

LIFESTYLE COMMUNITIES PFLUGERVILLE

PRELIMINARY PLANS NOT FOR RECORDATION JULY 2019

REVISIONS/CORRECTIONS		
NO.	DESCRIPTION	CITY APPROVAL DATE

LEGAL DESCRIPTIONS

BEING 23.538 ACRES OF LAND, MORE OR LESS OUT OF THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED 23.545 ACRES CONVEYED TO JOHN AND ALICE BURNS AS RECORDED IN VOLUME 12783, PAGE 1753, DEED RECORDS, TRAVIS COUNTY, TEXAS.

BEING 41.317 ACRES OF LAND, MORE OR LESS OUT OF THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED 52.92 ACRES CONVEYED TO PRESTON WAYNE HARVEY AND WIFE, JEANNE MARIE HARVEY AS RECORDED IN VOLUME 7721, PAGE 203, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A TRACT CALLED 10.57 ACRES CONVEYED TO DUDLEY HARVEY AS RECORDED IN VOLUME 7756, PAGE 926, DEED RECORDS, TRAVIS COUNTY, TEXAS.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LOT AND STREET CONFIGURATION
3	EXISTING CONDITIONS AND PROPOSED GRADING PLAN
4	WATER AND WASTEWATER PLAN
5	EXISTING DRAINAGE AREA MAP
6	PROPOSED DRAINAGE AREA MAP
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8	PRELIMINARY ILLUMINATION PLAN
9	TREE SURVEY SHEET

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

LIFESTYLE COMMUNITIES PFLUGERVILLE PARKLAND SUMMARY								
TYPE	LOT #	LOT AREA	UNITS	UNITS PER ACRE	PERSONS PER UNIT	REQUIRED PARKLAND AREA (AC.)	PROVIDED PARKLAND AREA (AC.)	PARKLAND FEE IN LIEU
MULTIFAMILY RESIDENTIAL	1,2,3,4,5,6	65.00	1050	16.2	2	13.86	0	\$603,741.60
TOTALS						13.86	0	\$603,741.60

LIFESTYLE COMMUNITIES PFLUGERVILLE - PARK DEVELOPMENT FEE							
TYPE	LOT #	LOT AREA	UNITS	PERSONS PER UNIT	PARK DEVELOPMENT FEE PER UNIT	PARK DEVELOPMENT FEE	
MULTIFAMILY RESIDENTIAL	1,2,3,4,5,6	65.00	1050	16.2	2	\$496.00	\$520,800.00
TOTALS						\$520,800.00	

PROPOSED LOT AND ZONING TABLE		
# LOTS	ZONING	ACREAGE
6	CL-5	64.855

STREET NAMES					
PFLUGER FARM LANE	MINOR COLLECTOR - 74' ROW	2665.0	LF	4.53	AC
GLADSTONE CASTLE TRAIL	LOCAL STREET - 62' ROW	685.0	LF	1.16	AC
KENSINGTON CASTLE TRAIL	LOCAL STREET - 62' ROW	265.0	LF	0.45	AC

ENGINEER / SURVEYOR
Kimley»Horn

10814 JOLLYVILLE ROAD STATE OF TEXAS
AVALLON IV, SUITE 300 REGISTRATION NO. F-928
AUSTIN, TEXAS 78759
PH. (512) 418-1771
CONTACT: ROBERT J. SMITH, P.E.

OWNER/DEVELOPER

LIFESTYLE REAL ESTATE HOLDINGS, LTD.
230 WEST STREET, SUITE 200
COLUMBUS, OHIO 43215
CONTACT: JODE BALLARD

UTILITY	UTILITY COMPANY	CONTACT	PHONE
ELECTRIC	ONCOR	PAUL LEMONS	(888) 222-8045
GAS	ATMOS	BRAD CROSSWHITE	(512) 310-3801
TELEPHONE / CABLE	AT&T	CHERYL FLORES	(512) 870-4708
WASTEWATER / WATER (SOUTH)	CITY OF PFLUGERVILLE	MATT WOODARD	(512) 990-6400
WATER (NORTH)	MANVILLE WATER SUPPLY CORPORATION	TONY GRAF	(512) 856-2488

SURVEYOR 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 CORS RTK NETWORK.

