

REVISIONS		PFLUGERVILLE	
NO.	DESCRIPTION	BY	APPROVAL

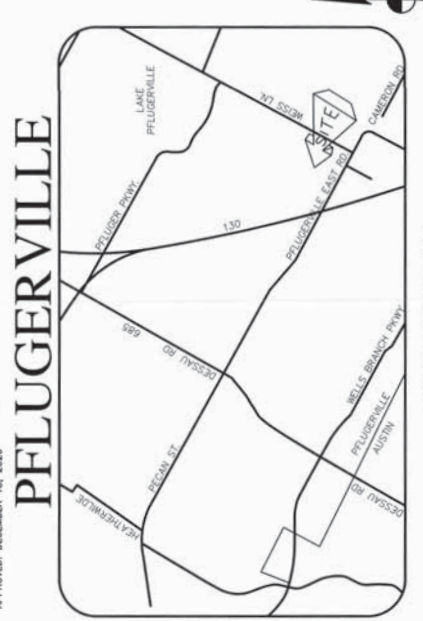
LAKESIDE MEADOWS - INDUSTRIAL

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

PFLUGERVILLE, TEXAS

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	DIMENSION CONTROL
4	UTILITY LAYOUT
5	EXISTING DRAINAGE
6	PROPOSED DRAINAGE
7	TREE SURVEY
8	TREE TABLES
9	FIRE PROTECTION

REPORTS
 ENGINEERING REPORT: LAKESIDE MEADOWS INDUSTRIAL - FLOODPLAIN & DRAINAGE REPORT
 LAKESIDE MEADOWS INDUSTRIAL - PRELIMINARY PLAN - ENGINEERING REPORT
 PREPARED BY: PAPE-DAWSON ENGINEERS, INC.
 WASTEWATER REPORT: WASTEWATER PLAN REPORT
 DATED: FEBRUARY 2020
 TRAFFIC REPORT: LAKESIDE MEADOWS INDUSTRIAL TRAFFIC IMPACT ANALYSIS
 DATED: DECEMBER 2020
 PREPARED BY: PAPE-DAWSON ENGINEERS, INC.
 APPROVED: DECEMBER 18, 2020



LOT/BLOCK	ACREAGE
LOT 1, B.L.K. A	5.59
LOT 2, B.L.K. A	65.23
LOT 3, B.L.K. A	24.38
LOT 4, B.L.K. A	1.56
LOT 5, B.L.K. A	0.17
TOTAL PROJECT AREA:	96.93 AC

LOT SUMMARY	# OF LOTS	ACREAGE
C	1	5.59
G	1	65.23
H	1	24.38
I	2	1.56
J	1	0.17
TOTAL PROJECT AREA:	5	96.93 AC

NOTES:
 THE RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM IN RELYING UPON THE INFORMATION PROVIDED BY THE CLIENT AND THE INFORMATION AVAILABLE TO THE ENGINEER.
 THE CITY OF PFLUGERVILLE MUST RELY ON THE ACCURACY OF THE WORK OF THE DESIGN ENGINEER.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER.
 THE ENGINEER HAS CONDUCTED VISUAL SURVEYS OF THE SITE TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED WITH THE CONTRACTORS' OPERATION AND MAINTENANCE OF EXISTING UTILITIES AND ALL UNDERGROUND UTILITIES.

UTILITY PROVIDERS
AT&T TEXAS: 111 North College Street, Austin, Texas 78752, (512) 263-1001 / FAX (512) 269-2992
TELECOMMUNICATIONS: 111 North College Street, Austin, Texas 78752, (512) 263-1001 / FAX (512) 269-2992
TELEPHONE CABLE INC.: 203 E. Pecan Street, Pflugerville, Texas 78960, (512) 662-8510 / FAX (512) 662-8592
AT&S ENERGY CORPORATION: 310 N. H-36, Round Rock, Texas 78681, (512) 10-3667 / FAX (512) 10-3880
CITY OF PFLUGERVILLE - PUBLIC WORKS DEPARTMENT: 1500 SUN LIGHT NEAR WAY #B, PFLUGERVILLE, TX 78951-0589, (512) 999-6400

BENCHMARKS
 #12 SET IRON ROD W/ RED CAP @ WESS LANE
 GRID COORDINATES: N: 1026731.7300, E: 3165011.3910, ELEVATION OF 439.42 MWD 88
 #13 SET IRON ROD W/ RED CAP @ WESS LANE
 GRID COORDINATES: N: 1026731.7300, E: 3165011.3910, ELEVATION OF 439.42 MWD 88

