DATE OF SUBMITTAL: DECEMBER 9, 2019

LEGAL DESCRIPTION:
97.830 ACRE TRACT DESCRIBED AS 26.161 ACRES OUT OF A 74.46 ACRE TRACT, SEFRIN EISELIN SURVEY, NO. 4 ABSTRACT 265, VOL. 12720, PG. 2014; AND 54.514 ACRES OUT OF A 101.72 ACRE TRACT VOL. 8394, PG. 544; AND 17.155 ACRES OUT OF A 97.5 ACRE TRACT VOL. 8394, PG. 544, TRAVIS COUNTY, TEXAS

GENERAL NOTES:

1. 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.

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Travis:

THAT I, Rex L. Hackett, 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

STATE OF TEXAS · REGISTERED · REXL. HACKETT · 5573 · PROFESSIONAL LAND SURVEYOR

OWNER

TIMMERMAN HAGN, LTD.
230 KLATTEN HUFF LANE, SUITE 100
HUTTO, TEXAS 78634
512-846-1733
CONTACT: TIM TIMMERMAN

CIVIL ENGINEER/SURVEYOR

JONES | CARTER, INC.
3100 ALVIN DEVANE BOULEVARD,
SUITE 150
AUSTIN, TEXAS 78741
PH 512.441.9493
CONTACT: REESE H. CONNER, PE

PRELIMINARY PLAN
OF
PFLUGERVILLE EAST DISTRIBUTION CENTER

2000 E PECAN STREET
PFLUGERVILLE,
TRAVIS COUNTY, TEXAS

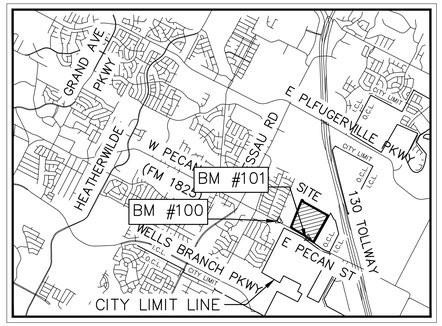
PLAN INDEX

Jones|Carter Engineering

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAN
3	EXISTING CONDITIONS
4	GRADING PLAN
5	CUT AND FILL PLAN
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	PROPOSED SUB-DRAINAGE AREA MAP
9	DRAINAGE CALCULATIONS
10	WATER AND WASTEWATER PLAN OVERALL
11	TREE SURVEY SHEET
12	EXISTING TREE LIST

DCS Engineering, LLC

Sheet Number	Sheet Title
01C-09	PROPOSED SUB-DRAINAGE AREA MAP & CALCULATIONS



VICINITY MAP

1" = 5,000'

LIST OF REPORTS

TRAFFIC IMPACT ANALYSIS
KIMLEY HORN
AUTHOR:
DATE: 11/19/2019

ENGINEERING REPORT
JONES CARTER
AUTHOR: REESE CONNER, P.E.
DATE: 12/9/2019

WATER MODEL
JONES CARTER
AUTHOR:
DATE: 12/9/2019

DRAINAGE REPORT
JONES CARTER
AUTHOR: JEFF HAEBER, P.E.
DATE: 12/9/2019

WASTEWATER ANALYSIS
JONES CARTER
AUTHOR:
DATE: 12/9/2019

DEVELOPMENT SUMMARY

LOT	ACREAGE
LOT 1, BLK -A-	92.547 AC
RESERVE TRACT 1	20.100 AC
RESERVE TRACT 2	84.856 AC
E PFENNIG LANE AREA	4.666 AC
E PFENNIG LANE LEN.	2,030 FT
PHASE 2 E PFENNIG LANE AREA	3.152 AC
E PECAN ST R.O.W.	0.619 AC
TOTAL ACREAGE	205.94 AC
TOTAL NO. OF LOTS	1

BENCHMARKS:

BM #100:

2.5" BRASS DISC STAMPED "CITY OF PFLUGERVILLE BENCH MARK NO. 100" SET IN THE NORTHEASTERN CORNER OF A CONCRETE CURB AREA INLET IN THE NORTHEASTERLY R.O.W. OF PECAN STREET APPROXIMATELY 311 FEET SOUTHEAST OF THE CURB RETURN OF THE EASTERN SIDE OF PLUMBEGO DRIVE AND APPROXIMATELY 706 FEET NORTHWEST FROM THE SOUTHWESTERN CORNER OF THE PROJECT SITE.
ELEVATION OF 658.04' (NAVD 88) AS RESULT OF THE ON THE GROUND SURVEY COMPLETED JANUARY, 2020.

(SURFACE COORDINATES WITH SCALE FACTOR OF 1.00011 AT 0,0 ORIGIN POINT)
N = 10,132,617.521
E = 3,156,802.654

(GRID COORDINATES)
N = 10,131,503.056
E = 3,156,455.444

BM #101:

2.5" BRASS DISC STAMPED "CITY OF PFLUGERVILLE BENCH MARK NO. 101" SET IN THE SOUTHEASTERN CORNER OF A CURB AREA INLET IN THE NORTHEASTERLY R.O.W. OF PECAN STREET APPROXIMATELY 158 FEET SOUTHEAST OF THE SOUTHERLY CORNER OF THE SUBJECT TRACT ELEVATION OF 669.47' (NAVD 88) AS RESULT OF THE ON THE GROUND SURVEY COMPLETED OCTOBER, 2019

(SURFACE COORDINATES WITH SCALE FACTOR OF 1.00011 AT 0,0 ORIGIN POINT)
N = 10,131,141.194
E = 3,159,166.243

(GRID COORDINATES)
N = 10,130,026.891
E = 3,158,818.773

STANDARD PRELIMINARY PLAN NOTES:

1. This plan lies within the City of Pflugerville.
2. 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 facilites.
3. A 10-foot Public Utility Easement (P.U.E.) shall be dedicated along all street frontage(s).
4. 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 property owner, 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 liter, debris, and trash.
5. No improvements including but not limited to structures, fences, or landscaping shall be allowed in a public easement, except as approved by the City.
6. 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.
7. A six (6) foot wide sidewalk shall be provided on both sides of Pfennig Lane and on the north side of E Pecan Street.
8. 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. All locations will be finalized with the construction plans.
9. 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 fiscal for tree protection or tree mitigation fee will be required prior to any issuance of a disturbance permit.
10. The Community Impact Fee rate for water and wastewater will be assessed at the time of final plat.
11. 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.
12. 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.
13. 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.
14. 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.
15. Site development construction plans shall be reviewed and approved by the City of Pflugerville prior to any construction.
16. A portion of this tract is within a flood hazard area as shown on the FEMA Flood Insurance Rate Map Panel #48453C0290J for Travis County, effective August 18, 2014.
17. 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.
18. 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.
19. Certification of Occupancy will not released until a LOMR submittal has been approved by FEMA.
20. Development plans for Reserve Tract 1 & 2 shown herein are unknown at this time. Any division or proposed development of Reserve Tract 1 & 2 shall require a new/revision to the preliminary plan (as determined by the Planning Director) to define the full configuration of the development, including but not limited to the proposed land use, lot configuration, traffic impact analysis, all road extensions and alignments, drainage and floodplain, and all utility extensions."

UTILITY PROVIDERS

AT&T - TEXAS NORTH ENGINEERING
MARK DAVIS
11220 JOSEPH CLAYTON DR., FLOOR 1
AUSTIN, TX 78753
512-870-4760

SUDDENLINK COMMUNICATIONS
PHILLIP WOMACK
111 N COLLEGE RD.
GEORGETOWN, TX 78626
512-931-2964

ATMOS
CHRIS LEBLANC
3110 N. I-35
ROUND ROCK, TX 78681
512-310-3801

GRANDE COMMUNICATIONS
GREGORY PEPPER
9601 DESSAU RD., #305
AUSTIN, TX 78754
512-220-4000

ONCOR
PAUL LEMONS
350 TEXAS AVE.
ROUND ROCK, TX 78664
512-244-5693

CITY OF PFLUGERVILLE PUBLIC WORKS
JAMES WILLIS
512-990-6100

REVISIONS/CORRECTIONS

No.	DESCRIPTION	REVISE (R) DELETE (D) ADD (A) SHEET No'S	TOTAL SHEETS IN PLAN SET	NET CHANGE IMPERV. COVER SF	TOTAL SITE IMPERV. COVER SF / %	CITY OF PFLUGERVILLE APPROVAL DATE	DATE IMAGED

SUBMITTAL DATE: DECEMBER 9, 2019

PREPARED BY
JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

JOB NUMBER 15681-0002-00

STATE OF TEXAS · REGISTERED · REESE H. CONNER · 87668 · LICENSED PROFESSIONAL ENGINEER · 12-21-2020

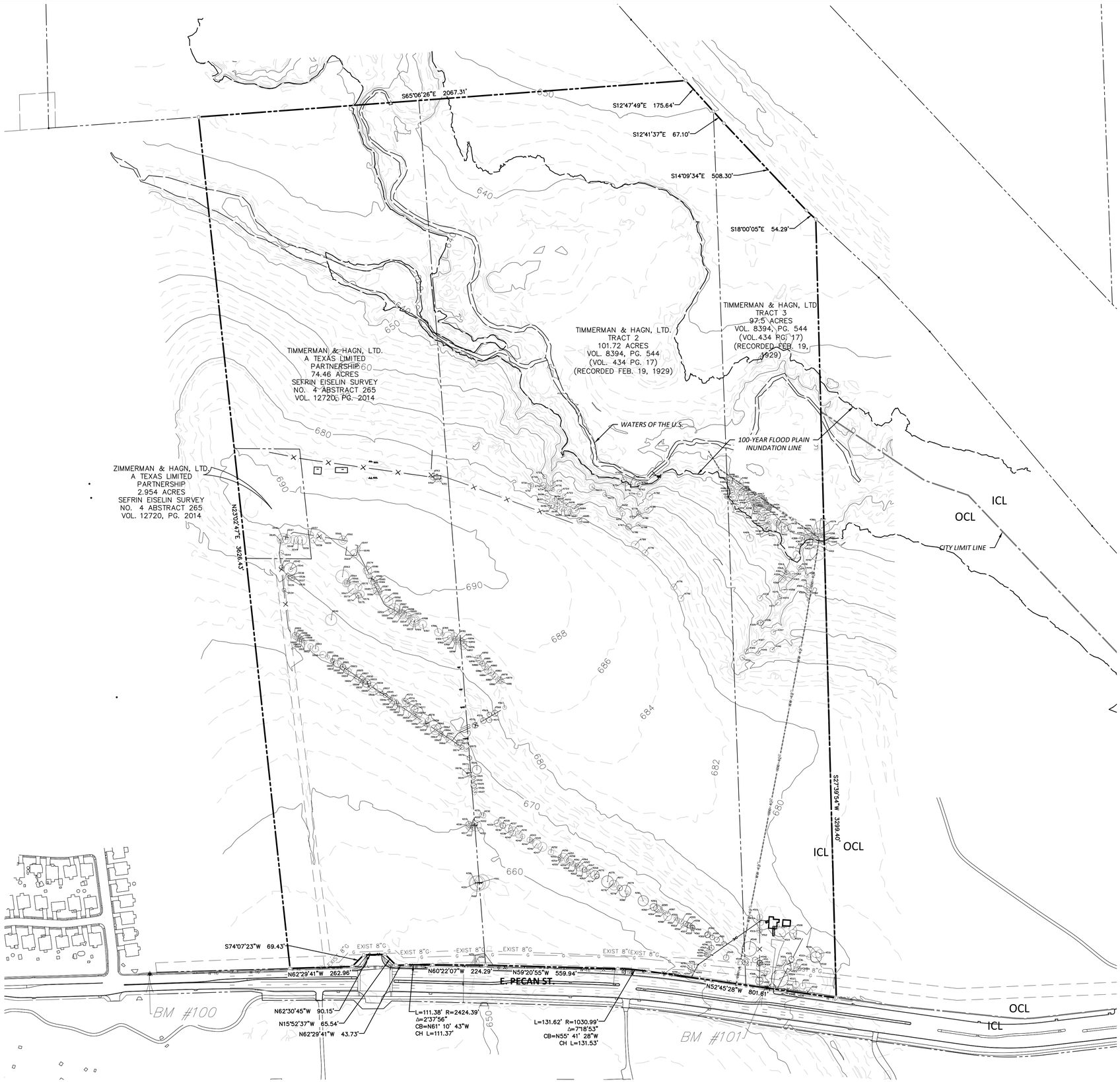
PRELIMINARY PLAN ONLY
NOT FOR RECORDATION

SHEET NO. 1
OF 13

12/9/2019
PRELIMINARY PLAN
PFLUGERVILLE EAST DISTRIBUTION CENTER
JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493
JOB NUMBER 15681-0002-00

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0 50 100 200 400 600

SCALE: 1" = 200'

LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- OVERHEAD ELEC W/POWER POLE
- GAS LINE
- GROUND CONTOUR
- TREE TO REMAIN
- TREE TO BE REMOVED

PLAN NOTES:

1. FOR A LIST OF TREE CLASSIFICATION, SIZE, AND SPECIES REFER TO SHEET 12.

REVISIONS

No.	Date	App.

