REVISIONS			PFLUGERVILLE		TRAVIS COUNTY	
NO.	SHEET(S)	DESCRIPTION	BY	APPROVAL	BY	APPROVAL
1	ALL SHEETS	CHANGES INCLUDE: MODIFICATIONS TO PHASE 1 & 2 ENTRY ROADS; PHASE 2 STREET CONFIGURATION; STREET NAMES; INCREASE SIZE OF PRIVATE PARKLAND LOT; A REDUCTION OF 17 RESIDENTIAL LOTS; AND ADJUSTMENT TO LOT TYPE AND CONFIGURATION. A TOTAL OF 119 SINGLE FAMILY RESIDENTIAL LOTS ARE AFFECTED IN THIS REVISION.				
2	ALL SHEETS	SEPARATED OUT RECORDED PHASES 1-3; REVISED SUBDIVISION BOUNDARY TO INCLUDE 10 ACRE RANDIG TRACT; ADJUST LOTS AND PRIVATE PARKLAND; REFLECT LOMR APPROVED FLOODPLAIN; 41 ADDITIONAL LOTS; MODIFIED MARCELLO DR AND TRIESTE DR.				

SUBMITTAL HISTORY: SORENTO PRELIMINARY PLAN

SORENTO PRELIMINARY PLAN
ORIGINAL SUBMITTAL DATE: *SEPTEMBER 20, 2010*
CITY OF PFLUGERVILLE APPROVAL DATE: *APRIL 24, 2012*
TRAVIS COUNTY APPROVAL DATE: *JULY 10, 2012*

SORENTO PRELIMINARY PLAN - REVISION 1
ORIGINAL SUBMITTAL DATE: *NOVEMBER 20, 2012*
CITY OF PFLUGERVILLE APPROVAL DATE: *APRIL 1, 2013*
TRAVIS COUNTY APPROVAL DATE: *APRIL 16, 2013*

SORENTO PRELIMINARY PLAN - REVISION 2
ORIGINAL SUBMITTAL DATE: *MAY 2, 2016*
CITY OF PFLUGERVILLE APPROVAL DATE:
TRAVIS COUNTY APPROVAL DATE:

REVISED

SORENTO

PRELIMINARY - NOT FOR RECORDATION
PFLUGERVILLE, TEXAS
REVISION NO. 2

REPORTS ASSOCIATED WITH SORENTO DEVELOPMENT
THE PRELIMINARY PLAN IS IN COMPLIANCE WITH THE FOLLOWING REPORTS:

TIA
SORENTO DEVELOPMENT: TRAFFIC IMPACT ANALYSIS; JULY 2010;
PAPE-DAWSON ENGINEERS

ADDENDUM LETTER TO THE SORENTO TIA; MARCH 9, 2015
PAPE-DAWSON ENGINEERS

ADDENDUM LETTER TO THE SORENTO TIA; AUGUST 15, 2016
PAPE-DAWSON ENGINEERS

WATER MODEL
SORENTO: WATER MODEL REPORT; JULY 31, 2013;
PAPE-DAWSON ENGINEERS

WASTEWATER REPORT
SORENTO WASTEWATER PLAN: PHASE 1-3/4-5 INTERIM REPORT; JUNE 2013;
PAPE-DAWSON ENGINEERS

SORENTO WASTEWATER PLAN: PHASES 4-10; AUGUST 2016
PAPE-DAWSON ENGINEERS

DETENTION REPORT
SORENTO RESIDENTIAL DEVELOPMENT: DETENTION BASIN ANALYSIS WILBARGER CREEK WATERSHED; NOVEMBER 2010;
PAPE-DAWSON ENGINEERS

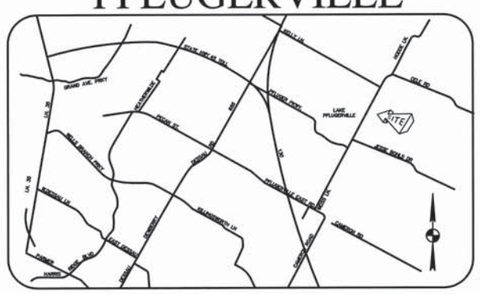
FEMA LOMR REPORT
SORENTO DEVELOPMENT FEMA-LOMR: UNNAMED TRIBUTARY TO UNNAMED TRIBUTARY TO WILBARGER CREEK; NOVEMBER 2012;
PAPE-DAWSON ENGINEERS

ENGINEER'S REPORTS
SORENTO PHASE 1: ENGINEERING REPORT; JUNE 2013;
PAPE-DAWSON ENGINEERS

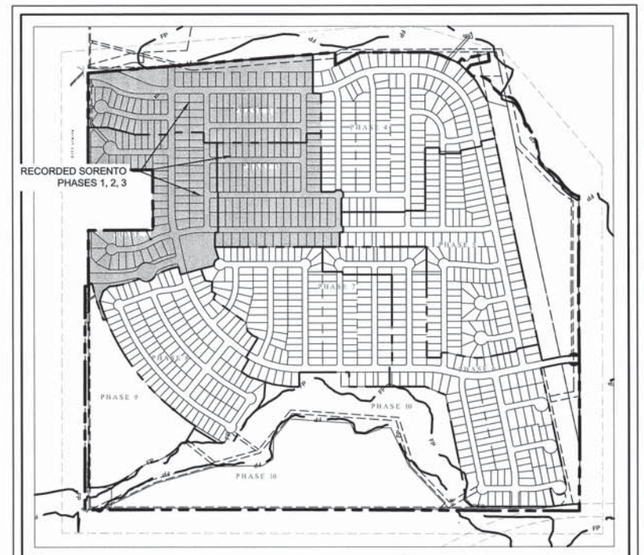
SORENTO PHASE 2: ENGINEERING REPORT; JUNE 2013;
PAPE-DAWSON ENGINEERS

SORENTO PHASE 3: ENGINEERING REPORT; APRIL 2013;
PAPE-DAWSON ENGINEERS

PFLUGERVILLE



VICINITY MAP
NOT TO SCALE



LOCATION MAP
SCALE: 1" = 600'

NOTES
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.

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.

BENCHMARKS
#11- SET MAG NAIL IN DRIVEWAY ON WEST SIDE OF WEISS LN. SOUTH OF HIDDEN LAKE CROSSING, APRPROX. 630.7 FEET, NAD 83 SURFACE COORDINATES N 10137633.01, E 3169961.13, ELEVATION OF 628.05' NAVD 88 (COMBINED SCALE FACTOR =1.00004)

#10-SET 2" IRON ROD W/ RED CAP "TRAVERSE POINT" ON EAST SIDE OF WEISS LN, APPROX. 2413 FEET NORTH OF JESSE BOHLS ROAD, 31.3 FEET SOUTH OF A GRAVEL DRIVE, NAD 83 SURFACE COORDINATES N 10136447.83, E 3169410.83, ELEVATION OF 645.755'
NAVD 88 (COMBINED SCALE FACTOR =1.00004)

AT&T TEXAS:
712 E. Huntland Drive
Austin, Texas 78752
(512)870-4766 / FAX (512)870-4711

TIMEWARNER CABLE INC.
12012 North MoPac Expressway
Austin, Texas 78758
(512)682-8510 / FAX (512)682-8592

ATMOS ENERGY CORPORATION
3110 N IH-35
Round Rock, Texas 78681
(512)310-3856 / FAX (512)310-3880

SUDDENLINK COMMUNICATIONS:
111 North Collage Street
Georgetown, Texas 78626
(512) 563-7063 / FAX (512)869-2962

T.C.E.S.D. NO. 2.
Pflugerville Fire Department
203 E. Pecan Street
Pflugerville, Texas 78660
(512)251-2801 / FAX (512)

ONCOR
350 Texas Avenue
Round Rock, Texas 78664
(512)244-5606

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

FLOODPLAIN:
A PORTION OF THIS PROPERTY IS CONTAINED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. ON PANEL NO.48453C0280J & 48453C0290J DATED AUGUST 18, 2014, AND PANEL NO.48453C0285H & 48453C0295H DATED SEPTEMBER 26, 2008. THE 100-YEAR FLOODPLAIN SHOWN HEREON IS BASED ON THE APPROVED LOMR CASE NO. 13-06-3649P DATED JUNE 12, 2014, AND APPROVED LOMR CASE NO. 08-06-3130P DATED OCTOBER 10, 2008.

LEGAL DESCRIPTION:
A 360.75 ACRE TRACT OF LAND BEING THE REMNANT PORTION OF A CALLED 119.023 ACRE TRACT RECORDED IN DOCUMENT NO. 2012164042, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE REMNANT PORTION OF A CALLED 237.56 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF SORENTO PHASE 1 FINAL PLAT RECORDED IN DOCUMENT NO. 201400017 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF SORENTO PHASE 2 FINAL PLAT RECORDED IN DOCUMENT NO. 201400114 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF SORENTO PHASE 3 FINAL PLAT RECORDED IN DOCUMENT NO. 201500285 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE REMNANT PORTION OF A CALLED 10.00 ACRE TRACT RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 1.00 ACRE TRACT RECORDED IN DOCUMENT NO. 2013036004 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY, SURVEY NO. 10, ABSTRACT 73, IN THE CITY OF PFLUGERVILLE, TRAVIS, COUNTY, TEXAS. SAID 360.36 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH THE BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

SORENTO HOLDINGS, LLC.
3 SAN JOAQUIN, SUITE 100
NEW PORT BEACH, CA. 92660
(949)719-4975 / FAX (949)719-4976

SUBMITTAL DATE: MAY 2, 2016

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SUBMITTED BY:
PAPE-DAWSON ENGINEERS
JAMES A. HUFFCUT JR., P.E.
VICE PRESIDENT
11-28-16
STATE OF TEXAS — JAMES A. HUFFCUT JR. — 55253 — LICENSED — PROFESSIONAL ENGINEER

SUBMITTED BY:
PAPE-DAWSON ENGINEERS
DUSTIN GOSS, P.E.
SENIOR PROJECT MANAGER
11/28/16
STATE OF TEXAS — DUSTIN J. GOSS — 91805 — LICENSED — PROFESSIONAL ENGINEER

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

That I, VALERIE ZURCHER RPLS# 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.

Nov. 28, 2016
SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR
VALERIE ZURCHER RPLS # 6222
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TX 78757
(512)454-8711 FAX (512)459-8867

STATE OF TEXAS — REGISTERED — VALERIE ZURCHER — 6222 — PROFESSIONAL — LAND SURVEYOR

SHEET 01

SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	NOTES & SUMMARY TABLES
3	SUMMARY OF MODIFICATIONS
4	EXISTING CONDITIONS
5	PHASING LAYOUT
6	DIMENSION CONTROL (1)
7	DIMENSION CONTROL (2)
8	DIMENSION CONTROL (3)
9	DIMENSION CONTROL (4)
10	DIMENSION CONTROL (5)
11	DIMENSION CONTROL (6)
12	UTILITY LAYOUT (1)
13	UTILITY LAYOUT (2)
14	UTILITY LAYOUT (3)
15	UTILITY LAYOUT (4)
16	UTILITY LAYOUT (5)
17	UTILITY LAYOUT (6)
18	DRAINAGE STUDY (1)
19	DRAINAGE STUDY (2)
20	DRAINAGE STUDY (3)
21	DRAINAGE STUDY (4)
22	DRAINAGE STUDY (5)
23	DRAINAGE STUDY (6)
24	CUT - FILL PLAN
25	STREET LIGHT LAYOUT
26	FIRE PROTECTION
27	TREE SURVEY

SORENTO PRELIMINARY

PD JOB NO. 50703-60

Date: Nov 28, 2016, 10:56am User ID: paylvester
File: H:\projects\50703\03\60\212 Preliminary\Civil\12550703-60.dwg

THIS DOCUMENT WAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

REPLACEMENT SHEET

NOTES:

