IMMANUEL ROAD MIXED USE

PRELIMINARY PLAN ONLY

-NOT FOR RECORDATION-

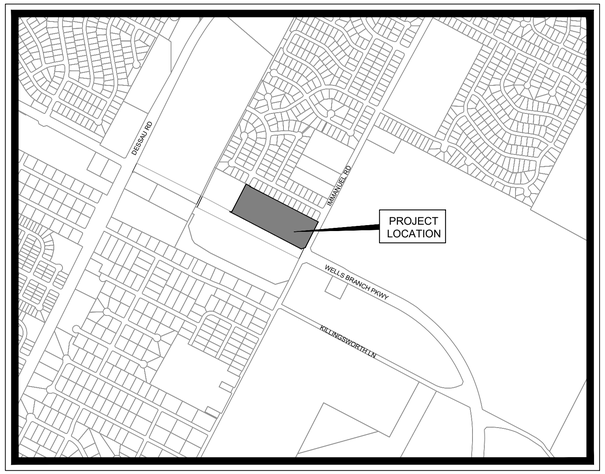
DECEMBER 2022

STANDARD PLAN NOTES:

1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
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 FACILITIES.
3. A TEN (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 GRANTOR ROERS COMPANIES, 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.
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. FEE-IN-LIEU OF SIDEWALK CONSTRUCTION SHALL BE PAID FOR THE SIX (6) FOOT SIDEWALK ALONG IMMANUEL RD.
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.
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.
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. 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.
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.

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE (R) CORRECT (C) 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



VICINITY MAP

SCALE: 1" = 1,000'

LEGAL DESCRIPTION:

BEING A 10.342 ACRE (450,484 SQ. FT.) TRACT OF LAND SITUATED IN THE ALEXANDER WALTERS SURVEY, ABSTRACT 791, TRAVIS COUNTY, TEXAS; AND BEING ALL OF A CALLED 10.343 ACRE TRACT OF LAND DESCRIBED TO NTC & CO. FBO JAMES E. CAMPBELL IRA, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2008015038 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, MIKE MONTGOMERY, 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.

STATE OF TEXAS
REGISTERED
MICHAEL A. MONTGOMERY II
6890
PROFESSIONAL
LAND SURVEYOR

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
ROERS COMPANIES
TWO CARLSON PARKWAY, SUITE 120
PLYMOUTH, MN 55447
CONTACT: LOGAN SCHMIDT

SURVEYOR:
KIMLEY-HORN
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TX 78759
CONTACT: MICHAEL A. MONTGOMERY

ENGINEER/SURVEYOR:
Kimley»Horn
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200 Tel. No. (512) 418-1771
AUSTIN, TX 78759 Fax No. (512) 418-1791
CERTIFICATE OF REGISTRATION #928
CONTACT: JUSTIN J. KRAMER , P.E.

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

GAS PROVIDER:
ATMOS ENERGY CORPORATION
3110 N IH 35
ROUND ROCK, TX 78681
CONTACT: JACKY YU

WATER AND WASTEWATER PROVIDERS:
CITY OF PFLUGERVILLE
100 W MAIN STREET
PFLUGERVILLE, TX 78660
CONTACT: GORDON HAWS

CITY'S DEVELOPMENT SERVICES DEPARTMENT:
100 W MAIN STREET
PFLUGERVILLE, TX 78660
CONTACT: GORDON HAWS
512-990-6300

SHEET INDEX

SHEET LIST TABLE

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	EXISTING CONDITIONS AND PROPOSED GRADING
4	WATER AND WASTEWATER PLAN
5	EXISTING OVERALL DRAINAGE AREA MAP
6	PROPOSED OVERALL DRAINAGE AREA MAP
7	PROPOSED SUB-DRAINAGE AREA MAP
8	TREE SURVEY
9	TREE PROTECTION DETAILS
10	ILLUMINATION PLAN

ASSOCIATED STUDIES:

TRAFFIC IMPACT ANALYSIS BY KELLY REES, P.E. - NOVEMBER, 21, 2022
ENGINEER'S REPORT BY JUSTIN KRAMER, P.E. - APRIL 11, 2022
DRAINAGE REPORT BY JUSTIN KRAMER, P.E. - APRIL 11, 2022
GEOTECHNICAL ENGINEERING REPORT BY JOHN STYRON - JULY 22, 2022

LOT USAGE TABLE

LOT	PROPOSED ZONING	PROPOSED USE	ENTITY TYPE	ACREAGE	WIDTH	LENGTH
LOT 1	GB-1	MF-20 AND RETAIL	PRIVATE	9.641 AC.	1003.5'	417.8'
PROP. OLYMPIC DRIVE ROW	N/A	ROW	PUBLIC	0.586 AC.	60'	422'
PROP. IMMANUEL ROAD ROW	N/A	ROW	PUBLIC	0.116 AC	VARIES	388'
			TOTAL ACREAGE:	10.343 AC		

Parkland Dedication Requirement

Units	Land/Resident	Resident/Unit	Acreage Required	Acreage Proposed
192	0.0066	2	2.5344	0

Fee in Lieu of Acreage Dedication*

Area	Fee/Acre	Fee
2.5344	$ 43,560.00	$ 110,398.46

*Fee shall be paid prior to Plat Approval

Parkland Development Fee

Units	Fee/Unit	Fee
192	$ 496.00	$ 95,232.00

EASEMENT VACATION

1. THE OWNER OF THE PROPERTY IN WHICH THE EASEMENT IS LOCATED MUST COMPLETE AND SIGN THE PETITION TO VACATE. FIELD NOTES AND A SURVEY OF THE EASEMENT TO BE VACATED MUST BE PROVIDED WITH THE PETITION. ALL UTILITY PROVIDERS HAVING FRANCHISES WITH THE CITY OF PFLUGERVILLE MUST BE CONTACTED AND EACH MUST COMPLETE AND SIGN THE CONSENT TO VACATE FORM. AFTER COMPLETING THE PETITION TO VACATE AND RECEIVING EACH SIGNED CONSENT TO VACATE FORM FROM THE UTILITY PROVIDERS, SUBMIT ALL THE INFORMATION TO THE CITY OF PFLUGERVILLE PLANNING DEPARTMENT FOR PROCESSING. PLEASE BE AWARE THAT THE PFLUGERVILLE CITY COUNCIL WILL ULTIMATELY APPROVE ANY VACATION.
2. THE NEW DRAINAGE EASEMENT NEEDS TO BE DEDICATED PRIOR TO CONSTRUCTION AND SITE PLAN APPROVALS. ONCE THE NEW DRAINAGE INFRASTRUCTURE IS CONSTRUCTED, AND THE OLD EASEMENT IS NO LONGER NEEDED, THE EXISTING EASEMENT VACATION WILL BE FILED WITH THE COUNTY, AND THIS NEEDS TO OCCUR PRIOR TO CERTIFICATE OF OCCUPANCY ISSUANCE.

BENCHMARKS

1. TBM A - TRIANGLE CUT IN CONCRETE FOUND NEAR THE SOUTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY.
   N: 1018808.3510'
   E: 3151301.9800'
   ELEV : 690.180'
2. TBM B - TRIANGLE CUT IN CONCRETE FOUND NEAR THE SOUTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY.
   N: 1018808.3510'
   E: 3151301.9800'
   ELEV : 681.420'

NAD 83 TEXAS STATE PLANES CENTRAL ZONE (FIPS 4203) SCALE FACTOR: 0.99990416
NAVD '88, GEOID 18

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.

No.	REVISIONS	DATE	BY

IMMANUEL ROAD MIXED USE

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 300 AUSTIN, TX 78759
PHONE 512-418-1771 FAX 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER

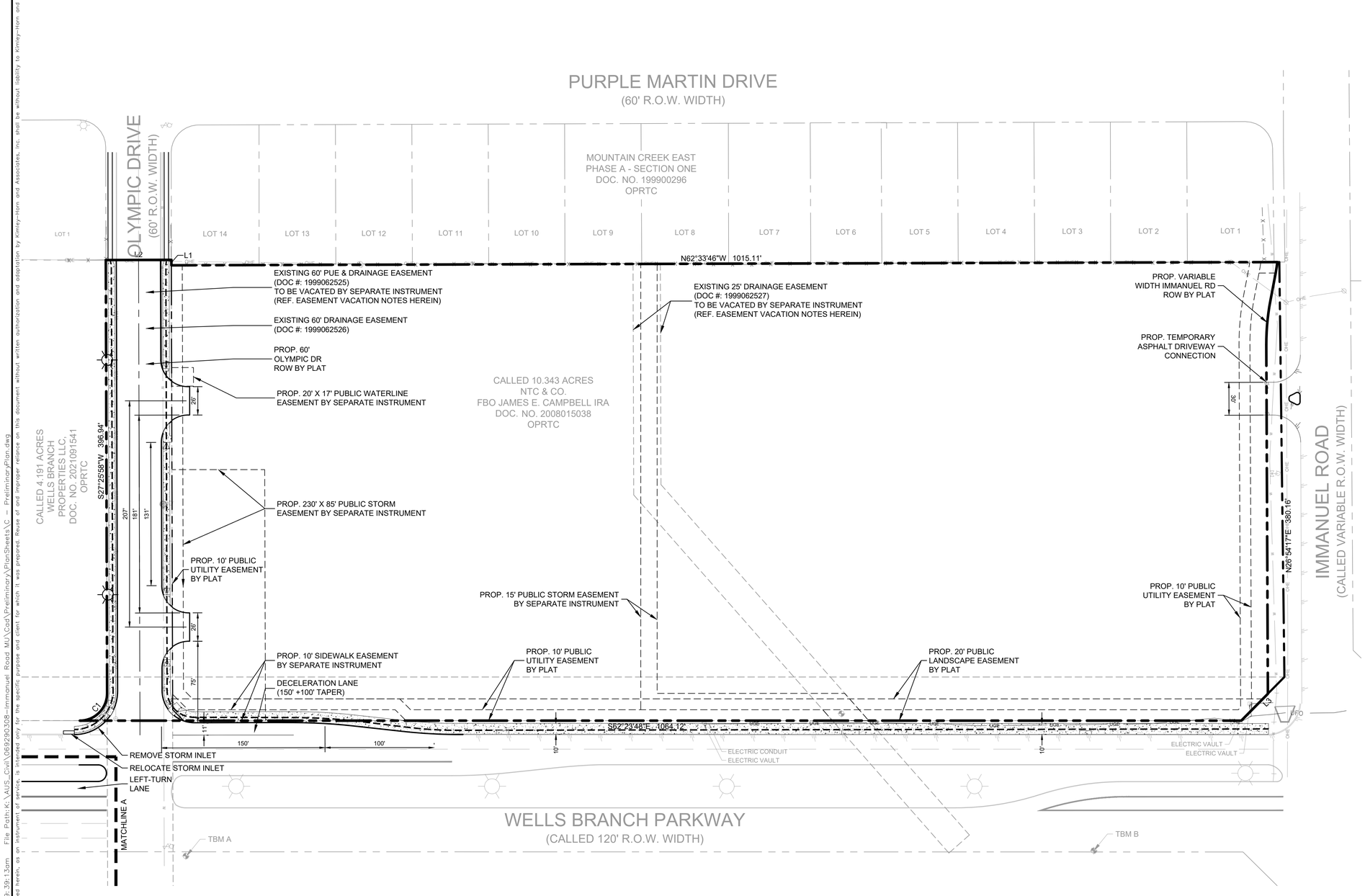
12/19/2022

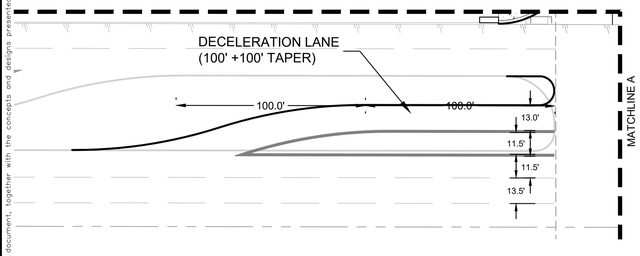
KHA PROJECT	069290308
DATE	DECEMBER 2022
SCALE:	AS SHOWN
DESIGNED BY:	JMA
DRAWN BY:	JMA
CHECKED BY:	JJK

COVER SHEET

IMMANUEL ROAD MIXED USE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1 OF 10





LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	N27°26'14.17"E
L2	60.05	N62°33'45.83"W
L3	56.22	N72°14'58.00"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	39.34'	N72°30'53"E	35.41'	90°10'38"	25.08'

LOT USAGE TABLE						
LOT	PROPOSED ZONING	PROPOSED USE	ENTITY TYPE	ACREAGE	WIDTH	LENGTH
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PROP. IMMANUEL ROAD ROW	N/A	ROW	PUBLIC	0.116 AC	VARIES	388'
			TOTAL ACREAGE:	10.343 AC		

0 50' 100'
GRAPHIC SCALE 50'

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED ASPHALT
- SIDEWALK
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR

NOTES

1. ALL PROPOSED DRIVEWAYS MUST MEET THE CITY OF PFLUGERVILLE 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. NO 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 8/18/2014.
4. IMMANUEL ROAD IMPROVEMENTS ARE SCHEDULED TO BE COMPLETED AFTER SITE DEVELOPMENT. THE CITY OF PFLUGERVILLE HAS REQUESTED THAT FEE-IN-LIEU OF SIDEWALK CONSTRUCTION ALONG IMMANUEL ROAD BE PAID.

IMMANUEL ROAD MIXED USE SUBDIVISION

BENCHMARKS

1. TBM A - TRIANGLE CUT IN CONCRETE FOUND NEAR THE SOUTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY.
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NAD 83 TEXAS STATE PLANES CENTRAL ZONE (FIPS 4203) SCALE FACTOR: 0.99990416
NAVD '88, GEOID 18

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

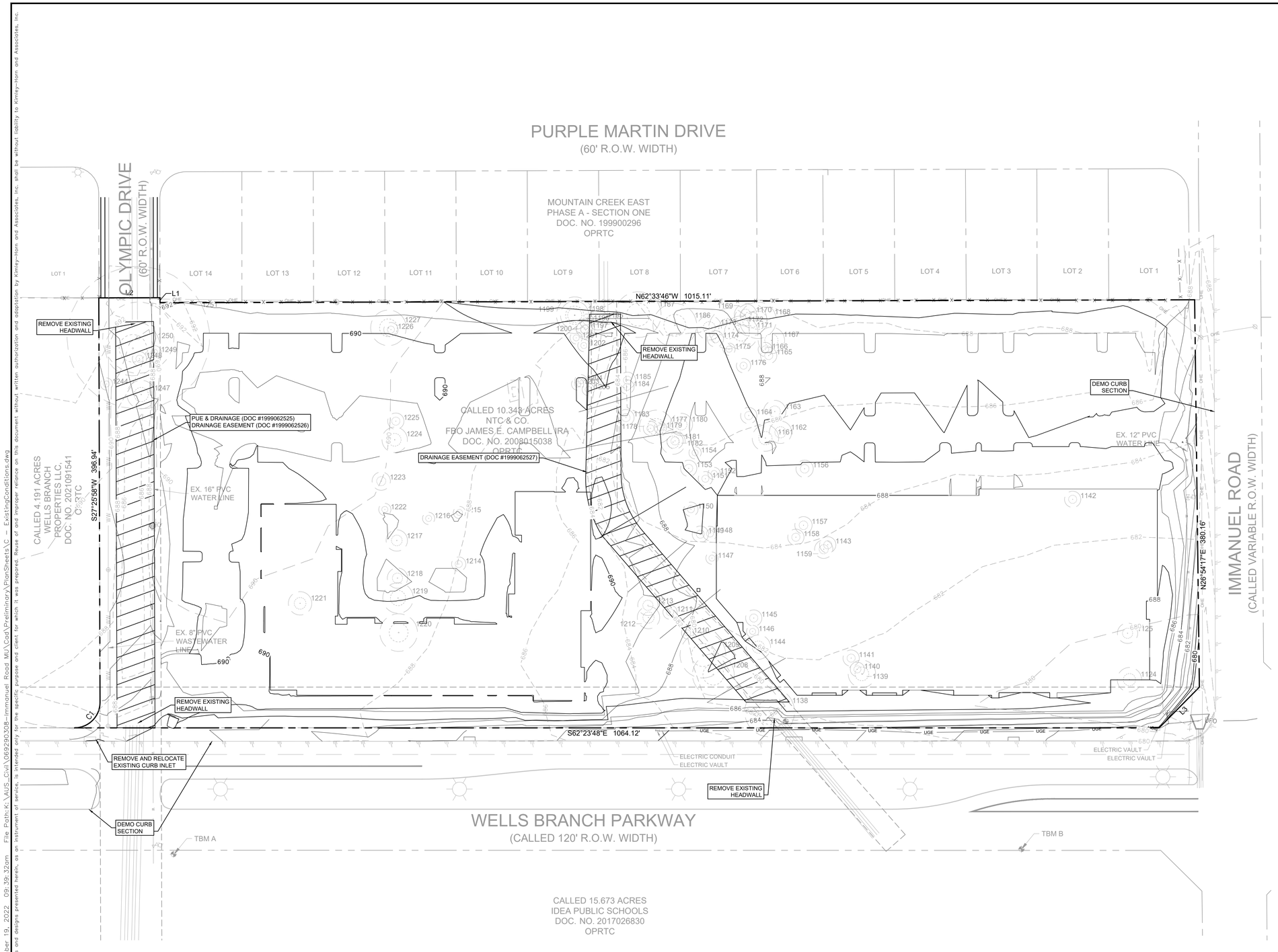
STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER
12/19/2022

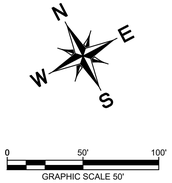
KHA PROJECT 069290308	DATE DECEMBER 2022	SCALE: AS SHOWN	DESIGNED BY: JMA	DRAWN BY: JMA	CHECKED BY: JJK

PRELIMINARY PLAN

IMMANUEL ROAD MIXED USE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
2 OF 10





LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED FILL
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- XXX PROPOSED MAJOR CONTOUR
- XXX PROPOSED MINOR CONTOUR
- XXXXX EXISTING TREE TO REMAIN
- XXXXX EXISTING TREE TO BE REMOVED

TREE TABLE

POINT NO.	CONDITION	DESCRIPTION	POINT NO.	CONDITION	DESCRIPTION
1124	NG	12" BOIS D'ARC	1182	NG	8" HACKBERRY
1125	NG	10" HACKBERRY	1183	NG	8" HACKBERRY
1138	NG	24.5" WILLOW	1184	NG	7" HACKBERRY
1139	NG	13.5" HACKBERRY	1185	NG	8" HACKBERRY
1140	NG	7" HACKBERRY	1186	NG	21.5" HACKBERRY
1141	NG	8" ELM	1187	NG	22.5" HACKBERRY
1142	NG	8" CEDAR	1195	NG	10" HACKBERRY
1143	NG	8" HACKBERRY	1196	NG	7" HACKBERRY
1144	NG	12" HACKBERRY	1197	NG	8" HACKBERRY
1145	NG	8" ELM	1198	NG	14" HACKBERRY
1146	NG	6" HACKBERRY	1199	NG	18" HACKBERRY
1147	NG	6" HACKBERRY	1200	NG	9" HACKBERRY
1148	NG	7" ELM	1201	NG	6" HACKBERRY
1149	NG	8" HACKBERRY	1202	NG	6" HACKBERRY
1150	NG	7" HACKBERRY	1203	NG	6" HACKBERRY
1151	NG	7" HACKBERRY	1204	NG	6" HACKBERRY
1152	NG	6" HACKBERRY	1205	NG	6" HACKBERRY
1153	NG	8" HACKBERRY	1208	NG	20.5" HACKBERRY
1154	NG	6" HACKBERRY	1209	NG	22.5" ASH
1156	NG	8.5" ELM	1210	NG	6" HACKBERRY
1157	NG	8.5" ELM	1211	NG	7" HACKBERRY
1158	NG	8" HACKBERRY	1212	NG	11" HACKBERRY
1159	NG	9" HACKBERRY	1213	NG	10" HACKBERRY
1161	NG	13" HACKBERRY	1214	NG	7" HACKBERRY
1162	NG	11" HACKBERRY	1215	NG	6" ELM
1163	NG	11" HACKBERRY	1216	NG	6" HACKBERRY
1164	NG	8" ELM	1217	NG	10.5" HACKBERRY
1165	NG	8" HACKBERRY	1218	NG	10" HACKBERRY
1166	NG	7" HACKBERRY	1219	NG	15" HACKBERRY
1167	NG	13" HACKBERRY	1220	NG	18.5" HACKBERRY
1168	NG	18" HACKBERRY	1221	NG	11.5" HACKBERRY
1169	NG	16" HACKBERRY	1222	NG	6" CEDAR
1170	NG	11" HACKBERRY	1223	NG	9" CEDAR
1171	NG	16.5" HACKBERRY	1224	NG	12.5" HACKBERRY
1172	NG	20" HACKBERRY	1225	NG	8" HACKBERRY
1173	NG	12" HACKBERRY	1226	NG	7" ELM
1174	NG	8" HACKBERRY	1227	NG	17.5" HACKBERRY
1175	NG	6" HACKBERRY	1244	NG	6" HACKBERRY
1176	NG	7" HACKBERRY	1247	NG	14" ASH
1177	NG	16.5" HACKBERRY	1248	NG	7" ASH
1178	NG	7" HACKBERRY	1249	NG	7" ASH
1179	NG	6" HACKBERRY	1250	NG	27" WILLOW
1180	NG	11" HACKBERRY	1251	NG	70" WILLOW

NOTES

1. ALL PROPOSED DRIVEWAYS MUST MEET THE CITY OF PFLUGERVILLE'S 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. ALL TREES TO BE REMOVED ARE COMPLIANT WITHIN THE ACCEPTABLE THRESHOLD BASED ON THE CITY OF PFLUGERVILLE EDM.