SURVEYOR'S CERTIFICATION

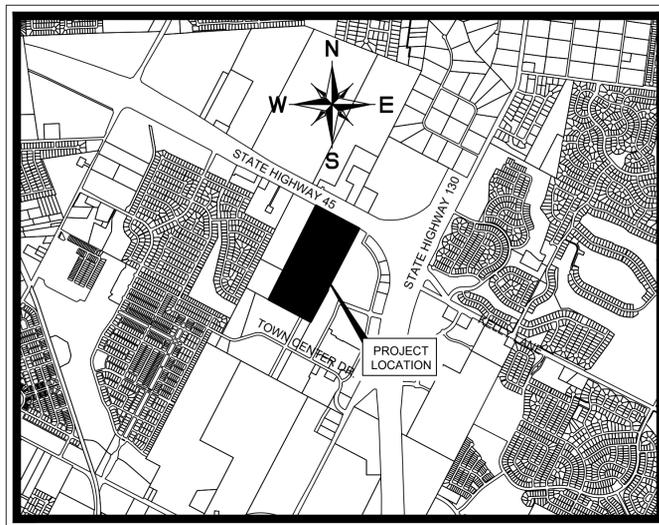
STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

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

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
KIMLEY-HORN & ASSOCIATES
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE 300
AUSTIN, TEXAS 78759



VICINITY MAP

SCALE: 1" = 2,000'

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

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

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

BENCHMARKS

TBM #101 [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'

TBM #102 [X] SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96'

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.

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER FOR THE SOUTH PORTION OF THE SITE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE WATER SUPPLY. WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. WATER FOR THE NORTH PORTION OF THE SITE SHALL BE PROVIDED BY MANVILLE WATER SUPPLY, UNLESS OTHERWISE AGREED TO IN WRITING. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR [PROPERTY OWNER(S)], HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- A SIX (6) FOOT WIDE SIDEWALK IS TO BE PROVIDED ALONG THE EAST SIDE OF PFLUGER FARM LANE, BOTH SIDES OF KENSINGTON CASTLE TRAIL AND GLADSTONE CASTLE TRAIL, 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.
- 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/ACRE AVERAGED THROUGH THE DEVELOPMENT
- 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.
- TIA MITIGATION PAYMENT OR OTHER MITIGATION APPROVED BY CITY IS DUE AT THE TIME OF FINAL PLAT. SEE TIA FOR PHASING OF FEE/IMPROVEMENTS.

Kimley»Horn
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TBE Firm No. 928



KHA PROJECT	067260002
DATE	JULY 2019
SCALE:	AS SHOWN
DESIGNED BY:	JDR
DRAWN BY:	JDR
CHECKED BY:	RJS

COVER SHEET

LIFESTYLE COMMUNITIES
PFLUGERVILLE
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1 OF 9

067260002

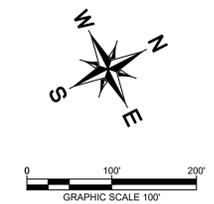
TREE TABLE			
POINT NO.	DESCRIPTION	CLASSIFICATION	STATUS
5666	22" CEDAR ELM	P - CLASS 3	KEEP
5669	24" LIVE OAK	P - CLASS 3	DEMO
5672	15" ASH	P - CLASS 2	DEMO
5680	23" LIVE OAK	P - CLASS 3	DEMO
5695	19" PECAN	P - CLASS 3	KEEP
5972	18" LIVE OAK	P - CLASS 3	KEEP
5973	13" ASH	P - CLASS 2	KEEP
5974	20" LIVE OAK	P - CLASS 3	KEEP
5975	12" PECAN	P - CLASS 2	KEEP
5976	10" PECAN	P - CLASS 2	KEEP
5977	9" PECAN	P - CLASS 2	KEEP
5978	10" PECAN	P - CLASS 2	KEEP
6118	31" BASSWOOD	HERITAGE	KEEP

NOTE: NO PROTECTED TREES ARE LOCATED WITHIN THE PUBLIC ROW; THEREFORE, MITIGATION IN THE PUBLIC ROW IS NOT REQUIRED. 105" OF MITIGATION FOR REMOVED SITE TREES WILL BE PROVIDED THROUGH ON-SITE PLANTING IF POSSIBLE, OTHERWISE FEE IN LIEU WILL BE PAID.