FLOODPLAIN:
 A PORTION OF THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #484530290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
LEGAL DESCRIPTION:
 86.60 ACRES OF LAND OUT OF A 63.147 ACRE TRACT OF LAND, SITUATED IN THE W. CALWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMAINT PORTION OF A CALLED 291.80 ACRE TRACT CONVEYED TO CACTUS COMMERCIAL SOUTH LP BY DEED DATED FEBRUARY 10, 2014, INSTRUMENT NO. 2014-020003 (D.P.R.), TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMAINT PORTION OF A CALLED 43.346 ACRE TRACT OF LAND, SITUATED IN THE W. CALWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMAINT PORTION OF A CALLED 63.1 ACRE TRACT CONVEYED TO JAMES R. BOHLS, RECORDED IN VOLUME 871, PAGE 488 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THE REMAINT PORTION OF A CALLED 871.1 ACRE TRACT OF LAND, SITUATED IN THE W. CALWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMAINT PORTION OF A CALLED 1008.1, PAGE 23 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

- NOTES:**
- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
 - WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
 - A 10-FT. PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
 - EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED, THE GRANTOR (CACTUS COMMERCIAL SOUTH LP), HEIRS, SUCCESSORS AND ASSIGNS, AND TO THE TERMS AND CONDITIONS OF THE DEED CONVEYING THE PROPERTY TO THE GRANTOR (CACTUS COMMERCIAL SOUTH LP), HEIRS, SUCCESSORS AND ASSIGNS. THE GRANTOR (CACTUS COMMERCIAL SOUTH LP), HEIRS, SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PFLUGERVILLE TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
 - NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
 - THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
 - A MINIMUM 6-FEET WIDE SIDEWALK SHALL BE PROVIDED ALONG ALL STREETS TO BE OPENED UP TO PUBLIC USE.
 - ALL PUBLIC UTILITIES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE PUBLIC UTILITIES CODE AND ALL APPLICABLE ORDINANCES. ALL STREETS LIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
 - THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.
 - WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE # 1203-15-02-24.
 - THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
 - AN 8-FOOT WIDE SIDEWALK SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 24-HOUR DESIGN STORM EVENT.
 - 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 AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL. OVERHEAD ELECTRIC LINES, WITH THE EXCEPTION OF LCRA TRANSMISSION LINES, ALONG THE SUBDIVISION BOUNDARY ARE TO BE REROUTED UNDERGROUND AS REQUIRED WITH THE LAKESIDE MEADOWS PUD.
 - THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE. PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
 - SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
 - A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #484530290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
 - 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.
 - 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.
 - LAKESIDE MEADOWS - INDUSTRIAL IS SUBJECT TO THE LAKESIDE MEADOWS PUD AGREEMENT ORDINANCE NO. ORD-0469.
 - PER THE APPROVED PUD AGREEMENT, PEDESTRIAN ACCESS CONNECTIVITY VIA TRAILS SHALL CONNECT TO THE NORTHERN LAKESIDE MEADOWS TRACT. TIMING AND CONSTRUCTION RESPONSIBILITY FOR THE TRAIL SYSTEM SHALL BE PER THE PUD.

SUBMITTED BY:
 James A. Huffcutt
 JAMES A. HUFFCUTT, P.E.
 55253
 PAPE-DAWSON ENGINEERS
 12-21-2020
 VICE PRESIDENT

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF TRAVIS:
 That I, VALERIE ZURCHER RPLSA 6222, 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 no interior lot lines, were properly placed under my personal supervision, in accordance with the Subdivision Code of the City of Pflugerville, Texas and that all known easements within the boundary of the plan are shown hereon.



12-21-2020
 VALERIE ZURCHER RPLSA 6222
 PAPE-DAWSON ENGINEERS, INC.
 10801 N. MOPEC EXPY. BLDG. 3, SUITE 200
 PFLUGERVILLE, TX 78960
 (512) 264-4711

CACTUS COMMERCIAL SOUTH LP
 4201 MARATHON BLVD. #201
 AUSTIN, TEXAS 78756

DECEMBER 2020



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N. MOPEC EXPY. BLDG. 3, STE 200 | AUSTIN, TX 78756 | (512) 264-4711
 TEXAS ENGINEERING PROFESSIONAL REGISTRATION #1008891

NO.	REVISION	DATE



Pape-Dawson ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 1800 N. MOORE EXPY, BLDG 3 STE 200 | AUSTIN, TX 78799 | 512.454.8711
 TPLS FIRM REGISTRATION #02028801

LAKESIDE MEADOWS PRELIMINARY - INDUSTRIAL
 CITY OF PFLUGERVILLE, TEXAS
 DIMENSION CONTROL

CITY JOB NO.	PP1912-05
JOB NO.	50627-52
DATE	DECEMBER 2020
DESIGNER	TKK
CHECKED	TKK
DRAWN	TKK
SHEET	3 OF 9

SCALE: 1" = 200'

LEGEND:

