

SHEET INDEX

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LOT USAGE TABLE			
LOT	USE	ENTITY TYPE	ACREAGE
LOT 1	EX. HILL COUNTRY BAPTIST CHURCH	PRIVATE	12.78 AC.
LOT 2	RETAIL	PRIVATE	3.18 AC.
LOT 3	ACTIVE ADULT MULTI-FAMILY *	PRIVATE	10.01 AC.
LOT 4	PRESCHOOL*	PRIVATE	2.28 AC.
LOT 5	TO BE DETERMINED	PRIVATE	12.34 AC.
LOT 6	POND	PUBLIC	5.25 AC.
LOT 7	SIGNAGE	PRIVATE	0.19 AC.
PROP. ROW	PROP. ROW	PUBLIC	2.10 AC.
TOTAL ACREAGE:			48.13 AC

* INDICATES REZONING IS REQUIRED

ASSOCIATED STUDIES AND AGREEMENTS:
 TRAFFIC IMPACT ANALYSIS BY SANTIAGO ARAQUE, P.E. DATED - CONDITIONAL APPROVAL JANUARY 28, 2021
 ENGINEER'S REPORT BY JUSTIN KRAMER, P.E. DATED - NOVEMBER 16, 2020
 GEOTECHNICAL ENGINEERING REPORT BY DEXTOR BACON, P.E. - DATED OCTOBER 29, 2020
 PLANNED UNIT DEVELOPMENT AGREEMENT BY PAM MADERE DATED - JANUARY 26, 2021
 ROADWAY AGREEMENT BY PAM MADERE DATED TO BE SIGNED PRIOR TO RECORDATION
 PROPERTY OWNER'S ASSOCIATION AGREEMENT BY PAM MADERE DATED TO BE SIGNED PRIOR TO RECORDATION

CITY APPROVED REVISION & CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) CORRECT (C) ADD (A) VOID (V) SHEET NO'S	NET CHANGE IMPERVIOUS COVER (SQ.FT)%	TOTAL IMPERVIOUS COVER (SQ.FT)%	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE



VICINITY MAP
SCALE: 1" = 1,000'

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

BEING A 48.126 ACRES (2,096,366 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SURVEY, ABSTRACT 482, CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS AND BEING COMPRISED OF A PORTION OF A CALLED 48.69 ACRE TRACT OF LAND BEING DESCRIBED TO HILL COUNTRY BIBLE CHURCH PFLUGERVILLE AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2004004265 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:
 KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF TRAVIS:
 THAT I, _____, 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.
 (SEAL)

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

HILL COUNTRY BIBLE CHURCH PRELIMINARY PLAN ONLY -NOT FOR RECORDATION-

JANUARY 28, 2021

NOTES:

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER 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 HILL COUNTRY BIBLE CHURCH, 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.
- (COMMERCIAL SUBDIVISION) A SIX (6) FOOT SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
- 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.
- WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #1203-15-02-24.
- 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 MAPS 48453C0280J, DATED AUGUST 18, 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.
- THE PROPOSED WILKE RIDGE LANE ROADWAY EXTENSION SHALL BE A COLLECTOR LEVEL ROADWAY WITH A SIDEWALK PROPOSED IN A PUBLIC ACCESS EASEMENT, AND A ROADWAY AGREEMENT WILL BE ESTABLISHED. THE ROADWAY AGREEMENT SHALL BE APPROVED AND RECORDED PRIOR TO PUBLIC CONSTRUCTION PLAN OR SITE PLAN APPROVAL.

PARKLAND DEDICATION TABULATIONS

Land Required	Required Ac./1000	Density Persons/Unit	Parkland Dedication Req (Ac.)	Proposed Dedication (Ac.)
Phase I	6.6	2	196	2.6

Phase	Fee in Lieu of Acreage Dedication* Deficit (Ac.)	Rate/Ac.	Fee
Phase I	2.6	\$43,560	\$112,698

* Fee shall be paid prior to Plat Approval of Multi-Family Lot

Phase	# Units	Rate \$/Units	Fee
Phase I	196	\$496	\$97,216

NOTE: Fees above can be reduced by the amount of the agreed upon park amenities constructed. See list below Parkland Improvements.

PARKLAND IMPROVEMENT NOTES:

- PROPOSED PARKLAND IMPROVEMENTS ARE IDENTIFIED IN EXHIBIT E OF REZ2008-01 (HILL COUNTRY BIBLE CHURCH PUD REZONING)(ORD-0563). THE PARKLAND DEVELOPMENT FEE MAY BE REDUCED BY THE AMOUNT OF THE AGREED UPON PARK AMENITIES CONSTRUCTED.
- PARKLAND IMPROVEMENTS SHALL BE CONSTRUCTED DURING PHASE I.
- AMENITIES ARE SUBJECT TO APPROVAL BY THE PARKS AND RECREATION DIRECTOR AT TIME OF PUBLIC IMPROVEMENTS OR THE SITE PLAN FOR THE RESIDENTIAL DEVELOPMENT, WHICHEVER OCCURS FIRST.
- PARKLAND IMPROVEMENTS SHALL BE USED AND ACCESSIBLE TO THE PUBLIC. NO SIGNAGE LIMITING PUBLIC ACCESS SHALL BE PERMITTED.
- ALL PARKLAND IMPROVEMENTS SHALL BE PRIVATELY MAINTAINED.
- REFER TO EXHIBIT E OF THE PUD FOR THE ANTICIPATED PARKLAND IMPROVEMENTS.

BENCHMARKS

BM #50010
 MAG NAIL SET IN CONCRETE IN SOUTHERLY RIGHT OF WAY OF PFLUGERVILLE PARKWAY APPROXIMATELY 190 FEET SOUTHEAST OF A 3" IRON ROD WITH CAP AT THE NORTHWEST CORNER OF TRACT 1.
 N: 10142867.2180'
 E: 3149521.2090'
 ELEV: 789.60'

BM #50013
 MAG NAIL WITH WASHER ON NORTHEASTERLY RIGHT OF WAY OF BLACK LOCUST DRIVE, APPROXIMATELY 180 FEET NORTHWEST OF A 3" IRON ROD WITH CAP AT THE SOUTHEAST CORNER OF TRACT 1.
 N: 10140830.1640'
 E: 3149414.3060'
 ELEV: 743.31'

OWNER/DEVELOPER:
 HILL COUNTRY BIBLE CHURCH
 303 E. PFLUGERVILLE PARKWAY
 PFLUGERVILLE, TX 78660
 CONTACT: MICHAEL WALDON

SURVEYOR:
 KIMLEY-HORN
 601 NW LOOP 410, SUITE 350
 SAN ANTONIO, TEXAS 78216
 CONTACT: ZACHARY KEITH PETRUS

ENGINEER/SURVEYOR:



10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
 AUSTIN, TEXAS 78759
 CERTIFICATE OF REGISTRATION #028
 CONTACT: JUSTIN J. KRAMER, P.E.
 Tel. No. (512) 418-1771
 Fax No. (512) 418-1791

ELECTRIC PROVIDER:
 ONCOR ELECTRIC DELIVERY COMPANY LLC
 200 N. ECTOR DRIVE
 EULSS, TX 76039
 CONTACT: AARON RAMIREZ

GAS PROVIDER:
 ATMOS ENERGY CORPORATION
 3110 N. IH 35
 ROUND ROCK, TEXAS 78681
 CONTACT: BRAD CROSSWHITE

WATER AND WASTEWATER PROVIDERS:
 CITY OF PFLUGERVILLE
 201-B EAST PECAN STREET
 PFLUGERVILLE, TEXAS 78691
 CONTACT: JENNA GOOLSBY

Kimley-Horn
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JUSTIN J. KRAMER
 122309
 LICENSED PROFESSIONAL ENGINEER
 01/28/2021

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

COVER SHEET

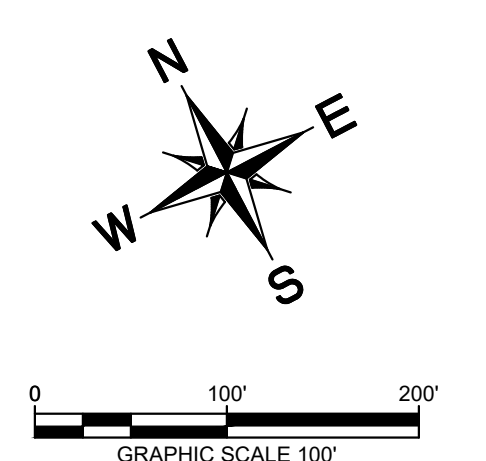
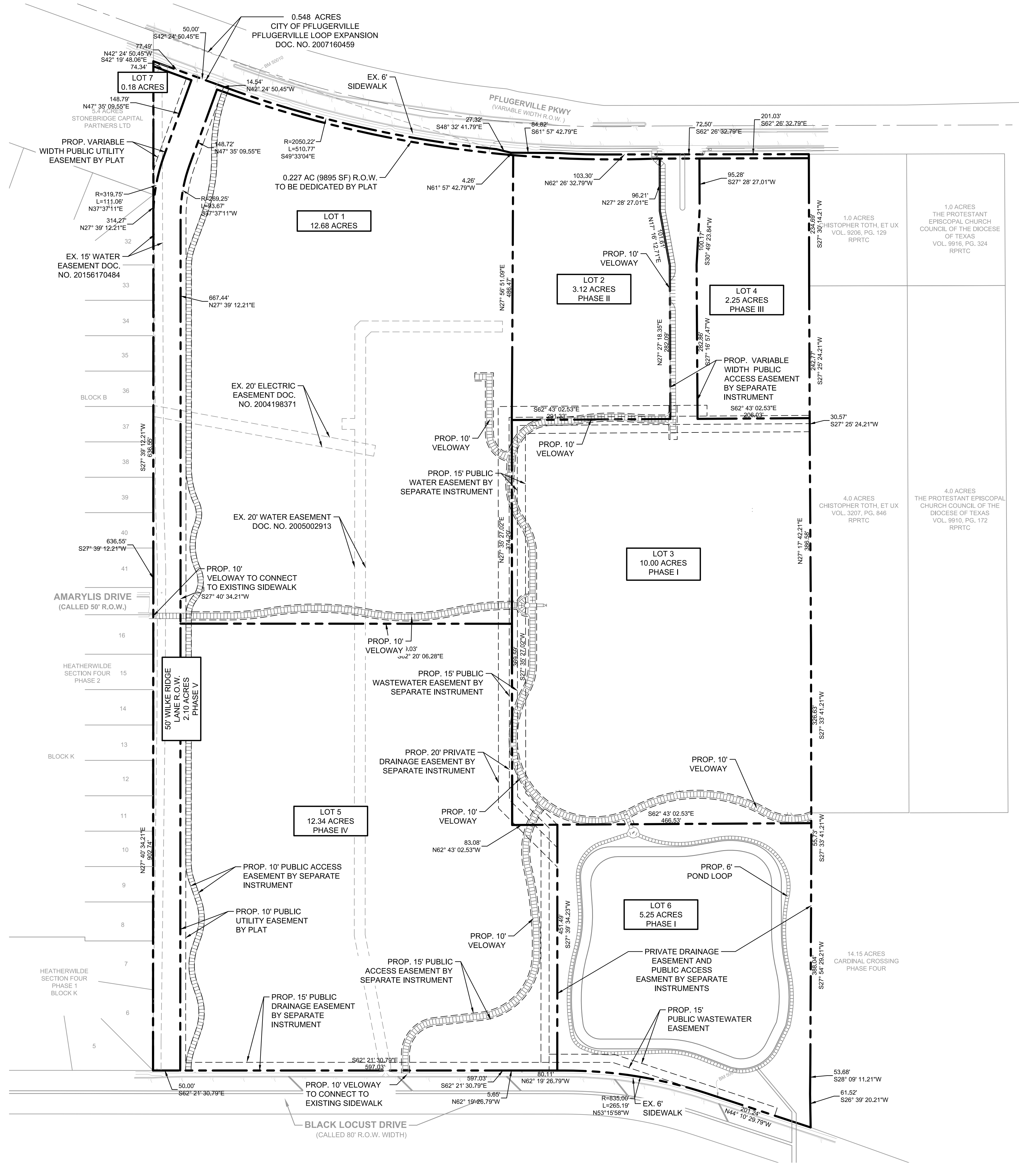
HILL COUNTRY BIBLE CHURCH
 PRELIMINARY PLAN
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
1

