CITY APPROVED REVISION & CORRECTIONS					
No.	DESCRIPTION	REVISE (R), CORRECT (C), ADD (A), VOID (V), SHEET No.'s	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE

MURCHISON TRACT

PRELIMINARY PLAN ONLY

NOT FOR RECORDATION

2023-8-PP

CITY OF PFLUGERVILLE, TEXAS

JUNE 2024

SUBMITTALS

SUBMITTAL No.	DATE
1ST SUBMITTAL	05/01/2023
2ND SUBMITTAL	07/03/2023
3RD SUBMITTAL	08/28/2023
4TH SUBMITTAL	10/11/2023
5TH SUBMITTAL	03/18/2024
6TH SUBMITTAL	6/21/2024

ASSOCIATED STUDIES & REPORTS

PRELIMINARY ENGINEER'S REPORT PAPE-DAWSON ENGINEERS	MAY 2023
PRELIMINARY DRAINAGE REPORT PAPE-DAWSON ENGINEERS	JUNE 2023
WATER MODEL PAPE-DAWSON ENGINEERS	MAY 2023
WASTEWATER ANALYSIS PAPE-DAWSON ENGINEERS	MAY 2023
WILBARGER CREEK WATERSHED STUDY HALFF ASSOCIATES, INC	AUGUST 2021
PHASE 1 ESA ACI CONSULTING	FEBRUARY 2022

STREET TABLE

NAME	LENGTH (FT)	ROW (FT)	ROW (AC)
WINNIE MAE BEND	3021	50	3.53
GEORGEFIELD LANE	1412	50	1.67
EMMA EDGE LANE	524	50	0.58
GROVER LOUIS PLACE	203	50	0.39
SELMA ALVINA DRIVE	474	50	0.54
CHARLES CHRISTIAN ROAD	264	50	0.30
HENRY BRANCH PASS	1211	50	1.71
KEMBA LANE	525	50	0.62
KATHERINE LENA WAY	546	50	0.84
FUTURE MELBER LANE ROW DEDICATION	2851	40	2.75
CAMERON ROAD ROW DEDICATION	1312	30	0.89

LAND USE SUMMARY

BLOCKS		10
	ACREAGE	LOTS
RIGHT-OF-WAY (INTERNAL)	10.17	–
MELBER LANE ROW DEDICATION	2.75	–
CAMERON ROAD ROW DEDICATION	0.89	–
OPEN SPACE & EASEMENT	24.83	14
PUBLIC PARKLAND	31.38	1
SINGLE FAMILY LOTS	33.02	208
TOTAL	103.04	223

MURCHISON TRACT ZONING TABLE

LAND ZONE	ACREAGE
SF-R	21.35
SF-MU	40.84
PF	30.05
NS	6.80
A	4.00
TOTAL	103.04

SURVEY INFORMATION

BENCHMARK 10:
N: 10123632.4868'
E: 3170475.8854'
SET I.R. REDCAP
ELEV. 610.44'
NAVD88 GEOID12B

BENCHMARK 12:
N: 10124361.5839"
E: 3169124.1566'
SET I.R. REDCAP
ELEV. 617.15'
NAVD88 GEOID12B

BENCHMARK 11:
N: 10124098.7001'
E: 3169640.6629'
SET I.R. REDCAP
ELEV. 609.11'
NAVD88 GEOID12B

SURVEY REFERENCE:
NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011) 4203
COORDINATE SYSTEM OF TEXAS STATE PLANE CENTRAL ZONE
SCALE FACTOR OF 0.99990001 ABOUT ORIGIN (0,0) SURFACE TO GRID
NORTHING AND EASTING ARE BASED ON SURFACE COORDINATES

MURCHISON TRACT PARKLAND DEDICATION TABLE

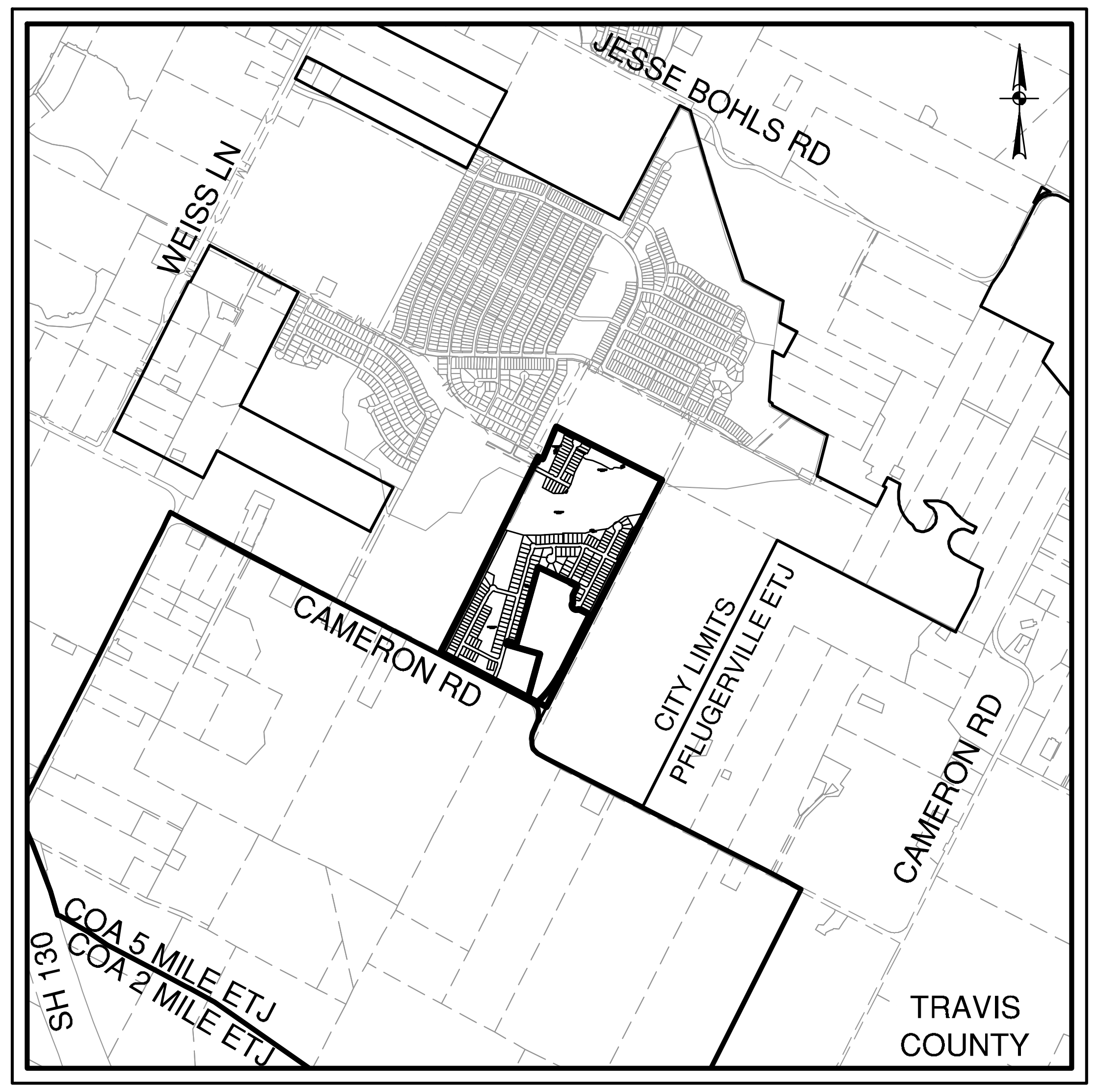
LOT TYPE	ACREAGE	LOTS	*PPU	PARKLAND REQUIRED PER UDC (ACREAGE)
SF-R	13.82	72	3.00	1.43
SF-MU	19.20	136	2.70	2.42
TOTAL	33.02	208		3.85

*PPU = PERSONS PER UNIT

TOTAL PUBLIC PARKLAND DEDICATED = 30.20 AC

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.
2. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE (FULL PURPOSE JURISDICTION).
3. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTILL CONNECTED TO WATER AND WASTEWATER FACILITIES.
4. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
5. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECTED 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.
6. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
7. 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.
8. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE LOCAL STREET(S).
9. A 6-FT SIDEWALK SHALL BE PROVIDED ALONG CAMERON ROAD AND FUTURE MELBER LANE.
10. 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.
11. 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.
12. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
13. 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.
14. 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.
15. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGN, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS FOR THE CITY OF PFLUGERVILLE.
16. 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.
17. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0295H EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND #48453C0290J EFFECTIVE DATE OF AUGUST 18, 2014 FOR THE CITY OF PFLUGERVILLE. LOMAR 18-06-0800P BECAME EFFECTIVE THROUGH THE PROJECT ON FEBRUARY 11, 2019.
18. 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.
19. 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.
20. DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF PFLUGERVILLE FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
21. PHASE 3 IMPROVEMENTS CANNOT BE ACCEPTED UNTIL THE REQUIRED ROADWAY CONNECTION TO EXISTING CAPERI DRIVE IS ACCEPTED. DEVELOPER WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS IN THE EVENT THAT THE CAMERON 96 CONSTRUCTION IS NOT APPROVED AND/OR ACCEPTED PRIOR TO PHASE 3 NEEDING ACCEPTANCE. THESE IMPROVEMENTS INCLUDE THE EXTENSION OF CAPERI DRIVE AND KEMBA LANE STREET AND SIDEWALK.
22. A SUBDIVISION WAIVER TO UDC 15.16.3 M, TO ALLOW KEMBA LANE TO EXCEED THE 600-FT MAXIMUM LENGTH, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 06, 2024.
23. THIS PROJECT MAY BE PHASED TO ALLOW UP TO 99 RESIDENTIAL LOTS/UNITS TO BE CONSTRUCTED WITH ACCESS PROVIDED EXCLUSIVELY VIA CAMERON ROAD. AT NO TIME MAY A FINAL PLAT CREATE 100 LOTS OR MORE, AS REQUIRED BY 15.16.3, STREETS OF THE UNIFIED DEVELOPMENT CODE.
24. ROADWAY IMPACT FEE WILL BE COLLECTED AT THE TIME OF PERMITTING IN ACCORDANCE WITH CHAPTER 152 OF THE CITY OF PFLUGERVILLE SUBDIVISION ORDINANCE.



LOCATION MAP

SCALE: 1" = 2000'

16250 CAMERON RD, TX 78660

PROPERTY ID: 706577 & 263846 & 747869

BEING A 103.04 ACRE (4,488,655 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT 162, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 125.15 ACRE TRACT OF LAND CALLED FIRST TRACT CONVEYED UNTO JACK AND WINNIE MAE MURCHISON FAMILY PARTNERSHIP, LTD. DESCRIBED IN EXHIBIT "A", SAVE AND EXCEPT THE CALLED 1.11 ACRE TRACT DESCRIBED AS MURCHISON RESIDENCE, TOGETHER WITH THE CALLED 30' WIDE ACCESS EASEMENT RECORDED IN COUNTY CLERK'S FILE NUMBER 2005003460 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING A PORTION OF A CALLED 7.140 ACRE TRACT OF LAND CALLED TRACT CONVEYED TO CE DEVELOPMENT, INC., RECORDED IN COUNTY CLERK'S FILE NUMBER 2015146187 OF SAID OFFICIAL PUBLIC RECORDS (O.P.R.T.C.T.). SAID 103.04 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD 83(2011) 4203.

OWNERS:

JACK AND WINNIE MAE MURCHISON FAMILY PARTNERSHIP, LTD.
501 OAKRIDGE DR.
PFLUGERVILLE, TEXAS 78660

CE DEVELOPMENT INC (1661768)
6713 GOLDEN BOUGH LANE
PFLUGERVILLE, TX 78660-6896

DEVELOPER:

PULTE GROUP
9401 AMBERGLEN BLVD. 1, SUITE 150
AUSTIN, TEXAS 78729

ENGINEER:

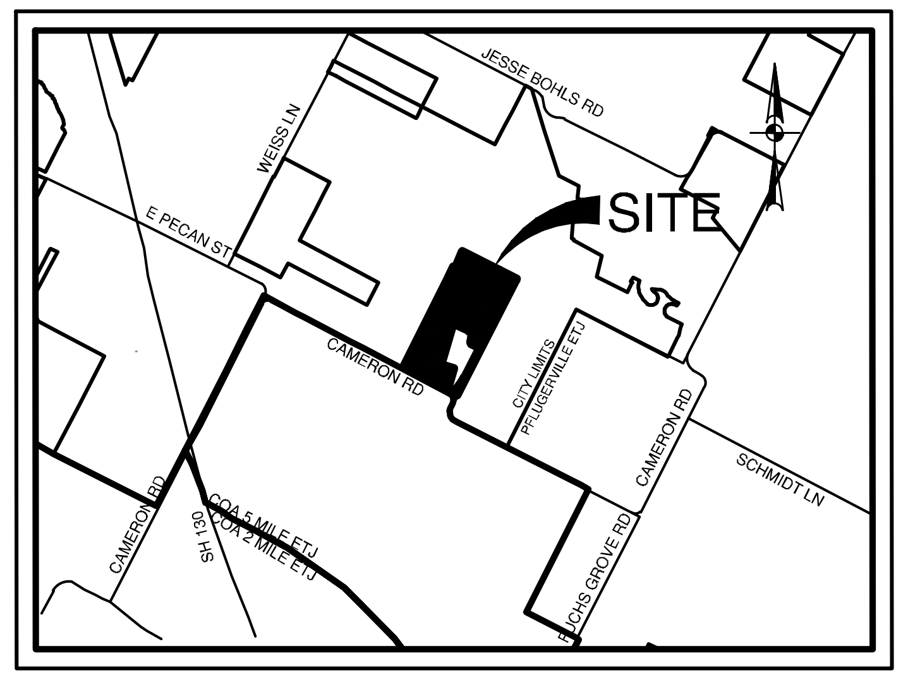
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY
BLDG 3, STE 200
AUSTIN, TEXAS 78759
(512) 454-8711

SURVEY:

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

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

PFLUGERVILLE



VICINITY MAP

SCALE: 1" = 5000'

Sheet List Table

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN
3	SUMMARY & LOT TABLES
4	DIMENSION CONTROL (1 of 2)
5	DIMENSION CONTROL (2 of 2)
6	EXISTING CONDITIONS & PROPOSED GRADING (1 of 2)
7	EXISTING CONDITIONS & PROPOSED GRADING (2 of 2)
8	UTILITY LAYOUT (1 of 2)
9	UTILITY LAYOUT (2 of 2)
10	EXISTING DRAINAGE
11	PROPOSED OVERALL DRAINAGE
12	ULTIMATE DRAINAGE STUDY (1 of 2)
13	ULTIMATE DRAINAGE STUDY (2 of 2)
14	DRAINAGE CALCULATION
15	TREE SURVEY (1 of 8)
16	TREE SURVEY (2 of 8)
17	TREE SURVEY (3 of 8)
18	TREE SURVEY (4 of 8)
19	TREE SURVEY (6 of 8)
20	TREE SURVEY (5 of 8)
21	TREE SURVEY (7 of 8)
22	TREE SURVEY (8 of 8)
23	TREE TABLES (1 of 3)
24	TREE TABLES (2 of 3)
25	TREE TABLES (3 of 3)
26	STREET LIGHT LAYOUT (1 of 2)
27	STREET LIGHT LAYOUT (2 of 2)

UTILITY PROVIDERS

AT&T TEXAS:
712 E. HUNTLAND DRIVE
AUSTIN, TEXAS 78752
(512)870-4766 / FAX (512)870-4711

ATMOS ENERGY CORPORATION
3110 N IH-35
ROUND ROCK, TEXAS 78681
(512)310-3856 / FAX (512)310-3880

CITY OF PFLUGERVILLE – PUBLIC WORKS DEPARTMENT
CONTACT: MATT WOODARD
15500 SUN LIGHT NEAR WAY #B
PFLUGERVILLE, TX 78691-0589
(512)990-6400

SUDDENLINK COMMUNICATIONS:
111 NORTH COLLAGE STREET
GEORGETOWN, TEXAS 78626
(512)563-7063 / FAX (512)869-2962

ONCOR
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
(512)244-5606

T.C.E.S.D. NO. 2.
PFLUGERVILLE FIRE DEPARTMENT
203 E. PECAN STREET
PFLUGERVILLE, TEXAS 78660
(512)251-2801

ENGINEER'S CERTIFICATION

I, DUSTIN GOSS, P.E. #91805, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS (MURCHISON TRACT PRELIMINARY PLAN) IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS ENCROACHED BY AN EFFECTIVE ZONE "AE" FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48453C0295H EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND 48453C0290J EFFECTIVE DATE OF AUGUST 18, 2014, AND THAT EACH LOT CONFORMS TO THE CITY OF PFLUGERVILLE REGULATIONS. LOMAR 18-06-0800P BECAME EFFECTIVE THROUGH THE PROJECT ON FEBRUARY 11, 2019.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT PFLUGERVILLE, TRAVIS COUNTY, TEXAS, THIS 26TH DAY OF JUNE, 2024.

Dan Goss

DUSTIN J. GOSS
91805

PAPE-DAWSON ENGINEERS
DUSTIN GOSS, P.E. # 91805
VICE PRESIDENT

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:

THAT I, PARKER GRAHAM, RPLS #5556, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

Parker J. Graham

PARKER GRAHAM
5556

PAPE-DAWSON ENGINEERS
PARKER GRAHAM, R.P.L.S. #5556
REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 27

MURCHISON TRACT PRELIMINARY PLAN ONLY

PD JOB NO. 51387-00

Date: Jun 26, 2024, 3:50pm User ID: NDante
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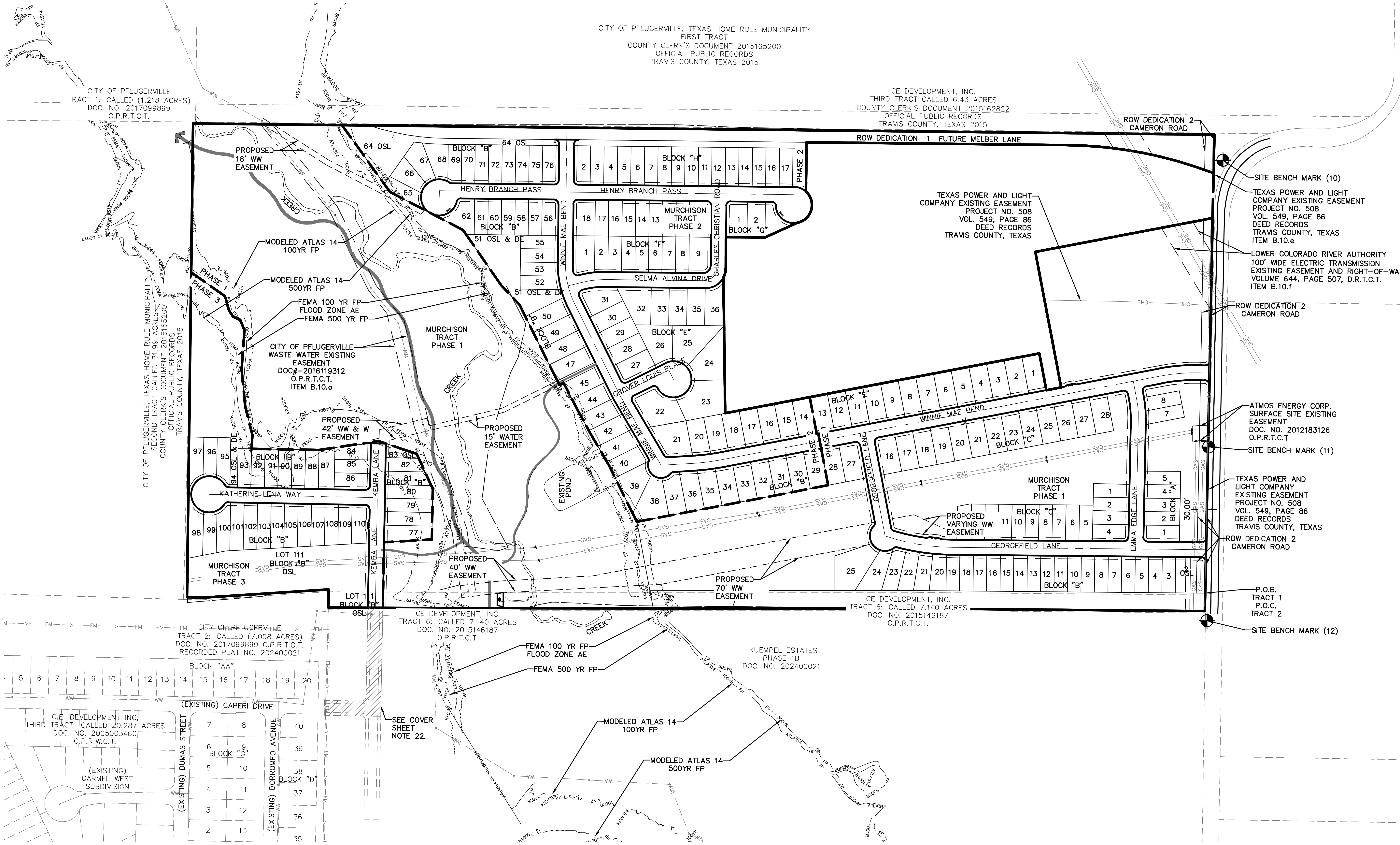

SCALE: 1"= 200'

0' 200' 400' 600'

LEGEND

━━━━	BOUNDARY
━ ━ ━ ━	PHASING BOUNDARY
━━━━	RIGHT-OF-WAY
─── ─ ───	ROAD CENTER LINE (CL)
────	LOT LINE
— FP — FEMA — 100YR —	FEMA 100YR FLOODPLAIN
— FP — FEMA — 500YR —	FEMA 500YR FLOODPLAIN
ATLAS14 — 100YR — FP	ATLAS 14 100YR FLOODPLAIN
— FP — 500YR —	ATLAS 14 500YR FLOODPLAIN
—GAS—GAS—	EXISTING GAS LINE
—OHE—OHE—	EXISTING OVERHEAD ELECTRIC LINE
LS/DE	LANDSCAPE BUFFER/ DRAINAGE ESMT
PUB PK	PUBLIC PARKLAND
OSL & DE	OPEN SPACE LOT & DRAINAGE ESMT
OSL	OPEN SPACE LOT
OSL & W/WW ESMT	OPEN SPACE LOT & WATER/WASTEWATER ESMT
▬	PROPOSED HIKE & BIKE TRAIL

NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. SEE SHEET 3 FOR LAND USE AND STREET SUMMARY TABLES, PARCEL LOT TABLES, AND SITE BOUNDARY CURVE TABLE.
3. OPEN SPACE LOTS ARE PRIVATE UNLESS DESCRIBED OTHERWISE.
4. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0295H EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND #48453C0290J EFFECTIVE DATE OF AUGUST 18, 2014 FOR THE CITY OF PFLUGERVILLE. LOMAR 18-06-0800P BECAME EFFECTIVE THROUGH THE PROJECT ON FEBRUARY 11, 2019.
5. REFER TO WILBARGER CREEK WATERSHED STUDY BY HALFF ASSOCIATES, INC. DATED AUGUST 2021.
6. PUBLIC PARK LOT TO BE OWNED AND MANAGED BY CITY OF PFLUGERVILLE.
7. ALL OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY HOA.

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
06/21/2024
Goss

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

OVERALL PRELIMINARY PLAN

CITY NO.	2023-8-PP
JOB NO.	51387-00
DATE	JUNE 2024
DESIGNER	NJD
CHECKED	AC
DRAWN	NJD
SHEET	2 of 27

Date: Jun 21, 2024, 10:21am User ID: NDante
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LOT TABLE: BLOCK A

PHASING	TYPE	LOT No.	SQFT	AC
PHASE 1	SF	1	6566	0.15
PHASE 1	SF	2	5400	0.12
PHASE 1	SF	3	5400	0.12
PHASE 1	SF	4	5400	0.12
PHASE 1	SF	5	5400	0.12
PHASE 1	OSL & DE	6	56989	1.31
PHASE 1	SF	7	5686	0.13
PHASE 1	SF	8	5453	0.13

LOT TABLE: BLOCK B

PHASING	TYPE	LOT No.	SQFT	AC
PHASE 1	OSL	1	110785	2.54
PHASE 1	OSL	2	12017	0.28
PHASE 1	SF	3	5400	0.12
PHASE 1	SF	4	5400	0.12
PHASE 1	SF	5	5400	0.12
PHASE 1	SF	6	5400	0.12
PHASE 1	SF	7	5400	0.12
PHASE 1	SF	8	5400	0.12
PHASE 1	SF	9	5400	0.12
PHASE 1	SF	10	5400	0.12
PHASE 1	SF	11	5400	0.12
PHASE 1	SF	12	5400	0.12
PHASE 1	SF	13	5400	0.12
PHASE 1	SF	14	5400	0.12
PHASE 1	SF	15	5400	0.12
PHASE 1	SF	16	5400	0.12
PHASE 1	SF	17	5400	0.12
PHASE 1	SF	18	5400	0.12
PHASE 1	SF	19	5401	0.12
PHASE 1	SF	20	6103	0.14
PHASE 1	SF	21	6151	0.14
PHASE 1	SF	22	6578	0.15
PHASE 1	SF	23	6776	0.16
PHASE 1	SF	24	8670	0.20
PHASE 1	SF	25	15471	0.36
PHASE 1	OSL & DE	26	215251	4.94
PHASE 1	SF	27	8702	0.20
PHASE 1	SF	28	7500	0.17
PHASE 2	SF	29	7500	0.17
PHASE 2	SF	30	7500	0.17
PHASE 2	SF	31	7500	0.17
PHASE 2	SF	32	7500	0.17
PHASE 2	SF	33	7500	0.17
PHASE 2	SF	34	7502	0.17
PHASE 2	SF	35	7629	0.18
PHASE 2	SF	36	8033	0.18
PHASE 2	SF	37	8035	0.18
PHASE 2	SF	38	11760	0.27
PHASE 2	SF	39	10129	0.23
PHASE 2	SF	40	7616	0.17
PHASE 2	SF	41	7500	0.17
PHASE 2	SF	42	7479	0.17
PHASE 2	SF	43	7394	0.17
PHASE 2	SF	44	7371	0.17
PHASE 2	SF	45	7459	0.17
PHASE 2	OSL & W ESMT	46	2111	0.05
PHASE 2	SF	47	8445	0.19
PHASE 2	SF	48	8445	0.19
PHASE 2	SF	49	8446	0.19
PHASE 2	SF	50	8472	0.19
PHASE 2	OSL & DE	51	31333	0.72
PHASE 2	SF	52	5937	0.14
PHASE 2	SF	53	5666	0.13
PHASE 2	SF	54	5625	0.13
PHASE 2	SF	55	5625	0.13
PHASE 2	SF	56	6552	0.15
PHASE 2	SF	57	5400	0.12
PHASE 2	SF	58	5400	0.12
PHASE 2	SF	59	5400	0.12
PHASE 2	SF	60	5400	0.12
PHASE 2	SF	61	5400	0.12
PHASE 2	SF	62	8477	0.19
PHASE 1	PUB PK	63	1367128	31.38
PHASE 2	OSL	64	32869	0.75
PHASE 2	SF	65	5934	0.14

LOT TABLE: BLOCK B

PHASING	TYPE	LOT No.	SQFT	AC
PHASE 2	SF	66	6805	0.16
PHASE 2	SF	67	7495	0.17
PHASE 2	SF	68	7466	0.17
PHASE 2	SF	69	5819	0.13
PHASE 2	SF	70	5850	0.13
PHASE 2	SF	71	5850	0.13
PHASE 2	SF	72	5850	0.13
PHASE 2	SF	73	5850	0.13
PHASE 2	SF	74	5850	0.13
PHASE 2	SF	75	5850	0.13
PHASE 2	SF	76	7102	0.16
PHASE 3	SF	77	8098	0.19
PHASE 3	SF	78	7157	0.16
PHASE 3	SF	79	7157	0.16
PHASE 3	SF	80	7127	0.16
PHASE 3	SF	81	6430	0.15
PHASE 3	SF	82	5460	0.13
PHASE 3	OSL	83	3257	0.07
PHASE 3	SF	84	5747	0.13
PHASE 3	SF	85	5400	0.12
PHASE 3	SF	86	6552	0.15
PHASE 3	SF	87	7103	0.16
PHASE 3	SF	88	5850	0.13
PHASE 3	SF	89	5850	0.13
PHASE 3	SF	90	5850	0.13
PHASE 3	SF	91	5850	0.13
PHASE 3	SF	92	5850	0.13
PHASE 3	SF	93	5850	0.13
PHASE 3	OSL & DE	94	92143	2.12
PHASE 3	SF	95	6792	0.16
PHASE 3	SF	96	5910	0.14
PHASE 3	SF	97	7651	0.18
PHASE 3	SF	98	8901	0.20
PHASE 3	SF	99	6326	0.15
PHASE 3	SF	100	6894	0.16
PHASE 3	SF	101	7186	0.16
PHASE 3	SF	102	7035	0.16
PHASE 3	SF	103	6885	0.16
PHASE 3	SF	104	6734	0.15
PHASE 3	SF	105	6583	0.15
PHASE 3	SF	106	6433	0.15
PHASE 3	SF	107	6282	0.14
PHASE 3	SF	108	6132	0.14
PHASE 3	SF	109	5981	0.14
PHASE 3	SF	110	7444	0.17
PHASE 3	OSL	111	97382	2.24

LOT TABLE: BLOCK C

PHASING	TYPE	LOT No.	SQFT	AC
PHASE 1	SF	1	5400	0.12
PHASE 1	SF	2	5400	0.12
PHASE 1	SF	3	5400	0.12
PHASE 1	SF	4	6695	0.15
PHASE 1	SF	5	5399	0.12
PHASE 1	SF	6	5399	0.12
PHASE 1	SF	7	5399	0.12
PHASE 1	SF	8	5399	0.12
PHASE 1	SF	9	5399	0.12
PHASE 1	SF	10	5399	0.12
PHASE 1	SF	11	5399	0.12
PHASE 1	SF	12	5399	0.12
PHASE 1	SF	13	5399	0.12
PHASE 1	SF	14	5494	0.13
PHASE 1	OSL	15	170192	3.91
PHASE 1	SF	16	8702	0.20
PHASE 1	SF	17	7500	0.17
PHASE 1	SF	18	7500	0.17
PHASE 1	SF	19	7500	0.17
PHASE 1	SF	20	7500	0.17
PHASE 1	SF	21	7500	0.17
PHASE 1	SF	22	7500	0.17
PHASE 1	SF	23	7500	0.17
PHASE 1	SF	24	7500	0.17
PHASE 1	SF	25	7500	0.17
PHASE 1	SF	26	7500	0.17
PHASE 1	SF	27	7500	0.17
PHASE 1	SF	28	7500	0.17

LOT TABLE: BLOCK D

PHASING	TYPE	LOT No.	SQFT	AC
PHASE 1	OSL & DE	1	241255	5.54

LOT TABLE: BLOCK E

PHASING	TYPE	LOT No.	SQFT	AC
PHASE 1	SF	1	7500	0.17
PHASE 1	SF	2	7500	0.17
PHASE 1	SF	3	7500	0.17
PHASE 1	SF	4	7500	0.17
PHASE 1	SF	5	7500	0.17
PHASE 1	SF	6	7500	0.17
PHASE 1	SF	7	7500	0.17
PHASE 1	SF	8	7500	0.17
PHASE 1	SF	9	7500	0.17
PHASE 1	SF	10	7500	0.17
PHASE 1	SF	11	7500	0.17
PHASE 1	SF	12	7500	0.17
PHASE 1	SF	13	7500	0.17
PHASE 2	SF	14	7500	0.17
PHASE 2	SF	15	7500	0.17
PHASE 2	SF	16	7500	0.17
PHASE 2	SF	17	7500	0.17
PHASE 2	SF	18	7500	0.17
PHASE 2	SF	19	7498	0.17
PHASE 2	SF	20	7353	0.17
PHASE 2	SF	21	12447	0.29
PHASE 2	SF	22	15412	0.35
PHASE 2	SF	23	17134	0.39
PHASE 2	SF	24	13835	0.32
PHASE 2	SF	25	14446	0.33
PHASE 2	SF	26	12082	0.28
PHASE 2	SF	27	8702	0.20
PHASE 2	SF	28	7500	0.17
PHASE 2	SF	29	7501	0.17
PHASE 2	SF	30	7500	0.17
PHASE 2	SF	31	9549	0.22
PHASE 2	SF	32	10478	0.24
PHASE 2	SF	33	7500	0.17
PHASE 2	SF	34	7500	0.17
PHASE 2	SF	35	7500	0.17
PHASE 2	SF	36	8489	0.19

LOT TABLE: BLOCK F

PHASING	TYPE	LOT No.	SQFT	AC
PHASE 2	SF	1	9217	0.21
PHASE 2	SF	2	5425	0.12
PHASE 2	SF	3	5400	0.12
PHASE 2	SF	4	5400	0.12
PHASE 2	SF	5	5400	0.12
PHASE 2	SF	6	5400	0.12
PHASE 2	SF	7	5400	0.12
PHASE 2	SF	8	5400	0.12
PHASE 2	SF	9	8566	0.20
PHASE 2	SF	10	8652	0.20
PHASE 2	SF	11	5400	0.12
PHASE 2	SF	12	5400	0.12
PHASE 2	SF	13	5400	0.12
PHASE 2	SF	14	5400	0.12
PHASE 2	SF	15	5400	0.12
PHASE 2	SF	16	5400	0.12
PHASE 2	SF	17	5400	0.12
PHASE 2	SF	18	8652	0.20

LOT TABLE: BLOCK G

PHASING	TYPE	LOT No.	SQFT	AC
PHASE 2	SF	1	8260	0.19
PHASE 2	SF	2	7121	0.16
PHASE 2	OSL	3	5591	0.13

LOT TABLE: BLOCK H

PHASING	TYPE	LOT No.	SQFT	AC
PHASE 2	LS/DE	1	15452	0.35
PHASE 2	SF	2	7102	0.16
PHASE 2	SF	3	5850	0.13
PHASE 2	SF	4	5850	0.13
PHASE 2	SF	5	5850	0.13
PHASE 2	SF	6	5850	0.13
PHASE 2	SF	7	5850	0.13
PHASE 2	SF	8	5850	0.13
PHASE 2	SF	9	5850	0.13
PHASE 2	SF	10	5850	0.13
PHASE 2	SF	11	5850	0.13
PHASE 2	SF	12	5850	0.13
PHASE 2	SF	13	5850	0.13
PHASE 2	SF	14	5850	0.13
PHASE 2	SF	15	5850	0.13
PHASE 2	SF	16	5850	0.13
PHASE 2	SF	17	5850	0.13
PHASE 1	SF	18	6036	0.14