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

SCALE: AS SHOWN
DATE: 1/30/2020
JOB NO.: 15681.0002.00
DESIGNED BY: RHC/RC
CHECKED BY: RHC/RC
DRAWN BY: CAD

STATE OF TEXAS
REESE H. CONNER
87668
LICENSED PROFESSIONAL ENGINEER
1-21-2020

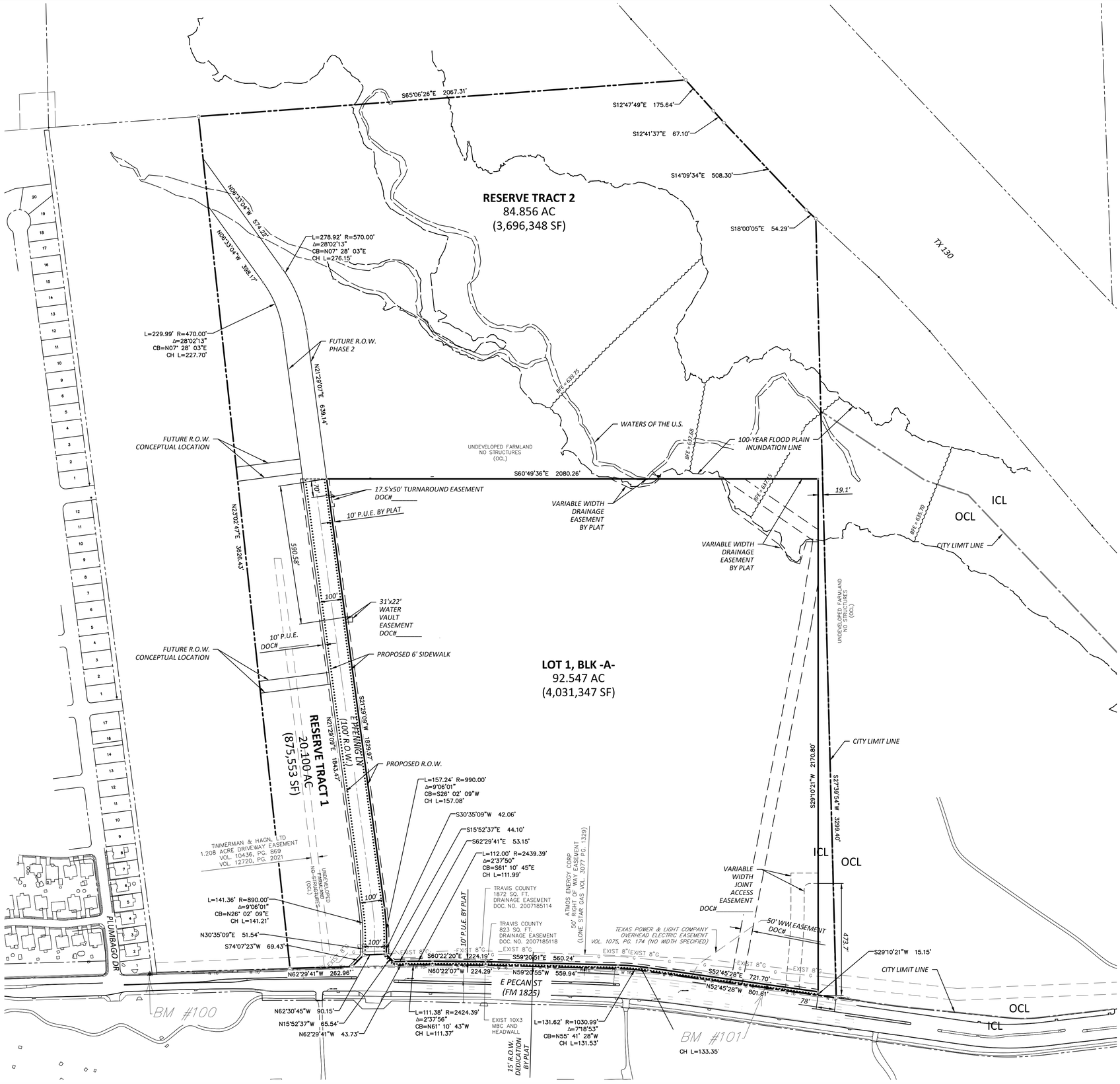
PRELIMINARY PLAN OF
PFLUGERVILLE EAST CENTER

EXISTING CONDITIONS

SHEET NO. 2
OF 13

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0 50 100 200 400 600

SCALE: 1" = 200'

LEGEND

- PROPERTY LINE
- PROPOSED 6' SIDEWALK
- PROPOSED LOT LINE
- 100-YEAR FLOOD PLAIN
- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- OVERHEAD ELEC W/POWER POLE
- GAS LINE
- GROUND CONTOUR
- TREE TO REMAIN
- TREE TO BE REMOVED (R)

GENERAL PLAN NOTES:

1. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.

2. DEVELOPMENT PLANS FOR RESERVE TRACT 1 & 2 SHOWN HEREIN ARE UNKNOWN AT THIS TIME. ANY DIVISION OR PROPOSED DEVELOPMENT OF RESERVE TRACT 1 & 2 SHALL REQUIRE A NEW/REVISION TO THE PRELIMINARY PLAN (AS DETERMINED BY THE PLANNING DIRECTOR) TO DEFINE THE FULL CONFIGURATION OF THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO THE PROPOSED LAND USE, LOT CONFIGURATION, TRAFFIC IMPACT ANALYSIS, ALL ROAD EXTENSIONS AND ALIGNMENTS, DRAINAGE AND FLOODPLAIN, AND ALL UTILITY EXTENSIONS.

BENCHMARKS:

BM #100:

2.5" BRASS DISC STAMPED "CITY OF PFLUGERVILLE BENCH MARK NO. 100" SET IN THE NORTHEASTERN CORNER OF A CONCRETE CURB AREA INLET IN THE NORTHEASTERLY R.O.W. OF PECAN STREET APPROXIMATELY 311 FEET SOUTHEAST OF THE CURB RETURN OF THE EASTERN SIDE OF PLUMBEGO DRIVE AND APPROXIMATELY 706 FEET NORTHWEST FROM THE SOUTHWESTERN CORNER OF THE PROJECT SITE. ELEVATION OF 658.04' (NAVD 88) AS RESULT OF THE ON THE GROUND SURVEY COMPLETED JANUARY, 2020.

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REVISIONS

No.	Date	App.

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

SCALE: AS SHOWN
DATE: 1/30/2020
JOB NO.: 15681.0002.00
DESIGNED BY: RHC/RC
CHECKED BY: RHC/RC
DRAWN BY: CAD

STATE OF TEXAS
REESE H. CONNER
87668
LICENSED
PROFESSIONAL ENGINEER
1-21-2020

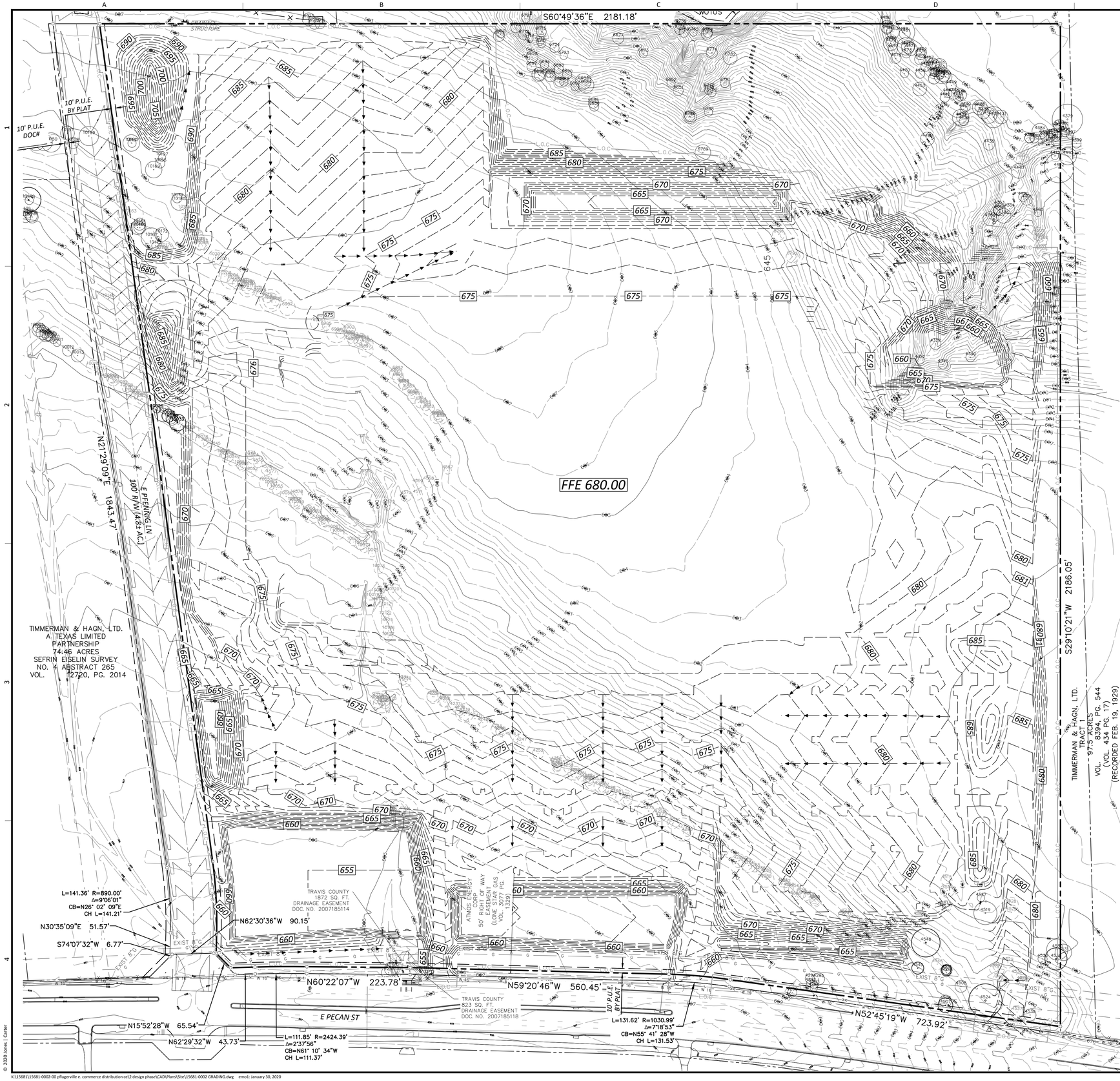
PRELIMINARY PLAN OF
PFLUGERVILLE EAST CENTER

PRELIMINARY PLAN

SHEET NO. 3
OF 13

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0 50 100 200 300

SCALE: 1" = 100'

LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- OVERHEAD ELEC W/POWER POLE
- GAS LINE
- GROUND CONTOUR
- TREE TO REMAIN
- TREE TO BE REMOVED

GRADING LEGEND

- SLOPE ARROW
- FF 780 — FINISHED FLOOR ELEVATION
- 125 — FINISHED CONTOUR
- 750 — EXISTING CONTOUR
- HP — HIGH POINT
- 60.0 — FINISHED SPOT ELEVATION
- +60.0 — EXISTING SPOT ELEVATION
- EARTH SWALE
- EXTREME EVENT ARROW
- L.O.C — LIMITS OF CONSTRUCTION

No.	Date	REVISIONS	App.