1. THE DEVELOPMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE "DEVELOPMENT AGREEMENT FOR WILDFLOWER AND CACTUS", THE "FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT", THE "SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT REGARDING BOHLS NORTH AND PCDC TRACTS", THE "THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT REGARDING BOHLS NORTH AND PCDC TRACTS", THE "FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT REGARDING BOHLS NORTH AND PCDC TRACTS", THE SORENTO REGULATING PLAN, AND THE "SORENTO PHASING AGREEMENT."
2. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE CONSERVATION INCLUDING BUT NOT LIMITED TO THE CONSERVATION STANDARDS OUTLINED IN THE UNIFIED DEVELOPMENT CODE
3. THIS PLAT LIES WITHIN CITY OF PFLUGERVILLE ETJ.
4. ALL EXISTING STRUCTURES WILL BE REMOVED OR RELOCATED.
5. NO OBJECT INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
7. CONTOURS ARE COMPUTER GENERATED FROM FIELD DATA COLLECTED ON OR ABOUT FEBRUARY 2010.
8. THE 25 AND 100 YEAR FLOODPLAIN WILL BE CONTAINED WITHIN THE PROPOSED DRAINAGE EASEMENTS AND STREET RIGHT-OF-WAYS.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
10. ON-SITE STORM WATER DETENTION IS NOT REQUIRED FOR THIS PROJECT. DETENTION REQUIREMENTS FOR THIS PROJECT ARE IN ACCORDANCE WITH THE SORENTO RESIDENTIAL DEVELOPMENT DETENTION BASIN ANALYSIS REPORT DATED NOVEMBER 2, 2010 BY PAPE-DAWSON ENGINEERS, INC.
11. WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE IN ADEQUATE SUPPLY CAPABLE OF MEETING FIRE FLOW REQUIREMENTS AT THE TIME OF SUBMISSION OF THIS PRELIMINARY PLAT.
12. THIS DEVELOPMENT FALLS WITHIN THE CITY OF PFLUGERVILLE AND MANVILLE WSC CCN BOUNDARIES. PORTIONS OF THE SUBDIVISION THAT FALL UNDER THE MANVILLE WSC CCN BOUNDARY WILL BE REQUIRED TO PROCESS A CCN TRANSFER TO TRANSFER THE AREA INTO THE CITY OF PFLUGERVILLE CCN BOUNDARY PRIOR TO CONSTRUCTION PLAN APPROVAL FOR PHASE 4.
13. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
14. A 10' PUBLIC UTILITY EASEMENT WILL BE PROVIDED ALONG ALL STREET FRONTAGE.
15. LOCATION OF 4' SIDEWALK WILL BE ON BOTH SIDES OF ALL LOCAL STREET ROW AREA. 6' SIDEWALK WILL BE ON BOTH SIDES OF 60' MINOR COLLECTOR STREET ROW.
16. HIKE AND BIKE TRAILS PROPOSED WITHIN PUBLIC PARKLAND WILL BE CONSTRUCTED PRIOR TO DEDICATION OF THE LAND. UTILITIES WILL BE PROVIDED TO PUBLIC PARKLAND AT THE TIME OF DEVELOPMENT OF THE ADJACENT PHASES UPON THE ABILITY TO EXTEND UTILITY SERVICE. MAINTENANCE OF THE IMPROVEMENTS WITHIN THE PUBLIC PARKLAND IS THE RESPONSIBILITY OF TRAVIS COUNTY M.U.D. #17.
17. STREETLIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AND THE CITY OF PFLUGERVILLE.
18. PROPOSED SUBDIVISION ENTRY FEATURES AND ANY LANDSCAPING PROPOSED WILL BE LOCATED ON THE LANDSCAPE LOTS SHOWN HERE ON.
19. 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.
20. CREDITABLE PARKLAND DEDICATION AREAS AS INDICATED IN THE PARKLAND CALCULATION TABLE SHALL BE USED TO SATISFY THE PARKLAND DEDICATION REQUIREMENTS FOR THE SINGLE-FAMILY DEVELOPMENT AS WELL AS THE MULTI-FAMILY LOT 91, BLOCK X IN PHASE 9 AND LOT 90, BLOCK X IN PHASE 10 FINAL PARKLAND REQUIREMENTS FOR THE MULTI-FAMILY LOT SHALL BE CALCULATED AT THE TIME OF SITE PLANNING FOR THAT PHASE.
21. PRIOR TO DEDICATION OF PUBLIC PARKLAND, A CURRENT, NOT MORE THAN 6 MONTHS OLD, PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA), IN ACCORDANCE WITH ASTM 1527-05 AND ALL OTHER FEDERAL REQUIREMENTS, COVERING THE PROPERTY SHALL BE PROVIDED TO THE CITY.
22. PUBLIC PARKLAND SHALL BE OWNED AND MAINTAINED BY TRAVIS COUNTY M.U.D. #17. PRIVATE PARKLAND, INCLUDING LANDSCAPE LOTS AND HIKE & BIKE TRAIL LOTS, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
23. NEIGHBORHOOD MAILBOX UNITS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE STANDARDS.RIGHT-OF-WAYS SHALL BE WIDENED TO A MINIMUM OF FOUR (4) FEET AND MINIMUM LENGTH OF TWENTY (20) FEET TO ACCOMMODATE TURNOUTS WHERE NEIGHBORHOOD MAILBOX UNITS ARE PROPOSED.
24. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
25. ALL ROADS IN THIS SUBDIVISION WILL BE PUBLIC RIGHT-OF-WAY.
26. ALL FINISH FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 24-INCHES ABOVE THE F.E.M.A. 100 YEAR FLOOD PLAIN.
27. NON-RESIDENTIAL LOTS NOT OTHERWISE DEDICATED TO THE PUBLIC ARE RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND / OR HIS/HER ASSIGNS.
28. A WAIVER TO 82.202(1)(2)(B) (BLOCK LENGTH) WAS GRANTED BY STAFF ON MAY 23, 2011.
29. LOT 72A, BLOCK A IS LABELED AS A PRIVATE HIKE & BIKE TRAIL, DRAINAGE, AND ACCESS EASEMENT. ACCESS TO THE ADJACENT PROPERTY CANNOT BE PROHIBITED BY THE PLACEMENT OF STRUCTURES WITHIN THE AREA OF THE ACCESS EASEMENT.
30. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES. 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.
31. A WAIVER TO 82.201(b)(4) (ORIGINAL TRACT) WAS GRANTED BY STAFF ON AUGUST 25, 2011, PER 82.201(b)(5)(B).
32. PRIOR TO THE CITY OF PFLUGERVILLE APPROVAL OF CONSTRUCTION PLANS FOR ANY PHASE OF THIS PROJECT THE DISTRICT ENGINEER FOR MUD# 17 SHALL CERTIFY THAT THE WATER SYSTEM DESIGN IS IN COMPLIANCE WITH THE INTERNATIONAL FIRE CODE REGARDING FIRE FLOW REQUIREMENTS AND THAT THE WATER SYSTEM IS CAPABLE OF DELIVERING A MINIMUM PRESSURE OF 35 PSI AT ALL THE RETAIL CUSTOMERS METERS BY APPROVED METHODS PROMULGATED BY THE TCEQ, 30 TAC 290 SUBCHAPTER D SUBSECTION 290.45.
33. THE CARMEL LIFT STATION AND SORENTO WASTEWATER INTERCEPTOR ARE BEING CONSTRUCTED BY THE CITY OF PFLUGERVILLE TO SERVE THE SORENTO SUBDIVISION. CONNECTION TO THE SORENTO WASTEWATER INTERCEPTOR WILL NOT BE PERMITTED UNTIL THE CARMEL LIFT STATION AND SORENTO WASTEWATER INTERCEPTOR PROJECTS ARE COMPLETE. FINAL ACCEPTANCE WILL NOT BE GRANTED FOR PHASES 4-8 AND CERTIFICATES OF OCCUPANCY WILL NOT BE GRANTED FOR PHASES 9-10 UNTIL THE CARMEL LIFT STATION AND SORENTO WASTEWATER INTERCEPTOR PROJECTS ARE COMPLETE.
34. LOTS 1-4, BLOCK R IN PHASE 6 SHALL BE REVISED TO INCORPORATE A MINIMUM 20-FT LANDSCAPE LOT BETWEEN THE PROPOSED JESSE BOHLS ROAD REALIGNMENT AND THE REAR SINGLE-FAMILY PROPERTY LINES ABUTTING THE FUTURE RIGHT-OF-WAY.
35. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR SORENTO HOLDINGS 2012 LLC, 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.
36. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY AND/OR TRAVIS COUNTY.
37. 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 UITILITY FACILITIES, AND RELATED APPURTENANCES.
38. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
39. SORENTO HOLDING 2012 LLC, 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.
40. 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.
41. 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.
42. ALL PASS-THROUGH LOTS SHALL HAVE SIDEWALKS.
43. HIKE & BIKE TRAIL CONSTRUCTION SHALL BE PHASED AS FOLLOWS:

PHASE 4: 260 LF (LOT 72A BLOCK A, LOT 10A BLOCK L)
PHASE 5: 504 LF (LOT 12A BLOCK L, LOT 141A BLOCK N, LOT 74A BLOCK A, LOT 142A BLOCK N)
PHASE 6: 1,688 LF (LOT 144A BLOCK N, LOT 146A BLOCK N, PORTION OF SOUTHERN TRAIL)
PHASE 7: 1,530 LF (LOT 145A BLOCK N, PORTION OF SOUTHERN TRAIL)
PHASE 8: 1,085 LF (PORTION OF SOUTHERN TRAIL)
PHASE 9: 935 LF (PORTION OF SOUTHERN TRAIL)
PHASE 10: N/A

SHALL BE CONSTRUCTED CONCURRENTLY WITH THE DEVELOPMENT PHASE CONTAINING OR NEAREST THE TRAIL LOCATION.

44. LOT 34A, BLOCK A SHALL BE A GAS FACILITY LOT TO BE DEDICATED AND MAINTAINED BY SI ENERGY, INC.
45. THE LAKE PFLUGERVILLE DAM IS LOCATED UPSTREAM OF THE SORENTO DEVELOPMENT. THE CITY OF PFLUGERVILLE HAS PREPARED AN EMERGENCY ACTION PLAN ESTABLISHING DOWNSTREAM INUNDATION LIMITS WITHIN THE SORENTO DEVELOPMENT IN THE EVENT OF A DAM BREACH. THE EMERGENCY ACTION PLAN IS AVAILABLE FOR REVIEW AT THE CITY OF PFLUGERVILLE.

RECORDED PHASE 1 BLOCKS & LOTS

BLOCK NAME	BLOCK ACRES	NO. OF S.F. LOTS	S.F. LOTS ACRES	NO OF M-F	M-F LOT ACRES
BLOCK A	6.27	17	3.43	-	-
BLOCK B	4.96	22	3.73	-	-
BLOCK C	1.06	-	-	-	-
BLOCK D	1.92	10	1.92	-	-
BLOCK E	4.53	28	4.53	-	-
BLOCK F	2.26	14	2.26	-	-
BLOCK I	0.99	6	0.99	-	-
TOTAL	21.99	97	16.86	-	-

RECORDED PHASE 2 BLOCKS & LOTS

BLOCK NAME	BLOCK ACRES	NO. OF S.F. LOTS	S.F. LOTS ACRES	NO OF M-F	M-F LOT ACRES
BLOCK B	10.84	42	9.39	-	-
BLOCK D	4.71	24	4.57	-	-
BLOCK F	0.18	1	0.18	-	-
BLOCK G	0.37	2	0.37	-	-
BLOCK H	0.41	2	0.41	-	-
BLOCK N	2.04	-	-	-	-
BLOCK X	0.71	-	-	-	-
TOTAL	19.26	71	14.92	-	-

RECORDED PHASE 3 BLOCKS & LOTS

BLOCK NAME	BLOCK ACRES	NO. OF S.F. LOTS	S.F. LOTS ACRES	NO OF M-F	M-F LOT ACRES
BLOCK F	2.08	13	2.08	-	-
BLOCK G	4.16	26	4.16	-	-
BLOCK H	5.84	32	5.84	-	-
BLOCK I	1.45	9	1.45	-	-
BLOCK N	3.10	15	3.10	-	-
TOTAL	16.63	95	16.63	-	-

RECORDED MISCELLANEOUS LOTS

BLOCK NAME	LOT NO.	LOT NAME TYPE	TOTAL ACRES	PHASE
A	71	PUBLIC PARKLAND LOT	2.84	1
C	1	PUBLIC PARKLAND LOT	1.06	1
TOTAL	2 LOTS		3.90	
B	66	PRIVATE LANDSCAPE LOT	1.24	1
B	67	PRIVATE LANDSCAPE LOT	0.80	2
B	65	PRIVATE LANDSCAPE LOT	0.35	2
B	66	PRIVATE LANDSCAPE LOT	0.30	2
X	55	PRIVATE LANDSCAPE LOT	0.71	2
TOTAL	5 LOTS		3.40	
N	143	PRIVATE PARKLAND	2.04	2
TOTAL	1 LOT		2.04	
D	35	PRIVATE HIKE & BIKE TRAIL LOT	0.14	2
TOTAL	1 LOTS		0.14	
PHASE 1	AREA 1	DEDICATED ROW / PLATTED	0.56	

UNRECORDED BLOCKS & LOTS

BLOCK NAME	BLOCK ACRES	NO. OF S.F. LOTS	S.F. LOTS ACRES	NO OF M-F	M-F LOT ACRES
BLOCK A	35.20	51	11.38		
BLOCK I	2.46	15	2.46		
BLOCK J	5.50	33	5.50		
BLOCK K	5.88	34	5.88		
BLOCK L	3.16	8	1.45		
BLOCK M	5.38	30	5.38		
BLOCK N	23.69	125	23.23		
BLOCK O	3.96	19	3.96		
BLOCK P	5.32	27	5.32		
BLOCK Q	10.08	55	10.08		
BLOCK R	14.53	38	8.18		
BLOCK S	5.35	32	5.35		
BLOCK T	4.87	26	4.87		
BLOCK U	4.87	28	4.87		
BLOCK V	5.09	30	5.09		
BLOCK W	4.94	24	4.94		
BLOCK X	93.73	87	16.79	2	46.38
BLOCK Y	1.97	10	1.97		
BLOCK Z	3.83	20	3.83		
BLOCK AA	4.93	27	4.93		
TOTAL	244.74	719	135.46	2	46.38

UNRECORDED MISCELLANEOUS LOTS

BLOCK NAME	LOT NO.	LOT NAME TYPE	TOTAL ACRES	PHASE
A	70A	PUBLIC PARKLAND LOT	0.72	4
A	75A	PUBLIC PARKLAND DRAINAGE & OPEN SPACE LOT	14.63	6
R	41A	PUBLIC PARKLAND DRAINAGE & OPEN SPACE LOT	1.29	6
X	89	PUBLIC PARKLAND LOT	29.38	6, 7, 8, 10
X	92	PUBLIC PARKLAND & DRAINAGE EASEMENT	1.00	10
TOTAL	5 LOTS		47.02	
R	40A	PRIVATE LANDSCAPE LOT	0.12	6
X	88A	PRIVATE LANDSCAPE LOT	0.15	6
TOTAL	2 LOTS		0.27	
X	91	PHASE 9 / MULTI-FAMILY DEVELOMENT RESERVE	17.61	9
X	90	PHASE 10 / MULTI-FAMILY DEVELOPMENT RESERVE	28.77	10
TOTAL	2 LOTS		46.38	
A	74A	PUBLIC ACCESS	0.15	5
TOTAL	1 LOT		0.15	
A	73A	PRIVATE PARKLAND & OPEN SPACE LOT	8.25	6
L	9A	PRIVATE PARKLAND & DRAINAGE EASEMENT	0.72	4
L	11A	PRIVATE PARKLAND & DRAINAGE EASEMENT	0.72	5
R	39A	PRIVATE PARKLAND & OPEN SPACE LOT	4.94	6
TOTAL	4 LOTS		14.63	
A	72A	PRIVATE HIKE & BIKE TRAIL LOT DRN, WW & ACCESS ESMT	0.06	4
L	10A	PRIVATE HIKE & BIKE TRAIL LOT DRAINAGE EASEMENT	0.12	4
L	12A	PRIVATE HIKE & BIKE TRAIL LOT DRAINAGE EASEMENT	0.12	5
N	141A	PRIVATE HIKE & BIKE TRAIL LOT DRAINAGE EASEMENT	0.10	5
N	142A	PRIVATE HIKE & BIKE TRAIL LOT	0.07	5
N	144A	PRIVATE HIKE & BIKE TRAIL LOT DRAINAGE EASEMENT	0.08	6
N	145A	PRIVATE HIKE & BIKE TRAIL LOT	0.14	7
N	146A	PRIVATE HIKE & BIKE TRAIL LOT	0.07	6
TOTAL	8 LOTS		0.76	
A	34A	GAS FACILITY LOT	0.53	4
TOTAL	1 LOT		0.53	
	AREA 2	DEDICATED ROW	1.39	
	AREA 3	DEDICATED ROW	1.33	
	AREA 4	DEDICATED ROW	0.37	
TOTAL	3 AREAS		3.09	
FLOOD PLAIN AREA				
		100 YEAR AREA-PHASE 4	0.05	
		100 YEAR AREA-PHASE 6	0.64	
		100 YEAR AREA-PHASE 7	0.01	
		100 YEAR AREA-PHASE 8	0.12	
		100 YEAR AREA-PHASE 9	0.01	
		100 YEAR AREA-PHASE 10	20.21	
			21.04	