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	60.00'	128°40'54"	S47°20'27"E	108.17'	134.76'
C2	65.00'	027°27'59"	S49°17'02"E	30.86'	31.16'
C3	15.00'	089°24'27"	S17°48'30"E	21.10'	23.41'
C4	15.00'	090°35'33"	N72°11'30"E	21.32'	23.72'
C5	15.00'	090°35'33"	S72°11'30"W	21.32'	23.72'
C6	15.00'	089°24'27"	S17°48'30"E	21.10'	23.41'
C7	15.00'	050°04'31"	N15°58'43"E	12.70'	13.11'
C8	15.00'	062°32'06"	S74°17'22"W	15.57'	16.37'
C9	15.00'	052°01'12"	S48°25'58"E	13.16'	13.62'
C10	15.00'	090°00'00"	N72°29'17"E	21.21'	23.56'
C11	15.00'	090°00'00"	S17°30'43"E	21.21'	23.56'
C12	15.00'	090°00'00"	N29°26'35"W	21.21'	23.56'
C13	15.00'	090°00'00"	S60°33'25"W	21.21'	23.56'
C14	15.00'	090°00'00"	N29°26'35"W	21.21'	23.56'
C15	15.00'	090°00'00"	N60°33'25"E	21.21'	23.56'
C16	625.00'	001°43'37"	S16°25'14"W	18.84'	18.84'
C17	575.00'	002°23'41"	N15°33'25"E	24.03'	24.03'
C18	15.00'	046°23'50"	N00°14'05"W	11.82'	12.15'
C19	15.00'	062°51'32"	S54°23'36"W	15.64'	16.46'
C20	15.00'	038°16'33"	S75°02'22"E	9.84'	10.02'
C21	325.00'	001°36'17"	S86°37'31"W	9.10'	9.10'
C22	325.00'	002°35'14"	N88°43'16"E	14.67'	14.68'
C23	15.00'	094°10'38"	N47°05'19"W	21.97'	24.66'
C24	15.00'	086°10'34"	N43°05'17"E	20.49'	22.56'
C25	60.00'	023°28'43"	S11°19'24"W	24.42'	24.59'
C26	15.00'	090°00'54"	S45°00'27"W	21.22'	23.57'
C27	325.00'	004°50'01"	S81°07'55"E	27.41'	27.42'
C28	15.00'	097°12'35"	N37°48'22"W	22.51'	25.45'
C29	15.00'	090°19'12"	S56°20'44"W	21.27'	23.65'
C30	25.00'	089°59'53"	S18°01'05"E	35.35'	39.27'
C31	15.00'	090°00'07"	N71°58'55"E	21.21'	23.56'
C32	15.00'	089°59'53"	N18°01'05"W	21.21'	23.56'
C33	15.00'	086°10'39"	S70°04'11"W	20.49'	22.56'
C34	60.00'	011°31'29"	N72°33'30"W	12.05'	12.07'
C35	15.00'	089°59'53"	N18°01'05"W	21.21'	23.56'
C36	15.00'	090°00'07"	S71°58'55"W	21.21'	23.56'
C37	15.00'	089°59'59"	N18°01'02"W	21.21'	23.56'
C38	15.00'	089°59'47"	N71°59'06"E	21.21'	23.56'
C39	15.00'	089°59'52"	S18°01'05"E	21.21'	23.56'
C40	15.00'	090°00'08"	N71°58'55"E	21.21'	23.56'
C41	15.00'	076°17'16"	N11°09'46"W	18.53'	19.97'
C42	60.00'	020°47'41"	N38°54'34"W	21.66'	21.78'
C43	15.00'	033°56'24"	S43°57'04"W	8.76'	8.89'
C44	60.00'	006°15'57"	S57°47'17"W	6.56'	6.56'
C45	15.00'	090°00'00"	S17°33'33"E	21.21'	23.56'
C46	15.00'	090°00'00"	N72°26'27"E	21.21'	23.56'
C47	15.00'	057°42'42"	N01°24'54"W	14.48'	15.11'
C48	15.00'	057°49'35"	S56°21'15"W	14.50'	15.14'

LOT TABLE LEGEND

OSL	OPEN SPACE LOT
OSL & W/WW ESMT	OPEN SPACE LOT & WATER/WASTEWATER EASEMENT
LS/DE	LANDSCAPE BUFFER/DRAINAGE EASEMENT
OSL & DE	OPEN SPACE LOT & DRAINAGE EASEMENT
PUB PK	PUBLIC PARKLAND
SF	SINGLE FAMILY

STREET TABLE

NAME	LENGTH (FT)	ROW (FT)	ROW (AC)
WINNIE MAE BEND	3021	50	3.53
GEORGEFIELD LANE	1412	50	1.67
EMMA EDGE LANE	524	50	0.58
GROVER LOUIS PLACE	203	50	0.39
SELMA ALVINA DRIVE	474	50	0.54
CHARLES CHRISTIAN ROAD	264	50	0.30
HENRY BRANCH PASS	1211	50	1.71
KEMBA LANE	525	50	0.62
KATHERINE LENA WAY	546	50	0.84
FUTURE MELBER LANE ROW DEDICATION	2851	40	2.75
CAMERON ROAD ROW DEDICATION	1312	30	0.89

LAND USE SUMMARY

BLOCKS		10
	ACREAGE	LOTS
RIGHT-OF-WAY (INTERNAL)	10.17	–
MELBER LANE ROW DEDICATION	2.75	–
CAMERON ROAD ROW DEDICATION	0.89	–
OPEN SPACE & EASEMENT	24.83	14
PUBLIC PARKLAND	31.38	1
SINGLE FAMILY LOTS	33.02	208
TOTAL	103.04	223

PHASING AND LOT COUNTS

SECTION NAME	AREA (ACRES)	SINGLE FAMILY LOTS	PUBLIC PARKLAND LOTS	OPEN SPACE & EASEMENTS LOTS	ROW (INTERNAL) (ACRES)	ROW DEDICATION (ACRES)
PHASE 1	65.19	72	1	6	3.78	0.89
PHASE 2	27.16	104	0	5	4.95	2.75
PHASE 3	10.69	32	0	3	1.44	0
TOTAL	103.04	208	1	14	10.17	3.64

NO.	REVISION	DATE

DUSTIN J. GOSS
91805
06/21/2024

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

SUMMARY & LOT TABLES

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 3 of 27

Date: Jun 21, 2024, 9:23am User ID: NDante
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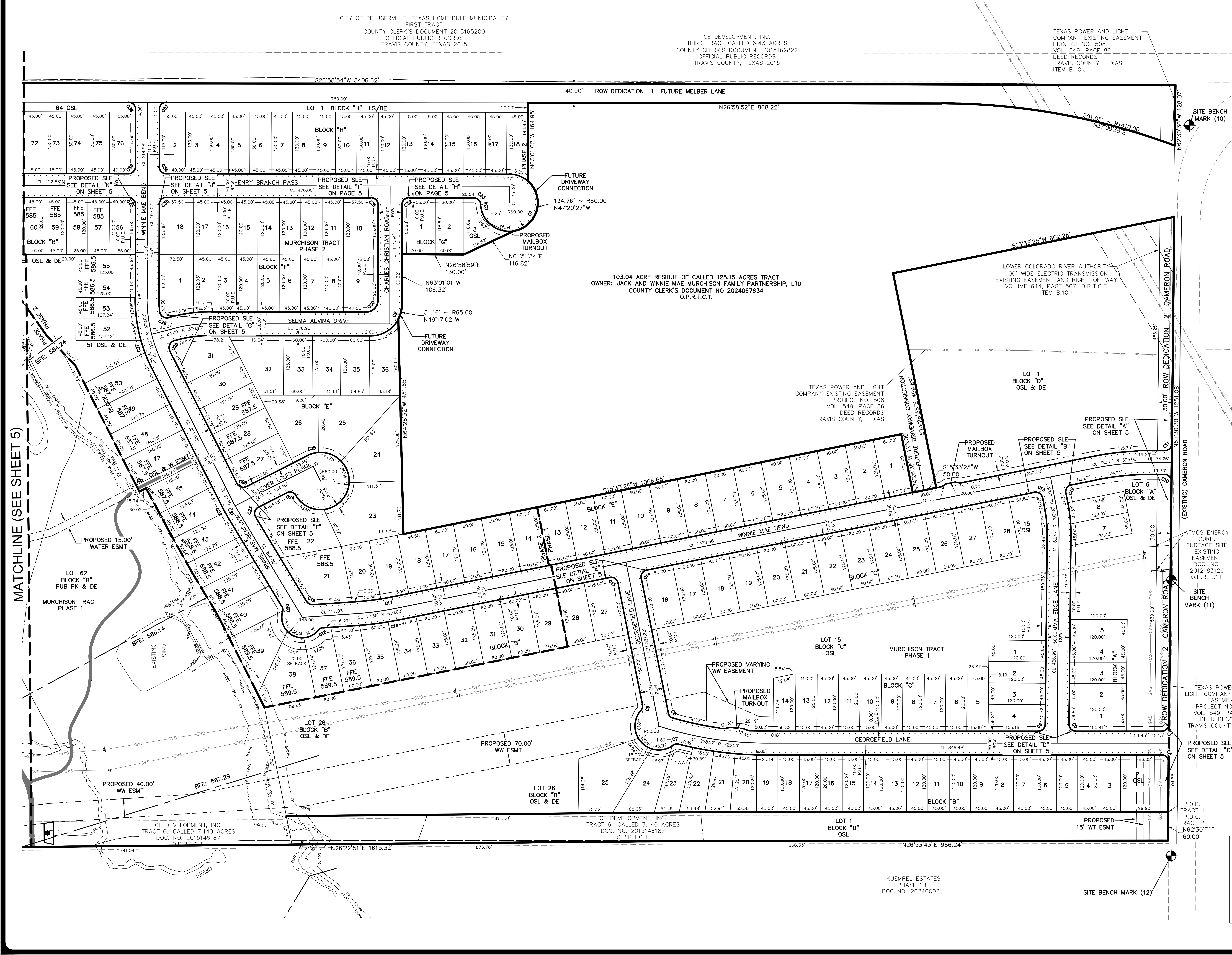

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

▬	BOUNDARY
▬	RIGHT-OF-WAY
— — —	ROAD CENTER LINE (CL)
———	LOT LINE
— — — —	EASEMENT (ESMT)
· · · · · · ·	4' SIDEWALK ALONG LOCAL STREETS
—GAS—GAS—	EXISTING GAS LINE
—OHE—OHE—	EXISTING OVERHEAD ELECTRIC LINE
– FP — FEMA — 100YR —	FEMA 100YR FLOODPLAIN
– FP — FEMA — 500YR —	FEMA 500YR FLOODPLAIN
ATLAS14 — 100YR — FP	ATLAS 14 100YR FLOODPLAIN
— FP — 500YR —	ATLAS 14 500YR FLOODPLAIN
LS/DE	LANDSCAPE BUFFER/ DRAINAGE ESMT
PUB PK	PUBLIC PARKLAND
OSL & DE	OPEN SPACE LOT & DRAINAGE ESMT
OSL	OPEN SPACE LOT
OSL & W/WW ESMT	OPEN SPACE LOT & WATER/WASTEWATER ESMT
SLE	SIGHT LINE EASEMENT
PAE	PUBLIC ACCESS EASEMENT
▨	PROPOSED HIKE & BIKE TRAIL
⊠	PROPOSED NEIGHBORHOOD MAIL BOX

NOTES

1. SEE SHEET 3 – SUMMARY & LOT TABLES FOR LAND USE AND STREET SUMMARY TABLES, PARCEL LOT TABLES, AND SITE BOUNDARY CURVE TABLE.
2. OPEN SPACE LOTS ARE PRIVATE UNLESS DESCRIBED OTHERWISE.
3. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0295H EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND #48453C0290J EFFECTIVE DATE OF AUGUST 18, 2014 FOR THE CITY OF PFLUGERVILLE. LOMAR 18-06-0800P BECAME EFFECTIVE THROUGH THE PROJECT ON FEBRUARY 11, 2019.
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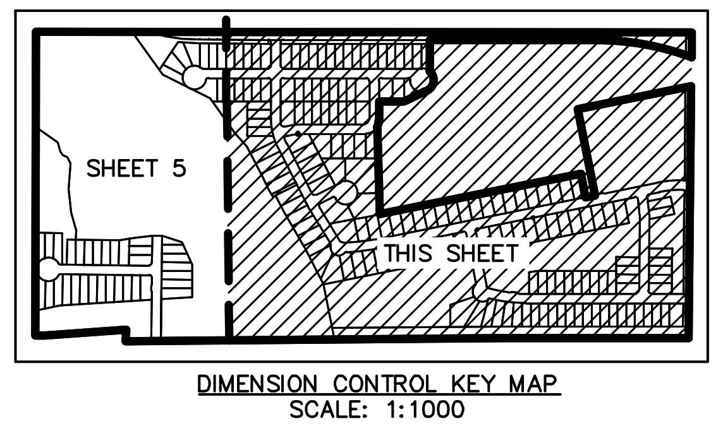

DIMENSION CONTROL KEY MAP
SCALE: 1:1000

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
06/21/2024
Dustin Goss

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

DIMENSION CONTROL (1 OF 2)

CITY NO. 2023-8-PP
JOB NO. 51387–00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 4 of 27

Date: Jun 21, 2024, 9:24am User ID: NDante
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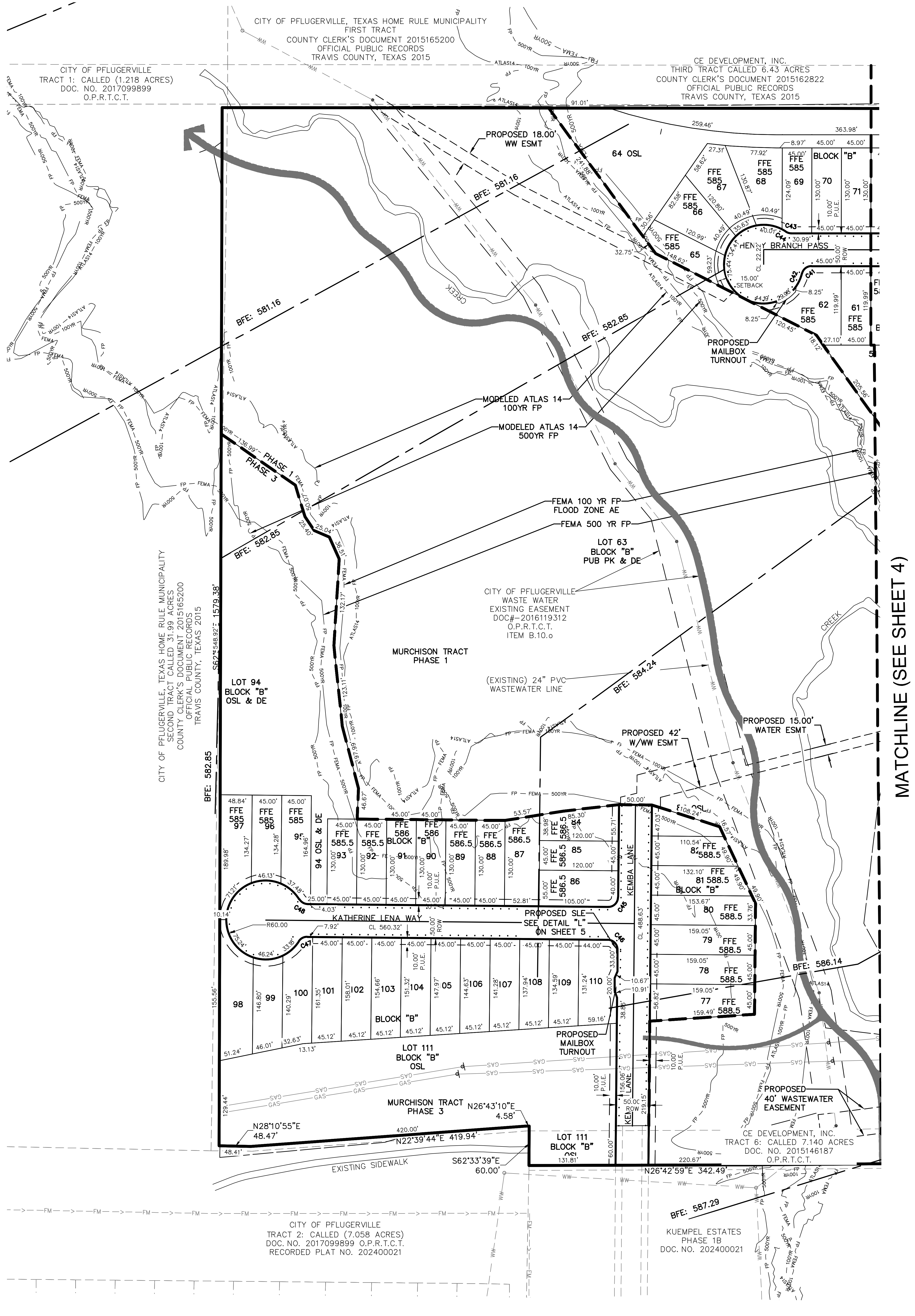

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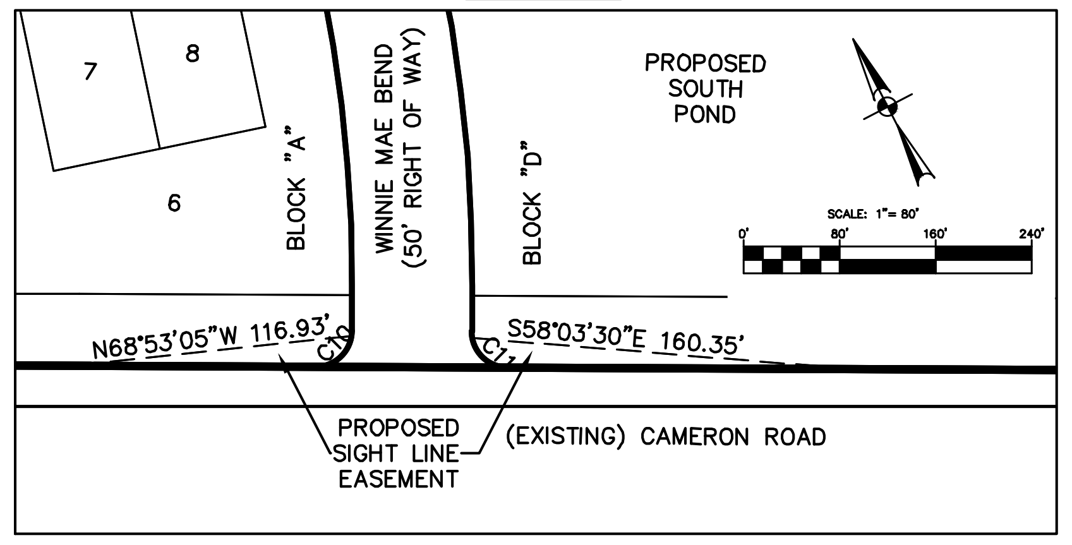

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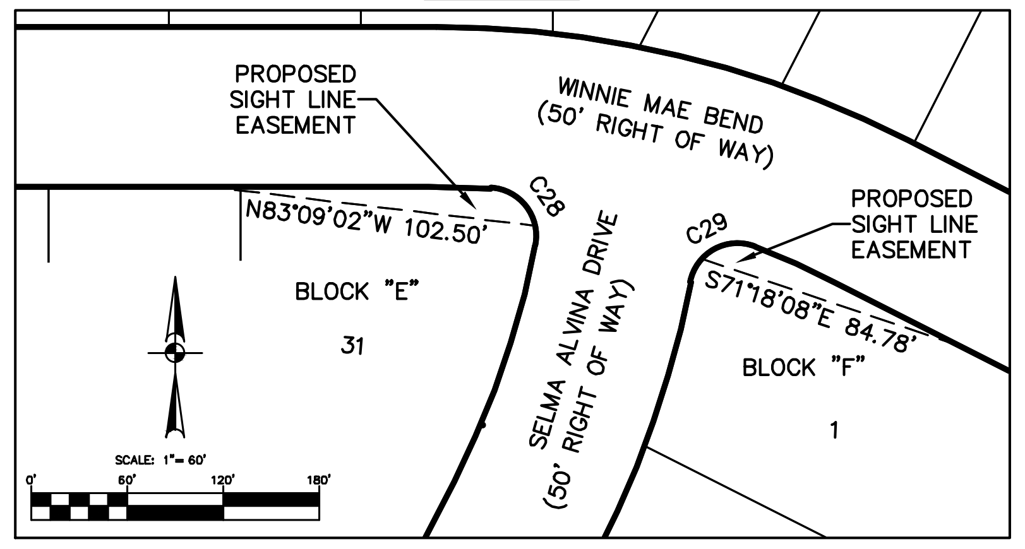

SCALE: 1"= 100'

0' 100' 200' 300'

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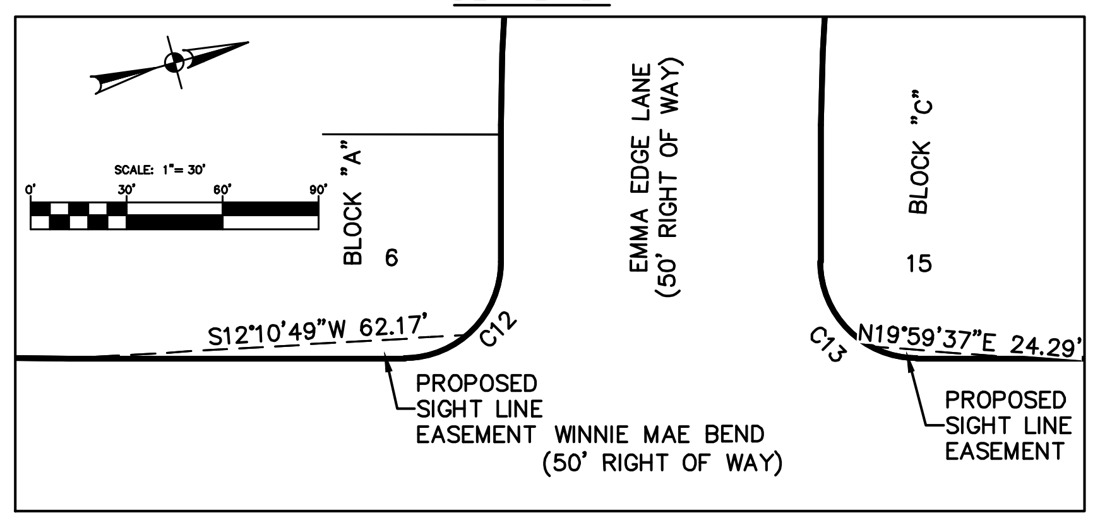

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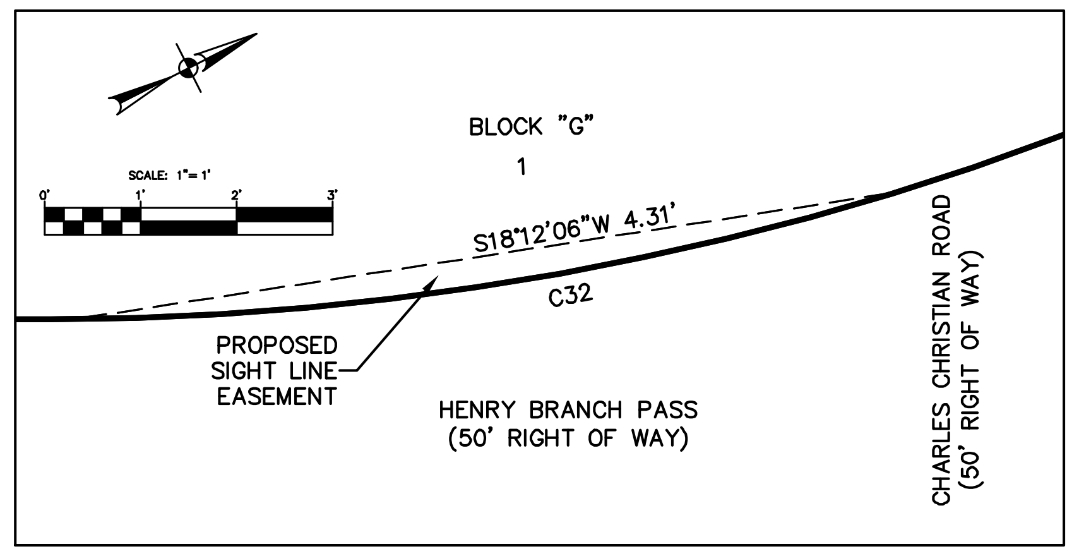

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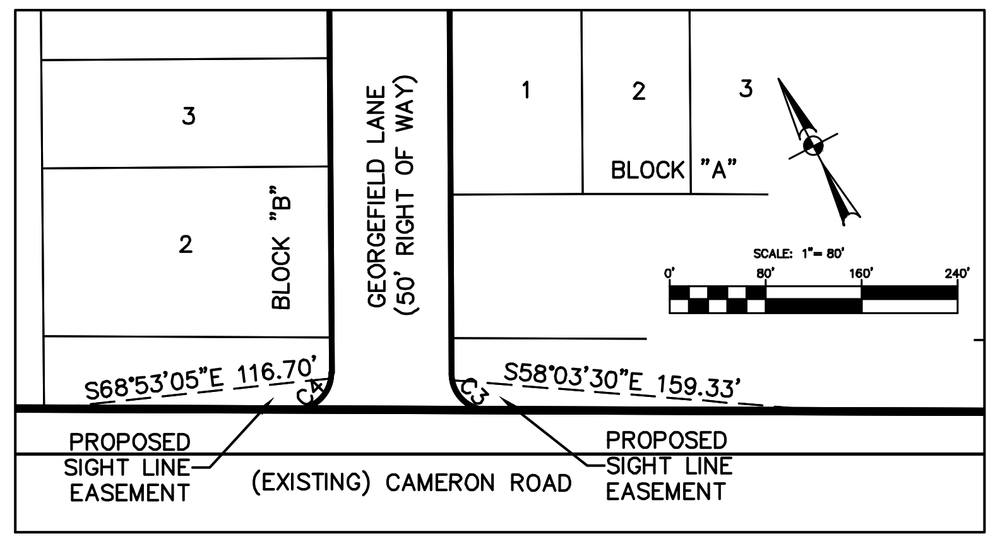

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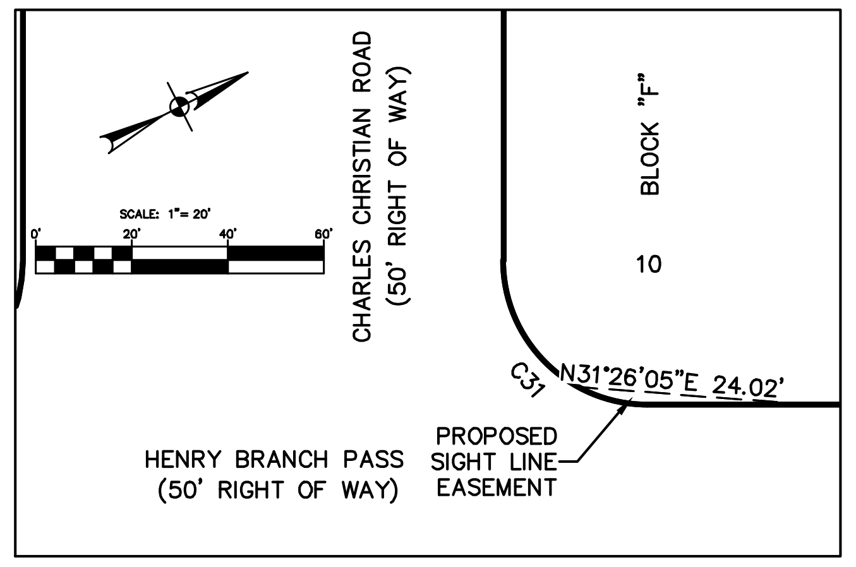

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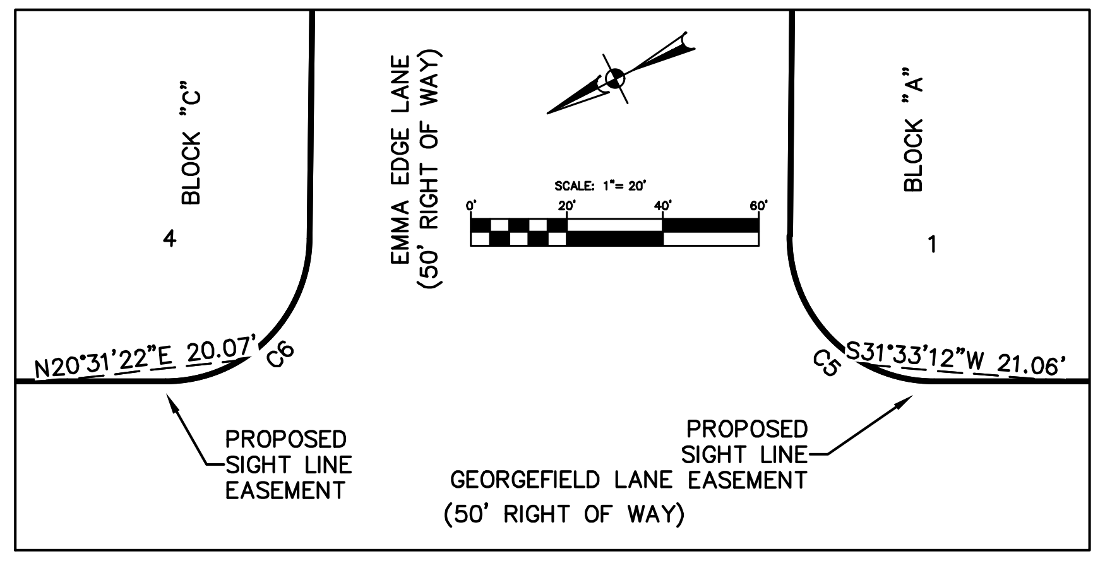

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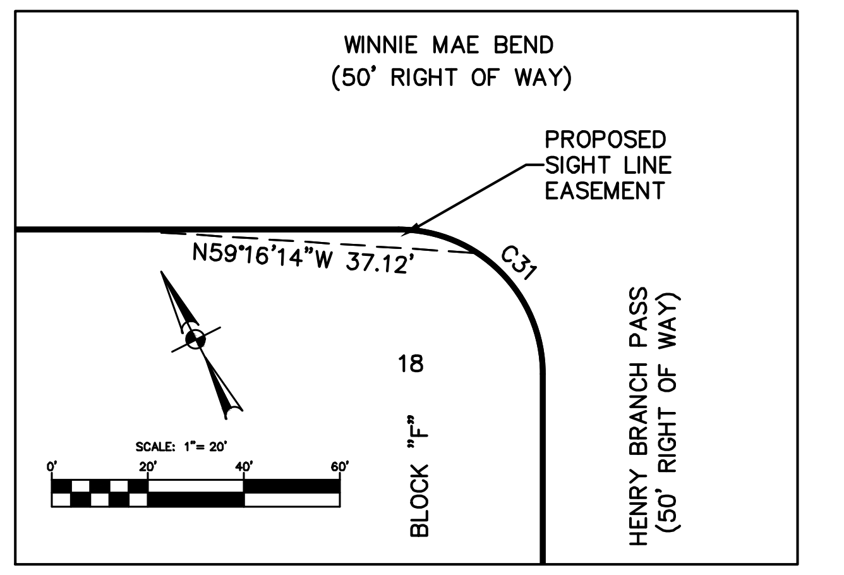

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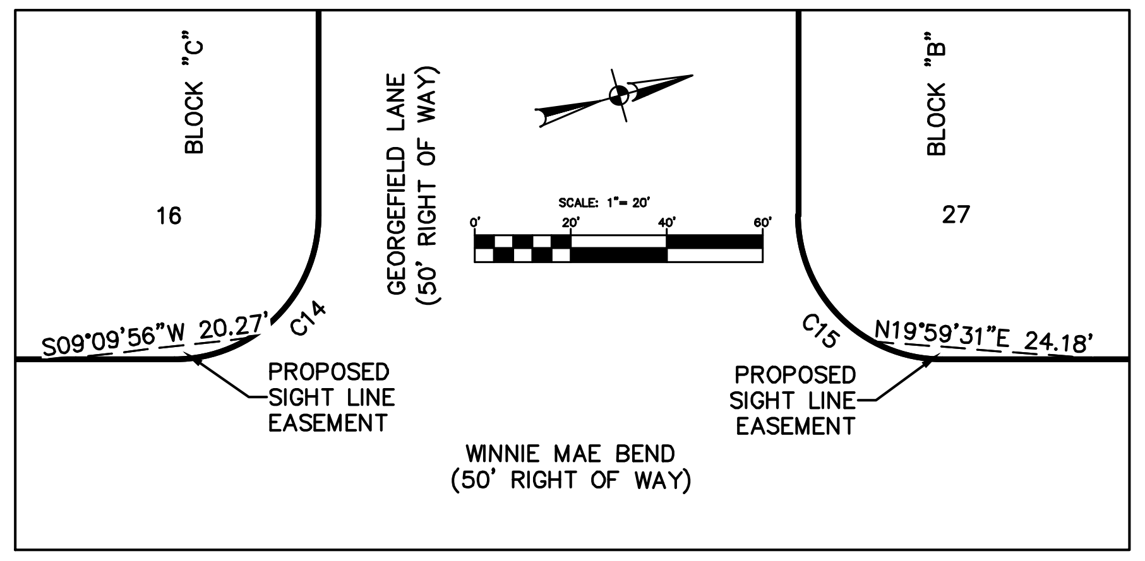

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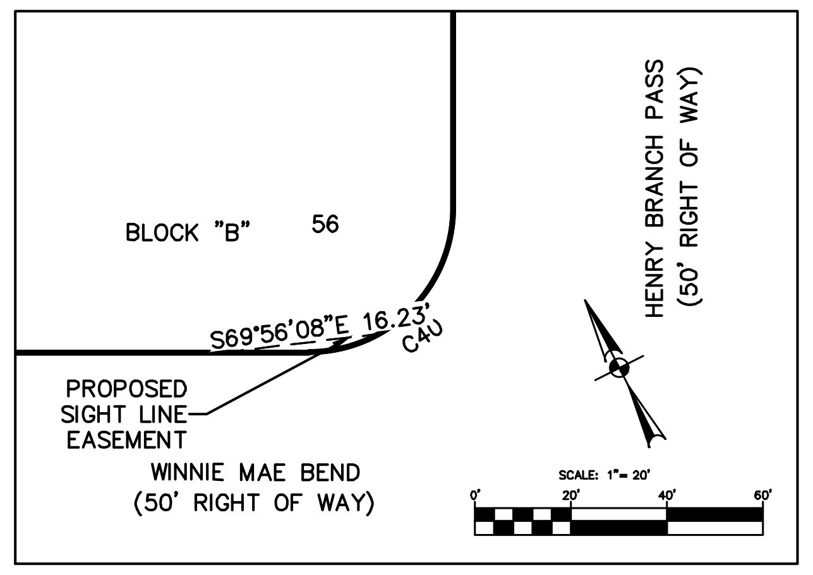

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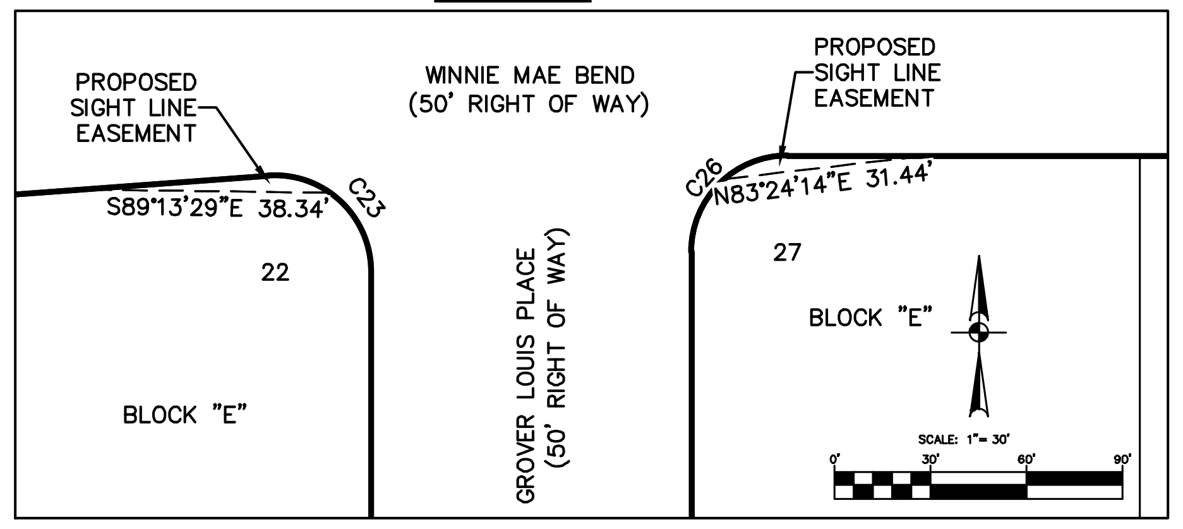

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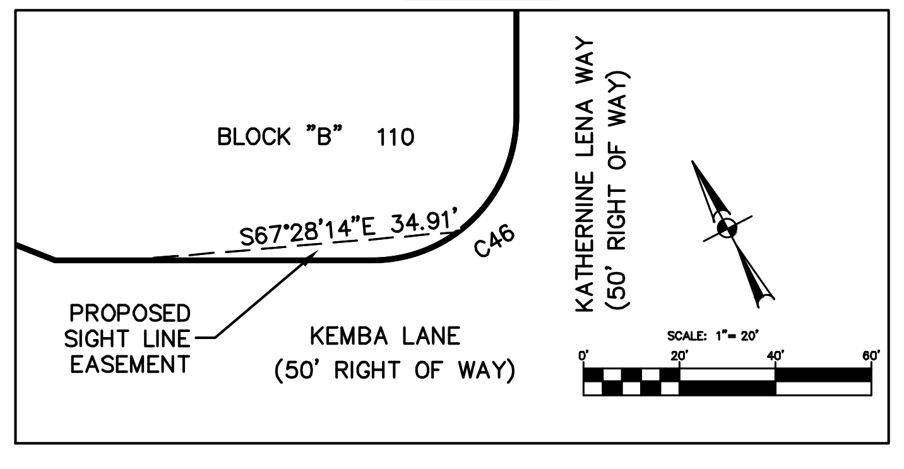

LEGEND

▬▬▬	BOUNDARY
▬ ▬ ▬	PHASING BOUNDARY
▬▬▬	RIGHT-OF-WAY
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———	LOT LINE
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– FP — FEMA — 100YR —	FEMA 100YR FLOODPLAIN
– FP — FEMA — 500YR —	FEMA 500YR FLOODPLAIN
ATLAS14 — 100YR — FP	ATLAS 14 100YR FLOODPLAIN
— FP — 500YR —	ATLAS 14 500YR FLOODPLAIN
LS/DE	LANDSCAPE BUFFER/ DRAINAGE ESMT
PUB PK	PUBLIC PARKLAND
OSL & DE	OPEN SPACE LOT & DRAINAGE ESMT
OSL	OPEN SPACE LOT
OSL & W/WW ESMT	OPEN SPACE LOT & WATER/WASTEWATER ESMT
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⊠	PROPOSED NEIGHBORHOOD MAIL BOX

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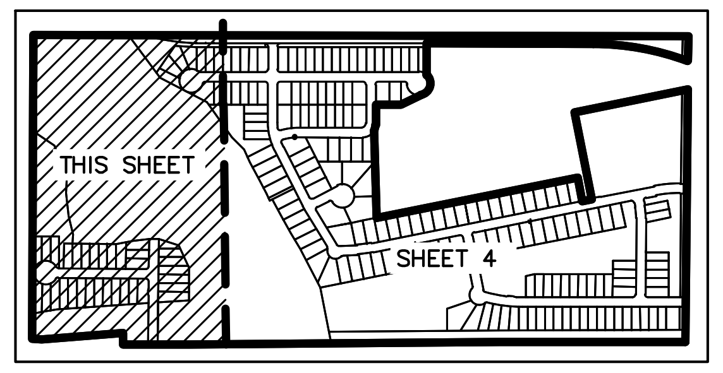
6. ALL OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY HOA.