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

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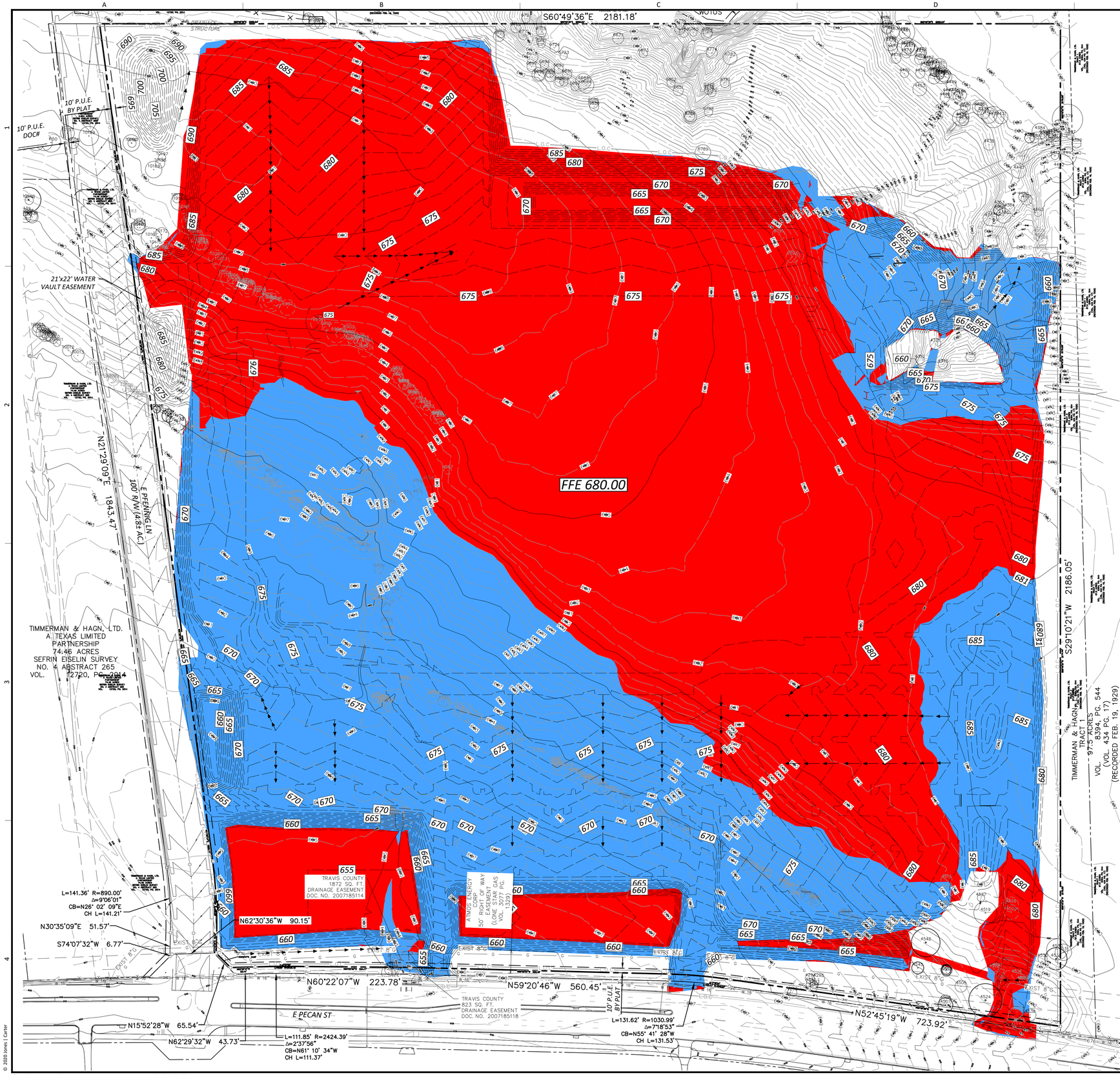
STATE OF TEXAS
REESE H. CONNER
87668
LICENSED PROFESSIONAL ENGINEER
1-21-2020

PRELIMINARY PLAN OF
PFLUGERVILLE EAST CENTER

GRADING PLAN

SHEET NO. 4
OF 104

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0 50 100 200 300

SCALE: 1" = 100'

LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- OVERHEAD ELEC W/POWER POLE
- GAS LINE
- GROUND CONTOUR
- TREE TO REMAIN
- TREE TO BE REMOVED

GRADING LEGEND

- SLOPE ARROW
- FF 780 — FINISHED FLOOR ELEVATION
- FINISHED CONTOUR
- EXISTING CONTOUR
- HIGH POINT
- FINISHED SPOT ELEVATION
- +60.0 — EXISTING SPOT ELEVATION
- EARTH SWALE
- EXTREME EVENT ARROW
- LIMITS OF CONSTRUCTION
- LIMITS OF CUT
- LIMITS OF FILL

No.	Date	REVISIONS	App.

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

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JOB NO.: 15681.0002.00 | DRAWN BY: CAD

STATE OF TEXAS
REESE H. CONNER
87668
LICENSED PROFESSIONAL ENGINEER
1-21-2020

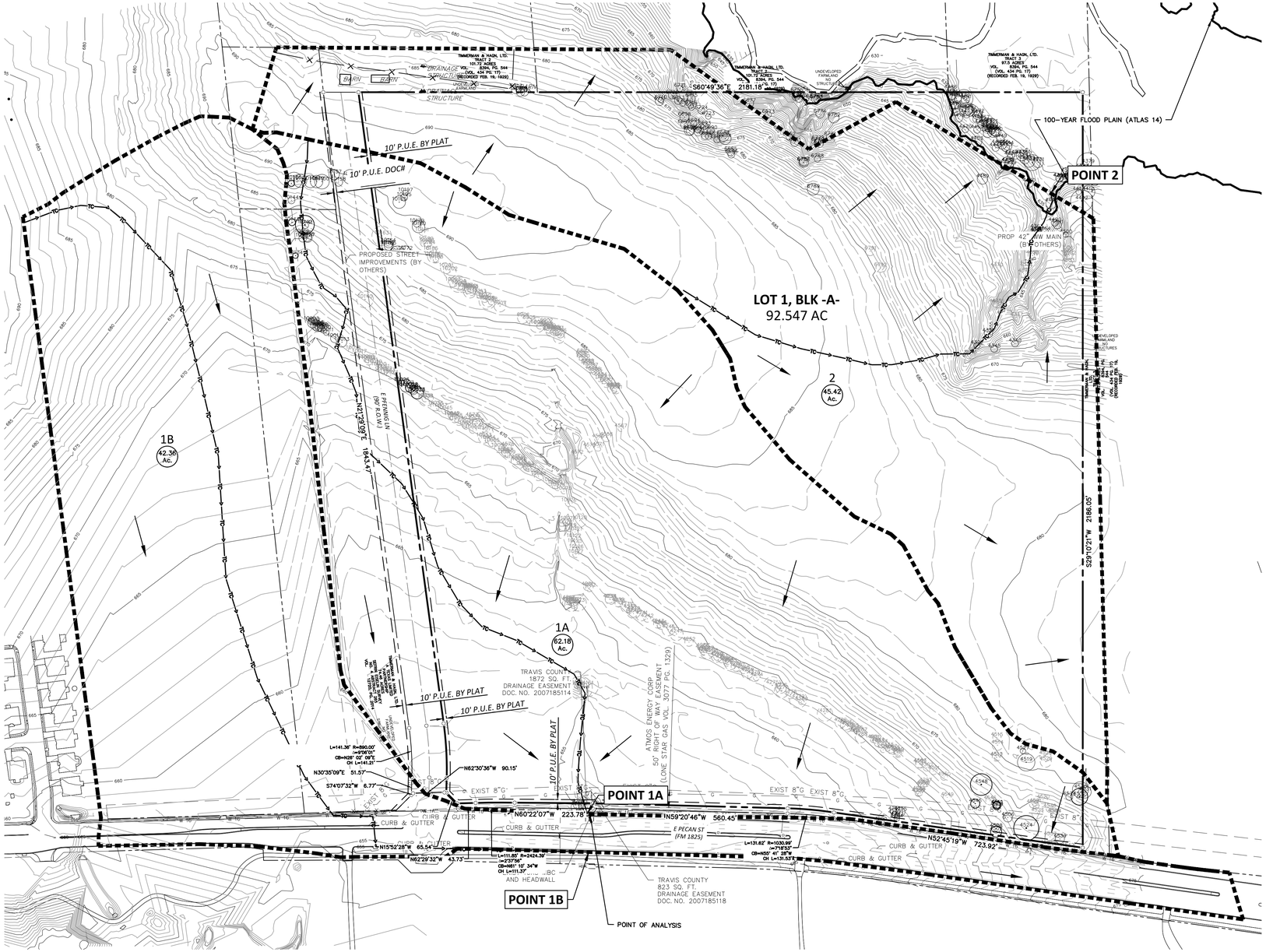
PRELIMINARY PLAN OF
PFLUGERVILLE EAST CENTER

CUT AND FILL PLAN

SHEET NO. 5
OF 13

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K:\15681\15681-0002-00 pflugerville e. commerce distribution ce\2 design phase\CAD\Plans\Site\15681-0002 CUTFILL.dwg emo1: January 30, 2020



0 80 160 320 480

SCALE: 1" = 160'

LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- OVERHEAD ELEC W/POWER POLE
- GAS LINE
- 700 GROUND CONTOUR
- TREE TO REMAIN
- TREE TO BE REMOVED

DRAINAGE LEGEND

- INLET 1.82 AC. — DRAINAGE AREA IN ACRES
- STORM SEWER 8.83 / 12.99 — RUNOFF IN C.F.S.
- DRAINAGE AREA LINE
- X — DRAINAGE AREA NUMBER
- TC → TC — TIME OF CONCENTRATION

TIME OF CONCENTRATION (Tc) TABLE

P_2 = 4.03 *in.*

$$t_{sh} = \frac{0.007\,(n_{sl} L_{sh})^{0.8}}{P_2^{0.5} S_{sh}^{0.4}} \qquad t_{sc} = \frac{L_{sc}}{3600\,K\,S_{sc}^{0.5}} \qquad t_{ch} = \frac{L_{ch}}{\left(3600 \frac{1.49}{n} R^{2/3} S_{ch}^{1/2}\right)}$$

	L_{sh}	S_{sh}		P_2	n_{sl}	t_{sh}	L_{sc}	S_{sc}	K	t_{sc}	L_p	S_p	t_p	L_{ch}	S_{ch}	n	R	t	t_c	t_c	t_L
catchment name	*sheet flow length*	*sheet flow slope (ft/ft)*	*surface description*	*2-yr, 24-hr rainfall depth (in.)*	*overland flow roughness coeff.*	*sheet flow travel time (hr)*	*shallow conc. flow length (ft)*	*shallow conc. flow slope (ft/ft)*	*16.13 - unpaved sufr.*	*shallow conc. flow time (hr)*	*Pipe flow length (ft)*	*Assumed Velocity (ft/s)*	*Pipe time (hr)*	*channel length (ft)*	*channel flow slope (ft/ft)*	*Manning's roughness coeff.*	*hydraulic radius (ft)*	*TC*	*time of conc. (hr)*	*time of conc. (min)*	*lag time (min)*
DA-1A	100	0.019	Short Grass	4.03	0.13	**0.13**	2,188	0.017	16.13	**0.29**		6.0	**0.00**						**0.42**	**25.3**	**15.15**
DA-1B	100	0.059	Light Brush	4.03	0.40	**0.21**	2,175	0.012	16.13	**0.34**	699	6.0	**0.03**						**0.58**	**35.0**	**21.00**
DA-2	100	0.010	Short Grass	4.03	0.13	**0.17**	918	0.041	16.13	**0.08**				395	0.046	0.060	2.69	**0.01**	**0.26**	**15.7**	**9.40**

CURVE NUMBER (CN) TABLE

Subbasin	Existing Area (mi)	Existing CN
DA-1A	0.097	84.967
DA-1B	0.066	87.707
DA-2	0.071	85.314

EXISTING FLOW RATES (Q) TABLE

Element	Confluence Points	Drainage Area	2-Year Peak Q	25-Year Peak Q	100-Year Peak Q
		(ac.)	*(cfs)*	*(cfs)*	*(cfs)*
DA-1A	1A	62.18	148.80	331.60	453.00
DA-1B	1B	42.36	93.50	198.30	267.90
DA-2	2	45.42	136.90	301.40	410.30

REVISIONS

No.	Date	App.

