY., SUITE 200 | AUSTIN, TX 78758 | 512.464.8711
 TYPE FIRM REGISTRATION #4470 TYPE FIRM REGISTRATION #10028801

VILLAGE AT WELLS BRANCH
 PFLUGERVILLE, TEXAS
PROPOSED OVERALL DRAINAGE AREA MAP

JOB NO. 51128-01
 DATE MAY 2020
 DESIGNER TR
 CHECKED BT DRAWN KT
 SHEET 07 OF 08

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REVISIONS



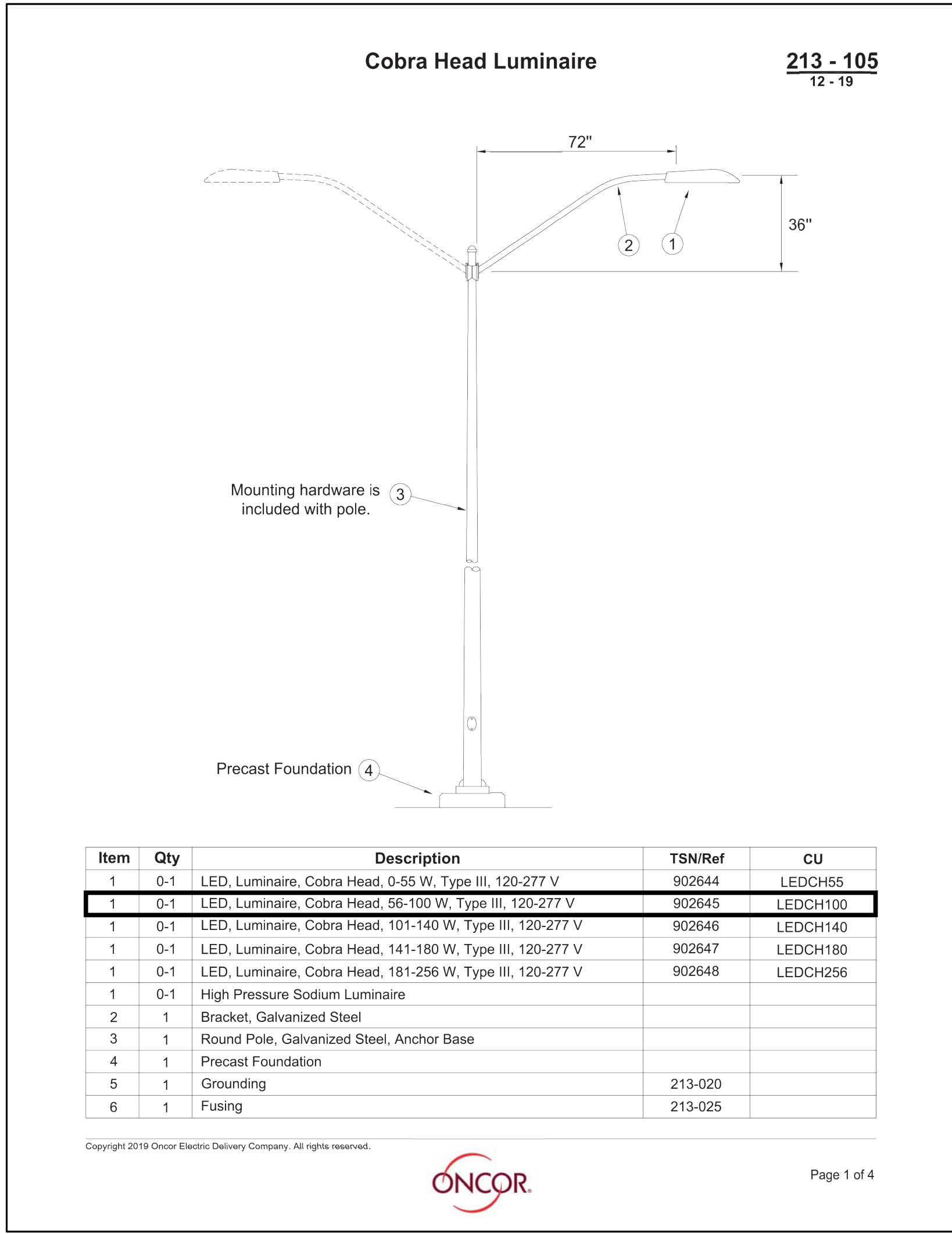
RAYMOND ENGINEERING
 32938 TAMINA RD, STE 101 OFFICE: (281)440-7211
 MAGNOLIA, TX 77354 FAX: (281)786-1977
 E-MAIL: Bill.Patterson@RaymondEngineering.com

THE VILLAGE AT WELLS BRANCH
 PFLUGERVILLE, TEXAS

DATE
2020.07.10 DD SET

CONTROL SEQUENCE
 - MH -
 - MH -

SHEET NUMBER
E-1.1



ALL STREET LIGHTS TO BE PROVIDED BY ONCOR.



NOTES:
 ALL STREET LIGHTS TO BE PROVIDED/INSTALLED PER THE PFLUGERVILLE ENGINEERING DESIGN MANUAL SECTION DG9.3.
 BALI LN AND LADY ELIZABETH LN EXTENSIONS ARE MINOR COLLECTORS PER PFLUGERVILLE.
 FOR MINOR COLLECTOR STREETS LUMINAIRES TO BE 100W AND MOUNTED AT 25' AFG PER TABLE 9.1.
 STREET LIGHTS SHALL NOT BE LOCATED FURTHER THAN 300 FEET APART ON COLLECTOR ROADWAYS.

ILLUMINATION PLAN
 ELECTRICAL LAYOUT
 1" = 100'-0"

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