

Wilke Lane Multi-Family

Preliminary Plan Only Not for Recordation

a 18.06 ACRE TRACT OF LAND
IN THE THOMAS G. SURVEY
NO. 6 ABSTRACT NO. 689,
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

Submittal Date: October 5, 2020

Permit No. PP2010-03

ORIGINAL LAYOUT SIZE - 24X36

Revisions/Corrections							
No.	Description	Revise (R) Add (A) Void (V) Sheet No's	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.) [%]	City of Pflugerville Approval /Date	Date Imaged

Proposed Land Use

LAND SUMMARY			
Lot	Block	Acreage	Proposed Use
1	A	10.50	Multi Family
1	B	6.61	Multi Family

STREET NAMES				
Abbevglen Castle Drive	Local Street - 50' ROW	830	LF	0.95 ac.

Proposed Lot & Zoning Table		
# Lots	Zoning	Acreage
2	CL5	17.11

Legal Description

18.062 ACRES (APPROX 786,789 Sq. Ft.) IN THE THOMAS G. SURVEY NO. 6 ABSTRACT NO. 689, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 16.32 ACRE TRACT, ALL OF 0.86 ACRE TRACT AND ALL OF A 1.00 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019187004 OF THE OFFICAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Benchmarks:
 BM#1 - Mag nail set in concrete sidewalk along the south side of Wilke Lane on the west side of the concrete driveway.
 (N) 10148080.80
 (E) 3156775.67
 Elevation = 772.37' NAVD 88 (GEOID 12B)
 BM #2: - Mag nail set in concrete sidewalk along the south side of Wilke Lane, approx. 80' SE of the CL of a driveway.
 (N) 10147849.17
 (E) 3157220.99
 Elevation = 755.92' NAVD 88 (GEOID 12B)

Parkland Dedication Note
 1. The fee in lieu of parkland dedication associated with the multi-family land use shall be paid at time of the final plat for Lot 1, Block A. In addition, fiscal security shall be provided for the park development fees associated with the multi-family land use. Any future residential land use shall be subject to further review and dedications per Subchapter 14.
 2. Where applicable, the Public Parkland dedication and Park Development Fee shall be calculated at a rate required by City Ordinance # 1203-15-02-24, as amended.

WILKE LANE MULTI-FAMILY PARKLAND SUMMARY								
TYPE	LOT#	LOT AREA	UNITS	UNITS PER ACRE	PERSONS PER UNIT	REQUIRED PARKLAND AREA	PROVIDED PARKLAND AREA	PARKLAND FEE IN LIEU
MULTIFAMILY RESIDENTIAL	1,2	18.06	334	18.49	2	4.41	0	\$43,560/ac
TOTALS						4.41	0	\$192,047.33

WILKE LANE MULTI-FAMILY PARK DEVELOPMENT FEE							
TYPE	LOT#	LOT AREA	UNITS	UNITS PER ACRE	PERSONS PER UNIT	PARK DEVELOPMENT FEE PER UNIT	PARK DEVELOPMENT FEE
MULTIFAMILY RESIDENTIAL	1,2	18.06	334	18.27	2	\$496.00	\$165,664.00
TOTALS							\$165,664.00

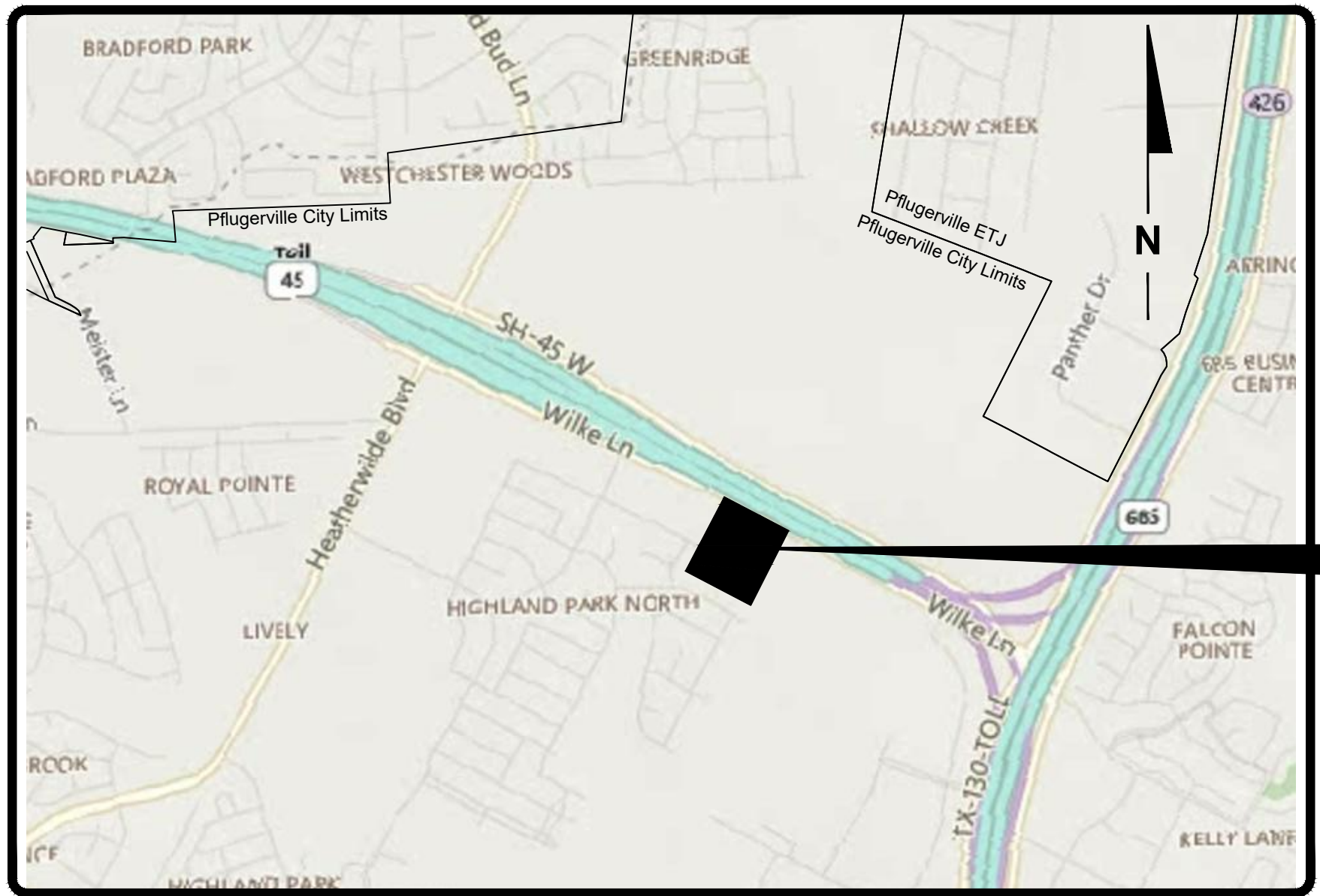
Contacts

Owner: Heather R. Smith
 1129 E. 2030 Road
 Soper, OK 74759
 Phone: (512) 985-9772
 Email: heather.r.smith@me.com

Owner: Brenda J. Hagn
 2912 Crest Ridge Circle
 Round Rock, TX 78765
 Phone: (512) 585-6178
 Email: brenda.j.hagn@me.com

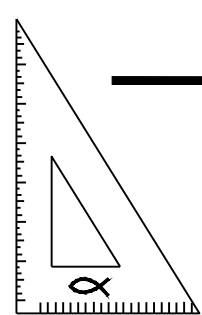
Engineer: Bleyl Engineering
 Contact Person: Jason Rodgers
 12007 Technology Blvd., Suite 150
 Austin, Texas 78727
 Phone: (512) 454-2400
 Email: jrodgers@bleylengineering.com

Surveyor: Early Land Surveying, LLC
 Contact Person: Joe Early Jr.
 P.O. Box 92588
 Austin, Texas 78709
 Phone: (512) 202-8631



PROJECT LOCATION

Project Location Map
N.T.S.



BLEYL ENGINEERING
 PLANNING • DESIGN • MANAGEMENT
 12007 Technology Blvd, Ste 150, Austin TX 78727
 Texas Firm Registration No. F-678
 Tel. 512-454-2400
 www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON

I, Jason K. Rodgers do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me, as authorized by the Act. The plan or plat is complete, accurate and in compliance with Chapter 25-8 Subchapter A of the Land Development Code.
 I certify that these engineering documents are complete, accurate and adequate for the intended purposes, including construction, but are not authorized for construction prior to formal City approval.



