

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

- 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.
 - 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 VERDOT AT PFLUGERVILLE EAST LLC, & KEDMA VENTURES LLC, HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
 - NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
 - THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
 - 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.
 - NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANELS 48453C0280J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
 - 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
 - A TEN(10) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ROWE LANE AND ALONG THE NORTH SIDE OF WILKE LANE. A SIX(6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF PEACH VISTA DR, OAK VISTA DR, AND NAVARRE TERRACE.
 - RELATED DOCUMENTS:
 - PHASE 1 ENVIRONMENTAL ASSESSMENT; PREPARED BY PAPE-DAWSON, DATED: JANUARY 2023
 - WASTEWATER ANALYSIS REPORT AND WATER DEMAND CALCULATIONS; TO BE PROVIDED AT SITE PLAN STAGE
 - DRAINAGE REPORT; TO BE PROVIDED AT SITE PLAN STAGE
 - TRAFFIC IMPACT ANALYSIS; TO BE PROVIDED AT SITE PLAN STAGE
 - PARKLAND DEDICATION AND PARKLAND COMPLIANCE WILL BE ASSESSED WITH THE FINAL PLAT. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE # 1203-15-02-24, AS AMENDED.

LEGAL DESCRIPTION :

A 123.619 ACRE TRACT OF LAND, SITUATED IN THE PETER CONRAD SURVEY, SECTION NO. 17, ABSTRACT NO. 200, SAID TRACT BEING ALL OF THE REMNANT PORTION OF A CALLED 136.8692 ACRE TRACT (TRACT 1) CONVEYED TO THEODOR R. TIMMERMAN, RECORDED IN DOCUMENT NO. 2003161500, SAVE AND EXCEPT A CALLED 8.142 ACRE TRACT (TRACT 2), AND SAVE AND EXCEPT A CALLED 5.134 ACRE TRACT (TRACT 3), ALL BEING RECORDED IN DOCUMENT NO. 2003161500 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS. SAID 123.619 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

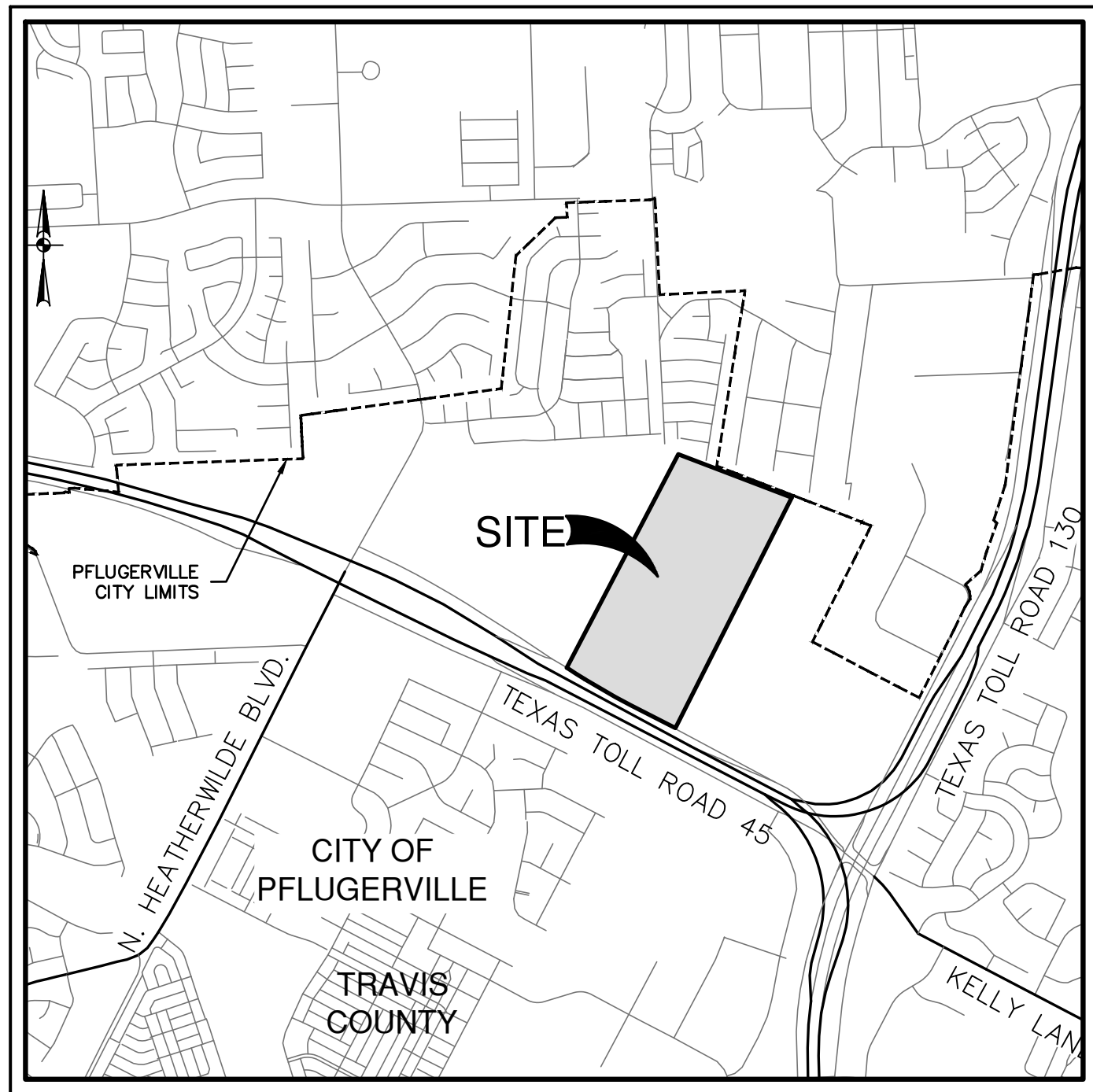
LOT#	PERMITTED USES	AREA
LOT 1	MIXED USE AS CURRENTLY CONTEMPLATED BY CL4, CL5	63.76 AC.
LOT 2	MIXED USE AS CURRENTLY CONTEMPLATED BY CL5	42.69 AC.
LOT 3	MIXED USE AS CURRENTLY CONTEMPLATED BY CL4	8.33 AC.
LOT 4	MIXED USE AS CURRENTLY CONTEMPLATED BY CL4	2.03 AC.