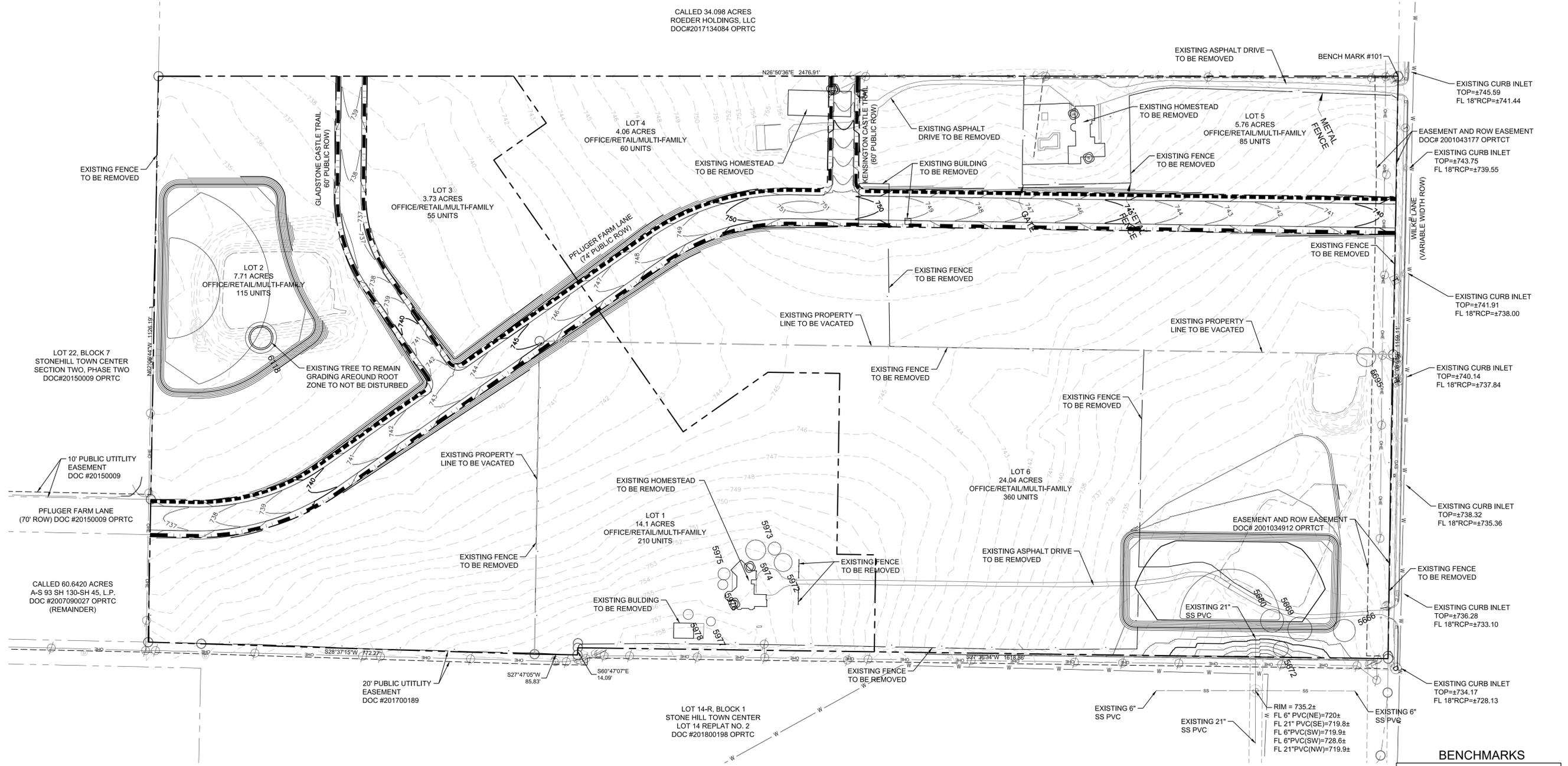
47" (CLASS 3) x \$450 = \$21,150
15" (CLASS 2) x \$150 = \$2,250

TOTAL = \$23,400

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE VACATED
	PROPOSED PROPERTY LINE
	PFLUGERVILLE CITY LIMITS BOUNDARY
	EASEMENT
	PROPOSED 6' SIDEWALK
	EXISTING WASTEWATER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING WATER
	EXISTING OVERHEAD ELECTRIC
	LOMR APPLICATION 100-YEAR BOUNDARY
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING TREE



NOTE: ALL OVERHEAD SERVICE LINES LOCATED ON SITE TO BE PUT UNDERGROUND WITH THE DEVELOPMENT OF THE PROPERTY.



BENCHMARKS	
TBM #101	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'
TBM #102	SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96'



Plotted By: Walker, Jordan (Austin) Date: July 22, 2019 10:36:40am File Path: \\VAUS-Civil\067260002_Lifestyle Communities - Pflugerville SH45\Pflugerville\PlanSheets\C - Existing Conditions and Proposed Grading.dwg
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DESIGNED BY:	JDR
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EXISTING CONDITIONS AND PROPOSED AND PROPOSED GRADING PLAN

LIFESTYLE COMMUNITIES PFLUGERVILLE
CITY OF PFLUGERVILLE TRAVIS COUNTY, TEXAS

Plotted By: Walker, Jordan (Austin) Date: July 22, 2019 10:38:18am File Path: \\K:\AUS-CHL\067260002_Lifestyle Communities - Pflugerville SH45\PLUGER FARMS RD PH-1\Coastal\Preliminary\PlanSheets\VC - Existing Drainage Area Map.dwg
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LEGEND