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

SCALE: AS SHOWN | DESIGNED BY: RHC/RC
DATE: 1/21/2020 | CHECKED BY: RHC/RC
JOB NO.: 15681.0002.00 | DRAWN BY: CAD

STATE OF TEXAS
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1-21-2020

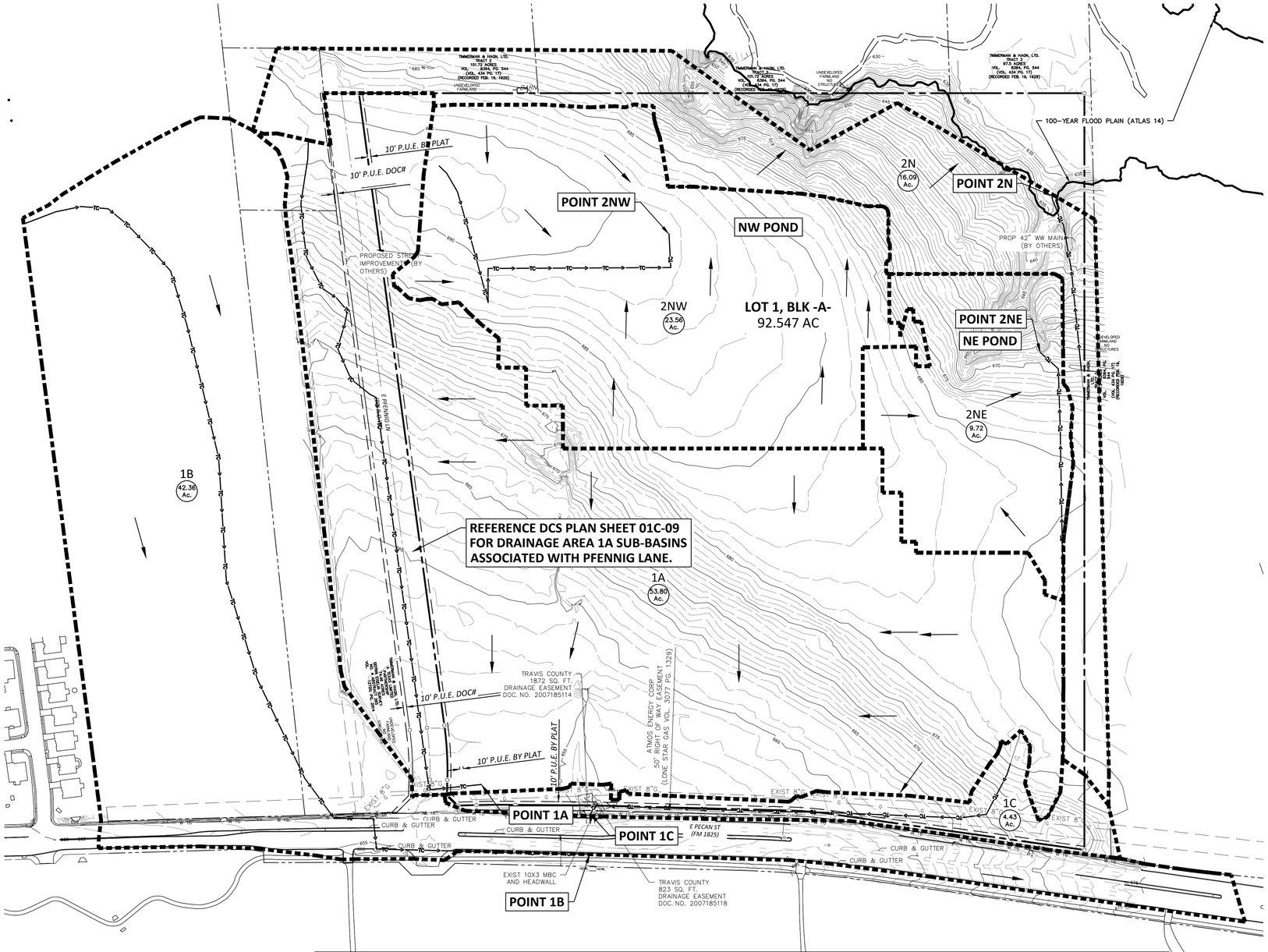
PRELIMINARY PLAN OF
PFLUGERVILLE EAST CENTER

EXISTING DRAINAGE AREA MAP

SHEET NO. 6
OF 104

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K:\15681\15681-0002-00 pflugerville e. commerce distribution ce\2 design phase\CAD\Plans\Site\15681-0002 DAM-EX.dwg emo1: January 30, 2020



0 60 120 240 360

SCALE: 1" = 120'

LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- OVERHEAD ELEC W/POWER POLE
- GAS LINE
- GROUND CONTOUR
- TREE TO REMAIN
- TREE TO BE REMOVED

DRAINAGE LEGEND

- INLET 1.82 AC. — DRAINAGE AREA IN ACRES
- STORM SEWER 8.83 / 12.99 — RUNOFF IN C.F.S.
- DRAINAGE AREA LINE
- X — DRAINAGE AREA NUMBER
- TC → TC — TIME OF CONCENTRATION

TIME OF CONCENTRATION (Tc) TABLE

P_2 = 4.03 *in.*

$$t_{sh} = \frac{0.007 (n_{ol} L_{sh})^{0.8}}{P_2^{0.5} S_{sh}^{0.4}} \qquad t_{sc} = \frac{L_{sc}}{3600\, K\, S_{sc}^{0.5}} \qquad t_{ch} = \frac{L_{ch}}{\left(3600 \frac{1.49}{n} R^{2/3} S_{ch}^{1/2}\right)}$$

catchment name	L_{sh} *sheet flow length*	S_{sh} *sheet flow slope (ft/ft)*	*surface description*	P_2 *2-yr, 24-hr rainfall depth (in.)*	n_{ol} *overland flow roughness coeff.*	t_{sh} *sheet flow travel time (hr)*	L_{sc} *shallow conc. flow length (ft)*	S_{sc} *shallow conc. flow slope (ft/ft)*	K *16.13 - unpaved surf.*	t_{sc} *shallow conc. flow time (hr)*	L_p *Pipe flow length (ft)*	S_p *Assumed Velocity (ft/s)*	t_p *Pipe time (hr)*	L_{ch} *channel Length (ft)*	S_{ch} *channel flow slope (ft/ft)*	n *Manning's roughness coeff.*	R *hydraulic radius (ft)*	t *TC*	t_c *time of conc. (hr)*	t_c *time of conc. (min)*	t_L *lag time (min)*
DA-1A	100	0.019	Short Grass	4.03	0.13	**0.13**	714	0.027	16.13	**0.07**	1,305	6.0	**0.06**						**0.27**	**16.1**	**9.68**
DA-1B	100	0.059	Light Brush	4.03	0.40	**0.21**	2,175	0.012	16.13	**0.34**		6.0	**0.00**						**0.55**	**33.1**	**19.83**
DA-1C	100	0.010	Short Grass	4.03	0.13	**0.17**	161	0.064	16.13	**0.01**				1157	0.016	0.045	2.69	**0.04**	**0.22**	**13.2**	**7.90**
DA-1D	100	0.007	Pavement	4.03	0.011	**0.03**	221	0.012	20.32	**0.03**	1,559	6.0	**0.07**						**0.13**	**7.7**	**4.61**
DA-2NE	100	0.023	Pavement	4.03	0.011	**0.02**	634	0.023	20.32	**0.06**									**0.07**	**4.5**	**2.69**
DA-2NW	100	0.030	Pavement	4.03	0.011	**0.02**	321	0.030	20.32	**0.03**	718	6.0	**0.03**						**0.07**	**4.4**	**2.65**
DA-2N	100	0.062	Light Brush	4.03	0.40	**0.20**	513	0.144	16.13	**0.02**									**0.23**	**13.6**	**8.15**

CURVE NUMBER (CN) TABLE

Subbasin	Proposed Area (mi)	Proposed CN
DA-1A	0.084	93.848
DA-1B	0.053	87.707
DA-1C	0.007	85.732
DA-1D	0.014	97.811
DA-2N	0.025	84.754
DA-2NE	0.015	95.813
DA-2NW	0.037	95.987

PROPOSED FLOW RATES (Q) TABLE

Element	Confluence Point	Drainage Area (ac.)	2-Year Peak Q (cfs)	25-Year Peak Q (cfs)	100-Year Peak Q (cfs)
DA-1A (To South Ponds)	1A	53.8	203.1	384.5	505.1
DA-1B	1B	42.4	96.4	204.3	275.9
DA-1C	1C	4.4	14.5	31.7	43.1
DA-2N	2N	16.1	50.4	112.3	153.5
DA-2NE (to Northeast Pond)	2NE	9.7	48.1	88.9	116.4
DA-2NW (to Northwest Pond)	2NW	23.6	116.9	215.7	282.4
Northeast Pond		9.7	21.3	26.4	28.8
Northwest Pond		23.6	32.6	145.8	222.2
South Ponds		53.8	57.8	213.1	354.3

REVISIONS

No.	Date	App.

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

SCALE: AS SHOWN
DATE: 1/29/2020
JOB NO.: 15681.0002.00
DESIGNED BY: RHC/RC
CHECKED BY: RHC/RC
DRAWN BY: CAD

STATE OF TEXAS
REESE H. CONNER
87668
LICENSED PROFESSIONAL ENGINEER
1-21-2020

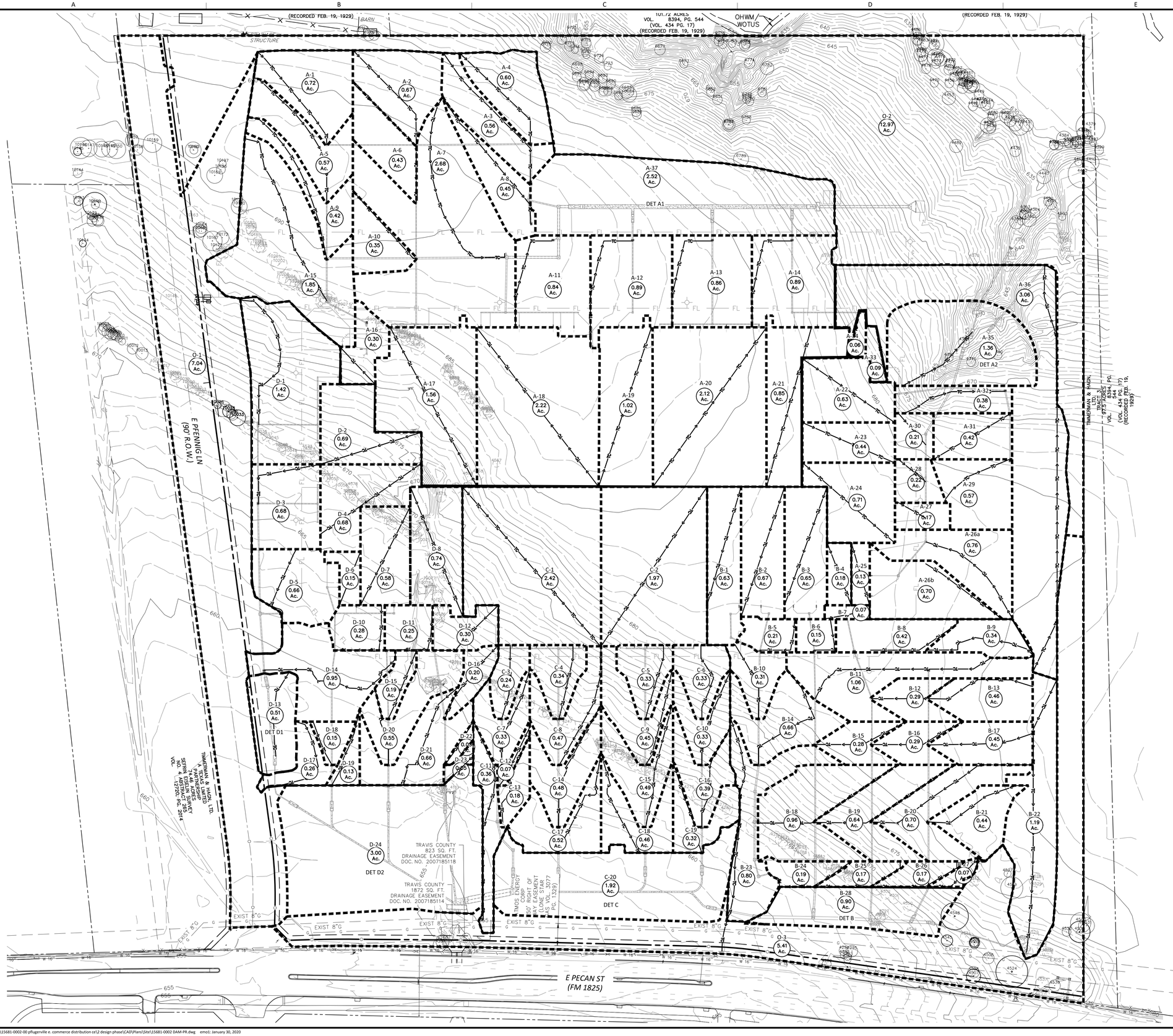
PRELIMINARY PLAN OF
PFLUGERVILLE EAST CENTER

PROPOSED DRAINAGE AREA MAP

SHEET NO. 7
OF 13

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LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- OVERHEAD ELEC W/POWER POLE
- GAS LINE
- 700 GROUND CONTOUR
- TREE TO REMAIN
- TREE TO BE REMOVED

DRAINAGE LEGEND

- INLET 1.82 AC. — DRAINAGE AREA IN ACRES
- STORM SEWER 8.83 / 12.99 — RUNOFF IN C.F.S.
- DRAINAGE AREA LINE
- VII — DRAINAGE AREA NUMBER

No.	Date	REVISIONS	App.

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

SCALE: AS SHOWN | DESIGNED BY: RHC/RC
DATE: 1/29/2020 | CHECKED BY: RHC/RC
JOB NO.: 15681.0002.00 | DRAWN BY: CAD

REESE H. CONNER
87668
LICENSED PROFESSIONAL ENGINEER
1-21-2020

PRELIMINARY PLAN OF
PFLUGERVILLE EAST CENTER

PROPOSED SUB-DRAINAGE AREA MAP

SHEET NO. 8
OF 13

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A

Tc (Post Development)

Note
*Minimum Time of Concentration is 5 min per Austin Design Manual.