	ROW LENGTH	ROW WIDTH	
ROWE LANE ROW DEDICATION	1597 LF	100'	3.67 AC.
PEACH VISTA ROW DEDICATION (HALF ROW IN SITE)	1600 LF	60'	1,033 AC.
OAK VISTA DRIVE	561 LF	50'	0.615 AC.
NAVARRE TERRACE ROW DEDICATION	1329 LF	50'	1,481 AC.
TOTAL AREA			123.61 AC.

WILKE LANE TIMMERMAN EAST TRACT

4212 TEXAS HIGHWAY 45 PFLUGERVILLE, TEXAS

PRELIMINARY PLAN ONLY NOT FOR RECORDATION



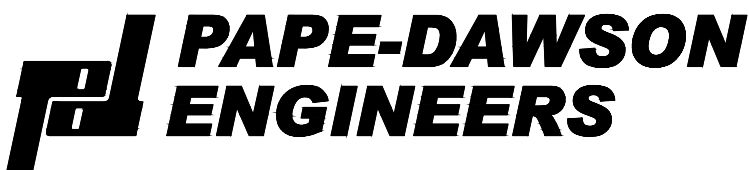
LOCATION MAP

NOT-TO-SCALE

TIMMERMAN HAGN LTD

230 KLATTENHOFF LN
SUITE 100
HUTTO, TEXAS 78634

MAY 2023



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #100228801

SHEET INDEX

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PHOTOMETRICS PLAN (3 OF 3)	08

OWNER
TIMMERMAN & HAGN, LTD.
230 KLATTENHOFF LN
SUITE 100
HUTTO, TEXAS 78634
PH: (512)846-1733

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: BRANDON PRITCHETT
15500 SUN LIGHT NEAR WAY #B
PFLUGERVILLE, TEXAS 78660
(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

06/10/24

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
PARKER J. GRAHAM RPLS #5556

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

BENCHMARK:
BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #100: COTTON SPINDLE ON POWER POLE ON NORTH SIDE OF SH45
GRID NORTH: 10,149,488.37
GRID EAST: 3,155,225.99
ELEV: 796.50'

BM #101: COTTON SPINDLE ON POWER POLE ON NORTH SIDE OF SH45
GRID NORTH: 10,149,797.81
GRID EAST: 3,154,737.95
ELEV: 793.68'

BM #102: COTTON SPINDLE ON POWER POLE ON NORTH SIDE OF SH45
GRID NORTH: 10,150,093.91
GRID EAST: 3,154,226.64
ELEV: 783.53'

BM #103: TXDOT MONUMENT AT NORTHEAST INTERSECTION OF SH45 AND HEATHERWILDE BLVD.
GRID NORTH: 10,150,582.86
GRID EAST: 3,153,503.36
ELEV: 780.40'

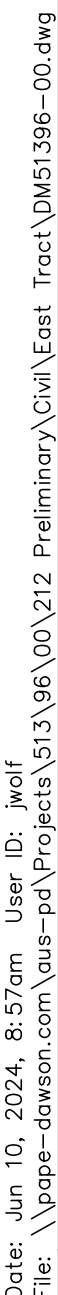
BM #104: COTTON SPINDLE ON POWER POLE ON EAST SIDE OF HEATHERWILDE BLVD.
GRID NORTH: 10,151,265.46
GRID EAST: 3,153,832.13
ELEV: 785.81'

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.

SHEET 01 OF 08

2023-11-PP



	PARCEL BOUNDARY
	EASEMENT LINE
	EXISTING CONTOURS
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE
	EXISTING UTILITY POLE
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	EXISTING FAUCET
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	EXISTING ELECTRIC BOX
	EXISTING ELECTRIC METER
	EXISTING UNKNOWN VALVE
	EXISTING TREE

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. 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 WITH THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE AN AND ALL UNDERGROUND UTILITIES.
2. EXISTING CONTOUR INFORMATION SHOWN IS AT ONE (1) FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING LIDAR DATA COLLECTED JAN. 2023.
3. NO HERITAGE TREES ARE LOCATED ON THIS SITE.