- AREA DESIGNATOR
AREA IN ACRES
Q100 FLOW IN CFS
- PROPERTY LINE
- EXISTING STORM DRAIN LINE
- EXISTING DRAINAGE DIVIDE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN HEADWALL
- EXISTING FLOW DIRECTION
- EXISTING CONTOUR

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 TBPE Firm No. 928



KHA PROJECT	067260002
DATE	JULY 2019
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EXISTING DRAINAGE AREA MAP

LIFESTYLE COMMUNITIES PFLUGERVILLE
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

Lifestyle Communities - Pflugerville SH45
 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						TOTAL Tc** (min)	Q ₂ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)											
							P-2yr24hr 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)			
E-A	1,304,186	29.94	40614	3.11%	80.00	80.56	0.15	100	0.02	9,450	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	17.80	51.34	144.00	219.03
E-B	1,532,441	35.18	16900	1.10%	80.00	80.20	0.15	100	0.02	9,450	1383	2.0	0.02	11,665	0	0.00	0	0.000	0	7.9	33.0	16.5	2.00	0.03	0.01	0.00	21.11	55.65	158.82	241.91

*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 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 offsite conditions are open space, good condition (grass cover > 75%), and Type C soil group with a Cn of 74.
 **The minimum Tc is 6 minutes per the TR-55.
 ***Tc Values are from hydraulically most remote point of drainage area to analysis point.
 ****Offsite areas are considered fully developed, with a maximum of 55% impervious cover for residential lots, and 65% impervious cover for commercial lots. IC values per City of Austin Watershed Protection Ordinance Regulations Summary Table (Suburban-Outside City Limits)
 *****Offsite Tc revised for proposed condition.

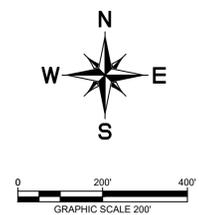


BENCHMARKS

TBM #101 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'

TBM #102 SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96'

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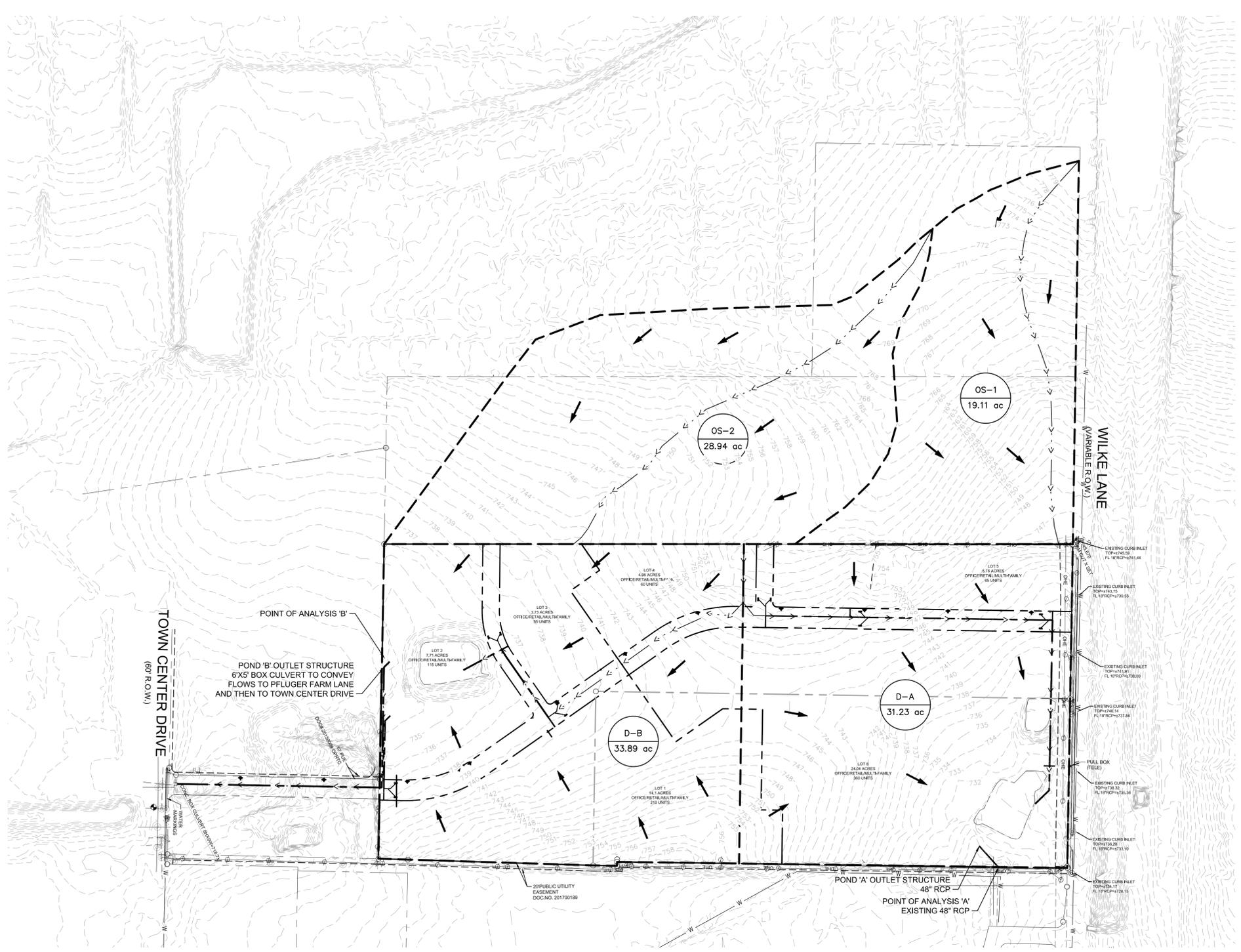