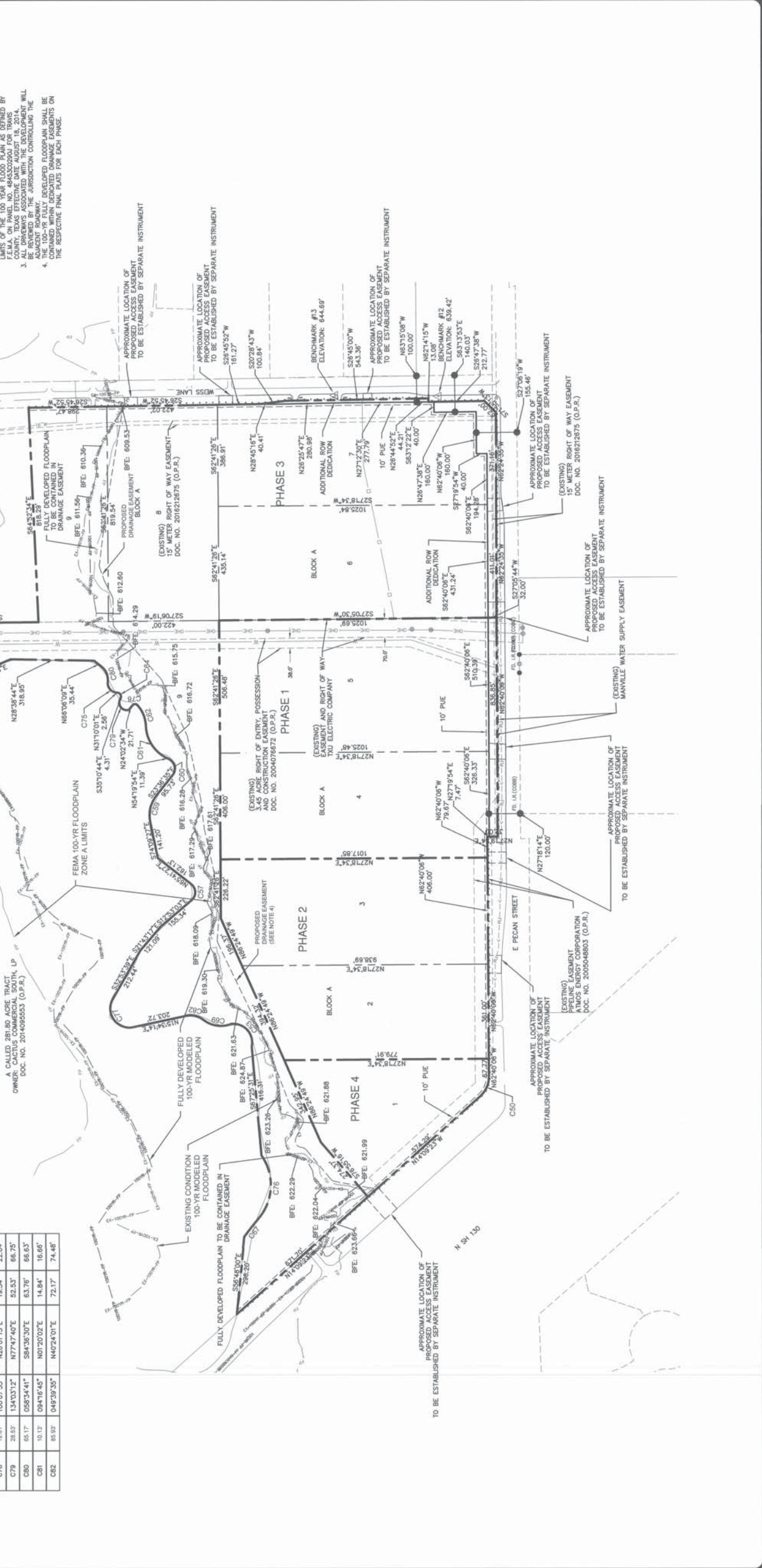
- SUBDIVISION BOUNDARY
- PUBLIC RIGHT-OF-WAY SIDEWALK (6')
- EXISTING EASEMENT
- 100 YEAR FEMA FLOODPLAIN
- 100 YEAR EXISTING MODELED FLOODPLAIN
- 100 YEAR FULLY DEVELOPED MODELED FLOODPLAIN

NOTES:

- PROPOSED EASEMENTS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT PLAN.
- PORTION OF THIS PROPERTY IS CONTAINED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAN AS DEFINED BY FEMA ON PANEL NO. 46430200 FOR TOWNSHIP 10S, RANGE 14E, COUNTY OF DALLAS, TEXAS. ALL DRIVEWAYS ASSOCIATED WITH THE DEVELOPMENT WILL BE REVIEWED BY THE JURISDICTION CONTROLLING THE FLOODPLAIN.
- THE 100-YR FULLY DEVELOPED FLOODPLAIN SHALL BE CONTAINED WITHIN DEDICATED DRAINAGE EASEMENTS ON THE RESPECTIVE FINAL PLATS FOR EACH PHASE.