Index of Sheets

Sheet Number	Sheet Title
1	Cover
2	Existing Conditions & Proposed Grading Plan
3	Tree Survey
4	Preliminary Plan
5	Off-Site Drainage Area Map
6	Off-Site Storm Sewer Improvements
7	On-Site Drainage Area Map
8	Proposed Sub-Drainage Area Map and Calculations
9	Utility and Lighting Plan

STANDARD PRELIMINARY PLAN NOTES

- This plan lies within the City of Pflugerville (full purpose jurisdiction).
- Water and wastewater shall be provided by City of Pflugerville. No lot in this subdivision shall be occupied until connected to water and wastewater facilities.
- A 10-ft PUE shall be dedicated along all street frontage(s).
- Easements dedicated to the public shall also be subject to the terms and conditions of the Engineering Design Manual, as amended. The Grantor (property owner(s)), heirs, successors and assigns shall retain the obligation to maintain the surface of the easement property, including the obligation to regularly mow or cut back vegetation and to keep the surface of the easement property free of litter, debris, and trash.
- No improvements including but not limited to structures, fences, or landscaping shall be allowed in a public easement, except as approved by the City.
- The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for the placement, construction, installation, replacement, repair, maintenance, relocation, removal, operation and inspection of such drainage and utility facilities, and related appurtenances.
- A six (6) foot wide sidewalk shall be provided on both sides of Abbevglen Castle Drive.
- Streetlights shall be installed and in full working order with the public improvements. All streetlights shall be in conformance with all City of Pflugerville ordinances including but not limited to being downcast and full cut off type.
- This subdivision is subject to all City of Pflugerville ordinances or technical manuals related to Tree Preservation per City Ordinance # 1203-15-02-24 and City Resolution # 1224-09-08-25-8A.
- The Community Impact Fee rate for water and wastewater will be assessed at the time of final plat.
- On-site storm water facilities shall be provided to mitigate post-development peak runoff rates for the 2 year, 25 year and 100 storm year events.
- Where applicable, the Public Parkland dedication and Park Development Fee shall be calculated at a rate required by per Supplemental Schedule, Appendix B; Section 3.2.
- All electric utility infrastructure including but not limited to telephone, cable television, electric utility lateral and service lines shall be installed in accordance with the City of Pflugerville Engineering Design Manual, as amended.
- The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Pflugerville as amended.
- 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.
- Site development construction plans shall be reviewed and approved by the City of Pflugerville prior to any construction.
- No portion of this tract is within a flood hazard area as shown on the FEMA Flood Insurance Rate Map Panel # 48453C0280J for Travis County, effective 8/18/2014.
- All proposed fences, walls and landscaping adjacent to intersecting public roadway right-of-way or adjacent to private access drives shall be in compliance with the sight distance requirements of the City of Pflugerville Engineering Design Manual, as amended.
- Wastewater and water systems shall conform to TCEQ (Texas Commission on Environmental Quality) and State Board of Insurance requirements. The owner understands and acknowledges that plat vacation or replatting may be required at the owner's sole expense if plans to develop this subdivision do not comply with such codes and requirements.

All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In reviewing these plans, the City of Pflugerville must rely upon the adequacy of the work of the Design Engineer.

Water by:	Electric by:	Wastewater by:
City of Pflugerville Matt Woodard 15500 Sun Light Near Way #B Pflugerville, Texas 78660 (512) 990-6400	Oncor Electric 350 Texas Av Round Rock, Texas 78664 (888) 222-8045	City of Pflugerville Matt Woodard 15500 Sun Light Near Way #B Pflugerville, Texas 78660 (512)990-6400

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

Studies/Reports:
 Engineering Summary Letter prepared by Jason Rodgers, P.E., Bleyl Engineering, dated October 5, 2020

SURVEYOR'S CERTIFICATION
 STATE OF TEXAS:
 COUNTY OF TRAVIS
 KNOW ALL MEN BY THESE PRESENTS:
 THAT I, JOE EARLY, JR. 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.

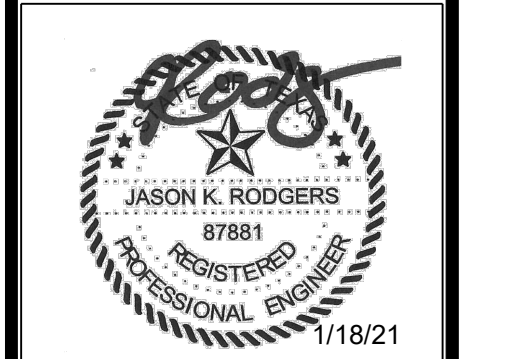
SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

Revision	Date	By	App	Comment

Prepared For:
Endeavor Real Estate Group
 500 West 5th St., Suite 700
 Austin, Texas 78701

BLEYL ENGINEERING
 PLANNING • DESIGN • MANAGEMENT
 12007 Technology Blvd, Ste 150, Austin TX 78727
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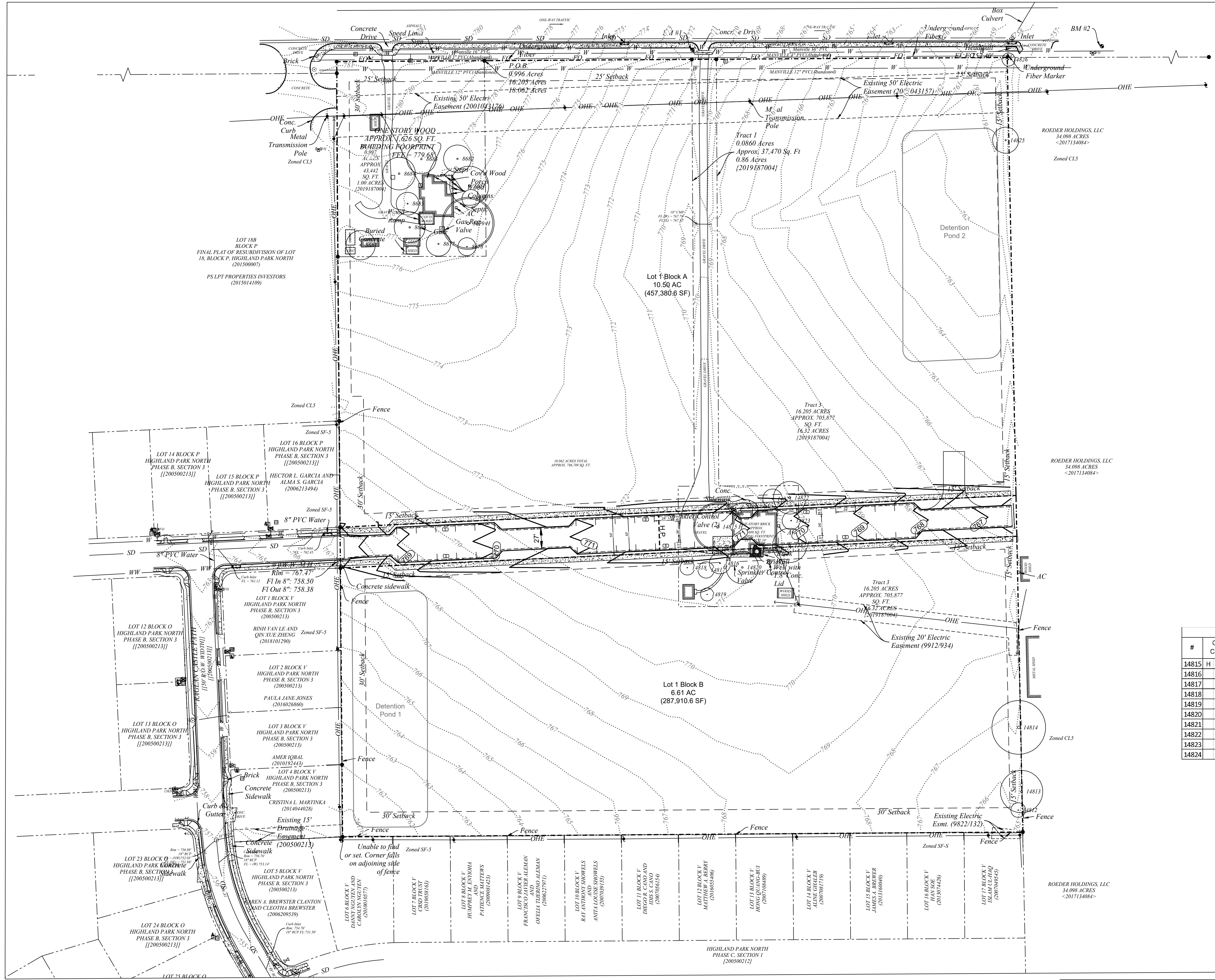
Cover
Wilke Lane Multi-Family
 19365 Wilke Lane
 Pflugerville, Texas 78735
 Travis County



Design: JKR
 CAD: CW, AE Review: JKR
 Project No: END 70251
 Sheet: **1** of **9**
PP2010-03

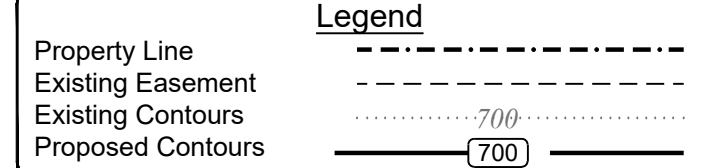
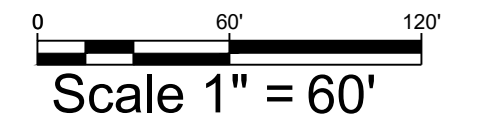
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END 70251 (Wilke Lane Preliminary Plan)



Tree List (Surveyed July 23, 2020)

#	City Code	Species	Trunks	Description	Caliper Equivalent	Status
14815	H M	Live Oak	2	20", 20"	30	Removed
14816		Ash	1	13"	13	Removed
14817		Walnut	1	10"	10	Removed
14818		Walnut	1	9"	9	Removed
14819		Walnut	1	8"	8	Removed
14820		Bradford pear	1	20"	20	Removed
14821		Bradford pear	1	12"	12	Removed
14822		Live Oak	1	20"	20	Removed
14823		Red Oak	1	11"	11	Removed
14824		Live Oak	1	21"	21	Removed



Tree Removal Notes:

1. Additional trees may need to be removed with subsequent submittals.
2. Tree Mitigation is deferred to the Future Site Plans.
3. Tree mitigation fees will be paid prior to any site disturbance or at final plat, whichever comes first. Fiscal security for any protected tree planned for protection shall be provided prior to any site disturbance related permit.