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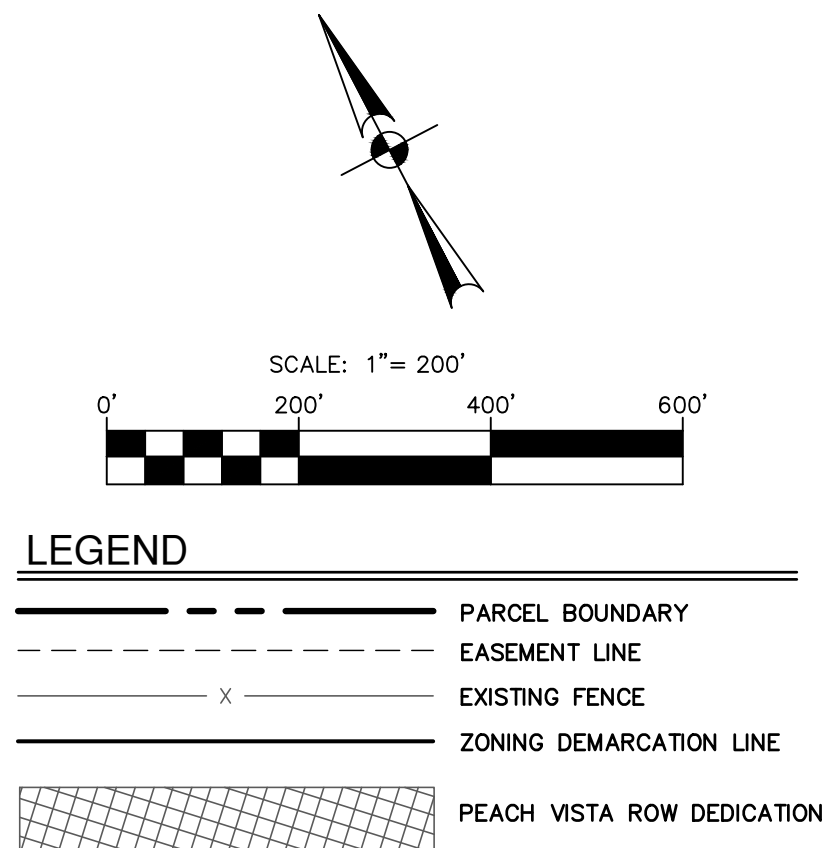
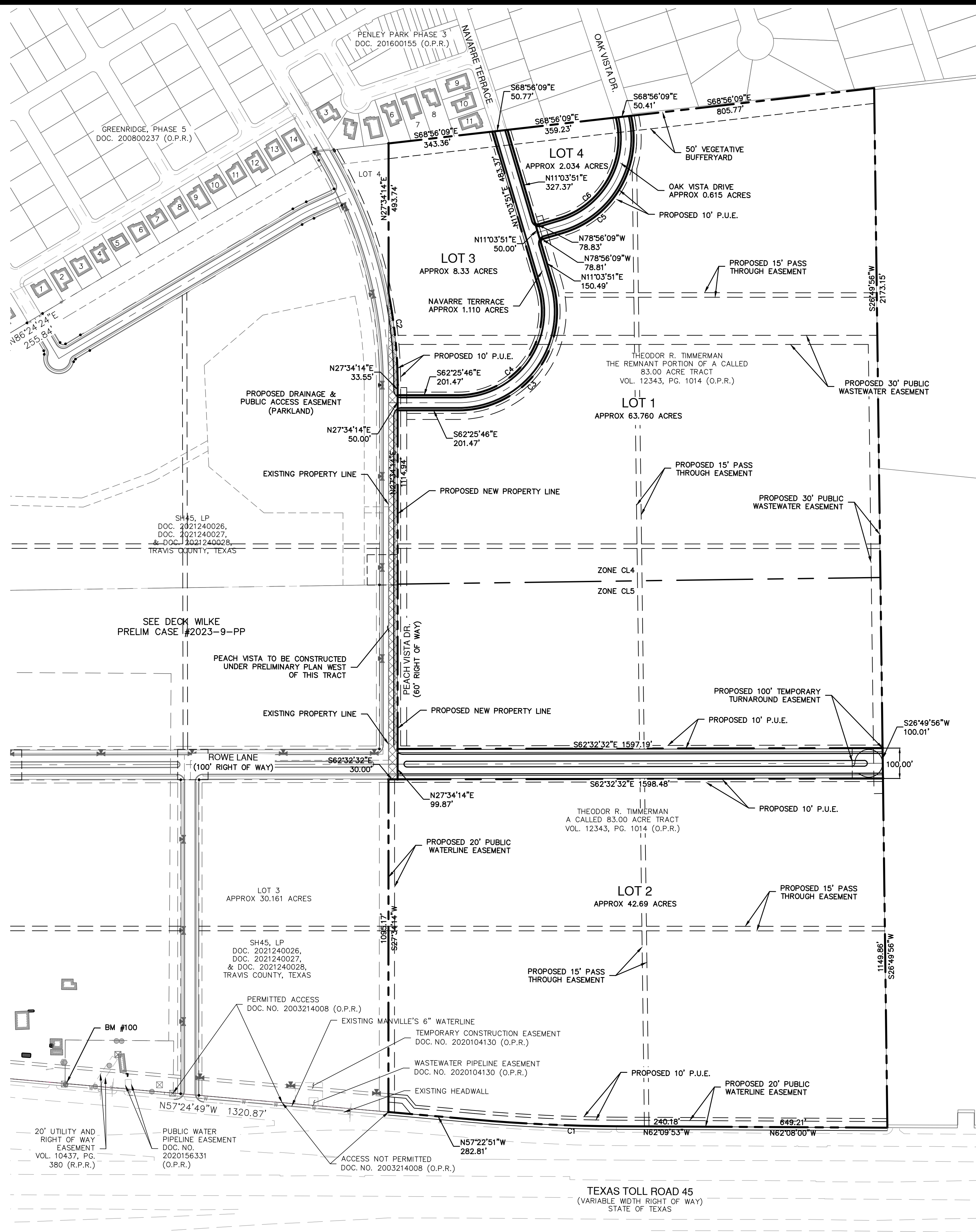
STATE OF TEXAS
 MARK A. RAMSEY
 88748
 LICENSED
 PROFESSIONAL ENGINEER
 06/10/24

**WILKE LANE TIMMERMAN EAST TRACT
PFLUGERVILLE, TEXAS**

JOB NO. 51396-52
DATE MAY 2023
DESIGNER SAN
CHECKED TR DRAWN JR
SHEET 02 of 08

Date: Jun 10, 2024, 8:57am User ID: jwol
File: \\pape-dawson.com\user-pd\Projects\513\36\001212 Preliminary\Civil\East Tract\365136-00.dwg

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CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5708.08'	004°44'46"	N59°45'24"W	472.71'	472.84'
C2	1530.00'	011°21'54"	N21°53'17"E	302.99'	303.48'
C3	325.00'	106°30'23"	N64°19'02"E	520.84'	604.14'
C4	275.00'	106°30'23"	N64°19'02"E	440.71'	511.19'
C5	325.00'	086°43'00"	N57°43'55"E	446.26'	491.88'
C6	275.00'	087°42'54"	S57°13'57"W	381.08'	421.00'

ZONING:
THE PROPERTY IS IN THE CITY OF PFLUGERVILLE AND IS ZONED CL4 & CL5.