LEGEND

	AREA DESIGNATOR AREA IN ACRES
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	TC FLOW PATH
	PROPOSED DRAINAGE DIVIDE
	PROPOSED CONTOUR
	EXISTING CONTOUR

NOTES:

- ATLAS 14 RAINFALL DATA WAS INCORPORATED IN THIS DRAINAGE ANALYSIS.
- SEE SHEET 7 FOR THE INDIVIDUAL SUB-BASIN DRAINAGE AREA ANALYSIS.



**Lifestyle Communities - Pflugerville SH45
DRAINAGE RESULTS - SCS METHOD**

Point of Analysis	Storm Event	Existing Runoff POA-A	Developed Runoff POA-A	Runoff Difference at Confluence	Is Developed \leq Existing?
A	2	87.5	65.6	22.29	YES
	25	222.1	129.6	92.59	YES
	100	329.4	165.3	164.06	YES
B	2	108.7	82.0	26.65	YES
	25	275.8	180.2	95.62	YES
	100	408.5	257.9	150.54	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.

**Lifestyle Communities - Pflugerville SH45
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 3.44 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)
E-A	1,304,186	29.94	40614	3.11%	80.00	80.56	0.15	100	0.02	9.450	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	17.80	51.34	144.00	219.03
E-B	1,532,441	35.18	16900	1.10%	80.00	80.20	0.15	100	0.02	9.450	1383	2.0	0.02	11.665	0	0.00	0	0.000	0	7.9	33.0	16.5	2.00	0.03	0.01	0.00	21.11	55.65	158.82	241.91
D-A	1,360,379	31.23	827822	60.85%	80.00	90.95	0.15	50	0.01	7.162	50	1.6	0.01	0.516	100	2.03	0.01	0.820	1625	8.1	12.6	12.6	1.00	0.013	0.01	3.34	11.84	83.39	193.55	279.01
D-B	1,476,248	33.89	893389	60.52%	80.00	90.89	0.15	50	0.01	7.162	50	1.6	0.01	0.516	100	2.03	0.01	0.820	1625	8.1	12.6	12.6	1.00	0.013	0.01	2.57	11.07	92.76	212.19	305.84
OS-1	832,432	19.11	707567	85.00%	74.00	94.40	0.15	100	0.01	12.469	1358	2.3	0.02	9.919	0	2.87	0.02	0.000	4146	7.9	33.0	16.5	2.00	0.03	0.01	8.76	31.15	39.72	86.45	123.36
OS-2	1,260,626	28.94	984789	78.12%	74.00	92.75	0.15	100	0.01	12.469	1656	2.3	0.02	12.096	1	20.53	1.02	0.001	4147	7.9	33.0	16.5	2.00	0.03	0.01	8.77	33.33	56.50	125.42	179.95

*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 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 offsite conditions are open space, good condition (grass cover > 75%), and Type C soil group with a Cn of 74.
 **The minimum Tc is 6 minutes per the TR-55.
 ***Tc Calcs are from hydraulically most remote point of drainage area to analysis point.
 ****Offsite areas are considered fully developed, with a maximum of 55% impervious cover for residential lots, and 65% impervious cover for commercial lots. IC values per City of Austin Watershed Protection Ordinance Regulations Summary Table (Suburban-Outside City Limits)

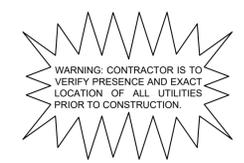
BENCHMARKS

TBM #101 \pm 121.37 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'

TBM #102 \pm 121.37 SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96'



Know what's below.
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NO.	REVISIONS	DATE	BY

Kimley-Horn
 10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX 78759
 PHONE: 512-418-7971 FAX: 512-418-7971
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KHA PROJECT	067260002
DATE	JULY 2019
SCALE	AS SHOWN
DESIGNED BY:	JDR
DRAWN BY:	JDR
CHECKED BY:	RJS