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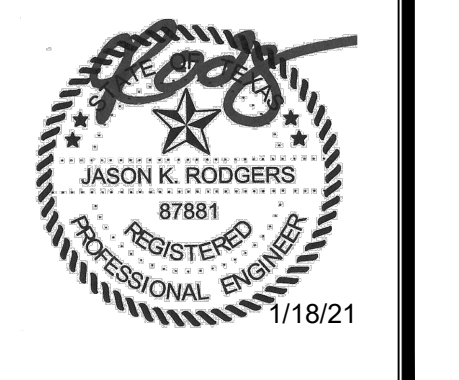
Prepared For:
Endavor Real Estate Group
 500 West 5th St., Suite 700
 Austin, Texas 78701

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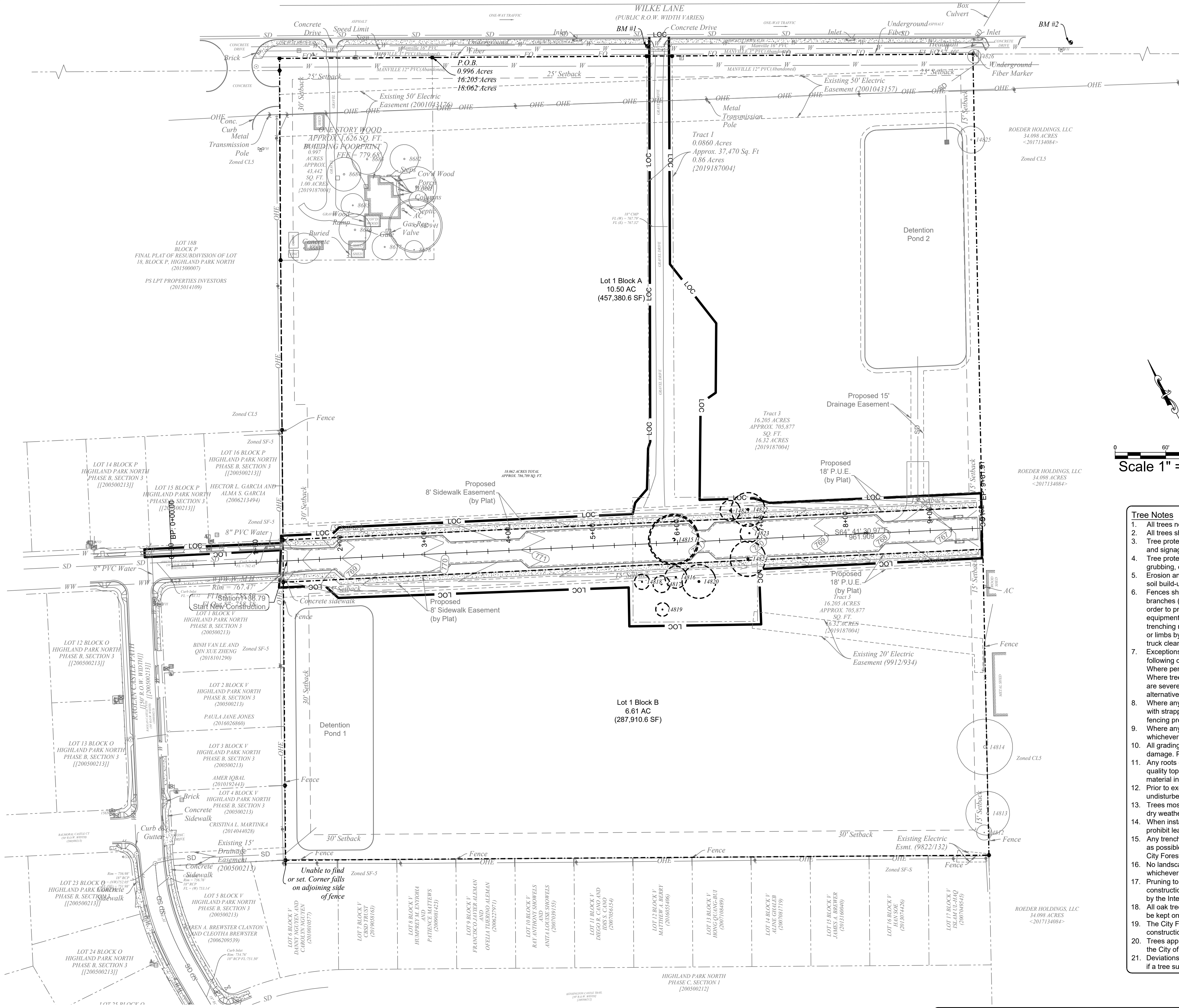
AUSTIN BRYAN CONROE HOUSTON

Existing Conditions & Proposed Grading Plan

Wilke Lane Multi-Family
 19365 Wilke Lane
 Pflugerville, Texas 78735
 Travis County



Design: JKR
 CAD: CW, AE Review: JKR
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 Sheet: **2** of **9**
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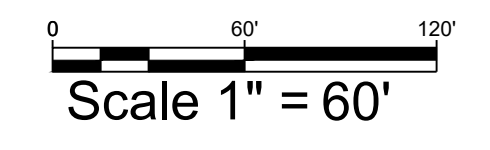


Tree List (Surveyed July 23, 2020)

#	Species	Trunks	Description	Caliper Equivalent	Status
8677	Pecan	1	15"	15	
8678	Pecan	1	11"	11	
8679	H Pecan	2	18", 14", 14"	32	
8680	Pecan	1	11"	11	
8681	Ash	1	24"	24	
8682	Pecan	1	17"	17	
8683	Pecan	1	18"	18	
8684	Ash	1	20"	20	
8685	Walnut	1	14"	14	
8686	Pecan	1	19"	19	
8687	Hackberry	1	18"	18	
14812	Hackberry	1	9"	9	
14813	Hackberry	1	26"	26	
14814	Hackberry	1	33"	33	
14815	H Live Oak	2	20", 20"	30	Removed
14816	Ash	1	13"	13	Removed
14817	Walnut	1	10"	10	Removed
14818	Walnut	1	9"	9	Removed
14819	Walnut	1	8"	8	Removed
14820	Bradford pear	1	20"	20	Removed
14821	Bradford pear	1	12"	12	Removed
14822	Live Oak	1	20"	20	Removed
14823	Red Oak	1	11"	11	Removed
14824	Live Oak	1	21"	21	Removed
14825	Hackberry	1	16"	16	
14826	Hackberry	1	8"	8	

Mitigation Note
Replacement Trees will be mitigated in the Site Plan

Class	Removed DBH	Mitigation Rate	Mitigation	Fiscal Rate	Fiscal
Class 1	0	0	0	\$ -	\$ -
Class 2	11	1	11	\$ 150.00	\$ 1,650.00
Class 3	21	2	42	\$ 300.00	\$ 6,300.00
Class 4	0	2.5	0	\$ 375.00	\$ -
Class 5	30	3	90	\$ 450.00	\$ 13,500.00
Total Mitigation			143	Total Fiscal	\$ 21,450.00



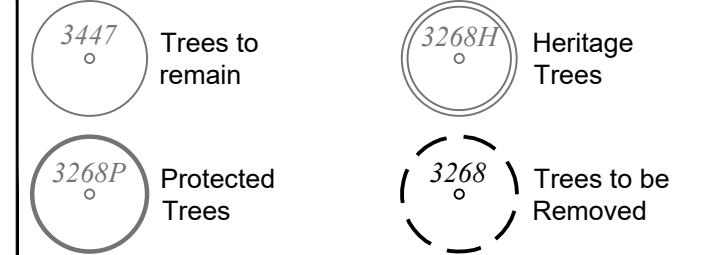
Tree Notes

- All trees not located within the limits of construction and outside of disturbed areas shall be preserved.
- All trees shown on this plan to be retained shall be protected during construction with fencing.
- Tree protection fences shall be erected according to city standards for tree protection, including types of fencing and signage.
- Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing, or grading) and shall be maintained throughout 2-3 all phases of the construction project.
- Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree driplines.
- Fences shall completely surround the tree or clusters of trees, located 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.
- Exceptions to installing tree fences at the tree driplines or CRZ, whichever is greater, may be permitted in the following cases: a. Where there is to be an approved grade change, impermeable paving surface, or tree well; b. Where permeable paving is to be installed, erect the fence at the outer limits of the permeable paving area. c. Where trees are close to proposed buildings, erect the fence no closer than 6 feet to the building. d. Where there are severe space constraints due to tract size, or other special requirements, contact the City Forester to discuss alternatives.
- Where any of the above exceptions result in a fence that is closer than 5 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 feet (or to the limits of lower branching) in addition to the reduced fencing provided.
- Where any of the above exceptions result in areas of unprotected root zones under the dripline or CRZ, whichever is greater, those areas should be covered with 6 inches of organic mulch to minimize soil compaction.
- All grading within protected root zone areas shall be done by hand or with small equipment to minimize root damage. Prior to grading, relocate protective fencing to 2 feet behind the grade change area.
- Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil within two days. 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.
- Prior to excavation or grade cutting within tree driplines, a clean cut shall be made between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize damage to remaining roots.
- Trees most heavily impacted by construction activities will be watered deeply once a week during periods of hot, dry weather. Tree crowns are to be sprayed with water periodically to reduce dust accumulation on leaves.
- 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.
- No landscape topsoil dressing greater than four (4) inches shall be permitted within the dripline or CRZ, whichever is greater, of trees. No topsoil is permitted on root flares or within 6 inches of tree trunks.
- Pruning to provide clearance for structures, vehicular traffic, and construction equipment shall take place before construction begins. All pruning must be done according to city standards and as outlined in literature provided by the International Society of Arboriculture (ISA pruning techniques). 2-4
- All oak tree cuts, intentional or unintentional, shall be painted immediately (within 10 minutes). Tree paint must be kept on site at all times.
- The City Forester or Administrator has the authority to require additional tree protection before or during construction.
- 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.
- Deviations from the above notes may be considered ordinance violations if there is substantial noncompliance or if a tree sustains damage as a result.

Tree Removal Notes

- Additional trees may need to be removed with subsequent submittals.
- Tree Mitigation is deferred to the Future Site Plans.
- Tree mitigation fees will be paid prior to any site disturbance or at final plat, whichever comes first. Fiscal security for any protected tree planned for protection shall be provided prior to any site disturbance related permit.