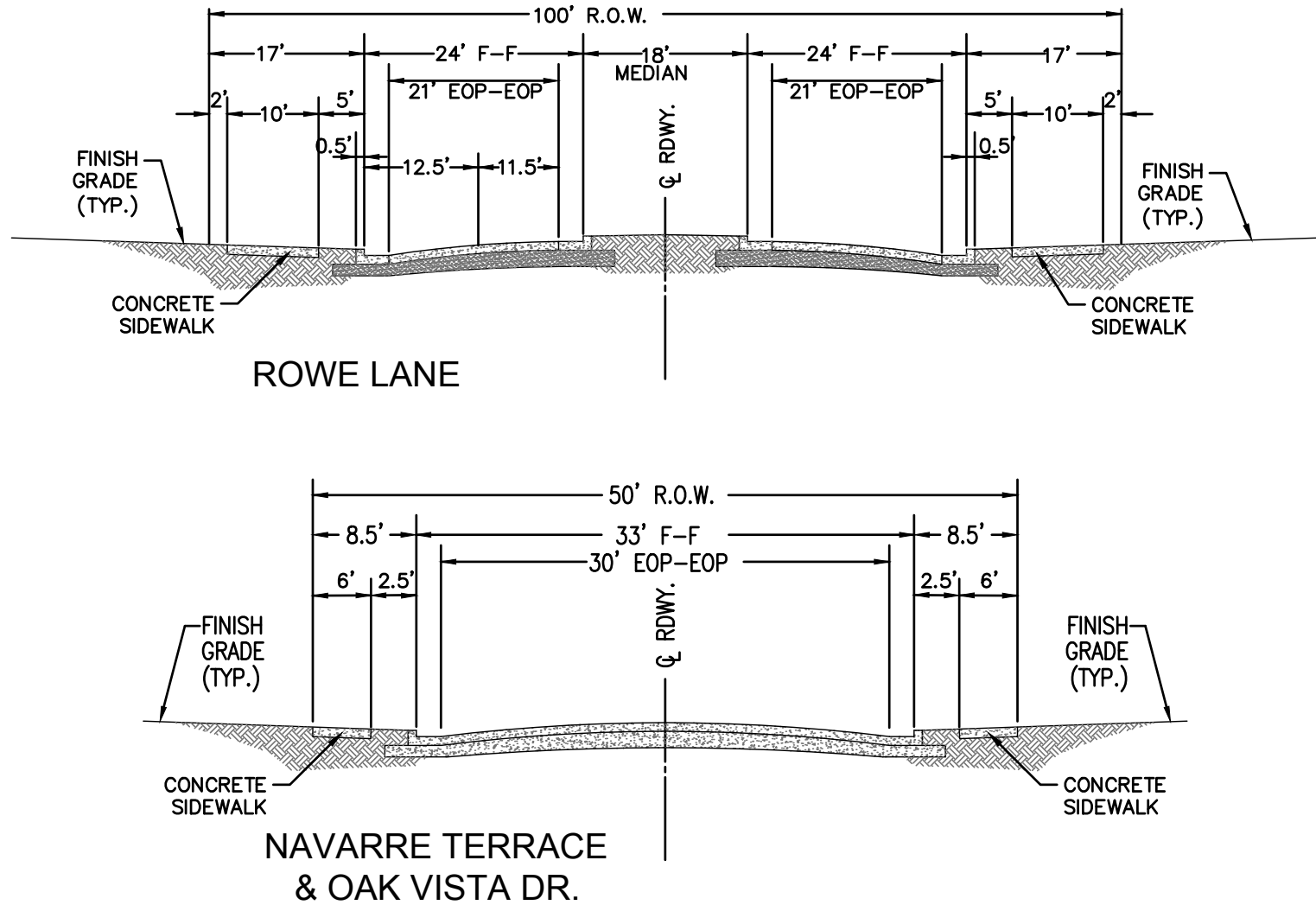
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A 123.619 ACRE TRACT OF LAND, SITUATED IN THE PETER CONRAD SURVEY, SECTION NO. 17, ABSTRACT NO. 200, SAID TRACT BEING ALL OF THE REMNANT PORTION OF A CALLED 136.8692 ACRE TRACT (TRACT 1) CONVEYED TO THEODOR R. TIMMERMAN, RECORDED IN DOCUMENT NO. 2003161500, SAVE AND EXCEPT A CALLED 8.142 ACRE TRACT (TRACT 2), AND SAVE AND EXCEPT A CALLED 5.134 ACRE TRACT (TRACT 3), ALL BEING RECORDED IN DOCUMENT NO. 2003161500 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, SAID 123.619 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

- SITE NOTES:**
- CONSTRUCTION OF SIDEWALK ON THE NORTH SIDE OF WILKE LANE WILL REQUIRE PERMITTING THROUGH TxDOT.
 - DRAINAGE SHEETS, REPORT, TIA, STREETLIGHTS, PHASING, FLOODPLAIN STUDIES (IF APPLICABLE), PARKLAND, AND WASTEWATER ANALYSIS REPORT AND WATER DEMAND CALCULATIONS WILL BE PROVIDED AT SITE PLAN STAGE.
 - IF AT TIME OF CONSTRUCTION OFF-SITE INFRASTRUCTURE CONNECTIONS ARE NOT BUILT THEY WILL BE CONSTRUCTED WITH THIS DEVELOPMENT.
 - PEDESTRIAN ACCESS TO SATISFY PASSTHROUGH REQUIREMENTS WILL BE INCLUDED IN THE SITE DEVELOPMENT PLAN.

BENCHMARKS:
BM #100: COTTON SPINDLE ON POWER POLE ON NORTH SIDE OF SH45
GRID NORTH: 10,149,488.37
GRID EAST: 3,155,225.99
ELEV: 796.50'

LOT #	PERMITTED USES	AREA
LOT 1	MIXED USE AS CURRENTLY CONTEMPLATED BY CL4, CL5	63.76 AC.
LOT 2	MIXED USE AS CURRENTLY CONTEMPLATED BY CL5	42.69 AC.
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ROW LENGTH	ROW WIDTH	AREA
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1600 LF	60'	1.033 AC.
561 LF	50'	0.615 AC.
1329 LF	50'	1.481 AC.
TOTAL AREA		123.61 AC.