STREETS

STREET NAME	STREET CLASSIFICATION		L.F.
AVENTURA AVENUE	60' MINOR COLLECTOR / 90' ROW ENTRY	6' SIDEWALK	5,792.80
BASSANO AVENUE	60' MINOR COLLECTOR	6' SIDEWALK	5,619.57
AVALAR AVENUE	60' MINOR COLLECTOR	6' SIDEWALK	1,199.35
ELVIDIO DRIVE	60' MINOR COLLECTOR	6' SIDEWALK	615.00
VIA SORENTO WAY	60' MINOR COLLECTOR / 90' ROW ENTRY	6' SIDEWALK	822.22
MARCELLO DRIVE	50' LOCAL	4' SIDEWALK	3,345.17
CERCINA TRAIL	50' LOCAL	4' SIDEWALK	1,374.03
CANTANIA COVE	50' LOCAL	4' SIDEWALK	617.95
CHIANTI COVE	50' LOCAL	4' SIDEWALK	527.82
ORVIETO DRIVE	50' LOCAL	4' SIDEWALK	1,205.00
PALLAZO DRIVE	50' LOCAL	4' SIDEWALK	839.35
PIENZA DRIVE	50' LOCAL	4' SIDEWALK	839.35
VESCOVO LANE	50' LOCAL	4' SIDEWALK	1,739.35
APPLIO CLAUDIO DRIVE	50' LOCAL	4' SIDEWALK	905.00
URBANO DRIVE	50' LOCAL	4' SIDEWALK	1,066.48
CALASETTA DRIVE	50' LOCAL	4' SIDEWALK	1,239.01
ANICIO GALLO DRIVE	50' LOCAL	4' SIDEWALK	1,229.16
ZAMBRA WAY	50' LOCAL	4' SIDEWALK	296.98
AVOLA COVE	50' LOCAL	4' SIDEWALK	312.84
PENDOLINO DRIVE	50' LOCAL	4' SIDEWALK	509.43
CURIO DRIVE	50' LOCAL	4' SIDEWALK	919.85
GUIDO COVE	50' LOCAL	4' SIDEWALK	249.65
STEFANO DRIVE	50' LOCAL	4' SIDEWALK	905.00
PONTE VECCHIO DRIVE	50' LOCAL	4' SIDEWALK	600.00
SANTA CROCE DRIVE	50' LOCAL	4' SIDEWALK	905.00
CIVORNO DRIVE	50' LOCAL	4' SIDEWALK	905.00
PRATO DRIVE	50' LOCAL	4' SIDEWALK	1,190.02
LECCION DRIVE	50' LOCAL	4' SIDEWALK	1,395.97
ARDEA ALBA DRIVE	50' LOCAL	4' SIDEWALK	618.42
BAROUNI DRIVE	50' LOCAL	4' SIDEWALK	300.00
TRIESTE DRIVE	50' LOCAL	4' SIDEWALK	905.00
UMBERTO DRIVE	50' LOCAL	4' SIDEWALK	852.87
NEPI DRIVE	50' LOCAL	4' SIDEWALK	592.04
CORATINA DRIVE	50' LOCAL	4' SIDEWALK	737.86
GILBERTO DRIVE	50' LOCAL	4' SIDEWALK	968.42
LEMONIA COVE	50' LOCAL	4' SIDEWALK	341.18
PONTE COVE	50' LOCAL	4' SIDEWALK	345.43
CASA ANNA DRIVE	50' LOCAL	4' SIDEWALK	698.30
TOTAL			43,525.87

PLATTED

PHASE 1	PHASE 2	PHASE 3
1970.33		
590.65	1212.85	
	822.22	
	949.83	1082.18
617.95		
	527.82	
455.00	750.00	
839.35		
	89.67	749.68
	97.17	1082.18
455.00		450.00
		340.00
4,928.28	4,449.56	3,704.04

LEGEND OF LOT TYPES

LOT TYPE			NO. OF LOTS
6,875 SF 75% MAX = 737	LOTS	55 x 125	594
7,875 SF 10% MIN = 98	LOTS	63 x 125	267
8,750 SF 10% MIN = 98	LOTS	70 x 125	121
TOTAL			982

PHASES & LOT TYPES

	6,875 SF 55 x 125	7,875 SF 63 x 125	8,750 SF 70 x 125	TOTAL
Phase 1	70	10	17	97
Phase 2	12	59	0	71
Phase 3	48	32	15	95
Phase 4	90	33	24	147
Phase 5	101	10	43	154
Phase 6	69	62	18	149
Phase 7	111	32	4	147
Phase 8	93	29	0	122
Total	594	267	121	982

LAND USE

	LOTS	ACRES
SINGLE FAMILY RESIDENTIAL LOTS	982	183.87
PUBLIC PARKLAND LOTS (MINUS FLOODPLAIN)	7	29.88
PRIVATE LANDSCAPE LOTS	7	3.67
PRIVATE HIKE & BIKE TRAIL LOTS	9	0.90
PRIVATE PARKLAND	5	16.67
PUBLIC ACCESS	1	0.15
GAS FACILITY LOT	1	0.53
DEDICATED ROW		3.96
RIGHT-OF-WAY		53.69
PHASE 9 & 10 MULTI-FAMILY LOT & DEVELOPMENT RESERVE LOTS	2	46.38
FLOODPLAIN AREA		21.04
TOTAL	1014	360.75

PHASES # OF LOTS

	ACRES	SF	M-F
PHASE 1	28.78	97	
PHASE 2	25.40	71	
PHASE 3	20.75	95	
PHASE 4	36.92	147	
PHASE 5	37.78	154	
PHASE 6	68.53	149	
PHASE 7	33.68	147	
PHASE 8	29.56	122	
PHASE 9	17.61		1
PHASE 10	58.26		1
TOTAL	357.27	982	2

PARKLAND CALCULATION

	REQUIRED PUBLIC PARKLAND (ACRES)	PROPOSED PUBLIC PARKLAND (ACRES)	PROPOSED PUBLIC PARKLAND WITHIN 25-YEAR STORM EVENT (NO CREDIT)	PROPOSED PUBLIC PARKLAND WITHIN 100-YEAR FLOODPLAIN OUTSIDE OF 25-YEAR (50% CREDIT)	TOTAL CREDITABLE PUBLIC PARKLAND
982 SF LOTS/50	19.66	50.92	14.69	6.26	33.1
464 MF LOTS/50	9.28				
TOTAL	28.94				33.1

NO.	REVISION	DATE

STATE OF TEXAS
JAMES A. HUFFCUT, JR.
55253
LICENSED
PROFESSIONAL ENGINEER
1.26.16

PAPE-DAWSON ENGINEERS
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

REVISION NO. 2
CITY OF PFLUGERVILLE, TEXAS

NOTES & SUMMARY TABLES

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED DRAWN RBB

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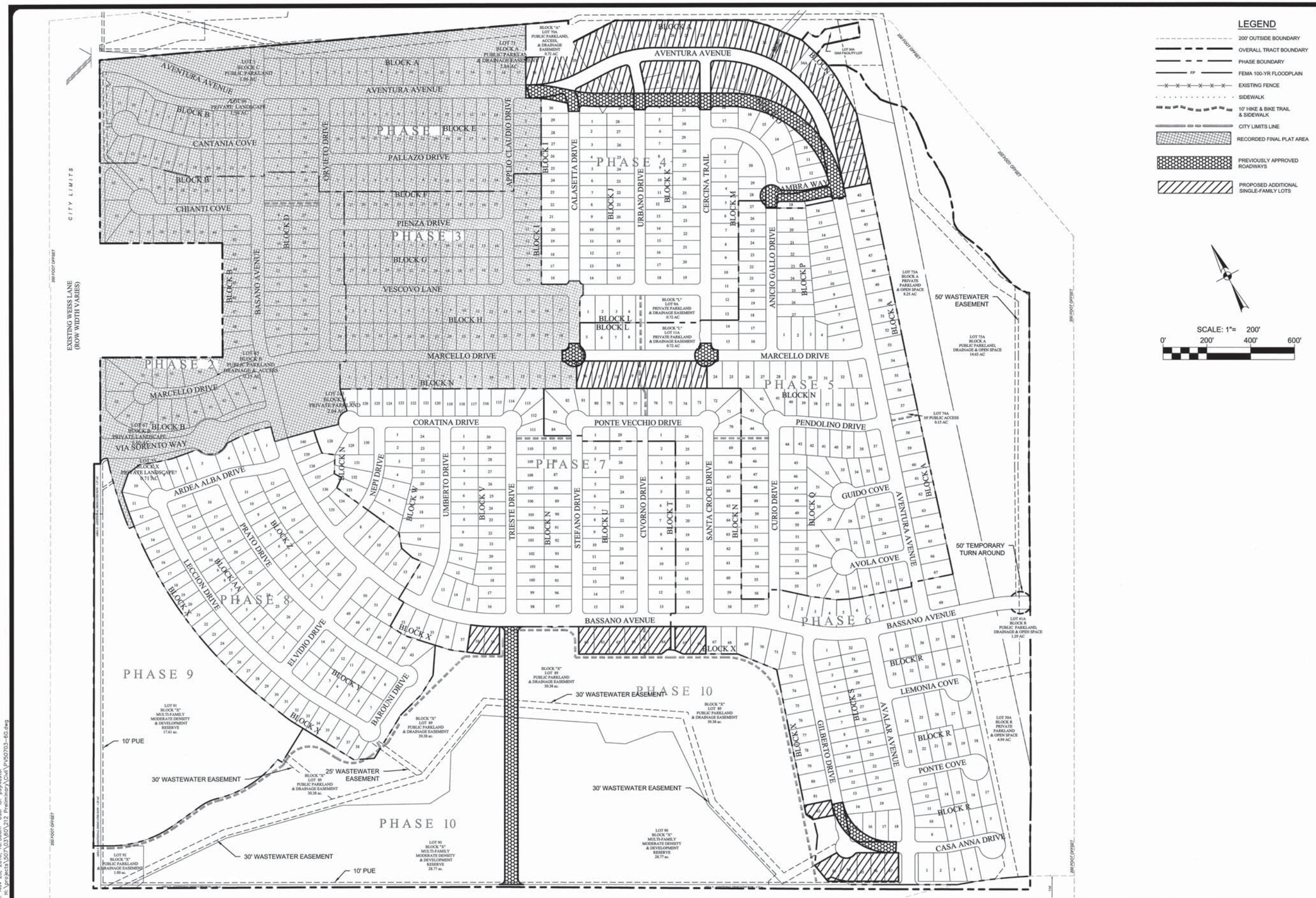

NO.	REVISION	DATE

STATE OF TEXAS
JAMES A. HUFFCUT, JR.
55253
LICENSED PROFESSIONAL ENGINEER

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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

REVISION NO. 2
CITY OF PFLUGERVILLE, TEXAS
SUMMARY OF MODIFICATIONS

PLAT NO. _____
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED PS DRAWN RBB
SHEET 3 OF 27

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REPLACEMENT SHEET

LEGEND

200' OUTSIDE BOUNDARY
OVERALL TRACT BOUNDARY
FEMA 100-YR FLOODPLAIN
EXISTING FENCE

SCALE: 1"= 200'
0' 200' 400' 600'

NO.	REVISION	DATE

JAMES A. HUFFCUT, JR. 55253 LICENSED PROFESSIONAL ENGINEER

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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY
REVISION NO. 2
CITY OF PFLUGERVILLE, TEXAS
EXISTING CONDITIONS

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
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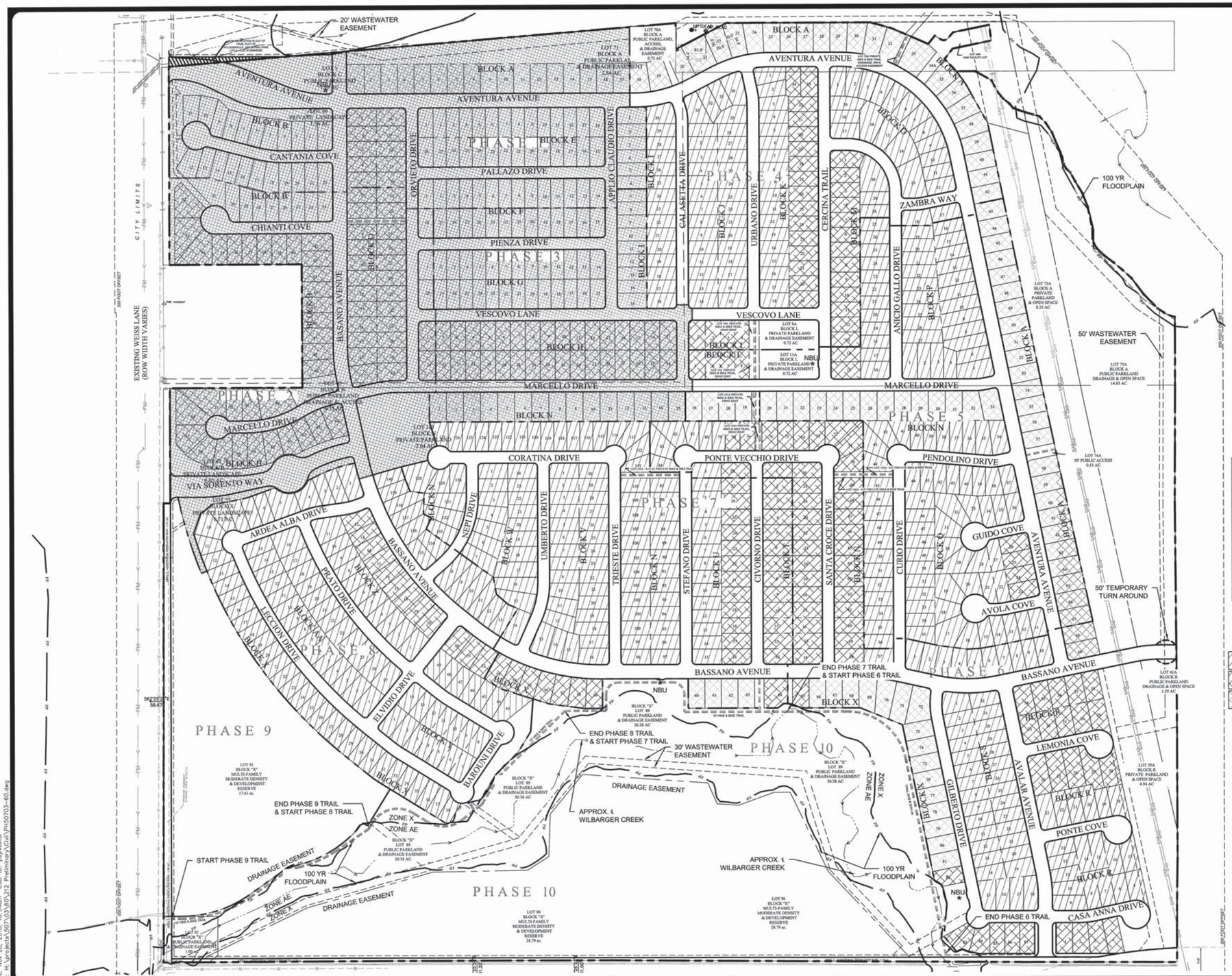

LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- RECORDED FINAL PLAT AREA
- NBU — NEIGHBORHOOD MAILBOX UNIT

SCALE: 1"= 200'

0' 200' 400' 600'

PHASES & LOT TYPES

	6,875 SF 55 x 125	7,875 SF 63 x 125	8,750 SF 70 x 125	TOTAL
Phase 1	70	10	17	97
Phase 2	12	59	0	71
Phase 3	48	32	15	95
Phase 4	90	33	24	147
Phase 5	101	10	43	154
Phase 6	69	62	18	149
Phase 7	111	32	4	147
Phase 8	93	29	0	122
Total	**594**	**267**	**121**	**982**

LEGEND OF LOT TYPES

LOT TYPE		NO. OF LOTS
6,875 SF 75% MAX = 737 LOTS	55 x 125	594
7,875 SF 10% MIN = 98 LOTS	63 x 125	267
8,750 SF 10% MIN = 98 LOTS	70 x 125	121
TOTAL		982

NO.	REVISION	DATE

James A. Huffcutt 11-28-16

STATE OF TEXAS — JAMES A. HUFFCUT, JR. — 55253 — LICENSED — PROFESSIONAL ENGINEER

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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

CITY OF PFLUGERVILLE, TEXAS

PHASING LAYOUT

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
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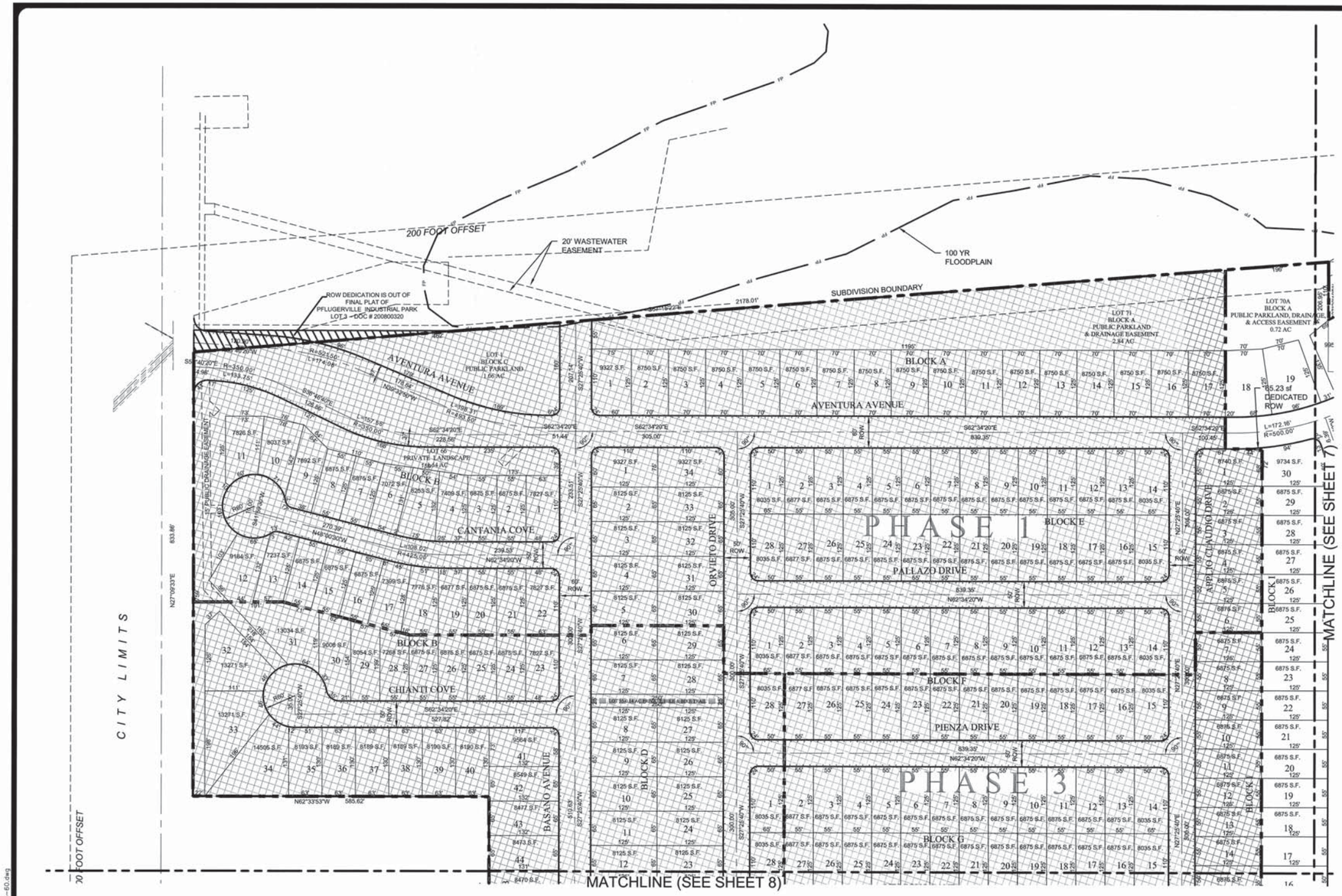
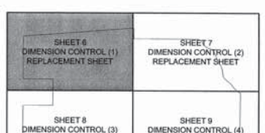


LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- RECORDED FINAL PLAT AREA

SCALE: 1"= 100'

0' 100' 200' 300'



KEY MAP

NO.	REVISION	DATE

STATE OF TEXAS
JAMES A. HUFFCUT, JR.
55253
LICENSED PROFESSIONAL ENGINEER
9-28-16

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SORENTO PRELIMINARY

REVISION NO. 2

CITY OF PFLUGERVILLE, TEXAS

DIMENSION CONTROL (1)

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
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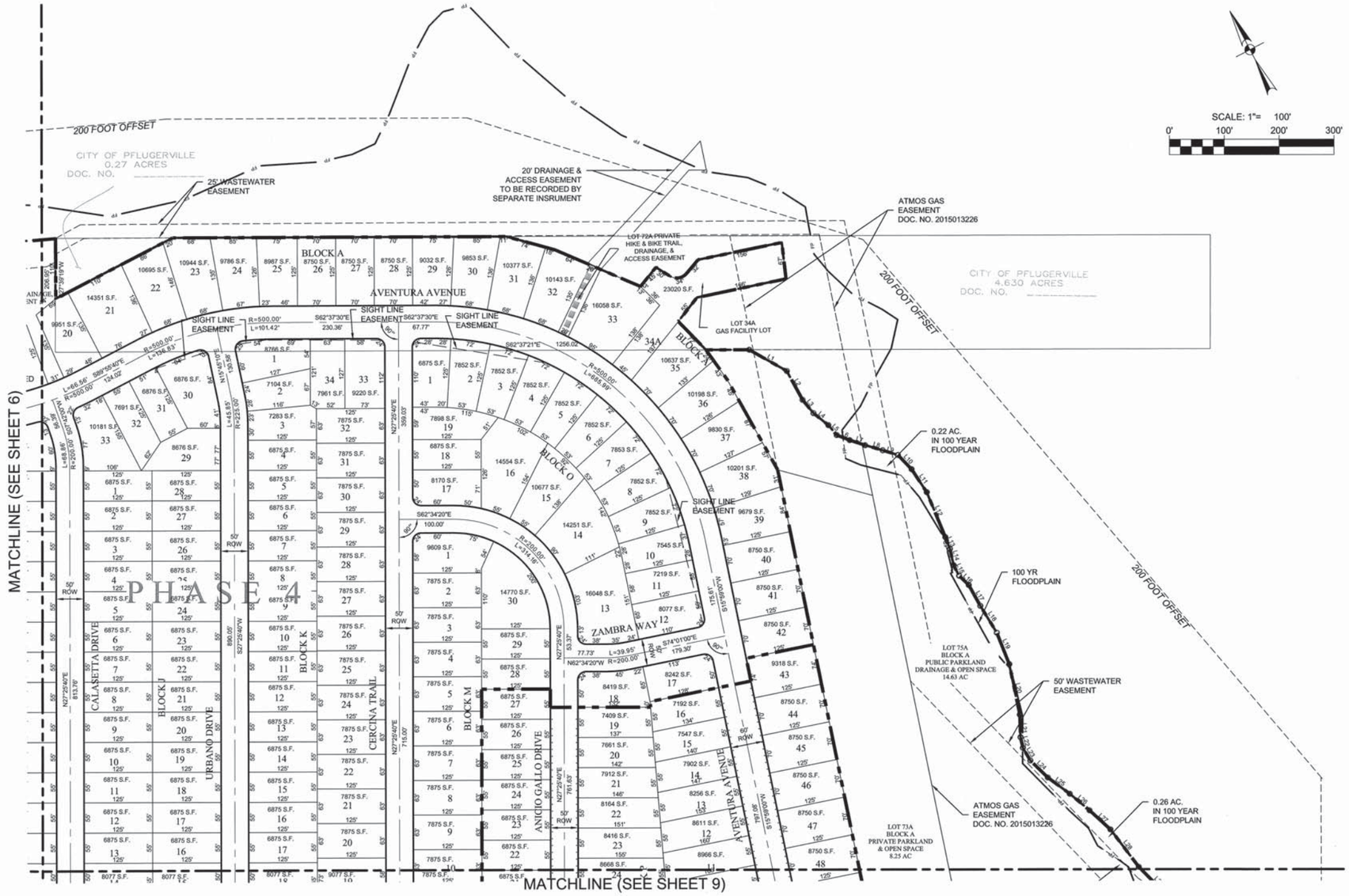
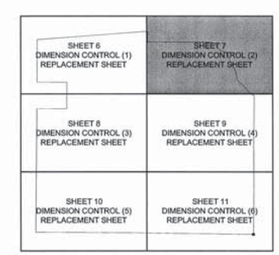


LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- RECORDED FINAL PLAT AREA

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S 33°06'20" E	78.44'
L2	S 01°14'24" E	59.99'
L3	S 11°48'41" E	31.06'
L4	S 23°35'56" E	35.08'
L5	S 12°30'46" E	23.54'
L6	S 41°01'31" E	25.30'
L7	S 44°13'21" E	29.57'
L8	S 46°29'03" E	33.37'
L9	S 45°08'39" E	28.94'
L10	S 16°28'03" E	35.98'
L11	S 05°50'52" E	50.03'
L12	S 05°00'12" W	88.43'
L13	S 06°13'32" W	23.04'
L14	S 14°42'31" W	30.36'
L15	S 00°00'15" W	21.73'
L16	S 18°32'09" E	24.24'
L17	S 01°34'20" E	43.40'
L18	S 03°53'23" E	57.54'
L19	S 05°58'04" W	61.64'
L20	S 15°43'46" W	94.11'
L21	S 25°49'58" W	41.11'
L22	S 14°54'43" W	19.83'
L23	S 02°46'43" E	26.83'
L24	S 18°22'32" E	44.41'
L25	S 25°55'57" E	49.63'
L26	S 22°25'32" E	46.94'
L27	S 20°08'22" E	51.69'
L28	S 09°30'00" E	85.45'
L29	S 17°02'36" E	83.67'
L30	S 28°47'26" E	32.00'
L31	S 37°11'18" E	36.44'
L32	S 55°29'46" E	12.86'



KEY MAP

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STATE OF TEXAS
JAMES A. HUFFCUT, JR.
55253
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PROFESSIONAL ENGINEER

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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

REVISION NO. 2
CITY OF PFLUGERVILLE, TEXAS
DIMENSION CONTROL (2)