Tree Legend



Revision	Date	By	App	Comment

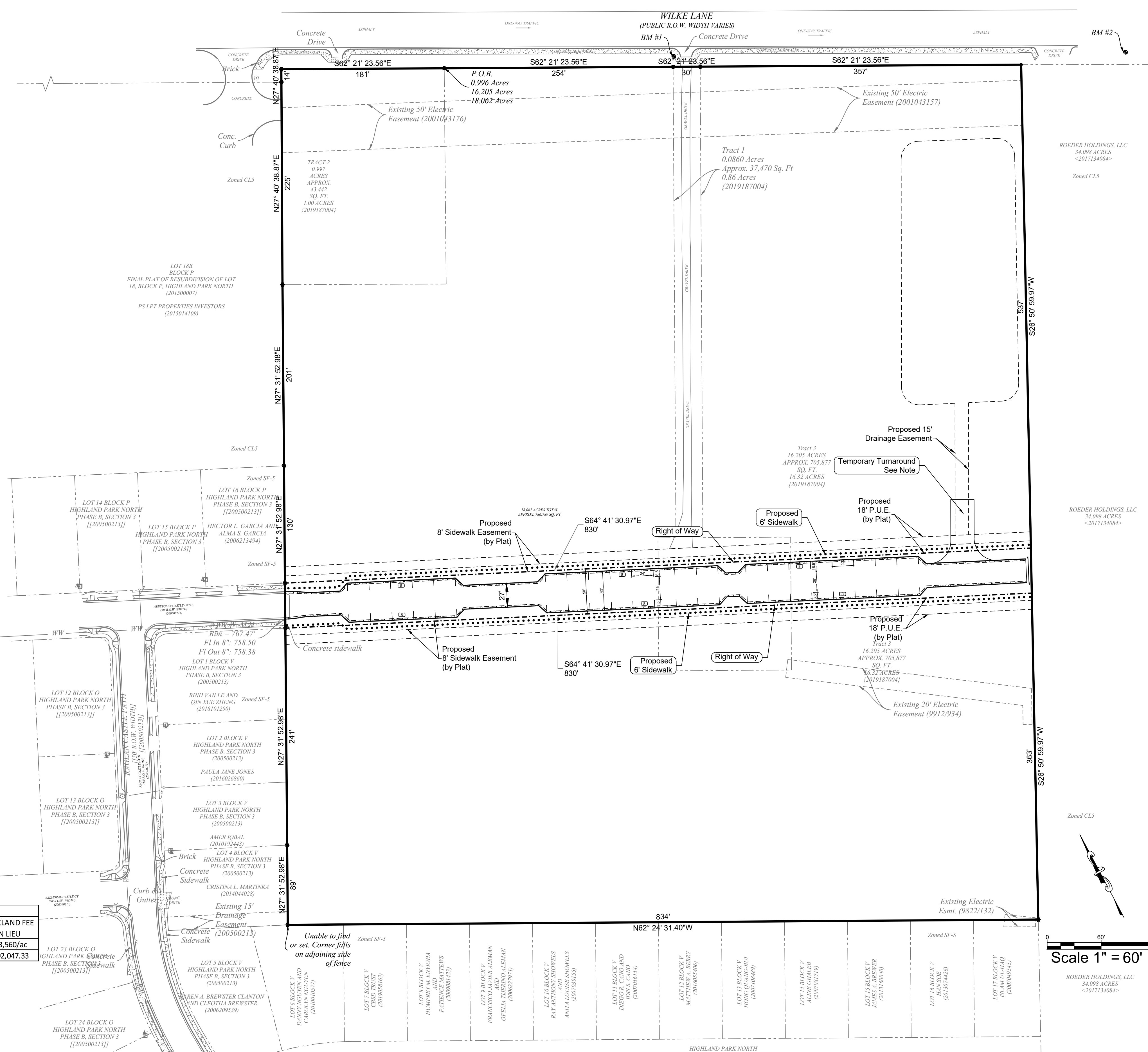
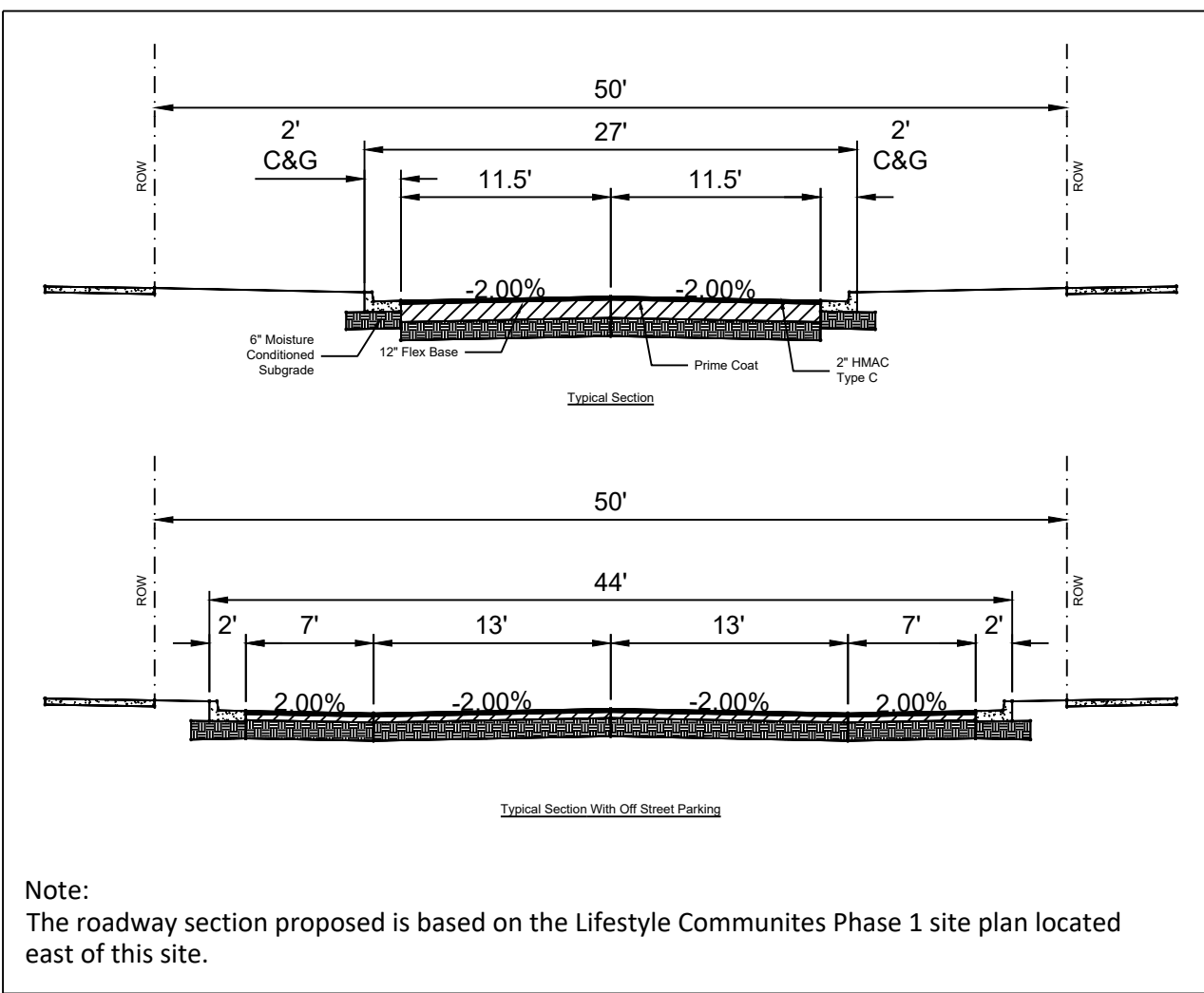
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BRYAN CONROE
AUSTIN HOUSTON

Tree Survey

Wilke Lane Multi-Family
19365 Wilke Lane
Pflugerville, Texas 78735
Travis County



STREET NAMES				
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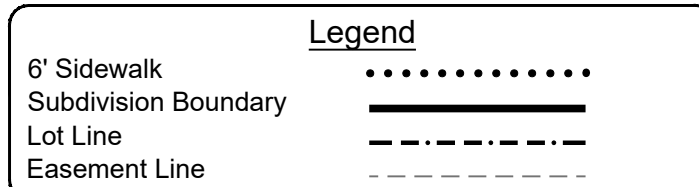
LAND SUMMARY				Proposed Lot & Zoning Table		
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WILKE LANE MULTI-FAMILY PARK DEVELOPMENT FEE							
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MULTIFAMILY RESIDENTIAL	1,2	18.06	334	18.27	2	\$496.00	\$165,664.00
TOTALS							\$165,664.00

Turnaround Note
A temporary turnaround will be required until Abbeyle Castle Drive is extended. The turnaround must meet fire code requirements. A public access easement will be required to be recorded to cover the turnaround. The easement can be terminated upon the extension of the roadway.

Note
No portion of this tract is within a flood hazard area as shown on the FEMA Flood Insurance Rate Map Panel # 48453C0280J for Travis County, effective 8/18/2014.