NO. 1
REVISION

DATE

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1800 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512-464-8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #1008801

WILKE LANE TIMMERMAN EAST TRACT
PFLUGERVILLE, TEXAS

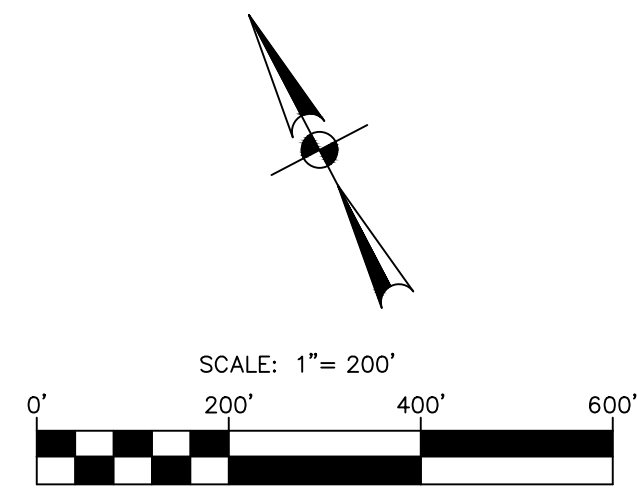
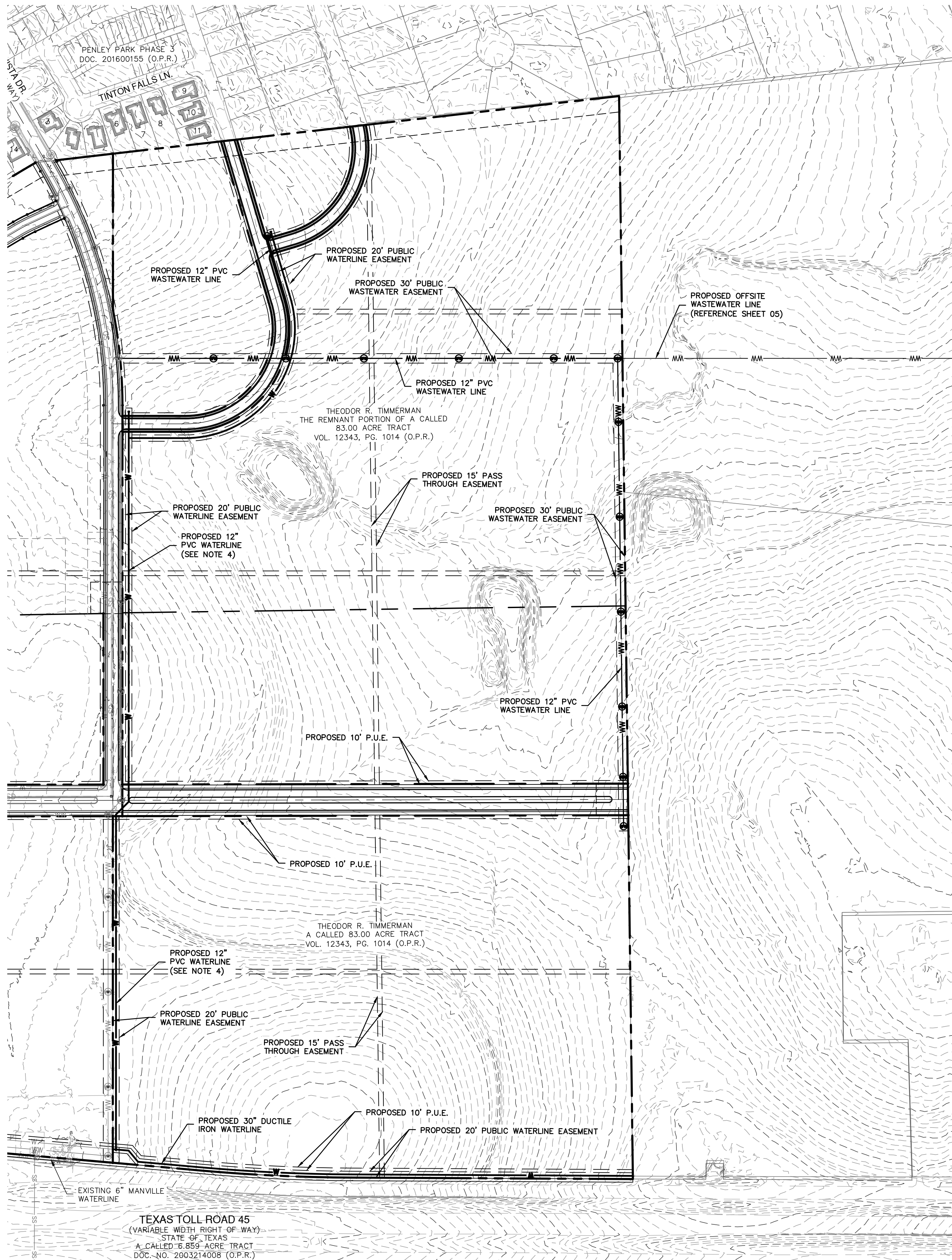
PRELIMINARY PLAN

JOB NO. 51396-52
DATE MAY 2023
DESIGNER SAN
CHECKED TR DRAWN JR

SHEET 03 of 08

Date: Jun 10, 2024, 8:57am User ID: jwolf
File: \\pape-dawson.com\user-pd\Projects\513\36\00\212 Preliminary\Civil\East Tract\UT51396-00.dwg

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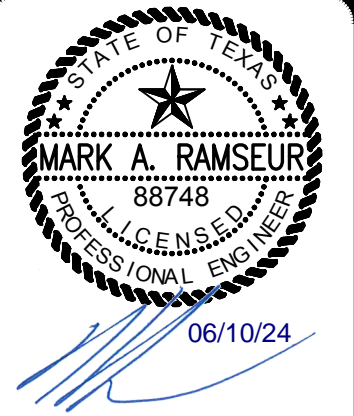
LEGEND