DA	Area (ac.)	L (Ft)	n	Slope (ft/ft)	Tc	Tc Used
A-1	0.72	266	0.015	0.03	1.44	1.30
A-2	0.67	371	0.015	0.03	1.44	1.72
A-3	0.56	375	0.015	0.03	1.44	1.74
A-4	0.60	373	0.015	0.03	1.44	1.73
A-5	0.57	333	0.015	0.03	1.44	1.54
A-6	0.43	331	0.015	0.03	1.44	1.53
A-7	2.68	472	0.015	0.03	1.44	2.19
A-8	0.45	357	0.015	0.03	1.44	1.30
A-9	0.43	337	0.015	0.03	1.44	1.30
A-10	0.35	211	0.015	0.02	1.44	1.30
A-11	0.66	347	0.015	0.03	1.44	1.61
A-12	0.89	311	0.015	0.03	1.44	1.51
A-13	0.54	331	0.015	0.03	1.44	1.53
A-14	0.89	201	0.015	0.03	1.44	1.30
A-15	1.65	394	0.015	0.03	1.44	1.82
A-16	0.90	112	0.015	0.03	1.44	1.30
A-17	1.56	370	0.015	0.03	1.44	1.71
A-18	2.22	453	0.015	0.03	1.44	1.98
A-19	1.65	379	0.015	0.03	1.44	1.75
A-20	2.12	400	0.015	0.03	1.44	1.82
A-21	0.85	371	0.015	0.03	1.44	1.72
A-22	0.63	256	0.015	0.03	1.44	1.30
A-23	0.44	227	0.015	0.03	1.44	1.30
A-24	0.71	405	0.015	0.03	1.44	1.82
A-25	0.13	146	0.015	0.03	1.44	1.30
A-26a	0.70	277	0.015	0.03	1.44	1.30
A-26b	0.70	214	0.015	0.03	1.44	1.30
A-27	0.17	79	0.015	0.03	1.44	1.30
A-28	0.22	88	0.015	0.03	1.44	1.30
A-29	0.57	160	0.015	0.03	1.44	1.30
A-30	0.21	102	0.015	0.02	1.44	1.30
A-31	0.45	160	0.015	0.03	1.44	1.30
A-32	0.38	235	0.015	0.03	1.44	1.61
A-33	0.89	311	0.015	0.03	1.44	1.51
A-34	0.06	104	0.015	0.03	1.44	1.52
A-35	1.39	200	0.150	0.13	1.44	4.78
A-36	0.70	935	0.015	0.03	1.44	4.74
A-37	2.52	1195	0.150	0.09	1.44	3.99
A-38	0.61	1045	0.150	0.09	1.44	3.94
B-2	0.67	310	0.015	0.01	1.44	1.98
B-3	0.65	284	0.015	0.01	1.44	1.82
B-4	0.18	152	0.015	0.01	1.44	1.98
B-5	0.21	182	0.015	0.01	1.44	1.98
B-6	0.15	115	0.015	0.01	1.44	2.01
B-7	0.07	70	0.015	0.01	1.44	1.98
B-8	0.42	224	0.015	0.01	1.44	1.55
B-9	0.46	241	0.015	0.01	1.44	1.94
B-10	0.31	181	0.015	0.02	1.44	1.45
B-11	0.08	191	0.015	0.01	1.44	1.57
B-12	0.34	208	0.015	0.01	1.44	1.98
B-13	0.46	251	0.083	0.01	1.44	5.22
B-14	0.06	112	0.015	0.01	1.44	1.98
B-15	0.28	218	0.015	0.01	1.44	1.62
B-16	0.29	235	0.015	0.01	1.44	1.98
B-17	0.45	230	0.083	0.01	1.44	5.12
B-18	0.07	354	0.015	0.01	1.44	1.98
B-19	0.14	354	0.015	0.01	1.44	1.98
B-20	0.70	406	0.015	0.01	1.44	1.98
B-21	0.44	250	0.083	0.01	1.44	5.29
B-22	1.19	468	0.083	0.01	1.44	5.98
B-23	0.80	470	0.015	0.01	1.44	1.73
B-24	0.35	234	0.015	0.01	1.44	1.98
B-25	0.17	220	0.015	0.02	1.44	1.98
B-26	0.17	218	0.015	0.02	1.44	1.46
B-27	0.07	151	0.015	0.02	1.44	1.46
B-28	0.90	pond	pond	pond	1.44	pond
C-1	2.42	100	0.075	0.03	1.44	1.30
C-2	1.97	431	0.015	0.01	1.44	1.98
C-3	0.46	168	0.015	0.01	1.44	1.98
C-4	0.34	171	0.015	0.01	1.44	1.33
C-5	0.33	155	0.015	0.01	1.44	1.30
C-6	0.13	179	0.015	0.01	1.44	1.34
C-7	0.13	228	0.015	0.01	1.44	1.98
C-8	0.47	290	0.015	0.01	1.44	1.98
C-9	0.48	244	0.015	0.01	1.44	1.98
C-10	0.13	228	0.015	0.01	1.44	1.98
C-11	0.46	296	0.015	0.01	1.44	1.98
C-12	0.07	105	0.015	0.01	1.44	1.98
C-13	0.18	212	0.015	0.01	1.44	1.98
C-14	0.44	300	0.015	0.01	1.44	1.98
C-15	0.49	292	0.015	0.01	1.44	1.77
C-16	0.16	288	0.015	0.01	1.44	1.98
C-17	0.52	261	0.015	0.01	1.44	1.26
C-18	0.46	266	0.015	0.01	1.44	1.98
C-19	0.32	216	0.015	0.01	1.44	1.98
C-20	1.92	pond	pond	pond	1.44	pond
D-1	1.42	104	0.015	0.01	1.44	1.45
D-2	0.68	204	0.015	0.01	1.44	1.98
D-3	0.08	206	0.015	0.01	1.44	1.98
D-4	0.19	117	0.015	0.01	1.44	1.98
D-5	0.19	117	0.015	0.01	1.44	1.98
D-6	0.45	244	0.015	0.01	1.44	1.98
D-7	0.37	228	0.015	0.01	1.44	1.98
D-8	0.47	290	0.015	0.01	1.44	1.98
D-9	0.48	244	0.015	0.01	1.44	1.98
D-10	0.13	228	0.015	0.01	1.44	1.98
D-11	0.46	296	0.015	0.01	1.44	1.98
D-12	0.07	105	0.015	0.01	1.44	1.98
D-13	0.18	212	0.015	0.01	1.44	1.98
D-14	0.44	300	0.015	0.01	1.44	1.98
D-15	0.49	292	0.015	0.01	1.44	1.77
D-16	0.16	288	0.015	0.01	1.44	1.98
D-17	0.52	261	0.015	0.01	1.44	1.26
D-18	0.46	266	0.015	0.01	1.44	1.98
D-19	0.32	216	0.015	0.01	1.44	1.98
D-20	1.92	pond	pond	pond	1.44	pond
D-21	1.42	104	0.015	0.01	1.44	1.45
D-22	0.68	204	0.015	0.01	1.44	1.98
D-23	0.08	206	0.015	0.01	1.44	1.98
D-24	0.19	117	0.015	0.01	1.44	1.98
D-25	0.19	117	0.015	0.01	1.44	1.98
D-26	0.45	244	0.015	0.01	1.44	1.98
D-27	0.37	228	0.015	0.01	1.44	1.98
D-28	0.47	290	0.015	0.01	1.44	1.98
D-29	0.48	244	0.015	0.01	1.44	1.98
D-30	0.13	228	0.015	0.01	1.44	1.98
D-31	0.46	296	0.015	0.01	1.44	1.98
D-32	0.07	105	0.015	0.01	1.44	1.98
D-33	0.18	212	0.015	0.01	1.44	1.98
D-34	0.44	300	0.015	0.01	1.44	1.98
D-35	0.49	292	0.015	0.01	1.44	1.77
D-36	0.16	288	0.015	0.01	1.44	1.98
D-37	0.52	261	0.015	0.01	1.44	1.26
D-38	0.46	266	0.015	0.01	1.44	1.98
D-39	0.32	216	0.015	0.01	1.44	1.98
D-40	1.92	pond	pond	pond	1.44	pond

B

FLOWS (Post Development)

Note
*Grass is assumed to be Fair Condition and Average Slope
*All Impervious Cover is assumed to be Concrete (Conservative Approach)

C Values	2yr	10 yr	25 yr	100 yr
Grass	0.33	0.38	0.42	0.49
Concrete	0.75	0.83	0.88	0.97