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED DRAWN RBB
SHEET 7 OF 27

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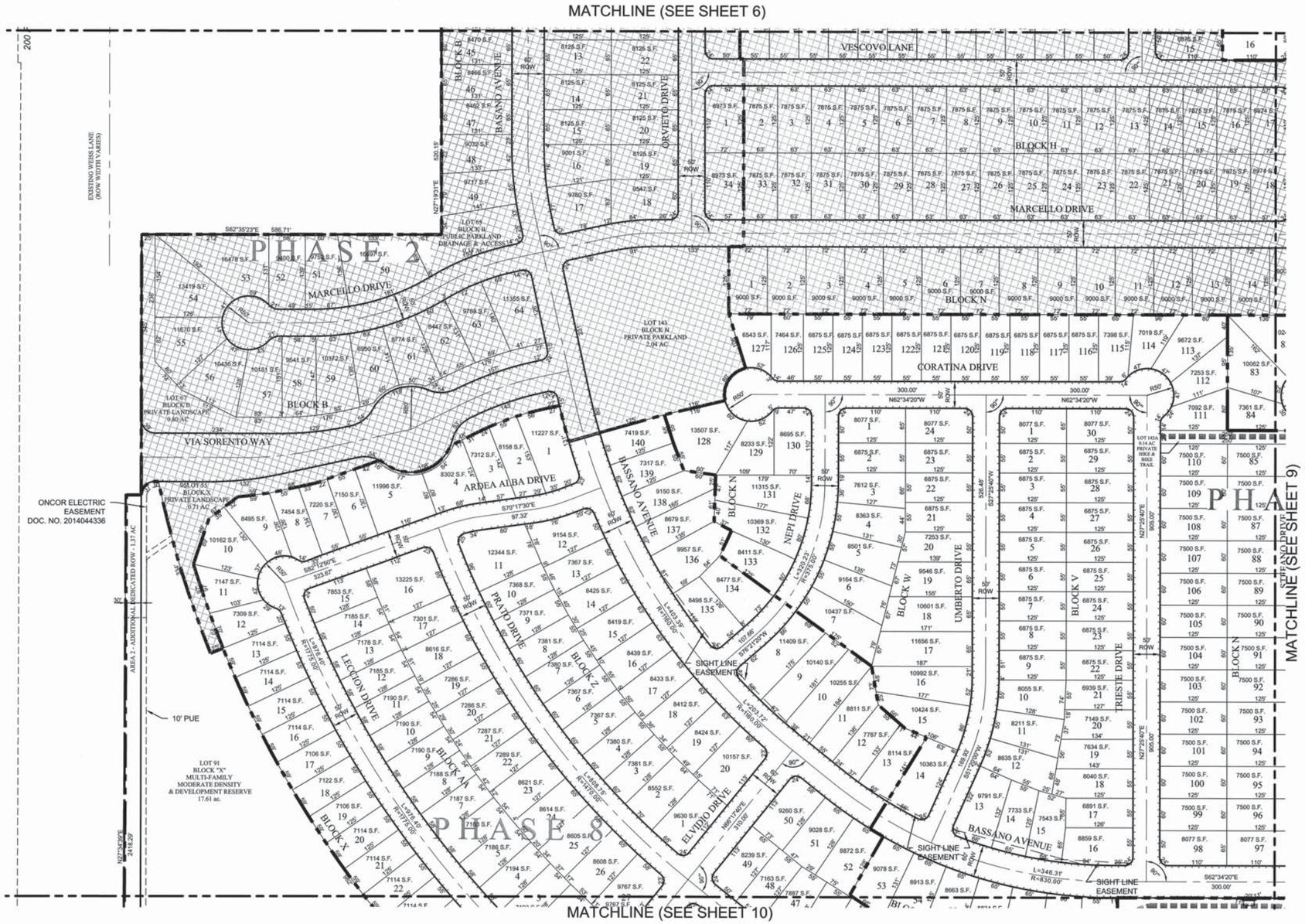


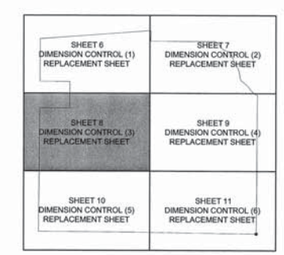
LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- RECORDED FINAL PLAT AREA

SCALE: 1"= 100'

0' 100' 200' 300'

LINE TABLE		
LINE #	LENGTH	BEARING
L 2	4.75'	S23°42'23"E
L 4	18.67'	S62°12'50"E



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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

REVISION NO. 2

CITY OF PFLUGERVILLE, TEXAS

DIMENSION CONTROL (3)

PLAT NO. _____
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED DRAWN RBB

Date: Nov 28, 2016, 10:54am User ID: psylvester
File: H:\projects\507\03\60\212 Preliminary\Civil\D0250703-60.dwg

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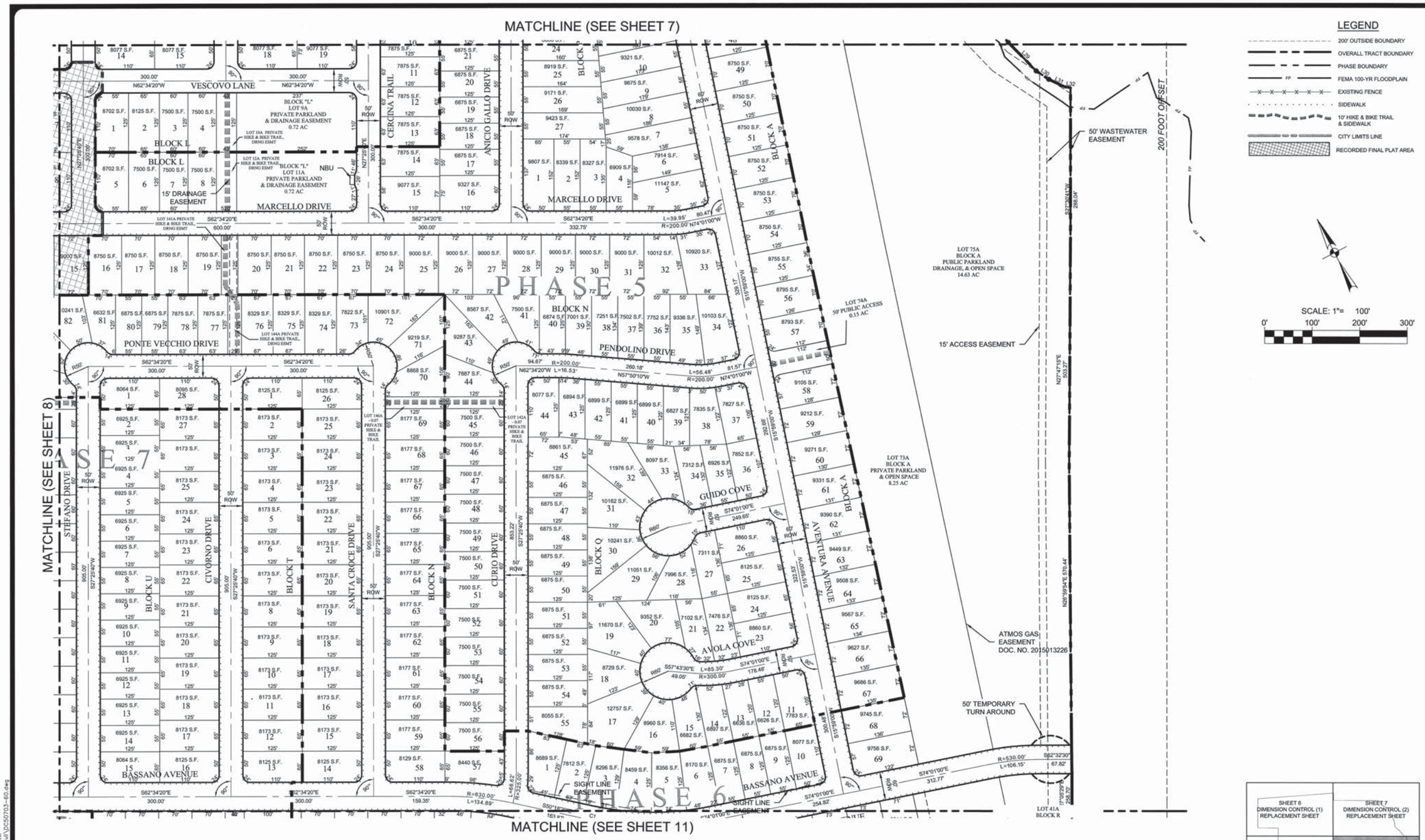
REPLACEMENT SHEET



LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- RECORDED FINAL PLAT AREA

SCALE: 1"= 100'

0' 100' 200' 300'

NO.	REVISION	DATE

JAMES A. HUFFCUT, JR. 55253 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS 11-23-16

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.331.2838 | www.pdenginers.com

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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

REVISION NO. 2

CITY OF PFLUGERVILLE, TEXAS

DIMENSION CONTROL (4)

SHEET 6 DIMENSION CONTROL (1) REPLACEMENT SHEET	SHEET 7 DIMENSION CONTROL (2) REPLACEMENT SHEET
SHEET 8 DIMENSION CONTROL (3) REPLACEMENT SHEET	SHEET 9 DIMENSION CONTROL (4) REPLACEMENT SHEET
SHEET 10 DIMENSION CONTROL (5) REPLACEMENT SHEET	SHEET 11 DIMENSION CONTROL (6) REPLACEMENT SHEET

KEY MAP

PLAT NO. _____

JOB NO. 50703-60

DATE SEPT 2016

DESIGNER RBB

CHECKED JS DRAWN RBB

SHEET 9 OF 27

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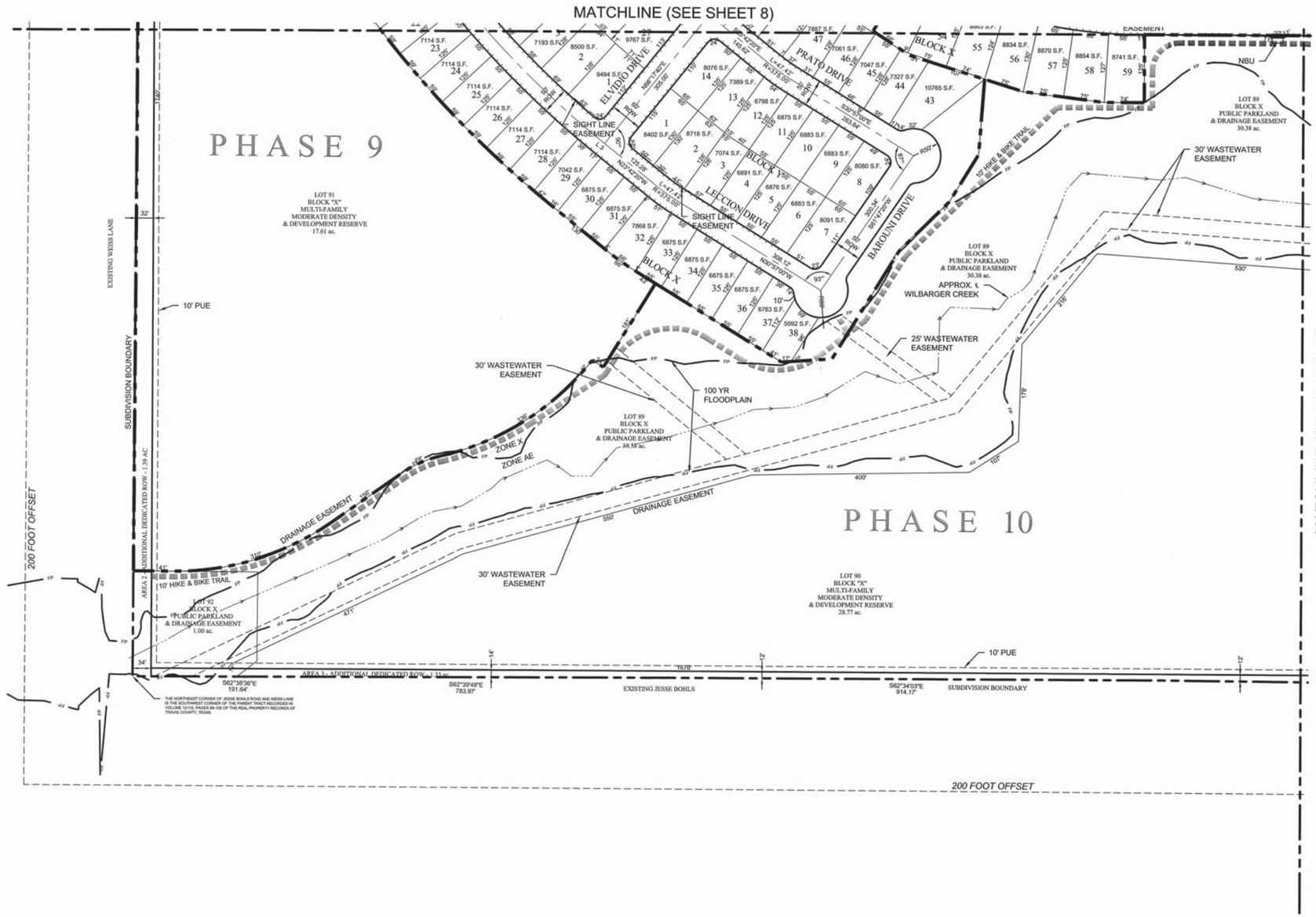


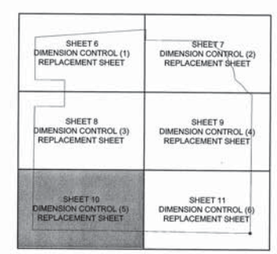
LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- RECORDED FINAL PLAT AREA

SCALE: 1"= 100'

0' 100' 200' 300'

LINE TABLE		
LINE #	LENGTH	BEARING
L 3	4.75'	N23°42'23"W



KEY MAP

NO.	REVISION	DATE

STATE OF TEXAS
JAMES A. HUFFCUT, JR.
55253
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512-454-8711 FAX: 512-459.8867
SUITE 220 WEST
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
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SORENTO PRELIMINARY

REVISION NO. 2

CITY OF PFLUGERVILLE, TEXAS

DIMENSION CONTROL (5)

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED DS DRAWN RBB
SHEET 10 OF 27