	PARCEL BOUNDARY
	EASEMENT LINE
	LIMITS OF CONSTRUCTION
	ZONING DEMARCATION LINE
	EXISTING CONTOURS
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM DRAIN LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER LINE
	PROPOSED STORM DRAIN LINE

INFRASTRUCTURE NOTES:

1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
2. STORMWATER FLOWS NORTH OF ROWE LANE WILL BE CAPTURED BY THE DETENTION POND. FLOWS DISCHARGING FROM THE POND WILL BE CARRIED BY THE PROPOSED STORM DRAIN LINE IN PEACH VISTA DR.
3. INFRASTRUCTURE IS SHOWN AS PRELIMINARY. INFRASTRUCTURE WILL BE CONSTRUCTED AS NEEDED FOR EACH PHASE.
4. PROPOSED 12" WATER MAIN AND EASEMENT ONLY REQUIRED IF WATER CONNECTION TO ROWE LANE IS NOT PROVIDED FROM AN ADJACENT PROJECT PRIOR TO SITE PLAN APPROVAL.
5. IF AT TIME OF CONSTRUCTION OFF-SITE INFRASTRUCTURE CONNECTIONS ARE NOT BUILT THEY WILL BE CONSTRUCTED WITH THIS DEVELOPMENT.

NO.	REVISION	DATE



**PAPE-DAWSON
ENGINEERS**
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.464.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

WILKE LANE TIMMERMAN EAST TRACT
PFLUGERVILLE, TEXAS
UTILITY PLAN

JOB NO.	51396-52
DATE	MAY 2023
DESIGNER	SAN
CHECKED	TR
DRAWN	JR
SHEET	04 of 08

Date: Jun 10, 2024, 8:57am User ID: jwolf
File: \\pape-dawson.com\user-pd\Projects\513\36\001212 Preliminary\Civil\East Tract\UT-0551396-00.dwg



LEGEND

---	PARCEL BOUNDARY
- - -	EASEMENT LINE
---	LIMITS OF CONSTRUCTION
- - -	EXISTING CONTOURS
X	EXISTING FENCE
OHE	EXISTING OVERHEAD ELECTRIC
W	EXISTING WATER LINE
WW	EXISTING WASTEWATER LINE
SD	EXISTING STORM DRAIN LINE
WW	PROPOSED WASTEWATER LINE
●	EXISTING UTILITY POLE
●	PROPOSED WASTEWATER MANHOLE

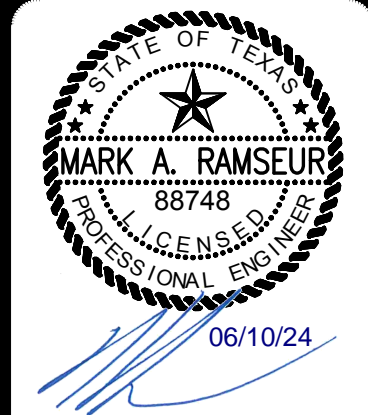
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BENCHMARKS:

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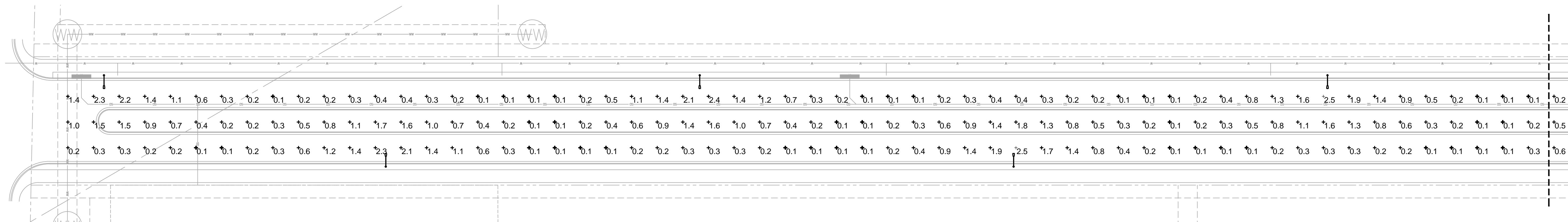
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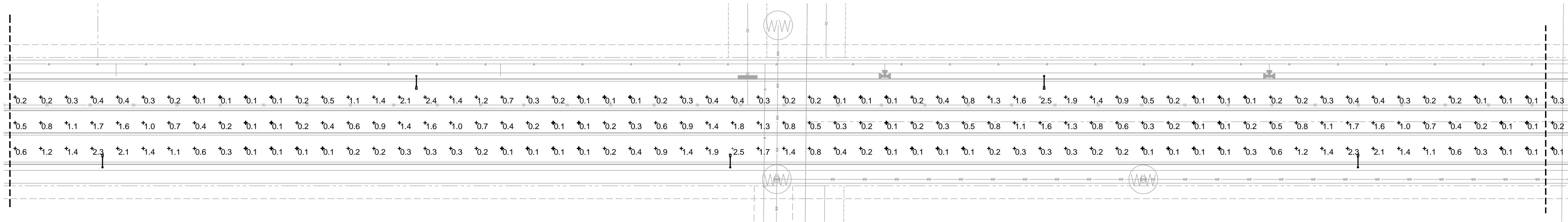
**PAPE-DAWSON
ENGINEERS**
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1801 N. MOHAWK EXPY., SUITE 200 | AUSTIN, TX 78759 | 512-464-8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