DIMENSION CONTROL KEY MAP
SCALE: 1:1000

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
06/21/2024
Dustin Goss

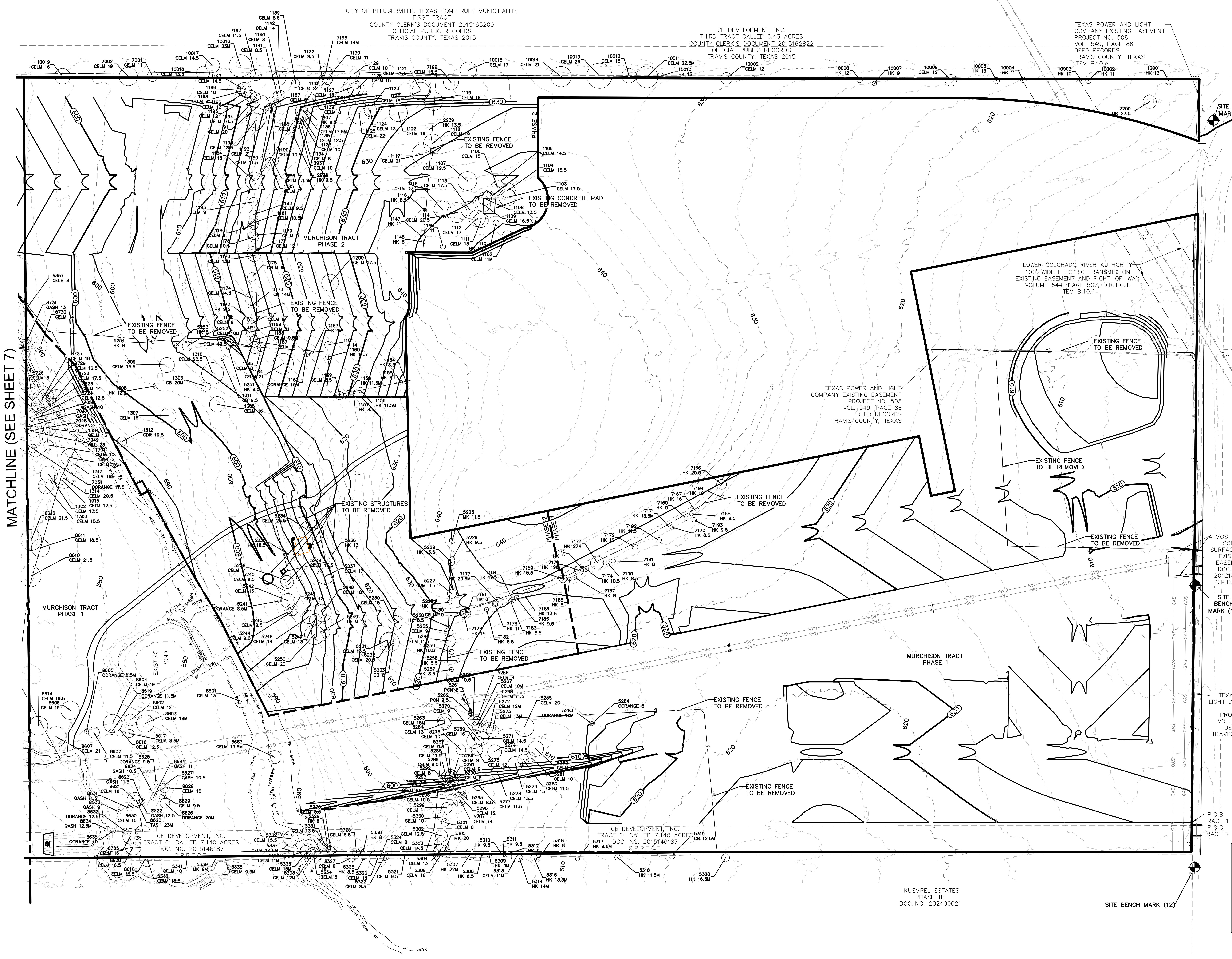
PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

DIMENSION CONTROL (2 OF 2)

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 5 of 27

Date: Jun 21, 2024, 9:27am User ID: NDante
File: H:\Projects\513\87\00\212 Preliminary\Civil\DC51387-00.dwg



SCALE: 1"= 100'

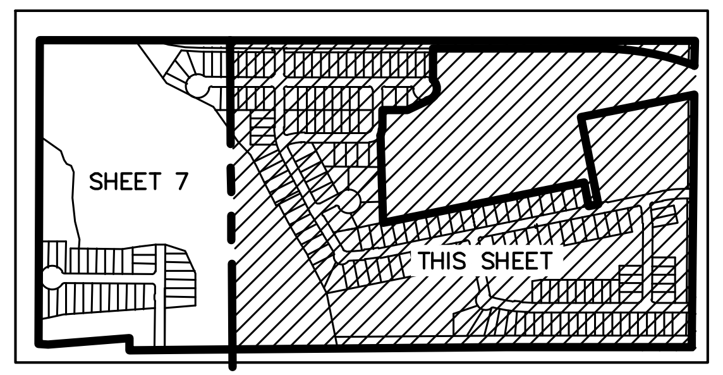
0' 100' 200' 300'

LEGEND

▬▬▬	BOUNDARY
▬ ▬ ▬	PHASING BOUNDARY
—GAS—GAS—	EXISTING GAS LINE
—OHE—OHE—	EXISTING OVERHEAD ELECTRIC LINE
◎	EXISTING WASTEWATER MANHOLE
— x — x —	EXISTING FENCE
— — 600 — —	EXISTING CONTOUR
—(600)—	PROPOSED CONTOUR
— FP — FEMA — 100YR —	FEMA 100YR FLOODPLAIN
— FP — FEMA — 500YR —	FEMA 500YR FLOODPLAIN
ATLAS14 — 100YR — FP	ATLAS 14 100YR FLOODPLAIN
— FP — 500YR —	ATLAS 14 500YR FLOODPLAIN

NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. EXISTING CONTOUR INFORMATION SHOWN IS AT 2 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED FROM AERIAL LIDAR SURVEY CONDUCTED BY PAPE-DAWSON ENGINEERS ON DECEMBER 2021. CONTOURS OUTSIDE THE PROJECT BOUNDARY ARE COMPUTER GENERATED USING TNRIS STRATEGIC MAPPING PROGRAM (STRATMAP) 2021 LIDAR FOR TRAVIS COUNTY.
3. PROPOSED GRADING IS APPROXIMATE AND SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT AND CONSTRUCTION PLANS.
4. FINISHED FLOOR ELEVATIONS FOR EVERY HOME WITHIN 200 FEET OF THE NOAA ATLAS 14 FLOODPLAIN SHALL BE AT LEAST 2 FEET ABOVE THE INDICATED 100-YR WATER SURFACE ELEVATIONS. SEE SHEETS 4 – 5 FOR FINISHED FLOOR ELEVATIONS.
5. EXISTING STRUCTURES WITHIN PROPERTY BOUNDARY TO BE DEMOLISHED AND ALL UTILITIES AND WATER WELLS TO PROPERLY BE SEALED, DECOMMISSIONED, OR REMOVED.
6. SEE SHEET 15 – 25 FOR EXISTING TREE LOCATIONS, DIAMETERS, AND SPECIES.



GRADING PLAN KEY MAP
SCALE: 1:1000

NO.	REVISION	DATE

DUSTIN J. GOSS
91805
06/21/2024
Dn Goss

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS
EXISTING CONDITIONS & PROPOSED GRADING (1 OF 2)

CITY NO. 2023-8-PP
JOB NO. 51387–00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 6 of 27

Date: Jun 21, 2024, 9:28am User ID: NDante
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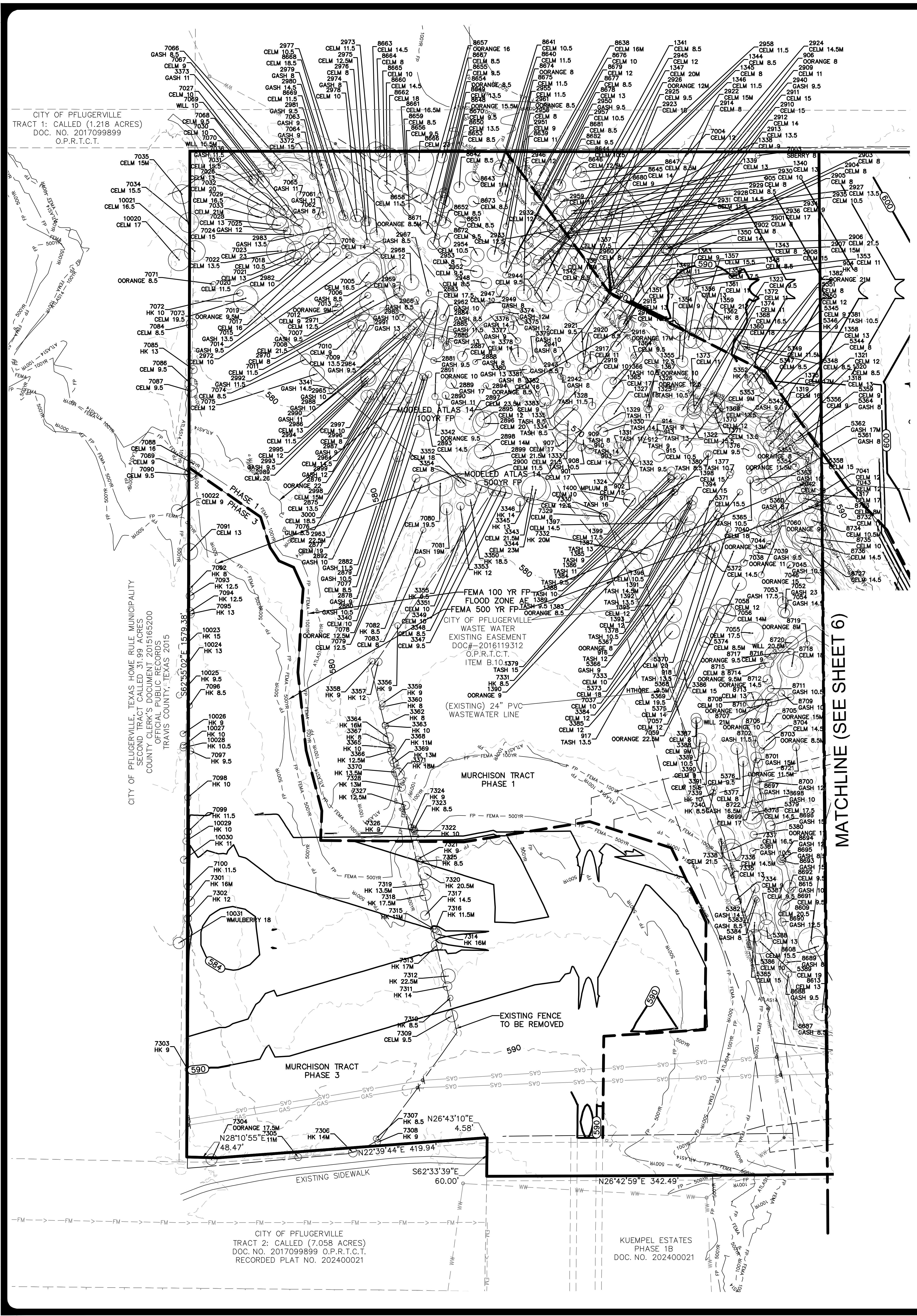

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

▬▬▬	BOUNDARY
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—GAS—GAS—	EXISTING GAS LINE
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○	EXISTING WASTEWATER MANHOLE
—x—x—	EXISTING FENCE
— — 600 — —	EXISTING CONTOUR
—(600)—	PROPOSED CONTOUR
— FP — FEMA — 100YR —	FEMA 100YR FLOODPLAIN
— FP — FEMA — 500YR —	FEMA 500YR FLOODPLAIN
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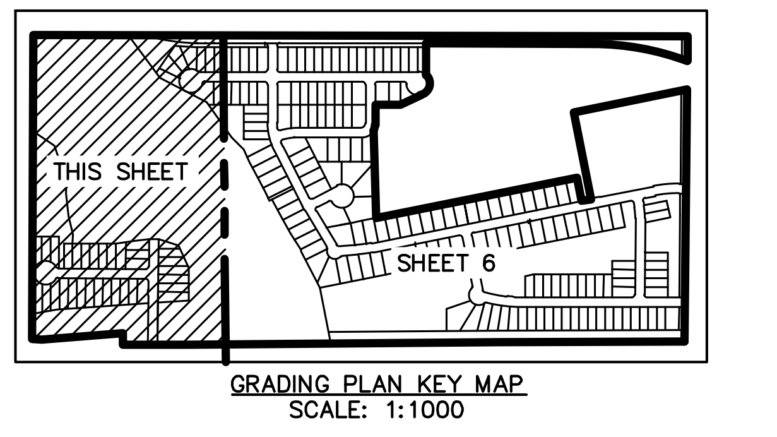

GRADING PLAN KEY MAP
SCALE: 1:1000

NO.	REVISION	DATE

DUSTIN J. GOSS
91805
06/21/2024
D Goss

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MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

EXISTING CONDITIONS & PROPOSED GRADING (2 OF 2)

CITY NO. 2023-8-PP
JOB NO. 51387–00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 7 of 27

Date: Jun 21, 2024, 9:29am User ID: NDonte
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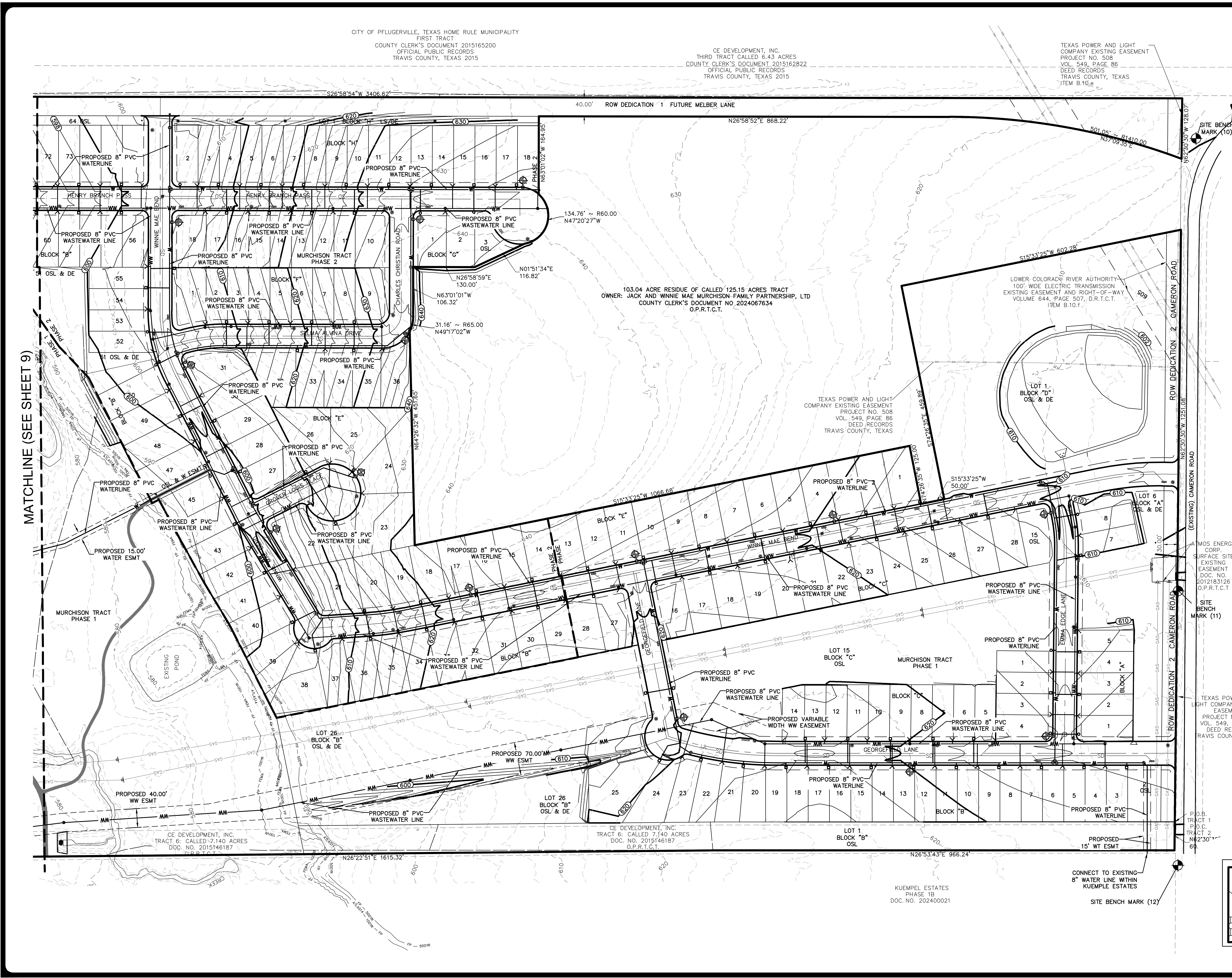

SCALE: 1"= 100'

LEGEND

- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX & HEADWALL
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WW SERVICE
- DOUBLE WW SERVICE
- GATE VALVE & FIRE HYDRANT
- STREET LIGHT
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- BOUNDARY
- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- EXISTING CONTOUR
- PROPOSED CONTOUR

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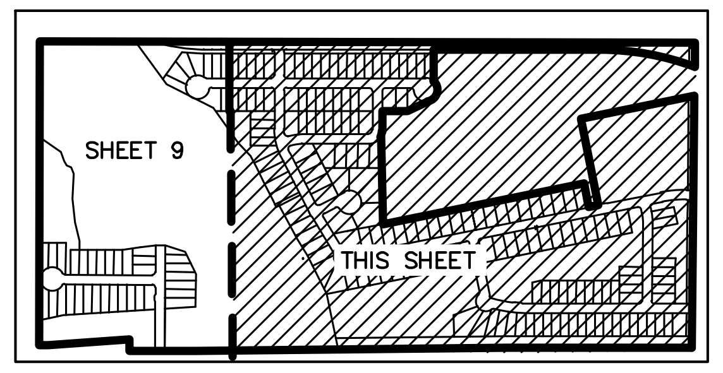
6. A PRESSURE REDUCING VALVE SHALL BE REQUIRED AT ALL SERVICES WITH PRESSURE GREATER THAN 80 PSI.
7. ALL PUBLIC WATER LINES SHALL BE 8" PVC UNLESS NOTED OTHERWISE.
8. ALL PUBLIC WASTEWATER LINES SHALL BE 8" PVC UNLESS NOTED OTHERWISE.



UTILITY LAYOUT KEY MAP
SCALE: 1:1000

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
06/21/2024
Dustin Goss

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

UTILITY LAYOUT (1 OF 2)

CITY NO. 2023-8-PP
JOB NO. 51387–00
DATE JUNE 2024
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SHEET 8 of 27

Date: Jun 21, 2024, 9:30am User ID: NDante
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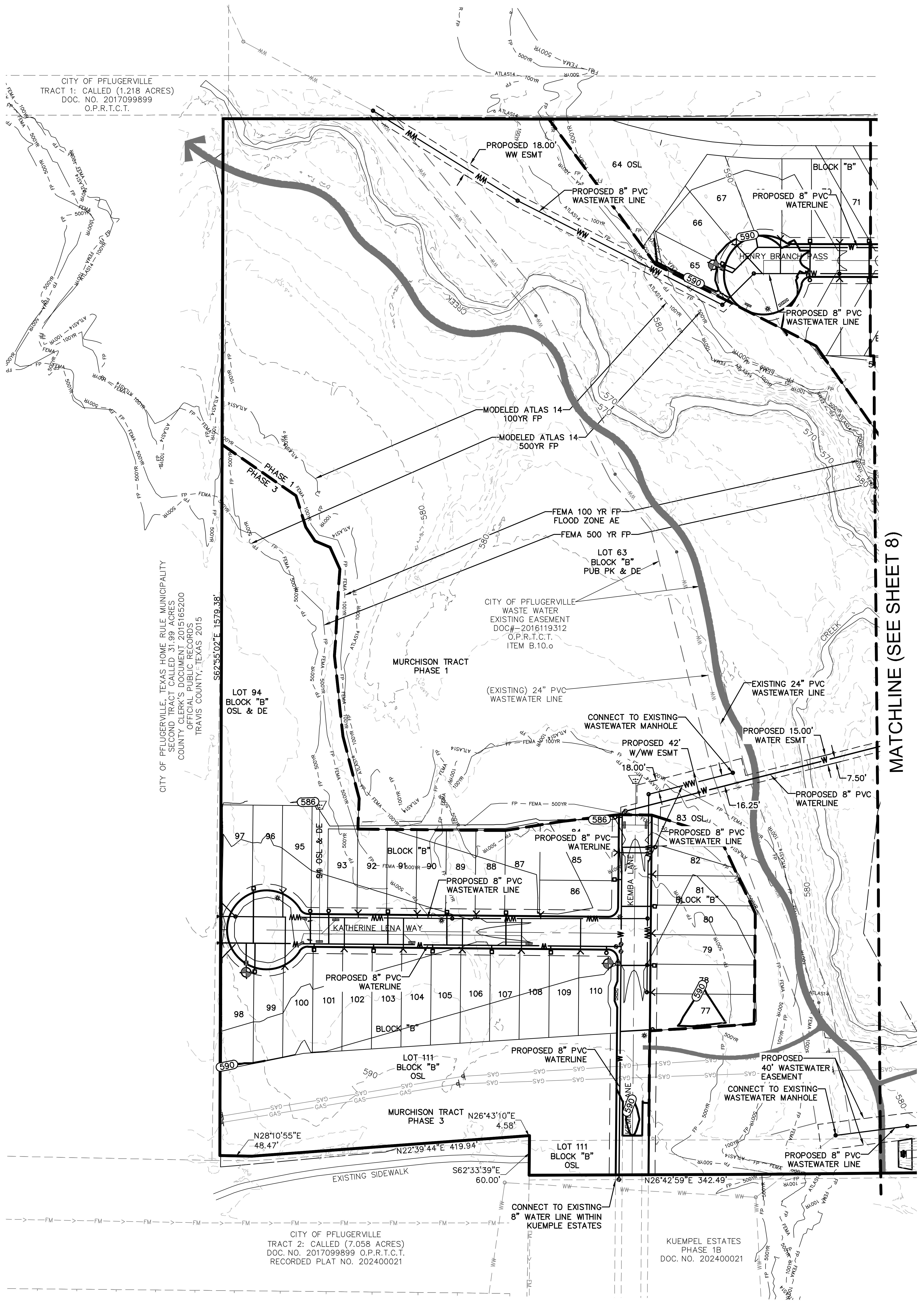

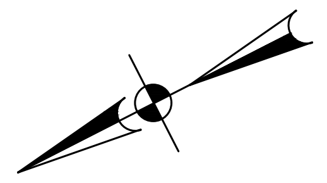

SCALE: 1"= 100'

LEGEND

—W—	WATER LINE
—WW—	WASTEWATER LINE & MH
—SD—	STORM DRAIN LINE
▬	CURB INLET
⊠	JUNCTION BOX & HEADWALL
	SINGLE WATER SERVICE
	DOUBLE WATER SERVICE
	SINGLE WW SERVICE
	DOUBLE WW SERVICE
	GATE VALVE & FIRE HYDRANT
✳	STREET LIGHT
—W—	EXISTING WATER LINE
—GAS—	EXISTING GAS LINE
—OHE—	EXISTING OVERHEAD ELECTRIC LINE
	BOUNDARY
	PHASING BOUNDARY
	RIGHT-OF-WAY
	ROAD CENTER LINE (CL)
	LOT LINE
	EASEMENT (ESMT)
600	EXISTING CONTOUR
(600)	PROPOSED CONTOUR

NOTES

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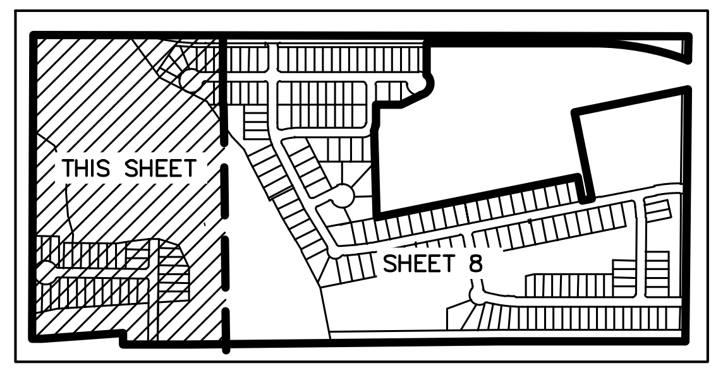

UTILITY LAYOUT KEY MAP
SCALE: 1:1000

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
06/21/2024

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

UTILITY LAYOUT (2 OF 2)

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE JUNE 2024
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SHEET 9 of 27

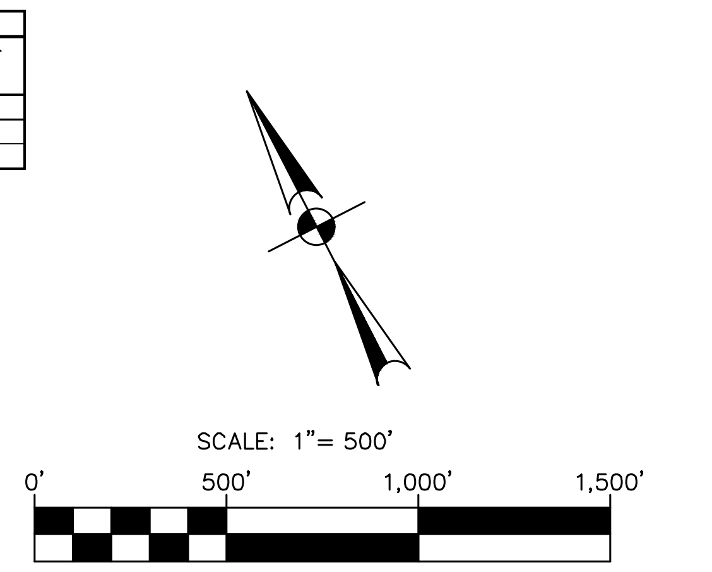
Date: Jun 21, 2024, 9:30am User ID: NDante
File: H:\Projects\513\87\00\212 Preliminary\Civil\UT51387-00.dwg

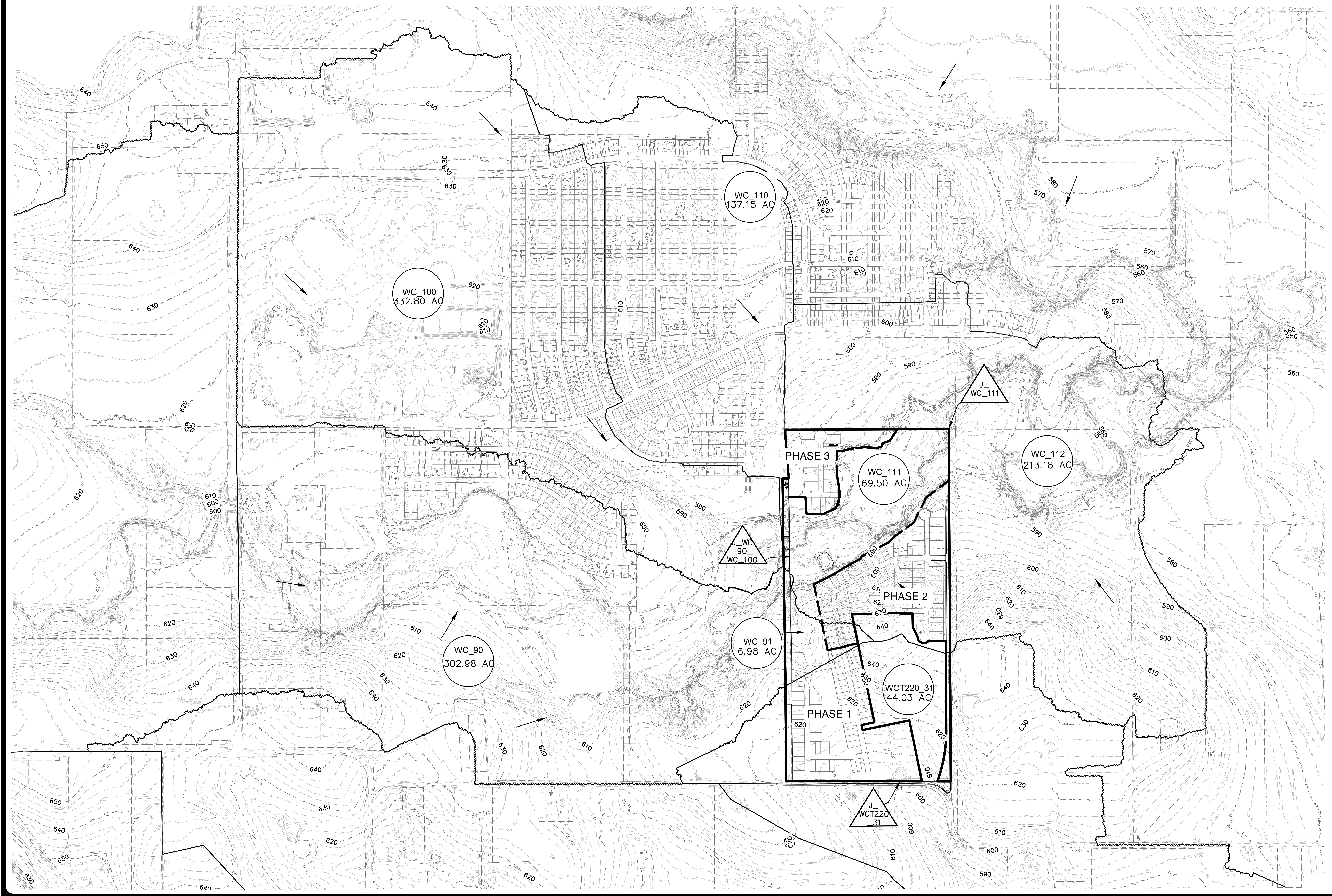
Pre-Project Condiitons (Per Murchison Preliminary Drainage Study)

Drainage Area	Composite Curve Number	Total Length (ft)	Sheet Flow				Shallow Concentrated						Channel / Pipe				Total Time (min)	Lag Time (min)	**Wilbarger Study**				**Pre-Project**				**Difference**						
			Length (ft)	Manning's n-value	Slope (ft/ft)	Time (min)	Length (ft)	Surface	Velocity Coeff.	Slope (ft/ft)	V (ft/s)	Time (min)	Flow Type	Length (ft)	V (ft/s)	Time (min)			Area (ac) (1)	2-year (cfs) (2)	25-year (cfs) (3)	100-year (cfs) (4)	Area (ac) (5)	2-year (cfs) (6)	25-year (cfs) (7)	100-year (cfs) (8)	Area (ac) (5) - (1)	2-year (cfs) (6) - (2)	25-year (cfs) (7) - (3)	100-year (cfs) (8) - (4)	2-year	25-year	100-year
WC_90	88	10,661	50	0.011	0.027	0.5	360	Paved	20.33	0.022	3.0	2.0	Channel	10,250	3.21	53.2	55.8	33.5	307.20	527	1110	1503	302.98	520	1095	1482	-4.22	-7	-15	-21	-1%	-1%	-1%
WC_91	84	1,050	100	0.24	0.022	12.19512	460	Unpaved	16.13	0.062173913	4.0	1.9	Channel	490	4	2.0	16.1	9.7	-	-	-	-	6.98	20	44	60	-	-	-	-	-	-	-
WC_100	90	8,403	50	0.011	0.061	0.4	2,636	Unpaved	16.13	0.007	1.3	32.6	Channel	5,717	3.91	24.4	57.3	34.4	358.40	645	1310	1759	332.80	597	1210	1624	-25.60	-48	-101	-135	-7%	-8%	-8%
WC_110	89	6,130	100	0.24	0.005	22.1	290	Unpaved	16.13	0.014482759	1.9	2.5	Channel Pipe Channel	230 5,390 120	4 8 4	1.0 11.2 0.5	37.2	22.3	422.40	645	1361	1847	137.15	300	624	838	-285.25	-345	-737	-1009	-53%	-54%	-55%
WC_111	84	2,800	100	0.24	0.043	9.3	400	Unpaved	16.13	0.07875	4.5	1.5	Channel	2,300	4	9.6	20.4	12.2	-	-	-	-	69.50	177	399	546	-	-	-	-	-	-	-
WC_112	90	7,260	50	0.15	0.010	6.6	100 30	Unpaved Paved	16.13 20.33	0.01 0.01	1.6 2.0	1.0 0.2	Channel	7,080	4	29.5	37.4	22.4	-	-	-	-	213.18	479	977	1308	-	-	-	-	-	-	-
WCT220_30	85	1,293	100	0.15	0.009	12.0	1,193	Unpaved	16.13	0.01	1.6	12.3					24.3	14.6	684.80	968	2075	2832	13.76	34	74	101	-671.04	-934	-2001	-2732	-97%	-96%	-96%
WCT220_31	84	1,810	100	0.24	0.022	12.19512	575	Unpaved	16.13	0.040347826	3.2	3.0	Channel	1,135	4	4.7	19.9	11.9	-	-	-	-	44.03	114	256	350	-	-	-	-	-	-	-

Pre-Project v Post-Project Ultimate Conditions (Per Murchison Preliminary Drainage Study)

Analysis Point	Pre-Project				Post-Project				Difference			
	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)
J_WC_90_WC_100	5,573.50	3580	8860	13200	5,566.53	3580	8860	13200	-6.97	0	0	0
J_WC_111	5,643.01	3570	8860	13200	5,646.27	3570	8860	13200	3.26	0	0	0
J_WCT220_31	57.79	147	328	448	54.59	142	311	419	-3.2	-5	-17	-29





LEGEND

01	DRAINAGE AREA
⟶	DRAINAGE FLOW ARROW
———	DRAINAGE AREA BOUNDARY
— · · —— · · —	TIME OF CONCENTRATION PATH
━━━	BOUNDARY
━ ━ ━ ━	PHASING BOUNDARY
— FP — FEMA — 100YR —	FEMA 100YR FLOODPLAIN
— FP — FEMA — 500YR —	FEMA 500YR FLOODPLAIN
ATLAS14 — 100YR — FP	ATLAS 14 100YR FLOODPLAIN
—— FP — 500YR ——	ATLAS 14 500YR FLOODPLAIN
— — —600— — —	EXISTING CONTOUR

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2. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0295H EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND #48453C0290J EFFECTIVE DATE OF AUGUST 18, 2014 FOR THE CITY OF PFLUGERVILLE. LOMAR 18–06–0800P BECAME EFFECTIVE THROUGH THE PROJECT ON FEBRUARY 11, 2019.
3. REFER TO MURCHISON DRAINAGE STUDY DATED JUNE 2023 BY PAPE–DAWSON ENGINEERS AND WILBARGER CREEK WATERSHED STUDY DATED AUGUST 2021 BY HALFF ASSOCIATES, INC. FOR ADDITIONAL INFORMATION.