REPLACEMENT SHEET

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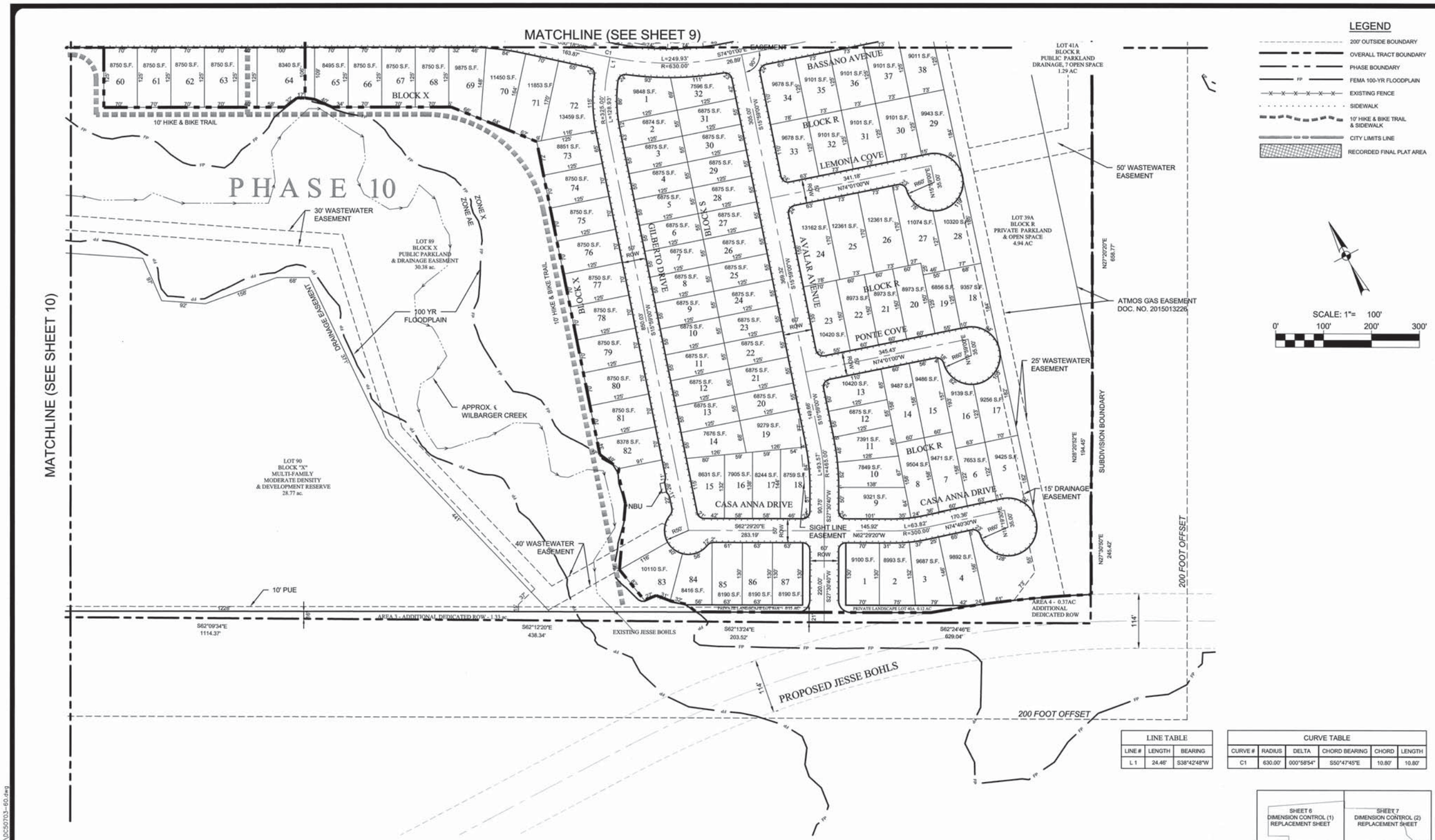


LEGEND

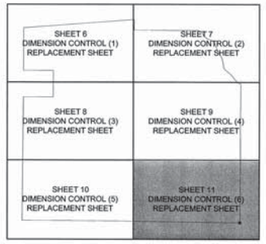
- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- RECORDED FINAL PLAT AREA

SCALE: 1"= 100'

0' 100' 200' 300'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	24.46'	S38°42'48"W

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	630.00'	000°58'54"	S50°47'45"E	10.80'	10.80'



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SORENTO PRELIMINARY

REVISION NO. 2

CITY OF PFLUGERVILLE, TEXAS

DIMENSION CONTROL (6)

PLAT NO. _____
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED _____ DRAWN RBB
SHEET 11 OF 27

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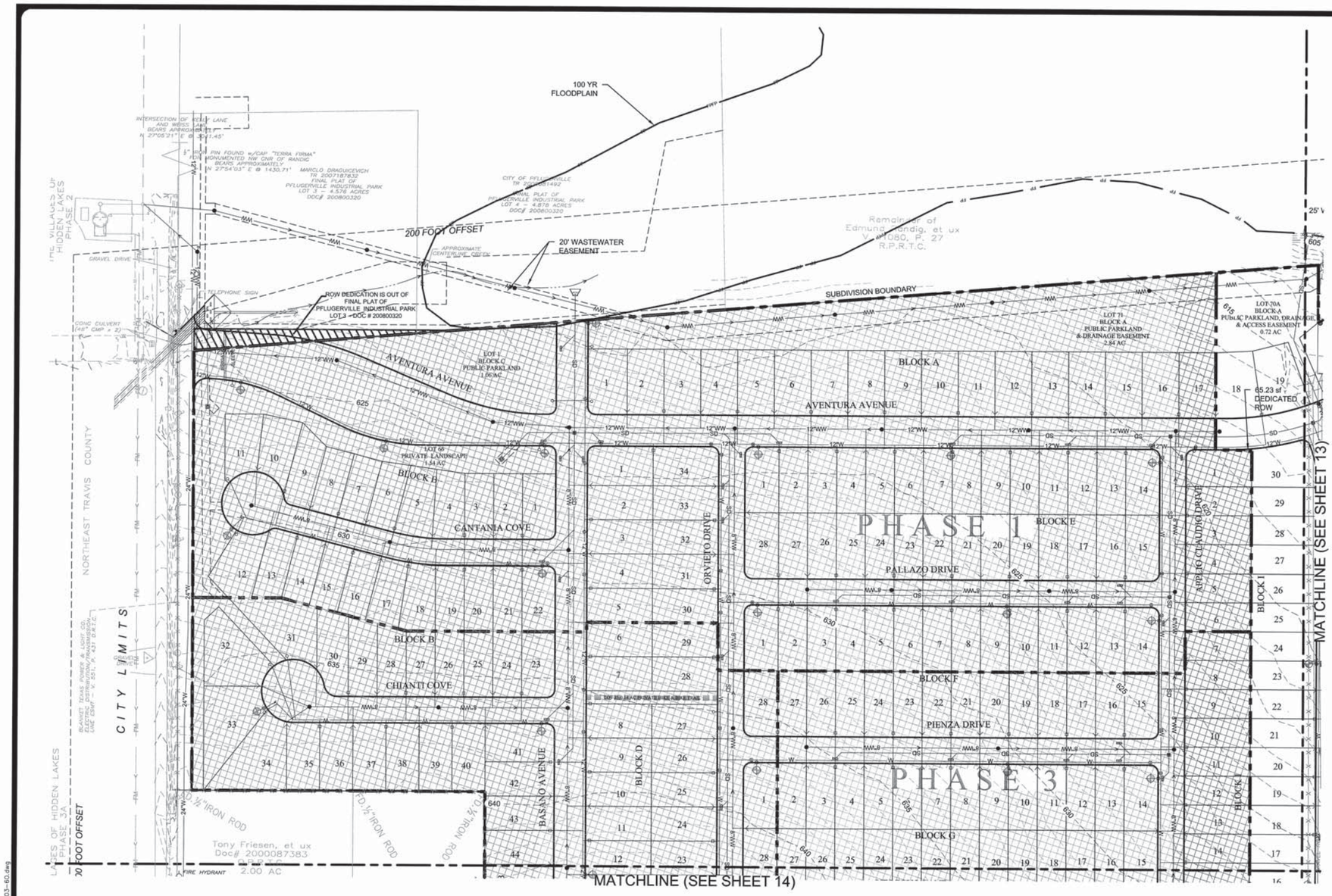
REPLACEMENT SHEET



LEGEND

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- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- RECORDED FINAL PLAT AREA
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WASTEWATER SERVICE
- DOUBLE WASTEWATER SERVICE
- FIRE HYDRANT
- GATE VALVE
- FUTURE WATER LINE MAIN
- 4' FUTURE WW MANHOLE
- 8" FUTURE WASTEWATER LINE
- FUTURE FORCE MAIN
- ALTERNATE 36" WASTEWATER LINE
- EXISTING CONTOUR LINE

NOTES:

1. FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 600 FEET IN RESIDENTIAL AREAS.
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3. WASTEWATER MANHOLES MUST BE CONSTRUCTED AT ALL CHANGES IN DIRECTION, INTERSECTIONS, AND TERMINATION POINTS. WASTEWATER MANHOLE SPACING IS 400 FEET MAX.
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SCALE: 1"= 100'

0' 100' 200' 300'

SHEET 12 UTILITY LAYOUT (1) REPLACEMENT SHEET	SHEET 13 UTILITY LAYOUT (2) REPLACEMENT SHEET
SHEET 14 UTILITY LAYOUT (3) REPLACEMENT SHEET	SHEET 15 UTILITY LAYOUT (4) REPLACEMENT SHEET
SHEET 16 UTILITY LAYOUT (5) REPLACEMENT SHEET	SHEET 17 UTILITY LAYOUT (6) REPLACEMENT SHEET

KEY MAP

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STATE OF TEXAS
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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

REVISION NO. 2

CITY OF PFLUGERVILLE, TEXAS

UTILITY LAYOUT (1)

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED DS DRAWN RBB
SHEET 12 OF 27

REPLACEMENT SHEET

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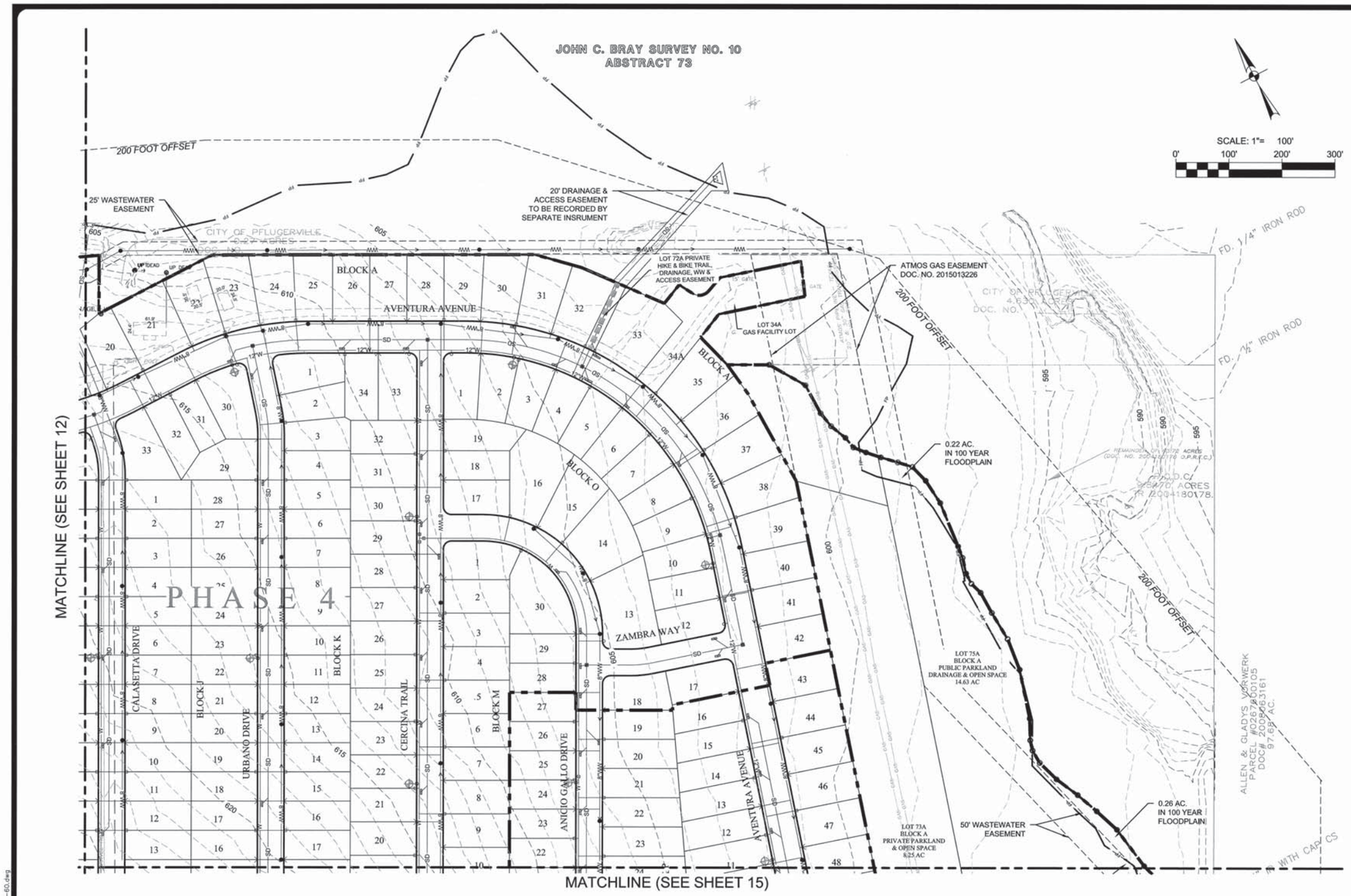

LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
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- SINGLE WASTEWATER SERVICE
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- FIRE HYDRANT
- GATE VALVE
- FUTURE WATER LINE MAIN
- 4' FUTURE WW MANHOLE
- 8" FUTURE WASTEWATER LINE
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- ALTERNATE 36" WASTEWATER LINE
- EXISTING CONTOUR LINE

NOTES:

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NO.	REVISION	DATE

11-28-16

STATE OF TEXAS
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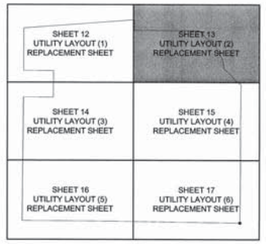
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

REVISION NO. 2
CITY OF PFLUGERVILLE, TEXAS

UTILITY LAYOUT (2)