DA	Area (ac.)	C (C *Pi)	C2	C10	C25	C100	Tc (min)	I (2-Jan/hr)	I (10-Jan/hr)	I (25-Jan/hr)	I (100-Jan/hr)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
A-1	0.72	90	0.79	0.83	0.92	5.00	5.76	8.57	10.11	12.54	2.93	4.86	6.07	8.33
A-2	0.67	90	0.79	0.83	0.92	5.00	5.76	8.57	10.11	12.54	2.73	4.51	5.65	7.75
A-3	0.56	90	0.79	0.83	0.92	5.00	5.76	8.57	10.11	12.54	2.28	3.77	4.72	6.48
A-4	0.60	90	0.79	0.83	0.92	5.00	5.76	8.57	10.11	12.54	2.45	4.04	5.06	6.94
A-5	0.57	90	0.79	0.83	0.92	5.00	5.76	8.57	10.11	12.54	2.32	3.83	4.81	6.59
A-6	0.43	90	0.79	0.83	0.92	5.00	5.76	8.57	10.11	12.54	1.76	2.90	3.64	5.00
A-7	2.68	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	10.31	19.06	23.85	32.61
A-8	0.45	90	0.79	0.83	0.92	5.00	5.76	8.57	10.11	12.54	1.84	3.03	3.81	5.21
A-9	0.42	90	0.79	0.83	0.92	5.00	5.76	8.57	10.11	12.54	1.73	2.82	3.54	4.85
A-10	0.35	90	0.79	0.83	0.92	5.00	5.76	8.57	10.11	12.54	1.44	2.36	2.96	4.05
A-11	0.66	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	2.70	4.41	5.55	7.60
A-12	0.89	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	3.65	5.97	7.47	10.23
A-13	0.54	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	2.22	3.63	4.56	6.25
A-14	0.89	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	3.65	5.97	7.47	10.23
A-15	1.65	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	6.76	11.05	13.87	19.00
A-16	0.90	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	3.71	6.12	7.65	10.47
A-17	1.56	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	6.41	10.47	13.14	18.01
A-18	2.22	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	9.12	14.90	18.71	25.63
A-19	1.65	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	6.76	11.05	13.87	19.00
A-20	2.12	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	8.71	14.23	17.86	24.47
A-21	0.85	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	3.49	5.70	7.16	9.81
A-22	0.63	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	2.58	4.22	5.30	7.26
A-23	0.44	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	1.81	2.96	3.71	5.09
A-24	0.71	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	2.92	4.77	5.99	8.21
A-25	0.13	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	0.53	0.87	1.09	1.50
A-26a	0.70	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	2.87	4.70	5.90	8.09
A-26b	0.70	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	2.87	4.70	5.90	8.09
A-27	0.17	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	0.70	1.15	1.45	1.99
A-28	0.22	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	0.90	1.48	1.86	2.55
A-29	0.57	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	2.34	3.83	4.81	6.60
A-30	0.21	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	0.86	1.42	1.78	2.45
A-31	0.45	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	1.84	3.02	3.80	5.21
A-32	0.38	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	1.56	2.56	3.21	4.40
A-33	0.89	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	3.65	5.97	7.47	10.23
A-34	0.06	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	0.25	0.41	0.51	0.70
A-35	1.39	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	5.70	9.32	11.69	16.02
A-36	0.70	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	2.87	4.70	5.90	8.09
A-37	2.52	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	10.34	16.91	21.22	29.09
A-38	0.61	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	2.50	4.09	5.13	7.03
B-2	0.67	310	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	2.72	4.48	5.27	6.36
B-3	0.65	284	0.015	0.01	1.44	1.82	2.49	5.40	6.35	7.67	2.49	4.10	4.82	5.82
B-4	0.18	152	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.73	1.21	1.42	1.72
B-5	0.21	182	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.86	1.41	1.66	2.00
B-6	0.15	115	0.015	0.01	1.44	2.01	2.76	5.40	6.35	7.67	0.59	0.98	1.15	1.39
B-7	0.07	70	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.28	0.46	0.54	0.65
B-8	0.42	224	0.015	0.01	1.44	1.55	2.13	5.40	6.35	7.67	1.70	2.81	3.30	3.99
B-9	0.46	241	0.015	0.01	1.44	1.94	2.66	5.40	6.35	7.67	1.82	3.02	3.55	4.28
B-10	0.31	181	0.015	0.02	1.44	1.45	2.00	5.40	6.35	7.67	1.65	2.73	3.21	3.87
B-11	0.08	191	0.015	0.01	1.44	1.57	2.16	5.40	6.35	7.67	0.31	0.52	0.61	0.74
B-12	0.34	208	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	1.33	2.20	2.59	3.12
B-13	0.46	251	0.083	0.01	1.44	5.22	7.16	5.40	6.35	7.67	2.48	4.11	4.83	5.83
B-14	0.06	112	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.24	0.40	0.47	0.57
B-15	0.28	218	0.015	0.01	1.44	1.62	2.23	5.40	6.35	7.67	1.52	2.51	2.96	3.57
B-16	0.29	235	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	1.54	2.55	3.00	3.62
B-17	0.45	230	0.083	0.01	1.44	5.12	7.03	5.40	6.35	7.67	2.43	4.03	4.74	5.72
B-18	0.07	354	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.38	0.62	0.73	0.88
B-19	0.14	354	0.015	0.01	1.44	1.49	2.05	5.40	6.35	7.67	0.75	1.24	1.46	1.76
B-20	0.70	406	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	3.78	6.26	7.37	8.89
B-21	0.44	250	0.083	0.01	1.44	5.29	7.25	5.40	6.35	7.67	2.38	3.94	4.64	5.60
B-22	1.19	468	0.083	0.01	1.44	5.98	8.20	5.40	6.35	7.67	3.21	5.32	6.25	7.55
B-23	0.80	470	0.015	0.01	1.44	1.73	2.37	5.40	6.35	7.67	4.32	7.15	8.41	10.16
B-24	0.35	234	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	1.89	3.13	3.68	4.45
B-25	0.17	220	0.015	0.02	1.44	1.98	2.72	5.40	6.35	7.67	0.92	1.52	1.79	2.16
B-26	0.17	218	0.015	0.02	1.44	1.46	2.00	5.40	6.35	7.67	0.92	1.52	1.79	2.16
B-27	0.07	151	0.015	0.02	1.44	1.46	2.00	5.40	6.35	7.67	0.38	0.63	0.74	0.89
B-28	0.90	pond	pond	pond	1.44	pond	pond	5.40	6.35	7.67	4.86	8.05	9.47	11.44
C-1	2.42	100	0.75	0.83	0.92	5.00	5.76	8.57	10.11	12.54	9.75	16.14	19.00	22.95
C-2	1.97	431	0.015	0.01	1.44	1.98	2.73	5.40	6.35	7.67	0.90	1.50	0.62	0.85
C-3	0.46	168	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.34	0.57	0.67	0.81
C-4	0.34	171	0.015	0.01	1.44	1.33	1.83	5.40	6.35	7.67	0.68	1.13	1.33	1.60
C-5	0.33	155	0.015	0.01	1.44	1.30	1.79	5.40	6.35	7.67	0.62	1.04	1.22	1.48
C-6	0.13	179	0.015	0.01	1.44	1.34	1.84	5.40	6.35	7.67	0.24	0.40	0.47	0.57
C-7	0.13	228	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.24	0.40	0.47	0.57
C-8	0.47	290	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.90	1.48	1.74	2.11
C-9	0.48	244	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.91	1.50	1.77	2.14
C-10	0.13	228	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.24	0.40	0.47	0.57
C-11	0.46	296	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.87	1.44	1.69	2.05
C-12	0.07	105	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.13	0.22	0.26	0.31
C-13	0.18	212	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.34	0.56	0.66	0.80
C-14	0.44	300	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.83	1.38	1.62	1.96
C-15	0.49	292	0.015	0.01	1.44	1.77	2.42	5.40	6.35	7.67	0.93	1.54	1.81	2.19
C-16	0.16	288	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.30	0.50	0.59	0.71
C-17	0.52	261	0.015	0.01	1.44	1.26	1.72	5.40	6.35	7.67	0.98	1.63	1.92	2.32
C-18	0.46	266	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.87	1.44	1.69	2.05
C-19	0.32	216	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.61	1.01	1.19	1.44
C-20	1.92	pond	pond	pond	1.44	pond	pond	5.40	6.35	7.67	4.32	7.16	8.42	10.18
D-1	1.42	104	0.015	0.01	1.44	1.45	1.99	5.40	6.35	7.67	1.99	3.27	4.09	5.60
D-2	0.68	204	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	1.28	2.12	2.65	3.64
D-3	0.08	206	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.15	0.25	0.31	0.43
D-4	0.19	117	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.36	0.59	0.74	1.01
D-5	0.19	117	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.36	0.59	0.74	1.01
D-6	0.45	244	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.85	1.41	1.66	2.00
D-7	0.37	228	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.70	1.16	1.36	1.64
D-8	0.47	290	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.90	1.48	1.74	2.11
D-9	0.48	244	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.91	1.50	1.77	2.14
D-10	0.13	228	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.24	0.40	0.47	0.57
D-11	0.46	296	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.87	1.44	1.69	2.05
D-12	0.07	105	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.13	0.22	0.26	0.31
D-13	0.18	212	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.34	0.56	0.66	0.80
D-14	0.44	300	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.83	1.38	1.62	1.96
D-15	0.49	292	0.015	0.01	1.44	1.77	2.42	5.40	6.35	7.67	0.93	1.54	1.81	2.19
D-16	0.16	288	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.30	0.50	0.59	0.71
D-17	0.52	261	0.015	0.01	1.44	1.26	1.72	5.40	6.35	7.67	0.98	1.63	1.92	2.32
D-18	0.46	266	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.87	1.44	1.69	2.05
D-19	0.32	216	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.61	1.01	1.19	1.44
D-20	1.92	pond	pond	pond	1.44	pond	pond	5.40	6.35	7.67	4.32	7.16	8.42	10.18
D-21	1.42	104	0.015	0.01	1.44	1.45	1.99	5.40	6.35	7.67	1.99	3.27	4.09	5.60
D-22	0.68	204	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	1.28	2.12	2.65	3.64
D-23	0.08	206	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.15	0.25	0.31	0.43
D-24	0.19	117	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.36	0.59	0.74	1.01
D-25	0.19	117	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.36	0.59	0.74	1.01
D-26	0.45	244	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.85	1.41	1.66	2.00
D-27	0.37	228	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.70	1.16	1.36	1.64
D-28	0.47	290	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.90	1.48	1.74	2.11
D-29	0.48	244	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.91	1.50	1.77	2.14
D-30	0.13	228	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.24	0.40	0.47	0.57
D-31	0.46	296	0.015	0.01	1.44	1.98	2.72	5.40	6.35	7.67	0.87	1.44	1.69	2.05
D-32	0.07	105	0.015	0.01	1.44	1.98	2.72

PROPOSED 16" RESTRAINED PLUG
PROPOSED 16" GATE VALVE
PROPOSED FIRE HYDRANT
17.5'X50' TEMPORARY TURNAROUND EASEMENT
PROPOSED FIRE HYDRANT
PROPOSED 4'MANHOLE
PROPOSED 12" WATER LINE
10' P.U.E. BY PLAT
PROPOSED 1-12" GATE VALVE 2-16" GATE VALVES
10' P.U.E. DOC#
PROPOSED 12" WATER LINE WITH 12" GATE VALVE
21'x22' WATER VAULT EASEMENT
PROPOSED FIRE SERVICE CONNECTION TO PUBLIC WATER:
1 - 16"X12" TEE
1 - 16" GV & BOX
1 - 12" FIRE METER W/ 2" BYPASS
PROPOSED 4'MANHOLE
PROPOSED 4" WATER LINE WITH 4" GATE VALVE
PROPOSED 3-16" GATE VALVES
PROPOSED DOMESTIC WATER CONNECTION TO PUBLIC SERVICE TO WATER SERVICE STUB (BY OTHERS)
1 - 3" SERVICE TAP
1 - 3" DOMESTIC METER AND BOX
PROPOSED FIRE HYDRANT
PROPOSED IRRIGATION SERVICE CONNECTION
1 - 1.5" SERVICE TAP
1 - 1.5" IRRIGATION METER & BOX
PROPOSED FIRE HYDRANT
PROPOSED PUBLIC 16" WATER MAIN
170' BSL
PROPOSED 4'MANHOLE
PROPOSED 1-12" GATE VALVE 2-16" GATE VALVES
PROPOSED 12" WATER LINE
PROPOSED FIRE HYDRANT
TIMMERMAN & HAGN, LTD.
A TEXAS LIMITED PARTNERSHIP
74.46 ACRES
SEFRIN EISELIN SURVEY
NO. 4, ABSTRACT 265
VOL. 12720, PG. 2014
PROPOSED FIRE HYDRANT
PROPOSED 4'MANHOLE
PROPOSED IRRIGATION SERVICE CONNECTION
1 - 1.5" SERVICE TAP
1 - 1.5" IRRIGATION METER & BOX
PROPOSED 12" WATER LINE
PROPOSED 1-12" GATE VALVE 2-16" GATE VALVES
PROPOSED 16" WATER LINE
PROPOSED 4'MANHOLE
PROPOSED FIRE HYDRANT
PROPOSED 4'MANHOLE
PROPOSED 4'MANHOLE
L=141.36' R=890.00'
Δ=9°06'01"
CB=N26° 02' 09"E
CH L=141.21'
N30°35'09"E 51.57'
N62°30'36"W 90.15'
PROPOSED FIRE HYDRANT
CONNECT PROPOSED 16" WATER LINE TO EXISTING 16" WATER LINE WITH 3-16" GATE VALVES
S74°07'32"W 6.77'
PROPOSED 4'MANHOLE
N15°52'28"W 65.54'
N62°29'32"W 43.73'
L=111.85' R=2424.39'
Δ=2°37'56"
CB=N61° 10' 34"W
CH L=111.37'
E PECAN ST (FM 1825)
L=131.62' R=1030.99'
Δ=7°18'53"
CB=N55° 41' 28"W
CH L=131.53'
N60°22'07"W 223.78'
N59°20'46"W 560.45'
N52°45'19"W 723.92'
PROPOSED 16" WATER LINE REROUTE
PROPOSED 16" WATER LINE REROUTE
VARIABLE WIDTH JOINT ACCESS EASEMENT DOC#_____
N21°29'09"E 1843.47'
E PFENNIG LN
100' R/W
S60°49'36"E 2181.18'
15' BSL
VARIABLE WIDTH DRAINAGE EASEMENT DOC#_____
100-YEAR FLOOD PLAIN INUNDATION LINE
100-YEAR FLOOD PLAIN INUNDATION LINE
VARIABLE WIDTH DRAINAGE EASEMENT DOC#_____
PROPOSED WASTEWATER CONNECTION TO PUBLIC SERVICE TO WW SERVICE STUB (BY OTHERS)
PROPOSED PUBLIC 8" WASTEWATER SERVICE STUB (BY OTHERS)
PROPOSED PUBLIC 42" WASTEWATER MAIN (BY OTHERS)
50' BSL
50' UTILITY EASEMENT
35' BSL
S29°10'21"W 2186.05'
TIMMERMAN & HAGN, LTD.
TRACT 1
97.5 ACRES
VOL. 8394, PG. 544
(VOL. 434 PG. 17)
(RECORDED FEB. 19, 1929)

LOT 1, BLK -A-
92.547 AC

0 50 100 200 300
SCALE: 1" = 100'

No.	Date	REVISIONS	App.

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

SCALE: AS SHOWN
DATE: 1/30/2020
JOB NO.: 15681.0002.00
DESIGNED BY: RHC/RC
CHECKED BY: RHC/RC
DRAWN BY: CAD

STATE OF TEXAS
REESE H. CONNER
87668
LICENSED PROFESSIONAL ENGINEER
1-21-2020

PRELIMINARY PLAN OF
PFLUGERVILLE EAST CENTER

WATER AND WASTEWATER PLAN OVERALL

SHEET NO. 10
OF 13

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SURVEY COMPLETED BY:
JONES | CARTER
DATE: OCTOBER 2019

(RECORDED FEB. 19, 1929)

UNDEVELOPED FARMLAND

DRAINAGE STRUCTURE

101.72 ACRES
VOL. 8394, PG. 544
(VOL. 434 PG. 17)
(RECORDED FEB. 19, 1929)

OHW
WOTBUS

S60°49'36"E 2181.18'

(RECORDED FEB. 19, 1929)

L.O.C

PROPOSED STREET IMPROVEMENTS (BY OTHERS)

PROPOSED 42" WW MAIN (BY OTHERS)

UNDEVELOPED FARMLAND NO STRUCTURES

TIMMERMAN & HAGN, LTD.
TRACT 3
67.5 ACRES
VOL. 8394, PG. 544
(VOL. 434 PG. 17)
(RECORDED FEB. 19, 1929)

S29°10'21"W 2186.05'

E PFENNIG LN
(90' R.O.W.)

N21°29'09"E 1843.47'

TIMMERMAN & HAGN, LTD.
A TEXAS LIMITED PARTNERSHIP
TRACT 1
SEFRN ESSEN ST 965
NO. 4 152720, PG. 2014
VOL.