HILL COUNTRY BIBLE CHURCH PRELIMINARY PLAN
 KHA PROJECT NO. 068213098

Plotted By: Avidis, Joel Date: January 28, 2021 03:46:33pm File Path: K:\AUS_CIV\068213098-Sparrow_Pflugerville\Cad\Preliminary Plan\PlanSheets\C-Cover Sheet.dwg
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LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED 10' VELOWAY
- PROPOSED 6' POND LOOP
- BENCHMARK
- PUBLIC ACCESS EASEMENT

NOTES:

1. ALL PROPOSED DRIVEWAYS MUST MEET THE CITY'S DRIVEWAY SPACING REQUIREMENTS AS FOUND IN THE UDC SECTION 10.2.
2. PRIVATE IMPROVEMENTS SHOWN ARE FOR REFERENCE PURPOSES ONLY AND WILL BE REVIEWED/APPROVED WITH THE FUTURE SITE PLAN.
3. PUBLIC ACCESS EASEMENT (P.A.E.) TO BE DEDICATED BY SEPARATE INSTRUMENT.
4. THE CHURCH SHALL RETAIN OWNERSHIP OF LOT 7 AND IS RESPONSIBLE FOR MAINTENANCE.

BENCHMARKS

- BM #50010
MAG NAIL SET IN CONCRETE IN SOUTHERLY RIGHT OF WAY OF PFLUGERVILLE PARKWAY APPROXIMATELY 190 FEET SOUTHEAST OF A 2" IRON ROD WITH CAP AT THE NORTHWEST CORNER OF TRACT 1.
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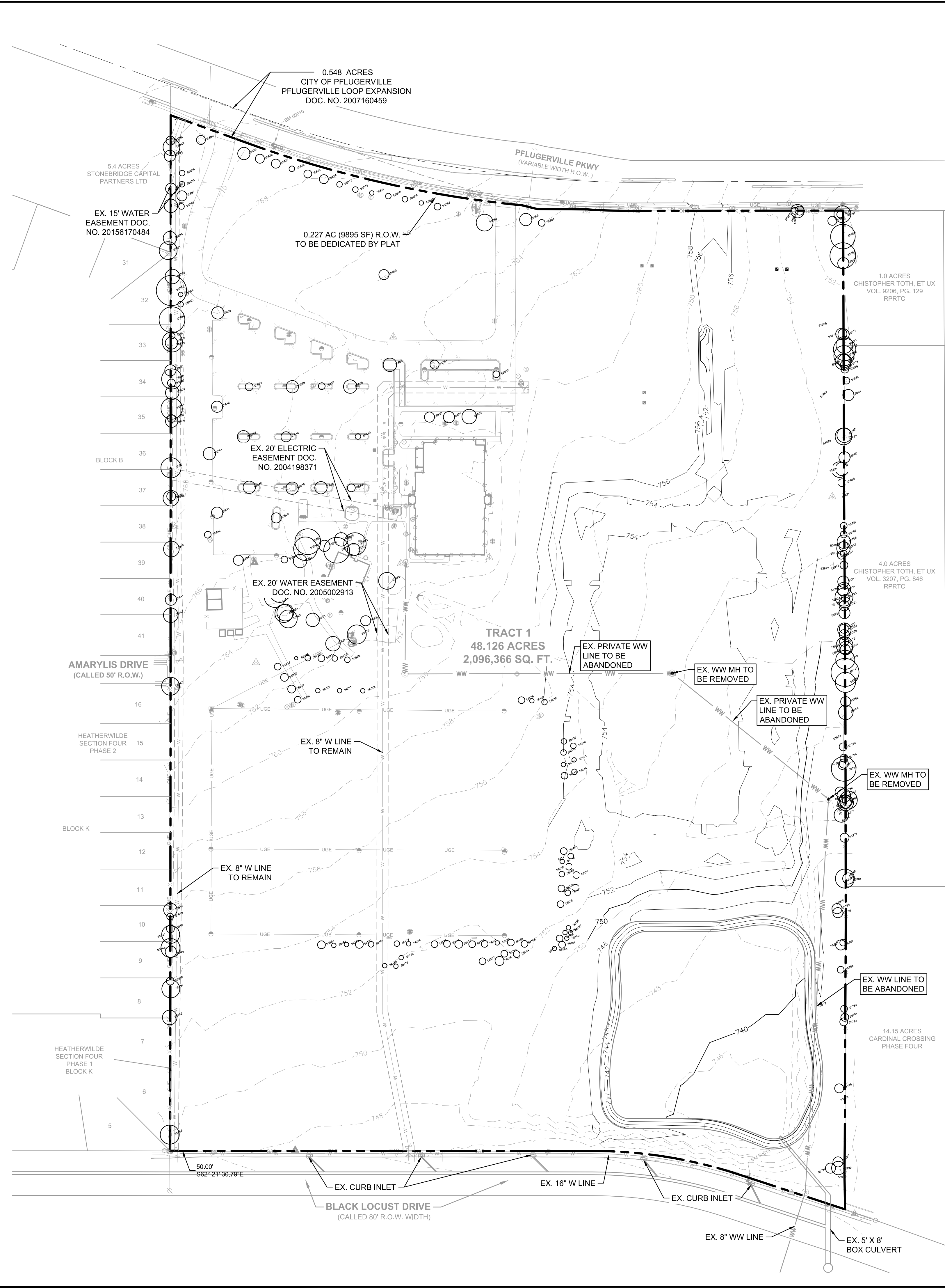
HILL COUNTRY BIBLE CHURCH PRELIMINARY PLAN	PRELIMINARY PLAN
CITY OF PFLUGERVILLE TRAVIS COUNTY, TEXAS	PRELIMINARY PLAN
SHEET NUMBER 2	DATE

01/28/2021

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

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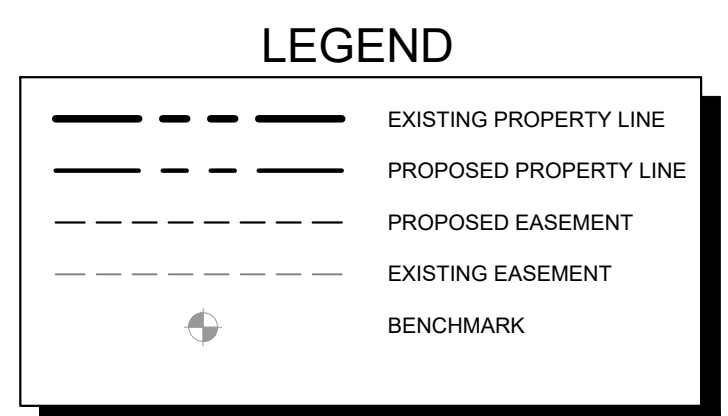
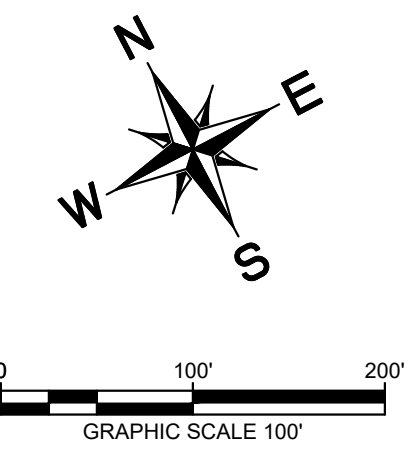
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TREE INDEX

TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
53967	B* TREELINE	55758	7" HACKBERRY	55868	4" LIVE OAK	55944	12" HACKBERRY
53968	* TREELINE	55759	7" HACKBERRY	55869	5" LIVE OAK	55945	6" HACKBERRY
53969	* TREELINE	55760	8" HACKBERRY	55870	5" LIVE OAK	55946	7" LIVE OAK
53970	* TREELINE	55761	7" HACKBERRY	55871	4" LIVE OAK	55947	16" HACKBERRY
53971	* TREELINE	55763	22" HACKBERRY	55872	5" LIVE OAK	55948	17" HACKBERRY
53972	* TREELINE	55766	9" HACKBERRY	55873	5" LIVE OAK	55949	10" HACKBERRY
53973	* TREELINE	55767	12" HACKBERRY	55874	8" LIVE OAK	55950	7" HACKBERRY
53974	* TREELINE	55768	12" HACKBERRY	55875	7" LIVE OAK	55951	16" HACKBERRY
53975	END* TREELINE	55769	14" HACKBERRY	55876	5" LIVE OAK	55952	13" HACKBERRY
53976	B* TREELINE	55770	10" HACKBERRY	55877	8" LIVE OAK	55953	17" HACKBERRY
53977	* TREELINE	55771	9" HACKBERRY	55878	8" LIVE OAK	55954	7" CYPRESS
53978	* TREELINE	55772	16" HACKBERRY	55879	11" LIVE OAK	56010	4" OAK
53979	END* TREELINE	55773	13" HACKBERRY	55880	8" LIVE OAK	56011	4" OAK
55658	6" HACKBERRY	55776	8" HACKBERRY	55881	8" LIVE OAK	56012	4" OAK
55659	12" HACKBERRY	55780	17" HACKBERRY	55882	15" HACKBERRY	56136	6" CYPRESS
55660	8" HACKBERRY	55781	10" HACKBERRY	55883	10" HACKBERRY	56137	4" CYPRESS
55661	15" HACKBERRY	55784	9" HACKBERRY	55884	5" LIVE OAK	56138	5" CYPRESS
55662	6" HACKBERRY	55785	9" HACKBERRY	55885	5" LIVE OAK	56139	5" CYPRESS
55663	22" HACKBERRY	55786	6" HACKBERRY	55886	10" HACKBERRY	56140	5" CYPRESS
55664	23" HACKBERRY	55787	9" HACKBERRY	55887	9" LIVE OAK	56141	5" CYPRESS
55665	10" HACKBERRY	55788	6" HACKBERRY	55888	5" LIVE OAK	56142	4" CYPRESS
55670	10" HACKBERRY	55789	* HACKBERRY	55889	12" HACKBERRY	56143	4" OAK
55671	10" HACKBERRY	55791	7" HACKBERRY	55890	12" HACKBERRY	56144	5" CYPRESS
55672	15" HACKBERRY	55793	7" HACKBERRY	55891	16" HACKBERRY	56145	6" CYPRESS
55673	20" HACKBERRY	55795	8" HACKBERRY	55892	13" HACKBERRY	56146	6" CYPRESS
55675	18" HACKBERRY	55797	9" HACKBERRY	55893	27" HACKBERRY	56147	5" CYPRESS
55676	12" HACKBERRY	55798	9" HACKBERRY	55894	4" CYPRESS	56148	4" CYPRESS
55677	14" HACKBERRY	55799	12" HACKBERRY	55895	5" CYPRESS	56149	5" CYPRESS
55678	9" HACKBERRY	55808	9" CEDAR ELM	55896	23" HACKBERRY	56150	6" CYPRESS
55679	7" HACKBERRY	55809	23" HACKBERRY	55897	5" LIVE OAK	56151	6" CYPRESS
55681	6" HACKBERRY	55810	21" HACKBERRY	55898	18" HACKBERRY	56152	6" CYPRESS
55684	10" HACKBERRY	55811	12" HACKBERRY	55899	11" LIVE OAK	56153	5" CYPRESS
55687	15" HACKBERRY	55815	10" LIVE OAK	55900	10" LIVE OAK	56154	6" CYPRESS
55688	13" HACKBERRY	55816	23" HACKBERRY	55901	18" HACKBERRY	56155	6" CYPRESS
55690	10" HACKBERRY	55820	12" ASH	55902	7" HACKBERRY	56156	* BUSH
55691	12" HACKBERRY	55823	20" ASH	55903	12" HACKBERRY	56157	* BUSH
55693	14" CHINABERRY	55824	11" ASH	55904	19" HACKBERRY	56158	* BUSH
55695	7" LIVE OAK	55835	15" COTTONWOOD	55905	7" HACKBERRY	56159	* BUSH
55699	6" HACKBERRY	55837	7" PLUM	55906	11" HACKBERRY	56160	* BUSH
55701	6" LIVE OAK	55838	11" CYPRESS	55907	18" HACKBERRY	56161	* BUSH
55703	12" HACKBERRY	55839	11" PLUM	55908	8" HACKBERRY	56162	* BUSH
55705	8" HACKBERRY	55840	11" CYPRESS	55909	14" HACKBERRY	56163	* BUSH
55707	12" HACKBERRY	55841	10" CEDAR ELM	55910	14" HACKBERRY	56164	6" CYPRESS
55709	6" HACKBERRY	55842	6" OAK	55911	6" CEDAR ELM	56165	6" CYPRESS
55711	7" HACKBERRY	55843	9" CEDAR ELM	55912	12" HACKBERRY	56166	8" CYPRESS
55713	7" HACKBERRY	55844	11" LIVE OAK	55914	18" HACKBERRY	56167	6" CYPRESS
55717	10" HACKBERRY	55846	10" CEDAR ELM	55915	19" HACKBERRY	56168	6" CYPRESS
55719	12" HACKBERRY	55847	11" LIVE OAK	55923	16" HACKBERRY	56169	6" CYPRESS
55721	10" HACKBERRY	55848	9" LIVE OAK	55924	15" HACKBERRY	56170	4" CYPRESS
55723	7" OAK	55849	5" LIVE OAK	55925	16" HACKBERRY	56171	6" CYPRESS
55724	16" HACKBERRY	55850	9" CYPRESS	55928	12" ASH	56172	6" CYPRESS
55726	10" HACKBERRY	55851	10" CYPRESS	55929	17" HACKBERRY	56173	7" CYPRESS
55727	9" HACKBERRY	55852	13" CYPRESS	55930	9" PECAN	56174	6" CYPRESS
55729	10" HACKBERRY	55853	6" OAK	55931	13" HACKBERRY	56175	6" CYPRESS
55731	8" HACKBERRY	55854	8" OAK	55932	5" CYPRESS	56176	4" CYPRESS
55733	12" HACKBERRY	55855	12" LIVE OAK	55933	5" CYPRESS	56177	5" CYPRESS
55735	9" HACKBERRY	55856	12" PLUM	55934	6" CYPRESS	56178	4" CYPRESS
55737	8" HACKBERRY	55857	6" OAK	55935	5" CYPRESS	56179	4" CYPRESS
55739	15" HACKBERRY	55858	11" PLUM	55936	3" CYPRESS	56180	4" CYPRESS
55741	9" HACKBERRY	55859	7" OAK	55937	6" CYPRESS	56181	5" CYPRESS
55743	12" HACKBERRY	55860	11" LIVE OAK	55938	7" CYPRESS	56182	7" CYPRESS
55745	17" HACKBERRY	55863	9" ASH	55939	7" CYPRESS	56183	4" CYPRESS
55747	25" HACKBERRY	55864	6" LIVE OAK	55940	6" CYPRESS	56184	4" CYPRESS
55749	18" HACKBERRY	55865	11" LIVE OAK	55941	10" HACKBERRY		
55752	9" HACKBERRY	55866	15" COTTONWOOD	55942	13" HACKBERRY		
55754	13" HACKBERRY	55867	6" LIVE OAK	55943	16" HACKBERRY		

* = ALL TREES TO BE REMOVED ARE COMPLIANT WITHIN THE ACCEPTABLE THRESHOLD BASED ON THE CITY OF PFLUGERVILLE IDM



- NOTES:**
- ALL PROPOSED DRIVEWAYS MUST MEET THE CITY'S DRIVEWAY SPACING REQUIREMENTS AS FOUND IN THE UDC SECTION 10.2.
 - PRIVATE IMPROVEMENTS SHOWN ARE FOR REFERENCE PURPOSES ONLY AND WILL BE REVIEWED/APPROVED WITH THE FUTURE SITE PLAN. LOCATION AND SIZE OF EXISTING STORM SEWER IN BLACK LOCUST DRIVE IS BASED ON CITY OF PFLUGERVILLE GIS AND IS APPROXIMATE.

BENCHMARKS

BM #50010
MAG NAIL SET IN CONCRETE IN SOUTHERLY RIGHT OF WAY OF PFLUGERVILLE PARKWAY APPROXIMATELY 190 FEET SOUTHEAST OF A 3" IRON ROD WITH CAP AT THE NORTHWEST CORNER OF TRACT 1.
N: 10142867.2180'
E: 3149521.2090'
ELEV: 769.60'

BM #50013
MAG NAIL WITH WASHER ON NORTHEASTERLY RIGHT OF WAY OF BLACK LOCUST DRIVE, APPROXIMATELY 180 FEET NORTHWEST OF A 3" IRON ROD WITH CAP AT THE SOUTHEAST CORNER OF TRACT 1.
N: 10140830.1640'
E: 3149414.3060'
ELEV: 743.31'

DATE: _____

BY: _____

REVISIONS

NO. _____

DATE _____

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10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-791
WWW.KIMLEY-HORN.COM