KEY MAP

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED DRAWN RBB
SHEET 13 OF 27

REPLACEMENT SHEET

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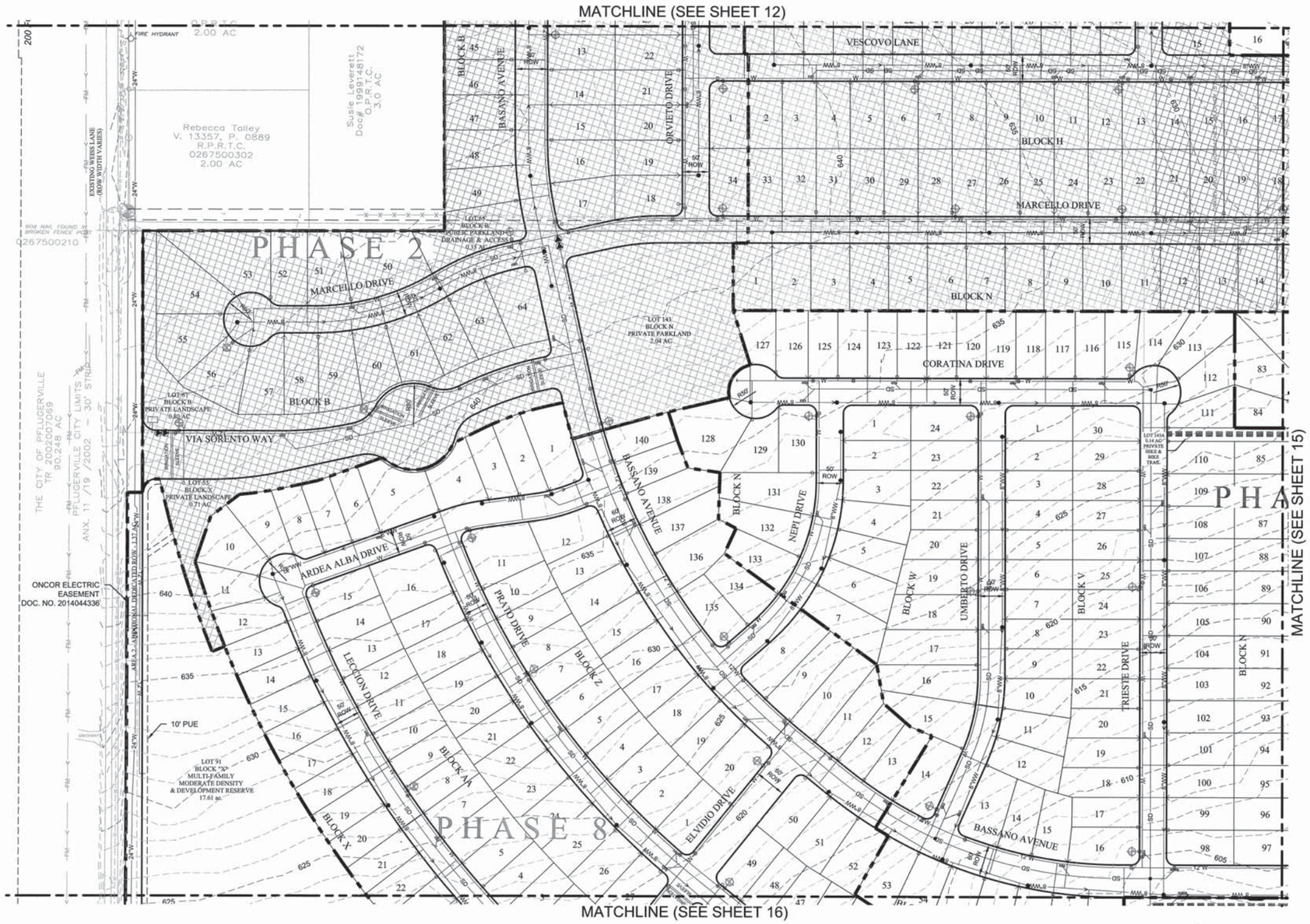

LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
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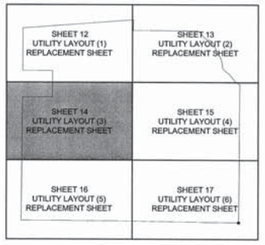
SCALE: 1"= 100'

0' 100' 200' 300'



KEY MAP

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55253
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

REVISION NO. 2

CITY OF PFLUGERVILLE, TEXAS

UTILITY LAYOUT (3)

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED DRAWN RBB
SHEET 14 OF 27

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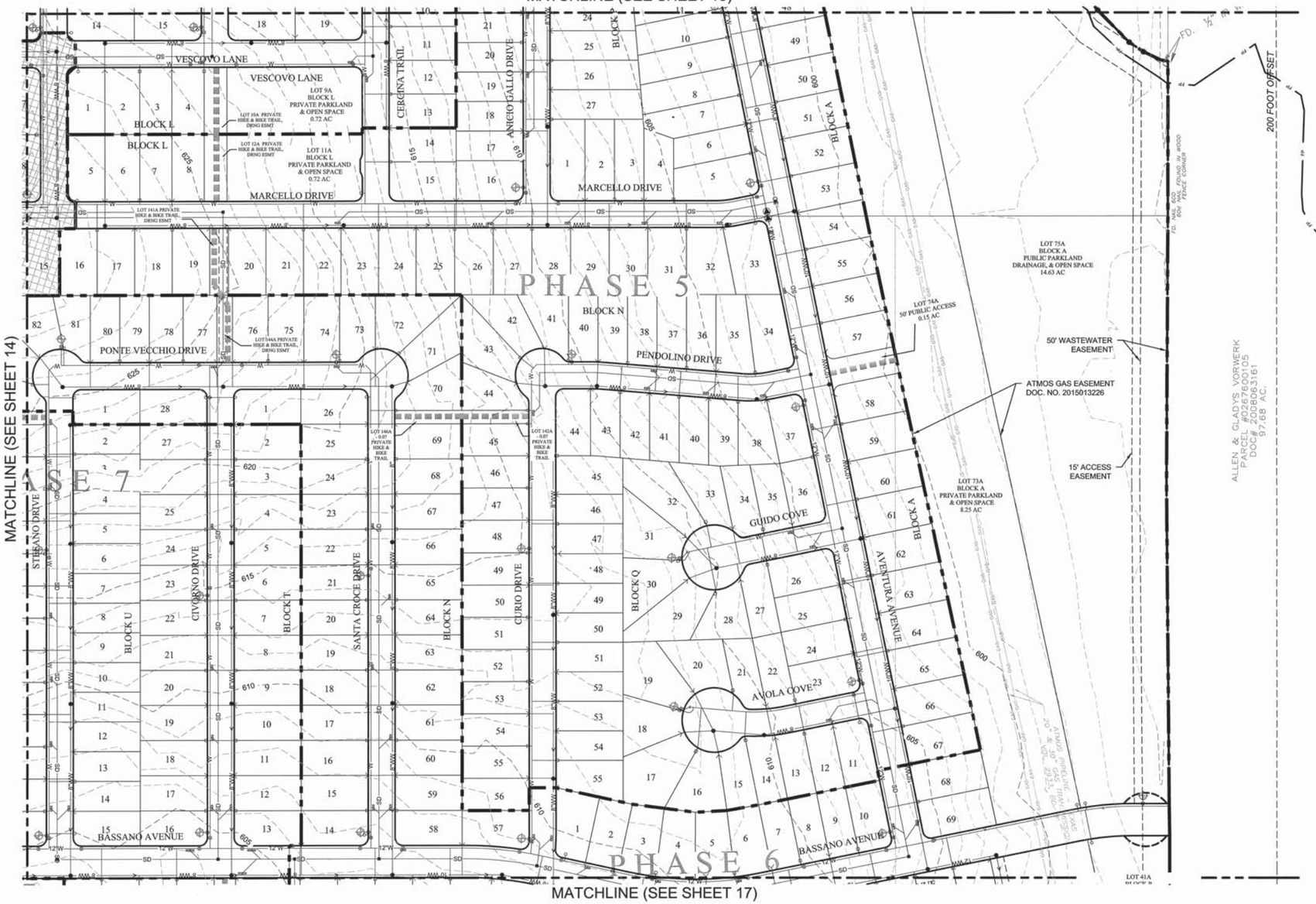
REPLACEMENT SHEET

MATCHLINE (SEE SHEET 13)



MATCHLINE (SEE SHEET 14)

MATCHLINE (SEE SHEET 17)

LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
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- SIDEWALK
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SCALE: 1"= 100'

0' 100' 200' 300'

SHEET 12 UTILITY LAYOUT (1) REPLACEMENT SHEET	SHEET 13 UTILITY LAYOUT (2) REPLACEMENT SHEET
SHEET 14 UTILITY LAYOUT (3) REPLACEMENT SHEET	SHEET 15 UTILITY LAYOUT (4) REPLACEMENT SHEET
SHEET 16 UTILITY LAYOUT (5) REPLACEMENT SHEET	SHEET 17 UTILITY LAYOUT (6) REPLACEMENT SHEET

KEY MAP

NO.	REVISION	DATE

STATE OF TEXAS
JAMES A. HUFFCUT, JR.
55253
LICENSED
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11-28-16

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SORENTO PRELIMINARY

REVISION NO. 2

CITY OF PFLUGERVILLE, TEXAS

UTILITY LAYOUT (4)

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED DS DRAWN RBB
SHEET 15 OF 27

Date: Nov 28, 2016, 10:53am User ID: psylvester
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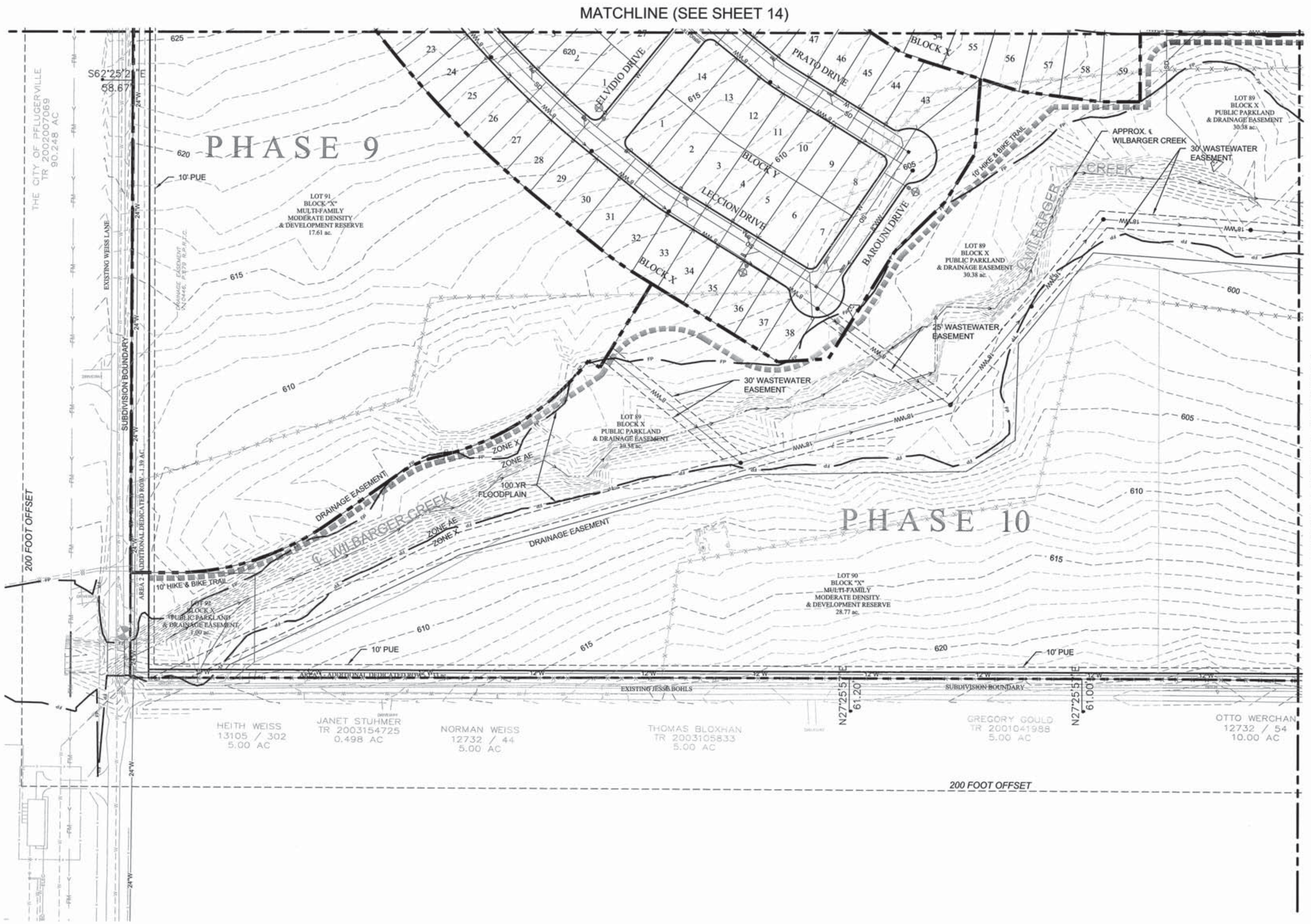
REPLACEMENT SHEET



LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
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- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WASTEWATER SERVICE
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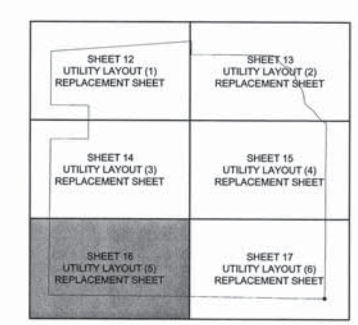

KEY MAP

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STATE OF TEXAS
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55253
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
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SORENTO PRELIMINARY

REVISION NO. 2

CITY OF PFLUGERVILLE, TEXAS

UTILITY LAYOUT (5)