BENCHMARKS

1. TBM A - TRIANGLE CUT IN CONCRETE FOUND NEAR THE SOUTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY.
   N: 1018808.3510'
   E: 3151301.9800'
   ELEV : 690.180'
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NAD 83 TEXAS STATE PLANES CENTRAL ZONE (FIPS 4203) SCALE FACTOR: 0.99990416
NAVD '88, GEOID 18

No.	REVISIONS	DATE	BY

Kimley»Horn
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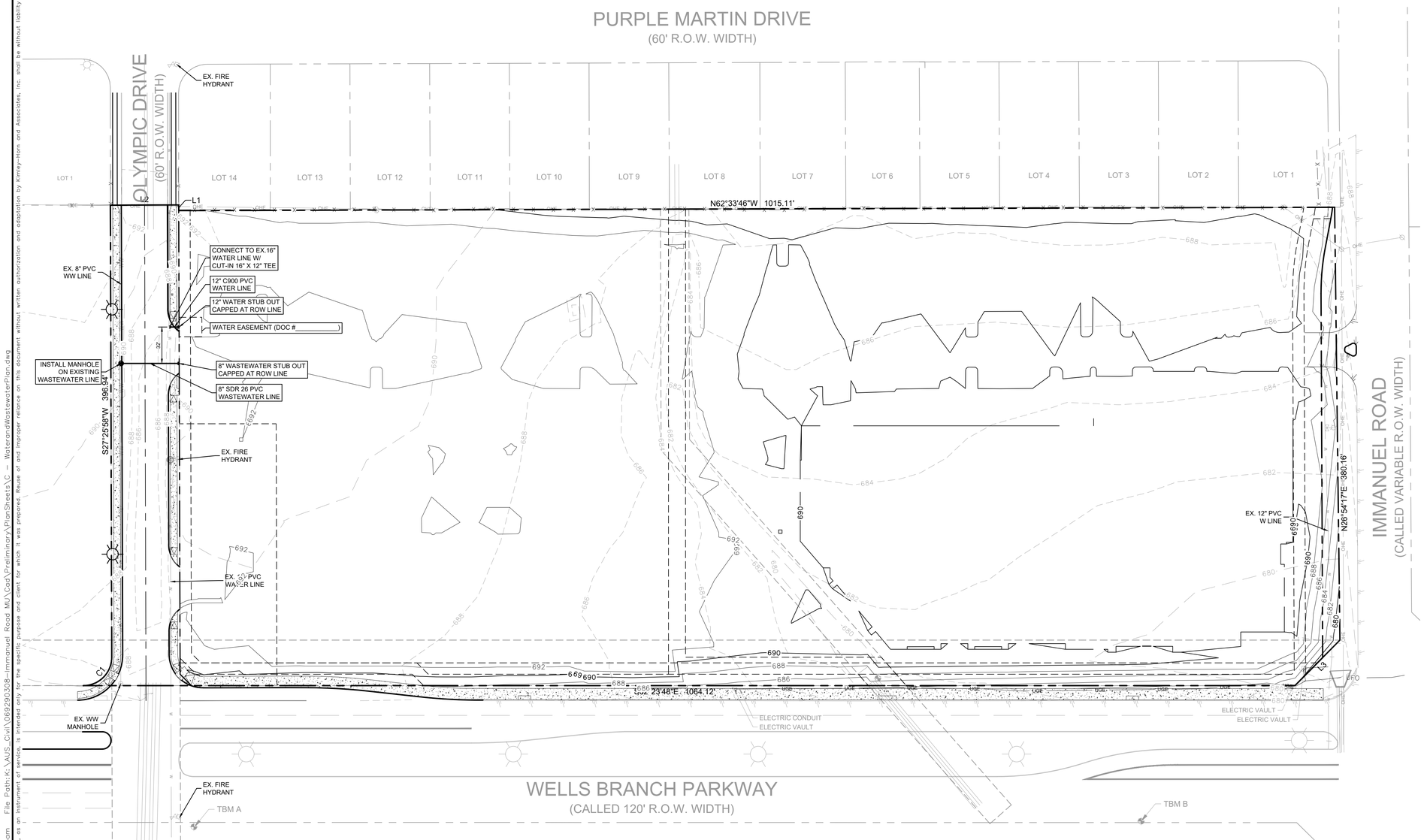
STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER
12/19/2022

KHA PROJECT	069290308
DATE	DECEMBER 2022
SCALE:	AS SHOWN
DESIGNED BY:	JMA
DRAWN BY:	JMA
CHECKED BY:	JJK

EXISTING CONDITIONS AND PROPOSED GRADING

IMMANUEL ROAD MIXED USE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
3 OF 10



0 50' 100'
GRAPHIC SCALE 50'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- W — EXISTING WATER LINE
- GAS — EXISTING GAS LINE
- XXX — EXISTING MAJOR CONTOUR
- XXX — EXISTING MINOR CONTOUR
- XXXXX — EXISTING TREE TO REMAIN
- XXXXX — EXISTING TREE TO BE REMOVED

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 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 48" OF COVER, AND A MINIMUM SLOPE OF 0.1%.
6. PUBLIC WASTEWATER LINES SHALL MAINTAIN A MINIMUM OF 48" OF COVER AND MEET ALL TCEQ REQUIREMENTS.
7. PRIVATE IMPROVEMENTS SHOWN ARE FOR REFERENCE PURPOSES ONLY AND WILL BE REVIEWED/APPROVED WITH THE FUTURE SITE PLAN.
8. WATER LINE DESIGN WILL BE FURTHER REVIEWED WITH FUTURE CONSTRUCTION PLAN APPLICATIONS AND MUST MEET EDM CHAPTER 5 CRITERIA
9. WASTEWATER LINE DESIGN WILL BE FURTHER REVIEWED WITH FUTURE CONSTRUCTION PLAN APPLICATIONS AND MUST MEET EDM CHAPTER 6 CRITERIA

BENCHMARKS

1. TBM A - TRIANGLE CUT IN CONCRETE FOUND NEAR THE SOUTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY.
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TBPE Firm No. 928

STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER
12/19/2022

KHA PROJECT	069290308
DATE	DECEMBER 2022
SCALE:	AS SHOWN
DESIGNED BY:	JMA
DRAWN BY:	JMA
CHECKED BY:	JJK

WATER AND WASTEWATER PLAN

IMMANUEL ROAD MIXED USE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

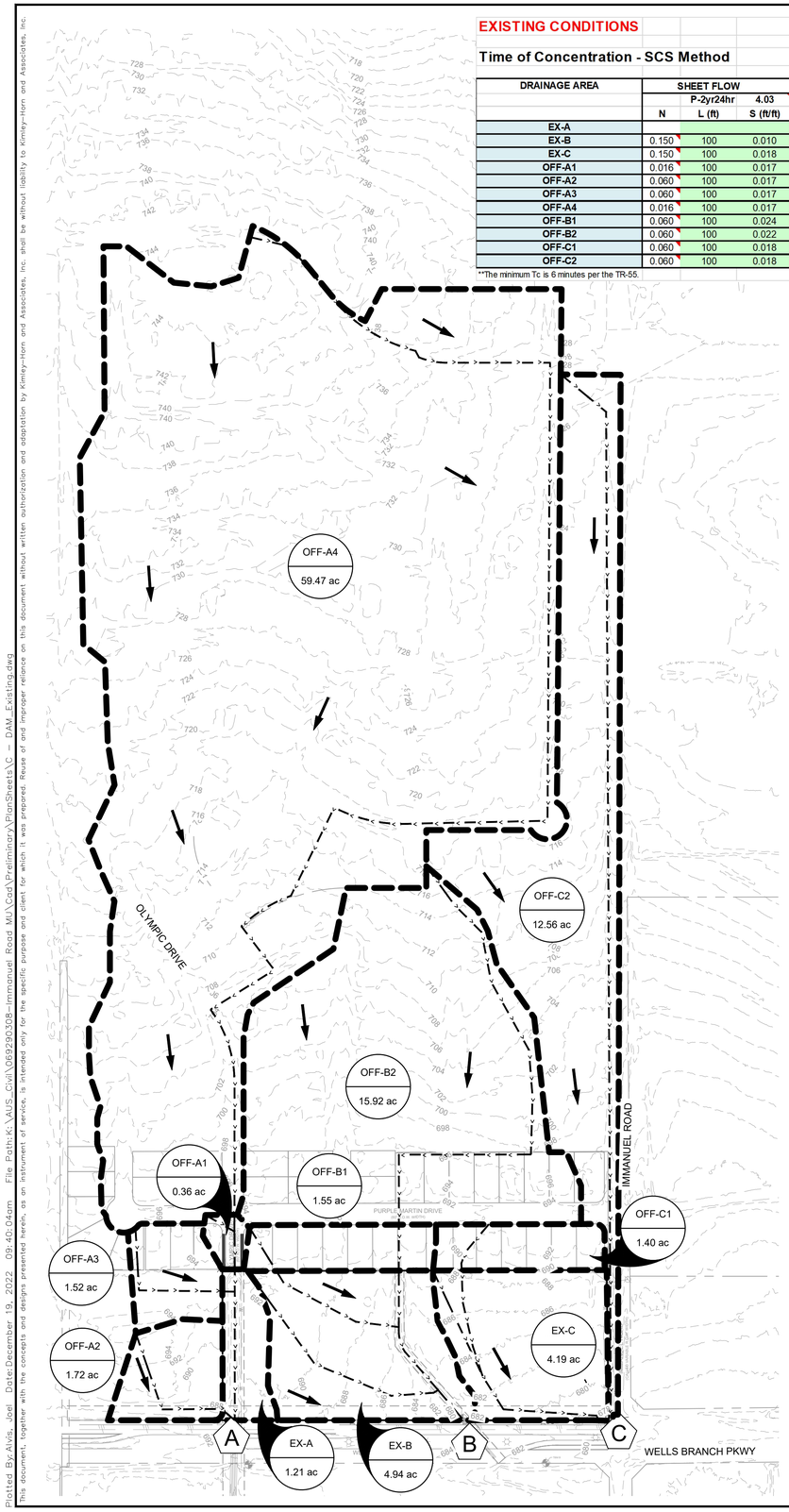
SHEET NUMBER
4 OF 10

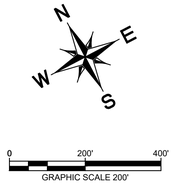
EXISTING CONDITIONS

Time of Concentration - SCS Method

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW								CHANNEL FLOW																TOTAL Tc**	Q2	Q10	Q25	Q100	DRAINS TO
		P-2yr24hr	4.03	IN	Grass Surface				Paved Surface				Channel Flow 1								Channel Flow 2								(min)					
	N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L	V (fps)	S	Tt(min)	L (ft)	V (fps)	a (ft^2)	Pw (ft)	r	n	S (ft/ft)	Tt(min)	L	V (FPS)	a (ft^2)	Pw (ft)	r	n	S	Tt(min)		(cfs)	(cfs)	(cfs)	(cfs)	
EX-A									-	-	-	-	422	5.7	110.00	41.25	2.67	0.050	0.010	**1.23**									**6.00**	**0.93**	**2.03**	**4.43**	**5.15**	POA-A
EX-B	0.150	100	0.010	**11.52**	585	2.3	0.021	**4.17**	-	-	-	-	104	4.4	45.00	30.59	1.47	0.050	0.013	**0.39**									**16.08**	**3.36**	**7.01**	**12.22**	**15.93**	POA-B
EX-C	0.150	100	0.018	**9.11**	336	2.0	0.016	**2.74**	-	-	-	-	267	1.8	3.00	6.325	0.47	0.050	0.010	**2.46**									**14.31**	**2.91**	**6.02**	**11.06**	**14.00**	POA-C
OFF-A1	0.016	100	0.017	**1.55**					99	2.7	0.018	**0.60**	422	5.1	110.00	41.25	2.67	0.050	0.008	**1.37**									**6.00**	**1.17**	**1.97**	**3.09**	**3.53**	POA-A
OFF-A2	0.060	100	0.017	**4.48**	340	2.0	0.015	**2.87**																					**7.34**	**1.30**	**2.81**	**5.89**	**6.96**	POA-A
OFF-A3	0.060	100	0.017	**4.48**	342	1.6	0.010	**3.53**					360	5.1	110.00	41.25	2.67	0.050	0.008	**1.17**									**9.18**	**1.35**	**2.93**	**5.75**	**6.75**	POA-A
OFF-A4	0.016	100	0.017	**1.55**					480	2.7	0.017	**3.02**	422	5.1	110.00	41.25	2.67	0.050	0.008	**1.37**	3838	23.7	50.27	25.133	2.00	0.010	0.010	**2.70**	**8.65**	**79.25**	**158.56**	**296.20**	**336.71**	POA-A
OFF-B1	0.060	100	0.024	**3.90**	431	2.5	0.024	**2.87**	-	-	-	-	318	4.4	45.00	30.59	1.47	0.050	0.013	**1.21**									**7.98**	**1.79**	**3.73**	**7.22**	**8.25**	POA-B
OFF-B2	0.060	100	0.022	**4.04**	793	2.4	0.022	**5.52**	-	-	-	-	460	4.4	45.00	30.59	1.47	0.050	0.013	**1.74**	707	10.3	12.57	12.566	1.00	0.013	0.008	**1.15**	**12.45**	**14.19**	**29.11**	**54.54**	**65.75**	POA-B
OFF-C1	0.060	100	0.018	**4.38**	336	2.2	0.018	**2.59**	-	-	-	-	267	3.0	3.00	6.325	0.47	0.030	0.010	**1.47**									**8.44**	**1.59**	**3.33**	**6.38**	**7.34**	POA-C
OFF-C2	0.060	100	0.018	**4.38**	64	2.2	0.018	**0.49**	-	-	-	-	2821	6.9	15.00	15.524	0.97	0.030	0.020	**6.85**									**11.72**	**18.03**	**34.64**	**60.81**	**70.18**	POA-C

**The minimum Tc is 6 minutes per the TR-55.





Flow Comparison Table				
Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis-B	19.05	38.40	71.75	87.47
	Proposed Flow With Detention (CFS)			
	2	10	25	100
	18.13	36.00	68.17	82.54
	Difference (CFS)			
	2	10	25	100
	-0.92	-2.4	-3.58	-4.93
	Proposed Flow Without Detention (CFS)			
	2	10	25	100
	29.16	56.38	101.71	118.18
Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis-C	21.46	42.70	76.35	89.29
	Proposed Flow With Detention (CFS)			
	2	10	25	100
	21.34	40.16	70.50	82.52
	Difference (CFS)			
	2	10	25	100
	-0.12	-2.54	-5.85	-6.77
	Proposed Flow Without Detention (CFS)			
	2	10	25	100
	31.89	59.18	102.15	116.71
Pond B WSEL	684.64	685.86	686.33	687.96

Soil Type	Land Use		CN	Weighted CN
EX-A				
D	Impervious	0.0%	98	80.00
	Grassland, or range-continuous forage for grazing	100.0%	80	
EX-B				
D	Impervious	0.0%	98	80.00
	Grassland, or range-continuous forage for grazing	100.0%	80	
EX-C				
D	Impervious	0.0%	98	80.00
	Grassland, or range-continuous forage for grazing	100.0%	80	
OFF-A1				
D	Impervious	91.7%	98	96.50
	Grassland, or range-continuous forage for grazing	8.3%	80	
OFF-A2				
D	Impervious	0.0%	98	80.00
	Grassland, or range-continuous forage for grazing	100.0%	80	
OFF-A3				
D	Impervious	16.4%	98	82.96
	Grassland, or range-continuous forage for grazing	83.6%	80	
OFF-A4				
D	Impervious	42.0%	98	87.57
	Grassland, or range-continuous forage for grazing	58.0%	80	
OFF-B1				
D	Impervious	32.3%	98	85.81
	Grassland, or range-continuous forage for grazing	67.7%	80	
OFF-B2				
D	Impervious	18.8%	98	83.39
	Grassland, or range-continuous forage for grazing	81.2%	80	
OFF-C1				
D	Impervious	32.1%	98	85.79
	Grassland, or range-continuous forage for grazing	67.9%	80	
OFF-C2				
D	Impervious	51.8%	98	89.32
	Grassland, or range-continuous forage for grazing	48.2%	80	

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STORM DRAIN LINE
- DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH
- FLOW DIRECTION
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- X-1 / 9.9 ac — DRAINAGE AREA DESIGNATOR

NOTES

1. FLOW CALCULATIONS BASED ON SCS METHOD.
2. COMPOSITE CN DERIVED FROM MAXIMUM ALLOWABLE IMPERVIOUS COVER IN GB-1 ZONING. C FACTORS WILL BE UPDATED TO SITE SPECIFIC IMPERVIOUS COVER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.
3. RUNOFF IN THE PROPOSED CONDITION WILL BE LESS THAN OR EQUAL TO THE EXISTING CONDITION BECAUSE OF DETENTION FACILITIES, WHICH WILL BE REVIEWED FURTHER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.

Table 1. City of Pflugerville IDF Curve Parameters

Average Recurrence Interval	a	b	c
1-yr	43.66	10.43	0.7744
2-yr	45.97	9.37	0.7472
5-yr	51.35	8.44	0.7217
10-yr	60.02	8.44	0.7184
25-yr	67.90	7.88	0.6998
50-yr	75.82	7.79	0.6906
100-yr	78.75	7.05	0.6691
200-yr	79.51	6.36	0.6418
500-yr	80.44	5.57	0.6087

Table 2. City of Pflugerville Atlas 14 Rainfall Depths

Rainfall Depth (in.) by Average Recurrence Interval

Duration	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	200-yr	500-yr
5 min	0.44	0.52	0.66	0.77	0.94	1.08	1.23	1.38	1.59
10 min	0.69	0.83	1.05	1.23	1.51	1.73	1.97	2.21	2.52
15 min	0.88	1.05	1.31	1.54	1.88	2.15	2.44	2.74	3.16
30 min	1.25	1.48	1.84	2.16	2.62	3.00	3.39	3.82	4.42
60 min	1.62	1.94	2.43	2.86	3.49	4.00	4.55	5.16	6.03
2 hr	1.93	2.38	3.04	3.65	4.55	5.32	6.16	7.12	8.52
3 hr	2.10	2.64	3.41	4.15	5.25	6.20	7.27	8.49	10.28
6 hr	2.41	3.09	4.05	4.98	6.40	7.63	9.04	10.66	13.07
12 hr	2.75	3.55	4.67	5.75	7.40	8.84	10.49	12.41	15.31
24 hr	3.14	4.03	5.31	6.53	8.38	9.98	11.82	13.97	17.22

BENCHMARKS

1. TBM A - TRIANGLE CUT IN CONCRETE FOUND NEAR THE SOUTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY.
   N: 1018808.3510'
   E: 3151301.9800'
   ELEV : 690.180'
2. TBM B - TRIANGLE CUT IN CONCRETE FOUND NEAR THE SOUTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY.
   N: 1018808.3510'
   E: 3151301.9800'
   ELEV : 681.420'

NAD 83 TEXAS STATE PLANES CENTRAL ZONE (FIPS 4203) SCALE FACTOR: 0.99990416
NAVD '88, GEOID 18

No.	REVISIONS	DATE	BY

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EXISTING OVERALL DRAINAGE AREA MAP