DESIGNED BY: JMA

DRAWN BY: JMA

CHECKED BY: JUK

KHA PROJECT: 06213098

DATE: JANUARY 2021

SCALE: AS SHOWN

12/28/2021

EXISTING CONDITIONS AND PROPOSED GRADING

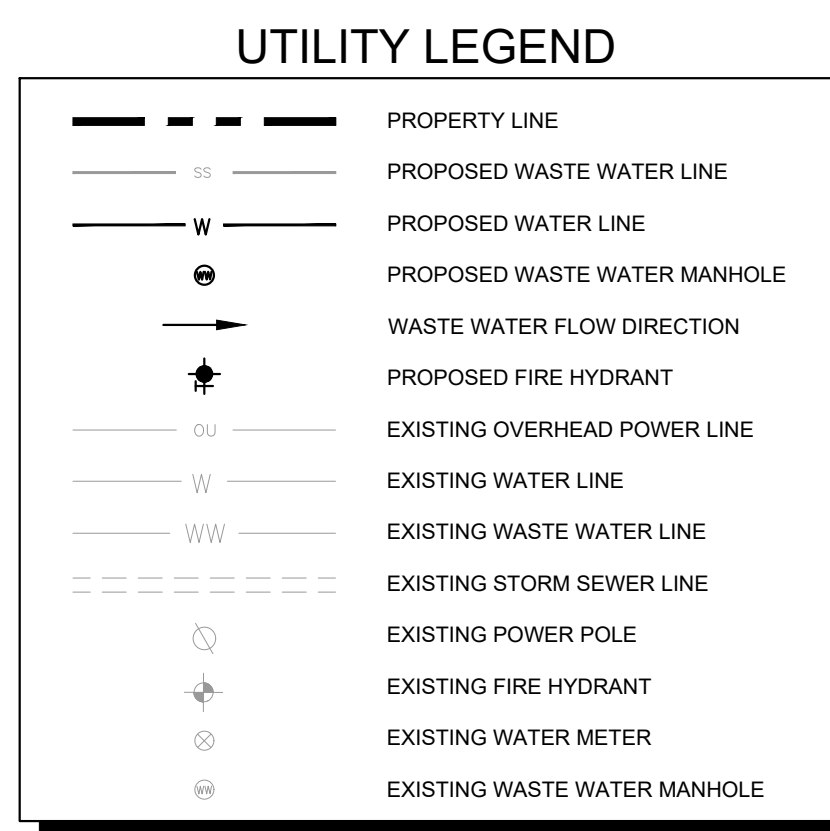
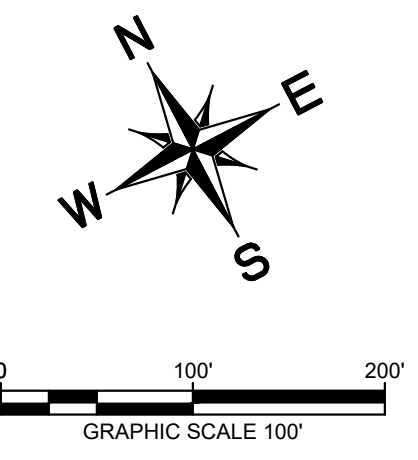
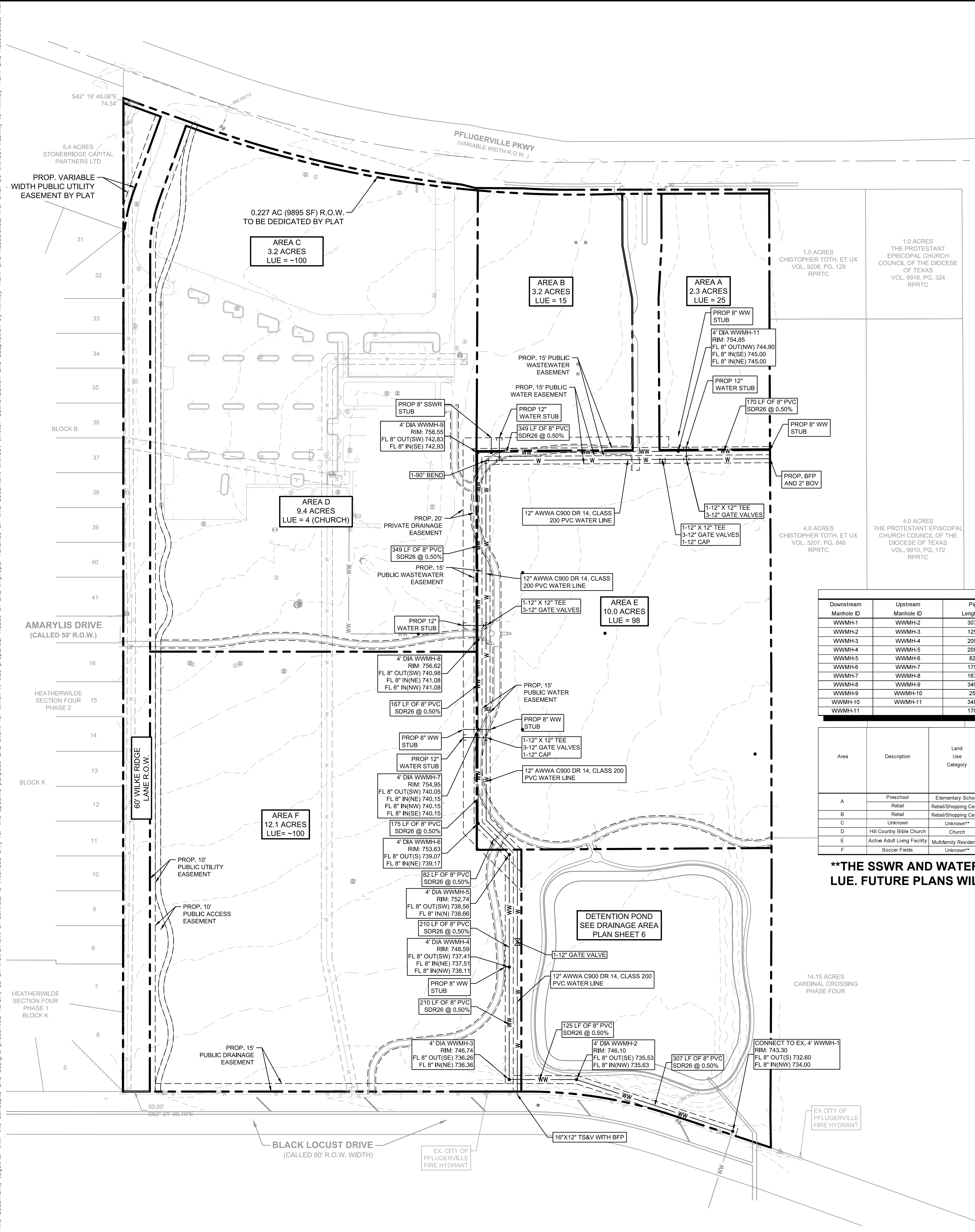
HILL COUNTRY BIBLE CHURCH PRELIMINARY PLAN

CITY OF PFLUGERVILLE TRAVIS COUNTY, TEXAS

SHEET NUMBER

3

Plotted By: J. Davis, Date: January 28, 2021, 03:47:33pm, File Path: K:\AUS_Civil\0621\0098 - Sparrow Pflugerville\Cad\Preliminary\Plan\PlanSheets\C - WATER AND WASTEWATER PLAN.dwg
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- NOTES:**
1. FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 300 FEET.
 2. WASTEWATER MANHOLES MUST BE CONSTRUCTED AT ALL CHANGES IN DIRECTIONS AND TERMINATION POINTS. WASTEWATER MANHOLE SPACING IS MAXIMUM OF 400 FEET.
 3. 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.
 4. ALL WATER AND WASTEWATER LINES MUST MAINTAIN A MINIMUM OF 9' SEPARATION.
 5. PUBLIC WATER LINES SHALL MAINTAIN MINIMUM 48" OF COVER, AND MINIMUM SLOPE OF 0.1%.
 6. PUBLIC WASTEWATER LINES SHALL MAINTAIN MINIMUM 48" OF COVER AND MEET ALL TCEC REQUIREMENTS.
 7. PRIVATE IMPROVEMENTS SHOWN ARE FOR REFERENCE PURPOSES ONLY AND WILL BE REVIEWED/APPROVED WITH THE FUTURE SITE PLAN.
 8. PUBLIC WATER LINE WILL BE COMPLETED IN PHASES AND CAPPED AT THE PHASE LINE WITH PHASE 1.

Downstream Manhole ID	Upstream Manhole ID	Pipe Length (ft)	Downstream Flowline Elev.	Pipe Inside Diameter (in)	Pipe Slope (ft/ft)	Manning's n	Pipe X-Section Area (ft ²)	Q _{max} (MGD)	Contributing Area ID	Cumulative Average Dry Weather Flow (MGD)	Cumulative Peak Dry Weather Flow (MGD)	Cumulative Wet Weather Flow (MGD)	Cumulative Peak Wet Weather Flow (MGD)	Dry Weather Percent Full	Wet Weather Percent Full
WWMH-1	WWMH-2	307.0	734.00	7.754	0.0050	0.013	0.328	0.5081	A, B, C, D, E, F	0.0923	0.1453	0.0302	0.175	28.6%	34.5%
WWMH-2	WWMH-3	125.5	735.63	7.754	0.0050	0.013	0.328	0.5081	A, B, C, D, E, F	0.0923	0.1453	0.0302	0.175	28.6%	34.5%
WWMH-3	WWMH-4	209.8	736.36	7.754	0.0050	0.013	0.328	0.5081	A, B, C, D, E, F	0.0923	0.1453	0.0302	0.175	28.6%	34.5%
WWMH-4	WWMH-5	209.8	737.51	7.754	0.0050	0.013	0.328	0.5081	A, B, C, D, E, F	0.0923	0.1453	0.0302	0.175	28.6%	34.5%
WWMH-5	WWMH-6	42.2	738.99	7.754	0.0050	0.013	0.328	0.5081	A, B, C, D	0.0388	0.0646	0.0138	0.078	12.7%	15.4%
WWMH-6	WWMH-7	175.2	739.17	7.754	0.0050	-0.967	0.328	-0.0067	A, B, C, D	0.0388	0.0646	0.0138	0.078	12.7%	15.4%
WWMH-7	WWMH-8	167.3	740.15	7.754	0.0050	0.013	0.328	0.5081	A, B, C, D	0.0388	0.0646	0.0138	0.078	12.7%	15.4%
WWMH-8	WWMH-9	349.4	741.08	7.754	0.0050	0.013	0.328	0.5081	A, B	0.0108	0.0210	0.0041	0.025	4.1%	5.0%
WWMH-9	WWMH-10	25.2	742.93	7.754	0.0050	0.013	0.328	0.5081	A, B	0.0108	0.0210	0.0041	0.025	4.1%	5.0%
WWMH-10	WWMH-11	348.6	743.16	7.754	0.0050	0.013	0.328	0.5081	A	0.0068	0.0128	0.0017	0.015	2.5%	2.9%
WWMH-11		170.4	745.00	7.754	0.0050	0.013	0.328	0.5081		-	-	-	-	0.0%	0.0%

Area	Description	Land Use Category	Gross Contributing Area (ac)	Impervious Cover (ac)	Open Space / Parkland Area (ac)	Net Contributing Area (ac)	Area of Contributing Building Floor or Units (sf, #)	LUE Conversion Factor	Living Unit Equivalent LUE	Unit Flow Rates (gal/day/ dwelling unit OR gal/day/1000SF)	F Average Dry Weather Flow (gpd)	Peaking Factor	Peak Dry Weather Flowrate PDWFW (gpd)	Peak Dry Weather Flowrate PDWFW (gpm)	Peak Dry Weather Flowrate PDWFW (MGD)	Infiltration I (gal/ac/day)	Inflow & Infiltration I (MGD)	Peak Wet Weather Flowrate PWWFW (MGD)
A	Preschool	Elementary School					276	LUE/15 student	25	270	6789.69	1.88	12765.7682	0.148	0.013	750	0.0017	0.0145
B	Retail	Retail/Shopping Center	2.3	1.84	0.46	1.84	11200	1 LUE/1600 sf	15	270	3976.81	2.07	8242.7575	0.095	0.008	750	0.0024	0.0108
C	Unknown	Unknown**	3.2	1.92	1.28	1.92	200	0.5 LUE / unit	100	270	27000.00	1.51	40703.6495	0.471	0.041	750	0.0024	0.0431
D	Hill Country Bible Church	Church	9.4	7.52	1.88	7.52	50000	1 LUE/12,500 sf	4	270	1080.00	2.61	2814.5858	0.033	0.003	750	0.0071	0.0099
E	Active Adult Living Facility	Multi-family Residential	10.0	8.0	2.0	8.0	196	0.5 LUE / unit	98	270	26460.00	1.51	40005.9780	0.463	0.040	750	0.0075	0.0475
F	Soccer Fields	Unknown**	12.1	6.05	6.05	6.05	200	0.5 LUE / unit	100	270	27000.00	1.51	40703.6495	0.471	0.041	750	0.0091	0.0489

****THE SSWR AND WATER LUEs ASSUMED IN THIS PRELIMINARY SUBMITTAL ARE ESTIMATED TO BE THE HIGHEST ON THE PROPERTY AT ~100 LUE. FUTURE PLANS WILL BE PROVIDED TO THE CITY OF PFLUGERVILLE IF PLANS IN EXCESS OF THE ASSUMED AMOUNTS IS NEEDED.**

BENCHMARKS

BM #50010
 MAG NAIL SET IN CONCRETE IN SOUTHERLY RIGHT OF WAY OF PFLUGERVILLE PARKWAY APPROXIMATELY 190 FEET SOUTHEAST OF A 3" IRON ROD WITH CAP AT THE NORTHWEST CORNER OF TRACT 1.
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 TEXAS REGISTERED ENGINEERING FIRM F-928