NO.	REVISION	DATE

DUSTIN J. GOSS
91805
06/21/2024

PAPE-DAWSON
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MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

EXISTING DRAINAGE

CITY NO. 2023-8-PP
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SHEET 10 of 27

Date: Jun 21, 2024, 9:33am User ID: NDante
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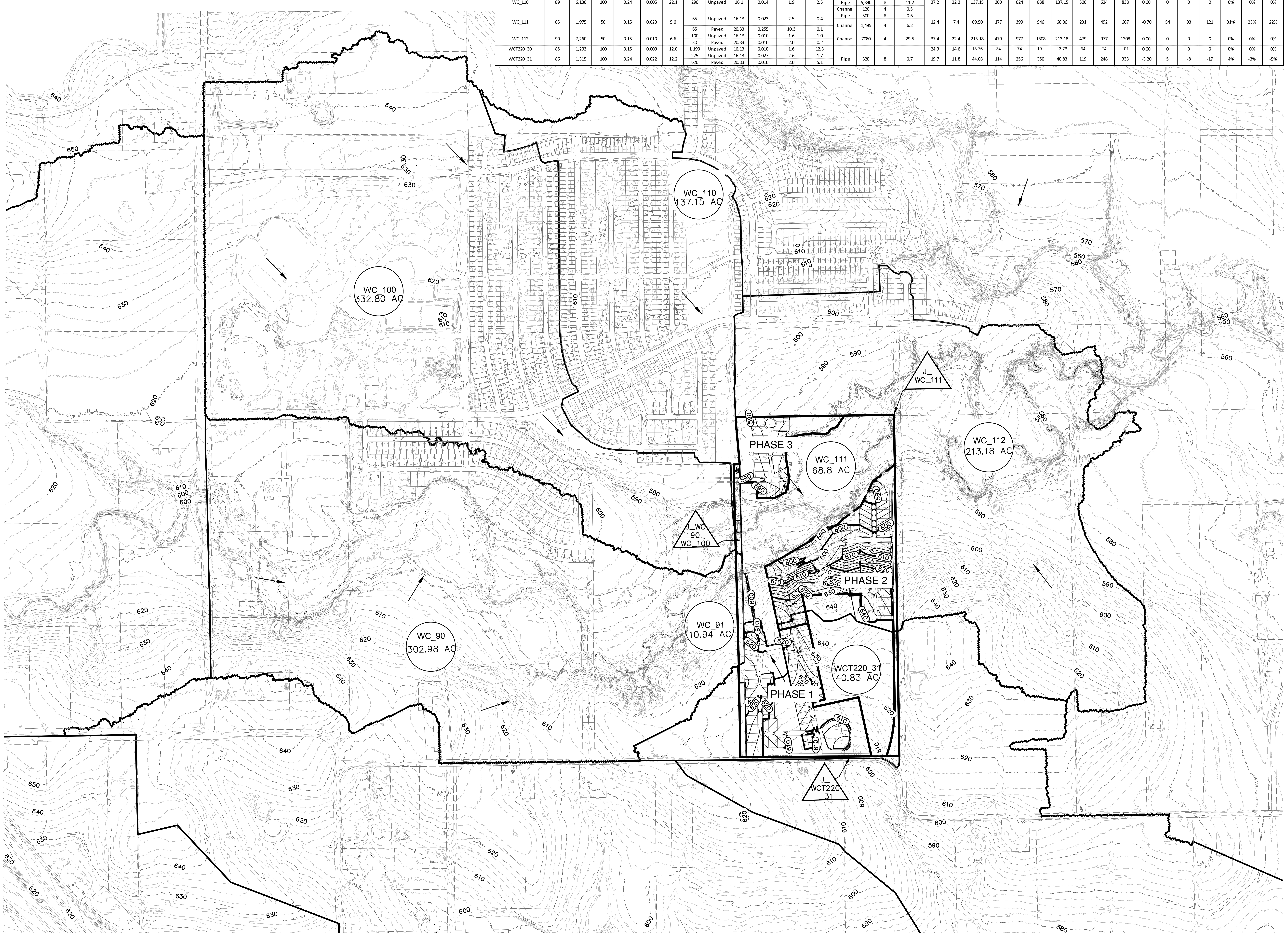
Pre-Project v Post-Project Ultimate Conditions (Per Murchison Preliminary Drainage Study)

Analysis Point	Pre-Project				Post-Project				Difference			
	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)	Area (ac)	2-year (cfs)	25-year (cfs)	100-year (cfs)
J_WC_90_WC_100	5,573.50	3580	8860	13200	5,566.53	3580	8860	13200	-6.97	0	0	0
J_WC_111	5,643.01	3570	8860	13200	5,646.27	3570	8860	13200	3.26	0	0	0
J_WCT220_31	57.79	147	328	448	54.59	142	311	419	-3.2	-5	-17	-29

Post-Project Condiitons (Per Murchison Preliminary Drainage Study)

Drainage Area	Composite Curve Number	Total Length (ft)	Sheet Flow				Shallow Concentrated						Channel / Pipe				Total Time (min)	Lag Time (min)	**Pre-Project**				**Post-Project**				**Difference**						
			Length (ft)	Manning's n-value	Slope (ft/ft)	Time (min)	Length (ft)	Surface	Velocity Coeff.	Slope (ft/ft)	V (ft/s)	Time (min)	Flow Type	Length (ft)	V (ft/s)	Time (min)			Area (ac) (5)	2-year (cfs) (6)	25-year (cfs) (7)	100-year (cfs) (8)	Area (ac) (9)	2-year (cfs) (10)	25-year (cfs) (11)	100-year (cfs) (12)	Area (ac) (9) - (5)	2-year (cfs) (10) - (6)	25-year (cfs) (11) - (7)	100-year (cfs) (12) - (8)	2-year	25-year	100-year
WC_90	88	10,661	50	0.011	0.027	0.5	360	Paved	20.33	0.022	3.0	2.0	Channel	10,250	3.21	53.2	55.8	33.5	302.98	520	1095	1482	302.98	520	1095	1482	0.00	0	0	0	0%	0%	0%
WC_91	86	1,885	50	0.15	0.015	5.6	70	Unpaved	16.13	0.015	2.0	0.6	Pipe	1,020	8	2.1	10.9	6.5	6.98	20	44	60	10.94	41	84	113	3.96	21	40	53	107%	91%	88%
							25	Paved	20.33	0.015	2.5	0.2	Channel	720	5	2.4																	
WC_100	90	8,403	50	0.011	0.061	0.4	2,636	Unpaved	16.13	0.007	1.3	32.6	Channel	5,717	3.91	24.4	57.3	34.4	332.80	597	1210	1624	332.80	597	1210	1624	0.00	0	0	0	0%	0%	0%
WC_110	89	6,130	100	0.24	0.005	22.1	290	Unpaved	16.1	0.014	1.9	2.5	Channel	230	4	1.0	37.2	22.3	137.15	300	624	838	137.15	300	624	838	0.00	0	0	0	0%	0%	0%
													Pipe	5,390	8	11.2																	
													Channel	120	4	0.5																	
WC_111	85	1,975	50	0.15	0.020	5.0	65	Unpaved	16.13	0.023	2.5	0.4	Pipe	300	8	0.6	12.4	7.4	69.50	177	399	546	68.80	231	492	667	-0.70	54	93	121	31%	23%	22%
							65	Paved	20.33	0.255	10.3	0.1	Channel	1,495	4	6.2																	
WC_112	90	7,260	50	0.15	0.010	6.6	100	Unpaved	16.13	0.010	1.6	1.0	Channel	7080	4	29.5	37.4	22.4	213.18	479	977	1308	213.18	479	977	1308	0.00	0	0	0	0%	0%	0%
							30	Paved	20.33	0.010	2.0	0.2																					
WCT220_30	85	1,293	100	0.15	0.009	12.0	1,193	Unpaved	16.13	0.010	1.6	12.3					24.3	14.6	13.76	34	74	101	13.76	34	74	101	0.00	0	0	0	0%	0%	0%
WCT220_31	86	1,315	100	0.24	0.022	12.2	275	Unpaved	16.13	0.027	2.6	1.7	Pipe	320	8	0.7	19.7	11.8	44.03	114	256	350	40.83	119	248	333	-3.20	5	-8	-17	4%	-3%	-5%
							620	Paved	20.33	0.010	2.0	5.1																					



SCALE: 1"= 500'

0' 500' 1,000' 1,500'

LEGEND

A1.01 0.53	DRAINAGE AREA
→	DRAINAGE FLOW ARROW
━━━	DRAINAGE AREA BOUNDARY
· · · · · ·	TIME OF CONCENTRATION PATH
━━━	BOUNDARY
━ ━ ━	PHASING BOUNDARY
━━━	RIGHT-OF-WAY
───	LOT LINE
— FP — FEMA — 100YR —	FEMA 100YR FLOODPLAIN
— FP — FEMA — 500YR —	FEMA 500YR FLOODPLAIN
ATLAS14 — 100YR — FP	ATLAS 14 100YR FLOODPLAIN
—— FP — 500YR ——	ATLAS 14 500YR FLOODPLAIN
— — — 600 — — —	EXISTING CONTOUR
━━(600)━━	PROPOSED CONTOUR

NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. EXISTING CONTOUR INFORMATION SHOWN IS AT 2 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED FROM AERIAL LIDAR SURVEY CONDUCTED BY PAPE–DAWSON ENGINEERS ON DECEMBER 2021. CONTOURS OUTSIDE THE PROJECT BOUNDARY ARE COMPUTER GENERATED USING TNRIS STRATEGIC MAPPING PROGRAM (STRATMAP) 2021 LIDAR FOR TRAVIS COUNTY.
3. PROPOSED GRADING AND UTILITY IMPROVEMENTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT, CONSTRUCTION PLANS, AND FINAL DESIGN.
4. DRAINAGE CALCULATIONS UTILIZE THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ATLAS 14 RAINFALL DATA PER THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
5. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0295H EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND #48453C0290J EFFECTIVE DATE OF AUGUST 18, 2014 FOR THE CITY OF PFLUGERVILLE. LOMAR 18–06–0800P BECAME EFFECTIVE THROUGH THE PROJECT ON FEBRUARY 11, 2019.
5. REFER TO MURCHISON DRAINAGE STUDY DATED JUNE 2023 BY PAPE–DAWSON ENGINEERS FOR ADDITIONAL INFORMATION.

NO.	REVISION	DATE

DUSTIN J. GOSS
91805
06/21/2024
Du Goss

PAPE-DAWSON ENGINEERS

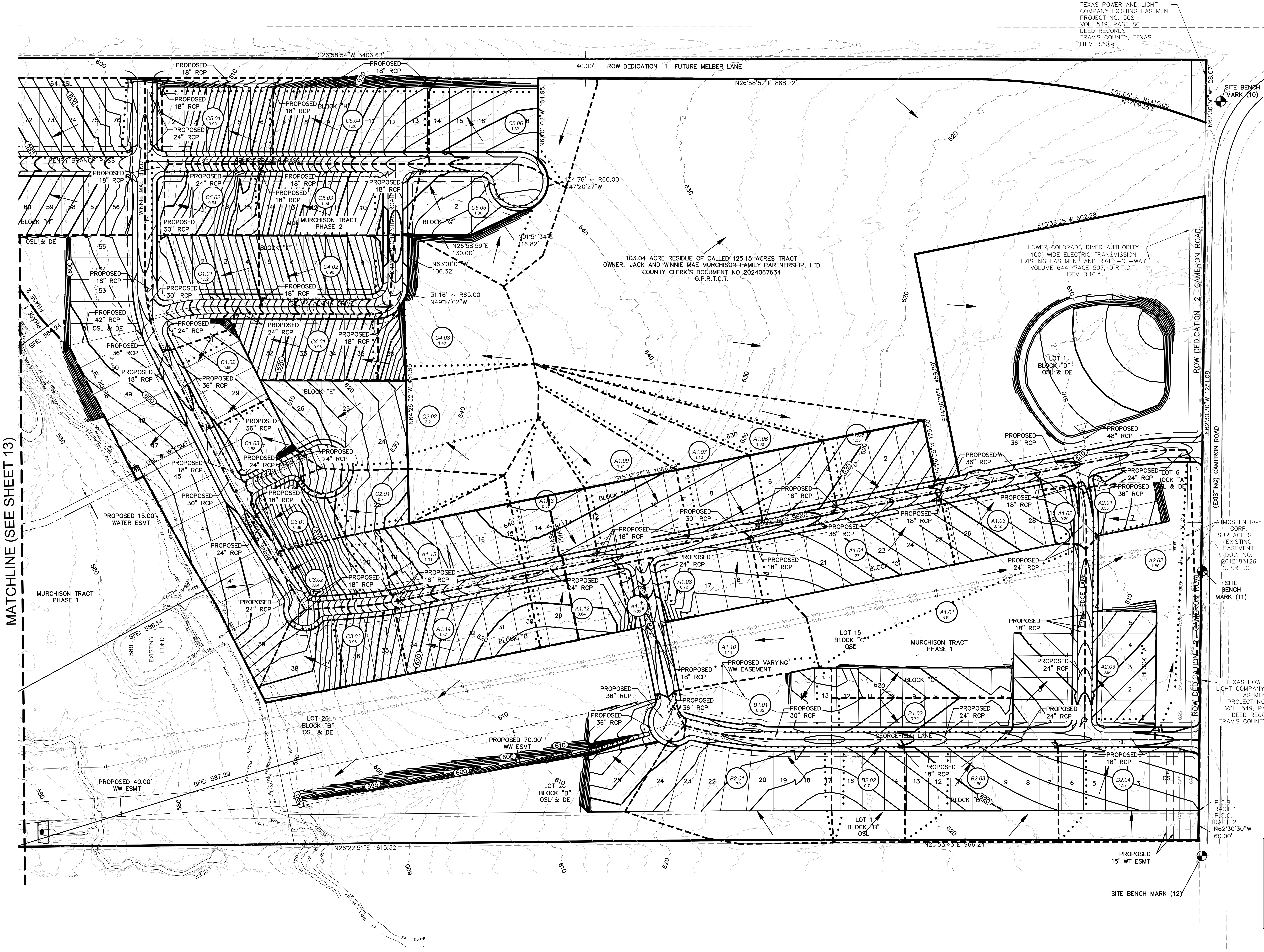
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

PROPOSED OVERALL DRAINAGE

CITY NO. 2023-8-PP
JOB NO. 51387–00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 11 of 27

Date: Jun 21, 2024, 9:33am User ID: NDante
File: H:\Projects\513\87\00\212 Preliminary\Civil\ED51387–00.dwg



SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

—SD—	STORM DRAIN LINE
▬	CURB INLET
▣ ◁	JUNCTION BOX & HEADWALL
A1.01 0.53	DRAINAGE AREA
→	DRAINAGE FLOW ARROW
━ ━ ━	DRAINAGE AREA BOUNDARY
• • • •	TIME OF CONCENTRATION PATH
━━━	BOUNDARY
━━━	RIGHT–OF–WAY
—— — ——	ROAD CENTER LINE (CL)
———	LOT LINE
— — —	EASEMENT (ESMT)
— — —W—	EXISTING WATER LINE
—GAS——GAS—	EXISTING GAS LINE
—OHE——OHE—	EXISTING OVERHEAD ELECTRIC LINE
— · · — · · —	STREAM CL
– FP — FEMA — 100YR —	FEMA 100YR FLOODPLAIN
– FP — FEMA — 500YR —	FEMA 500YR FLOODPLAIN
ATLAS14 — 100YR — FP	ATLAS 14 100YR FLOODPLAIN
—— FP — 500YR ——	ATLAS 14 500YR FLOODPLAIN
— — 600 — —	EXISTING CONTOUR
━(600)━	PROPOSED CONTOUR

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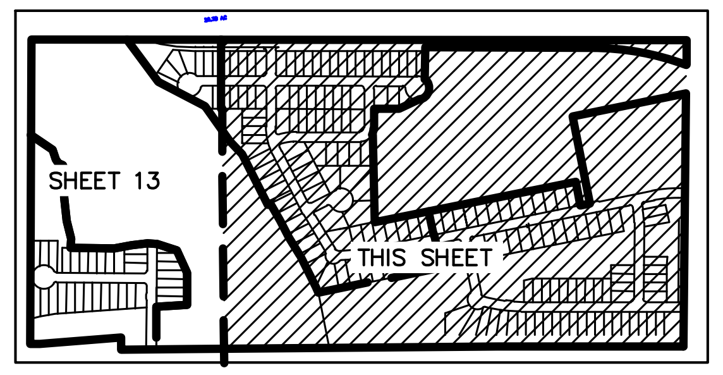

DRAINAGE STUDY KEY MAP
SCALE: 1:1000

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
06/21/2024
D. Goss

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

ULTIMATE DRAINAGE STUDY (1 OF 2)

CITY NO. 2023-8-PP
JOB NO. 51387–00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 12 of 27

Date: Jun 21, 2024, 10:25am User ID: NDante
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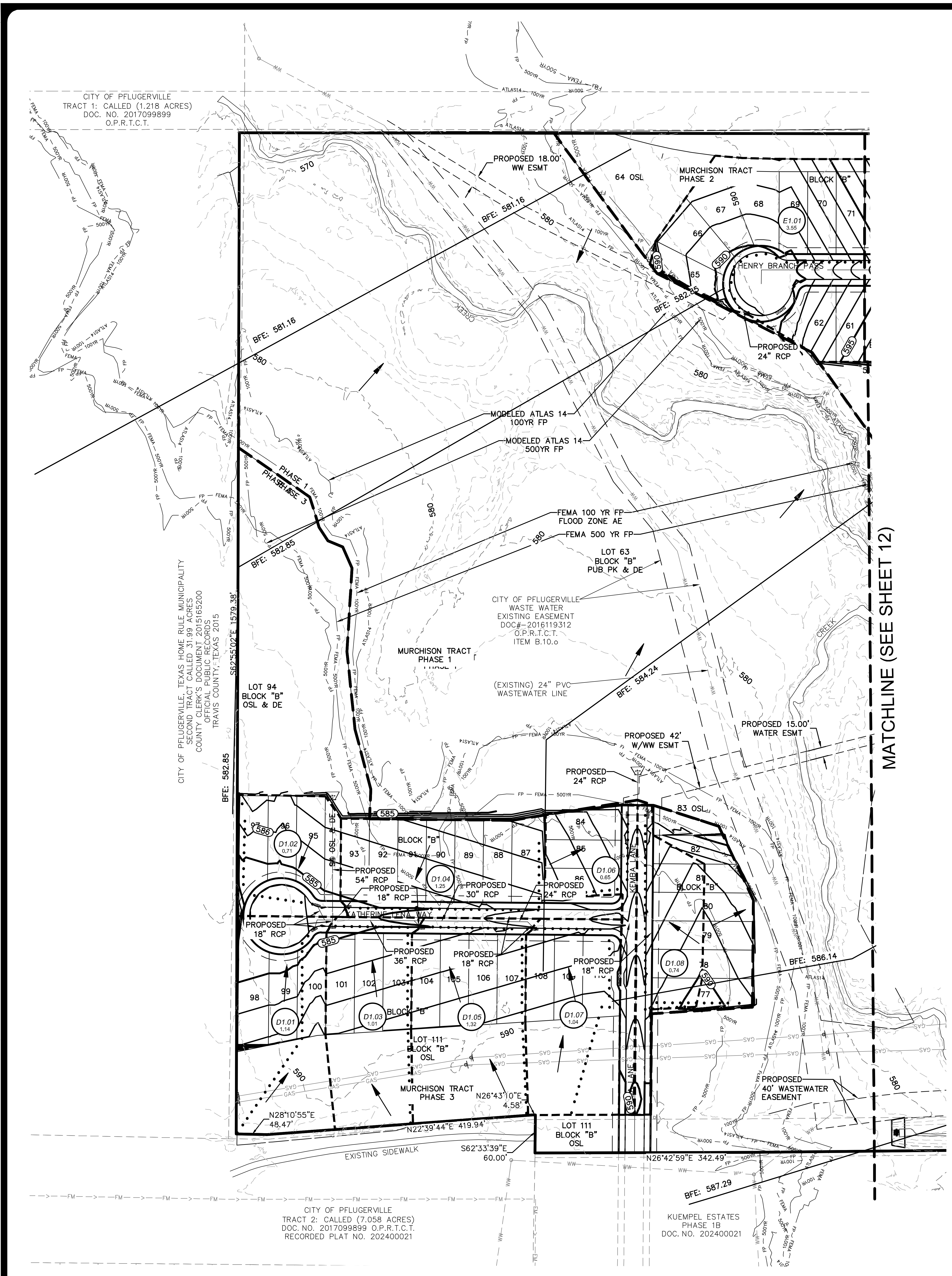

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

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▬	CURB INLET
▣	JUNCTION BOX & HEADWALL
A1.01 0.53	DRAINAGE AREA
→	DRAINAGE FLOW ARROW
— — —	DRAINAGE AREA BOUNDARY
• • • • •	TIME OF CONCENTRATION PATH
——	BOUNDARY
——	RIGHT—OF—WAY
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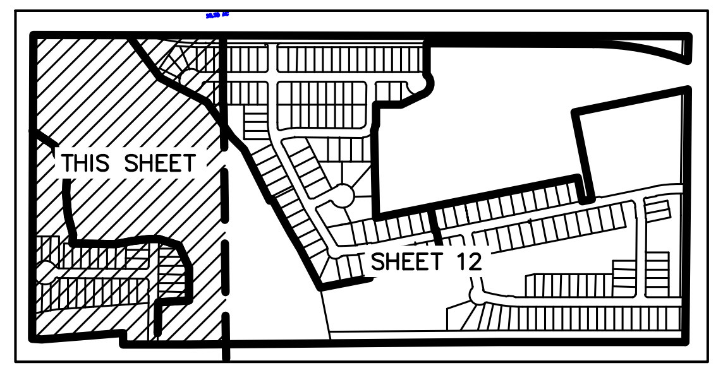

DRAINAGE STUDY KEY MAP
SCALE: 1:1000

NO.	REVISION	DATE

DUSTIN J. GOSS
91805
06/21/2024

Dustin Goss

PAPE-DAWSON ENGINEERS

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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

ULTIMATE DRAINAGE STUDY (2 OF 2)

CITY NO. 2023-8-PP
JOB NO. 51387—00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 13 of 27

Date: Jun 21, 2024, 9:37am User ID: NDonte
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				COMPOSITE C					SHEET FLOW				SHALLOW CONCENTRATED FLOW			STREET GUTTER FLOW					Cumulative	INTENSITY			DISCHARGE		
DRAINAGE AREA	AREA (acres)	I.C. %	C_2	C_{25}	C_{100}	$A \cdot C_2$	$A \cdot C_{25}$	$A \cdot C_{100}$	Length (ft)	Manning's (n)	Slope ft/ft	Tc (min)	Length (ft)	Slope ft/ft	Tc (min)	Length (ft)	Manning's (n)	Slope ft/ft	Velocity ft/s	Tc (min)	Tc (min)	I 2yr (in/hr)	I 25yr (in/hr)	I 100yr (in/hr)	Q 2 (cfs)	Q 25 (cfs)	Q 100 (cfs)
ULTIMATE CONDITION DRAINAGE AREAS																											
A1.01	3.69	7%	0.32	0.42	0.49	1.18	1.56	1.82	100	0.24	0.010	18.2	444	0.013	4.0	0	0.016	0.006	2.8	0.0	22.18	3.5	6.3	8.2	4.1	9.8	15.0
A1.02	0.20	27%	0.41	0.52	0.59	0.08	0.10	0.12	0	0.24	0.010	0.0	64	0.020	0.5	68	0.016	0.006	2.8	0.4	5.00	6.3	11.4	14.9	0.5	1.2	1.8
A1.03	0.72	52%	0.52	0.64	0.72	0.38	0.46	0.52	35	0.24	0.035	4.8	100	0.020	0.7	195	0.016	0.010	3.6	0.9	6.38	5.9	10.6	13.8	2.2	4.9	7.2
A1.04	1.37	61%	0.57	0.68	0.77	0.78	0.94	1.05	35	0.24	0.011	7.5	100	0.025	0.7	385	0.016	0.020	5.1	1.3	9.46	5.1	9.2	12.1	4.0	8.7	12.7
A1.05	1.25	34%	0.44	0.55	0.63	0.55	0.69	0.79	100	0.24	0.043	10.1	535	0.030	3.2	183	0.016	0.020	5.1	0.6	13.92	4.4	7.9	10.3	2.4	5.4	8.1
A1.06	1.00	31%	0.43	0.54	0.61	0.43	0.54	0.61	100	0.24	0.039	10.5	433	0.010	4.5	136	0.016	0.006	2.8	0.8	15.82	4.1	7.4	9.7	1.8	4.0	5.9
A1.07	1.12	27%	0.41	0.52	0.60	0.46	0.58	0.67	100	0.24	0.039	9.5	380	0.030	2.3	120	0.016	0.006	2.8	0.7	12.52	4.6	8.2	10.8	2.1	4.8	7.2
A1.08	0.72	57%	0.54	0.66	0.74	0.39	0.48	0.53	45	0.24	0.050	5.5	112	0.030	0.7	178	0.016	0.006	2.8	1.1	7.24	5.6	10.2	13.3	2.2	4.8	7.1
A1.09	1.21	34%	0.44	0.55	0.63	0.53	0.67	0.76	100	0.24	0.040	19.9	209	0.030	1.2	174	0.016	0.006	2.8	1.0	22.14	3.5	6.3	8.2	1.9	4.2	6.3
A1.10	1.11	11%	0.34	0.44	0.51	0.38	0.49	0.57	100	0.24	0.008	19.9	246	0.008	2.8	93	0.016	0.006	2.8	0.6	23.25	3.4	6.1	8.0	1.3	3.0	4.6
A1.11	0.22	55%	0.54	0.65	0.73	0.12	0.14	0.16	0	0.24	0.008	0.0	59	0.040	0.3	81	0.016	0.006	2.8	0.5	5.00	6.3	11.4	14.9	0.7	1.6	2.4
A1.12	0.64	66%	0.59	0.71	0.79	0.38	0.45	0.50	74	0.24	0.068	12.5	0	0.010	0.0	318	0.016	0.018	4.8	1.1	13.57	4.4	7.9	10.4	1.7	3.6	5.2
A1.13	0.87	35%	0.45	0.56	0.64	0.39	0.49	0.55	100	0.24	0.014	6.7	209	0.017	1.7	133	0.016	0.075	9.9	0.2	8.60	5.3	9.6	12.5	2.1	4.6	6.9
A1.14	1.37	40%	0.47	0.58	0.66	0.64	0.80	0.90	34	0.24	0.120	7.7	100	0.020	0.7	260	0.016	0.075	9.9	0.4	8.83	5.3	9.5	12.4	3.4	7.5	11.2
A1.15	1.31	42%	0.48	0.59	0.67	0.63	0.77	0.88	48	0.24	0.010	10.1	116	0.060	0.5	260	0.016	0.075	9.9	0.4	11.02	4.8	8.7	11.4	3.0	6.7	9.9
A2.01	0.33	75%	0.63	0.75	0.84	0.21	0.25	0.28	25	0.24	0.021	4.5	117	0.024	0.8	92	0.016	0.006	2.8	0.5	5.78	6.0	10.9	14.3	1.2	2.7	3.9
A2.02	1.80	10%	0.34	0.44	0.51	0.60	0.79	0.92	100	0.24	0.009	18.9	483	0.011	4.8	0	0.016	0.010	3.6	0.0	23.70	3.4	6.1	8.0	2.0	4.8	7.3
A2.03	0.94	56%	0.54	0.66	0.74	0.51	0.62	0.69	25	0.24	0.011	5.8	112	0.014	1.0	227	0.016	0.020	5.1	0.7	7.49	5.6	10.0	13.1	2.8	6.2	9.1
B1.01	0.85	36%	0.45	0.56	0.64	0.38	0.48	0.54	33	0.24	0.020	5.7	101	0.020	0.7	328	0.016	0.015	4.4	1.2	7.64	5.5	10.0	13.0	2.1	4.8	7.1
B1.02	0.72	60%	0.56	0.68	0.76	0.40	0.49	0.55	0	0.24	0.020	0.0	38	0.020	0.3	340	0.016	0.015	4.4	1.3	5.00	6.3	11.4	14.9	2.5	5.5	8.1
B2.01	1.79	36%	0.45	0.56	0.64	0.81	1.01	1.15	80	0.24	0.072	6.9	117	0.020	0.9	318	0.016	0.015	4.4	1.2	8.95	5.2	9.4	12.3	4.2	9.5	14.1
B2.02	0.71	43%	0.48	0.59	0.67	0.34	0.42	0.48	66	0.24	0.020	9.9	131	0.020	1.0	118	0.016	0.015	4.4	0.4	11.27	4.8	8.6	11.3	1.6	3.6	5.4
B2.03	1.50	41%	0.48	0.59	0.67	0.71	0.88	1.00	107	0.24	0.010	19.2	128	0.020	0.9	219	0.016	0.015	4.4	0.8	20.93	3.6	6.5	8.5	2.6	5.7	8.5
B2.04	1.37	28%	0.42	0.53	0.60	0.57	0.72	0.82	85	0.24	0.017	12.9	130	0.020	0.9	182	0.016	0.006	2.8	1.1	14.93	4.2	7.6	10.0	2.4	5.5	8.2
C1.01	1.32	56%	0.54	0.66	0.74	0.71	0.87	0.97	34	0.24	0.084	3.3	0	0.020	0.0	392	0.016	0.080	10.2	0.6	5.00	6.3	11.4	14.9	4.5	9.9	14.5
C1.02	0.59	53%	0.53	0.65	0.73	0.31	0.38	0.43	27	0.24	0.110	2.4	114	0.054	0.5	137	0.016	0.010	3.6	0.6	5.00	6.3	11.4	14.9	2.0	4.3	6.4
C1.03	0.68	67%	0.59	0.71	0.79	0.40	0.48	0.54	25	0.24	0.098	2.4	110	0.075	0.4	95	0.016	0.006	2.8	0.6	5.00	6.3	11.4	14.9	2.5	5.5	8.0
C2.01	0.74	24%	0.40	0.50	0.58	0.29	0.37	0.43	100	0.24	0.051	9.5	316	0.041	1.6	75	0.016	0.070	9.5	0.1	11.21	4.8	8.6	11.3	1.4	3.2	4.8
C2.02	2.21	17%	0.36	0.47	0.54	0.81	1.04	1.20	100	0.24	0.052	9.4	304	0.088	1.1	120	0.016	0.070	9.5	0.2	10.66	4.9	8.8	11.5	3.9	9.1	13.8
C3.01	0.38	35%	0.45	0.56	0.63	0.17	0.21	0.24	25	0.24	0.099	2.4	120	0.110	0.4	74	0.016	0.006	2.8	0.4	5.00	6.3	11.4	14.9	1.1	2.4	3.6
C3.02	0.64	68%	0.60	0.72	0.80	0.38	0.46	0.51	27	0.24	0.110	2.4	150	0.020	1.1	216	0.016	0.006	2.8	1.3	5.00	6.3	11.4	14.9	2.4	5.2	7.6
C3.03	0.96	49%	0.51	0.62	0.70	0.49	0.60	0.68	31	0.24	0.020	5.4	105	0.020	0.8	276	0.016	0.700	30.2	0.2	6.31	5.9	10.6	13.9	2.9	6.4	9.4
C4.01	0.95	54%	0.53	0.65	0.73	0.51	0.62	0.69	31	0.24	0.034	4.4	105	0.055	0.5	276	0.016	0.080	10.2	0.5	5.27	6.2	11.2	14.7	3.1	6.9	10.2
C4.02	0.90	51%	0.52	0.63	0.71	0.47	0.57	0.64	35	0.24	0.038	4.6	95	0.030	0.6	230	0.016	0.080	10.2	0.4	5.54	6.1	11.0	14.5	2.8	6.3	9.3
C4.03	1.48	11%	0.34	0.44	0.51	0.50	0.65	0.76	100	0.24	0.035	11.0	292	0.035	1.6	60	0.016	0.020	5.1	0.2	12.81	4.5	8.1	10.7	2.3	5.3	8.1
C5.01	0.90	48%	0.51	0.62	0.70	0.46	0.56	0.63	60	0.24	0.034	7.4	87	0.020	0.6	210	0.016	0.080	10.2	0.3	8.38	5.4	9.6	12.6	2.4	5.4	8.0
C5.02	0.64	56%	0.54	0.66	0.74	0.35	0.42	0.47	25	0.24	0.030	3.9	107	0.024	0.7	180	0.016	0.080	10.2	0.3	5.00	6.3	11.4	14.9	2.2	4.8	7.1
C5.03	1.06	46%	0.50	0.61	0.69	0.53	0.65	0.73	30	0.24	0.080	3.0	100	0.036	0.5	227	0.016	0.080	10.2	0.4	5.00	6.3	11.4	14.9	3.3	7.4	10.9
C5.04	1.23	50%	0.52	0.63	0.71	0.64	0.78	0.87	62	0.24	0.022	9.0	87	0.020	0.6	298	0.016	0.080	10.2	0.5	10.16	5.0	9.0	11.7	3.2	7.0	10.3
C5.05	1.30	23%	0.39	0.50	0.58	0.51	0.65	0.75	100	0.24	0.023	13.0	95	0.048	0.4	273	0.016	0.020	5.1	0.9	14.36	4.3	7.7	10.1	2.2	5.0	7.6
C5.06	1.33	34%	0.44	0.55	0.63	0.59	0.74	0.84	100	0.24	0.024	12.8	112	0.024	0.7	212	0.016	0.010	3.6	1.0	14.52	4.3	7.7	10.1	2.5	5.7	8.4
D1.01	1.14	23%	0.39	0.50	0.58	0.45	0.57	0.66	100	0.24	0.040	10.4	230	0.200	0.5	30	0.016	0.006	2.8	0.2	11.14	4.8	8.6	11.3	2.2	4.9	7.4
D1.02	0.71	37%	0.46	0.57	0.65	0.33	0.40	0.46	100	0.24	0.200	5.5	30	0.200	0.1	111	0.016	0.006	2.8	0.7	6.21	5.9	10.7	14.0	1.9	4.3	6.4
D1.03	1.01	26%	0.41	0.52	0.59	0.41	0.52	0.60	100	0.24	0.018	14.4	209	0.026	1.3	115	0.016	0.006	2.8	0.7	16.38	4.1	7.3	9.5	1.7	3.8	5.7
D1.04	0.96	70%	0.60	0.72	0.81	0.58	0.69	0.78	25	0.24	0.019	4.6	114	0.021	0.8	300	0.016	0.006	2.8	1.8	7.24	5.6	10.2	13.3	3.3	7.1	10.3
D1.05	1.32	25%	0.40	0.51	0.59	0.53	0.67	0.77	100	0.24	0.016	15.0	191	0.020	1.4	158	0.016	0.006	2.8	0.9	17.39	3.9	7.1	9.3	2.1	4.8	7.2
D1.06	0.65	45%	0.49	0.60	0.68	0.32	0.39	0.44	100	0.24	0.019	14.0	30	0.005	0.4	115	0.016	0.006	2.8	0.7	15.17	4.2	7.6	9.9	1.3	3.0	4.4
D1.07	1.04	41%	0.47	0.59	0.66	0.49	0.61	0.69	100	0.24	0.008	19.9	209	0.017	1.7	115	0.016	0.010	3.6	0.5	22.04	3.5	6.3	8.3	1.7	3.8	5.7
D1.08	0.74	53%	0.53	0.64	0.72	0.39	0.48	0.54	100	0.24	0.008	19.9	209	0.017	1.7	115	0.016	0.010	3.6	0.5	22.04	3.5	6.3	8.3	1.4	3.0	4.4
E1.01	3.55	43%	0.48	0.60	0.68	1.72	2.12	2.40	100	0.24	0.025	12.6	50	0.010	0.5	510	0.016	0.035	6.7	1.3	14.36	4.3	7.7	10.1	7.4	16.4	24.3