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

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

Benchmarks
B.M. #1 - Mag nail with washer set in concrete sidewalk.
(N) 10148080.80
(E) 3156775.67
Elevation = 772.37' NAVD 88 (GEOID 12B)
B.M. #2 - Mag nail with washer set in concrete sidewalk.
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Elevation = 755.92' NAVD 88 (GEOID 12B)

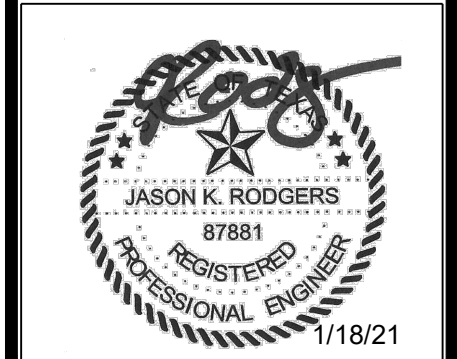
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Prepared For:
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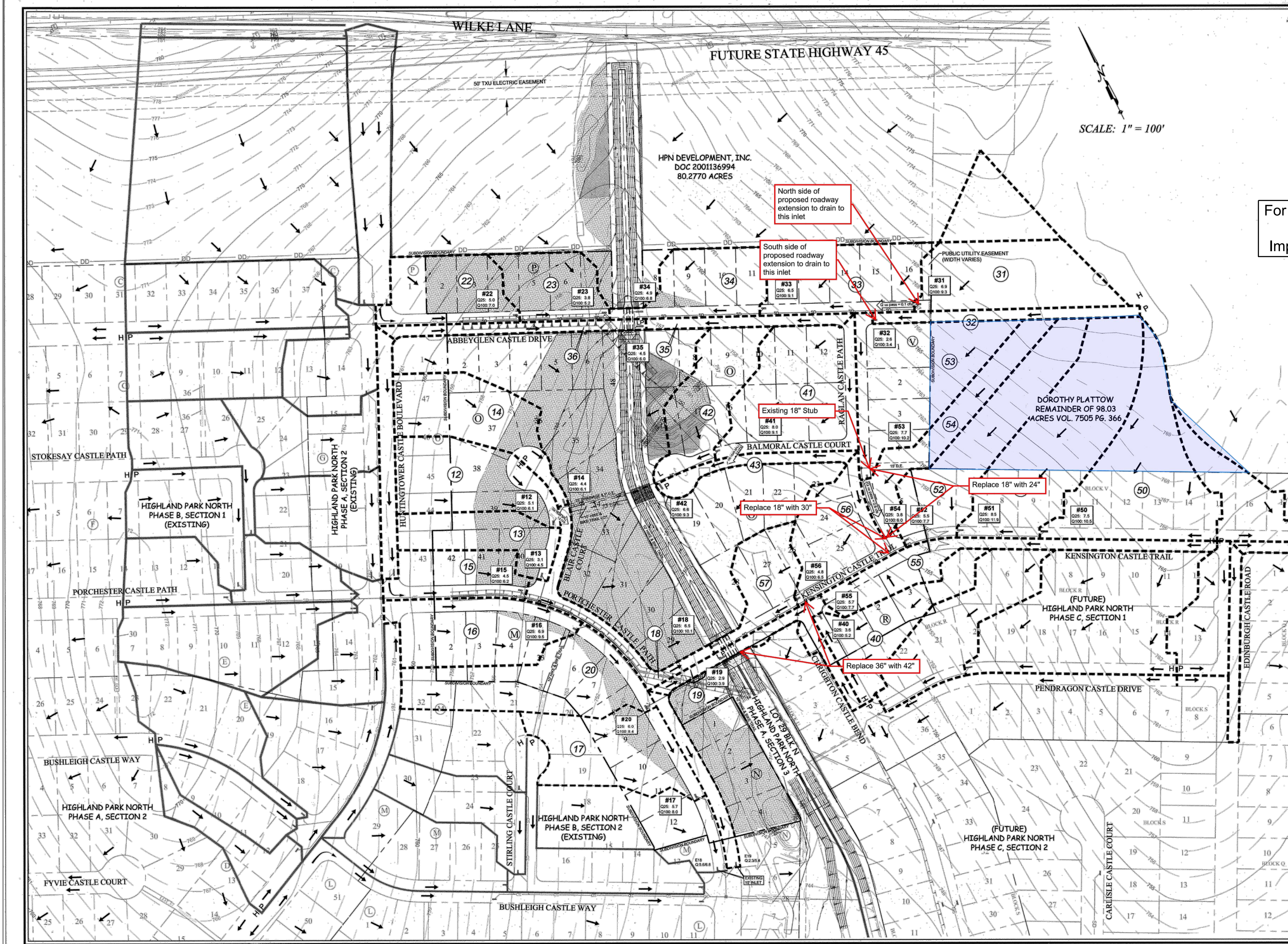
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AUSTIN BRYAN CONROE HOUSTON

Preliminary Plan
Wilke Lane Multi-Family
19365 Wilke Lane
Pflugerville, Texas 78735
Travis County



Design: JKR
CAD: CW, AE Review: JKR
Project No: END 70251
Sheet: 4 of 9
PP2010-03



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 AERIAL CONTOUR INFORMATION SHOWN OUTSIDE OF PROJECT BOUNDARY ARE SHOWN AT TWO (2) FOOT INTERVALS AND WERE OBTAINED FROM THE CITY.
3. EXISTING CONTOUR INFORMATION SHOWN HERE ON THIS PLAN SHEET ARE SHOWN AT ONE (1) FOOT INTERVALS. THEY ARE COMPUTER GENERATED USING FIELD DATA COLLECTED ON OR ABOUT OCTOBER 1998.

SCALE: 1" = 100'

For Design, See Off-site Storm Sewer Improvements Sheet 6

LEGEND

- CHANNELED CENTER LINE
- STORM DRAIN LINE
- SS MANHOLE
- SS INLET
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- EXISTING DRAINAGE AREA BOUNDARY
- DIVERSION DIKE
- DRAINAGE AREA
- A BLOCK LETTERS
- X EXISTING FENCE
- #01 INLET #
- 25' 25' 25' YEAR
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- FILL AREA
- CUT AREA

PROJECT RECORD
 PIPE-DAWSON/HUFFCUT ENGINEERS, INC.
 OCT 25 2005

REVISIONS		BY: APPROVAL:
NO.	DATE	DESCRIPTION
HUFFCUT & ASSOCIATES, INC. - CIVIL ENGINEERING 7800 SIOUX CREEK BLVD, SUITE 255 EAST, AUSTIN, TEXAS 78757		
HIGHLAND PARK NORTH PHASE B SECTION 3 CONSTRUCTION PLANS		
451	of	31
DRAINAGE STUDY PLAN (SHEET 1 OF 2)		

Revision	Date	By	App	Comment

Prepared For:
 Endeavor Real Estate Group
 500 West 5th St., Suite 700
 Austin, Texas 78701

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 PLANNING • DESIGN • MANAGEMENT
 12007 Technology Blvd, Ste 150, Austin TX 78727
 Texas Firm Registration No. F-678
 Tel. 512-454-2400
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AUSTIN BRYAN CONROE HOUSTON

Off-Site Drainage Area Map

Wilke Lane Multi-Family
 19365 Wilke Lane
 Pflugerville, Texas 78735
 Travis County

JASON K. RODGERS
 87881
 REGISTERED PROFESSIONAL ENGINEER
 1/18/21

FOR INFORMATIONAL PURPOSES ONLY

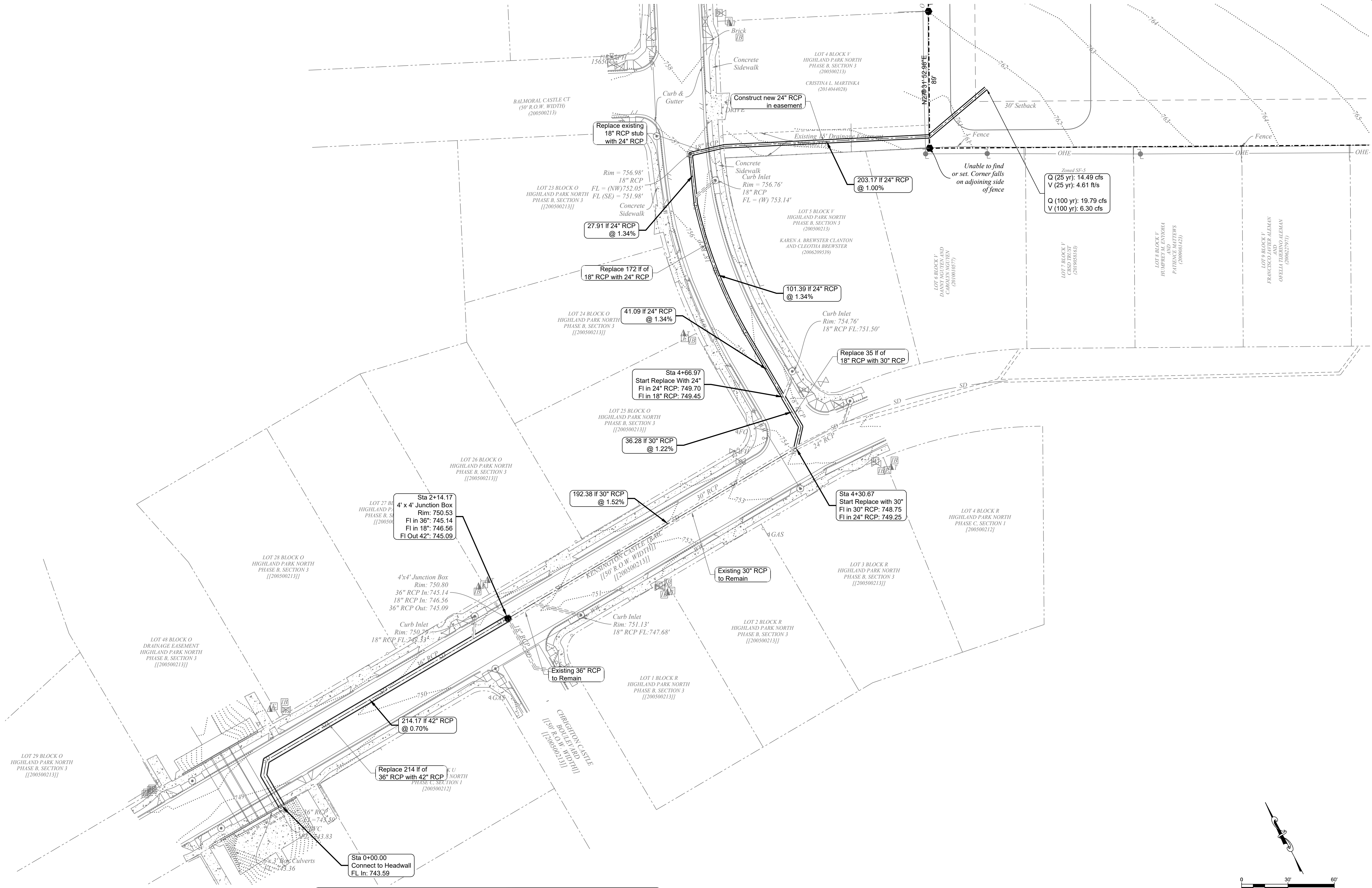
Benchmarks
 B.M. #1 - Mag nail with washer set in concrete sidewalk.
 (N) 10148080.80
 (E) 3156775.67
 Elevation = 772.37' NAVD 88 (GEOID 12B)
 B.M. #2 - Mag nail with washer set in concrete sidewalk.
 (N) 10147849.17
 (E) 3157220.09
 Elevation = 755.92' NAVD 88 (GEOID 12B)

Design: JKR
 CAD: CW, AE
 Project No: END 70251
 Sheet: 5 of 9
PP2010-03

Texas 811
 Call Before You Dig!!