IMMANUEL ROAD MIXED USE PRELIMINARY PLAN

CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

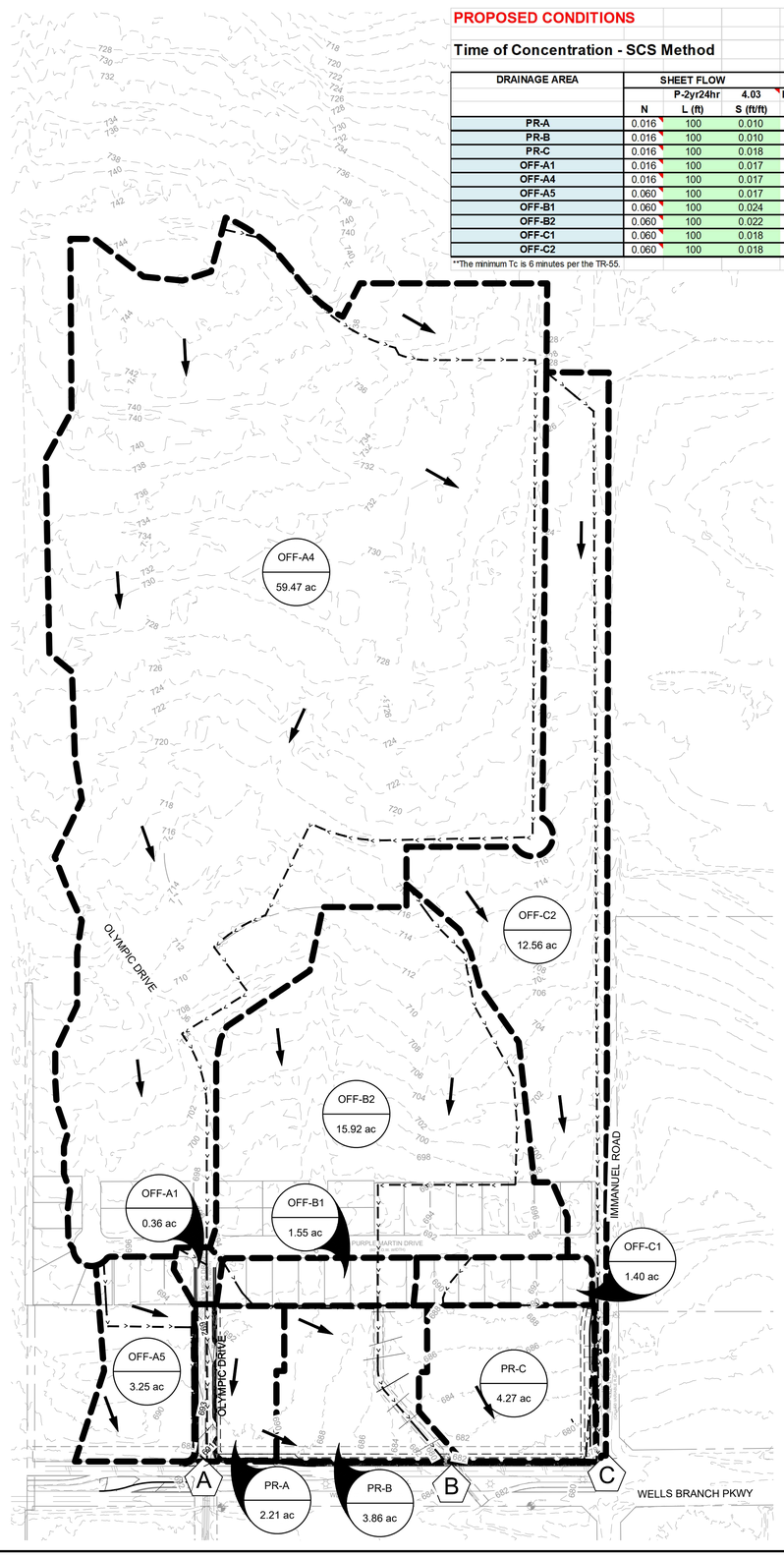
SHEET NUMBER
5 OF 10

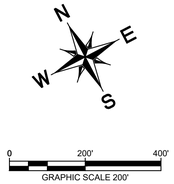
PROPOSED CONDITIONS

Time of Concentration - SCS Method

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW								CHANNEL FLOW																TOTAL Tc**	Q2	Q10	Q25	Q100	DRAINS TO
		P-2yr24hr	4.03	IN	Grass Surface				Paved Surface				Channel Flow 1								Channel Flow 2								(min)					
	N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L	V (fps)	S	Tt(min)	L (ft)	V (fps)	a (ft^2)	Pw (ft)	r	n	S (ft/ft)	Tt(min)	L	V (FPS)	a (ft^2)	Pw (ft)	r	n	S	Tt(min)		(cfs)	(cfs)	(cfs)	(cfs)	
PR-A	0.016	100	0.010	**1.92**					347	2.7	0.018	**2.12**																	**6.00**	**4.98**	**8.39**	**13.09**	**14.97**	POA-A
PR-B	0.016	100	0.010	**1.92**					563	2.7	0.018	**3.44**																	**6.00**	**13.10**	**22.64**	**37.29**	**41.80**	POA-B
PR-C	0.016	100	0.018	**1.52**					603	2.7	0.018	**3.68**																	**6.00**	**12.26**	**21.20**	**34.91**	**39.14**	POA-C
OFF-A1	0.016	100	0.017	**1.55**					99	2.7	0.018	**0.60**	422	18.9	78.54	31.42	2.50	0.013	0.008	**0.37**									**6.00**	**1.17**	**1.97**	**3.09**	**3.53**	POA-A
OFF-A4	0.016	100	0.017	**1.55**					480	2.7	0.017	**3.02**	422	18.9	78.54	31.42	2.50	0.013	0.008	**0.37**	3838	18.2	50.27	25.133	2.00	0.013	0.010	**3.52**	**8.46**	**79.43**	**159.18**	**298.82**	**339.61**	POA-A
OFF-A5	0.060	100	0.017	**4.48**	299	2.0	0.015	**2.52**					377	2.7	2.50	5.385	0.46	0.030	0.008	**2.36**									**9.36**	**2.63**	**5.58**	**11.15**	**13.26**	POA-A
OFF-B1	0.060	100	0.024	**3.90**	431	2.5	0.024	**2.87**	-	-	-	**-**	418	20.7	50.27	25.133	2.00	0.013	0.013	**0.34**	318	2.7	2.50	5.385	0.46	0.030	0.008	**1.99**	**9.10**	**1.74**	**3.62**	**6.90**	**7.93**	POA-B
OFF-B2	0.060	100	0.022	**4.04**	793	2.4	0.022	**5.52**	-	-	-	**-**	460	20.7	50.27	25.133	2.00	0.013	0.013	**0.37**	707	10.3	12.57	12.566	1.00	0.013	0.008	**1.15**	**11.08**	**14.32**	**30.12**	**57.52**	**68.45**	POA-B
OFF-C1	0.060	100	0.018	**4.38**					-	-	-	**-**	408	6.9	15.00	15.524	0.97	0.030	0.020	**0.99**	466	2.7	2.50	5.385	0.46	0.030	0.008	**2.92**	**8.28**	**1.60**	**3.34**	**6.43**	**7.39**	POA-C
OFF-C2	0.060	100	0.018	**4.38**	64	2.2	0.018	**0.49**	-	-	-	**-**	2821	6.9	15.00	15.524	0.97	0.030	0.020	**6.85**									**11.72**	**18.03**	**34.64**	**60.81**	**70.18**	POA-C

**The mininum Tc is 6 minutes per the TR-55.





Flow Comparison Table				
Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis-B	19.05	38.40	71.75	87.47
	Proposed Flow With Detention (CFS)			
	2	10	25	100
	18.13	36.00	68.17	82.54
	Difference (CFS)			
	2	10	25	100
	-0.92	-2.4	-3.58	-4.93
	Proposed Flow Without Detention (CFS)			
	2	10	25	100
	29.16	56.38	101.71	118.18
Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis-C	21.46	42.70	76.35	89.29
	Proposed Flow With Detention (CFS)			
	2	10	25	100
	21.34	40.16	70.50	82.52
	Difference (CFS)			
	2	10	25	100
	-0.12	-2.54	-5.85	-6.77
	Proposed Flow Without Detention (CFS)			
	2	10	25	100
	31.89	59.18	102.15	116.71
Pond B WSEL	684.64	685.86	686.33	687.96

Soil Type	Land Use		CN	Weighted CN
PR-A				
D	Impervious	92.1%	98	96.58
	Grassland, or range-continuous forage for grazing	7.9%	80	
PR-B				
D	Impervious	85.0%	98	95.30
	Grassland, or range-continuous forage for grazing	15.0%	80	
PR-C				
D	Impervious	85.0%	98	95.30
	Grassland, or range-continuous forage for grazing	15.0%	80	
OFF-A1				
D	Impervious	91.7%	98	96.50
	Grassland, or range-continuous forage for grazing	8.3%	80	
OFF-A4				
D	Impervious	42.0%	98	87.57
	Grassland, or range-continuous forage for grazing	58.0%	80	
OFF-A5				
D	Impervious	7.7%	98	81.38
	Grassland, or range-continuous forage for grazing	92.3%	80	
OFF-B1				
D	Impervious	32.3%	98	85.81
	Grassland, or range-continuous forage for grazing	67.7%	80	
OFF-B2				
D	Impervious	18.8%	98	83.39
	Grassland, or range-continuous forage for grazing	81.2%	80	
OFF-C1				
D	Impervious	32.1%	98	85.79
	Grassland, or range-continuous forage for grazing	67.9%	80	
OFF-C2				
D	Impervious	51.8%	98	89.32
	Grassland, or range-continuous forage for grazing	48.2%	80	

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STORM DRAIN LINE
- DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH
- FLOW DIRECTION
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- X-1 / 9.9 ac — DRAINAGE AREA DESIGNATOR

NOTES

1. FLOW CALCULATIONS BASED ON SCS METHOD.
2. COMPOSITE CN DERIVED FROM MAXIMUM ALLOWABLE IMPERVIOUS COVER IN GB-1 ZONING. C FACTORS WILL BE UPDATED TO SITE SPECIFIC IMPERVIOUS COVER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.
3. RUNOFF IN THE PROPOSED CONDITION WILL BE LESS THAN OR EQUAL TO THE EXISTING CONDITION BECAUSE OF DETENTION FACILITIES, WHICH WILL BE REVIEWED FURTHER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.