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
06/21/2024
Dan Goss

PAPE-DAWSON ENGINEERS

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MURCHISON TRACT
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CITY OF PFLUGERVILLE, TEXAS

DRAINAGE CALCULATION

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 14 of 27

Date: Jun 21, 2024, 9:37am User ID: NDante
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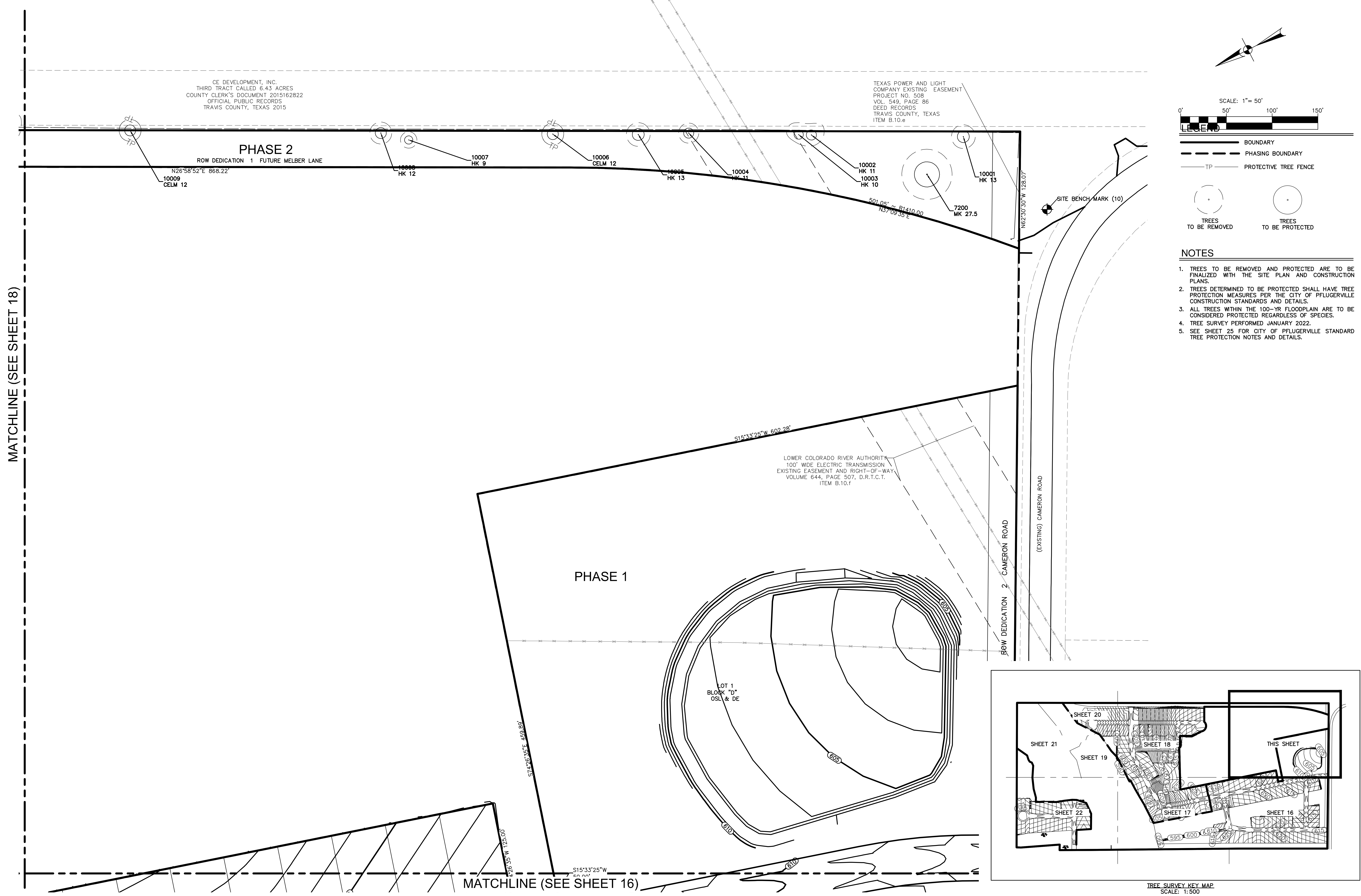

TREE SURVEY KEY MAP
SCALE: 1:500

SCALE: 1"= 50'

0' 50' 100' 150'

LEGEND

▬▬▬	BOUNDARY
▬ ▬ ▬	PHASING BOUNDARY
——TP——	PROTECTIVE TREE FENCE
◌	TREES TO BE REMOVED
○	TREES TO BE PROTECTED

NOTES

1. TREES TO BE REMOVED AND PROTECTED ARE TO BE FINALIZED WITH THE SITE PLAN AND CONSTRUCTION PLANS.
2. TREES DETERMINED TO BE PROTECTED SHALL HAVE TREE PROTECTION MEASURES PER THE CITY OF PFLUGERVILLE CONSTRUCTION STANDARDS AND DETAILS.
3. ALL TREES WITHIN THE 100-YR FLOODPLAIN ARE TO BE CONSIDERED PROTECTED REGARDLESS OF SPECIES.
4. TREE SURVEY PERFORMED JANUARY 2022.
5. SEE SHEET 25 FOR CITY OF PFLUGERVILLE STANDARD TREE PROTECTION NOTES AND DETAILS.

NO.	REVISION	DATE

DUSTIN J. GOSS
91805
06/21/2024
Dn Goss

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MURCHISON TRACT

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CITY OF PFLUGERVILLE, TEXAS

TREE SURVEY (1 OF 8)

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 15 of 27

Date: Jun 21, 2024, 9:38am User ID: NDante
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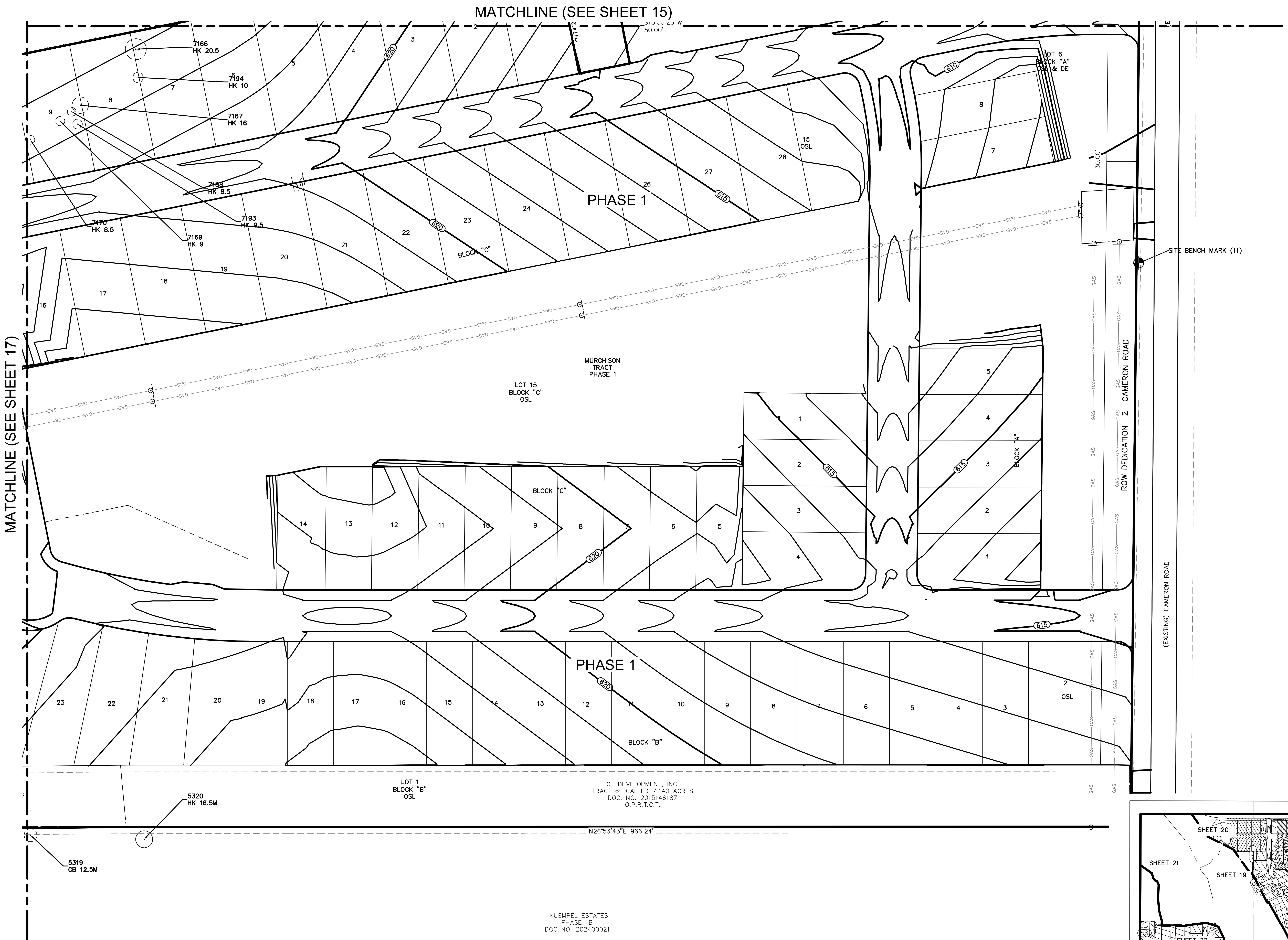

SCALE: 1"= 50'

0' 50' 100' 150'

LEGEND

▬	BOUNDARY
——TP——	PROTECTIVE TREE FENCE
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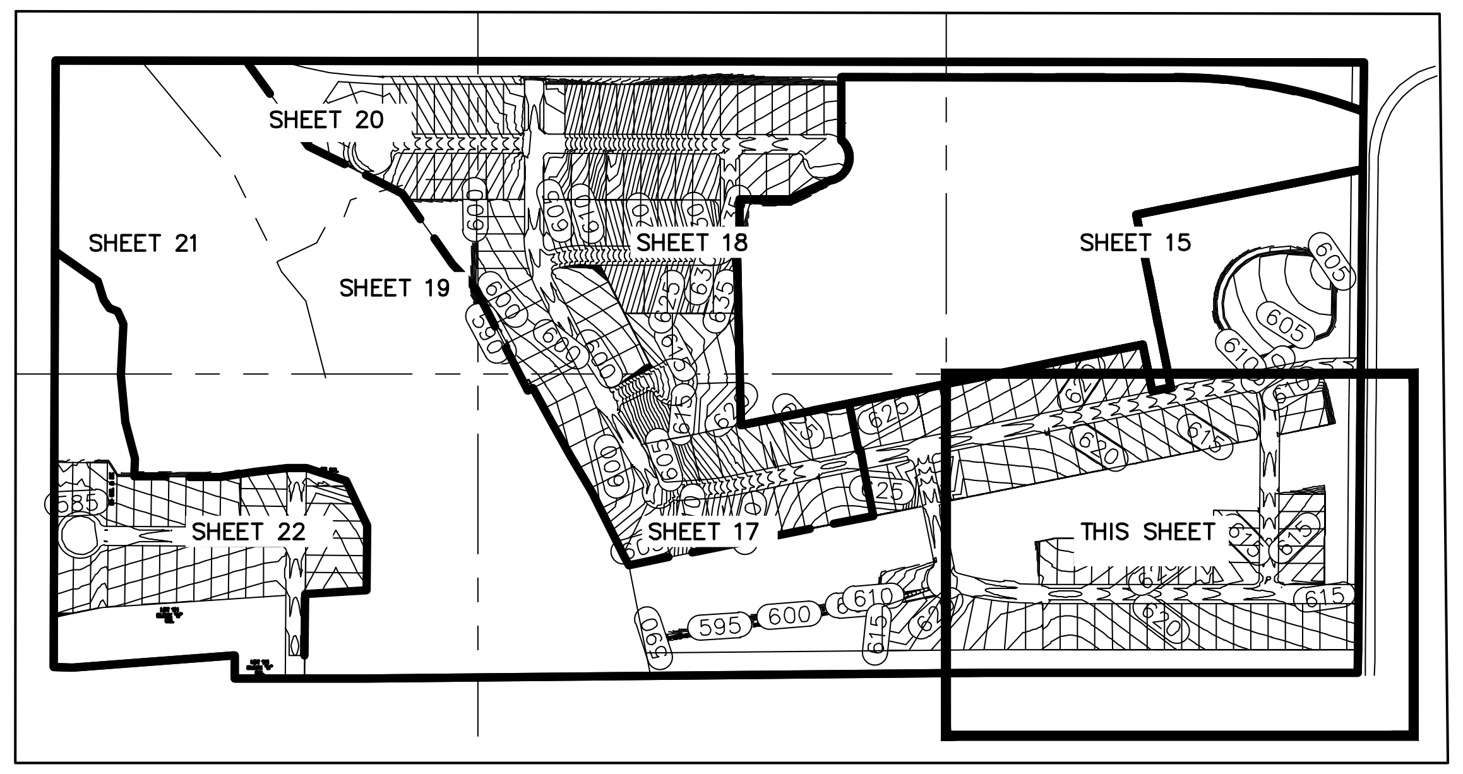

TREE SURVEY KEY MAP
SCALE: 1:500

NO.	REVISION	DATE

DUSTIN J. GOSS
91805
06/21/2024

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MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS
TREE SURVEY (2 OF 8)

CITY NO. 2023-8-PP
JOB NO. 51387–00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 16 of 27

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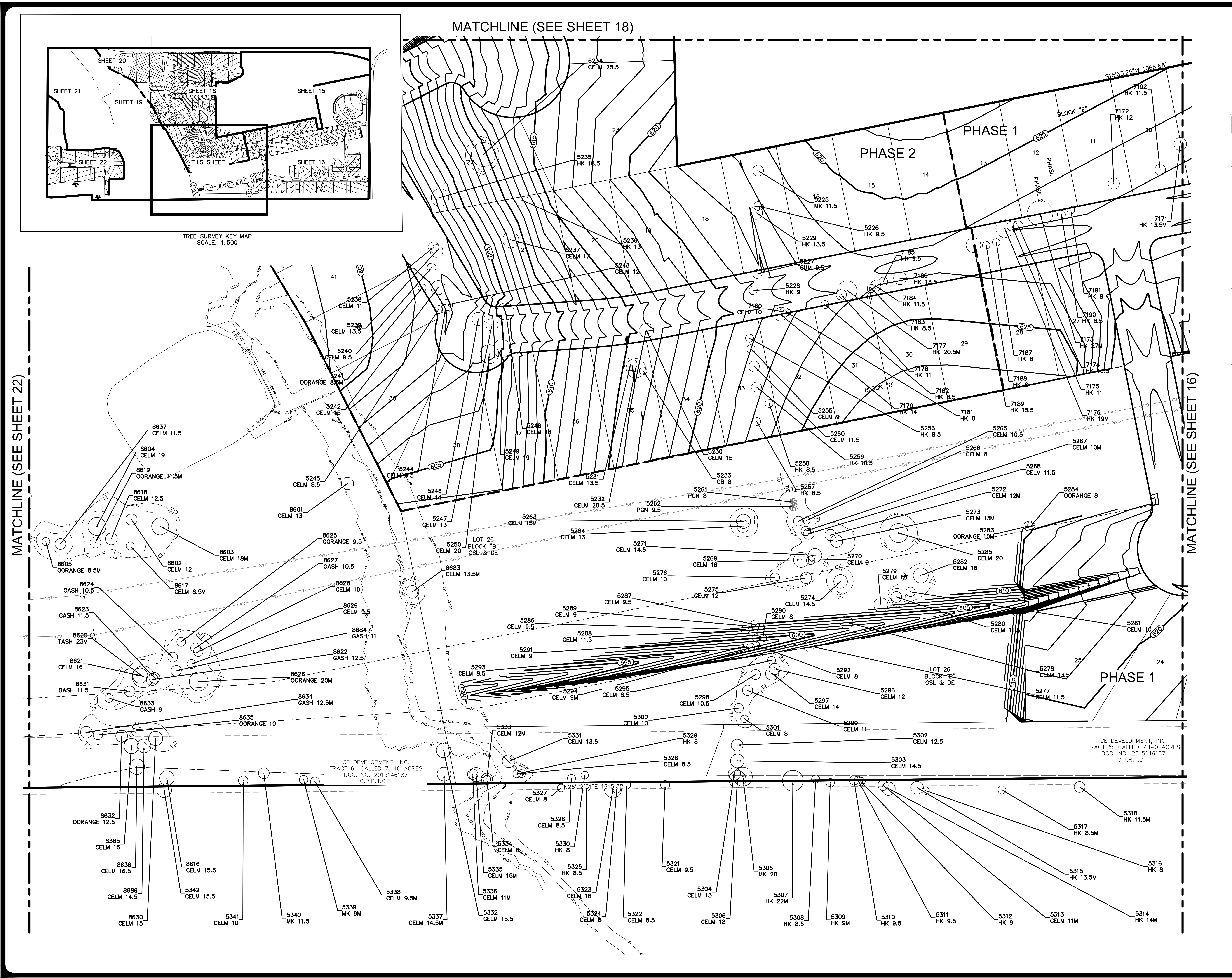

TREE SURVEY KEY MAP
SCALE: 1:500

SCALE: 1"= 50'

0' 50' 100' 150'

LEGEND

▬	BOUNDARY
—TP—	PROTECTIVE TREE FENCE
◌	TREES TO BE REMOVED
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4. TREE SURVEY PERFORMED JANUARY 2022.
5. SEE SHEET 25 FOR CITY OF PFLUGERVILLE STANDARD TREE PROTECTION NOTES AND DETAILS.

NO.	REVISION	DATE

DUSTIN J. GOSS
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D J Goss

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MURCHISON TRACT
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CITY OF PFLUGERVILLE, TEXAS

TREE SURVEY (3 OF 8)

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 17 of 27

Date: Jun 21, 2024, 9:40am User ID: NDante
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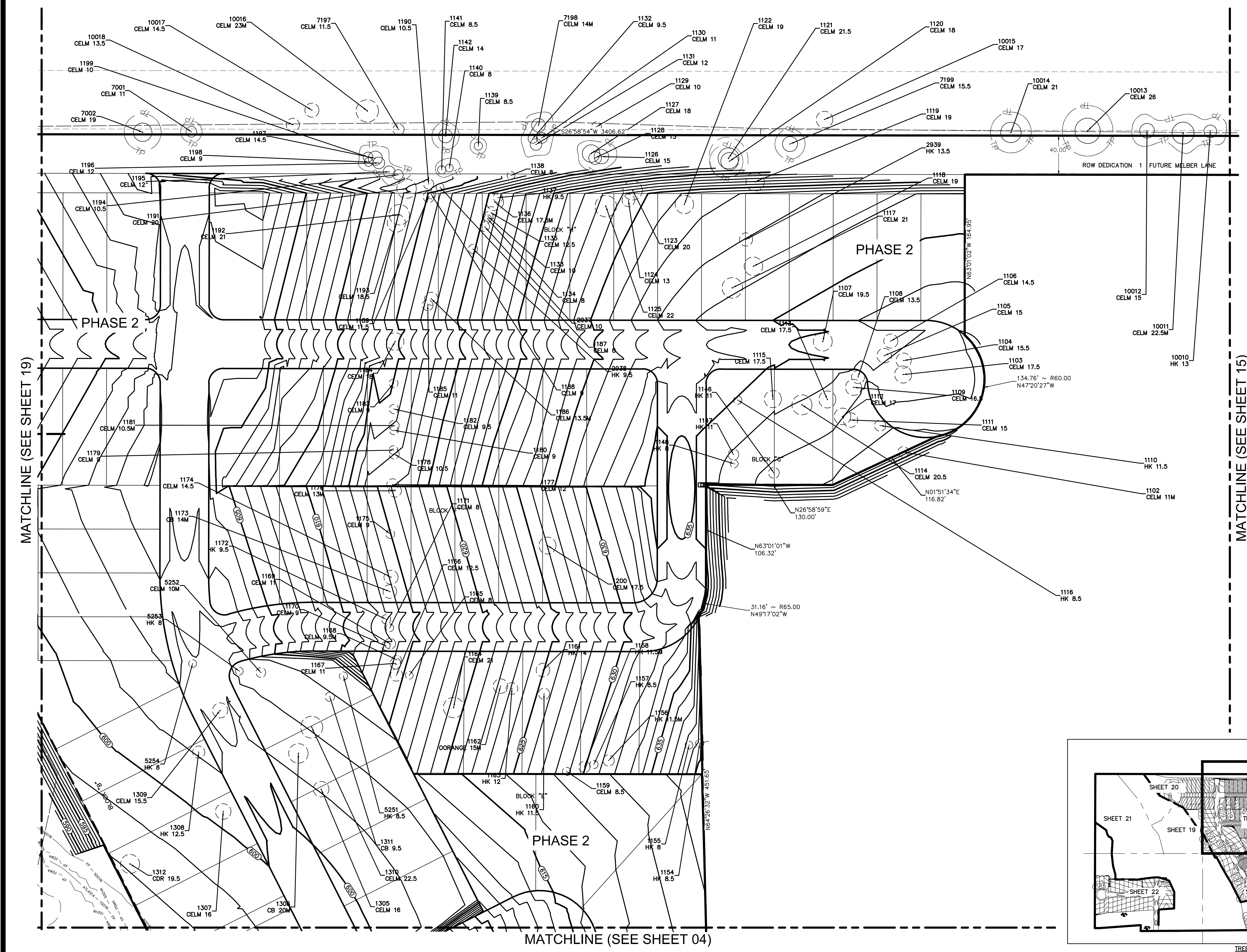

SCALE: 1"= 50'

0' 50' 100' 150'

LEGEND

▬▬▬	BOUNDARY
▬ ▬ ▬	PHASING BOUNDARY
——TP——	PROTECTIVE TREE FENCE
◌	TREES TO BE REMOVED
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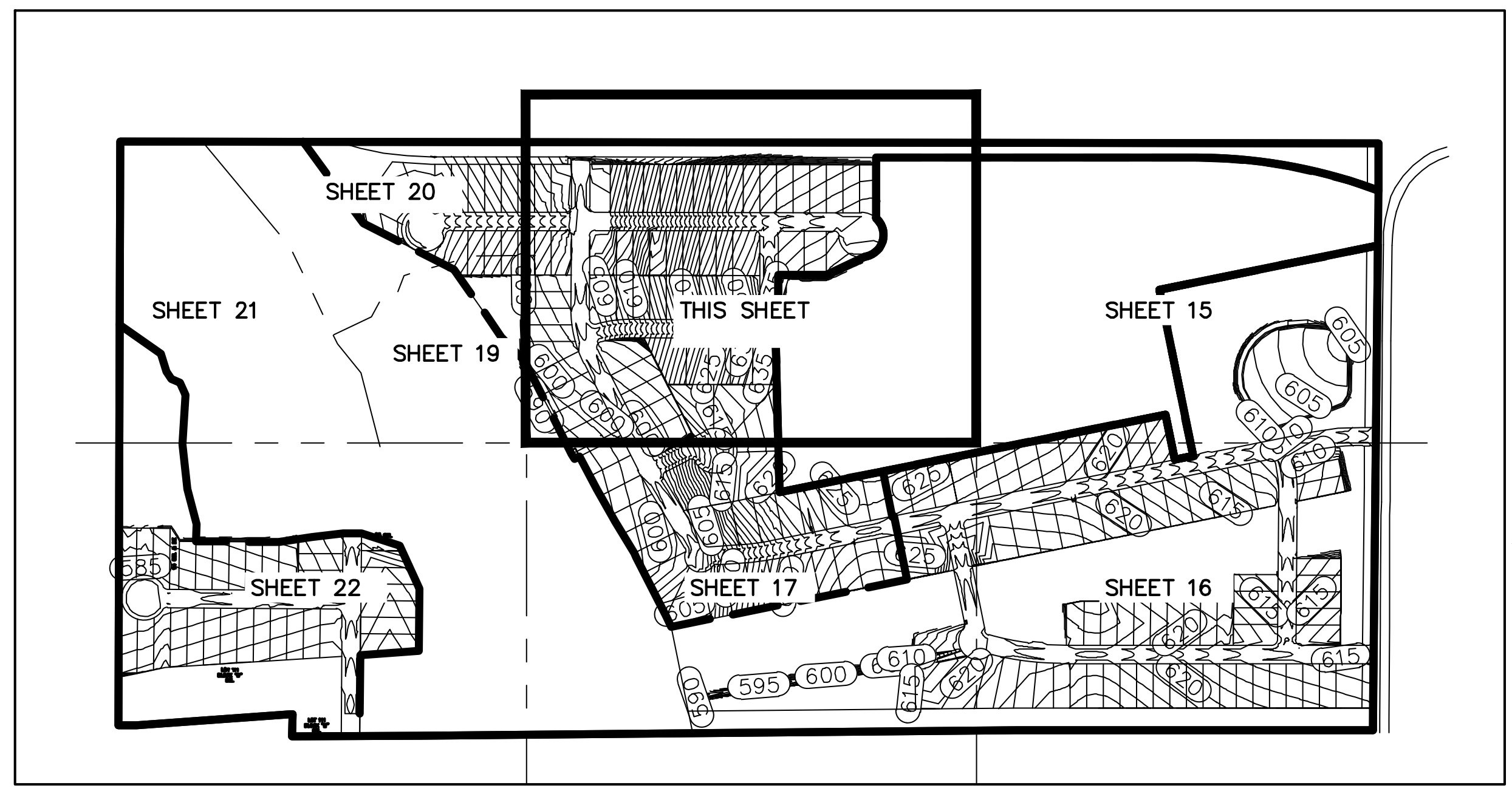

TREE SURVEY KEY MAP
SCALE: 1:500

NO.	REVISION	DATE

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MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

TREE SURVEY (4 OF 8)

CITY NO. 2023-8-PP
JOB NO. 51387–00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 18 of 27

Date: Jun 21, 2024, 9:41am User ID: NDante
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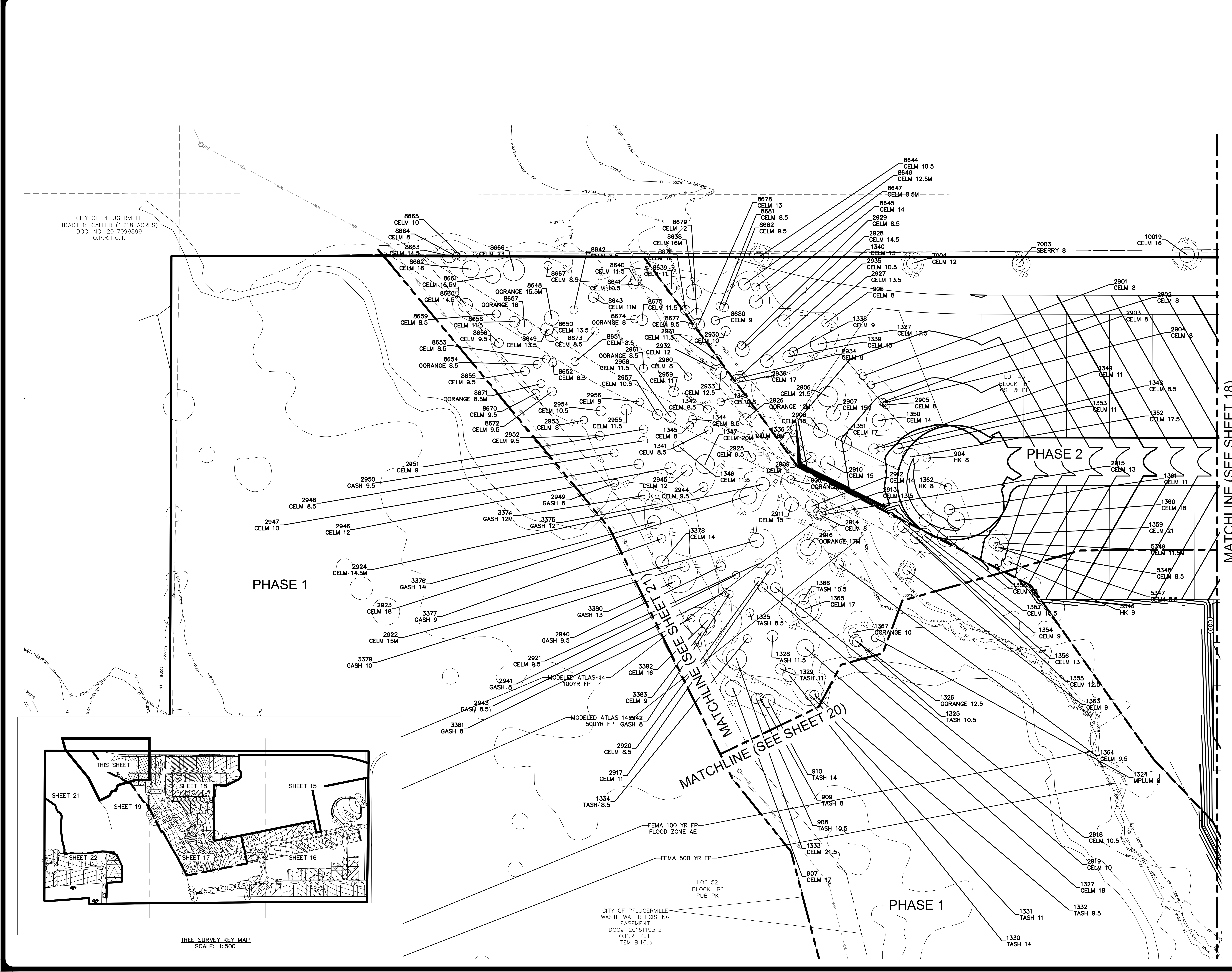

TREE SURVEY KEY MAP
SCALE: 1:500

SCALE: 1"= 50'

0' 50' 100' 150'

LEGEND

BOUNDARY

——TP—— PROTECTIVE TREE FENCE

TREES TO BE REMOVED

TREES TO BE PROTECTED

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4. TREE SURVEY PERFORMED JANUARY 2022.
5. SEE SHEET 25 FOR CITY OF PFLUGERVILLE STANDARD TREE PROTECTION NOTES AND DETAILS.