JUSTIN J. KRAMER
 122309
 LICENSED PROFESSIONAL ENGINEER

01/28/2021

KHA PROJECT 068213098
 DATE JANUARY 2021
 SCALE: AS SHOWN
 DESIGNED BY: JMA
 DRAWN BY: JMA
 CHECKED BY: JUK

WATER AND WASTEWATER PLAN

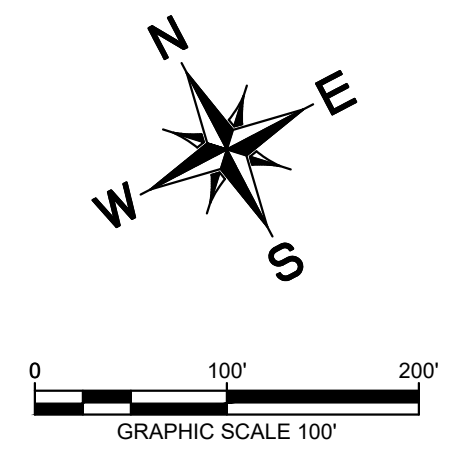
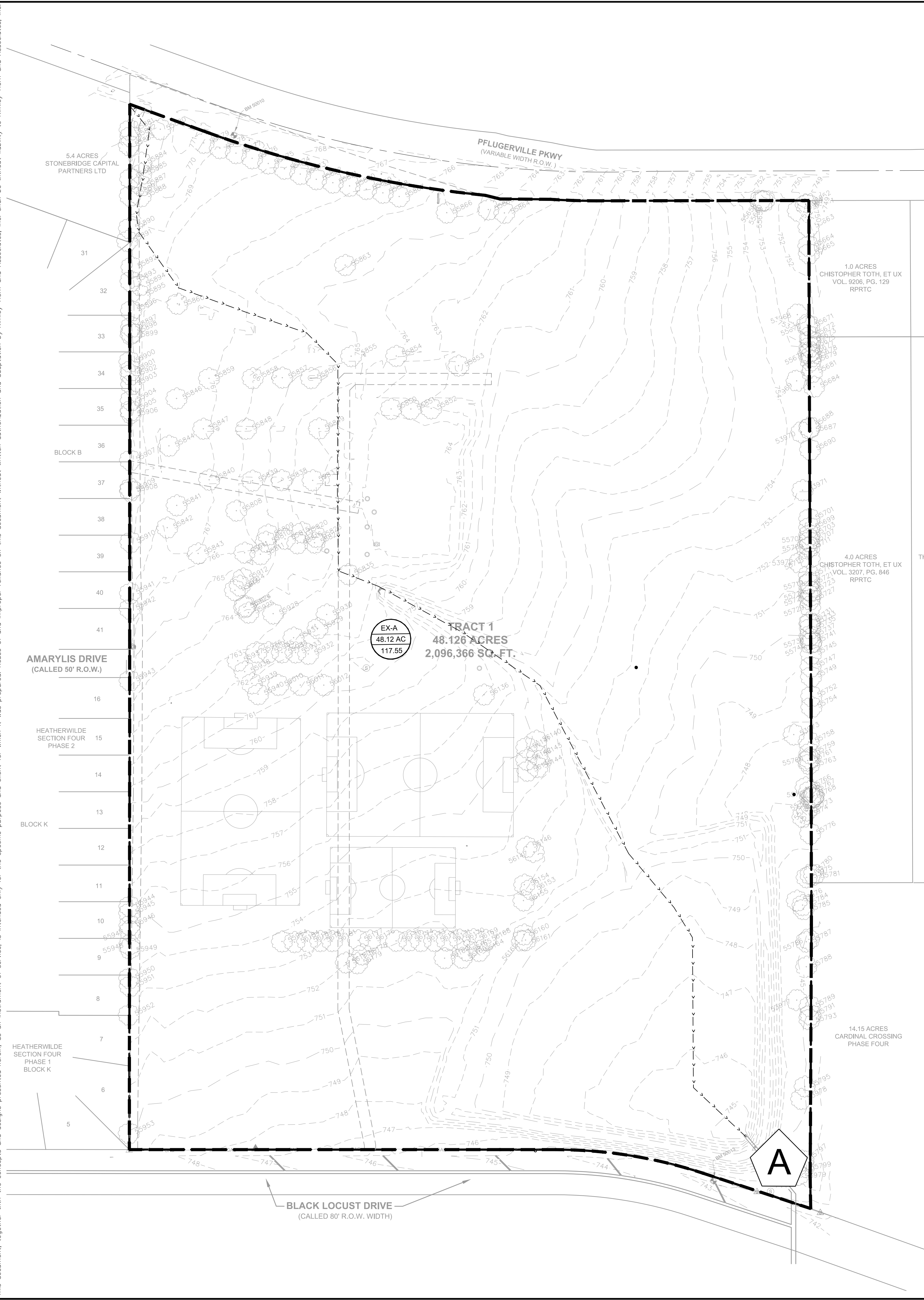
HILL COUNTRY BIBLE CHURCH PRELIMINARY PLAN

CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

SHEET NUMBER 4

REVISIONS
 No. DATE BY

Plotted By: Aivis, Joel Date: January 28, 2021 05:47:46pm File Path: K:\AUS_CIVIL\068213098-Sparrow_Pflugerville\Cadd\Preliminary_Plan\PlanSheets\VC - EXISTING OVERALL DRAINAGE AREA MAP.dwg
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LEGEND

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

EXISTING CONDITIONS

Time of Concentration Calculations - SCS Method

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW						TOTAL Tc** (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)		
	N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	Channel Flow												
EX-A	0.24	100	0.020	12.46	1702	2.3	0.020	12.43	L (ft)	V (fps)	a (ft ²)	Pw (ft)	r	n	S (ft/ft)	Tt(min)	34.56	22.09	51.23	73.38	117.55
									674	1.2	44.1	24.3	21.80	0.200	0.011	9.67					

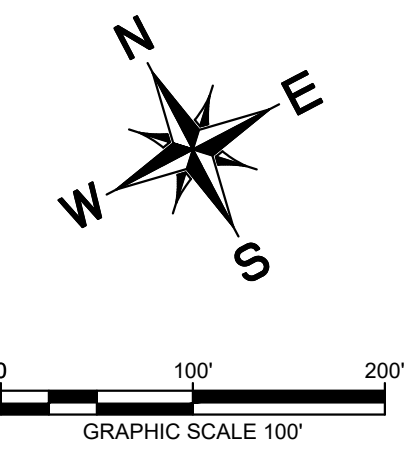
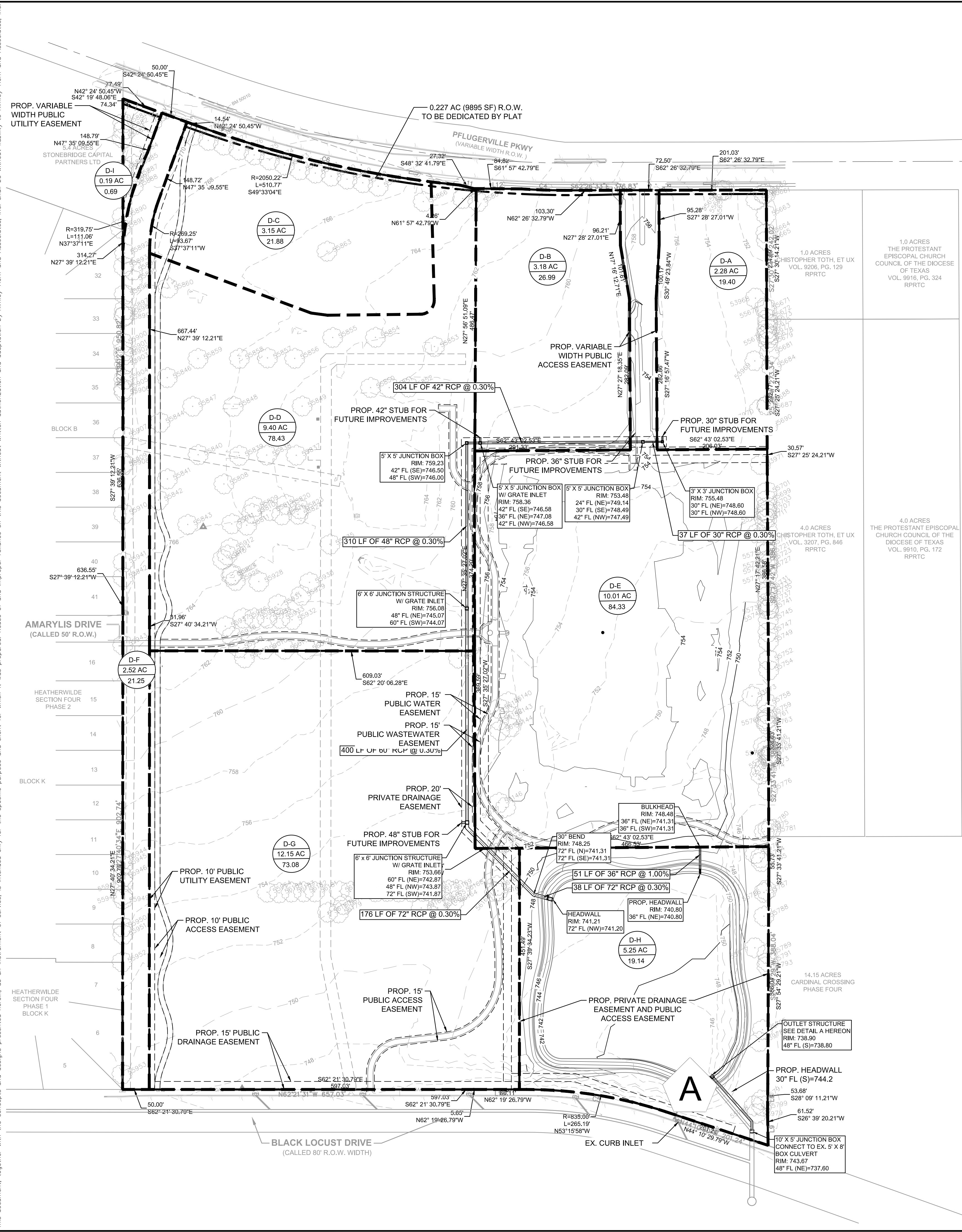
Soil Type	Land Use	CN	Weighted CN
EX-A			
D	Brush-Weed-Grass Mixture (Fair Condition)	88 0%	77
	Impervious Areas	12 0%	98
			79.52