PHASE	# OF LOTS	TOTAL AVERAGE
PHASE 1	2	21.49 AC
PHASE 2	2	16.44 AC
PHASE 3	4	51.69 AC
PHASE 4	1	5.58 AC
ROW DEDICATION	3	1.40 AC

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
C50	100.00'	048°30'37"	N35°24'44"W	82.16'	84.67'
C53	71.89'	107°17'02"	N76°15'18"E	115.46'	134.23'
C57	39.29'	107°25'31"	S63°33'48"E	60.82'	69.85'
C59	124.14'	050°32'52"	S48°33'01"E	106.01'	109.52'
C60	40.85'	107°03'31"	S74°38'20"E	63.20'	72.40'
C61	142.30'	061°16'45"	N64°58'17"E	145.04'	152.19'
C62	128.75'	039°31'39"	S84°09'10"E	85.05'	86.76'
C64	14.74'	113°59'16"	N87°59'38"E	24.68'	29.24'
C66	26.53'	050°25'18"	N20°35'41"W	22.60'	23.34'
C67	1163.13'	004°10'26"	S24°27'57"E	84.71'	84.73'
C69	108.91'	059°54'21"	N35°15'38"E	106.81'	111.84'
C75	36.17'	095°30'50"	N77°55'25"E	52.70'	59.04'
C76	197.80'	078°29'35"	S59°06'29"E	244.71'	263.84'
C77	72.41'	131°32'07"	N81°20'17"E	132.07'	166.24'
C78	12.61'	100°07'35"	N28°01'13"E	19.34'	22.04'
C79	28.53'	134°03'12"	N77°47'40"E	52.53'	66.75'
C80	65.17'	058°34'41"	S84°35'30"E	63.76'	66.63'
C81	10.13'	094°16'45"	N01°20'02"E	14.84'	16.66'
C82	85.83'	049°39'35"	N40°24'01"E	72.17'	74.48'



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NO.	REVISION	DATE



Pape-Dawson ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 1801 N. MOYNO EXP., BLDG. 3, STE. 200 | AUSTIN, TX 78791 | 512.454.8711
 TEP# FIRM REGISTRATION #479 | TEP# FIRM REGISTRATION #1028891

UTILITY LAYOUT

CITY OF PFLUGERVILLE, TEXAS

LAKESIDE MEADOWS PRELIMINARY - INDUSTRIAL

CITY JOB No.	PP1912-05
JOB No.	50627-52
DATE	DECEMBER 2020
DESIGNER	TCK
CHECKED	JL DRAWN
SHEET	4 OF 9

NOTES:

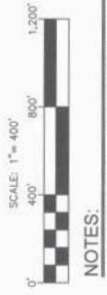
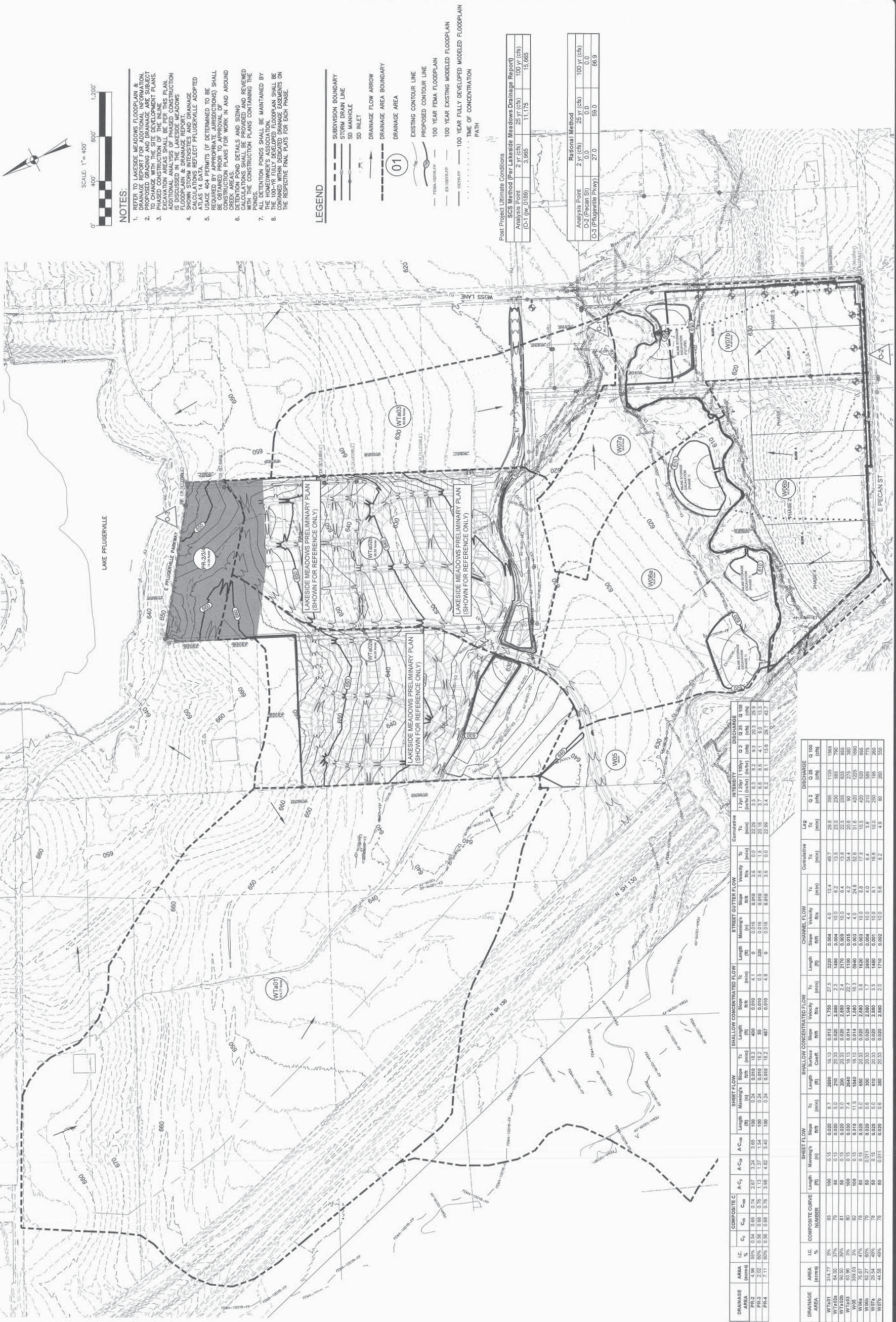
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO IDENTIFY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. PROPOSED GRADING AND UTILITY IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE SITE DEVELOPMENT PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PRIVATE LOTS, ADJACENT PROPERTIES OR SUBDIVISION CONSTRUCTION EASEMENTS OR EASEMENTS FOR ANY PUBLIC UTILITIES WITHIN THE SUBDIVISION. WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF PFLUGERVILLE.
- ALL PROPOSED UTILITY LINES ARE TO BE CITY OF PFLUGERVILLE OWNED AND MAINTAINED.
- THE 100-YR FULLY DEVELOPED FLOODPLAIN SHALL BE CONTAINED WITHIN DEDICATED DRAINAGE EASEMENTS ON THE RESPECTIVE FINAL PLANS FOR EACH PHASE.