Table 1. City of Pflugerville IDF Curve Parameters

Average Recurrence Interval	a	b	c
1-yr	43.66	10.43	0.7744
2-yr	45.97	9.37	0.7472
5-yr	51.35	8.44	0.7217
10-yr	60.02	8.44	0.7184
25-yr	67.90	7.88	0.6998
50-yr	75.82	7.79	0.6906
100-yr	78.75	7.05	0.6691
200-yr	79.51	6.36	0.6418
500-yr	80.44	5.57	0.6087

Table 2. City of Pflugerville Atlas 14 Rainfall Depths

Rainfall Depth (in.) by Average Recurrence Interval

Duration	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	200-yr	500-yr
5 min	0.44	0.52	0.66	0.77	0.94	1.08	1.23	1.38	1.59
10 min	0.69	0.83	1.05	1.23	1.51	1.73	1.97	2.21	2.52
15 min	0.88	1.05	1.31	1.54	1.88	2.15	2.44	2.74	3.16
30 min	1.25	1.48	1.84	2.16	2.62	3.00	3.39	3.82	4.42
60 min	1.62	1.94	2.43	2.86	3.49	4.00	4.55	5.16	6.03
2 hr	1.93	2.38	3.04	3.65	4.55	5.32	6.16	7.12	8.52
3 hr	2.10	2.64	3.41	4.15	5.25	6.20	7.27	8.49	10.28
6 hr	2.41	3.09	4.05	4.98	6.40	7.63	9.04	10.66	13.07
12 hr	2.75	3.55	4.67	5.75	7.40	8.84	10.49	12.41	15.31
24 hr	3.14	4.03	5.31	6.53	8.38	9.98	11.82	13.97	17.22

BENCHMARKS

1. TBM A - TRIANGLE CUT IN CONCRETE FOUND NEAR THE SOUTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY.
   N: 1018808.3510'
   E: 3151301.9800'
   ELEV : 690.180'
2. TBM B - TRIANGLE CUT IN CONCRETE FOUND NEAR THE SOUTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY.
   N: 1018808.3510'
   E: 3151301.9800'
   ELEV : 681.420'

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NAVD '88, GEOID 18

No.	REVISIONS	DATE	BY

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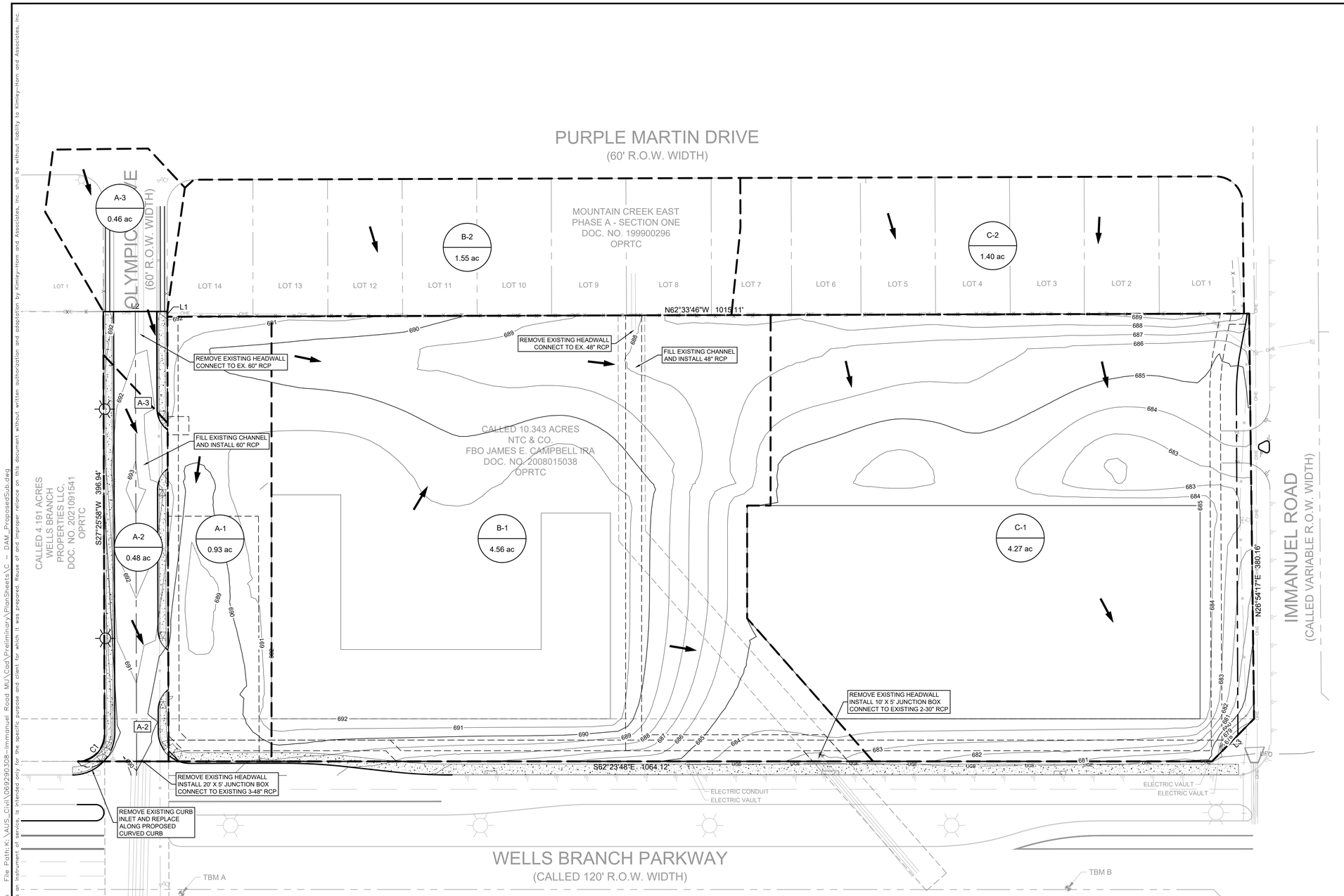
PROPOSED OVERALL DRAINAGE AREA MAP

IMMANUEL ROAD MIXED USE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
6 OF 10



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- DRAINAGE DIVIDE
- UNDERGROUND DETENTION
- FLOW DIRECTION
- EXISTING MAJOR CONTOUR (XXX)
- EXISTING MINOR CONTOUR (XXX)
- X-1 / 9.9 ac — DRAINAGE AREA DESIGNATOR
- X-1 — INLET NUMBER

Table 1. City of Pflugerville IDF Curve Parameters

Average Recurrence Interval	*a*	*b*	*c*
1-yr	43.66	10.43	0.7744
2-yr	45.97	9.37	0.7472
5-yr	51.35	8.44	0.7217
10-yr	60.02	8.44	0.7184
25-yr	67.90	7.88	0.6998
50-yr	75.82	7.79	0.6906
100-yr	78.75	7.05	0.6691
200-yr	79.51	6.36	0.6418
500-yr	80.44	5.57	0.6087

Table 2. City of Pflugerville Atlas 14 Rainfall Depths
Rainfall Depth (in.) by Average Recurrence Interval

Duration	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	200-yr	500-yr
5 min	0.44	0.52	0.66	0.77	0.94	1.08	1.23	1.38	1.59
10 min	0.69	0.83	1.05	1.23	1.51	1.73	1.97	2.21	2.52
15 min	0.88	1.05	1.31	1.54	1.88	2.15	2.44	2.74	3.16
30 min	1.25	1.48	1.84	2.16	2.62	3.00	3.39	3.82	4.42
60 min	1.62	1.94	2.43	2.86	3.49	4.00	4.55	5.16	6.03
2 hr	1.93	2.38	3.04	3.65	4.55	5.32	6.16	7.12	8.52
3 hr	2.10	2.64	3.41	4.15	5.25	6.20	7.27	8.49	10.28
6 hr	2.41	3.09	4.05	4.98	6.40	7.63	9.04	10.66	13.07
12 hr	2.75	3.55	4.67	5.75	7.40	8.84	10.49	12.41	15.31
24 hr	3.14	4.03	5.31	6.53	8.38	9.98	11.82	13.97	17.22

NOTES

1. FLOW CALCULATIONS BASED ON RATIONAL METHOD.
2. COMPOSITE C FACTOR DERIVED FROM MAXIMUM ALLOWABLE IMPERVIOUS COVER IN GB-1 ZONING. C FACTORS WILL BE UPDATED TO SITE SPECIFIC IMPERVIOUS COVER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.
3. RUNOFF IN THE PROPOSED CONDITION WILL BE LESS THAN OR EQUAL TO THE EXISTING CONDITION BECAUSE OF DETENTION FACILITIES, WHICH WILL BE REVIEWED FURTHER IN THE PUBLIC CONSTRUCTION PLANS AND SITE PLANS.

PROPOSED RATIONAL METHOD Q CALCULATIONS

DRAINAGE AREA	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	WEIGHTED RUNOFF COE. C	TOTAL Tc** (min)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
A-1	0.93	0.74	80%	0.89	5.00	5.18	7.67	9.38	12.30
A-2	0.48	0.44	92%	0.94	5.00	2.84	4.20	5.14	6.74
A-3	0.46	0.40	87%	0.92	5.00	2.66	3.93	4.81	6.31
B-1	4.56	3.65	80%	0.89	5.00	25.47	37.68	46.09	60.45
B-2	1.55	0.50	32%	0.68	5.00	6.57	9.71	11.88	15.58
C-1	4.27	3.40	80%	0.89	5.00	23.80	35.21	43.07	56.49
C-2	1.40	0.45	32%	0.67	5.00	5.93	8.77	10.72	14.07
TOTAL	13.65	9.58	70%	85%					

2-YR INTENSITY = 6.28"
10-YR INTENSITY = 9.28"
25-YR INTENSITY = 11.35"
100-YR INTENSITY = 14.89"

DRAINAGE INLET CALCULATIONS

INLET NUMBER	DRAINAGE AREA NUMBER	Q10 (CFS)	Q-100 (CFS)	LENGTH (FT)	INLET AREA (SQFT)	CLOGGING FACTOR	MAX DEPTH - h (FT)	INLET CAPACITY (CFS)	REMARKS
A-1	A-1	7.67	12.30	N/A	9.00	0.50	0.50	17.11	3' X 3' AREA INLET
A-2	A-2	4.20	6.74	10.00	N/A	N/A	0.50	8.13	10' CURB INLET (ON GRADE)
A-3	A-3	3.93	6.31	10.00	N/A	N/A	0.50	8.13	10' CURB INLET (ON GRADE)
B-1	B-1	37.68	60.45	N/A	25.00	0.50	0.50	47.52	5' X 5' AREA INLET
B-2	B-2	9.71	15.58	N/A	9.00	0.50	0.50	17.11	3' X 3' AREA INLET
C-1	C-1	35.21	56.49	N/A	25.00	0.50	0.50	47.52	5' X 5' AREA INLET
C-2	C-2	8.77	14.07	N/A	9.00	0.50	0.50	17.11	3' X 3' AREA INLET

WEIR EQUATION Q=2.3(h^1.5)L WAS USED FOR CURB INLET CALCULATIONS. ORIFICE EQUATION Q=0.67 X A X (64.4 X h)^0.5 WAS USED FOR GRATE INLET CALCULATIONS WITH 50% CLOGGING REDUCTION. MAXIMUM DEPTH VARIES

* Drainage inlet location to be determined once enhanced landscape plan is available

BENCHMARKS

1. TBM A - TRIANGLE CUT IN CONCRETE FOUND NEAR THE SOUTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY.
   N: 1018808.3510'
   E: 3151301.9800'
   ELEV : 690.180'
2. TBM B - TRIANGLE CUT IN CONCRETE FOUND NEAR THE SOUTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY.
   N: 1018808.3510'
   E: 3151301.9800'
   ELEV : 681.420'

NAD 83 TEXAS STATE PLANES CENTRAL ZONE (FIPS 4203) SCALE FACTOR: 0.99990416
NAVD '88, GEOID 18

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

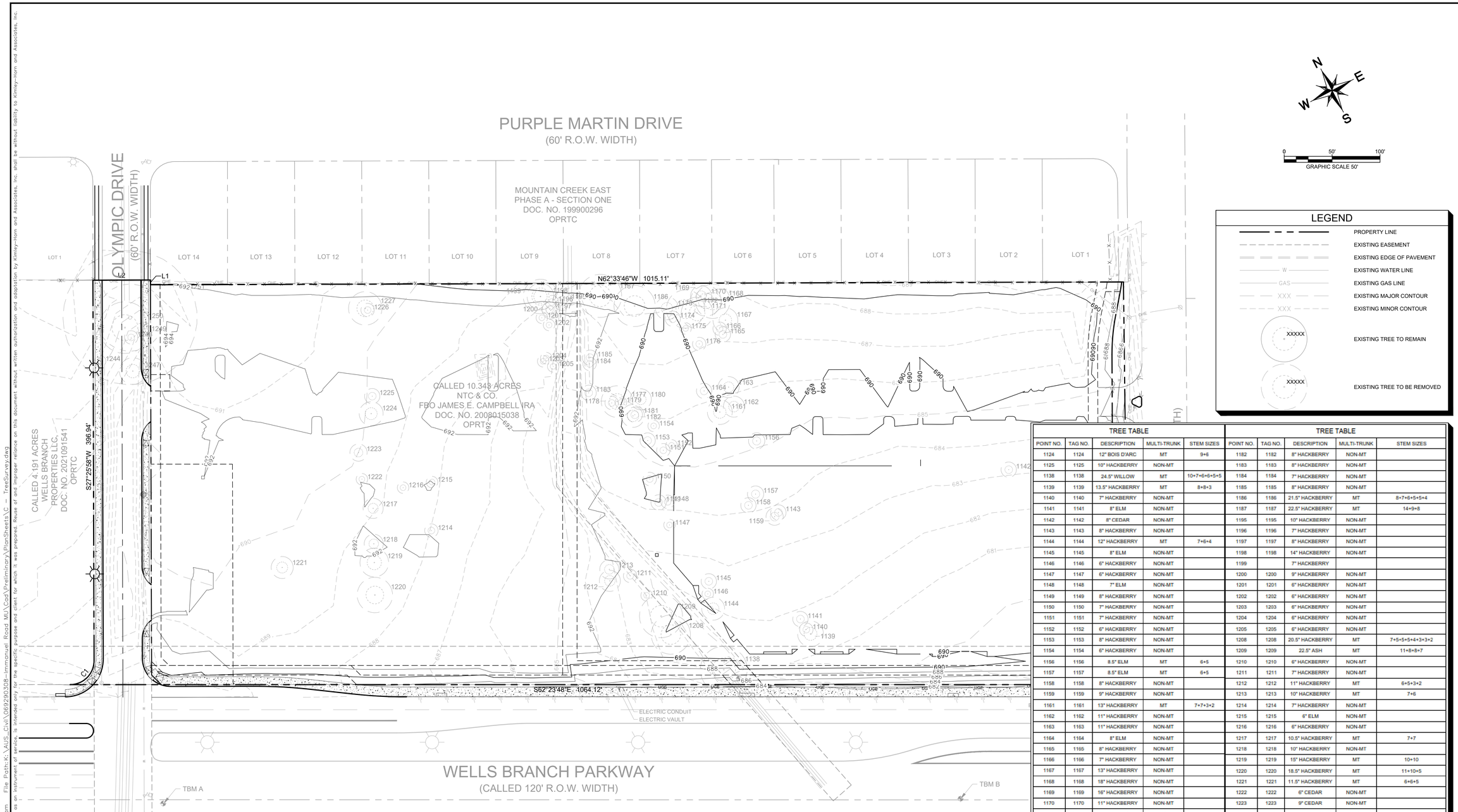
STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER
12/19/2022

KHA PROJECT 069290308
DATE DECEMBER 2022
SCALE: AS SHOWN
DESIGNED BY: JMA
DRAWN BY: JMA
CHECKED BY: JJK

PROPOSED SUB-DRAINAGE AREA MAP

IMMANUEL ROAD MIXED USE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
7 OF 10



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- W — EXISTING WATER LINE
- GAS — EXISTING GAS LINE
- XXX — EXISTING MAJOR CONTOUR
- XXX — EXISTING MINOR CONTOUR
- XXXXX — EXISTING TREE TO REMAIN
- XXXXX — EXISTING TREE TO BE REMOVED

NOTES

1. ALL PROPOSED DRIVEWAYS MUST MEET THE CITY OF PFLUGERVILLE'S 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. ALL TREES TO BE REMOVED ARE COMPLIANT WITHIN THE ACCEPTABLE THRESHOLD BASED ON THE CITY OF PFLUGERVILLE EDM.
4. MITIGATION FEES FOR IMPACTED TREES SHALL BE PROVIDED PRIOR TO ANY PERMIT WHICH ALLOWS THE DISTURBANCE OF THE APPLICABLE TREES.

TREE TABLE

POINT NO.	TAG NO.	DESCRIPTION	MULTI-TRUNK	STEM SIZES
1124	1124	12" BOIS D'ARC	MT	9+6
1125	1125	10" HACKBERRY	NON-MT	
1138	1138	24.5" WILLOW	MT	10+7+6+6+5+5
1139	1139	13.5" HACKBERRY	MT	8+8+3
1140	1140	7" HACKBERRY	NON-MT	
1141	1141	8" ELM	NON-MT	
1142	1142	8" CEDAR	NON-MT	
1143	1143	8" HACKBERRY	NON-MT	
1144	1144	12" HACKBERRY	MT	7+6+4
1145	1145	8" ELM	NON-MT	
1146	1146	6" HACKBERRY	NON-MT	
1147	1147	6" HACKBERRY	NON-MT	
1148	1148	7" ELM	NON-MT	
1149	1149	8" HACKBERRY	NON-MT	
1150	1150	7" HACKBERRY	NON-MT	
1151	1151	7" HACKBERRY	NON-MT	
1152	1152	6" HACKBERRY	NON-MT	
1153	1153	8" HACKBERRY	NON-MT	
1154	1154	6" HACKBERRY	NON-MT	
1156	1156	8.5" ELM	MT	6+5
1157	1157	8.5" ELM	MT	6+5
1158	1158	8" HACKBERRY	NON-MT	
1159	1159	9" HACKBERRY	NON-MT	
1161	1161	13" HACKBERRY	MT	7+7+3+2
1162	1162	11" HACKBERRY	NON-MT	
1163	1163	11" HACKBERRY	NON-MT	
1164	1164	8" ELM	NON-MT	
1165	1165	8" HACKBERRY	NON-MT	
1166	1166	7" HACKBERRY	NON-MT	
1167	1167	13" HACKBERRY	NON-MT	
1168	1168	18" HACKBERRY	NON-MT	
1169	1169	16" HACKBERRY	NON-MT	
1170	1170	11" HACKBERRY	NON-MT	
1171	1171	16.5" HACKBERRY	MT	7+7+3+2
1172	1172	20" HACKBERRY	NON-MT	
1173	1173	12" HACKBERRY	NON-MT	
1174	1174	8" HACKBERRY	MT	6+4
1175	1175	6" HACKBERRY	NON-MT	
1176	1176	7" HACKBERRY	NON-MT	
1177	1177	16.5" HACKBERRY	MT	13+7
1178	1178	7" HACKBERRY	NON-MT	
1179	1179	6" HACKBERRY	NON-MT	
1180	1180	11" HACKBERRY	NON-MT	
1181	1181	12" HACKBERRY	MT	8+8

TREE TABLE

POINT NO.	TAG NO.	DESCRIPTION	MULTI-TRUNK	STEM SIZES
1182	1182	8" HACKBERRY	NON-MT	
1183	1183	8" HACKBERRY	NON-MT	
1184	1184	7" HACKBERRY	NON-MT	
1185	1185	8" HACKBERRY	NON-MT	
1186	1186	21.5" HACKBERRY	MT	8+7+6+5+5+4
1187	1187	22.5" HACKBERRY	MT	14+9+8
1195	1195	10" HACKBERRY	NON-MT	
1196	1196	7" HACKBERRY	NON-MT	
1197	1197	8" HACKBERRY	NON-MT	
1198	1198	14" HACKBERRY	NON-MT	
1199		7" HACKBERRY		
1200	1200	9" HACKBERRY	NON-MT	
1201	1201	6" HACKBERRY	NON-MT	
1202	1202	6" HACKBERRY	NON-MT	
1203	1203	6" HACKBERRY	NON-MT	
1204	1204	6" HACKBERRY	NON-MT	
1205	1205	6" HACKBERRY	NON-MT	
1208	1208	20.5" HACKBERRY	MT	7+5+5+5+4+3+3+2
1209	1209	22.5" ASH	MT	11+8+8+7
1210	1210	6" HACKBERRY	NON-MT	
1211	1211	7" HACKBERRY	NON-MT	
1212	1212	11" HACKBERRY	MT	6+5+3+2
1213	1213	10" HACKBERRY	MT	7+6
1214	1214	7" HACKBERRY	NON-MT	
1215	1215	6" ELM	NON-MT	
1216	1216	6" HACKBERRY	NON-MT	
1217	1217	10.5" HACKBERRY	MT	7+7
1218	1218	10" HACKBERRY	NON-MT	
1219	1219	15" HACKBERRY	MT	10+10
1220	1220	18.5" HACKBERRY	MT	11+10+5
1221	1221	11.5" HACKBERRY	MT	6+6+5
1222	1222	6" CEDAR	NON-MT	
1223	1223	9" CEDAR	NON-MT	
1224	1224	12.5" HACKBERRY	MT	7+6+5
1225	1225	8" HACKBERRY	NON-MT	
1226	1226	7" ELM	NON-MT	
1227	1227	17.5" HACKBERRY	MT	8+7+7+5
1244	1244	6" HACKBERRY	NON-MT	
1247	1247	14" ASH	NON-MT	
1248	1248	7" ASH	NON-MT	
1249	1249	7" ASH	NON-MT	
1250	1250	27" WILLOW	MT	18+12+6
1251	1251	70" WILLOW	MT	22+17+16+15+15+14+12+7
536870913	1198	18" HACKBERRY	MT	7+6+6+6+4

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No.	REVISIONS	DATE	BY

STATE OF TEXAS
JUSTIN J. KRAMER
122309
LICENSED
PROFESSIONAL ENGINEER
12/19/2022

KHA PROJECT 069290308
DATE DECEMBER 2022
SCALE: AS SHOWN
DESIGNED BY: JMA
DRAWN BY: JMA
CHECKED BY: JJK

TREE SURVEY

IMMANUEL ROAD MIXED USE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

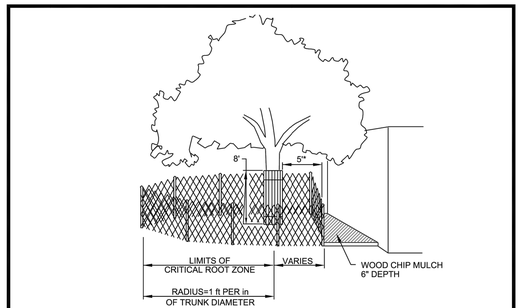
SHEET NUMBER
8 OF 10

2.3.2 TREE PROTECTION NOTES

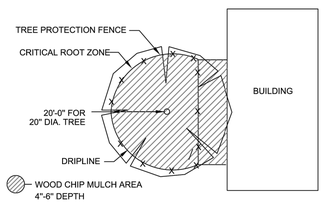
1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED.
2. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, 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.
   D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST TO DISCUSS ALTERNATIVES.
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.

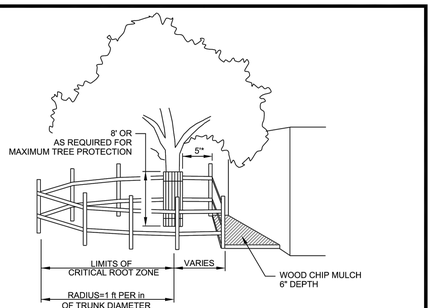
2.3.4. VERIFICATION OF TREE PROTECTION- THE PROJECT ARBORIST, LANDSCAPE ARCHITECT OR CONTRACTOR SHALL VERIFY, IN WRITING, THAT ALL PRECONSTRUCTION CONDITIONS HAVE BEEN MET (TREE FENCING, EROSION CONTROL, PRUNING, ETC.) AND ARE IN PLACE. WRITTEN VERIFICATION MUST BE SUBMITTED TO AND APPROVED BY THE CITY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



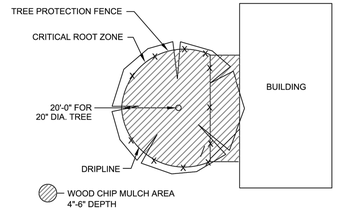
*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.



ADOPTED: 01/26/2021 Patricia A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	610S-4
REVISIONS	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	
	CONSTRUCTION STANDARDS AND DETAILS	
DATE APPROVED DRAWN	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.



ADOPTED: 01/26/2021 Patricia A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	610S-5
REVISIONS	TREE PROTECTION FENCE MODIFIED TYPE B - WOOD	
	CONSTRUCTION STANDARDS AND DETAILS	
DATE APPROVED DRAWN	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

No.	REVISIONS	DATE	BY

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STATE OF TEXAS — JUSTIN J. KRAMER — 122309 — LICENSED PROFESSIONAL ENGINEER
12/19/2022

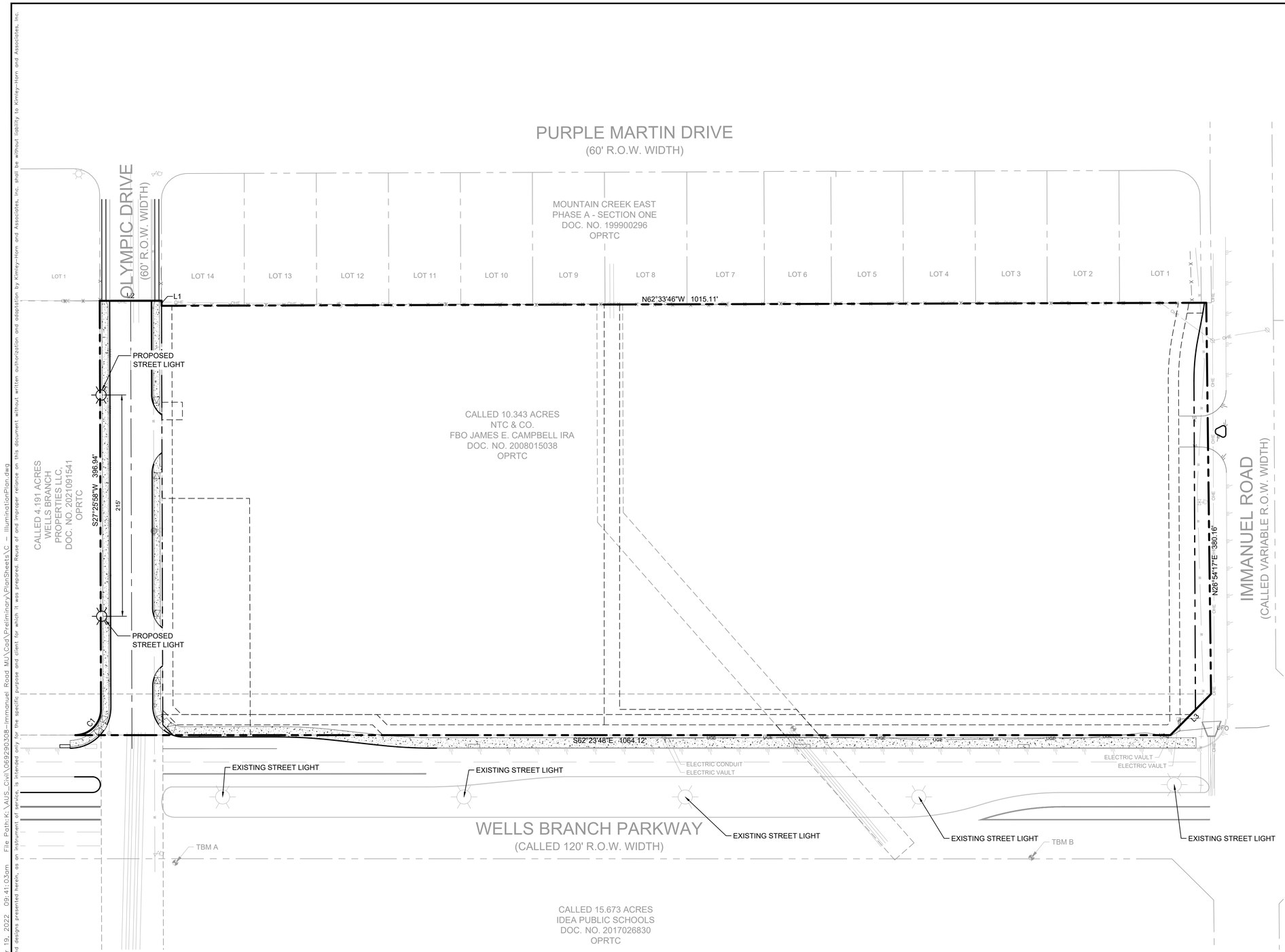
KHA PROJECT 069290308	DATE DECEMBER 2022	SCALE: AS SHOWN	DESIGNED BY: JMA	DRAWN BY: JMA	CHECKED BY: JJK

TREE PROTECTION DETAILS

IMMANUEL ROAD MIXED USE PRELIMINARY PLAN

CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
9 OF 10



0 50' 100'

GRAPHIC SCALE 50'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR

NOTES

1. ALL PROPOSED DRIVEWAYS MUST MEET THE CITY OF PFLUGERVILLE'S 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. ALL TREES TO BE REMOVED ARE COMPLIANT WITHIN THE ACCEPTABLE THRESHOLD BASED ON THE CITY OF PFLUGERVILLE EDM.

BENCHMARKS

1. TBM A - TRIANGLE CUT IN CONCRETE FOUND NEAR THE SOUTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY.
   N: 1018808.3510'
   E: 3151301.9800'
   ELEV : 690.180'
2. TBM B - TRIANGLE CUT IN CONCRETE FOUND NEAR THE SOUTH RIGHT-OF-WAY LINE OF WELLS BRANCH PARKWAY.
   N: 1018808.3510'
   E: 3151301.9800'
   ELEV : 681.420'

NAD 83 TEXAS STATE PLANES CENTRAL ZONE (FIPS 4203) SCALE FACTOR: 0.99990416
NAVD '88, GEOID 18

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

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ILLUMINATION PLAN

IMMANUEL ROAD MIXED USE
PRELIMINARY PLAN
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
10 OF 10