UNDEVELOPED FARMLAND NO STRUCTURES

L=141.36' R=890.00'
Δ=9°06'01"
CB=N26° 02' 09"E
CH L=141.21'

N30°35'09"E 51.57'

S74°07'32"W 6.77'

N62°30'36"W 90.15'

TRAVIS COUNTY
1872 SQ. FT.
DRAINAGE EASEMENT
DOC. NO. 2007185114

TRAVIS COUNTY
823 SQ. FT.
DRAINAGE EASEMENT
DOC. NO. 2007185118

ATMOS ENERGY CORP
50' EASEMENT
WAY EASEMENT
(LONE STAR GAS VOL. 3077 PG. 1329)

EXIST 8"G

CURB & GUTTER

N60°22'07"W 223.78'

EXIST 10X3 MBC AND HEADWALL

N59°20'46"W 560.45'

E PECAN ST
(FM 1825)

L=131.62' R=1030.99'
Δ=7°18'53"
CB=N55° 41' 28"W
CH L=131.53'

N52°45'19"W 723.92'

TREE PROTECTION TYPE III

N15°52'28"W 65.54'

N62°29'32"W 43.73'

L=111.85' R=2424.39'
Δ=2°37'56"
CB=N61° 10' 34"W

HDWL

0 50 100 200 300
SCALE: 1" = 100'

LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- OVERHEAD ELEC W/POWER POLE
- GAS LINE
- 700 GROUND CONTOUR
- TREE TO REMAIN
- TREE TO BE REMOVED

PROPOSED LEGEND

- L.O.C LIMITS OF CONSTRUCTION
- TP TP TREE PROTECTION, TYPE I

No.	Date	REVISIONS	App.

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

SCALE: AS SHOWN
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DRAWN BY: CAD

STATE OF TEXAS
REESE H. CONNER
87668
LICENSED PROFESSIONAL ENGINEER
1-21-2020

PRELIMINARY PLAN OF
PFLUGERVILLE EAST CENTER

TREE SURVEY SHEET

SHEET NO. 11
OF 13

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K:\15681\15681-0002-00 pflugerville e. commerce distribution ce\2 design phase\CAD\Plans\Site\15681-0002 TREE SURVEY.dwg emo1: January 30, 2020

ONSITE TREES

TREE NO.	DESCRIPTION
4158	9" Hackberry
4159	30" Multi-stem Hackberry (12",10",9",7",7") Dying
4160	29" Multi-stem Hackberry (12",11",8",7",7") Dying
4161	30" Multi-stem Hackberry (12",10",9",9", 7") Dying
4217	16" Multi-stem Hackberry (11",9")
4218	16" Multi-stem Hackberry (10",7",4")
4219	8" Hackberry
4220	10" Hackberry
4221	11" Hackberry
4222	12" Twin Hackberry (10",4")
4223	23" Multi-stem Hackberry (11",8",8",7")
4231	10" Hackberry
4232	8" Hackberry
4233	12" Hackberry
4234	14" Twin Hackberry (11",6")
4235	12" Cedar
4236	11" Hackberry
4237	16" Twin Hackberry (11",9")
4238	10" Hackberry
4239	20" Hackberry Dying
4240	11" Twin Hackberry (8",6")
4241	15" Hackberry Dying
4242	10" Hackberry Dying
4243	12" Hackberry Dying
4244	8" Hackberry
4245	10" Hackberry Dying
4246	18" Twin Hackberry (13",10")
4247	19" Hackberry Dying
4250	15" Pecan
4251	15" Hackberry Dying
4252	12" Hackberry
4253	8" Hackberry
4254	9" Hackberry
4255	8" Hackberry
4256	8" Hackberry
4257	18" Multi-stem Ligustrum (9",5",5",4",4")
4258	9" Hackberry
4259	13" Multi-stem Hackberry (9",8")
4260	10" Hackberry
4261	10" Hackberry
4262	8" Hackberry Dying
4263	11" Twin Hackberry (7",5")
4264	8" Hackberry Dying
4265	14" Hackberry
4266	14" Twin Hackberry (9",9")
4267	11" Cedar
4268	10" Hackberry
4269	17" Multi-stem Hackberry (10",7",7")
4270	18" Twin Cedar (12",12")
4274	10" Cedar
4275	25" Multi-stem Cedar (16",10",7")
4276	15" Hackberry
4277	21" Cedar Elm
4278	12" Cedar
4279	25" Multi-stem Cedar (13",12",11")
4280	8" Hackberry
4281	22" Twin Cedar (16",11")
4282	15" Twin Cedar (11",7")
4283	15" Cedar
4284	15" Twin Hackberry (11",8")
4285	8" Hackberry
4286	8" Twin Hackberry (6",4")
4287	11" Twin Hackberry (8",6")
4288	17" Twin Chinaberry (12",9")
4290	10" Hackberry
4291	10" American Elm
4292	9" Hackberry
4293	8" Hackberry
4294	8" Hackberry
4295	13" Hackberry
4296	10" Hackberry Dying
4297	11" Cedar
4298	13" Hackberry Dying
4299	10" Hackberry
4300	8" Cedar
4301	11" Cedar
4302	10" Cedar
4303	11" Cedar
4316	11" Cedar Elm
4322	9" Cedar Elm
4327	12" Twin Cedar Elm (8",8")
4335	9" Cedar Elm
4336	12" Cedar
4337	10" Cedar Elm
4340	10" Cedar Elm
4345	10" Twin Cedar Elm (7",6")
4358	13" Twin Cedar Elm (9",8")
4359	8" Cedar Elm
4360	15" Cedar Elm
4361	10" Cedar Elm
4362	13" Twin Cedar Elm (9",8")
4363	9" Cedar Elm
4364	11" Cedar Elm
4365	16" Twin Cedar Elm (11",10")
4370	12" Cedar Elm
4371	12" Twin Cedar Elm (8",7")
4374	8" Cedar Elm
4375	9" Cedar Elm Sick
4382	13" Cedar Elm
4384	17" Cedar Elm Dying
4387	11" Cedar Elm
4388	10" Gum Bumelia
4389	9" Cedar Elm
4390	10" Cedar Elm
4391	9" Cedar Elm
4392	9" Cedar Elm
4393	11" Cedar Elm
4394	14" Cedar Elm
4395	10" Cedar Elm
4412	8" Mesquite
4430	12" Cedar Elm
4431	15" Cedar Elm
4432	21" Cedar Elm
4433	12" Cedar Elm
4433.5	9" Cedar Elm
4434	13" Cedar Elm
4435	16" Cedar Elm
4436	8" Cedar Elm
4437	12" Cedar Elm
4438	16" Multi-stem Cedar Elm (11",10")
4439	10" Cedar Elm
4440	10" Cedar Elm
4441	9" Cedar Elm
4442	14" Cedar Elm
4443	16" Cedar Elm Dying
4444	13" Cedar Elm
4445	11" Twin Cedar Elm (8",5")
4446	12" Cedar Elm
4447	9" Cedar Elm
4448	10" Cedar Elm
4449	11" Cedar Elm
4450	14" Cedar Elm
4451	16" Cedar Elm
4452	12" Cedar Elm
4453	15" Twin Cedar Elm (10",9")
4454	15" Cedar Elm
4455	9" Cedar Elm
4456	9" Cedar Elm Sick
4457	9" Cedar Elm
4458	8" Cedar Elm
4459	9" Cedar Elm Dying
4460	14" Twin Cedar Elm (10",7")
4461	18" Cedar Elm Dying
4462	14" Cedar Elm
4463	8" Cedar Elm
4467	10" Cedar Elm Dying
4468	8" Cedar Elm
4469	12" Cedar Elm
4470	9" Cedar Elm
4471	12" Cedar Elm
4472	11" Cedar Elm
4473	10" Cedar Elm Dying
4474	14" Cedar Elm
4475	14" Cedar Elm
4476	19" Cedar Elm
4477	10" Cedar Elm
4478	11" Twin Osage Orange (7",7")
4479	16" Cedar Elm
4480	10" Cedar Elm
4481	12" Cedar Elm
4482	25" Twin Cedar Elm (18",14")
4483	14" Cedar Elm Dying
4484	9" Cedar Elm
4485	14" Cedar Elm
4489	15" Cedar Elm Dying
4490	10" Cedar Elm
4491	12" Cedar Elm
4492	32" Multi-stem Cedar Elm (17",16",14")
4500	8" Cedar Elm
4501	14" Twin Cedar Elm (10",8")
4502	11" Multi-stem Gum Bumelia (7",4",4")
4503	12" Cedar Elm
4504	9" Cedar Elm Sick
4506	13" Multi-stem Cottonwood (8",6",4")
4507	16" Cedar
4508	13" Multi-stem Hackberry (8",5",5")
4509	9" Hackberry
4510	12" Cedar
4511	10" Cedar
4512	8" Hackberry Dying
4513	12" Twin Hackberry (8",8") Dying
4514	15" Twin Hackberry (11",8")
4515	11" Hackberry Dying
4519	26" Arizona Ash
4520	12" Cedar
4521	8" Hackberry
4522	10" Hackberry
4523	16" Cedar
4524	36" Multi-stem Cedar (24",13",10")
4527	8" Twin Hackberry (6",5")
4528	16" Hackberry
4529	16" Hackberry Dying
4530	23" Chinaberry
4532	23" Multi-stem Hackberry (13",10",8")
4533	10" Hackberry Dying
4533.5	11" Hackberry
4534	9" American Elm
4535	10" American Elm
4536	10" Hackberry Dying
4537	14" Multi-stem American Elm (9",5",4")
4538	11" Hackberry Dying
4539	13" Multi-stem Hackberry (6",6",4",4")
4542	20" Twin Cedar Elm (14",12") Dying
4543	9" Hackberry
4544	10" Twin Hackberry (7",6")
4545	13" Cedar
4546	12" Cedar
4548	31" Cedar
4549	12" Cedar
4550	10" Cedar
4551	8" Hackberry
4552	8" Hackberry
4553	10" Hackberry
4554	11" Hackberry Dying
4555	11" Cedar
4556	8" Chinaberry
4557	11" Cedar
4558	12" Cedar
4559	8" Cedar
4560	11" Hackberry
4561	11" Cedar
4562	8" Hackberry
4563	13" Cedar
4567	8" Hackberry
4568	13" Cedar Dying
4569	10" Cedar
4570	12" Cedar
4571	11" Twin Cedar (9",4")
4572	12" Cedar
4573	8" Hackberry
4574	13" Multi-stem Hackberry (7",7",5")
4575	9" Hackberry
4576	11" Hackberry
4577	15" Cedar
4578	10" Hackberry
6651	11" Cedar Elm
6652	9" Cedar Elm
6673	9" Cedar Elm
6677	12" Cedar Elm
6683	17" Cedar Elm
6684	17" Cedar Elm
6685	11" Cedar Elm
6686	10" Cedar Elm
6687	10" Texas Ash
6688	9" Cedar Elm
6689	10" Cedar Elm
6690	10" Cedar Elm
6691	12" Twin Cedar Elm (9",7")
6692	9" Cedar Elm
6693	10" Cedar Elm
6694	9" Cedar Elm
6695	11" Cedar Elm
6696	15" Twin Live Oak (11",8")
6697	10" Cedar Elm
6698	13" Cedar Elm
6710	8" Cedar Elm
6711	11" Twin Cedar Elm (8",5")
6713	11" Cedar Elm
6714	8" Cedar Elm
6715	11" Cedar Elm
6716	8" Cedar Elm
6717	8" Cedar Elm
6721	9" Cedar Elm
6722	11" Cedar Elm
6723	8" Cedar Elm
6724	10" Cedar Elm
6754	11" Cedar Elm
6755	11" Cedar Elm
6756	10" Cedar Elm
6763	12" Cedar Elm
6764	10" Cedar Elm
6765	8" Texas Ash
6774	12" Twin Cedar Elm (8",8")
6778	8" Cedar Elm
6779	9" Cedar Elm Dying
6780	9" Cedar Elm Dying
6781	10" Cedar Elm Dying
6782	15" Cedar Elm Sick
6786	14" Cedar Elm
6787	11" Cedar Elm
6788	9" Cedar Elm Dying
6789	17" Cedar Elm
6790	13" Texas Ash
6791	13" Cedar Elm Sick
6792	13" Texas Ash
6878	8" Hackberry Dying
6879	11" Hackberry
6880	15" Twin Hackberry (11",8")
6881	11" Hackberry
6882	13" Hackberry Dying
6883	11" Hackberry Dying
6884	13" Hackberry Dying
6885	16" Hackberry
6886	8" Hackberry
6887	14" Hackberry
6888	11" Hackberry
6889	11" Hackberry
6890	12" Hackberry
6891	13" Hackberry
6892	8" Hackberry
6893	12" Hackberry
6894	15" Hackberry
6895	8" Hackberry
6896	13" Hackberry Dying
6897	16" Hackberry
6898	10" Osage Orange
6899	14" Osage Orange
6900	8" Hackberry
6901	9" Osage Orange
6902	14" Hackberry
6903	10" Hackberry
6904	22" Twin Hackberry (16",12") Dying
6905	8" Osage Orange
6906	16" Hackberry
6907	17" Hackberry
6908	8" Hackberry
6909	17" Mesquite
6910	11" Hackberry
10025	8" Hackberry
10026	8" Hackberry
10027	18" Twin Hackberry (12",12")
10028	14" Twin Cedar (11",6")
10031	12" Hackberry
10032	11" Twin Hackberry (9",4")
10033	18" Multi-stem Cedar (9",8",6",4")
10034	21" Twin Hackberry (16",10")
10035	9" Hackberry
10036	14" Hackberry
10037	9" Cedar
10045	9" Cedar
10046	9" Hackberry
10047	8" Hackberry
10048	13" Hackberry
10049	13" Hackberry
10050	9" Hackberry
10051	9" Hackberry
10052	10" Cedar Elm
10053	15" Hackberry
10054	8" Hackberry
10055	10" Hackberry
10056	13" Hackberry
10057	9" Hackberry
10058	12" Hackberry
10059	8" Hackberry
10060	14" Twin Hackberry (10",8")
10061	21" Multi-stem Hardwood (8",7",7",6",5")
10062	8" Hackberry
10063	9" Hackberry
10064	10" Hackberry
10065	8" Hackberry
10066	12" Hackberry
10067	8" Hackberry
10070	8" Cedar
10073	9" Twin Hackberry (7",4")
10074	9" Cedar
10075	8" Hackberry
10076	10" Cedar
10077	8" Hackberry
10078	18" Twin Hackberry (14",7")
10119	10" Cedar Elm
10120	19" Twin Cedar (13",12")
10121	8" Cedar
10122	8" Hackberry
10125	12" Multi-stem Cedar (8",4",4")
10126	11" Hackberry
10127	9" Hackberry
10160	18" Hackberry
10161	9" Hackberry
10163	28" Twin Hackberry (21",13") Dying
10164	13" Hackberry
10165	13" Hackberry
10166	15" Hackberry Dying
10167	22" Twin Osage Orange (15",14")
10169	18" Hackberry Dying
10172	15" Hackberry
10173	8" Hackberry
10174	11" Hackberry
10175	13" Hackberry Dying
10176	15" Hackberry
10179	10" Hackberry Dying
10180	18" Twin Hackberry (13",9") Dying
10181	8" Gum Bumelia
10182	17" Twin Hackberry (12",9")
10183	9" Hackberry
10184	11" Hackberry
10185	16" Twin Hackberry (12",8") Dying
10186	17" Twin Hackberry (14",6")
10187	14" Hackberry
10188	8" Hackberry
10195	10" Hackberry Dying
10197	8" Hackberry
10201	16" Twin Hardwood (13",6")
10202	18" Hackberry
10203	13" Hackberry
10204	24" Multi-stem Hackberry (12",10",9",5")
10205	13" Hackberry
10206	13" Hackberry
10207	8" Hackberry
10208	8" Hackberry
10209	16" Twin Hackberry (14",4")
10210	14" Hackberry
10211	18" Mesquite Dying
10213	12" Hackberry
10214	8" Hackberry