LEGEND

	SUBDIVISION BOUNDARY
	EXISTING WASTEWATER
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING OVERHEAD ELECTRIC
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED STORM DRAIN LINE
	PROPOSED WASTEWATER MANHOLE
	100 YEAR FEMA FLOODPLAIN
	100 YEAR EXISTING MODELED FLOODPLAIN
	100 YEAR FULLY DEVELOPED MODELED FLOODPLAIN



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- NOTES:**
1. REFER TO LAKESIDE MEADOWS FLOODPLAIN & DRAINAGE REPORT FOR ADDITIONAL INFORMATION TO CHANGE WITH THE SITE DEVELOPMENT PLANS.
 2. PHASED CONSTRUCTION OF THE IN-LINE ADDITIONAL ANALYSIS OF PHASED CONSTRUCTION IS DISCUSSED IN THE LAKESIDE MEADOWS SHOW STOP INTENTIVES AND USAGE CALCULATIONS REFLECT PFLUGERVILLE ADOPTED ATLAS 14 DATA.
 3. ALL DETENTION PONDS SHALL BE MAINTAINED BY THE 100-YEAR ASSOCIATED FLOODPLAIN SHALL BE CONTAINED WITHIN DEDICATED DRAINAGE ELEMENTS ON THE RESPECTIVE FINAL PLATS FOR EACH PHASE.
 4. CALCULATIONS REFLECT PFLUGERVILLE ADOPTED ATLAS 14 DATA.
 5. ALL DETENTION PONDS SHALL BE MAINTAINED BY THE 100-YEAR ASSOCIATED FLOODPLAIN SHALL BE CONTAINED WITHIN DEDICATED DRAINAGE ELEMENTS ON THE RESPECTIVE FINAL PLATS FOR EACH PHASE.
 6. DETENTION POND DETAILS AND SIZING CALCULATIONS SHALL BE PROVIDED AND REVIEWED BY THE CITY OF PFLUGERVILLE.
 7. THE CONSTRUCTION PLANS CONTAINING THE DRAINAGE SHALL BE MAINTAINED BY THE 100-YEAR ASSOCIATED FLOODPLAIN SHALL BE CONTAINED WITHIN DEDICATED DRAINAGE ELEMENTS ON THE RESPECTIVE FINAL PLATS FOR EACH PHASE.

- LEGEND**
- SUBDIVISION BOUNDARY
 - PROPOSED DRAINAGE LINE
 - 50 MANHOLE
 - 50 INLET
 - DRAINAGE FLOW ARROW
 - DRAINAGE AREA BOUNDARY
 - DRAINAGE AREA
 - EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - 100 YEAR FEMA FLOODPLAIN
 - 100 YR (100 YR)
 - 100 YEAR FULLY DEVELOPED MODELED FLOODPLAIN
 - 100 YEAR FULLY DEVELOPED MODELED FLOODPLAIN
 - PATH OF CONCENTRATION

Post Project Ultimate Conditions

SCS Method (Per Lakeside Meadows Drainage Report)

Analysis Point	2 yr (cfs)	25 yr (cfs)	100 yr (cfs)
O-1 (w/ 0189)	3,965	11,175	15,665