WILKE LANE TIMMERMAN EAST TRACT
PFLUGERVILLE, TEXAS
OFFSITE WASTEWATER PLAN

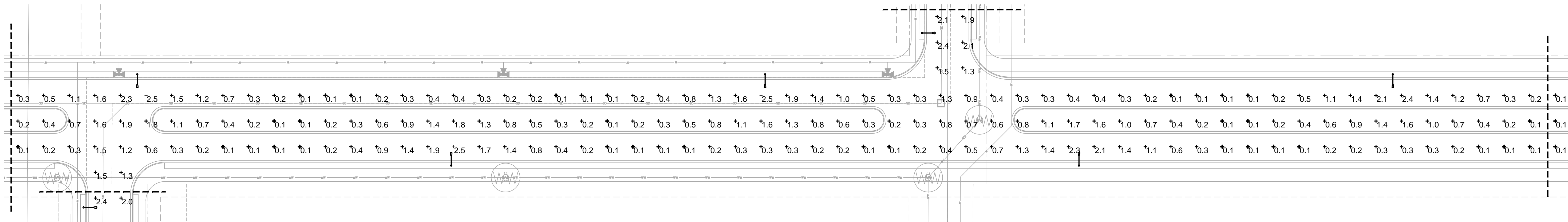
JOB NO.	51396-52
DATE	MAY 2023
DESIGNER	SAN
CHECKED	TR
DRAWN	JR
SHEET	05 of 08



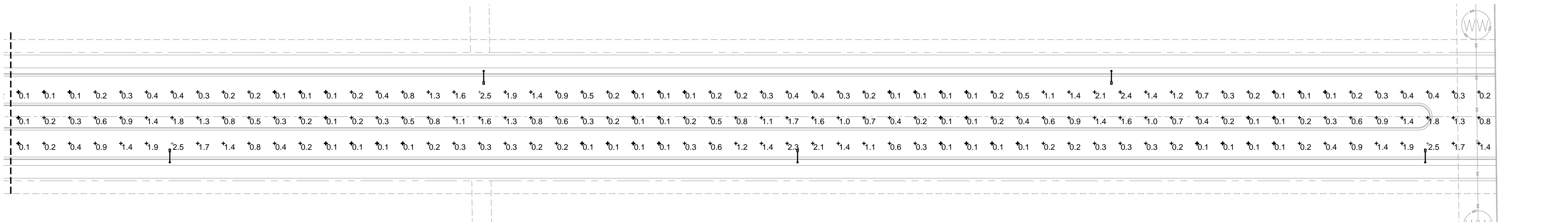
1 LIGHTING PLAN
SCALE: 1"=40'



2 LIGHTING PLAN
SCALE: 1"=40'




3 LIGHTING PLAN
SCALE: 1"=40'



4 LIGHTING PLAN
SCALE: 1"=40'

GENERAL NOTES:
A. REFER TO SHEET E1-1.0 FOR NOTES.