PROPOSED DRAINAGE AREA MAP

LIFESTYLE COMMUNITIES PFLUGERVILLE
CITY OF PFLUGERVILLE TRAVIS COUNTY, TEXAS

SHEET NUMBER
6 OF 9

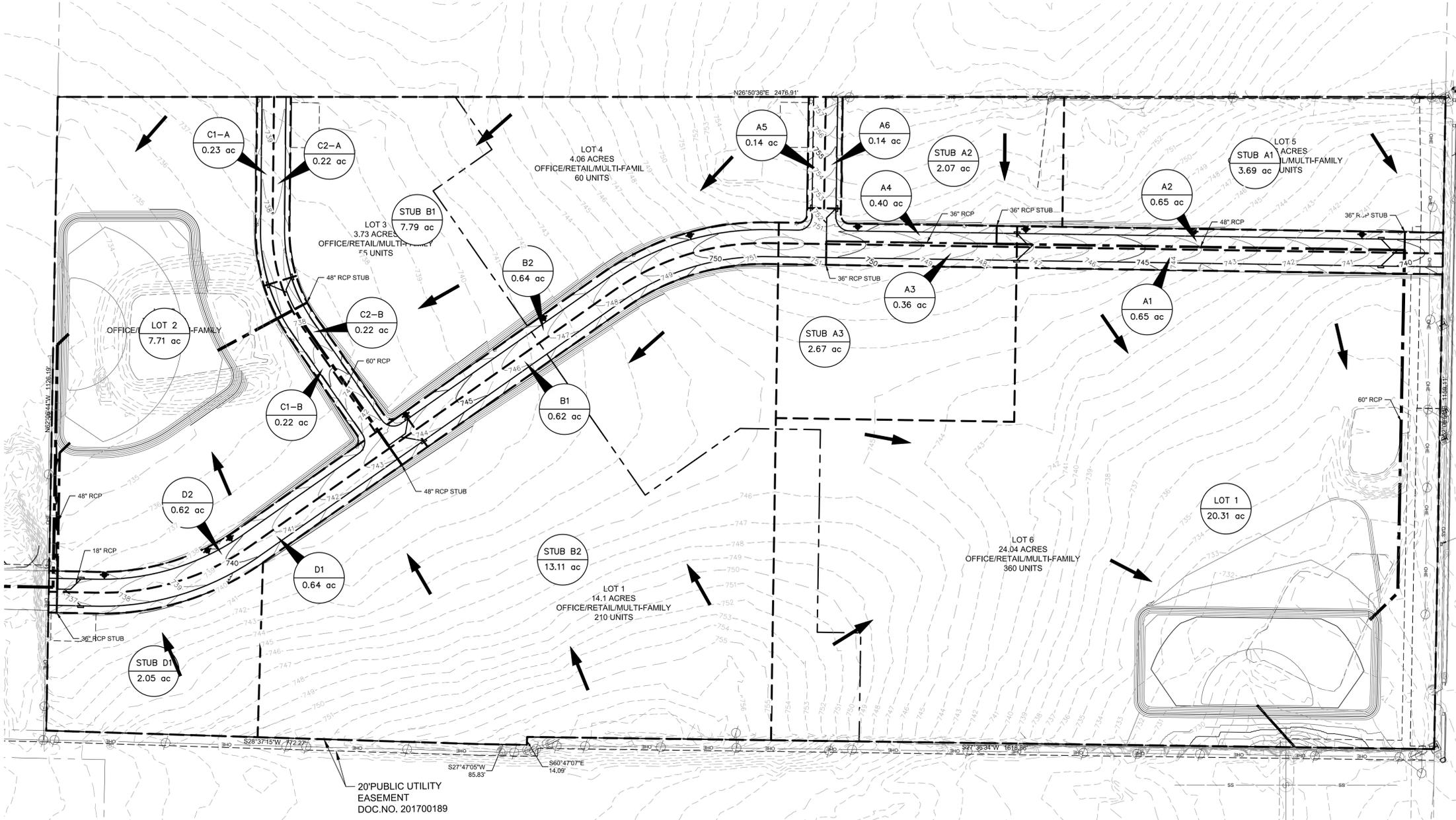
067260002

Plotted By: Walker, Jordan (Austin) Date: July 22, 2019 10:39:31am File Path: K:\AUS-Clal\067260002_Lifestyle Communities - Pflugerville_Site\45\PlanSheets\Proposed Sub-Basin Drainage Area Map.dwg
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D.A. Number	Drainage Area (SF)	Drainage Area (Ac)	Pervious Area (SF)	Impervious Area (SF)	I.C. (%)	Comp. C ₂₅	Comp. C ₁₀₀
A1	28132.22	0.65	5626	22506	80%	0.78	0.87
A2	28135.42	0.65	5627	22508	80%	0.78	0.87
A3	15736.72	0.36	3147	12589	80%	0.78	0.87
A4	17423.29	0.40	3485	13939	80%	0.78	0.87
A5	5930.78	0.14	1186	4745	80%	0.78	0.87
A6	5944.52	0.14	1189	4756	80%	0.78	0.87
STUB A1	190511.97	3.89	59222	102390	64%	0.70	0.79
STUB A2	90104.45	2.07	32663	57442	64%	0.70	0.79
STUB A3	116353.21	2.67	42178	74175	64%	0.70	0.79
B1	27063.42	0.62	5413	21651	80%	0.78	0.87
B2	27920.30	0.64	5584	22336	80%	0.78	0.87
STUB B1	339118.54	7.79	122930	216188	64%	0.70	0.79
STUB B2	571026.33	13.11	206997	364029	64%	0.70	0.79
C1-A	9983.11	0.23	1997	7986	80%	0.78	0.87
C1-B	9791.41	0.22	1958	7833	80%	0.78	0.87
C2-A	9712.94	0.22	1943	7770	80%	0.78	0.87
C2-B	9510.99	0.22	1902	7609	80%	0.78	0.87
D1	27698.85	0.64	5540	22159	80%	0.78	0.87
D2	28837.92	0.62	5368	21470	80%	0.78	0.87
STUB D1	89298.26	2.05	32371	56928	64%	0.70	0.79
LOT 1	884549.22	20.31	320649	563900	64%	0.70	0.79
LOT 2	335678.10	7.71	121683	213955	64%	0.70	0.79