Rational Method

Analysis Point	2 yr (cfs)	25 yr (cfs)	100 yr (cfs)
O-2 (Pecan St)	0.0	0.0	0.0
O-3 (Pflugerville Pkwy)	27.0	59.0	86.9

DRAINAGE AREA (ACRES)	IC	C ₁	C ₂	C ₃	C ₄	A ₁	A ₂	A ₃	A ₄	SHALLOW CONCENTRATED FLOW			STREET GUTTER FLOW			CHANNEL FLOW			SHEET FLOW			COMPOSITE C				
										Length (ft)	Velocity (ft/s)	Tc (min)	Length (ft)	Velocity (ft/s)	Tc (min)	Length (ft)	Velocity (ft/s)	Tc (min)	Length (ft)	Velocity (ft/s)	Tc (min)	Length (ft)	Velocity (ft/s)	Tc (min)	Length (ft)	Velocity (ft/s)
WFA01	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA02	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA03	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA04	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA05	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA06	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA07	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA08	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA09	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA10	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9

DRAINAGE AREA (ACRES)	IC	C ₁	C ₂	C ₃	C ₄	A ₁	A ₂	A ₃	A ₄	SHALLOW CONCENTRATED FLOW			STREET GUTTER FLOW			CHANNEL FLOW			SHEET FLOW			COMPOSITE C				
										Length (ft)	Velocity (ft/s)	Tc (min)	Length (ft)	Velocity (ft/s)	Tc (min)	Length (ft)	Velocity (ft/s)	Tc (min)	Length (ft)	Velocity (ft/s)	Tc (min)	Length (ft)	Velocity (ft/s)	Tc (min)	Length (ft)	Velocity (ft/s)
WFA11	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA12	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA13	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA14	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA15	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA16	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA17	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA18	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA19	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9
WFA20	0%	0.54	0.65	0.74	2.07	3.24	3.05	150	0.24	0.010	18.2	400	0.010	4.1	0	0.016	0.010	3.5	0.5	22.29	3.5	8.2	9.3	20.3	29.9	31.9

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TREE LIST			CHARACTERISTICS(DIAMETER (IN))	SIZE
213	ASH	SINGLE	12	12
214	CELM	TWIN	7,7	10,5
215	ASH	TWIN	16,7	19,5
216	ASH	TWIN	21,15	28,5
217	ASH	SINGLE	19	19
218	CELM	SINGLE	11	11
219	CELM	SINGLE	11	11
220	CELM	SINGLE	9	9
221	ASH	TRIPLE	6,5,4	10,5
222	WL	TRIPLE	10,3,3	13
223	CELM	SINGLE	9	9
224	CELM	SINGLE	9	9
225	EBONY	SINGLE	16	16
226	EBONY	SINGLE	13	13
227	ASH	SINGLE	13	13
228	PCN	SINGLE	23	23
229	ASH	SINGLE	11	11
230	ASH	SINGLE	13	13
231	ASH	SINGLE	11	11
232	ASH	SINGLE	12	12
233	ASH	SINGLE	8	8
234	ASH	SINGLE	16	16
235	PCN	SINGLE	35	35
236	ASH	SINGLE	12	12
237	ASH	SINGLE	15	15
238	CELM	SINGLE	10	10
239	CELM	SINGLE	9	9
240	ASH	SINGLE	8	8
241	CELM	SINGLE	13	13
242	ASH	SINGLE	13	13
243	ASH	SINGLE	23,3	24,5
244	ASH	TWIN	12	12
245	CELM	SINGLE	12	12
246	CELM	SINGLE	15	15
247	CELM	TWIN	12,8	16
248	ASH	SINGLE	27,3	28,5
249	ASH	SINGLE	9	9
250	PCN	SINGLE	9	9
251	CELM	SINGLE	19	19
252	ASH	SINGLE	12	12
253	ASH	SINGLE	28	28
254	ASH	TWIN	13,7	16,5
255	ASH	TWIN	19,9	23,5
256	CELM	SINGLE	8	8
257	ASH	SINGLE	11	11
258	ASH	SINGLE	8	8
259	CELM	SINGLE	8	8
260	ASH	TWIN	9,3	10,5
261	ASH	SINGLE	43	43
262	ASH	SINGLE	13	13
263	ASH	SINGLE	8	8
264	ASH	SINGLE	13	13
265	WL	TRIPLE	8,7,3	13
266	ASH	SINGLE	9	9
267	ASH	SINGLE	8	8
268	CELM	SINGLE	12	12
269	CELM	SINGLE	24	24
270	CELM	SINGLE	10	10
271	CELM	SINGLE	9	9
272	CELM	SINGLE	9	9
273	ASH	SINGLE	18	18
274	ASH	SINGLE	8	8
275	ASH	TWIN	9,4	11
276	CELM	SINGLE	17	17
277	PCN	SINGLE	11	11
278	ASH	SINGLE	12	12
279	PCN	SINGLE	14	14
280	ASH	SINGLE	9	9
281	PCN	SINGLE	11	11
282	PCN	SINGLE	8	8
283	CELM	SINGLE	15	15
284	CELM	SINGLE	14	14
285	ASH	SINGLE	36	36
286	CELM	TWIN	16,3	17,5
287	CELM	SINGLE	8	8
288	CELM	SINGLE	16	16
289	ASH	SINGLE	14	14
290	CELM	SINGLE	10	10
291	CELM	SINGLE	17	17
292	ASH	SINGLE	24	24
293	CELM	SINGLE	8	8
294	CELM	SINGLE	14	14
295	CELM	SINGLE	12	12
296	ASH	TWIN	10,9	14,5
297	CELM	SINGLE	13	13
298	CELM	SINGLE	12	12
299	CELM	SINGLE	10	10
300	CELM	SINGLE	15	15
301	ASH	SINGLE	12	12
302	ASH	SINGLE	10	10
303	ASH	SINGLE	12	12
304	ASH	SINGLE	11	11
305	ASH	SINGLE	12	12
306	ASH	SINGLE	10	10