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Drainage Notes

- Upon completion of the proposed site improvements, and prior to the release of the Certificate of Occupancy by the Watershed Protection and Development Review Department, the Design Engineer shall certify in writing that the proposed detention and filtration facilities were constructed in conformance with the approved plans.
- Contractor shall call One Call Center (472-2822) for utility locations prior to any work in City easements or street R.O.W.

Curb Note

Grading lines that indicate flows toward the curb shall be constructed as a catch curb. Grade lines that indicate flows away from curb shall be constructed as a spill curb.



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Revision	Date	By	App	Comment

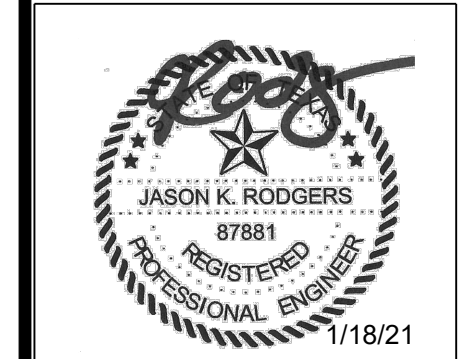
Prepared For:
Endeavor Real Estate Group
 500 West 5th St., Suite 700
 Austin, Texas 78701

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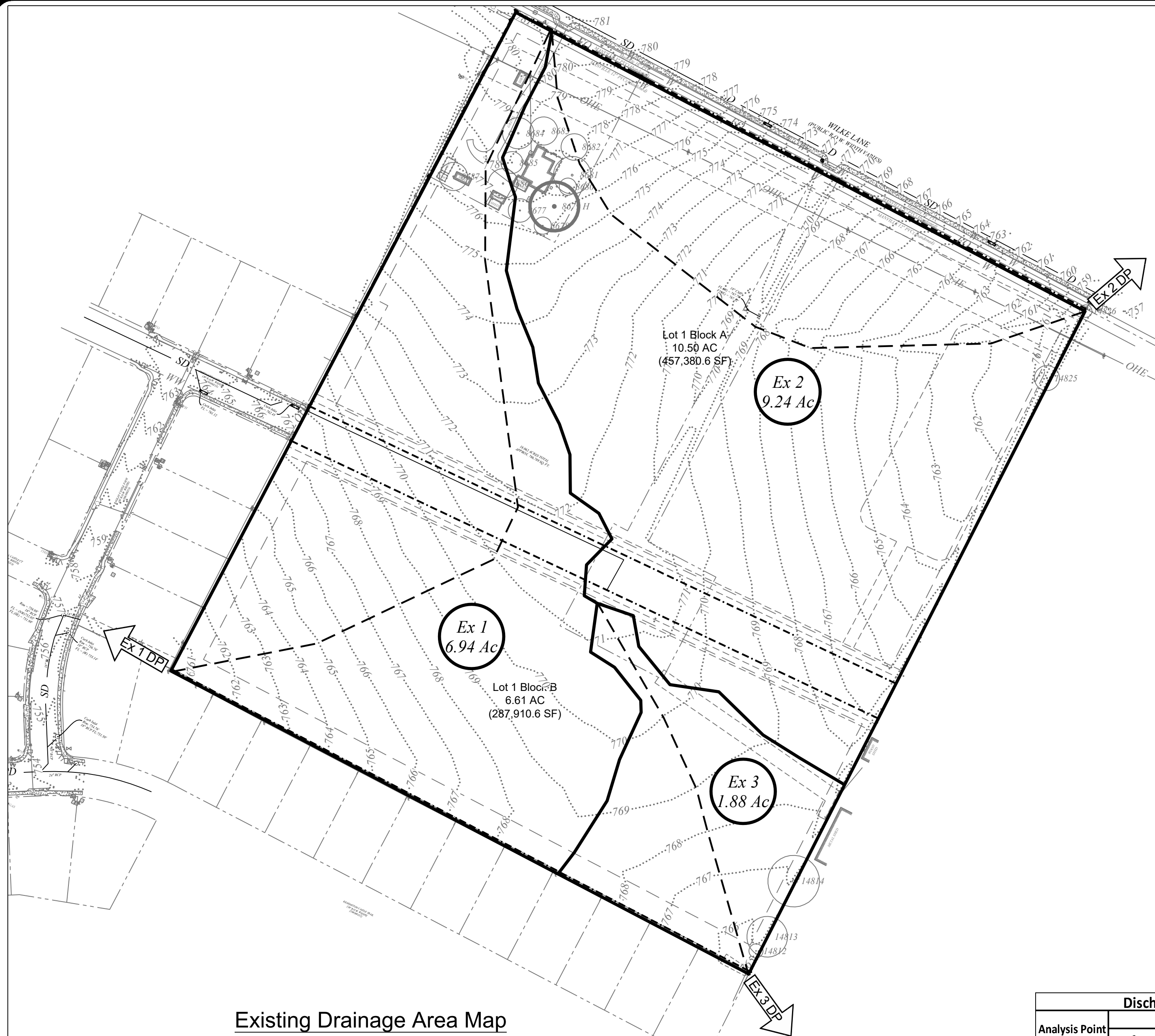
AUSTIN BRYAN CONROE HOUSTON

Off-Site Storm Sewer Improvements

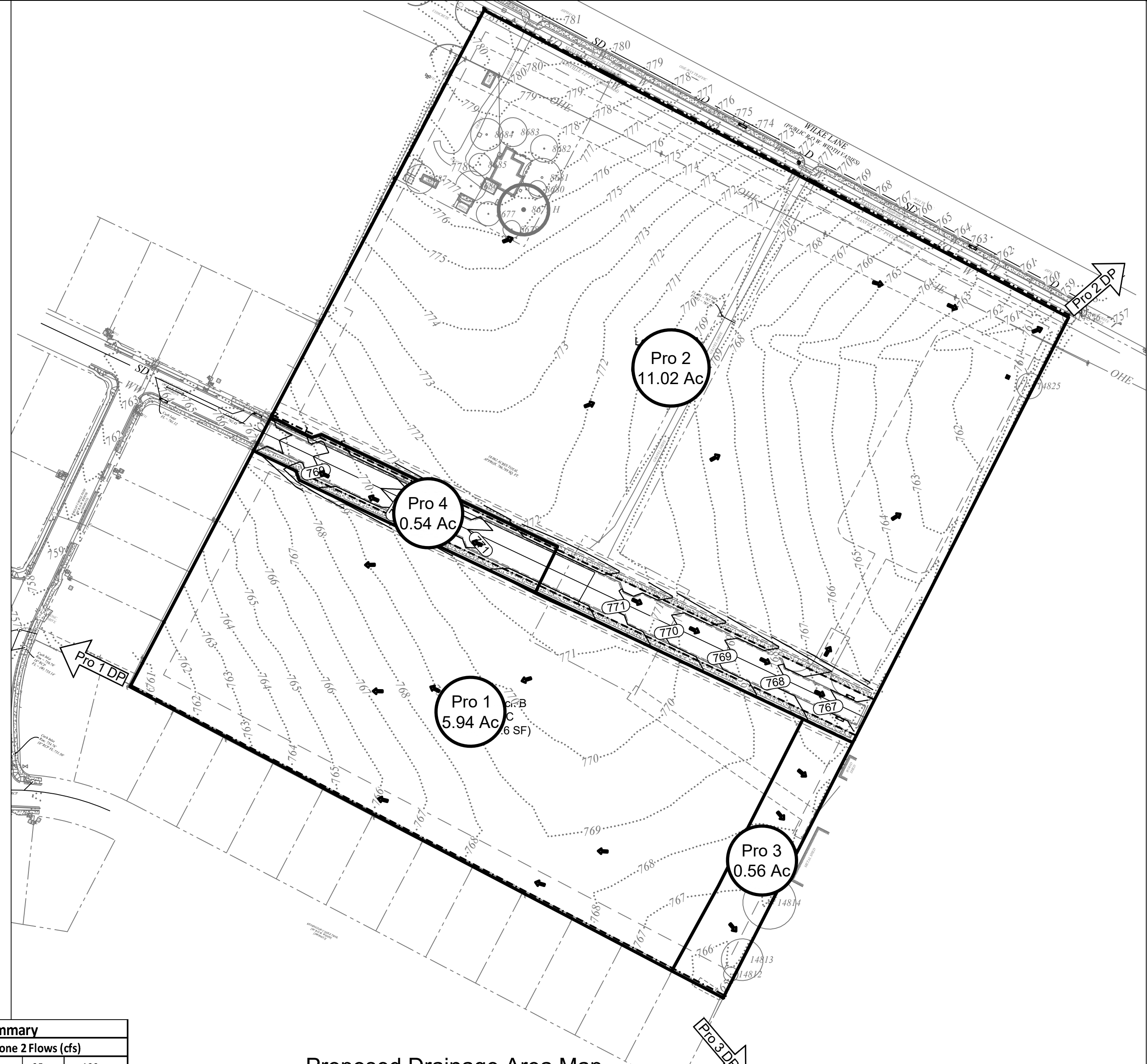
Wilke Lane Multi-Family
 19365 Wilke Lane
 Pflugerville, Texas 78735
 Travis County



Design: JKR
 CAD: CW, AE Review: JKR
 Project No: END 70251
 Sheet: **6** of **9**
PP2010-03