OFFSITE TREES

TREE NO.	DESCRIPTION
4379	33" Multi-stem Cedar Elm (16",15",11",7")
4381	10" Cedar Elm
4397	8" Cedar Elm Dying
4398	9" Cedar Elm
4399	10" Cedar Elm
4410	16" Cedar Elm
4486	10" Cedar Elm Dying
4531	18" Hackberry
6721	9" Cedar Elm
6911	11" Hackberry
6912	12" Hackberry
6913	14" Hackberry
10002	15" Twin Hackberry (10",10")
10003	9" Hackberry
10004	15" Hackberry
10005	8" Hackberry
10006	14" Hackberry
10007	11" Hackberry
10008	10" Hackberry
10009	10" Hackberry
10010	8" Hackberry
10011	8" Hackberry
10012	12" Hackberry
10013	14" Multi-stem Hackberry (9",6",4")
10014	12" Hackberry
10015	8" Hackberry
10016	9" Cedar
10017	9" Hackberry
10018	14" Twin Hackberry (10",8")
10019	16" Hackberry
10020	9" Hackberry
10021	13" Twin Cedar (10",6") Dying
10022	10" Hackberry
10023	9" Hackberry
10024	12" Hackberry
10134	8" Cedar
10135	11" Hackberry
10136	13" Twin Mesquite (9",8")
10137	13" Multi-stem Mesquite (7",6",6")
10138	9" Hackberry
10139	8" Hackberry
10140	23.5" American Elm
10141	9" Hackberry
10142	16" Twin Cedar (11",10")
10143	10" Cedar
10144	10" Pecan
10145	9" Cedar
10146	24" Pecan
10147	19" Pecan
10148	18" Pecan
10149	18" Pecan
10150	21" Twin Pecan (16",10")
10157	15" Hackberry Dying
10158	12" Hackberry
10159	21" Hackberry Dying

No.	Date	REVISIONS	App.

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

SCALE: AS SHOWN | DESIGNED BY: RHC/RC
DATE: 1/29/2020 | CHECKED BY: RHC/RC
JOB NO.: 15681.0002.00 | DRAWN BY: CAD

STATE OF TEXAS
REESE H. CONNER
87668
LICENSED PROFESSIONAL ENGINEER
1-21-2020

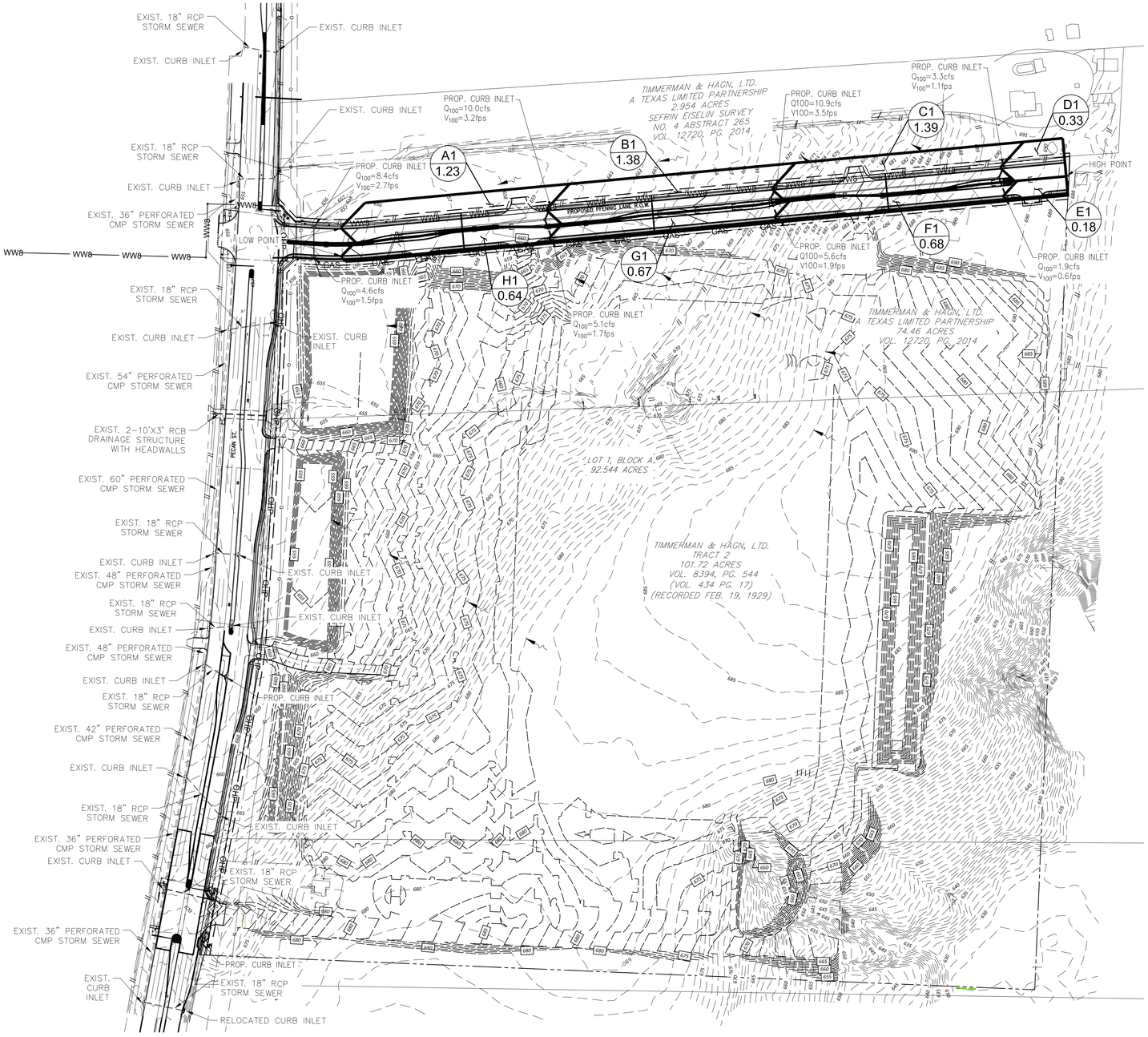
PRELIMINARY PLAN OF
PFLUGERVILLE EAST CENTER

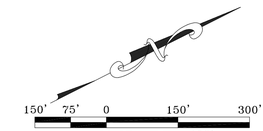
EXISTING TREE LIST

SHEET NO. 12
OF 13

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K:\15681\15681-0002-00 pflugerville e. commerce distribution ce\2 design phase\CAD\Plans\Site\15681-0002 TREE SURVEY.dwg emo1: January 30, 2020





LEGEND

DRAINAGE AREAS

DRAINAGE AREA — XX / XX.XX — ACREAGE

FLOW ARROW

NOTES:

1. DETAILED CALCULATIONS FOR THE INLET SIZING, PIPE SIZING, AND DETENTION POND VOLUME CAN BE FOUND IN THE ENGINEERING AND DRAINAGE REPORT PREPARED BY DCS ENGINEERING DATED DECEMBER 2019.
2. SEE SHEET 01C-07 FOR STORM SEWER CALCULATIONS.
3. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
4. PROPOSED DETENTION POND WILL BE CONSTRUCTED AS PART OF THE PROJECT CHARM SITE. PLEASE REFER TO SITE PLAN BY OTHERS.
5. DRAINAGE AREAS AND CALCULATIONS ARE SUBJECT TO FURTHER REVIEW WITH THE CONSTRUCTION PLAN SUBMITTAL.

Curb Inlet ID:	Drainage Area ID:	Area (Ac.):	Runoff 'C':	T_C (min.)	25-Year i (in./hr)	25-Year Q (cfs)	100-Year i (in./hr)	100-Year Q (cfs)
I-1	D1	0.33	0.85	6.3	9.53	2.7	11.90	3.3
I-2	E1	0.18	0.90	6.7	9.28	1.5	11.68	1.9
I-3	C1	1.39	0.85	13.8	6.77	8.0	9.25	10.9
I-4	F1	0.68	0.90	13.9	6.74	4.1	9.21	5.6
I-5	B1	1.38	0.85	16.8	6.07	7.1	8.53	10.0
I-6	G1	0.67	0.90	16.9	6.04	3.6	8.49	5.1
I-7	A1	1.23	0.85	19.3	5.58	5.8	8.00	8.4
I-8	H1	0.64	0.90	19.5	5.55	3.2	7.97	4.6

Drainage Area ID	Area (Ac)	Runoff (C)	TC (min.)	25-Year i (in./hr)	25-Year Q (cfs)	100-Year i (in./hr)	100-Year Q (cfs)
A-1	55.52	0.5	31	4.80	133	6.31	175

Time of Concentration Calculations					
Drainage Area "D"	Length	Slope	Manning's "n" Sheet flow	Manning's "n" Shallow conc flow	Manning's "n" Pipe Flow
D-1	190	2.0%	0.240	0.15	0.012
E-1	170	2.0%	0.240	0.15	0.012
C-1	640	2.0%	0.240	0.15	0.012
F-1	600	2.0%	0.240	0.15	0.012
B-1	610	2.0%	0.240	0.15	0.012
G-1	590	2.0%	0.240	0.15	0.012
A-1	560	2.0%	0.240	0.15	0.012
H-1	540	2.0%	0.240	0.15	0.012

Garcia Infrastructure Consultants, LLC
TBPE Firm No. F-17794

REV. NO.	DATE	DESCRIPTION

PROJECT MANAGER:	JG
DESIGNED BY:	RA
CHECKED BY:	JG
DRAWN BY:	H3
DCS PROJECT NO:	20101425

DCS ENGINEERING, LLC
1101 S. CAPITAL OF TEXAS HIGHWAY, BUILDING G-100
AUSTIN, TX 78746
TEL: (512) 614-6171
FAX: (512) 284-8021
T.B.P.E. FIRM NO. F-13162

SEEFRIED PROPERTIES

PFENNIG LANE AND PECAN STREET IMPROVEMENTS

STATE OF TEXAS — JAVIER GARCIA — 83920 — LICENSED PROFESSIONAL ENGINEER
1/29/2020

WATER, WASTEWATER, PAVING AND DRAINAGE

PROPOSED SUB-DRAIN AREA MAP AND CALCULATIONS

DATE: JANUARY 2020
SCALE: AS NOTED
DRAWING: 01C-09

FILENAME: L:\SHARE1\CAD\DCS\1046\Drawings\1046-Final\Sheets\01C-09.dwg, LAST SAVED ON: Jan 30 2020 11:26am, PLOTTED BY: ELARA, ON: Jan 30 2020 11:39am, CFG: