| Revisions/Corrections | | | | | | | | |
|-----------------------|-------------|---|------------------------------|-------------------------------------|------------------|--|--|--|
| No. | Description | Revise (R) Add (A) Void (V) Sheet No's | Design Engineer Signature | City of Pflugerville Approval | Approval Date | | | |
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Site Development Data Lideta Mariam Ethiopian Orthodox Church

Lideta Mariam Ethiopian Contact Person: Father Solomon Zewde

P.O.Box 3008

Pflugerville, TX 78691 Phone: 512-251-5355

Email: kesisolomon@gmail.com

Eagle Eye Construction Layout Surveyor Contact Person: Charles M. Benson

> 1807 S. US Highway 183 Leander, Texas 78641 Phone: (512) 528-5308 Email: eagle@eecl.us

Bleyl Engineering

Contact Person: Jason Rodgers 7701 San Felipe, Suite 200 Austin, Texas 78729

Phone: <u>(512) 454-2400</u> Email: jrodgers@bleylengineering.com

Development Services Center: City of Pflugerville - Development Engineering Department

15500 Sun Light Near Way #B, Pflugerville, Texas 78691

Phone: <u>(512)990-6300</u>

5.35 Acres in the John Van Winkle Survey No. 14, Abs. No 786, Travis

County, Texas Dated December 16, 2005 Doc. No. 2005239289 of the OPROTC.

BM #50 - Mag nail found on top of curb along westerly R.O.W. of Yellow Sage

Elev: 766.55 | N: 10138656.99 | E: 3145592.0942

Legal Description:

BM #52- Capped 1/2" Iron Rod, Set, Stamped, "EECL" Elev: 752.74' | N: 10138928.83 | E: 3145002.3110

| | Landuse Summary | | | | | |
|----|-----------------|-------|---------|------------------|--|--|
| Le | ot | Block | Acreage | Proposed Use | | |
| | 1 | Α | 5.35 | Place of Worship | | |
| | ROW | | 0.034 | Mill Creek Rd. | | |
| | ROW | | 0.013 | Yellow Sage St. | | |

Southwest Water Company Oncor Electric 9511 N Fm 620, 350 Texas Ave Austin, Texas 78726 Round Rock, TX 78664

Signature of registered professional land surveyor

Surveyor's Certification

(512) 335-7580

State of Texas: Know all men by these presents: County of Travis:

, 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

(888)313-6862

Wastewater by:

9511 N Fm 620,

(512) 335-7580

Austin, Texas 78726

Southwest Water Company

ordinances and that all known easements within the boundary of the plat are shown hereon.

Lideta Mariam E.O.T.C.

Preliminary Plan Only Not for Recordation 16403 Mill Creek Road

A 4.78 Ac. Tract of Land In the John Van Winkle Survey No. 14, Abstract No. 786 City of Pflugerville **Travis County, Texas**

Permit No. PP2025-000010

Submittal Date: January 13, 2025



Project Location Map N.T.S.

Proposed Use: Place of Worship Area: 5.35 Acres

I <u>Jason K. Rodgers</u> do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative

I certify that these engineering documents are complete, accurate and adequate for the intended purposes, ncluding construction, but are <u>not authorized for construction</u> prior to formal City approval.



| She | Sheet List Table | | | | |
|-----------------|-----------------------|--|--|--|--|
| Sheet Number | Sheet Title | | | | |
| 1 | Cover | | | | |
| 2 | Preliminary Site Plan | | | | |
| 3 | Existing Conditions | | | | |
| 4 | Utility Plan | | | | |
| 5 | Drainage Area Maps | | | | |

STANDARD PRELIMINARY PLAN NOTES

- This plan lies within the City of Pflugerville full purpose jurisdiction. Water and wastewater shall be provided by Southwest Water Company. No lot in this subdivision shall be
- occupied until connected to water and wastewater facilities. A 10-ft PUE shall be dedicated along all street frontage(s)
- Easements dedicated to the public shall also be subject to the terms and conditions of the Engineering Design Manual, as amended. The Grantor [property owner(s)], heirs, successors and assigns shall retain the obligation to maintain the surface of the easement property, including the obligation to regularly mow or cut back vegetation and to keep the surface of the easement property free of litter, debris, and trash.
- No improvements including but not limited to structures, fences, or landscaping shall be allowed in a public easement, except as approved by the City.
- The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for the placement, construction, installation, replacement, repair, maintenance, relocation,
- removal, operation and inspection of such drainage and utility facilities, and related appurtenances. (Commercial subdivision) A six (6) foot wide sidewalk shall be provided on both sides of street.
- (Applicable to new construction of streets) Streetlights shall be installed and in full working order with the public improvements. All streetlights shall be in conformance with all City of Pflugerville ordinances including but not limited to being downcast and full cut off type.
- This subdivision is subject to all City of Pflugerville ordinances or technical manuals related to Tree Preservation per City Ordinance # 1203-15-02-24 and City Resolution # 1224-09-08-25-8A.
- 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
- 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, as 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 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
- 16. No portion of this tract is within a flood hazard area as shown on the FEMA Flood Insurance Rate Map Panel # 48453C0260J for Travis County, effective 8/18/2014. L7. All proposed fences, walls and landscaping 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. L8. Wastewater and water systems shall conform to TCEQ (Texas Commission on Environmental Quality) and State Board of Insurance requirements. The owner understands and acknowledges that plat vacation or

replatting may be required at the owner's sole expense if plans to develop this subdivision do not comply

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 upon the adequacy of the work of the Design Engineer.

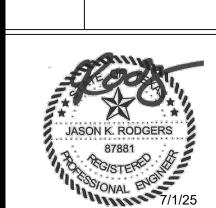
Bleyl Engineering and its associates will not be held responsible for the accuracy of the survey or for design errors or omissions resulting from survey inaccuracies.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

with such codes and requirements

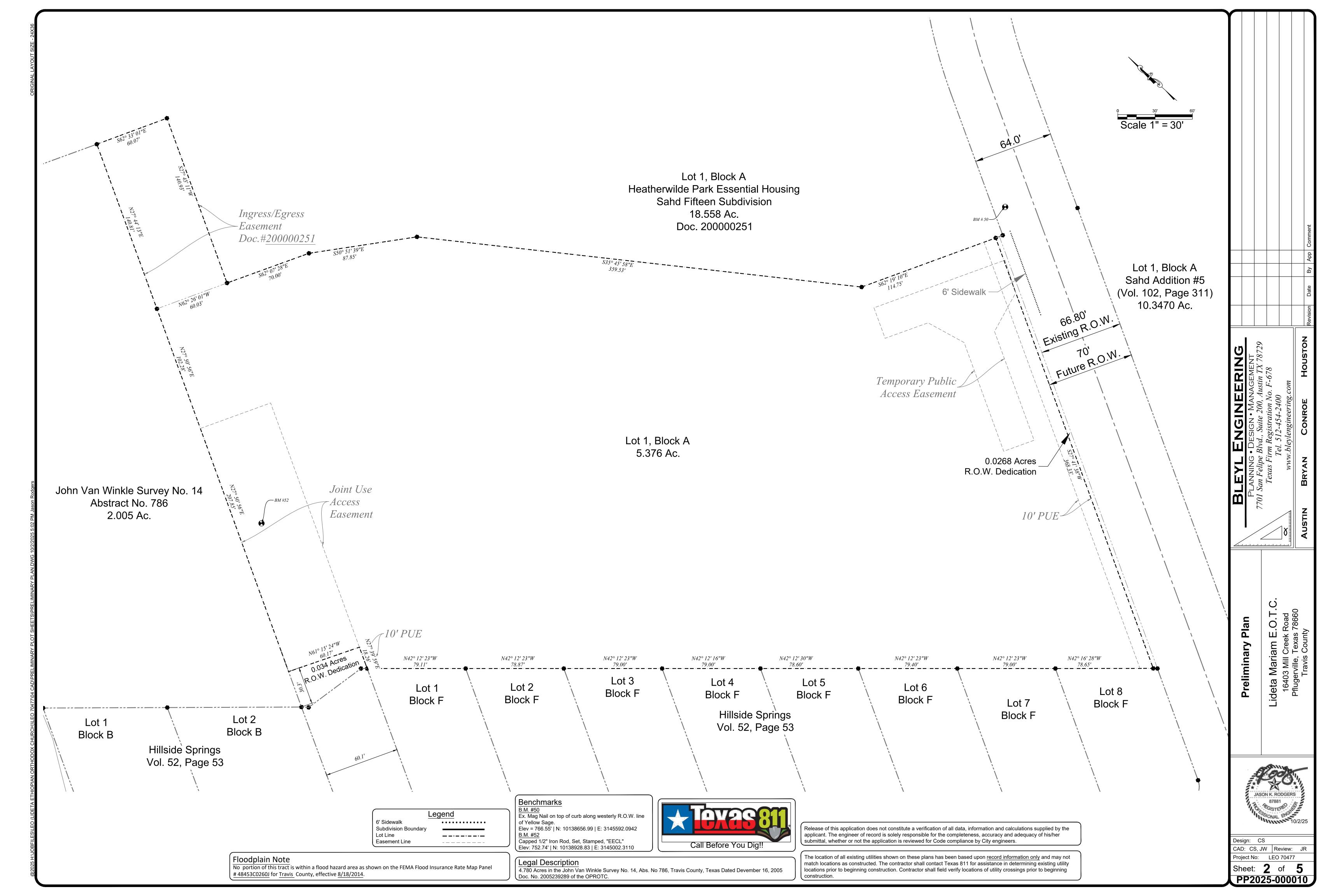
Free mitigation fees will be paid prior to any site disturbance or at final plat, whichever occurs first. Fiscal security for any protected tree planned for protection shall be provided prior to any site disturbance related permit.

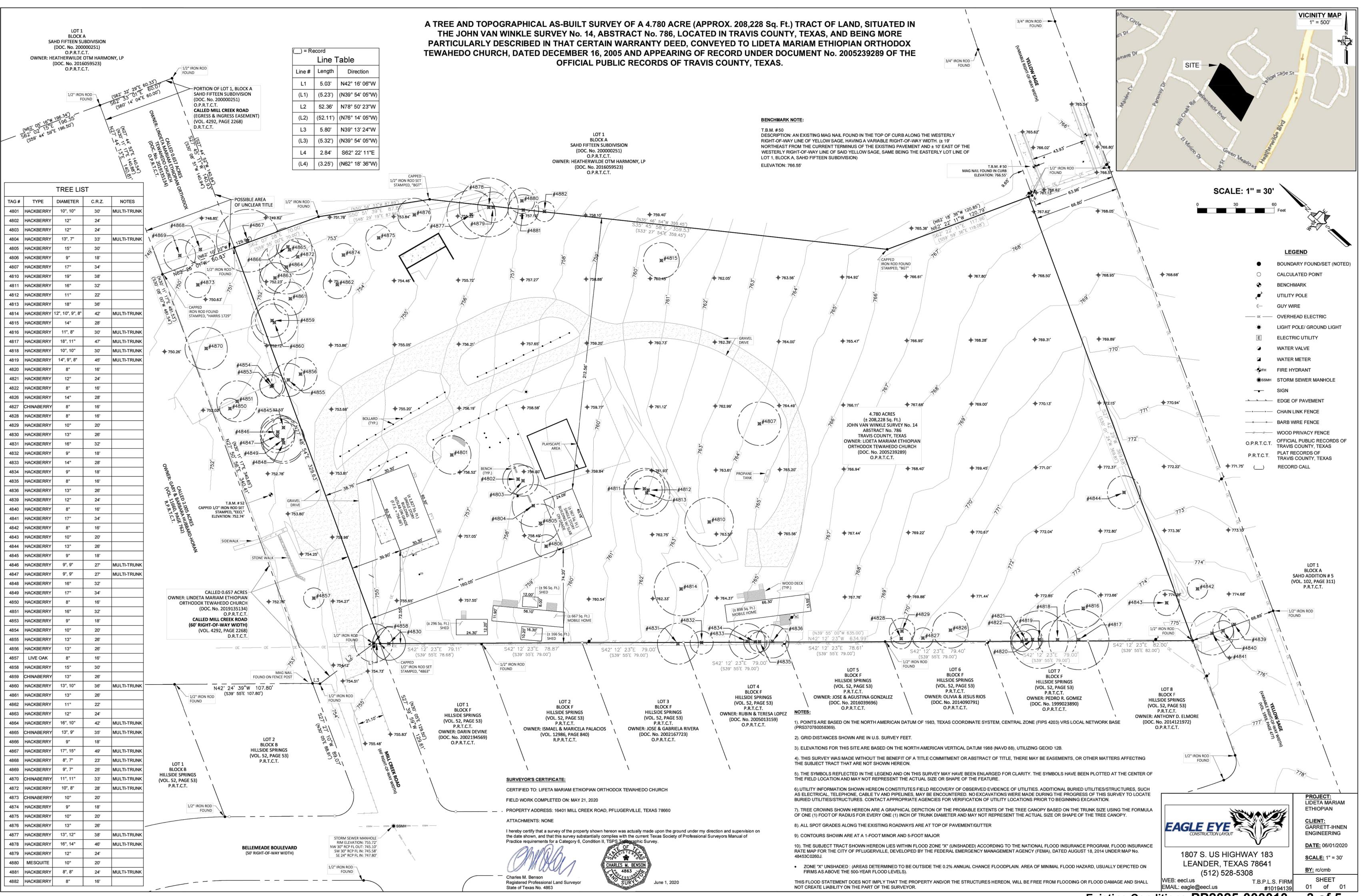
| Planning and Development Services Director, City of Pflugerville | Date |
|--|------|
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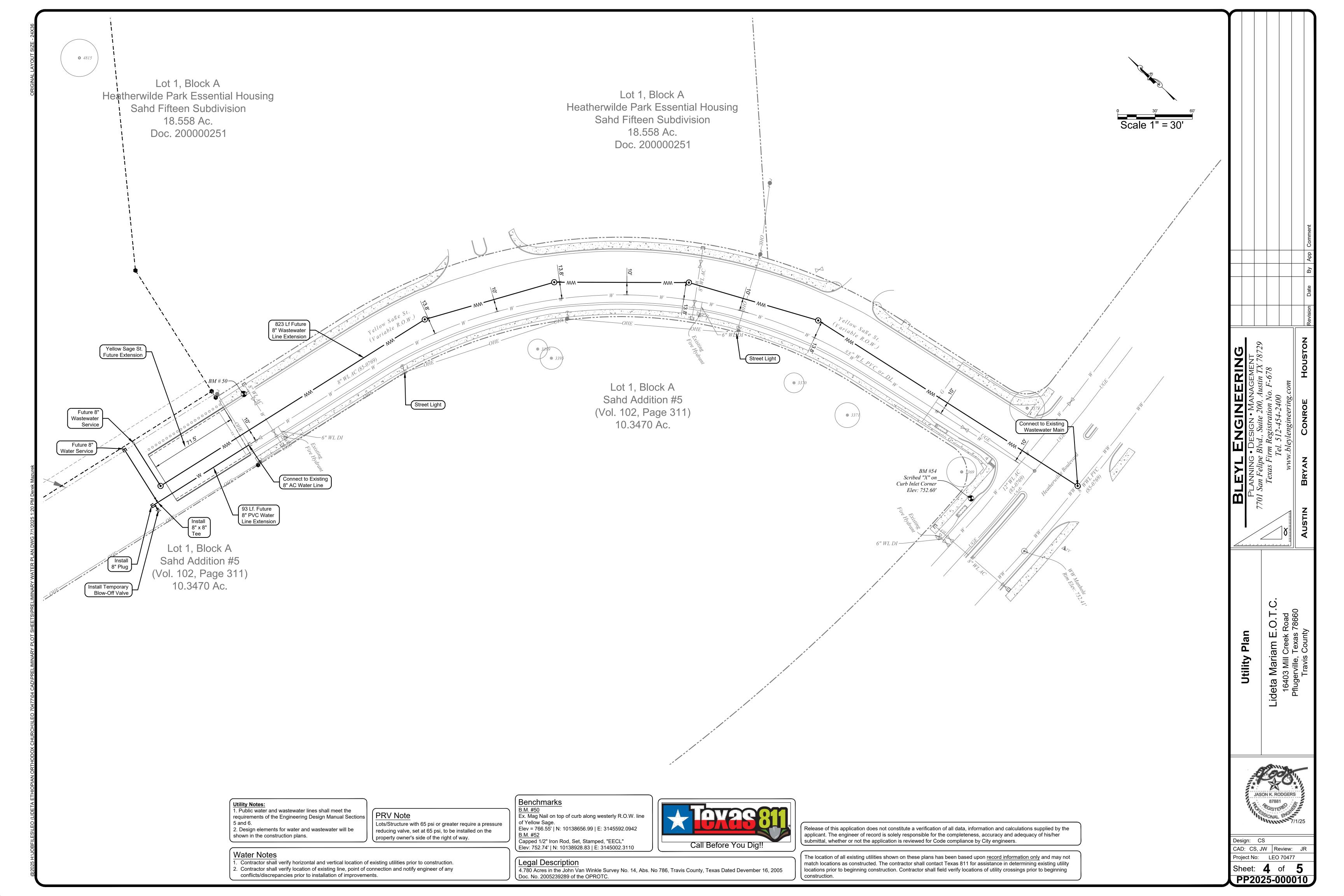


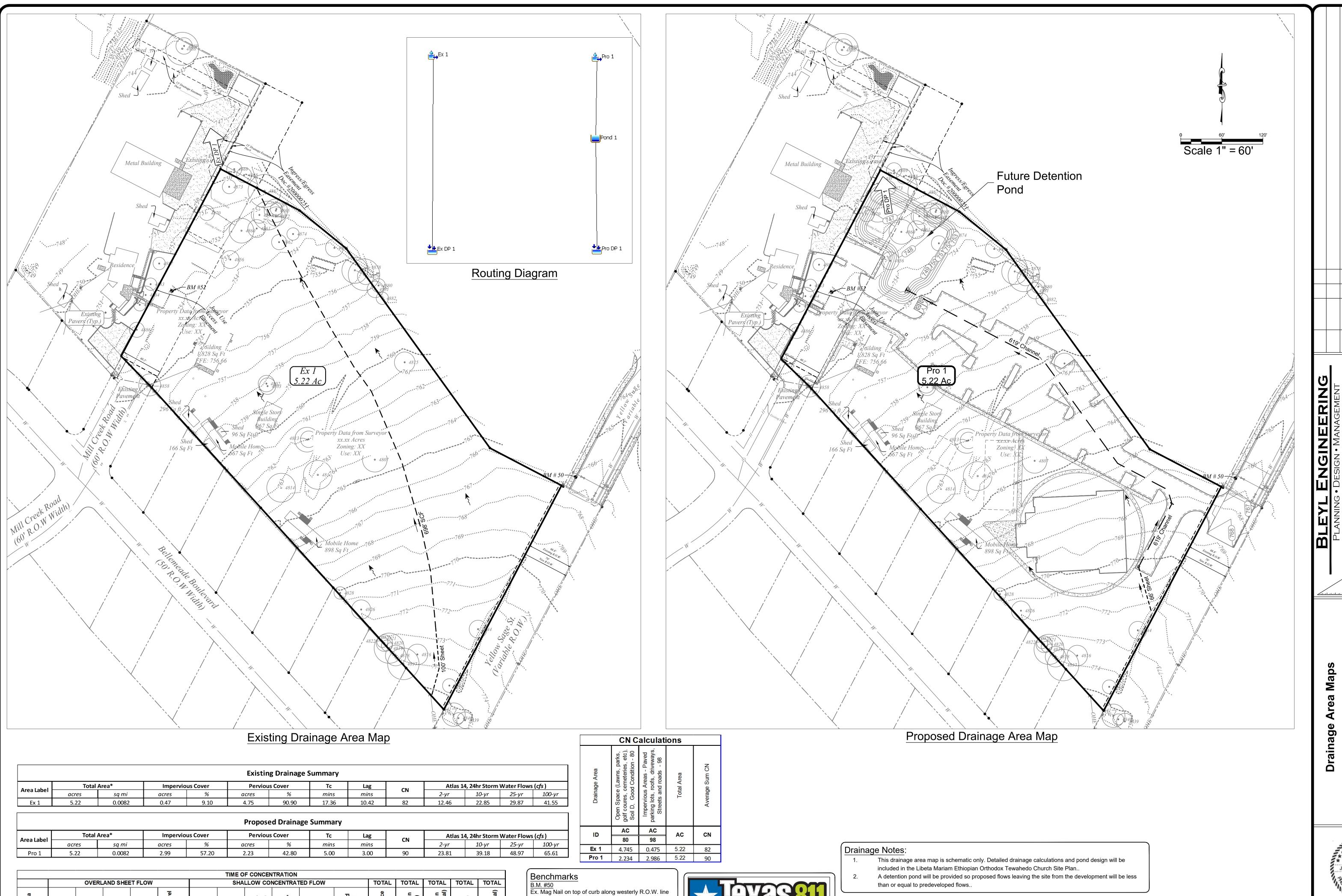
Design: CS CAD: CS, JW Review: JR

PP2025-000010









of Yellow Sage.

Legal Description

B.M. #52

0.150 100.00 4.06 0.0245 8.02

0.0320 698.00 Unpaved 6.96

Time of Concentration = 5 minutes (Developed)

1.25 9.34

798.00

17.36

17.36

5.00 5.00 3.00 3.00

10.42

Elev = 766.55' | N: 10138656.99 | E: 3145592.0942

Capped 1/2" Iron Rod, Set, Stamped, "EECL" Elev: 752.74' | N: 10138928.83 | E: 3145002.3110

4.780 Acres in the John Van Winkle Survey No. 14, Abs. No 786, Travis County, Texas Dated Devember 16, 2005 Doc. No. 2005239289 of the OPROTC.

Call Before You Dig!!

JASON K. RODGERS

87881

6/STERE
7/11/25

Lideta Mariam E 16403 Mill Creek Pflugerville, Texas Travis Cour

Design: CS
CAD: CS, JW Review: JR
Project No: LEO 70477

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Project No: LEO 70477

Sheet: 5 of 5

PP2025-000010

Release of this application does not constitute a verification of all data, information and calculations supplied by the

applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.