Existing Drainage Area Map



Proposed Drainage Area Map

Label	Area		IC		CN	Tc	Atlas 14 - Zone 2 Flows (cfs)			
	acres	sq-ft	acres	%			2-yr	10-yr	25-yr	100-yr
Ex 1	6.94	300,000	0.08	1.18	80	0.231	17.69	33.59	44.42	62.77
Ex 2	9.24	400,000	0.32	3.50	81	0.400	24.46	45.60	60.84	85.39
Ex 3	1.88	82,000	0.00	0.13	80	0.253	4.57	8.74	11.47	16.24

Analysis Point	Atlas 14 - Zone 2 Flows (cfs)			
	2-yr	10-yr	25-yr	100-yr
Ex DP 1	17.69	33.59	44.42	62.77
Pro DP 1	5.18	10.08	14.49	19.79
Ex DP 2	24.46	45.60	60.84	85.39
Pro DP 2	21.87	40.61	53.53	82.62
Ex DP 3	4.57	8.74	11.47	16.24
Pro DP 3	2.52	4.45	5.57	7.69

Label	Area		IC		CN	Tc	Atlas 14 - Zone 1 Flows (cfs)			
	acres	sq-ft	acres	%			2-yr	10-yr	25-yr	100-yr
Pro 1	6.47	280,000	3.718	57.47	90	0.083	31.87	51.87	63.36	85.02
Pro 2	10.98	472,000	5.806	52.88	90	0.083	54.04	87.95	107.44	144.14
Pro 3	0.61	265,000	0.130	21.31	84	0.083	2.52	4.45	5.57	7.69

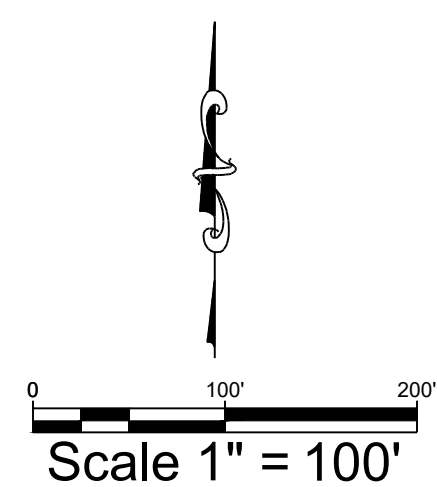
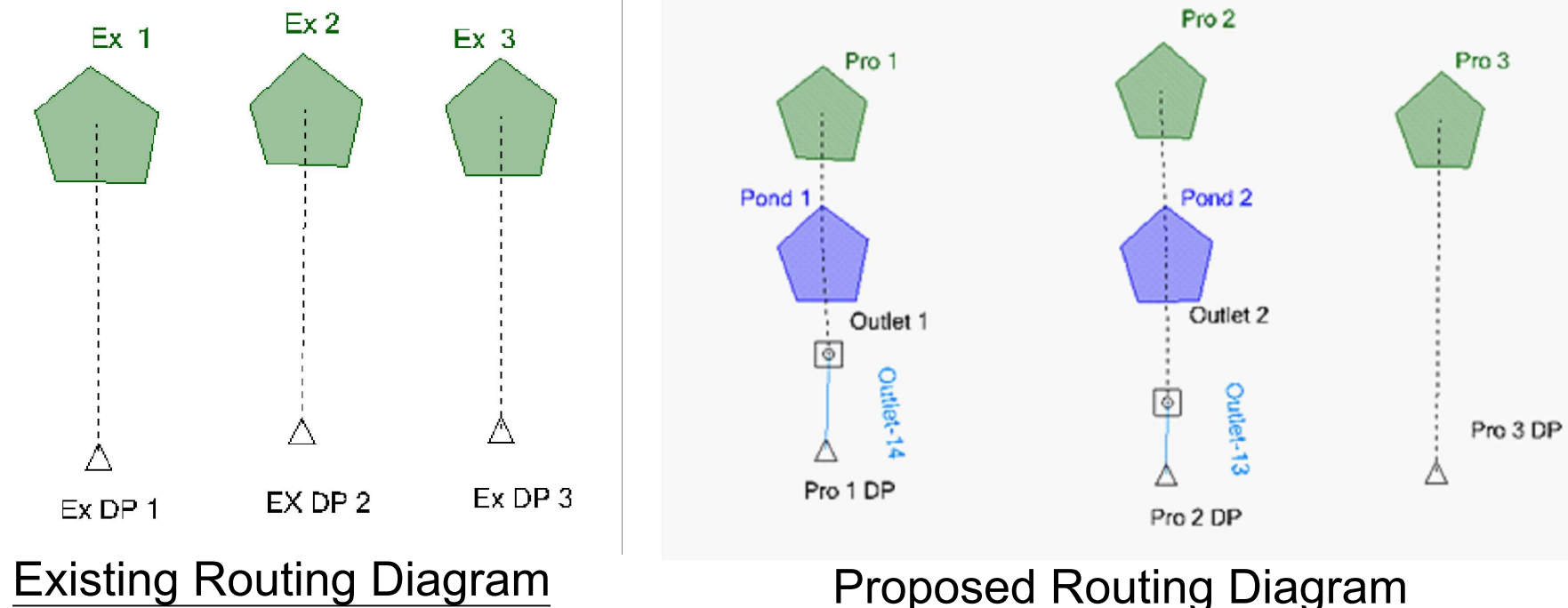
*Time of Concentration for Pro 1, Pro 2, Pro 3 was assumed to be 5 minutes (.083 hrs).

No.	TIME OF CONCENTRATION CALCULATIONS							Tc (min)	
	Overland	Total Distance	Sheet Unpaved	Sheet Paved	Manning's N	Shall Conc. Unpaved	Shallow Conc. Paved		Average Grade
Ex 1		1142	100	0	0.10	1042	0	0.02	13.86
Ex 2		918	100	0	0.15	818	0	0.01	13.56
Ex 3		514	100	0	0.15	414	0	0.01	15.18
Pro 1		*Minimum tc value was used for conservative purposes							5.00
Pro 2		*Minimum tc value was used for conservative purposes							5.00
Pro 3		*Minimum tc value was used for conservative purposes							5.00

Condition	Drainage Area	CURVE NUMBER SUMMARY				Composite CN Value
		AREA (AC.) PER LAND USE (SOIL TYPE D)				
		Total Area	Open Space (Lawns, Etc.) CN = 80	Impervious (Paved) CN = 98	Woods-grass combination CN = 79	Pasture, grassland, or range CN
Ex	1	6.94	0.00	0.08	0.00	6.86
Ex	2	9.24	0.00	0.32	0.00	8.92
Ex	3	1.88	0.00	0.00	0.00	1.88
Pro	1	6.47	0.00	3.72	0.00	2.75
Pro	2	10.98	0.00	5.81	0.00	5.17
Pro	3	0.61	0.00	0.13	0.00	0.48

Onsite Detention Pro 1 Pond			Onsite Detention Pro 2 Pond		
Stage vs. Storage			Total Outflow Summary		
Elevation ft	Area sq-ft	Volume ac-ft	Event yr	Elevation ft	Flow cfs
755	6,784	0	2	757.38	5.18
756	13,413	10,098	10	758.61	10.08
757	15,355	24,482	25	759.34	14.49
758	17,258	40,789	100	760.61	19.79
759	19,224	59,030			
760	21,254	79,269			
761	23,347	101,569			
762	25,503	125,994			

Onsite Detention Pro 2 Pond			Total Outflow Summary		
Elevation ft	Area sq-ft	Volume ac-ft	Event yr	Elevation ft	Flow cfs
759	98	0	2	761.64	21.87
760	8728	4,413	10	762.39	40.61
761	23299	20,426	25	762.82	53.53
762	28536	46,344	100	763.39	82.62
763	30863	76,044			
764	33158	108,054			



Drainage Notes

- This drainage area map is schematic only. Detailed drainage calculations and pond design will be included in the Pflugerville Multi-Family site plan.
- Proposed flows from the development will be less than or equal to existing flows and this will be shown on the site plan.
- Pond 1 will be sized to release flows based on downstream capacity. The downstream pipes will be upsized to increase capacity.

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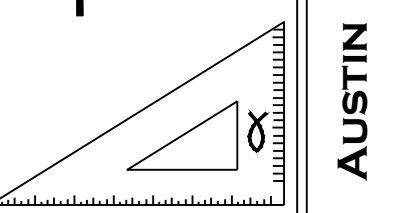
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Revision	Date	By	App	Comment

Prepared For:
Endeavor Real Estate Group
500 West 5th St., Suite 700
Austin, Texas 78701

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On-Site Drainage Area Map

Wilke Lane Multi-Family
19365 Wilke Lane
Pflugerville, Texas 78735
Travis County



Design: JKR
CAD: CW, AE
Review: JKR
Project No: END 70251
Sheet: 7 of 9
PP2010-03

Rational Method Runoff Calculations

Table with 12 columns: Basin Name, Area (ac), Impervious Cover (%), Impervious Area (ac), Pervious Area (ac), Tc (min), Coefficient (C), Intensity, I (in/hr), Runoff, Q (cfs) for 25-Year Storm and 100-Year Storm.

PIPE SYSTEM ANALYSIS

Table with 7 columns: PIPE SEGMENT, SIZE (in.), MATERIAL, SLOPE (%), FLOWS Q(25), PIPE FLOWS Q(25), PIPE CAPACITY (CFS).

Detention Pond 1 Inflow/Outflow Summary

Table with 5 columns: Atlas 14 - Zone 2 Flows (cfs), 2-yr, 10-yr, 25-yr, 100-yr for Inflow and Outflow.