NO.	REVISION	DATE

DUSTIN J. GOSS
91805
06/21/2024
Dn Goss

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MURCHISON TRACT
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TREE SURVEY (5 OF 8)

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 19 of 27

Date: Jun 21, 2024, 9:41am User ID: NDante
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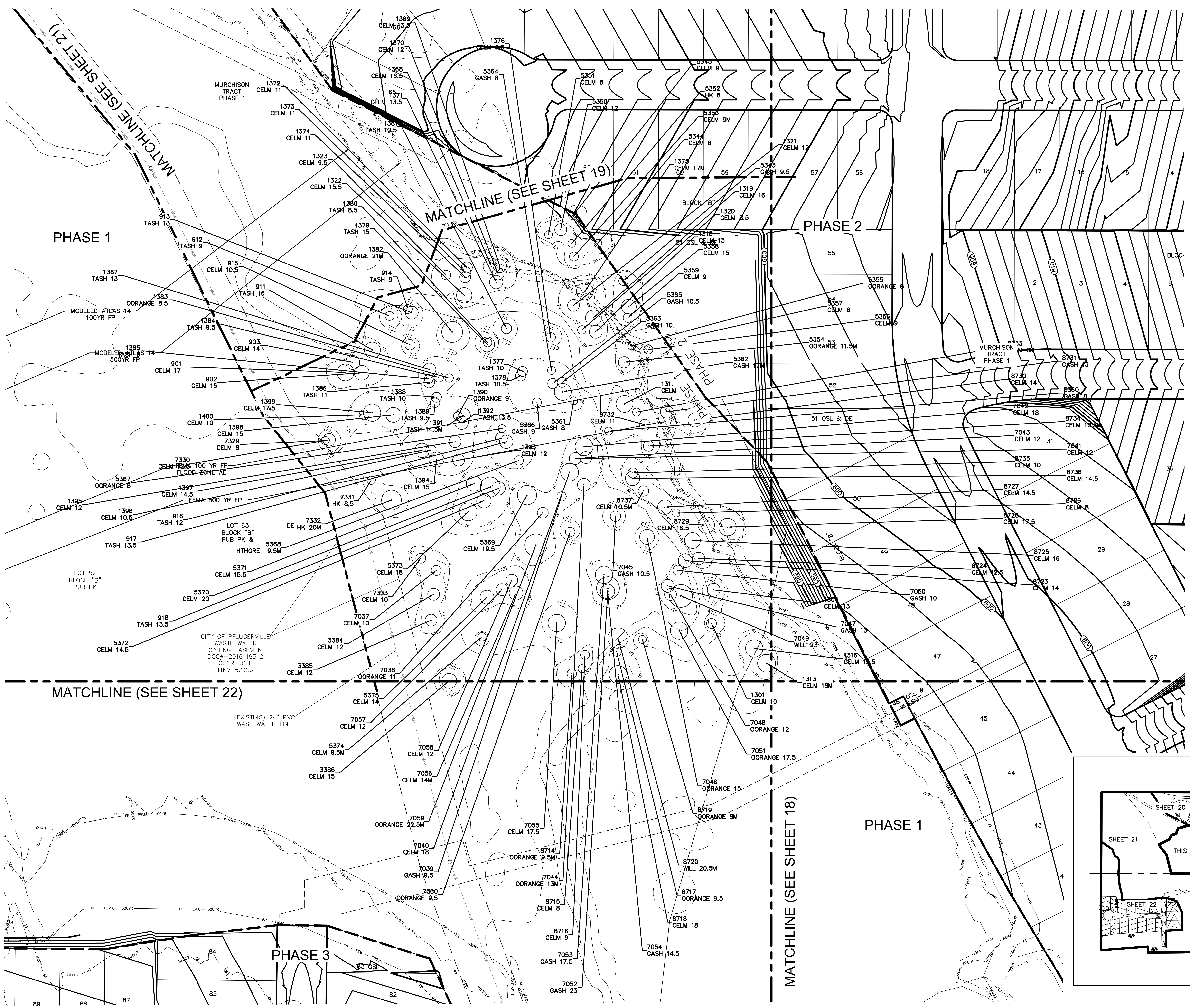

SCALE: 1"= 50'

0' 50' 100' 150'

LEGEND

▬	BOUNDARY
—— TP ——	PROTECTIVE TREE FENCE

TREES TO BE REMOVED

TREES TO BE PROTECTED

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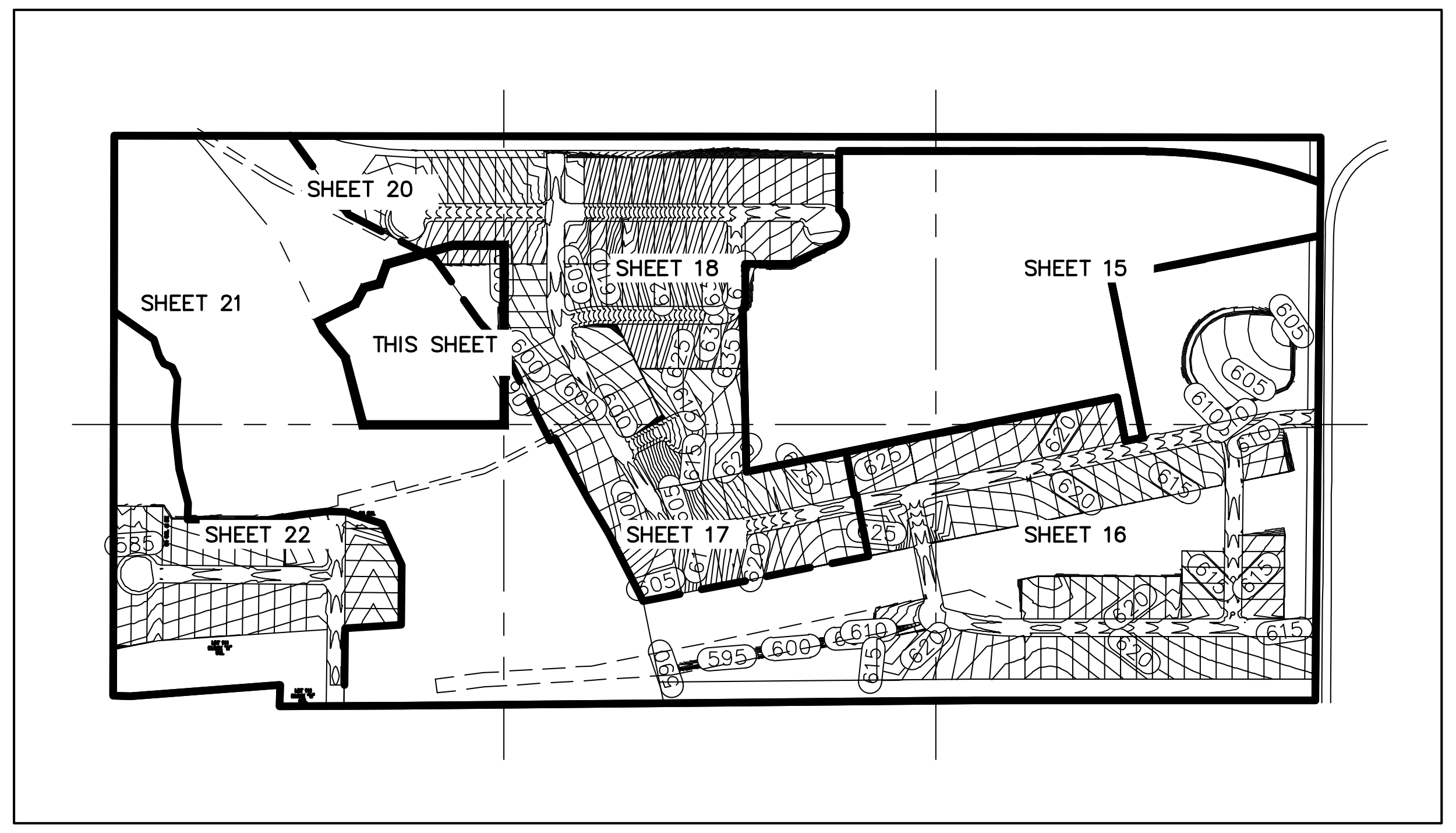

TREE SURVEY KEY MAP
SCALE: 1:500

NO.	REVISION	DATE

DUSTIN J. GOSS
91805
06/21/2024

PAPE-DAWSON ENGINEERS

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MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

TREE SURVEY (6 OF 8)

CITY NO.	2023-8-PP
JOB NO.	51387-00
DATE	JUNE 2024
DESIGNER	NJD
CHECKED AC	DRAWN NJD
SHEET 20 of 27	

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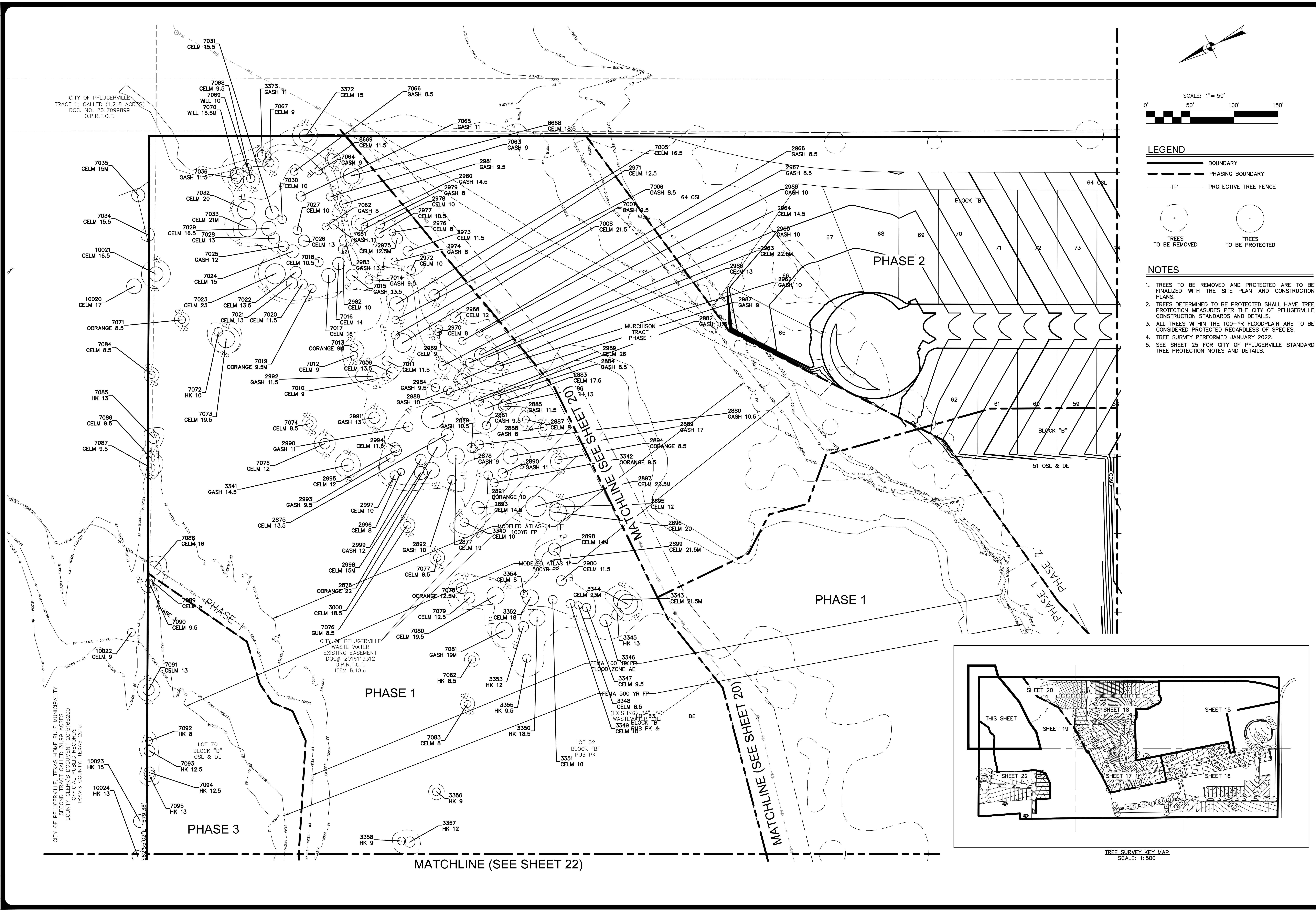

TREE SURVEY KEY MAP
SCALE: 1:500

LEGEND

- BOUNDARY
- PHASING BOUNDARY
- TP PROTECTIVE TREE FENCE
- TREES TO BE REMOVED
- TREES TO BE PROTECTED

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4. TREE SURVEY PERFORMED JANUARY 2022.
5. SEE SHEET 25 FOR CITY OF PFLUGERVILLE STANDARD TREE PROTECTION NOTES AND DETAILS.

NO.	REVISION	DATE

STATE OF TEXAS
DUSTIN J. GOSS
91805
LICENSED PROFESSIONAL ENGINEER
06/21/2024

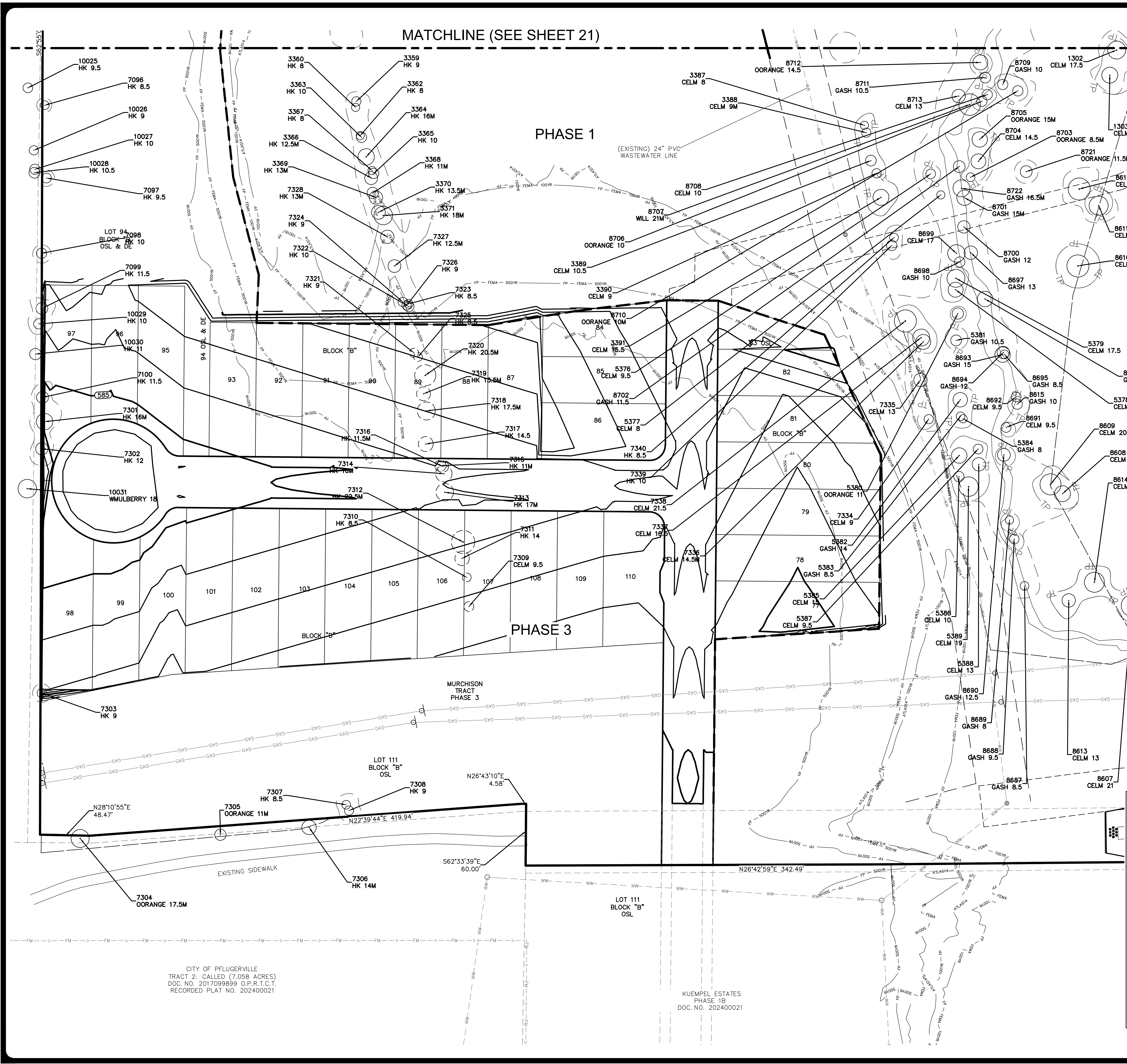
PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

TREE SURVEY (7 OF 8)

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 21 of 27

Date: Jun 21, 2024, 9:42am User ID: NDante
File: H:\Projects\513\87\00\212 Preliminary\Civil\TR51387-00.dwg



SCALE: 1"= 50'

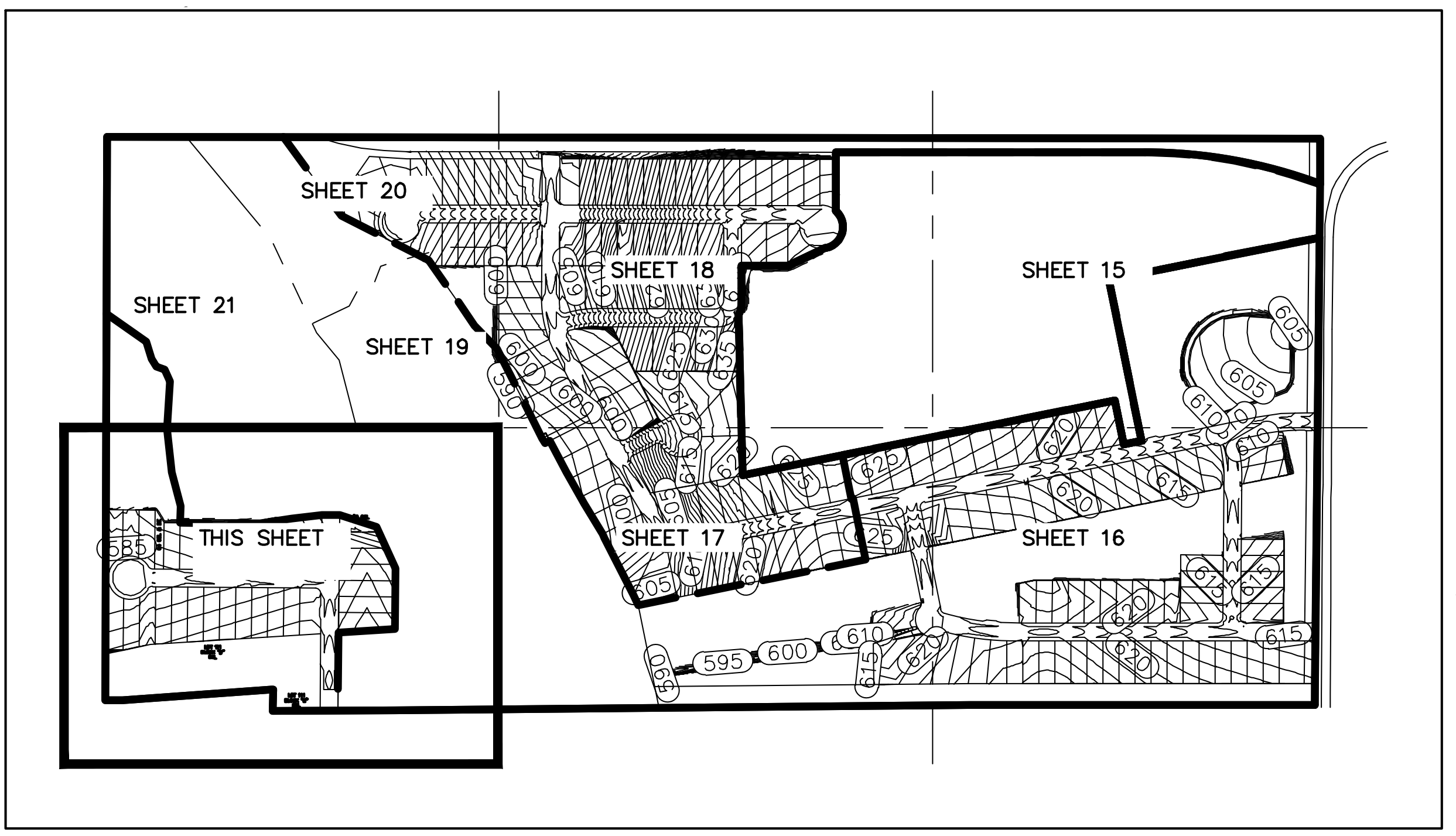
0' 50' 100' 150'

LEGEND

▬	BOUNDARY
– –	PHASING BOUNDARY
—TP—	PROTECTIVE TREE FENCE
○	TREES TO BE REMOVED
○	TREES TO BE PROTECTED

NOTES

1. TREES TO BE REMOVED AND PROTECTED ARE TO BE FINALIZED WITH THE SITE PLAN AND CONSTRUCTION PLANS.
2. TREES DETERMINED TO BE PROTECTED SHALL HAVE TREE PROTECTION MEASURES PER THE CITY OF PFLUGERVILLE CONSTRUCTION STANDARDS AND DETAILS.
3. ALL TREES WITHIN THE 100-YR FLOODPLAIN ARE TO BE CONSIDERED PROTECTED REGARDLESS OF SPECIES.
4. TREE SURVEY PERFORMED JANUARY 2022.
5. SEE SHEET 25 FOR CITY OF PFLUGERVILLE STANDARD TREE PROTECTION NOTES AND DETAILS.



TREE SURVEY KEY MAP
SCALE: 1:500

NO.	REVISION	DATE

DUSTIN J. GOSS
91805
06/21/2024

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

TREE SURVEY (8 OF 8)

CITY NO.	2023-8-PP
JOB NO.	51387-00
DATE	JUNE 2024
DESIGNER	NJD
CHECKED	AC
DRAWN	NJD
SHEET	22 of 27

Date: Jun 21, 2024, 9:43am User ID: NDante
File: H:\Projects\513\87\00\212 Preliminary\Civil\TR51387-00.dwg

TREES TO PROTECT - CLASS 2

Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
Y	1368	Cedar Elm	Fair	CELM	16.5	16.5
Y	1369	Cedar Elm	Fair	CELM	13.5	13.5
Y	1370	Cedar Elm	Fair	CELM	12	12
Y	1371	Cedar Elm	Fair	CELM	13.5	13.5
Y	1372	Cedar Elm	Fair	CELM	11	11
Y	1373	Cedar Elm	Fair	CELM	11	11
Y	1374	Cedar Elm	Fair	CELM	11	11
Y	1375	Cedar Elm	Fair	CELM	11.5,11.5	17
Y	1376	Cedar Elm	Fair	CELM	9.5	9.5
Y	1377	Texas Ash	Fair	TASH	10	10
Y	1378	Texas Ash	Fair	TASH	10.5	10.5
Y	1379	Texas Ash	Fair	TASH	15	15
Y	1380	Texas Ash	Fair	TASH	8.5	8.5
Y	1383	Osage Orange	Fair	OORANGE	8.5	8.5
Y	1384	Texas Ash	Fair	TASH	9.5	9.5
Y	1385	Texas Ash	Fair	TASH	9	9
Y	1386	Texas Ash	Fair	TASH	11	11
Y	1387	Texas Ash	Fair	TASH	13	13
Y	1388	Texas Ash	Fair	TASH	10	10
Y	1389	Texas Ash	Fair	TASH	9.5	9.5
Y	1390	Osage Orange	Fair	OORANGE	9	9
Y	1391	Texas Ash	Fair	TASH	10.5,8.5	14.5
Y	1392	Texas Ash	Fair	TASH	13.5	13.5
Y	1393	Cedar Elm	Fair	CELM	12	12
Y	1394	Cedar Elm	Fair	CELM	15	15
Y	1397	Cedar Elm	Fair	CELM	14.5	14.5
Y	1398	Cedar Elm	Fair	CELM	15	15
Y	1399	Cedar Elm	Fair	CELM	17.5	17.5
Y	1400	Cedar Elm	Fair	CELM	10	10
Y	2878	Green Ash	Fair	GASH	9	9
Y	2879	Green Ash	Fair	GASH	10.5	10.5
Y	2880	Green Ash	Fair	GASH	10.5	10.5
Y	2881	Green Ash	Fair	GASH	9.5	9.5
Y	2882	Green Ash	Fair	GASH	11.5	11.5
Y	2883	Cedar Elm	Fair	CELM	17.5	17.5
Y	2884	Green Ash	Fair	GASH	8.5	8.5
Y	2885	Green Ash	Fair	GASH	11.5	11.5
Y	2886	Green Ash	Fair	GASH	13	13
Y	2887	Cedar Elm	Fair	CELM	8	8
Y	2888	Green Ash	Fair	GASH	8	8
Y	2889	Green Ash	Fair	GASH	17	17
Y	2890	Green Ash	Fair	GASH	11	11
Y	2891	Osage Orange	Fair	OORANGE	10	10
Y	2893	Cedar Elm	Fair	CELM	14.5	14.5
Y	2894	Osage Orange	Fair	OORANGE	8.5	8.5
Y	2895	Cedar Elm	Fair	CELM	12	12
Y	2898	Cedar Elm	Fair	CELM	10,8	14
Y	2900	Cedar Elm	Fair	CELM	11.5	11.5
N	2907	Cedar Elm	Fair	CELM	12,6	15
N	2908	Cedar Elm	Fair	CELM	15	15
N	2909	Cedar Elm	Fair	CELM	11	11
N	2910	Cedar Elm	Fair	CELM	15	15
Y	2911	Cedar Elm	Fair	CELM	15	15
N	2912	Cedar Elm	Fair	CELM	14	14
N	2913	Cedar Elm	Fair	CELM	13.5	13.5
N	2915	Cedar Elm	Fair	CELM	13	13
Y	2916	Osage Orange	Fair	OORANGE	13,8	17
Y	2917	Cedar Elm	Fair	CELM	11	11
Y	2918	Cedar Elm	Fair	CELM	10.5	10.5
Y	2919	Cedar Elm	Fair	CELM	10	10
Y	2920	Cedar Elm	Fair	CELM	8.5	8.5
Y	2921	Cedar Elm	Fair	CELM	9.5	9.5
Y	2922	Cedar Elm	Fair	CELM	8,7.5,6.5	15
Y	2924	Cedar Elm	Fair	CELM	11,7	14.5
Y	2925	Cedar Elm	Fair	CELM	9.5	9.5
N	2926	Osage Orange	Fair	OORANGE	9,6	12
N	2928	Cedar Elm	Fair	CELM	14.5	14.5
N	2929	Cedar Elm	Fair	CELM	8.5	8.5
N	2930	Cedar Elm	Fair	CELM	10	10
N	2931	Cedar Elm	Fair	CELM	11.5	11.5
N	2932	Cedar Elm	Fair	CELM	12	12
N	2933	Cedar Elm	Fair	CELM	12.5	12.5
N	2934	Cedar Elm	Fair	CELM	9	9
N	2935	Cedar Elm	Fair	CELM	10.5	10.5
N	2936	Cedar Elm	Fair	CELM	17	17
Y	1330	Texas Ash	Fair	TASH	14	14
N	7090	Cedar Elm	Fair	CELM	9.5	9.5
N	7198	Cedar Elm	Fair	CELM	10.5,7	14
N	7199	Cedar Elm	Fair	CELM	15.5	15.5
N	7304	Osage Orange	Fair	OORANGE	12,11.5	17.5
N	7305	Osage Orange	Fair	OORANGE	8,6	11
N	7087	Cedar Elm	Fair	CELM	9.5	9.5
N	7088	Cedar Elm	Fair	CELM	16	16
N	7089	Cedar Elm	Fair	CELM	9	9

TREES TO PROTECT - CLASS 2

Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
Y	2940	Green Ash	Fair	GASH	9.5	9.5
Y	2941	Green Ash	Fair	GASH	8	8
Y	2942	Green Ash	Fair	GASH	8	8
Y	2943	Green Ash	Fair	GASH	8.5	8.5
Y	2945	Cedar Elm	Fair	CELM	12	12
Y	2946	Cedar Elm	Fair	CELM	12	12
Y	2947	Cedar Elm	Fair	CELM	10	10
Y	2948	Cedar Elm	Fair	CELM	8.5	8.5
Y	2949	Green Ash	Fair	GASH	8	8
Y	2950	Green Ash	Fair	GASH	9.5	9.5
Y	2951	Cedar Elm	Fair	CELM	9	9
Y	2952	Cedar Elm	Fair	CELM	9.5	9.5
Y	2953	Cedar Elm	Fair	CELM	8	8
Y	2954	Cedar Elm	Fair	CELM	10.5	10.5
Y	2955	Cedar Elm	Fair	CELM	11.5	11.5
Y	2956	Cedar Elm	Fair	CELM	8	8
Y	2957	Cedar Elm	Fair	CELM	10.5	10.5
Y	2958	Cedar Elm	Fair	CELM	11.5	11.5
Y	2959	Cedar Elm	Fair	CELM	11	11
Y	2960	Cedar Elm	Fair	CELM	8	8
Y	2961	Osage Orange	Fair	OORANGE	8.5	8.5
Y	2962	Green Ash	Fair	GASH	10	10
Y	2964	Cedar Elm	Fair	CELM	14.5	14.5
Y	2965	Green Ash	Fair	GASH	10	10
Y	2966	Green Ash	Fair	GASH	8.5	8.5
Y	2968	Cedar Elm	Fair	CELM	12	12
Y	2969	Cedar Elm	Fair	CELM	9	9
Y	2970	Cedar Elm	Fair	CELM	8	8
Y	2971	Cedar Elm	Fair	CELM	12.5	12.5
Y	2972	Cedar Elm	Fair	CELM	10	10
Y	2973	Cedar Elm	Fair	CELM	11.5	11.5
Y	2974	Green Ash	Fair	GASH	8	8
Y	2975	Cedar Elm	Fair	CELM	9.5,6.5	12.5
Y	2976	Cedar Elm	Fair	CELM	8	8
Y	2977	Cedar Elm	Fair	CELM	10.5	10.5
Y	2978	Cedar Elm	Fair	CELM	10	10
Y	2979	Green Ash	Fair	GASH	8	8
Y	2980	Green Ash	Fair	GASH	14.5	14.5
Y	2983	Green Ash	Fair	GASH	13.5	13.5
Y	2984	Green Ash	Fair	GASH	9.5	9.5
Y	2985	Green Ash	Fair	GASH	10	10
Y	2986	Cedar Elm	Fair	CELM	13	13
Y	2987	Green Ash	Fair	GASH	9	9
Y	2988	Green Ash	Fair	GASH	10	10
Y	2990	Green Ash	Fair	GASH	11	11
Y	2991	Green Ash	Fair	GASH	13	13
Y	2994	Cedar Elm	Fair	CELM	11.5	11.5
Y	2995	Cedar Elm	Fair	CELM	12	12
Y	2996	Cedar Elm	Fair	CELM	8	8
Y	2997	Cedar Elm	Fair	CELM	10	10
Y	2998	Cedar Elm	Fair	CELM	11.5,7.5	15
Y	3340	Cedar Elm	Fair	CELM	10	10
Y	3341	Green Ash	Fair	GASH	14.5	14.5
Y	3342	Osage Orange	Fair	OORANGE	9.5	9.5
Y	3347	Cedar Elm	Fair	CELM	9.5	9.5
Y	3348	Cedar Elm	Fair	CELM	8.5	8.5
Y	3349	Cedar Elm	Fair	CELM	10	10
Y	3351	Cedar Elm	Fair	CELM	10	10
Y	3354	Cedar Elm	Fair	CELM	8	8
Y	901	Cedar Elm	Fair	CELM	17	17
Y	902	Cedar Elm	Fair	CELM	15	15
Y	903	Cedar Elm	Fair	CELM	14	14
Y	906	Osage Orange	Fair	OORANGE	8	8
Y	908	Texas Ash	Fair	TASH	10.5	10.5
Y	909	Texas Ash	Fair	TASH	8	8
Y	910	Texas Ash	Fair	TASH	14	14
Y	911	Texas Ash	Fair	TASH	16	16
Y	913	Texas Ash	Fair	TASH	13	13
Y	914	Texas Ash	Fair	TASH	9	9
Y	916	Texas Ash	Fair	TASH	12	12
Y	917	Texas Ash	Fair	TASH	13.5	13.5
Y	918	Texas Ash	Fair	TASH	13.5	13.5
N	1126	Cedar Elm	Fair	CELM	15	15
N	1128	Cedar Elm	Fair	CELM	13	13
N	1130	Cedar Elm	Fair	CELM	11	11
N	1131	Cedar Elm	Fair	CELM	12	12
Y	7330	Cedar Elm	Fair	CELM	12.5	12.5
Y	7333	Cedar Elm	Fair	CELM	10	10
Y	7334	Cedar Elm	Fair	CELM	9	9
Y	7336	Cedar Elm	Fair	CELM	10,9.5	14.5
Y	7337	Cedar Elm	Fair	CELM	16.5	16.5
Y	8602	Cedar Elm	Fair	CELM	12	12
Y	8605	Osage Orange	Fair	OORANGE	6,5.5	8.5
Y	8608	Cedar Elm	Fair	CELM	15.5	15.5

TREES TO PROTECT - CLASS 2

Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
Y	3372	Cedar Elm	Fair	CELM	15	15
Y	3378	Cedar Elm	Fair	CELM	14	14
Y	3383	Cedar Elm	Fair	CELM	9	9
Y	3384	Cedar Elm	Fair	CELM	12	12
Y	3385	Cedar Elm	Fair	CELM	12	12
Y	3386	Cedar Elm	Fair	CELM	15	15
Y	3387	Cedar Elm	Fair	CELM	8	8
Y	3388	Cedar Elm	Fair	CELM	6,6	9
Y	3389	Cedar Elm	Fair	CELM	10.5	10.5
Y	3390	Cedar Elm	Fair	CELM	9	9
Y	3391	Cedar Elm	Fair	CELM	15.5	15.5
N	5263	Cedar Elm	Fair	CELM	10.5,9.5	15
N	5264	Cedar Elm	Fair	CELM	13	13
N	5265	Cedar Elm	Fair	CELM	10.5	10.5
N	5266	Cedar Elm	Fair	CELM	8	8
N	5267	Cedar Elm	Fair	CELM	7.5,5	10
N	5268	Cedar Elm	Fair	CELM	11.5	11.5
N	5269	Cedar Elm	Fair	CELM	16	16
N	5270	Cedar Elm	Fair	CELM	9	9
N	5271	Cedar Elm	Fair	CELM	14.5	14.5
N	5272	Cedar Elm	Fair	CELM	8.5,7.5	12
N	5273	Cedar Elm	Fair	CELM	9.5,7.5	13
N	5276	Cedar Elm	Fair	CELM	10	10
N	5300	Cedar Elm	Fair	CELM	10	10
N	5302	Cedar Elm	Fair	CELM	12.5	12.5
N	5303	Cedar Elm	Fair	CELM	14.5	14.5
N	5304	Cedar Elm	Fair	CELM	13	13
N	5313	Cedar Elm	Fair	CELM	7.5,7	11
N	5321	Cedar Elm	Fair	CELM	9.5	9.5
Y	3374	Green Ash	Fair	GASH	9,6	12
Y	3375	Green Ash	Fair	GASH	12	12
Y	3376	Green Ash	Fair	GASH	14	14
Y	3377	Green Ash	Fair	GASH	9	9
Y	3381	Green Ash	Fair	GASH	8	8
N	5261	Pecan	Fair	PCN	8	8
N	5262	Pecan	Fair	PCN	9.5	9.5
Y	1329	Texas Ash	Fair	TASH	11	11
N	1132	Cedar Elm	Fair	CELM	9.5	9.5
N	1139	Cedar Elm	Fair	CELM	8.5	8.5
N	1140	Cedar Elm	Fair	CELM	8	8
N	1141	Cedar Elm	Fair	CELM	8.5	8.5
N	1142	Cedar Elm	Fair	CELM	14	14
N	1194	Cedar Elm	Fair	CELM	10.5	10.5
N	1195	Cedar Elm	Fair	CELM	12	12
N	1196	Cedar Elm	Fair	CELM	12	12
N	1197	Cedar Elm	Fair	CELM	14.5	14.5
N	1198	Cedar Elm	Fair	CELM	9	9
N	1199	Cedar Elm	Fair	CELM	10	10
Y	1301	Cedar Elm	Fair	CELM	10	10
Y	1302	Cedar Elm	Fair	CELM	17.5	17.5
Y	1303	Cedar Elm	Fair	CELM	15.5	15.5
Y	1304	Cedar Elm	Fair	CELM	13	13
Y	1315	Cedar Elm	Fair	CELM	12.5	12.5
Y	1316	Cedar Elm	Fair	CELM	17.5	17.5
Y	1317	Cedar Elm	Fair	CELM	17	17
Y	1318	Cedar Elm	Fair	CELM	13	13
Y	1319	Cedar Elm	Fair	CELM	16	16
Y	1320	Cedar Elm	Fair	CELM	8.5	8.5
Y	1322	Cedar Elm	Fair	CELM	15.5	15.5
Y	1323	Cedar Elm	Fair	CELM	9.5	9.5
Y	1328	Texas Ash	Fair	TASH	11.5	11.5
Y	1341	Cedar Elm	Fair	CELM	8.5	8.5
Y	1342	Cedar Elm	Fair	CELM	8.5	8.5
N	1343	Cedar Elm	Fair	CELM	8	8
Y	1344	Cedar Elm	Fair	CELM	8.5	8.5
N	1345	Cedar Elm	Fair	CELM	8	8
N	1348	Cedar Elm	Fair	CELM	8.5	8.5
N	1349	Cedar Elm	Fair	CELM	11	11
N	1351	Cedar Elm	Fair	CELM	17	17

TREES TO PROTECT - CLASS 2

Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
N	5324	Cedar Elm	Fair	CELM	8	8
N	5326	Cedar Elm	Fair	CELM	8.5	8.5
N	5327	Cedar Elm	Fair	CELM	8	8
N	5328	Cedar Elm	Fair	CELM	8.5	8.5
Y	5331	Cedar Elm	Fair	CELM	13.5	13.5
Y	5333	Cedar Elm	Fair	CELM	8.5,7	12
Y	5334	Cedar Elm	Fair	CELM	8	8
Y	5335	Cedar Elm	Fair	CELM	8,7,7	15
Y	5336	Cedar Elm	Fair	CELM	8,6	11
Y	5337	Cedar Elm	Fair	CELM	10.5,8.5	14.5
Y	5338	Cedar Elm	Fair	CELM	5.5,4.5,4	9.5
Y	5339	Mesquite	Fair	MQ	5.5,3.5,3.5	9
Y	5340	Mesquite	Fair	MQ	11.5	11.5
Y	5341	Cedar Elm	Fair	CELM	10	10
Y	5342	Cedar Elm	Fair	CELM	15.5	15.5
Y	5351	Cedar Elm	Fair	CELM	8	8
Y	5353	Cedar Elm	Fair	CELM	7.5,3	9
Y	5354	Osage Orange	Fair	OORANGE	8,7	11.5
Y	5355	Osage Orange	Fair	OORANGE	8	8
N	5356	Cedar Elm	Fair	CELM	9	9
N	5359	Cedar Elm	Fair	CELM	9	9
Y	5360	Green Ash	Fair	GASH	8	8
Y	5361	Green Ash	Fair	GASH	8	8
Y	5362	Green Ash	Fair	GASH	14,6	17
Y	5363	Green Ash	Fair	GASH	10	10
Y	5365	Green Ash	Fair	GASH	10.5	10.5
Y	5366	Green Ash	Fair	GASH	9	9
Y	5368	Hawthorne	Fair	HTHORNE	6.5,6.5	9.5
Y	5371	Cedar Elm	Fair	CELM	15.5	15.5
Y	5374	Cedar Elm	Fair	CELM	5,4,3.5	8.5
Y	5376	Cedar Elm	Fair	CELM	9.5	9.5
Y	5377	Cedar Elm	Fair	CELM	8	8
Y	5378	Cedar Elm	Fair	CELM	14.5	14.5
Y	5379	Cedar Elm	Fair	CELM	17.5	17.5
Y	5380	Osage Orange	Fair	OORANGE	11	11
Y	5382	Green Ash	Fair	GASH	14	14
Y	5383	Green Ash	Fair	GASH	8.5	8.5
Y	5384	Green Ash	Fair	GASH	8	8
Y	5386	Cedar Elm	Fair	CELM	10	10
Y	5387	Cedar Elm	Fair	CELM	9.5	9.5
Y	5388	Cedar Elm	Fair	CELM	13	13
N	7003	Soapberry	Fair	SBERRY	8	8
N	7004	Cedar Elm	Fair	CELM	12	12
Y	7005	Cedar Elm	Fair	CELM	16.5	16.5
Y	7006	Green Ash	Fair	GASH	8.5	8.5
Y	7007	Green Ash	Fair	GASH	9.5	9.5
Y	7010	Cedar Elm	Fair	CELM	9	9
Y	7011	Cedar Elm	Fair	CELM	11.5	11.5
Y	7012	Cedar Elm	Fair	CELM	9	9
Y	7013	Osage Orange	Fair	OORANGE	6.5,5.5	9
Y	7014	Green Ash	Fair	GASH	9.5	9.5
Y	7016	Cedar Elm	Fair	CELM	14	14
Y	7017	Cedar Elm	Fair	CELM	16	16
Y	7018	Cedar Elm	Fair	CELM	10.5	10.5
Y	7019	Osage Orange	Fair	OORANGE	6.5,6	9.5
Y	7020	Cedar Elm	Fair	CELM	11.5	11.5
Y	7021	Cedar Elm	Fair	CELM	13	13
Y	7022	Cedar Elm	Fair	CELM	13.5	13.5
Y	7024	Cedar Elm	Fair	CELM	15	15
Y	7025	Green Ash	Fair	GASH	12	12
Y	7026	Cedar Elm	Fair	CELM	13	13
Y	7027	Cedar Elm	Fair	CELM	10	10
Y	7028	Cedar Elm	Fair	CELM	13	13
Y	7029	Cedar Elm	Fair	CELM	16.5	16.5
Y	7030	Cedar Elm	Fair	CELM	10	10
Y	7031	Cedar Elm	Fair	CELM	15.5	15.5
Y	7035	Cedar Elm	Fair	CELM	10.5,7	15
Y	7036	Green Ash	Fair	GASH	11.5	11.5
Y	7037	Cedar Elm	Fair	CELM	10	10
Y	7038	Osage Orange	Fair	OORANGE	11	11
N	1339	Cedar Elm	Fair	CELM	13	13
N	1340	Cedar Elm	Fair	CELM	13	13
Y	1331	Texas Ash	Fair	TASH	11	11
Y	1332	Texas Ash	Fair	TASH	9.5	9.5
Y	1335	Texas Ash	Fair	TASH	8.5	8.5
N	1338	Cedar Elm	Fair	CELM	9	9
N	1363	Cedar Elm	Fair	CELM	9	9
Y	1364	Cedar Elm	Fair	CELM	9.5	9.5
Y	1365	Cedar Elm	Fair	CELM	17	17
Y	7329	Cedar Elm	Fair	CELM	8	8
N	1356	Cedar Elm	Fair	CELM	13	13
N	1357	Cedar Elm	Fair	CELM	15.5	15.5
N	1358	Cedar Elm	Fair	CELM	13	13
N	1354	Cedar Elm	Fair	CELM	9	9

CITY OF PFLUGERVILLE
STANDARD 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 CONSISTENT WITH THE CITY'S CONSTRUCTION DETAIL(S).
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, FENCE MATERIAL, AND FENCE 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 CONSISTENT WITH THE APPROVED PLAN.
5. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN TRENCHING OR SOIL BUILD-UP WITHIN A TREE'S CRITICAL ROOT ZONE (CRZ) OR DRIPLINES, WHICHEVER IS GREATER.
6. (STANDARD) 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 FORESTER 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. 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.
8. WHEN CONSTRUCTION OCCURS IMMEDIATELY OUTSIDE OF THE CRZ OR DRIPLINE OF A PRESERVED TREE, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT PRIOR TO EXCAVATION OR GRADE CUTTING. THE PURPOSE OF THIS PROVISION IS TO MINIMIZE DAMAGE TO THE REMAINING ROOTS OF PRESERVED TREES. THE CONTRACTOR SHALL CONTACT THE CITY FORESTER OR ADMINISTRATOR FOR SUPERVISION.
9. 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.
10. 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 FORESTER OR ADMINISTRATOR IF THERE ARE NO OTHER ALTERNATIVES AVAILABLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN SIX (6) 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.
12. 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 PURSUANT TO SECTION 4 OF THE TREE TECHNICAL MANUAL AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
13. 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.
14. 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.
15. DEVIATIONS FROM THE ABOVE NOTES ARE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
16. (PRE-CONSTRUCTION CONFERENCE) THE DEMOLITION, GRADING AND UNDERGROUND CONTRACTORS, CONSTRUCTION SUPERINTENDENT AND OTHER PERTINENT PERSONNEL ARE REQUIRED TO MEET WITH THE CITY FORESTER AND/OR ADMINISTRATOR PRIOR TO BEGINNING WORK TO REVIEW PROCEDURES, TREE PROTECTION MEASURES AND TO ESTABLISH HAUL ROUTES, STAGING AREAS, CONTACTS, WATERING, ETC.
17. (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 FORESTER OR THE ADMINISTRATOR BEFORE DEMOLITION OR GRADING BEGINS.
18. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX (6) FEET TO THE BUILDING, PROVIDED THE FENCING DOES NOT ENCROACH BY 50% WITHIN THE CRZ AND FENCING REMAINS A MINIMUM OF 5' FROM THE BASE OF THE TREE.