BENCHMARKS

BM #50010 MAG NAIL SET IN CONCRETE IN SOUTHERLY RIGHT OF WAY OF PFLUGERVILLE PARKWAY APPROXIMATELY 190 FEET SOUTHEAST OF A 2" IRON ROD WITH CAP AT THE NORTHWEST CORNER OF TRACT 1. N: 10142867.2180' E: 3149921.2090' ELEV: 769.60'	BM #50013 MAG NAIL WITH WASHER ON NORTHEASTERLY RIGHT OF WAY OF BLACK LOCUST DRIVE, APPROXIMATELY 180 FEET NORTHWEST OF A 2" IRON ROD WITH CAP AT THE SOUTHEAST CORNER OF TRACT 1. N: 10140830.1640' E: 3149414.3060' ELEV: 743.31'
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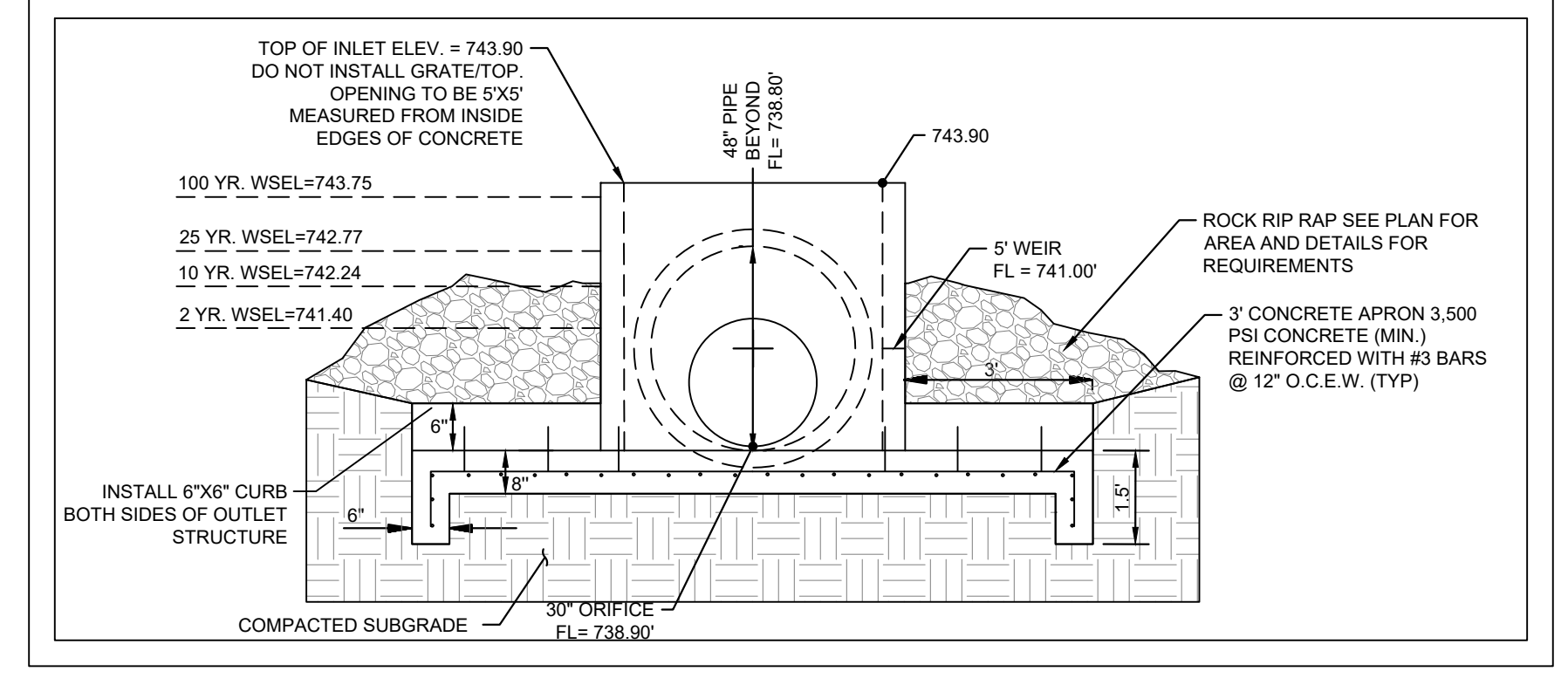
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	 01/28/2021
KHA PROJECT: 068213098 DATE: JANUARY 2021 SCALE: AS SHOWN DESIGNED BY: JMA DRAWN BY: JMA CHECKED BY: JJK	EXISTING OVERALL DRAINAGE AREA MAP
HILL COUNTRY BIBLE CHURCH PRELIMINARY PLAN CITY OF PFLUGERVILLE, TEXAS	SHEET NUMBER 5

Plotted By: Aavis, Joel Date: January 28, 2021 05:48:13pm File Path: K:\VAUS_Civil\068213098 - Sparrow Pflugerville\068213098 - Preliminary Plan\068213098 - Preliminary Plan\068213098 - Preliminary Plan\068213098 - Preliminary Plan.dwg
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LEGEND

- D-# AREA DESIGNATOR
- ### AC AREA IN ACRES
- ### Q100 FLOW IN CFS
- PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- - - - - FLOW PATH



OUTLET STRUCTURE POND "A"
N.T.S.

Soil Type	Land Use	CN	Weighted CN
D-A			
D	Brush-Weed-Grass Mixture (Fair Condition)	20%	77
	Impervious Areas	80%	98
D-B			
D	Brush-Weed-Grass Mixture (Fair Condition)	20%	77
	Impervious Areas	80%	98
D-C			
D	Brush-Weed-Grass Mixture (Fair Condition)	40%	77
	Impervious Areas	60%	98
D-D			
D	Brush-Weed-Grass Mixture (Fair Condition)	20%	77
	Impervious Areas	80%	98
D-E			
D	Brush-Weed-Grass Mixture (Fair Condition)	20%	77
	Impervious Areas	80%	98
D-F			
D	Brush-Weed-Grass Mixture (Fair Condition)	40%	77
	Impervious Areas	60%	98
D-G			
D	Brush-Weed-Grass Mixture (Fair Condition)	35%	77
	Impervious Areas	65%	98
D-H			
D	Brush-Weed-Grass Mixture (Fair Condition)	100%	77
	Impervious Areas	0%	98
D-I			
D	Brush-Weed-Grass Mixture (Fair Condition)	100%	77
	Impervious Areas	0%	98

FULLY DEVELOPED TRACT

Time of Concentration Calculations - SCS Method

DRAINAGE AREA	Tc** (min)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
D-A (Daycare)	6.00	5.74	10.19	17.58	19.40
D-B (Retail)	6.00	7.98	14.18	24.46	26.99
D-C (Church Outparcel)	6.00	5.38	10.66	19.99	21.88
D-D (Church)	6.00	23.20	41.21	71.09	78.43
D-E (MultiFamily)	6.00	24.94	44.31	76.44	84.33
D-F (Public Road)	6.00	6.29	11.17	19.26	21.25
D-G (Soccer Fields)	6.00	18.84	36.03	64.31	73.08
D-H (Pond)	6.00	3.34	7.19	15.96	19.14
D-I (Residual)	6.00	0.12	0.26	0.57	0.69

Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis A	22.09	51.23	73.38	117.55
	Fully Developed Tract Flow (CFS)			
	2	10	25	100
	17.98	36.88	50.00	76.54
Difference (CFS)				
	2	10	25	100
	-4.11	-14.35	-23.38	-41.01

BENCHMARKS

BM #50010
 MAG NAIL SET IN CONCRETE IN SOUTHERLY RIGHT OF WAY OF PFLUGERVILLE PARKWAY APPROXIMATELY 190 FEET SOUTHEAST OF A 2" IRON ROD WITH CAP AT THE NORTHWEST CORNER OF TRACT 1.
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HILL COUNTRY
BIBLE CHURCH
PRELIMINARY PLAN
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

PROPOSED OVERALL
DRAINAGE AREA MAP

REVISIONS

NO.	DATE	BY

Kimley-Horn

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 PHONE: 512-418-1771 FAX: 512-418-7911
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 TEXAS REGISTERED ENGINEERING FIRM F-928

10/28/2021

KHA PROJECT: 068213098
 DATE: JANUARY 2021
 SCALE: AS SHOWN
 DESIGNED BY: JMA
 DRAWN BY: JMA
 CHECKED BY: JUK

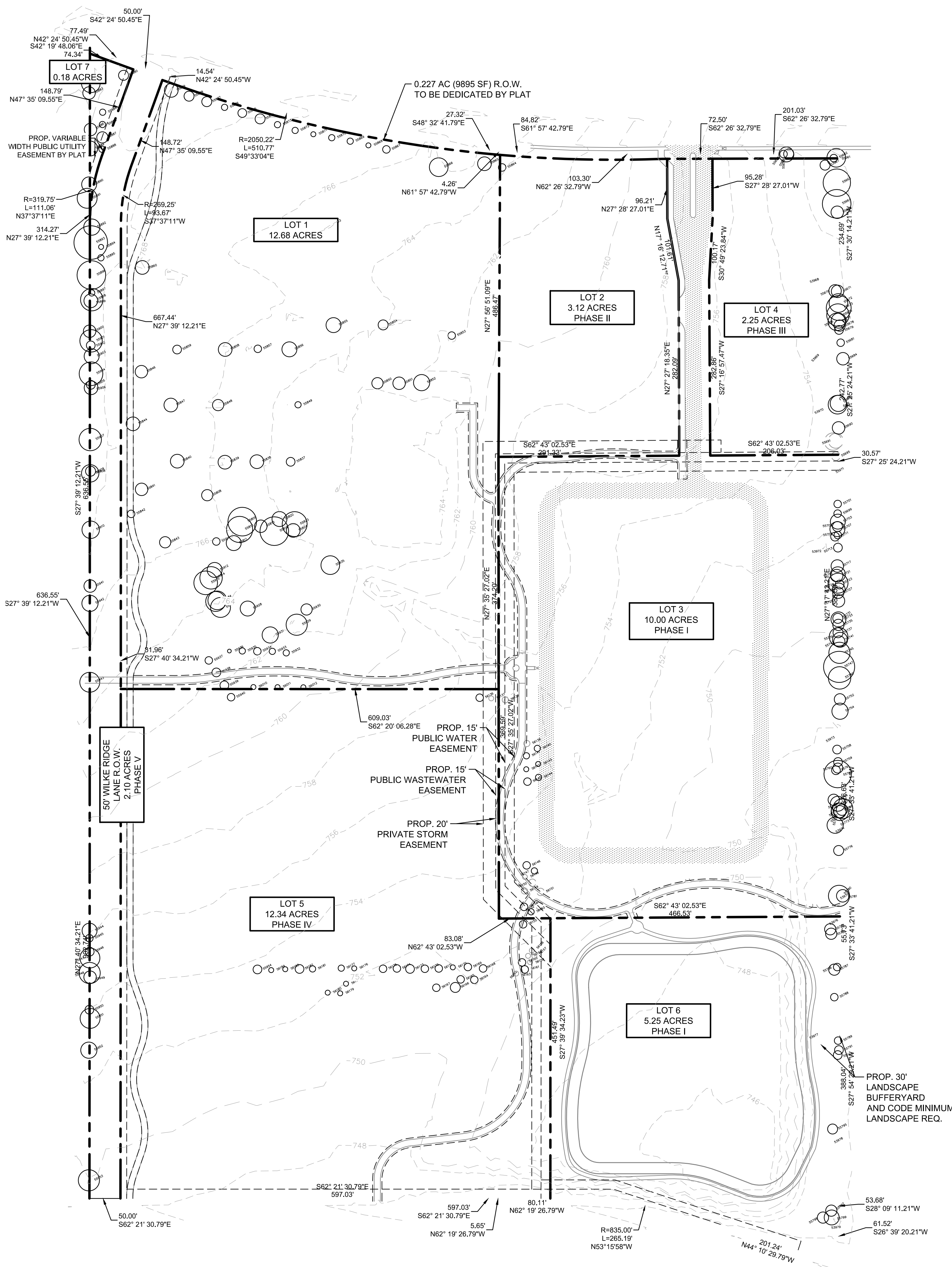
SHEET NUMBER
6

Plotted By: Avidis, Joel Date: January 28, 2021 03:48:58pm File Path: K:\AUS_CIVIL\068213098-Sparrow_Pflugerville\Cad\Preliminary_Plan\PlanSheets\C - TREE SURVEY.dwg
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TREE INDEX

NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
53967	B" TREELINE	55758	7" HACKBERRY	55868	4" LIVE OAK	55944	12" HACKBERRY
53968	* TREELINE	55759	7" HACKBERRY	55869	5" LIVE OAK	55945	6" HACKBERRY
53969	* TREELINE	55760	8" HACKBERRY	55870	5" LIVE OAK	55946	7" LIVE OAK
53970	* TREELINE	55761	7" HACKBERRY	55871	4" LIVE OAK	55947	16" HACKBERRY
53971	* TREELINE	55762	22" HACKBERRY	55872	5" LIVE OAK	55948	17" HACKBERRY
53972	* TREELINE	55766	9" HACKBERRY	55873	5" LIVE OAK	55949	10" HACKBERRY
53973	* TREELINE	55767	12" HACKBERRY	55874	8" LIVE OAK	55950	7" HACKBERRY
53974	* TREELINE	55768	12" HACKBERRY	55875	7" LIVE OAK	55951	16" HACKBERRY
53975	END TREELINE	55769	14" HACKBERRY	55876	5" LIVE OAK	55952	13" HACKBERRY
53976	B" TREELINE	55770	10" HACKBERRY	55877	8" LIVE OAK	55953	17" HACKBERRY
53977	* TREELINE	55771	9" HACKBERRY	55878	8" LIVE OAK	55954	7" CYPRESS
53978	* TREELINE	55772	16" HACKBERRY	55879	11" LIVE OAK	56010	4" OAK
53979	END TREELINE	55773	13" HACKBERRY	55880	8" LIVE OAK	56011	4" OAK
55658	6" HACKBERRY	55776	8" HACKBERRY	55881	8" LIVE OAK	56012	4" OAK
55659	12" HACKBERRY	55780	17" HACKBERRY	55882	15" HACKBERRY	56136	6" CYPRESS
55660	8" HACKBERRY	55781	10" HACKBERRY	55883	10" HACKBERRY	56137	4" CYPRESS *
55661	15" HACKBERRY	55784	9" HACKBERRY	55884	5" LIVE OAK	55884	5" CYPRESS *
55662	6" HACKBERRY	55785	9" HACKBERRY	55885	5" LIVE OAK	56139	5" CYPRESS *
55663	22" HACKBERRY	55786	6" HACKBERRY	55886	10" HACKBERRY	56140	5" CYPRESS
55664	23" HACKBERRY	55787	9" HACKBERRY	55887	9" HACKBERRY	56141	5" CYPRESS
55665	10" HACKBERRY	55788	6" HACKBERRY	55888	5" LIVE OAK	56142	4" CYPRESS
55670	10" HACKBERRY	55789	* HACKBERRY	55889	12" HACKBERRY	56143	4" OAK
55671	10" HACKBERRY	55791	7" HACKBERRY	55890	12" HACKBERRY	56144	5" CYPRESS
55672	15" HACKBERRY	55793	7" HACKBERRY	55891	16" HACKBERRY	56145	6" CYPRESS
55673	20" HACKBERRY	55795	8" HACKBERRY	55892	13" HACKBERRY	56146	6" CYPRESS
55675	18" HACKBERRY	55797	9" HACKBERRY	55893	27" HACKBERRY	56147	5" CYPRESS
55676	12" HACKBERRY	55798	9" HACKBERRY	55894	4" CYPRESS	56148	4" CYPRESS *
55677	14" HACKBERRY	55799	12" HACKBERRY	55895	5" CYPRESS	56149	5" CYPRESS *
55678	9" HACKBERRY	55808	9" CEDAR ELM	55896	23" HACKBERRY	56150	6" CYPRESS *
55679	7" HACKBERRY	55809	23" HACKBERRY	55897	5" LIVE OAK	56151	6" CYPRESS *
55681	6" HACKBERRY	55810	21" HACKBERRY	55898	18" HACKBERRY	56152	6" CYPRESS *
55684	10" HACKBERRY	55811	12" HACKBERRY	55899	11" LIVE OAK	56153	5" CYPRESS
55687	15" HACKBERRY	55815	10" LIVE OAK	55900	10" LIVE OAK	56154	6" CYPRESS
55688	13" HACKBERRY	55816	23" HACKBERRY	55901	18" HACKBERRY	56155	6" CYPRESS
55690	10" HACKBERRY	55820	12" ASH	55902	7" HACKBERRY	56156	* BUSH *
55691	12" HACKBERRY	55823	20" ASH	55903	12" HACKBERRY	56157	* BUSH *
55693	14" CHINABERRY	55824	11" ASH	55904	19" HACKBERRY	56158	* BUSH *
55695	7" LIVE OAK *	55835	15" COTTONWOOD	55905	7" HACKBERRY	56159	* BUSH *
55699	6" HACKBERRY	55837	7" PLUM	55906	11" HACKBERRY	56160	* BUSH
55701	6" LIVE OAK	55838	11" CYPRESS	55907	18" HACKBERRY	56161	* BUSH
55703	12" HACKBERRY	55839	11" PLUM	55908	8" HACKBERRY	56162	* BUSH
55705	8" HACKBERRY	55840	11" CYPRESS	55909	14" HACKBERRY	56163	* BUSH *
55707	12" HACKBERRY	55841	10" CEDAR ELM	55910	14" HACKBERRY	56164	6" CYPRESS
55709	6" HACKBERRY	55842	6" OAK	55911	6" CEDAR ELM	56165	6" CYPRESS
55711	7" HACKBERRY	55843	9" CEDAR ELM	55912	12" HACKBERRY	56166	8" CYPRESS
55713	7" HACKBERRY	55844	11" LIVE OAK	55914	18" HACKBERRY	56167	6" CYPRESS
55717	10" HACKBERRY	55846	10" CEDAR ELM	55915	19" HACKBERRY	56168	6" CYPRESS
55719	12" HACKBERRY	55847	11" LIVE OAK	55923	16" HACKBERRY	56169	6" CYPRESS
55721	10" HACKBERRY	55848	9" LIVE OAK	55924	15" HACKBERRY	56170	4" CYPRESS
55723	7" OAK	55849	5" LIVE OAK	55925	16" HACKBERRY	56171	6" CYPRESS
55724	16" HACKBERRY	55850	9" CYPRESS	55928	12" ASH	56172	6" CYPRESS
55726	10" HACKBERRY	55851	10" CYPRESS	55929	17" HACKBERRY	56173	7" CYPRESS
55727	9" HACKBERRY	55852	13" CYPRESS	55930	9" PECAN	56174	6" CYPRESS
55729	10" HACKBERRY	55853	6" OAK	55931	13" HACKBERRY	56175	6" CYPRESS
55731	8" HACKBERRY	55854	8" OAK	55932	5" CYPRESS	56176	4" CYPRESS
55733	12" HACKBERRY	55855	12" LIVE OAK	55933	5" CYPRESS	56177	5" CYPRESS
55735	9" HACKBERRY	55856	12" PLUM	55934	6" CYPRESS	56178	4" CYPRESS
55737	8" HACKBERRY	55857	6" OAK	55935	5" CYPRESS	56179	4" CYPRESS
55739	15" HACKBERRY	55858	11" PLUM	55936	3" CYPRESS	56180	4" CYPRESS
55741	9" HACKBERRY	55859	7" OAK	55937	6" CYPRESS	56181	5" CYPRESS
55743	12" HACKBERRY	55860	11" LIVE OAK	55938	7" CYPRESS	56182	7" CYPRESS
55745	17" HACKBERRY	55863	9" ASH	55939	7" CYPRESS	56183	4" CYPRESS
55747	25" HACKBERRY	55864	6" LIVE OAK	55940	6" CYPRESS	56184	4" CYPRESS
55749	18" HACKBERRY	55865	11" LIVE OAK	55941	10" HACKBERRY		
55752	9" HACKBERRY	55866	15" COTTONWOOD	55942	13" HACKBERRY		
55754	13" HACKBERRY	55867	6" LIVE OAK	55943	16" HACKBERRY		

* = ALL TREES TO BE REMOVED ARE COMPLIANT WITHIN THE ACCEPTABLE THRESHOLD BASED ON THE CITY OF PFLUGERVILLE IDM



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED TREE PROTECTION
- XXXX EXISTING TREE AND TREE NUMBER (TO REMAIN)
- XXXX EXISTING TREE AND TREE NUMBER (TO BE REMOVED)

NOTES:

- MITIGATION FEES FOR IMPACTED TREES SHALL BE PROVIDED PRIOR TO ANY PERMIT WHICH ALLOWS THE DISTURBANCE OF THE APPLICABLE TREES.