D.A. Number	Drainage Area (Ac)	TOTAL I.C. (%)	Comp. C ₂₅	Comp. C ₁₀₀	TOTAL T _c (Min.)	TOTAL I ₂₅ (in/hr)	TOTAL I ₁₀₀ (in/hr)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
A1	0.65	80%	0.78	0.87	5.0	10.11	12.54	5.11	7.03
A2	0.65	80%	0.78	0.87	5.0	10.11	12.54	5.11	7.03
A3	0.36	80%	0.78	0.87	5.0	10.11	12.54	2.86	3.93
A4	0.40	80%	0.78	0.87	5.0	10.11	12.54	3.16	4.36
A5	0.14	80%	0.78	0.87	5.0	10.11	12.54	1.08	1.48
A6	0.14	80%	0.78	0.87	5.0	10.11	12.54	1.08	1.49
STUB A1	3.69	64%	0.70	0.79	5.0	10.11	12.54	26.19	36.32
STUB A2	2.07	64%	0.70	0.79	5.0	10.11	12.54	14.69	20.37
STUB A3	2.67	64%	0.70	0.79	5.0	10.11	12.54	18.97	26.31
B1	0.62	80%	0.78	0.87	5.0	10.11	12.54	4.91	6.77
B2	0.64	80%	0.78	0.87	5.0	10.11	12.54	5.07	6.98
STUB B1	7.79	64%	0.70	0.79	5.0	10.11	12.54	55.29	76.68
STUB B2	13.11	64%	0.70	0.79	5.0	10.11	12.54	93.10	129.12
C1-A	0.23	80%	0.78	0.87	5.0	10.11	12.54	1.81	2.50
C1-B	0.22	80%	0.78	0.87	5.0	10.11	12.54	1.78	2.45
C2-A	0.22	80%	0.78	0.87	5.0	10.11	12.54	1.76	2.43
C2-B	0.22	80%	0.78	0.87	5.0	10.11	12.54	1.73	2.38
D1	0.64	80%	0.78	0.87	5.0	10.11	12.54	5.03	6.92
D2	0.62	80%	0.78	0.87	5.0	10.11	12.54	4.87	6.71
STUB D1	2.05	64%	0.70	0.79	5.0	10.11	12.54	14.56	20.19
LOT 1	20.31	64%	0.70	0.79	5.0	10.11	12.54	144.22	200.01
LOT 2	7.71	64%	0.70	0.79	5.0	10.11	12.54	54.73	75.90

Note: All inlet drainage calculations have been determined using the Rational Method per the City of Austin Drainage Criteria Manual.



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

NOTE: ALL PIPES TO BE 18" RCP UNLESS OTHERWISE NOTED.

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Professional Engineer Seal for Robert J. Smith, License No. 10814, State of Texas. Date: 07/22/2019.

KHA PROJECT	067260002
DATE	JULY 2019
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PROPOSED SUB-BASIN DRAINAGE AREA MAP

LIFESTYLE COMMUNITIES PFLUGERVILLE
 CITY OF PFLUGERVILLE TRAVIS COUNTY, TEXAS



BENCHMARKS

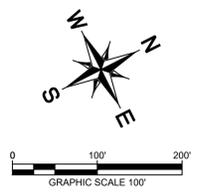
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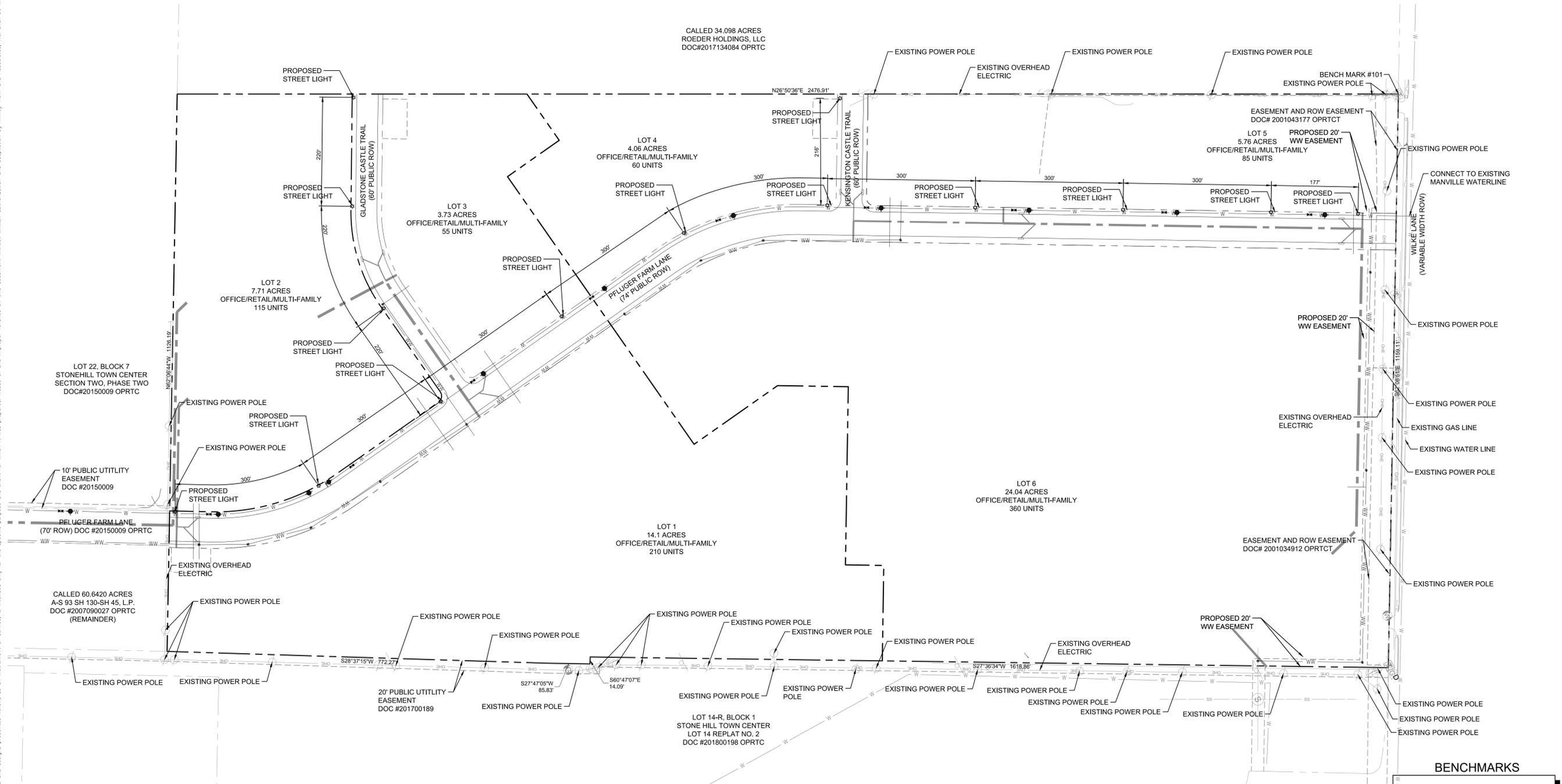
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LEGEND

- PROPERTY LINE
- - - EASEMENT
- WW --- EXISTING WASTEWATER
- UGE --- EXISTING UNDERGROUND ELECTRIC
- UGT --- EXISTING UNDERGROUND TELEPHONE
- W --- EXISTING WATER
- OHE --- EXISTING OVERHEAD ELECTRIC
- ☆ PROPOSED STREET LIGHT



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



BENCHMARKS

TBM #101 [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'

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Professional Engineer Seal for Robert J. Smith, License No. 065319, State of Texas. Date: 07/22/2019.

KHA PROJECT	067260002
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DESIGNED BY:	JDR
DRAWN BY:	JDR
CHECKED BY:	RJS

PRELIMINARY ILLUMINATION PLAN

LIFESTYLE COMMUNITIES PFLUGERVILLE
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