VIGILANT - VIABLE - VIRTUOUS
TEXAS REGISTRATION F-20374
V3 PROJECT #: 24034

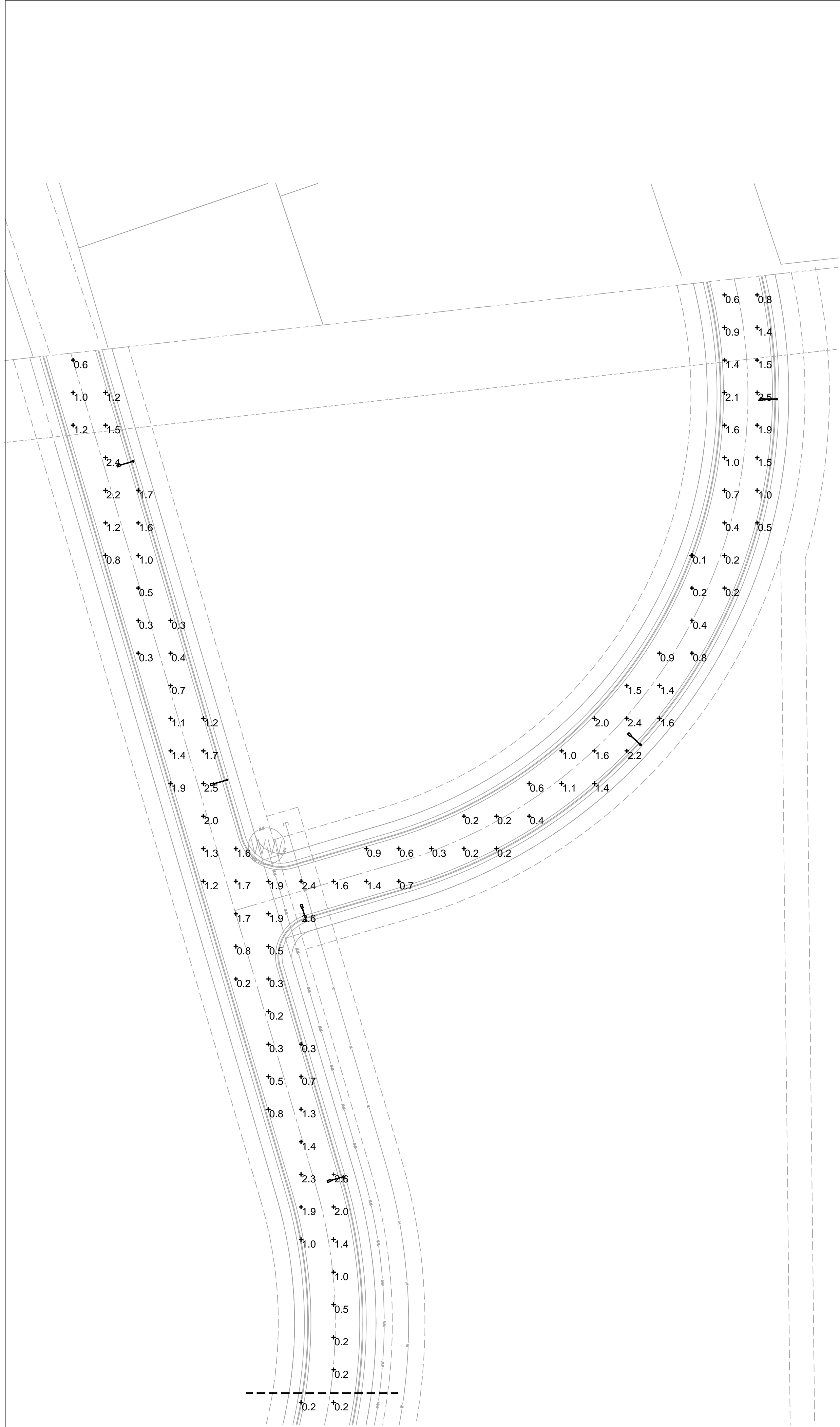


DECK & WILKE TRACT
PFLUGERVILLE, TX

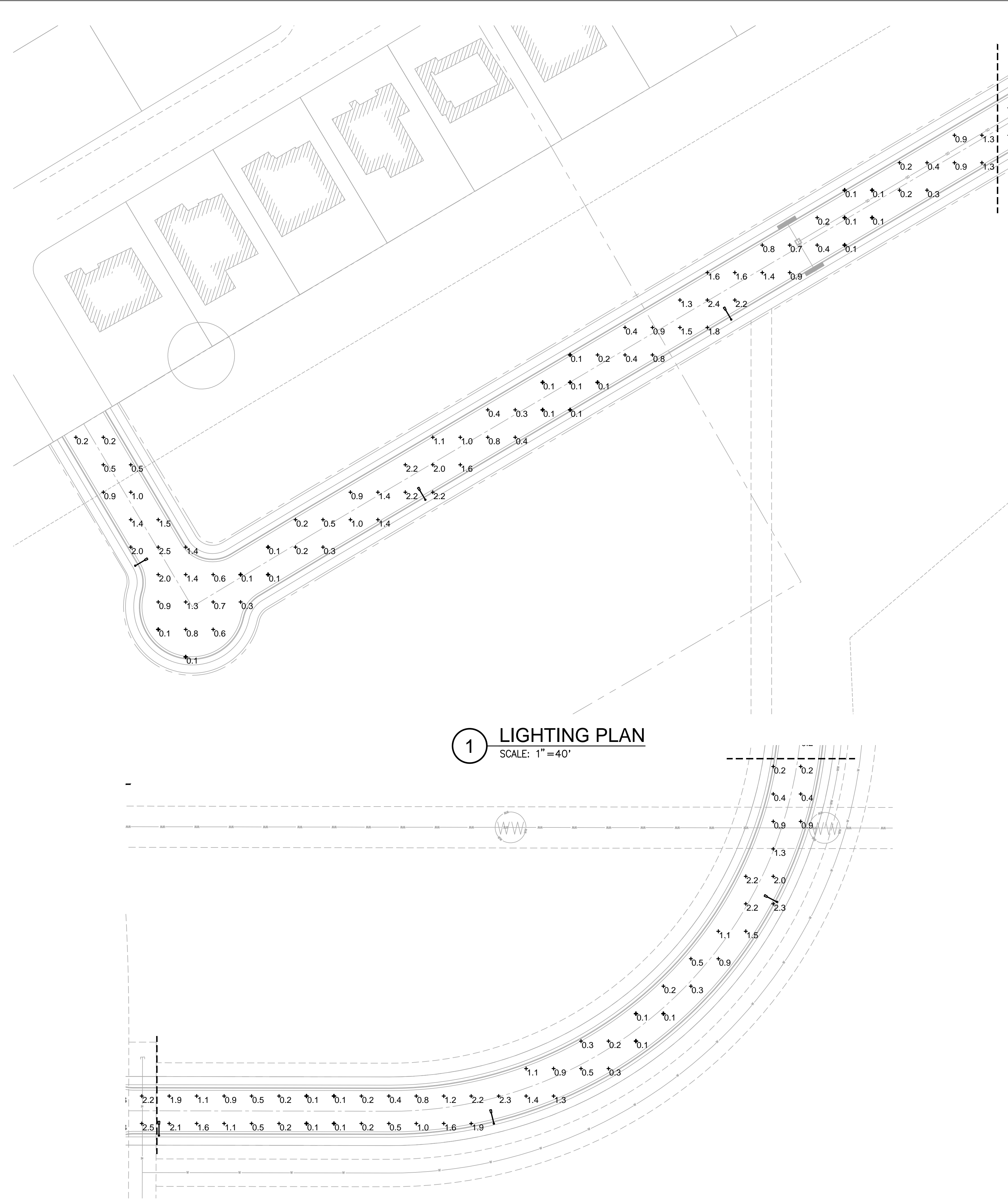
Issue:	Date:
PERMIT	05/17/2024
PERMIT UPDATE	06/14/2024

Drawing Title
STREET LIGHT PLAN
PHOTOMETRICS

Sheet
E1-1.1

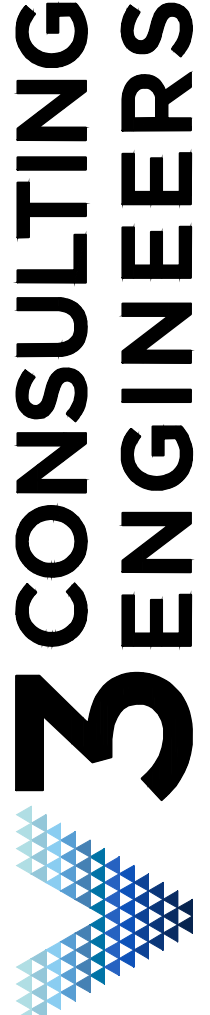


3 LIGHTING PLAN
SCALE: 1"=40'



2 LIGHTING PLAN
SCALE: 1"=40'

GENERAL NOTES:
A. REFER TO SHEET E1-1.0 FOR NOTES.



VIGILANT - VIABLE - VIRTUOUS
TEXAS REGISTRATION F-20374
V3 PROJECT #: 24034



06/14/2024

DECK & WILKE TRACT
PFLUGERVILLE, TX

Issue:	Date:
PERMIT	05/17/2024
PERMIT UPDATE	06/14/2024

Drawing Title
STREET LIGHT PLAN
PHOTOMETRICS

Sheet
E1-1.3