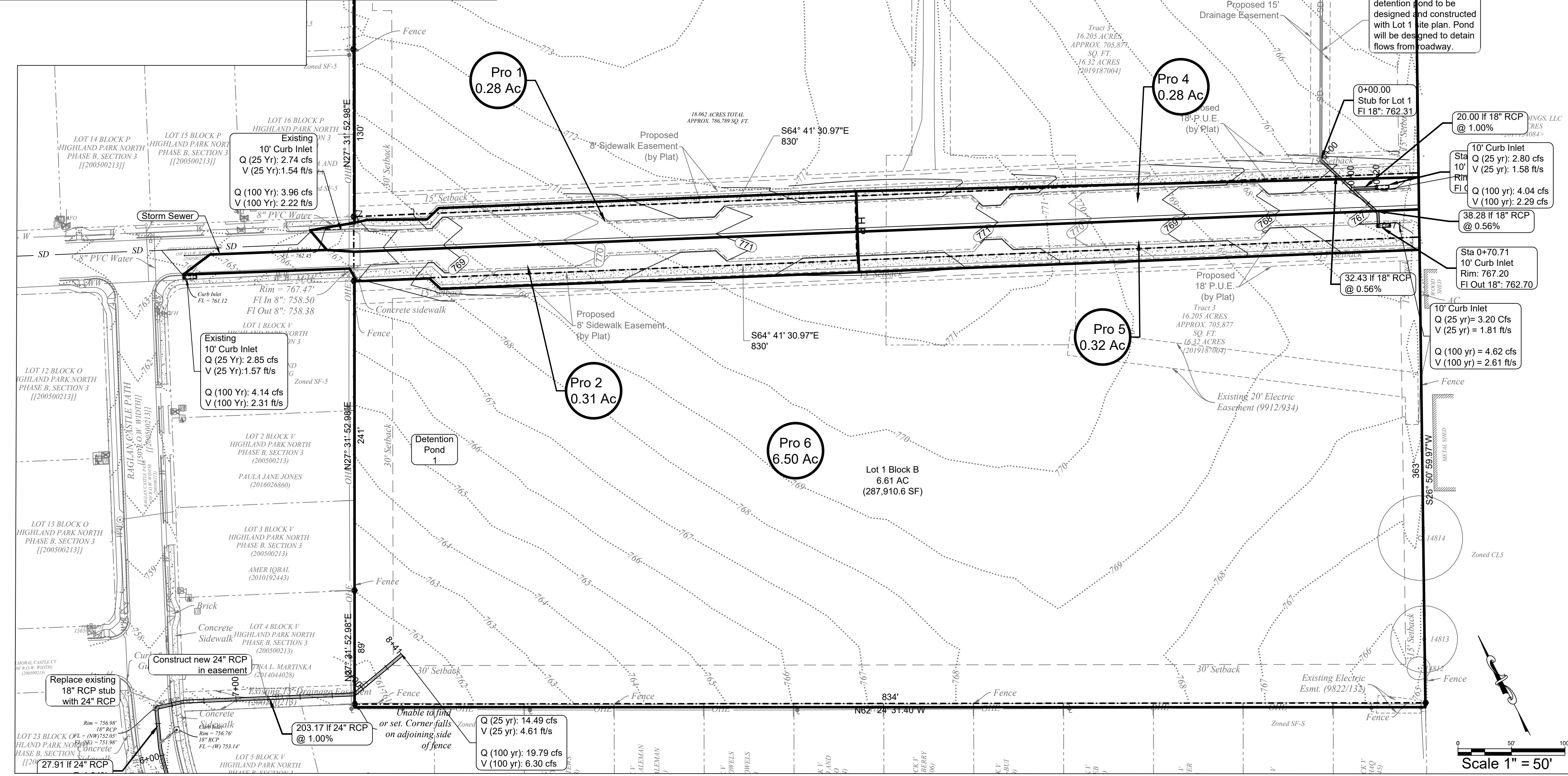
Detention Pond 2 Inflow/Outflow Summary

Table with 5 columns: Atlas 14 - Zone 2 Flows (cfs), 2-yr, 10-yr, 25-yr, 100-yr for Inflow and Outflow.

25-yr Inlet Calculations

Kingston Lacy Boulevard

Table with 16 columns: Inlet Drainage Area, Name, Q(25), Long. Slope, Cross Slope, Prev. Pass, Total Flow, Depth, Mann. n, Gutter, Spread, W/T, Inlet Type, Length of Inlet, Width of Depression, Depth over Inlet, Inlet Sag?, Intercept Flow, By-pass Flow, % Capture.



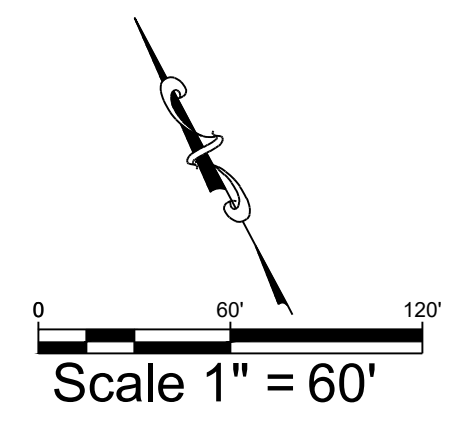
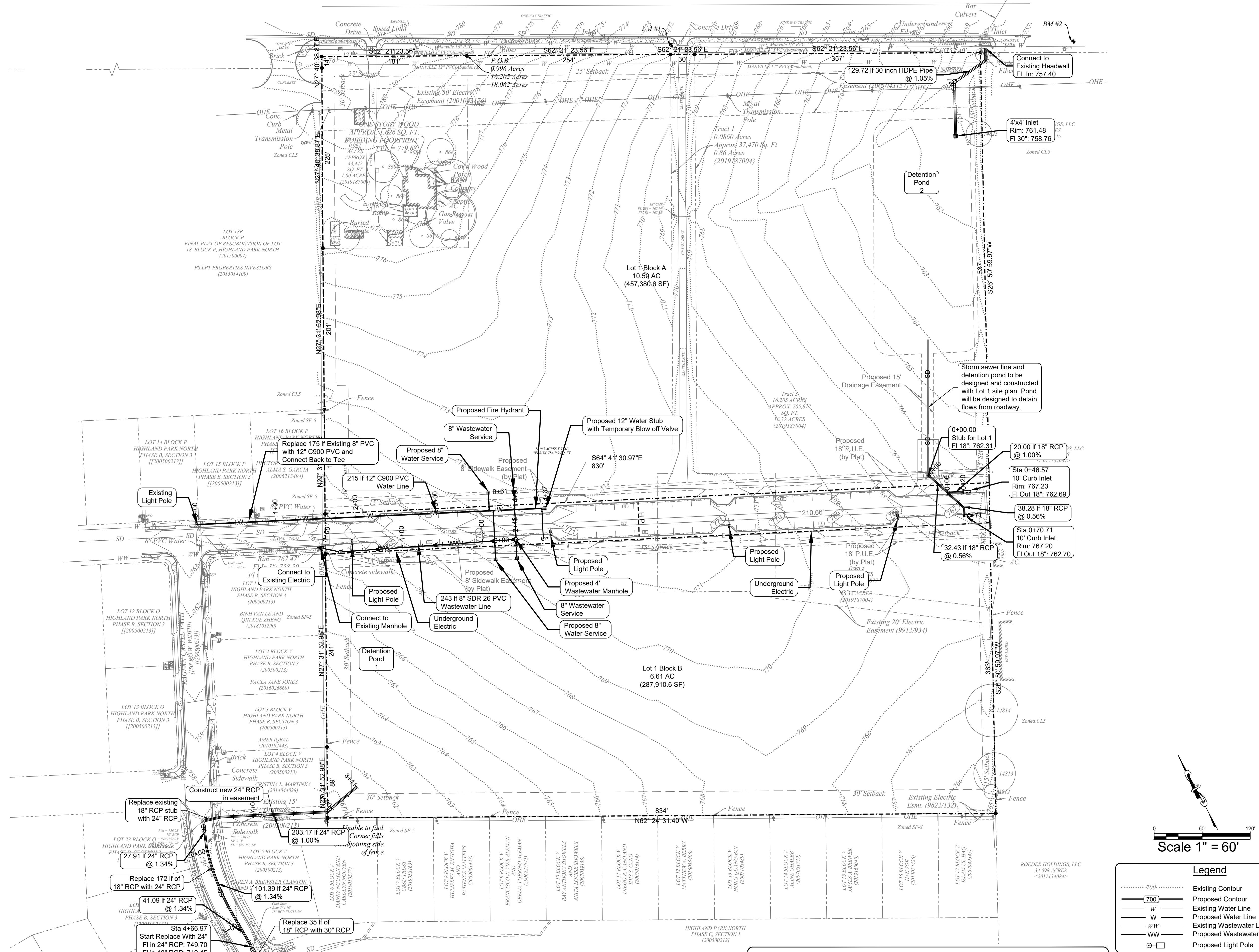
Revision table with columns: Revision, Date, By, App, Comment.

Prepared For: Endeavor Real Estate Group, 500 West 5th St., Suite 700, Austin, Texas 78701

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Proposed Sub-Drainage Area Map and Calculations, Wilke Lane Multi-Family, 19365 Wilke Lane, Pflugerville, Texas 78735

Professional Engineer seal for Jason K. Rodgers, 87881, 1/18/21. Includes design, CAD, and project information.



Legend

- - - - - Existing Contour
- 700 — Proposed Contour
- W — Existing Water Line
- W — Proposed Water Line
- WW — Existing Wastewater Line
- WW — Proposed Wastewater Line
- Light Pole — Proposed Light Pole

Utility Notes:
 1. No Overhead Electric is permitted.
 2. Public water and wastewater lines shall meet the requirements of the Engineering Design Manual Sections 5 and 6.
 4. Design elements for water and wastewater will be shown in the construction plans.

Water and Wastewater Note
 Water extension is not being proposed to the end of the road because the adjoining property is in a different pressure plane. Wastewater extension is not being proposed to the end of the road because wastewater gravity flow from the property to the east is not feasible with the grading in this area and the property to the east will need to gravity flow to the east.

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AUSTIN BRYAN CONROE HOUSTON

Utility and Lighting Plan
 Wilke Lane Multi-Family
 19365 Wilke Lane
 Pflugerville, Texas 78735
 Travis County



Design: JKR
 CAD: CW, AE Review: JKR
 Project No: END 70251
 Sheet: **9** of **9**
 PP2010-03