BENCHMARKS

BM #50010
MAG NAIL SET IN CONCRETE IN SOUTHERLY RIGHT OF WAY OF PFLUGERVILLE PARKWAY APPROXIMATELY 190 FEET SOUTHEAST OF A 2" IRON ROD WITH CAP AT THE NORTHWEST CORNER OF TRACT 1.
N: 10142867.2180'
E: 3149621.2090'
ELEV: 769.60'

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

DATE: _____

REVISIONS: _____

BY: _____

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PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT: 068213098

DATE: JANUARY 2021

SCALE: AS SHOWN

DESIGNED BY: JMA

DRAWN BY: JMA

CHECKED BY: JJK

01/28/2021

HILL COUNTRY BIBLE CHURCH PRELIMINARY PLAN

CITY OF PFLUGERVILLE TRAVIS COUNTY, TEXAS

TREE SURVEY

SHEET NUMBER

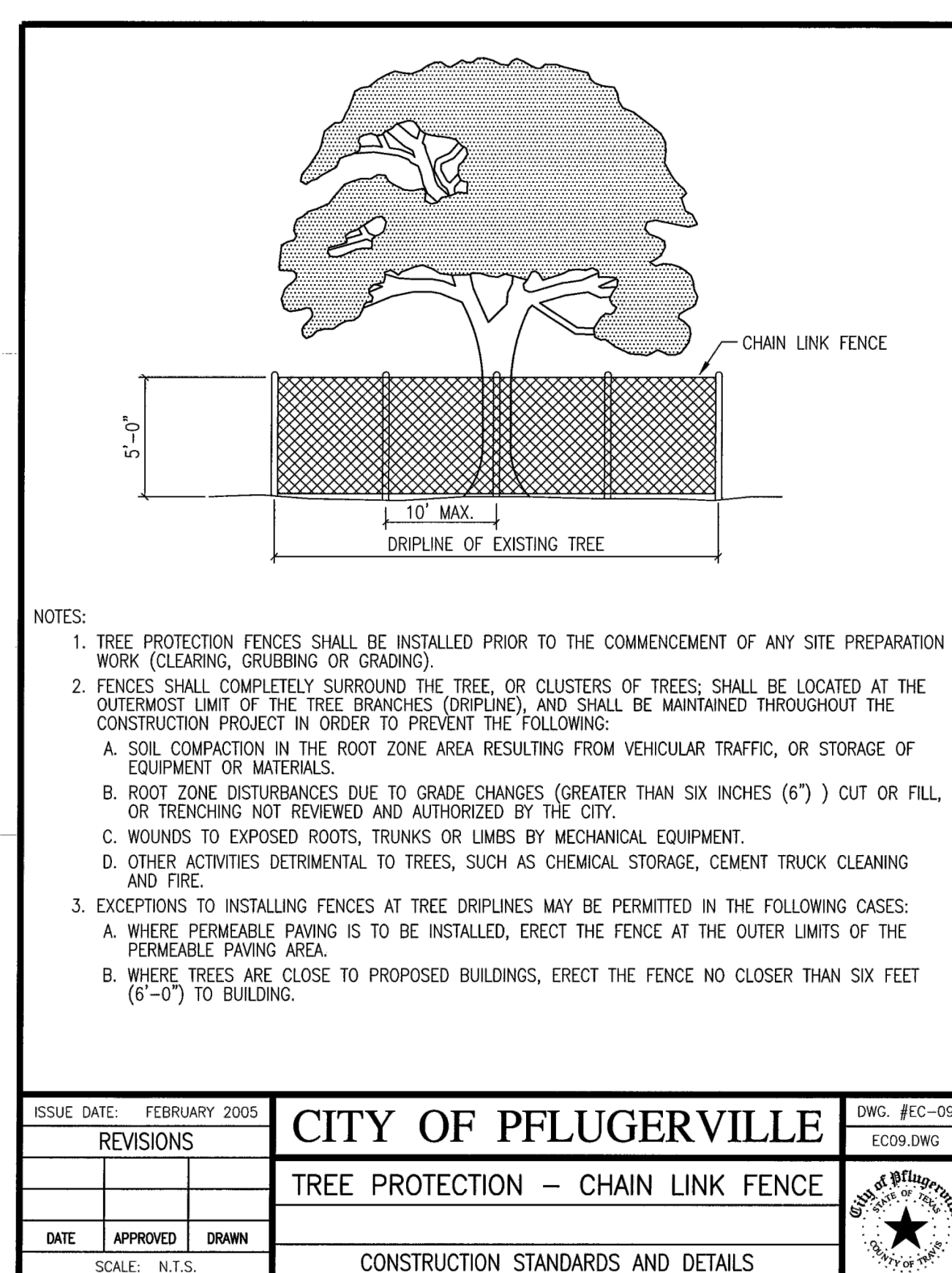
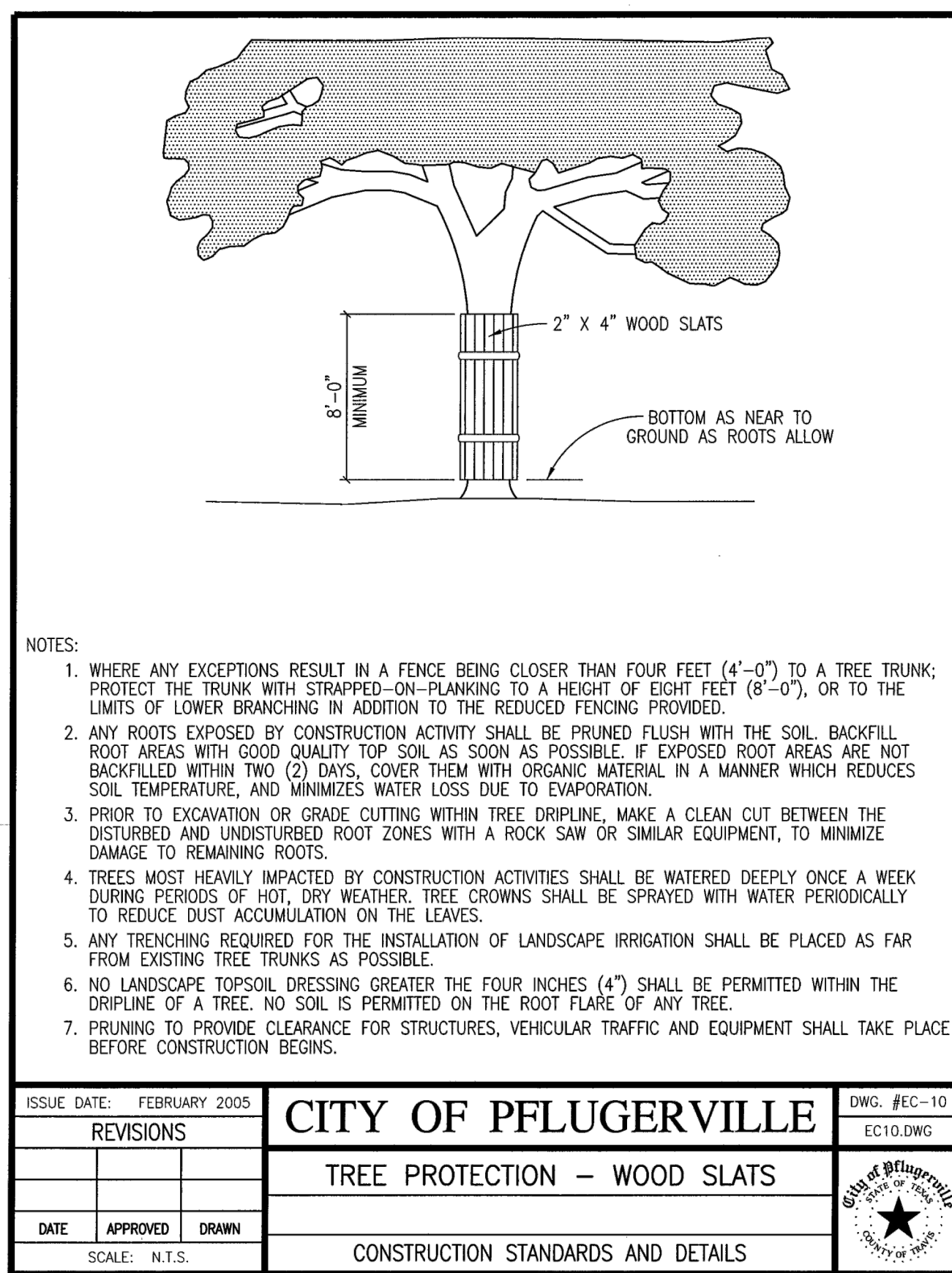
8

2.3.2 TREE PROTECTION NOTES

1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED.
2. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
4. 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.
5. 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 DRIPLINES.
6. TREE PROTECTION FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES AND BE PLACED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRZ, WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - A. SOIL COMPACTION IN ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
 - B. 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.
 - C. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT
 - D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING AND FIRES.
7. EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL.
 - B. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
8. 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.
9. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 6 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
10. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN DAMAGE TO THE FINE, WATER ABSORBING ROOTS, SUPPLEMENTAL WATERING SHALL BE REQUIRED:
 - A. TREES SHALL BE WATERED ONCE EVERY TWO WEEKS DURING PERIODS OF HOT, DRY WEATHER.
 - B. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
 - C. A SIGNED WATERING CONTRACT SHALL BE REQUIRED.
11. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, OF TREES. NO TOPSOIL IS PERMITTED ON ROOT FLARES OR WITHIN 6 INCHES OF TREE TRUNKS.
17. 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).
18. 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.
19. 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.
20. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

2.3.3. PRE-CONSTRUCTION MEETING- THE DEMOLITION, GRADING AND UNDERGROUND CONTRACTORS, CONSTRUCTION SUPERINTENDENT AND OTHER PERTINENT PERSONNEL ARE REQUIRED TO MEET WITH THE CITY ARBORIST AND/OR ADMINISTRATOR PRIOR TO BEGINNING WORK TO REVIEW PROCEDURES, TREE PROTECTION MEASURES AND TO ESTABLISH HAUL ROUTES, STAGING AREAS, CONTACTS, WATERING, ETC.

2.3.4. VERIFICATION OF TREE PROTECTION- THE PROJECT ARBORIST, LANDSCAPE ARCHITECT OR CONTRACTOR SHALL VERIFY, IN WRITING, THAT ALL PRECONSTRUCTION CONDITIONS HAVE BEEN MET (TREE FENCING, EROSION CONTROL, PRUNING, ETC.) AND ARE IN PLACE. WRITTEN VERIFICATION MUST BE SUBMITTED TO AND APPROVED BY THE CITY ARBORIST OR THE ADMINISTRATOR BEFORE DEMOLITION OR GRADING BEGINS.



<p>© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>	<p>DATE</p>	<p>BY</p>
	<p>REVISIONS</p>	<p>DATE</p>
<p>10/28/2021</p>	<p>KHA PROJECT 068213098</p>	<p>DATE JANUARY 2021</p>
<p>TREE PROTECTION DETAILS</p>	<p>SCALE: AS SHOWN</p>	<p>DESIGNED BY: JMA</p>
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<p>CITY OF PFLUGERVILLE TRAVIS COUNTY, TEXAS</p>	<p>SHEET NUMBER</p>	<p>9</p>

Plotted By: Avids, Joel Date: January 28, 2021 03:49:07pm File Path: K:\AUS_CIVIL\068213098 - Sparrow Pflugerville\Code\Preliminary Plan\PlanSheets\VC - TREE PROTECTION DETAILS.dwg
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