TREE LIST			CHARACTERISTICS(DIAMETER (IN))	SIZE
307	ASH	SINGLE	12	12
308	ASH	SINGLE	10	10
309	ASH	SINGLE	22	22
310	ASH	SINGLE	12	12
311	ASH	TWIN	8,8	12
312	ASH	TWIN	13,11	18,5
313	CELM	SINGLE	16	16
314	CELM	SINGLE	14	14
315	ASH	SINGLE	11	11
316	ASH	SINGLE	11	11
317	ASH	SINGLE	14	14
318	ASH	TWIN	14,13	20,5
319	ASH	SINGLE	8	8
320	ASH	SINGLE	8	8
321	ASH	SINGLE	8	8
322	ASH	TWIN	8,3	9,5
323	ASH	TWIN	8,8	12
324	CELM	SINGLE	9	9
325	ASH	SINGLE	8	8
326	ASH	TWIN	7,6	10
327	ASH	QUAD	10,9,8,6	21,5
328	ASH	SINGLE	8	8
329	ASH	SINGLE	8	8
330	ASH	TRIPLE	8,8,4	14
331	ASH	SINGLE	9	9
332	ASH	SINGLE	12	12
333	CELM	SINGLE	8	8
334	ASH	SINGLE	12	12
335	ASH	TRIPLE	7,3,2	9,5
336	ASH	SINGLE	8	8
337	ASH	SINGLE	12	12
338	ASH	SINGLE	12,8,7	19,5
339	CELM	SINGLE	9	9
340	ASH	SINGLE	10,9,8,3	18,5
341	ASH	SINGLE	9	9
342	ASH	SINGLE	14	14
343	ASH	SINGLE	14	14
344	ASH	SINGLE	8	8
345	ASH	SINGLE	8	8
346	ASH	SINGLE	8	8
347	ASH	SINGLE	14	14
348	ASH	SINGLE	8	8
349	WL	SINGLE	10,10	15
350	ASH	SINGLE	10	10
351	ASH	SINGLE	8	8
352	ASH	SINGLE	18	18
353	ASH	SINGLE	11	11
354	ASH	SINGLE	8	8
355	ASH	TWIN	8,3	9,5
356	ASH	SINGLE	8	8
357	ASH	SINGLE	10	10
358	ASH	SINGLE	9	9
359	ASH	SINGLE	10	10
360	CELM	SINGLE	22	22
361	ASH	SINGLE	12	12
362	CELM	SINGLE	8	8
363	HK	QUAD	13,5,3,2	18
364	CELM	TWIN	14,7	17,5
365	CELM	SINGLE	10	10
366	CELM	TWIN	11,10	15
367	CELM	SINGLE	13	13
368	CELM	SINGLE	15	15
369	CELM	TWIN	14,12	20
370	HK	SINGLE	14	14
371	HK	TRIPLE	9,8,4	15
372	HK	TWIN	17,6	20
373	CELM	TWIN	8,4	10
374	CELM	SINGLE	8	8
375	CELM	SINGLE	8	8
376	CELM	SINGLE	8	8
377	CELM	SINGLE	8	8
378	ASH	SINGLE	16	16
379	ASH	SINGLE	8	8
380	ASH	SINGLE	8	8
381	ASH	SINGLE	8	8
382	ASH	SINGLE	11	11
383	ASH	TWIN	7,4	9
384	ASH	TWIN	4,7	7,5
385	ASH	TWIN	10,4	12
386	ASH	TRIPLE	13,12,7	22,5
387	ASH	SINGLE	8	8
388	ASH	SINGLE	12	12
389	ASH	SINGLE	8	8
390	ASH	SINGLE	8	8
391	ASH	SINGLE	8	8
392	ASH	TWIN	8,8	12
393	CELM	TWIN	8,3	9,5
394	CELM	SINGLE	8	8
395	BOIS	SINGLE	14	14
396	BOIS	SINGLE	14	14
397	ASH	SINGLE	12	12
398	ASH	SINGLE	8	8
399	CELM	TWIN	7,4	9
400	CELM	TWIN	7,4	9

TREE LIST			CHARACTERISTICS(DIAMETER (IN))	SIZE
401	ASH	SINGLE	9	9
402	ASH	QUAD	8,4,4,3	13,5
403	ASH	TRIPLE	11,10,5	18,5
404	ASH	TWIN	10,3	11,5
405	CELM	SINGLE	15	15
406	BOIS	TWIN	16	16
407	CELM	SINGLE	10,7	13,5
408	CELM	SINGLE	12,4	14
409	CELM	SINGLE	13	13
410	CELM	SINGLE	16	16
411	CELM	SINGLE	15	15
412	CELM	SINGLE	10	10
413	CELM	SINGLE	13	13
414	CELM	TWIN	13,6	16
415	CELM	SINGLE	15	15
416	CELM	SINGLE	15	15
417	HK	TRIPLE	9,4,4	13
418	HK	SINGLE	9	9
419	HK	SINGLE	8	8
420	HK	SINGLE	5,5	7,5
421	HK	TRIPLE	9,8,4	15
422	HK	TWIN	8,7	11,5
423	HK	SINGLE	10	10
424	HK	TWIN	14,9	18,5
425	HK	TWIN	16,12	22
426	HK	TWIN	7,3	8,5
427	HK	SINGLE	17	17
428	HK	TWIN	13,12	19
429	HK	TRIPLE	12,8,7	19,5
430	HK	QUAD	9,7,4,3	22,5
431	HK	TRIPLE	13,11,8	26,5
432	BOIS	QUAD	11,8,4,3	18,5
433	BOIS	TRIPLE	10,9,8	18,5
434	HK	SINGLE	9	9
435	HK	TWIN	9,3	10,5
436	HK	SINGLE	14	14
437	HK	TWIN	5,4	7
438	HK	SINGLE	14	14
439	HK	SINGLE	11	11
440	HK	SINGLE	8	8
441	HK	SINGLE	11	11
442	HK	SINGLE	8	8
443	HK	TWIN	10,10	15
444	HK	TWIN	9,3	10,5
445	HK	SINGLE	9	9
446	HK	TRIPLE	11,4,3	14,5
447	HK	TRIPLE	10,8,3	15,5
448	HK	TWIN	13,4	15
449	HK	QUAD	7,5,4,3	13
450	HK	TWIN	14,4	16
451	HK	SINGLE	15	15
452	BOIS	SINGLE	17	17
453	HK	TRIPLE	9,7,4	14,5
454	HK	SINGLE	14	14
455	HK	TWIN	17,5	19,5
456	HK	SINGLE	13	13
457	HK	SINGLE	15	15
458	HK	SINGLE	9	9
459	HK	TRIPLE	16,15,5	26
460	HK	SINGLE	13	13
461	HK	SINGLE	11	11
462	CELM	SINGLE	9	9
463	HK	SINGLE	14,12,11,11,9	35,5
464	HK	MULTI	13	13
465	HK	TWIN	16,15	23,5
466	HK	TWIN	17	17
467	HK	SINGLE	17	17
468	HK	TWIN	12,9	16,5
469	HK	SINGLE	10	10
470	HK	TWIN	15,6	18
471	HK	TWIN	16,8	20
472	HK	SINGLE	12	12
473	HK	SINGLE	13	13
474	HK	SINGLE	8	8
475	CELM	SINGLE	17	17
476	CELM	TWIN	18,16	26
477	CELM	TWIN	20	24
478	HK	SINGLE	10	10
479	CELM	TWIN	12,12	18
480	CELM	TWIN	13,12	19
481	HK	TWIN	12,4	14
482	HK	SINGLE	18	18
483	HK	SINGLE	16	16
484	HK	SINGLE	12	12
485	CELM	TWIN	11,9	15,5
486	CELM	SINGLE	9,8	13
487	CELM	TRIPLE	12,7	15,5
488	CELM	TWIN	8,5,3	12
489	CELM	SINGLE	9	9
490	CELM	SINGLE	14	14
491	HK	SINGLE	12	12
492	HK	TWIN	11,2	12
493	HK	SINGLE	8	8
494	HK	SINGLE	13	13

TREE LIST			CHARACTERISTICS(DIAMETER (IN))	SIZE
495	HK	TRIPLE	14,8,5	20,5
496	HK	TWIN	7,2	8
497	HK	SINGLE	8	8
498	CELM	QUAD	8,4,4,3	13,5
499	ASH	TRIPLE	11,10,5	18,5
500	ASH	TWIN	10,3	11,5
501	CELM	SINGLE	15	15
502	CELM	TWIN	16	16
503	CELM	SINGLE	10,7	13,5
504	CELM	SINGLE	12,4	14
505	WL	SINGLE	13	13
506	ASH	SINGLE	15	15
507	ASH	SINGLE	12	12
508	CELM	SINGLE	1	