NO.	REVISION	DATE

DUSTIN J. GOSS
91805
06/21/2024

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

TREE TABLES (1 OF 3)

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 23 of 27

Date: Jun 21, 2024, 9:43am User ID: NDante
File: H:\Projects\513\87\00\212 Preliminary\Civil\TR51387-00.dwg

TREES TO PROTECT - CLASS 2						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
Y	7039	Green Ash	Fair	GASH	9.5	9.5
Y	7041	Cedar Elm	Fair	CELM	12	12
Y	7043	Cedar Elm	Fair	CELM	12	12
Y	7044	Osage Orange	Fair	OORANGE	9,8	13
Y	7045	Green Ash	Fair	GASH	10.5	10.5
Y	7046	Osage Orange	Fair	OORANGE	15	15
Y	7047	Green Ash	Fair	GASH	13	13
Y	7050	Green Ash	Fair	GASH	10	10
Y	7051	Osage Orange	Fair	OORANGE	17.5	17.5
Y	7053	Green Ash	Fair	GASH	17.5	17.5
Y	7054	Green Ash	Fair	GASH	14.5	14.5
Y	7055	Cedar Elm	Fair	CELM	17.5	17.5
Y	7056	Cedar Elm	Fair	CELM	9.5,9	14
Y	7057	Cedar Elm	Fair	CELM	12	12
Y	7060	Osage Orange	Fair	OORANGE	9.5	9.5
Y	7061	Green Ash	Fair	GASH	11	11
Y	7062	Green Ash	Fair	GASH	8	8
Y	7063	Green Ash	Fair	GASH	9	9
Y	7064	Green Ash	Fair	GASH	9	9
Y	7065	Green Ash	Fair	GASH	11	11
Y	7066	Green Ash	Fair	GASH	8.5	8.5
Y	7067	Cedar Elm	Fair	CELM	9	9
Y	7068	Cedar Elm	Fair	CELM	9.5	9.5
Y	7071	Osage Orange	Fair	OORANGE	8.5	8.5
Y	7074	Cedar Elm	Fair	CELM	8.5	8.5
Y	7075	Cedar Elm	Fair	CELM	12	12
Y	7076	Gum Bumelia	Fair	GUM	8.5	8.5
Y	7077	Cedar Elm	Fair	CELM	8.5	8.5
Y	7078	Osage Orange	Fair	OORANGE	9,7	12.5
Y	7083	Cedar Elm	Fair	CELM	8	8
Y	7084	Cedar Elm	Fair	CELM	8.5	8.5
Y	7086	Cedar Elm	Fair	CELM	9.5	9.5
Y	8613	Cedar Elm	Fair	CELM	13	13
Y	8616	Cedar Elm	Fair	CELM	15.5	15.5
Y	8617	Cedar Elm	Fair	CELM	5,4,3	8.5
Y	8618	Cedar Elm	Fair	CELM	12.5	12.5
Y	8621	Cedar Elm	Fair	CELM	16	16
Y	8622	Green Ash	Fair	GASH	12.5	12.5
Y	8623	Green Ash	Fair	GASH	11.5	11.5
Y	8624	Green Ash	Fair	GASH	10.5	10.5
Y	8625	Osage Orange	Fair	OORANGE	9.5	9.5
Y	8627	Green Ash	Fair	GASH	10.5	10.5
Y	8628	Cedar Elm	Fair	CELM	10	10
Y	8629	Cedar Elm	Fair	CELM	9.5	9.5
Y	8630	Cedar Elm	Fair	CELM	15	15
Y	8631	Green Ash	Fair	GASH	11.5	11.5
Y	8632	Osage Orange	Fair	OORANGE	12.5	12.5
Y	8633	Green Ash	Fair	GASH	9	9
Y	8634	Green Ash	Fair	GASH	9.5,6	12.5
Y	8636	Cedar Elm	Fair	CELM	16.5	16.5
Y	8637	Cedar Elm	Fair	CELM	11.5	11.5
N	8640	Cedar Elm	Fair	CELM	11.5	11.5
Y	8642	Cedar Elm	Fair	CELM	8.5	8.5
Y	8643	Cedar Elm	Fair	CELM	7.5,7	11
N	8644	Cedar Elm	Fair	CELM	10.5	10.5
N	8645	Cedar Elm	Fair	CELM	14	14
N	8646	Cedar Elm	Fair	CELM	9.5,6.5	12.5
N	8647	Cedar Elm	Fair	CELM	6,5.5	8.5
Y	8648	Osage Orange	Fair	OORANGE	10.5,10.5	15.5
Y	8649	Cedar Elm	Fair	CELM	13.5	13.5
Y	8651	Cedar Elm	Fair	CELM	8.5	8.5
Y	8654	Osage Orange	Fair	OORANGE	8.5	8.5
Y	8656	Cedar Elm	Fair	CELM	9.5	9.5
Y	8658	Cedar Elm	Fair	CELM	11.5	11.5
Y	8660	Cedar Elm	Fair	CELM	14.5	14.5
Y	8661	Cedar Elm	Fair	CELM	14,5	16.5
Y	8663	Cedar Elm	Fair	CELM	14.5	14.5
Y	8664	Cedar Elm	Fair	CELM	8	8
Y	8665	Cedar Elm	Fair	CELM	10	10
Y	8667	Cedar Elm	Fair	CELM	8.5	8.5
Y	8669	Cedar Elm	Fair	CELM	11.5	11.5
Y	8670	Cedar Elm	Fair	CELM	9.5	9.5
Y	8671	Osage Orange	Fair	OORANGE	6.5,4	8.5
N	8674	Osage Orange	Fair	OORANGE	8	8
N	8676	Cedar Elm	Fair	CELM	10	10
N	8677	Cedar Elm	Fair	CELM	8.5	8.5
N	8678	Cedar Elm	Fair	CELM	13	13
N	8679	Cedar Elm	Fair	CELM	12	12
N	8681	Cedar Elm	Fair	CELM	8.5	8.5
Y	8684	Green Ash	Fair	GASH	11	11
Y	8687	Green Ash	Fair	GASH	8.5	8.5
Y	8688	Green Ash	Fair	GASH	9.5	9.5
Y	8690	Green Ash	Fair	GASH	12.5	12.5
Y	8693	Green Ash	Fair	GASH	15	15

TREES TO PROTECT - CLASS 2						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
Y	8704	Cedar Elm	Fair	CELM	14.5	14.5
Y	8706	Osage Orange	Fair	OORANGE	10	10
Y	8708	Cedar Elm	Fair	CELM	10	10
Y	8709	Green Ash	Fair	GASH	10	10
Y	8710	Osage Orange	Fair	OORANGE	7.5,5.5	10
Y	8711	Green Ash	Fair	GASH	10.5	10.5
Y	8716	Cedar Elm	Fair	CELM	9	9
Y	8717	Osage Orange	Fair	OORANGE	9.5	9.5
Y	8719	Osage Orange	Fair	OORANGE	6,4	8
Y	8721	Osage Orange	Fair	OORANGE	6,5,3,3	11.5
Y	8723	Cedar Elm	Fair	CELM	14	14
Y	8725	Cedar Elm	Fair	CELM	16	16
Y	8726	Cedar Elm	Fair	CELM	8	8
N	8728	Cedar Elm	Fair	CELM	17.5	17.5
Y	8729	Cedar Elm	Fair	CELM	16.5	16.5
Y	8731	Green Ash	Fair	GASH	13	13
Y	8733	Cedar Elm	Fair	CELM	6,4	8
Y	8734	Cedar Elm	Fair	CELM	8,5.5	10.5
Y	8735	Cedar Elm	Fair	CELM	10	10
N	5274	Cedar Elm	Fair	CELM	14.5	14.5
N	5275	Cedar Elm	Fair	CELM	12	12
N	5280	Cedar Elm	Fair	CELM	11.5	11.5
N	5295	Cedar Elm	Fair	CELM	8.5	8.5
N	5296	Cedar Elm	Fair	CELM	12	12
N	5297	Cedar Elm	Fair	CELM	14	14
N	5298	Cedar Elm	Fair	CELM	10.5	10.5
N	5344	Cedar Elm	Fair	CELM	8	8
N	5345	Cedar Elm	Fair	CELM	9	9
N	5347	Cedar Elm	Fair	CELM	8.5	8.5
N	5348	Cedar Elm	Fair	CELM	8.5	8.5
N	5349	Cedar Elm	Fair	CELM	10,3.5	11.5
N	5350	Cedar Elm	Fair	CELM	12	12
N	5357	Cedar Elm	Fair	CELM	8	8
N	5358	Cedar Elm	Fair	CELM	15	15
N	1337	Cedar Elm	Fair	CELM	17.5	17.5
N	1350	Cedar Elm	Fair	CELM	14	14
N	1352	Cedar Elm	Fair	CELM	17.5	17.5
N	1353	Cedar Elm	Fair	CELM	11	11
N	1361	Cedar Elm	Fair	CELM	11	11
N	2901	Cedar Elm	Fair	CELM	8	8
N	2902	Cedar Elm	Fair	CELM	8	8
N	2903	Cedar Elm	Fair	CELM	8	8
N	2904	Cedar Elm	Fair	CELM	8	8
N	2905	Cedar Elm	Fair	CELM	8	8
N	905	Cedar Elm	Fair	CELM	8	8
Y	8695	Green Ash	Fair	GASH	8.5	8.5
Y	8698	Green Ash	Fair	GASH	10	10
Y	8699	Cedar Elm	Fair	CELM	17	17
N	7097	Hackberry	Fair	HK	9.5	9.5
Y	8701	Green Ash	Fair	GASH	10,10	15
Y	8703	Osage Orange	Fair	OORANGE	6,5	8.5
Y	7009	Cedar Elm	Good	CELM	13.5	13.5
Y	7015	Green Ash	Good	GASH	13.5	13.5
Y	1395	Cedar Elm	Good	CELM	12	12
N	7091	Cedar Elm	Good	CELM	13	13
Y	915	Cedar Elm	Good	CELM	10.5	10.5
N	5319	Chinaberry	Invasive	CB	9.5,6	12.5
N	10001	Hackberry	Off Property	HK	13	13
N	10002	Hackberry	Off Property	HK	11	11
N	10003	Hackberry	Off Property	HK	10	10
N	10004	Hackberry	Off Property	HK	11	11
N	10005	Hackberry	Off Property	HK	13	13
N	10006	Cedar Elm	Off Property	CELM	12	12
N	10007	Hackberry	Off Property	HK	9	9
N	10008	Hackberry	Off Property	HK	12	12
N	10009	Cedar Elm	Off Property	CELM	12	12
N	10010	Hackberry	Off Property	HK	13	13
N	10012	Cedar Elm	Off Property	CELM	15	15
N	10019	Cedar Elm	Off Property	CELM	16	16
Y	10020	Cedar Elm	Off Property	CELM	17	17
Y	10021	Cedar Elm	Off Property	CELM	16.5	16.5
N	10022	Cedar Elm	Off Property	CELM	9	9
N	10023	Hackberry	Off Property	HK	15	15
N	10024	Hackberry	Off Property	HK	13	13
Y	10025	Hackberry	Off Property	HK	9.5	9.5
N	10026	Hackberry	Off Property	HK	9	9
N	10027	Hackberry	Off Property	HK	10	10
N	10028	Hackberry	Off Property	HK	10.5	10.5
N	10029	Hackberry	Off Property	HK	10	10
N	10030	Hackberry	Off Property	HK	11	11

TREES TO PROTECT - CLASS 2						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
Y	2982	Cedar Elm	Dead	CELM	10	10
Y	2999	Green Ash	Dead	GASH	12	12
Y	3382	Cedar Elm	Very Poor	CELM	16	16
N	5299	Cedar Elm	Very Poor	CELM	11	11
N	5322	Cedar Elm	Very Poor	CELM	8.5	8.5
Y	3379	Green Ash	Very Poor	GASH	10	10
Y	912	Texas Ash	Very Poor	TASH	9	9
Y	1367	Osage Orange	Very Poor	OORANGE	10	10
Y	2875	Cedar Elm	Very Poor	CELM	13.5	13.5
Y	2892	Green Ash	Very Poor	GASH	10	10
N	2927	Cedar Elm	Very Poor	CELM	13.5	13.5
Y	2944	Cedar Elm	Very Poor	CELM	9.5	9.5
Y	2992	Green Ash	Very Poor	GASH	11.5	11.5
Y	2993	Green Ash	Very Poor	GASH	9.5	9.5
Y	3346	Hackberry	Very Poor	HK	14	14
Y	3360	Hackberry	Very Poor	HK	8	8
Y	5332	Cedar Elm	Very Poor	CELM	15.5	15.5
Y	5364	Green Ash	Very Poor	GASH	8	8
Y	5372	Cedar Elm	Very Poor	CELM	14.5	14.5
Y	5375	Cedar Elm	Very Poor	CELM	14	14
Y	5381	Green Ash	Very Poor	GASH	10.5	10.5
Y	5385	Cedar Elm	Very Poor	CELM	15	15
Y	7082	Hackberry	Very Poor	HK	8.5	8.5
Y	7085	Hackberry	Very Poor	HK	13	13
Y	7335	Cedar Elm	Very Poor	CELM	13	13
N	904	Hackberry	Fair	HK	8	8
Y	8635	Osage Orange	Very Poor	OORANGE	10	10
N	8639	Cedar Elm	Very Poor	CELM	11	11
N	8641	Cedar Elm	Very Poor	CELM	10.5	10.5
Y	8650	Cedar Elm	Very Poor	CELM	13.5	13.5
Y	8655	Cedar Elm	Very Poor	CELM	9.5	9.5
Y	8672	Cedar Elm	Very Poor	CELM	9.5	9.5
N	8675	Cedar Elm	Very Poor	CELM	11.5	11.5
N	8680	Cedar Elm	Very Poor	CELM	9	9
Y	8686	Cedar Elm	Very Poor	CELM	14.5	14.5
Y	8694	Green Ash	Very Poor	GASH	12	12
Y	8385	Cedar Elm	Very Poor	CELM	16	16
Y	8705	Osage Orange	Very Poor	OORANGE	9.5,6,5	15
Y	8712	Osage Orange	Very Poor	OORANGE	14.5	14.5
Y	8713	Cedar Elm	Very Poor	CELM	13	13
Y	8715	Cedar Elm	Very Poor	CELM	8	8
Y	8727	Cedar Elm	Very Poor	CELM	14.5	14.5
Y	8732	Cedar Elm	Very Poor	CELM	11	11
Y	8736	Cedar Elm	Very Poor	CELM	14.5	14.5
Y	8737	Cedar Elm	Very Poor	CELM	8,5.5	10.5
Y	8696	Green Ash	Very Poor	GASH	15	15
N	5343	Green Ash	Very Poor	GASH	9.5	9.5
N	7095	Hackberry	Very Poor	HK	13	13
N	5301	Cedar Elm	Poor	CELM	8	8
Y	3373	Green Ash	Poor	GASH	11	11
Y	3380	Green Ash	Poor	GASH	13	13
Y	907	Cedar Elm	Poor	CELM	17	17
Y	1321	Cedar Elm	Poor	CELM	12	12
Y	1324	Mexican Plum	Poor	MPLUM	8	8
Y	1325	Texas Ash	Poor	TASH	10.5	10.5
Y	1326	Osage Orange	Poor	OORANGE	12.5	12.5
Y	1334	Texas Ash	Poor	TASH	8.5	8.5
Y	1346	Cedar Elm	Poor	CELM	11.5	11.5
N	1355	Cedar Elm	Poor	CELM	12.5	12.5
Y	1366	Texas Ash	Poor	TASH	10.5	10.5
Y	1381	Texas Ash	Poor	TASH	10.5	10.5
Y	1396	Cedar Elm	Poor	CELM	10.5	10.5
Y	2914	Cedar Elm	Poor	CELM	8	8
Y	2967	Green Ash	Poor	GASH	8.5	8.5
Y	2981	Green Ash	Poor	GASH	9.5	9.5
Y	5367	Osage Orange	Poor	OORANGE	8	8
N	7001	Cedar Elm	Poor	CELM	11	11
Y	7034	Cedar Elm	Poor	CELM	15.5	15.5
Y	7048	Osage Orange	Poor	OORANGE	12	12
Y	7058	Cedar Elm	Poor	CELM	12	12
Y	7079	Cedar Elm	Poor	CELM	12.5	12.5
Y	7331	Hackberry	Poor	HK	8.5	8.5
Y	8615	Green Ash	Poor	GASH	10	10
Y	8619	Osage Orange	Poor	OORANGE	9.5,4	11.5
N	8638	Cedar Elm	Poor	CELM	14,4.5	16
Y	8652	Cedar Elm	Poor	CELM	8.5	8.5
Y	8653	Cedar Elm	Poor	CELM	8.5	8.5
Y	8657	Osage Orange	Poor	OORANGE	16	16
Y	8659	Cedar Elm	Poor	CELM	8.5	8.5
Y	8673	Cedar Elm	Poor	CELM	8.5	8.5
N	8682	Cedar Elm	Poor	CELM	9.5	9.5
N	8683	Cedar Elm	Poor	CELM	10,7.5	13.5
Y	8689	Green Ash	Poor	GASH	8	8
Y	8691	Cedar Elm	Poor	CELM	9.5	9.5

TREES TO PROTECT - CLASS 2						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
Y	8692	Cedar Elm	Poor	CELM	9.5	9.5
Y	8697	Green Ash	Poor	GASH	13	13
Y	8702	Green Ash	Poor	GASH	11.5	11.5
Y	8714	Osage Orange	Poor	OORANGE	6.5,6	9.5
Y	8722	Green Ash	Poor	GASH	13,7	16.5
Y	8724	Cedar Elm	Poor	CELM	12.5	12.5
N	8730	Cedar Elm	Poor	CELM	14	14
N	7094	Hackberry	Poor	HK	12.5	12.5
N	5308	Hackberry	Fair	HK	8.5	8.5
N	5309	Hackberry	Fair	HK	5,4.5,4	9
N	5310	Hackberry	Fair	HK	9.5	9.5
N	5311	Hackberry	Fair	HK	9.5	9.5
N	5312	Hackberry	Fair	HK	9	9
N	5314	Hackberry	Fair	HK	11.5,5.5	14
N	5315	Hackberry	Fair	HK	7.5,6,6	13.5
N	5316	Hackberry	Fair	HK	8	8
N	5317	Hackberry	Fair	HK	6,5	8.5
N	5318	Hackberry	Fair	HK	6,6,5.5	11.5
N	5320	Hackberry	Fair	HK	8,6.5,6.5,4.5	16.5
Y	3345	Hackberry	Fair	HK	13	13
Y	3353	Hackberry	Fair	HK	12	12
Y	3355	Hackberry	Fair	HK	9.5	9.5
Y	3356	Hackberry	Fair	HK	9	9
Y	3357	Hackberry	Fair	HK	12	12
Y	3358	Hackberry	Fair	HK	9	9
Y	3359	Hackberry	Fair	HK	9	9
Y	3362	Hackberry	Fair	HK	8	8
Y	3363	Hackberry	Fair	HK	10	10
Y	3364	Hackberry	Fair	HK	11,10	16
Y	3365	Hackberry	Fair	HK	10	10
N	3366	Hackberry	Fair	HK	8.5,8.5	12.5
Y	3367	Hackberry	Fair	HK	8	8
Y	3368	Hackberry	Fair	HK	8,6	11
N	3369	Hackberry	Fair	HK	10,6	13
Y	3370	Hackberry	Fair	HK	10,7.5	13.5
N	5325	Hackberry	Fair	HK	8.5	8.5
N	5329	Hackberry	Fair	HK	8	8
N	5330	Hackberry	Fair	HK	8	8
Y	7069	Black Willow	Fair	BW	10	10
Y	7070	Black Willow	Fair	BW	10.5,10	15.5
Y	7072	Hackberry	Fair	HK	10	10
N	7099	Hackberry	Fair	HK	11.5	11.5
N	7100	Hackberry	Fair	HK	11.5	11.5
N	7301	Hackberry	Fair	HK	12,8	16
N	7302	Hackberry	Fair	HK	12	12
N	7303	Hackberry	Fair	HK	9	9
N	7306	Hackberry	Fair	HK	8,6.5,6	14
N	7307	Hackberry	Fair	HK	8.5	8.5
N	7308	Hackberry	Fair	HK	9	9
N	7322	Hackberry	Fair	HK	10	10
N	7323	Hackberry	Fair	HK	8.5	8.5
N	7324	Hackberry	Fair	HK	9	9
N	7326	Hackberry	Fair	HK	9	9
N	7327	Hackberry	Fair	HK	9,7.5	12.5
N	7328	Hackberry	Fair	HK	10,6	13
N	1362	Hackberry	Fair	HK	8	8
N	5346	Hackberry	Fair	HK	9	9
N	5352	Hackberry	Fair	HK	8	8
N	7092	Hackberry	Fair	HK	8	8
N	7093	Hackberry	Fair	HK	12.5	12.5
Y	7096	Hackberry	Fair	HK	8.5	8.5
TOTAL CLASS 2 INCHES TO PROTECT						**5244**

CITY OF PFLUGERVILLE
STANDARD 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 CONSISTENT WITH THE CITY'S CONSTRUCTION DETAIL(S).
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, FENCE MATERIAL, AND FENCE 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 CONSISTENT WITH THE APPROVED PLAN.
5. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN TRENCHING OR SOIL BUILD-UP WITHIN A TREE'S CRITICAL ROOT ZONE (CRZ) OR DRIPLINES, WHICHEVER IS GREATER.
6. (STANDARD) 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 FORESTER 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. 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.
8. WHEN CONSTRUCTION OCCURS IMMEDIATELY OUTSIDE OF THE CRZ OR DRIPLINE OF A PRESERVED TREE, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT PRIOR TO EXCAVATION OR GRADE CUTTING. THE PURPOSE OF THIS PROVISION IS TO MINIMIZE DAMAGE TO THE REMAINING ROOTS OF PRESERVED TREES. THE CONTRACTOR SHALL CONTACT THE CITY FORESTER OR ADMINISTRATOR FOR SUPERVISION.
9. 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.
10. 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 FORESTER OR ADMINISTRATOR IF THERE ARE NO OTHER ALTERNATIVES AVAILABLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN SIX (6) 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.
12. 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 PURSUANT TO SECTION 4 OF THE TREE TECHNICAL MANUAL AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
13. 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.
14. 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.
15. DEVIATIONS FROM THE ABOVE NOTES ARE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
16. (PRE-CONSTRUCTION CONFERENCE) THE DEMOLITION, GRADING AND UNDERGROUND CONTRACTORS, CONSTRUCTION SUPERINTENDENT AND OTHER PERTINENT PERSONNEL ARE REQUIRED TO MEET WITH THE CITY FORESTER AND/OR ADMINISTRATOR PRIOR TO BEGINNING WORK TO REVIEW PROCEDURES, TREE PROTECTION MEASURES AND TO ESTABLISH HAUL ROUTES, STAGING AREAS, CONTACTS, WATERING, ETC.
17. (VERIFICATION OF TREE PROTECTION) THE PROJECT ARBORIST, LANDSCAPE ARCHITECT OR CONTRACTOR SHALL VERIFY, IN WRITING, THAT ALL PRECONSTRUCTION CONDITIONS HAVE EEN MET (TREE FENCING, EROSION CONTROL, PRUNING, ETC.) AND ARE IN PLACE. WRITTEN VERIFICATION MUST BE SUBMITTED TO AND APPROVED BY THE CITY FORESTER OR THE ADMINISTRATOR BEFORE DEMOLITION OR GRADING BEGINS.
18. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX (6) FEET TO THE BUILDING, PROVIDED THE FENCING DOES NOT ENCROACH BY 50% WITHIN THE CRZ AND FENCING REMAINS A MINIMUM OF 5' FROM THE BASE OF THE TREE.

NO.	REVISION	DATE

DUSTIN J. GOSS
91805
06/21/2024

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

TREE TABLES (2 OF 3)

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 24 of 27

TREES TO REMOVE - CLASS 2						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
N	5233	Chinaberry	Invasive	CB	8	8
N	1173	Chinaberry	Invasive	CB	11,6	14
N	1311	Chinaberry	Invasive	CB	9.5	9.5
N	10015	Cedar Elm	Off Property	CELM	17	17
N	10017	Cedar Elm	Off Property	CELM	14.5	14.5
N	10018	Cedar Elm	Off Property	CELM	13.5	13.5
N	5246	Cedar Elm	Very Poor	CELM	14	14
N	7170	Hackberry	Very Poor	HK	8.5	8.5
N	7179	Hackberry	Very Poor	HK	14	14
N	7183	Hackberry	Very Poor	HK	8.5	8.5
N	7184	Hackberry	Very Poor	HK	11.5	11.5
N	1111	Cedar Elm	Very Poor	CELM	15	15
N	1307	Cedar Elm	Very Poor	CELM	16	16
N	5229	Hackberry	Very Poor	HK	13.5	13.5
N	5255	Cedar Elm	Poor	CELM	9	9
N	7169	Hackberry	Poor	HK	9	9
N	1106	Cedar Elm	Poor	CELM	14.5	14.5
N	1113	Cedar Elm	Poor	CELM	17.5	17.5
N	1110	Hackberry	Fair	HK	11.5	11.5
N	1116	Hackberry	Fair	HK	8.5	8.5
N	1137	Hackberry	Fair	HK	9.5	9.5
N	1146	Hackberry	Fair	HK	11	11
N	1147	Hackberry	Fair	HK	11	11
N	1148	Hackberry	Fair	HK	8	8
N	1154	Hackberry	Fair	HK	8.5	8.5
N	1155	Hackberry	Fair	HK	8	8
N	1156	Hackberry	Fair	HK	8,7.5	11.5
N	1157	Hackberry	Fair	HK	8.5	8.5
N	1158	Hackberry	Fair	HK	8.5,6.5	11.5
N	1160	Hackberry	Fair	HK	11.5	11.5
N	1161	Hackberry	Fair	HK	14	14
N	1163	Hackberry	Fair	HK	12	12
N	1172	Hackberry	Fair	HK	9.5	9.5
N	1308	Hackberry	Fair	HK	12.5	12.5
N	2938	Hackberry	Fair	HK	9.5	9.5
N	2939	Hackberry	Fair	HK	13.5	13.5
N	5226	Hackberry	Fair	HK	9.5	9.5
N	5228	Hackberry	Fair	HK	9	9
N	7313	Hackberry	Fair	HK	14,6	17
N	7314	Hackberry	Fair	HK	11,10	16
N	7315	Hackberry	Fair	HK	7.5,7	11
N	7316	Hackberry	Fair	HK	8,7	11.5
N	7317	Hackberry	Fair	HK	14.5	14.5
N	7318	Hackberry	Fair	HK	12,11	17.5
N	7319	Hackberry	Fair	HK	10,7.5	13.5
N	7321	Hackberry	Fair	HK	9	9
N	7325	Hackberry	Fair	HK	8.5	8.5
N	5236	Hackberry	Fair	HK	13	13
N	5251	Hackberry	Fair	HK	8.5	8.5
N	5253	Hackberry	Fair	HK	8	8
N	5254	Hackberry	Fair	HK	8	8
N	5256	Hackberry	Fair	HK	8.5	8.5
N	5257	Hackberry	Fair	HK	8.5	8.5
N	5258	Hackberry	Fair	HK	8.5	8.5
N	5259	Hackberry	Fair	HK	10.5	10.5
N	7098	Hackberry	Fair	HK	10	10
N	7167	Hackberry	Fair	HK	16	16
N	7168	Hackberry	Fair	HK	8.5	8.5
N	7171	Hackberry	Fair	HK	10.5,6.5	13.5
N	7172	Hackberry	Fair	HK	12	12
N	7174	Hackberry	Fair	HK	10.5	10.5
N	7175	Hackberry	Fair	HK	11	11
N	7178	Hackberry	Fair	HK	11	11
N	7181	Hackberry	Fair	HK	8	8
N	7182	Hackberry	Fair	HK	8.5	8.5
N	7185	Hackberry	Fair	HK	9.5	9.5
N	7186	Hackberry	Fair	HK	13.5	13.5
N	7187	Hackberry	Fair	HK	8	8
N	7188	Hackberry	Fair	HK	8	8
N	7189	Hackberry	Fair	HK	15.5	15.5
N	7190	Hackberry	Fair	HK	8.5	8.5
N	7191	Hackberry	Fair	HK	8	8
N	7192	Hackberry	Fair	HK	11.5	11.5
N	7193	Hackberry	Fair	HK	9.5	9.5
N	7194	Hackberry	Fair	HK	10	10
N	7310	Hackberry	Fair	HK	8.5	8.5
N	7311	Hackberry	Fair	HK	14	14
N	5230	Cedar Elm	Fair	CELM	15	15
N	5231	Cedar Elm	Fair	CELM	13.5	13.5
N	5237	Cedar Elm	Fair	CELM	17	17
N	5238	Cedar Elm	Fair	CELM	11	11
N	5239	Cedar Elm	Fair	CELM	13.5	13.5
N	5240	Cedar Elm	Fair	CELM	9.5	9.5
N	5241	Osage Orange	Fair	OORANGE	6,5	8.5

TREES TO REMOVE - CLASS 2						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
N	5242	Cedar Elm	Fair	CELM	15	15
N	5243	Cedar Elm	Fair	CELM	12	12
N	5244	Cedar Elm	Fair	CELM	9.5	9.5
N	5245	Cedar Elm	Fair	CELM	8.5	8.5
N	5247	Cedar Elm	Fair	CELM	13	13
N	5252	Cedar Elm	Fair	CELM	5.5,5,4	10
N	5260	Cedar Elm	Fair	CELM	11.5	11.5
N	5281	Cedar Elm	Fair	CELM	10	10
N	7180	Cedar Elm	Fair	CELM	10	10
N	7197	Cedar Elm	Fair	CELM	11.5	11.5
N	1102	Cedar Elm	Fair	CELM	8,6	11
N	1103	Cedar Elm	Fair	CELM	17.5	17.5
N	1104	Cedar Elm	Fair	CELM	15.5	15.5
N	1105	Cedar Elm	Fair	CELM	15	15
N	1108	Cedar Elm	Fair	CELM	13.5	13.5
N	1109	Cedar Elm	Fair	CELM	16.5	16.5
N	1112	Cedar Elm	Fair	CELM	17	17
N	1115	Cedar Elm	Fair	CELM	17.5	17.5
N	1124	Cedar Elm	Fair	CELM	13	13
N	1129	Cedar Elm	Fair	CELM	10	10
N	1133	Cedar Elm	Fair	CELM	10	10
N	1134	Cedar Elm	Fair	CELM	8	8
N	1135	Cedar Elm	Fair	CELM	12.5	12.5
N	1136	Cedar Elm	Fair	CELM	10.5,8,6	17.5
N	1159	Cedar Elm	Fair	CELM	8.5	8.5
N	1162	Osage Orange	Fair	OORANGE	9.5,6.5,4.5	15
Y	8601	Cedar Elm	Fair	CELM	13	13
N	1178	Cedar Elm	Fair	CELM	10.5	10.5
N	1179	Cedar Elm	Fair	CELM	9	9
N	1180	Cedar Elm	Fair	CELM	9	9
N	1181	Cedar Elm	Fair	CELM	8,5	10.5
N	1182	Cedar Elm	Fair	CELM	9.5	9.5
N	1183	Cedar Elm	Fair	CELM	9	9
N	1185	Cedar Elm	Fair	CELM	11	11
N	1186	Cedar Elm	Fair	CELM	10,7.5	13.5
N	1200	Cedar Elm	Fair	CELM	17.5	17.5
N	1305	Cedar Elm	Fair	CELM	16	16
N	1309	Cedar Elm	Fair	CELM	15.5	15.5
N	2937	Cedar Elm	Fair	CELM	10	10
N	5225	Mesquite	Fair	MQ	11.5	11.5
N	5227	Gum Bumelia	Fair	GUM	9.5	9.5
N	1169	Cedar Elm	Fair	CELM	11	11
N	1170	Cedar Elm	Fair	CELM	9	9
N	1171	Cedar Elm	Fair	CELM	8	8
N	1174	Cedar Elm	Fair	CELM	14.5	14.5
N	1175	Cedar Elm	Fair	CELM	9	9
N	1176	Cedar Elm	Fair	CELM	9,6	13
N	1177	Cedar Elm	Fair	CELM	12	12
N	1165	Cedar Elm	Fair	CELM	8	8
N	1166	Cedar Elm	Fair	CELM	12.5	12.5
N	1167	Cedar Elm	Fair	CELM	11	11
N	1168	Cedar Elm	Fair	CELM	6.5,6.5	9.5
N	5282	Cedar Elm	Good	CELM	16	16
N	7309	Cedar Elm	Good	CELM	9.5	9.5
N	5277	Cedar Elm	Fair	CELM	11.5	11.5
N	5278	Cedar Elm	Fair	CELM	13.5	13.5
N	5279	Cedar Elm	Fair	CELM	15	15
N	5286	Cedar Elm	Good	CELM	9.5	9.5
N	5287	Cedar Elm	Fair	CELM	9.5	9.5
N	5288	Cedar Elm	Fair	CELM	11.5	11.5
N	5289	Cedar Elm	Fair	CELM	9	9
N	5290	Cedar Elm	Fair	CELM	8	8
N	5291	Cedar Elm	Fair	CELM	9	9
N	5292	Cedar Elm	Fair	CELM	8	8
N	5293	Cedar Elm	Fair	CELM	8.5	8.5
N	5294	Cedar Elm	Fair	CELM	7.5,3	9
N	1187	Cedar Elm	Fair	CELM	8	8
N	1188	Cedar Elm	Fair	CELM	9	9
N	1189	Cedar Elm	Fair	CELM	11.5	11.5
N	1190	Cedar Elm	Fair	CELM	10.5	10.5
N	1138	Cedar Elm	Fair	CELM	8	8
N	5283	Osage Orange	Fair	OORANGE	7,6	10
N	5284	Osage Orange	Fair	OORANGE	8	8
Y	8700	Green Ash	Fair	GASH	12	12
Y	7339	Hackberry	Fair	HK	10	10
Y	7340	Hackberry	Very Poor	HK	8.5	8.5
TOTAL CLASS 2 MITIGATION						**934**

TREES TO PROTECT - CLASS 3						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
N	10011	Cedar Elm	Off Property	CELM	16,13	22.5
N	10014	Cedar Elm	Off Property	CELM	21	21
N	10031	White Mulberry	Off Property	WMULBERRY	18	18
N	1359	Cedar Elm	Very Poor	CELM	21	21
Y	2876	Osage Orange	Very Poor	OORANGE	22	22
Y	3350	Hackberry	Very Poor	HK	18.5	18.5
N	5305	Mesquite	Very Poor	MQ	20	20
N	5306	Cedar Elm	Very Poor	CELM	18	18
N	7049	Black Willow	Very Poor	BW	23	23
N	7059	Osage Orange	Very Poor	OORANGE	17,11	22.5
Y	7081	Green Ash	Very Poor	GASH	15,8	19
N	7332	Hackberry	Very Poor	HK	16.5,7.5	20
Y	8610	Cedar Elm	Very Poor	CELM	21.5	21.5
Y	1313	Cedar Elm	Poor	CELM	13,11.5	18
Y	7023	Cedar Elm	Poor	CELM	23	23
Y	7033	Cedar Elm	Poor	CELM	14.5,13	21
N	7073	Cedar Elm	Poor	CELM	19.5	19.5
Y	8603	Cedar Elm	Poor	CELM	14,8	18
Y	8607	Cedar Elm	Poor	CELM	21	21
N	8626	Osage Orange	Poor	OORANGE	11,12,6	20
Y	3371	Hackberry	Fair	HK	9.5,9,8	18
N	5307	Hackberry	Fair	HK	12.5,11,8	22
N	8707	Black Willow	Fair	BW	13.5,13.5	21
Y	8720	Black Willow	Fair	WILL	13,13	20.5
N	2896	Cedar Elm	Good	CELM	20	20
Y	7032	Cedar Elm	Good	CELM	20	20
N	1120	Cedar Elm	Fair	CELM	18	18
N	1121	Cedar Elm	Fair	CELM	21.5	21.5
N	1127	Cedar Elm	Fair	CELM	18	18
N	1191	Cedar Elm	Fair	CELM	20	20
Y	1314	Cedar Elm	Fair	CELM	20.5	20.5
Y	1327	Cedar Elm	Fair	CELM	18	18
Y	1333	Cedar Elm	Fair	CELM	21.5	21.5
N	1336	Cedar Elm	Fair	CELM	13,10	18
Y	1347	Cedar Elm	Fair	CELM	16,8	20
N	1382	Osage Orange	Fair	OORANGE	16,10	21
Y	2877	Cedar Elm	Fair	CELM	19	19
N	2897	Cedar Elm	Fair	CELM	16,15	23.5
N	2899	Cedar Elm	Fair	CELM	15,13.5	21.5
N	2906	Cedar Elm	Fair	CELM	21.5	21.5
Y	2923	Cedar Elm	Fair	CELM	18	18
Y	2963	Cedar Elm	Fair	CELM	15,15	22.5
Y	3000	Cedar Elm	Fair	CELM	18.5	18.5
Y	3343	Cedar Elm	Fair	CELM	15,13.5	21.5
Y	3344	Cedar Elm	Fair	CELM	16,14.5	23
N	3352	Cedar Elm	Fair	CELM	18	18
N	5285	Cedar Elm	Fair	CELM	20	20
N	5323	Cedar Elm	Fair	CELM	18	18
N	5369	Cedar Elm	Fair	CELM	19.5	19.5
N	5370	Cedar Elm	Fair	CELM	20	20
N	5373	Cedar Elm	Fair	CELM	18	18
Y	5389	Cedar Elm	Fair	CELM	19	19
N	7002	Cedar Elm	Fair	CELM	19	19
Y	7008	Cedar Elm	Fair	CELM	21.5	21.5
N	7040	Cedar Elm	Fair	CELM	18	18
N	7042	Cedar Elm	Fair	CELM	18	18
N	7052	Green Ash	Fair	GASH	23	23
N	7080	Cedar Elm	Fair	CELM	19.5	19.5
N	7338	Cedar Elm	Fair	CELM	21.5	21.5
Y	8604	Cedar Elm	Fair	CELM	19	19
Y	8606	Cedar Elm	Fair	CELM	19	19
Y	8609	Cedar Elm	Fair	CELM	20.5	20.5
Y	8614	Cedar Elm	Fair	CELM	19.5	19.5
Y	8620	Texas Ash	Fair	TASH	18,11	23
N	8662	Cedar Elm	Fair	CELM	18	18
N	8666	Cedar Elm	Fair	CELM	23	23
Y	8668	Cedar Elm	Fair	CELM	18.5	18.5
Y	8718	Cedar Elm	Fair	CELM	18	18
N	1360	Cedar Elm	Fair	CELM	18	18
TOTAL CLASS 3 INCHES TO PROTECT						**1790**

MURCHISON PRELIMINARY PLAN				
	Inches	Class	Fee	
	934	2	$ 150.00	$ 140,100.00
	513	3	$ 300.00	$ 153,900.00
	0	4	$ 375.00	$ -
	76.5	5	$ 450.00	$ 34,425.00
Removal Mitigation Fees:				**$ 328,425.00**
	5244	2	$ 150.00	$ 786,600.00
	1790	3	$ 300.00	$ 537,000.00
	0	4	$ 375.00	$ -
	78	5	$ 450.00	$ 35,100.00
Protection Bond:				**$ 1,358,700.00**

TREES TO REMOVE - CLASS 3						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
N	1306	Chinaberry	Invasive	CB	15,11	20
N	10016	Cedar Elm	Off Property	CELM	15.5,15	23
N	5232	Cedar Elm	Very Poor	CELM	20.5	20.5
N	1114	Cedar Elm	Poor	CELM	20.5	20.5
N	1117	Cedar Elm	Poor	CELM	21	21
N	1123	Cedar Elm	Poor	CELM	20	20
N	1312	Cedar	Poor	CDR	19.5	19.5
N	7166	Hackberry	Poor	HK	20.5	20.5
N	5235	Hackberry	Fair	HK	18.5	18.5
N	7176	Hackberry	Fair	HK	14.5,9.5	19
N	7177	Hackberry	Fair	HK	16,9	20.5
N	7312	Hackberry	Fair	HK	15,15	22.5
N	7320	Hackberry	Fair	HK	14.5,12	20.5
N	1107	Cedar Elm	Fair	CELM	19.5	19.5
N	1118	Cedar Elm	Fair	CELM	19	19
N	1119	Cedar Elm	Fair	CELM	19	19
N	1122	Cedar Elm	Fair	CELM	19	19
N	1125	Cedar Elm	Fair	CELM	22	22
N	1164	Cedar Elm	Fair	CELM	21	21
N	1184	Cedar Elm	Fair	CELM	18	18
N	1192	Cedar Elm	Fair	CELM	21	21
N	1193	Cedar Elm	Fair	CELM	18.5	18.5
N	1310	Cedar Elm	Fair	CELM	22.5	22.5
N	5248	Cedar Elm	Fair	CELM	18	18
N	5249	Cedar Elm	Fair	CELM	19	19
N	5250	Cedar Elm	Fair	CELM	20	20
Y	8612	Cedar Elm	Fair	CELM	21.5	21.5
Y	8611	Cedar Elm	Fair	CELM	18.5	18.5
TOTAL CLASS 3 MITIGATION						**513**

TREES TO PROTECT - CLASS 4						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
N	7200	Mesquite	Poor	MQ	27.5	27.5
N	10013	Cedar Elm	Off Property	CELM	26	26
TOTAL CLASS 4 INCHES TO PROTECT						**0**

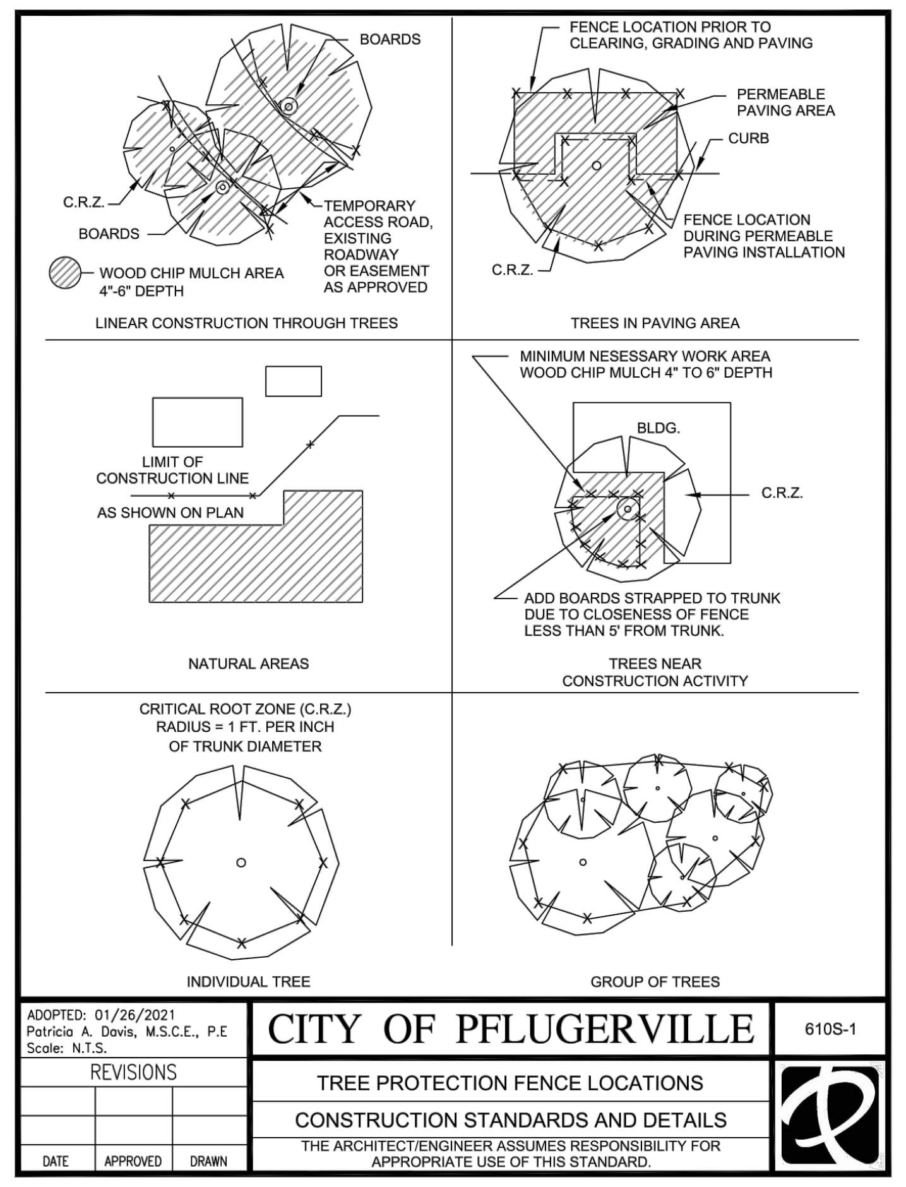
TREES TO REMOVE - CLASS 4						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
N	7173	Hackberry	Poor	HK	22,10	27
TOTAL CLASS 4 MITIGATION						**0**

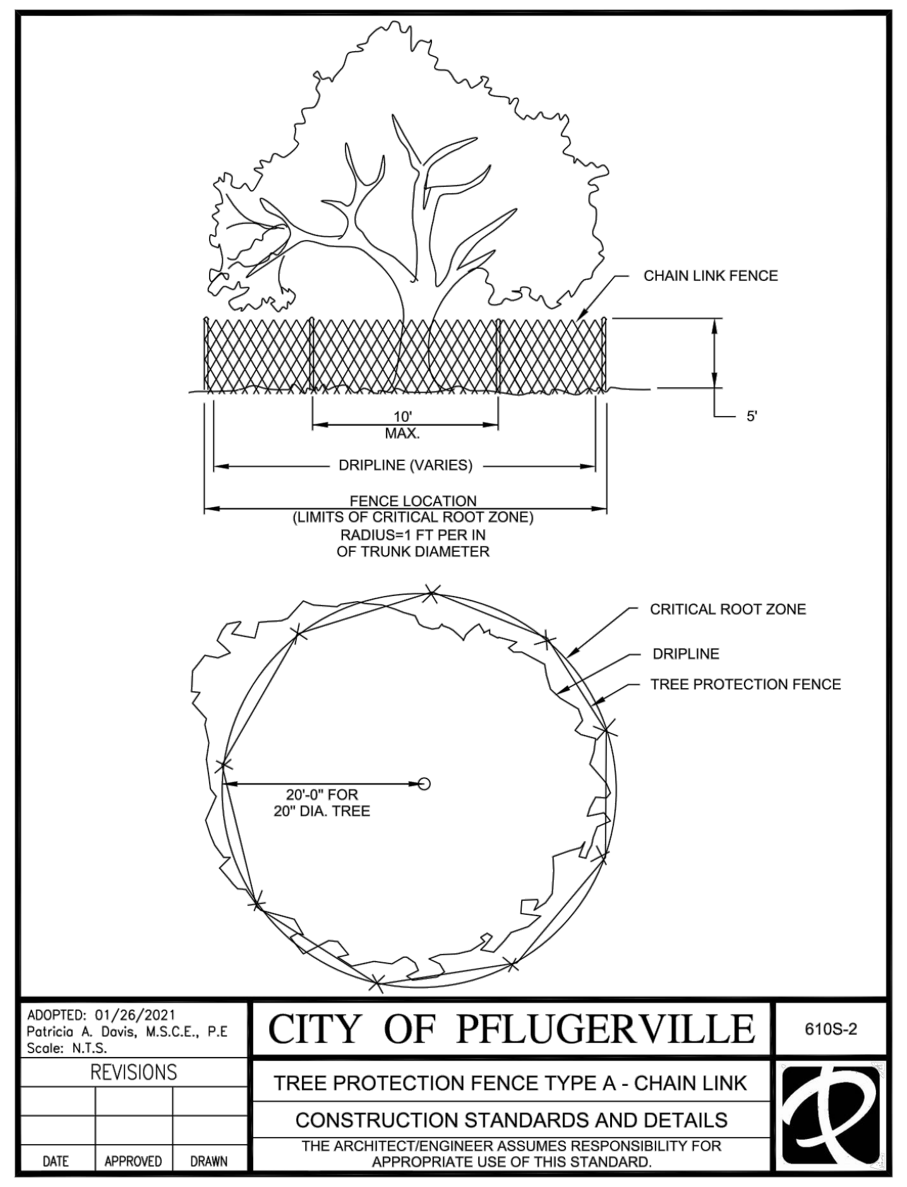
TREES TO PROTECT - CLASS 5						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
N	2989	Cedar Elm	Fair	CELM	26	26
TOTAL CLASS 5 INCHES TO PROTECT						**78**

TREES TO REMOVE - CLASS 5						
Floodplain	TAG #	DESCRIPTION	CONDITION	SPECIES	TRUNK SIZE (IN)	DIAMETER (IN)
N	5234	Cedar Elm	Good	CELM	25.5	25.5
TOTAL CLASS 5 MITIGATION						**76.5**

CITY OF PFLUGERVILLE
STANDARD 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 CONSISTENT WITH THE CITY'S CONSTRUCTION DETAIL(S).
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, FENCE MATERIAL, AND FENCE 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 CONSISTENT WITH THE APPROVED PLAN.
5. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN TRENCHING OR SOIL BUILD-UP WITHIN A TREE'S CRITICAL ROOT ZONE (CRZ) OR DRIPLINES, WHICHEVER IS GREATER.
6. (STANDARD) 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 FORESTER 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. 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.
8. WHEN CONSTRUCTION OCCURS IMMEDIATELY OUTSIDE OF THE CRZ OR DRIPLINE OF A PRESERVED TREE, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT PRIOR TO EXCAVATION OR GRADE CUTTING. THE PURPOSE OF THIS PROVISION IS TO MINIMIZE DAMAGE TO THE REMAINING ROOTS OF PRESERVED TREES. THE CONTRACTOR SHALL CONTACT THE CITY FORESTER OR ADMINISTRATOR FOR SUPERVISION.
9. 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.
10. 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 FORESTER OR ADMINISTRATOR IF THERE ARE NO OTHER ALTERNATIVES AVAILABLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN SIX (6) 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.
12. 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 PURSUANT TO SECTION 4 OF THE TREE TECHNICAL MANUAL AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
13. 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.
14. 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.
15. DEVIATIONS FROM THE ABOVE NOTES ARE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
16. (PRE-CONSTRUCTION CONFERENCE) THE DEMOLITION, GRADING AND UNDERGROUND CONTRACTORS, CONSTRUCTION SUPERINTENDENT AND OTHER PERTINENT PERSONNEL ARE REQUIRED TO MEET WITH THE CITY FORESTER AND/OR ADMINISTRATOR PRIOR TO BEGINNING WORK TO REVIEW PROCEDURES, TREE PROTECTION MEASURES AND TO ESTABLISH HAUL ROUTES, STAGING AREAS, CONTACTS, WATERING, ETC.
17. (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 FORESTER OR THE ADMINISTRATOR BEFORE DEMOLITION OR GRADING BEGINS.
18. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX (6) FEET TO THE BUILDING, PROVIDED THE FENCING DOES NOT ENCROACH BY 50% WITHIN THE CRZ AND FENCING REMAINS A MINIMUM OF 5' FROM THE BASE OF THE TREE.





NO.	REVISION	DATE

DUSTIN J. GOSS
91805
06/21/2024

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MURCHISON TRACT
PRELIMINARY PLAN ONLY
CITY OF PFLUGERVILLE, TEXAS

TREE TABLES (3 OF 3)

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 25 of 27

Date: Jun 21, 2024, 9:44am User ID: NDante
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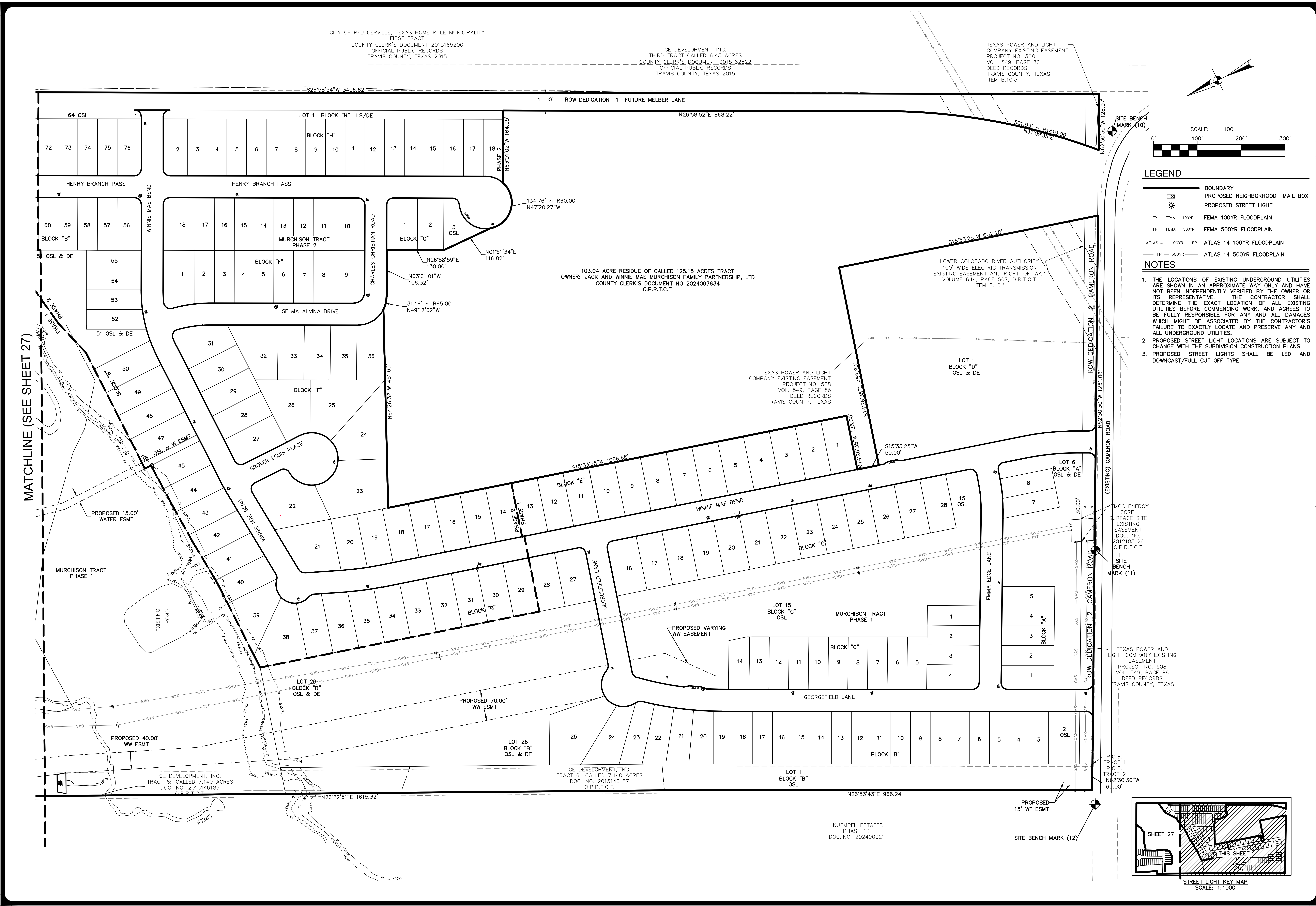

LEGEND

▬	BOUNDARY
⊠⊠	PROPOSED NEIGHBORHOOD MAIL BOX
☼	PROPOSED STREET LIGHT
— FP — FEMA — 100YR —	FEMA 100YR FLOODPLAIN
— FP — FEMA — 500YR —	FEMA 500YR FLOODPLAIN
ATLAS14 — 100YR — FP	ATLAS 14 100YR FLOODPLAIN
— FP — 500YR —	ATLAS 14 500YR FLOODPLAIN

NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. PROPOSED STREET LIGHT LOCATIONS ARE SUBJECT TO CHANGE WITH THE SUBDIVISION CONSTRUCTION PLANS.
3. PROPOSED STREET LIGHTS SHALL BE LED AND DOWNCAST/FULL CUT OFF TYPE.

NO.	REVISION	DATE

DUSTIN J. GOSS
91805
06/21/2024
Dustin Goss

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MURCHISON TRACT
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STREET LIGHT LAYOUT (1 OF 2)

CITY NO. 2023-8-PP
JOB NO. 51387-00
DATE JUNE 2024
DESIGNER NJD
CHECKED AC DRAWN NJD
SHEET 26 of 27

Date: Jun 21, 2024, 9:44am User ID: NDante
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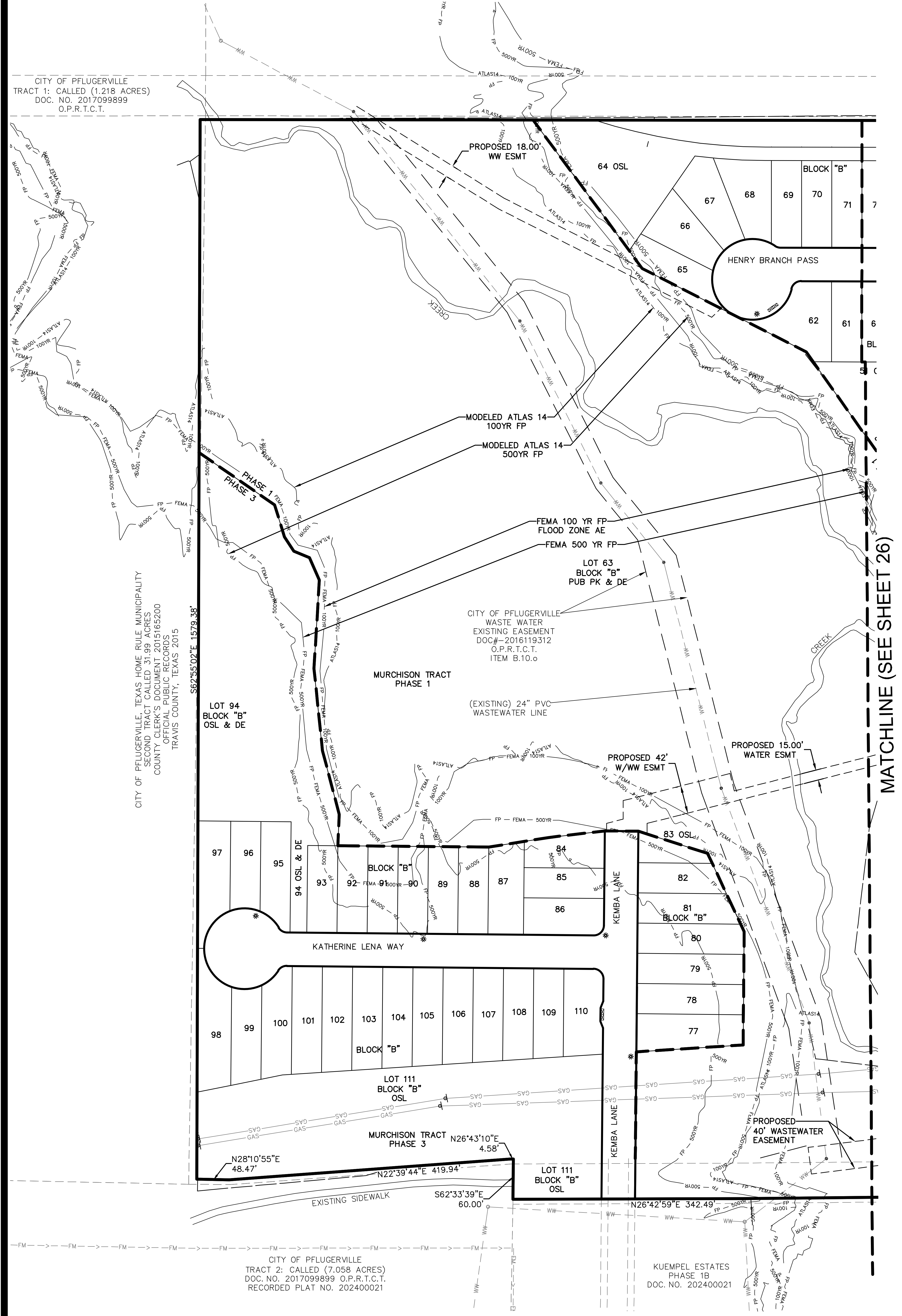
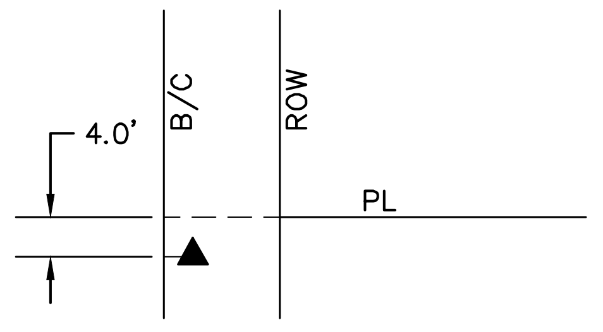
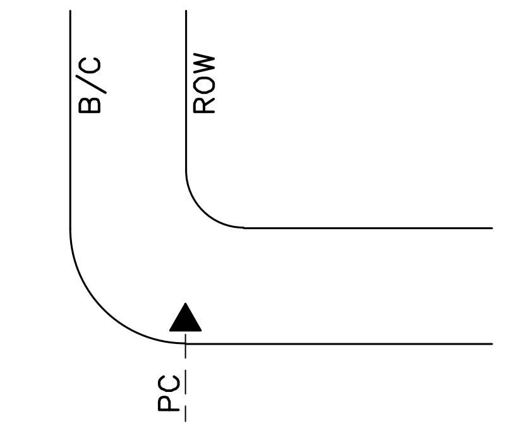
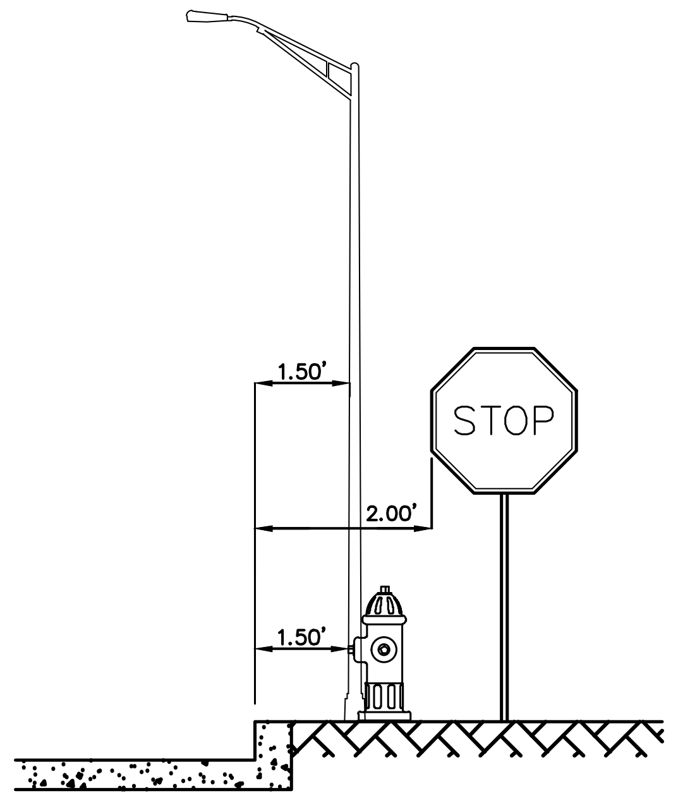


STREET LIGHTS AT PROPERTY LINES SHALL BE LOCATED 4.0' FROM EXTENSIONS OF PROPERTY LINE ALONG CURB LINE. SEE DETAIL BELOW AND STREET LIGHT NOTE 5.

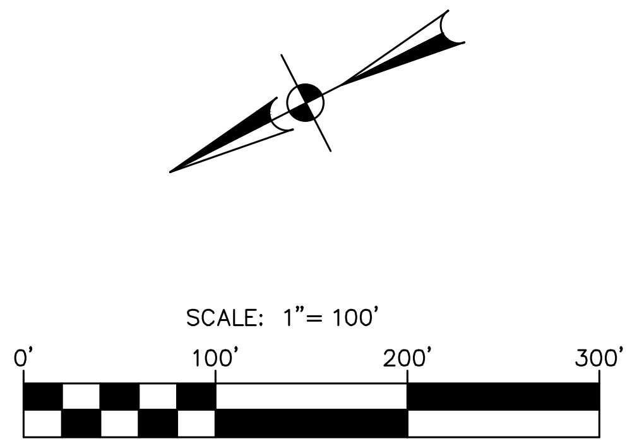


STREET LIGHTS AT INTERSECTIONS SHALL BE LOCATED AT THE P.C. OF THE CURB RETURN. STREET LIGHT LOCATION SHALL NOT CONFLICT OR BLOCK STREET SIGNAGE OR SIDEWALK RAMPS. SEE DETAIL BELOW.





SIGN PLACEMENT



LEGEND

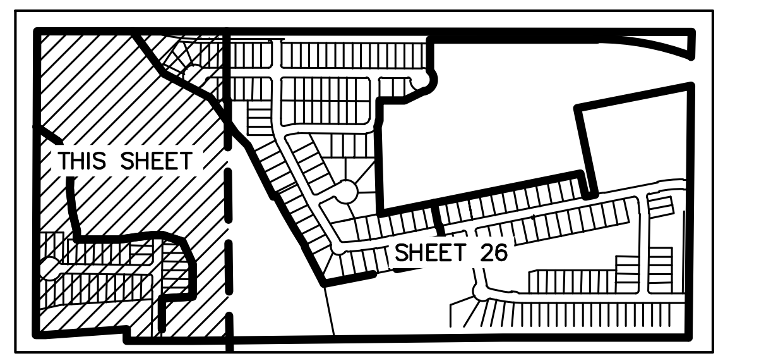
▬▬▬	BOUNDARY
▬ ▬ ▬	PHASING BOUNDARY
⊠⊠	PROPOSED NEIGHBORHOOD MAIL BOX
☼	PROPOSED STREET LIGHT
— FP — FEMA — 100YR —	FEMA 100YR FLOODPLAIN
— FP — FEMA — 500YR —	FEMA 500YR FLOODPLAIN
ATLAS14 — 100YR — FP	ATLAS 14 100YR FLOODPLAIN
— FP — 500YR —	ATLAS 14 500YR FLOODPLAIN

NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. PROPOSED STREET LIGHT LOCATIONS ARE SUBJECT TO CHANGE WITH THE SUBDIVISION CONSTRUCTION PLANS.
3. PROPOSED STREET LIGHTS SHALL BE LED AND DOWNCAST/FULL CUT OFF TYPE.

STREET LIGHT NOTES:

1. STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE ENGINEERING DESIGN MANUAL.
2. STREET LIGHTS SHALL USE A LED LAMP WITH A FULL CUTOFF TYPE LUMINAIRE. A DROP DOWN COBRA HEAD LENSE IS PROHIBITED.
3. STREET LIGHT LOCATIONS ON THIS SHEET ARE FOR INFORMATION PURPOSE ONLY.
4. STREET LIGHTS SHALL NOT BE CONSTRUCTED IN THE SIDEWALK.
5. STREET LIGHTS SHALL BE OFFSET 4 FEET MINIMUM FROM PROPOSED UTILITIES AS TO NOT BE AN OBSTRUCTION.



STREET LIGHT KEY MAP
SCALE: 1:1000

NO.	REVISION	DATE

DUSTIN J. GOSS
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MURCHISON TRACT
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CITY OF PFLUGERVILLE, TEXAS

STREET LIGHT LAYOUT (2 OF 2)

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