PLAT NO. ______

JOB NO. 50703-60

DATE SEPT 2016

DESIGNER RBB

CHECKED PS DRAWN RBB

REPLACEMENT SHEET

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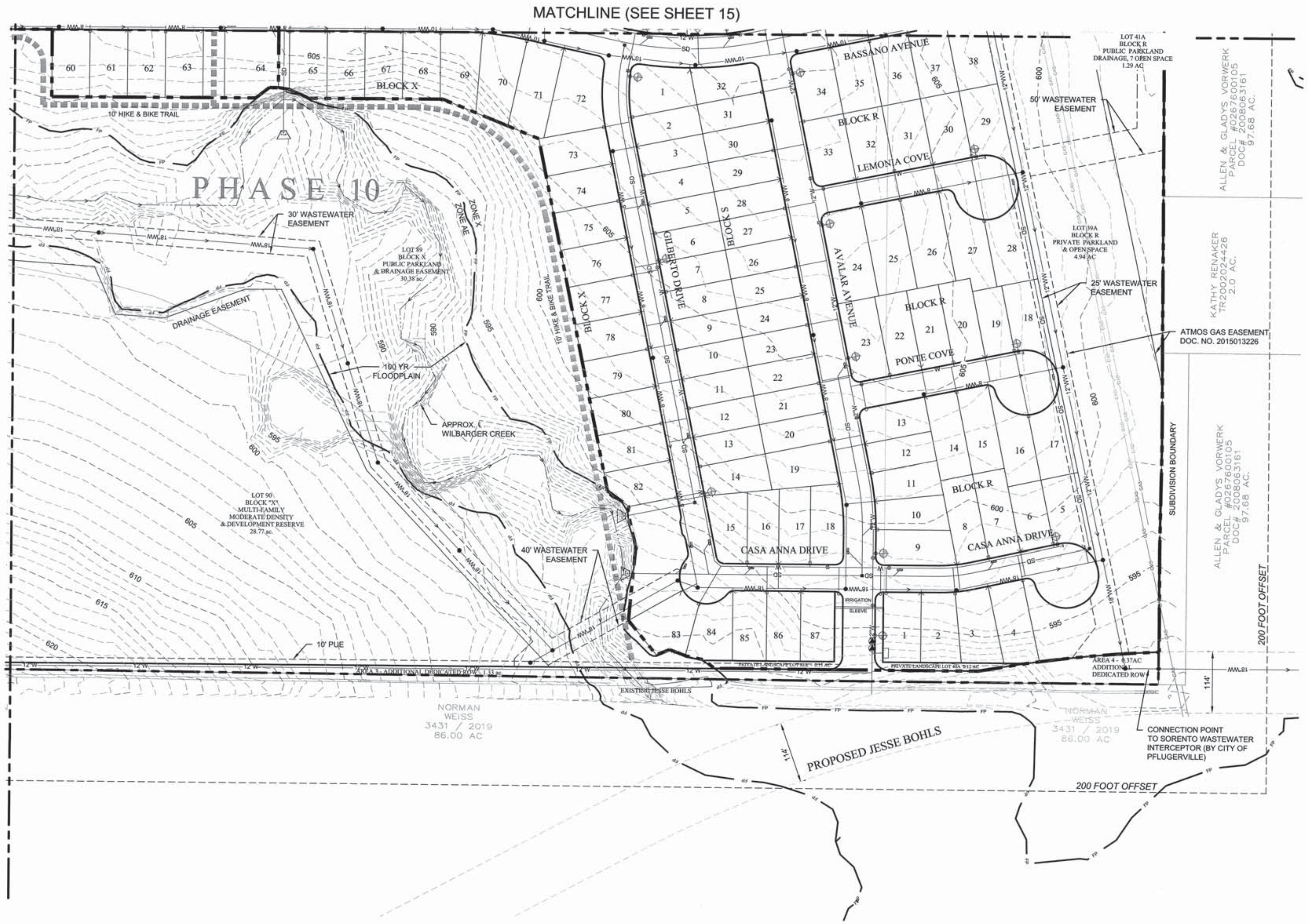


LEGEND

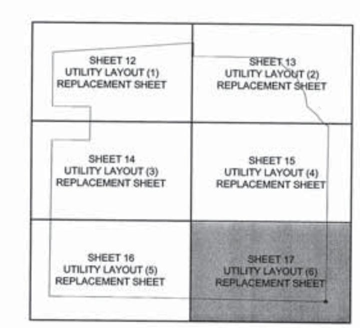
- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- RECORDED FINAL PLAT AREA
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WASTEWATER SERVICE
- DOUBLE WASTEWATER SERVICE
- FIRE HYDRANT
- GATE VALVE
- FUTURE WATER LINE MAIN
- 4' FUTURE WW MANHOLE
- 8" FUTURE WASTEWATER LINE
- FUTURE FORCE MAIN
- ALTERNATE 36" WASTEWATER LINE
- EXISTING CONTOUR LINE

NOTES:

1. FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 600 FEET IN RESIDENTIAL AREAS.
2. WATER LINE ARE ALL 8" UNLESS OTHERWISE NOTED.
3. WASTEWATER MANHOLES MUST BE CONSTRUCTED AT ALL CHANGES IN DIRECTION, INTERSECTIONS, AND TERMINATION POINTS. WASTEWATER MANHOLE SPACING IS 400 FEET MAX.
4. WASTEWATER EASEMENTS SHALL BE A MINIMUM OF 15' WIDE, OR TWICE THE DEPTH OF THE LINE MEASURED FROM FINISHED GRADE TO PIPE FLOW LINE. MAINS SHALL BE CENTERED ON THE EASEMENT. EASEMENT WIDTHS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.

SCALE: 1"= 100'

0' 100' 200' 300'



KEY MAP

NO.	REVISION	DATE

JAMES A. HUFFCUT, JR. 55253 LICENSED PROFESSIONAL ENGINEER — STATE OF TEXAS — 11-28-16

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY
REVISION NO. 2
CITY OF PFLUGERVILLE, TEXAS

UTILITY LAYOUT (6)

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED PS DRAWN RBB

REPLACEMENT SHEET

Date: Nov 28, 2016, 10:53am User ID: psylvester
File: H:\projects\507\03\60\212 Preliminary\Civil\U150703-60.dwg
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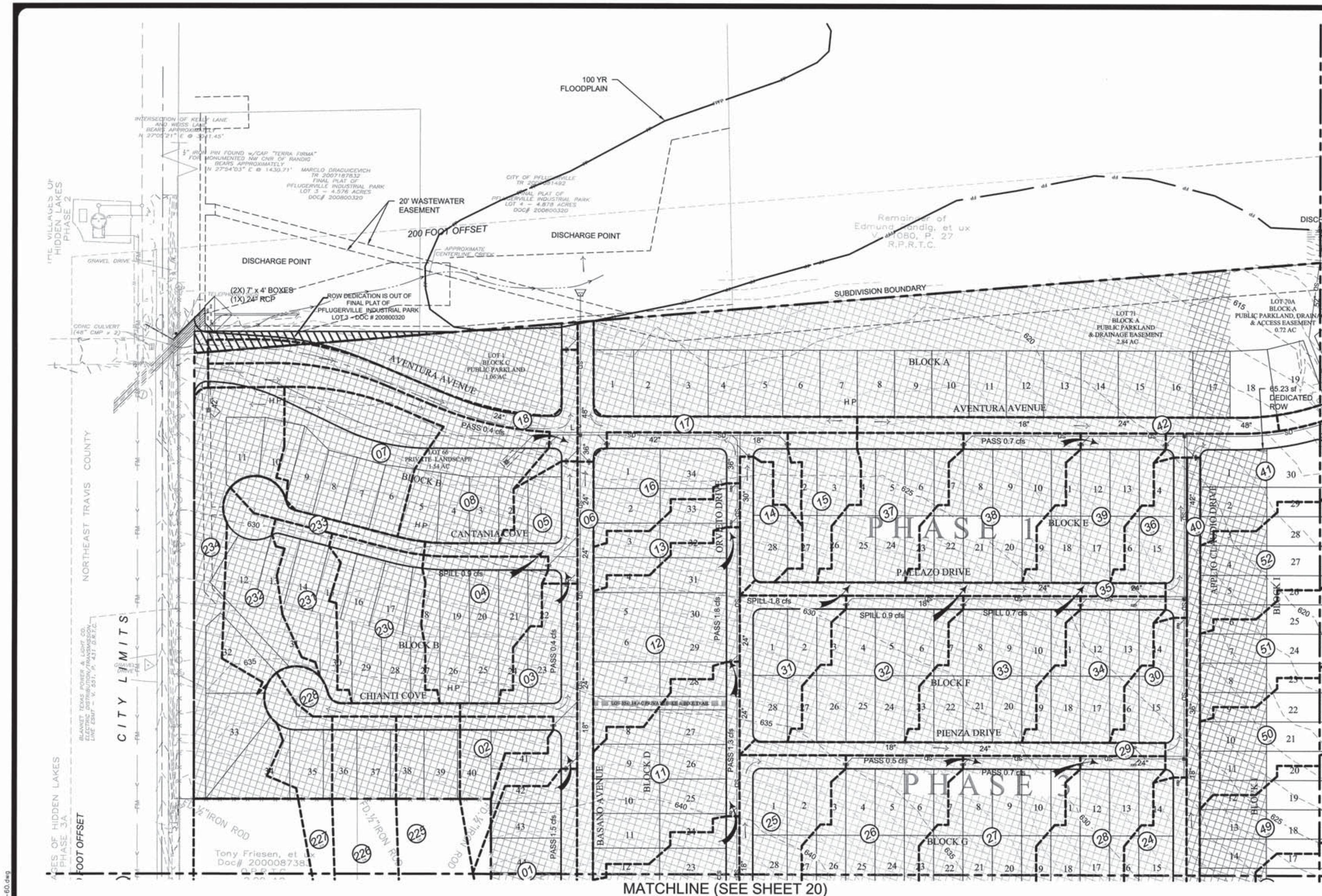

LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- STORM DRAIN LINE
- SD MANHOLE
- SD INLET
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- 01 DRAINAGE AREA
- HEADWALL
- EXISTING CONTOUR LINE
- RECORDED FINAL PLAT AREA

NOTES:

1. STORM DRAIN SIZES AND DRAINAGE AREAS INDICATED ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.

SCALE: 1"= 100'

0' 100' 200' 300'

KEY MAP

SHEET 18 DRAINAGE STUDY (1) REPLACEMENT SHEET	SHEET 19 DRAINAGE STUDY (2) REPLACEMENT SHEET
SHEET 20 DRAINAGE STUDY (3) REPLACEMENT SHEET	SHEET 21 DRAINAGE STUDY (4) REPLACEMENT SHEET
SHEET 22 DRAINAGE STUDY (5) REPLACEMENT SHEET	SHEET 23 DRAINAGE STUDY (6) REPLACEMENT SHEET

DATE	REVISION	NO.

JAMES A. HUFFCUT, JR. 55253 LICENSED PROFESSIONAL ENGINEER — STATE OF TEXAS

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

REVISION NO. 2
CITY OF PFLUGERVILLE, TEXAS
DRAINAGE STUDY
DRAINAGE STUDY (1)

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED DS DRAWN RBB

REPLACEMENT SHEET

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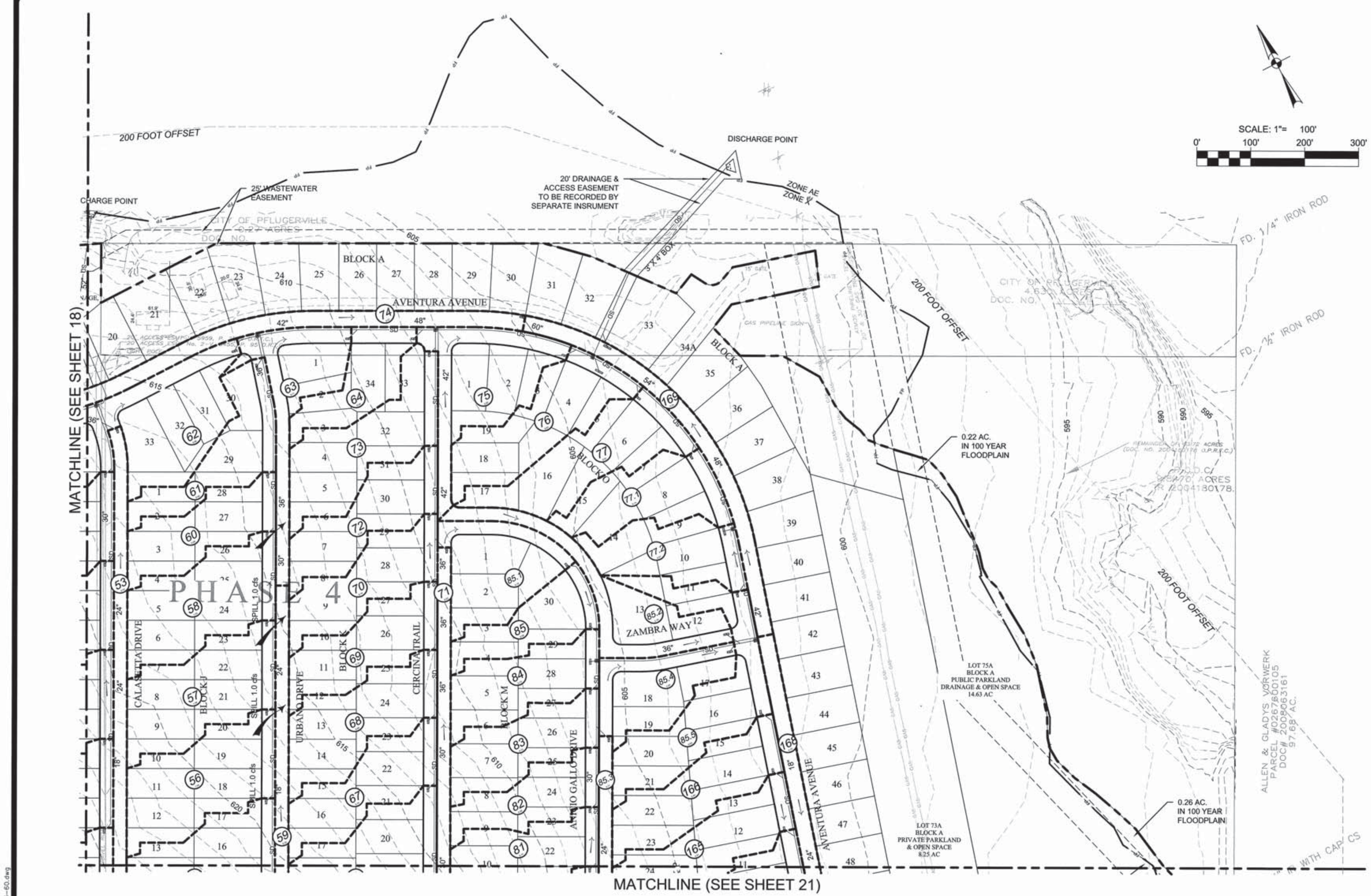
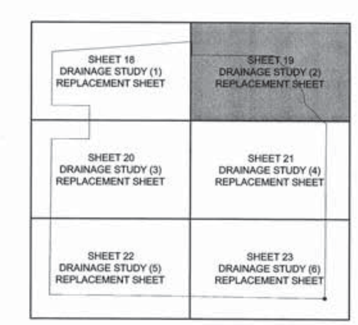


LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- STORM DRAIN LINE
- SD MANHOLE
- SD INLET
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- (01) DRAINAGE AREA
- HEADWALL
- EXISTING CONTOUR LINE
- RECORDED FINAL PLAT AREA

NOTES:

1. STORM DRAIN SIZES AND DRAINAGE AREAS INDICATED ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.



KEY MAP

NO.	REVISION	DATE

JAMES A. HUFFCUT, JR. 55253 LICENSED PROFESSIONAL ENGINEER — STATE OF TEXAS (11-28-16)

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

REVISION NO. 2
CITY OF PFLUGERVILLE, TEXAS
DRAINAGE STUDY
DRAINAGE STUDY (2)

PLAT NO. ______
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED DS DRAWN RBB

REPLACEMENT SHEET

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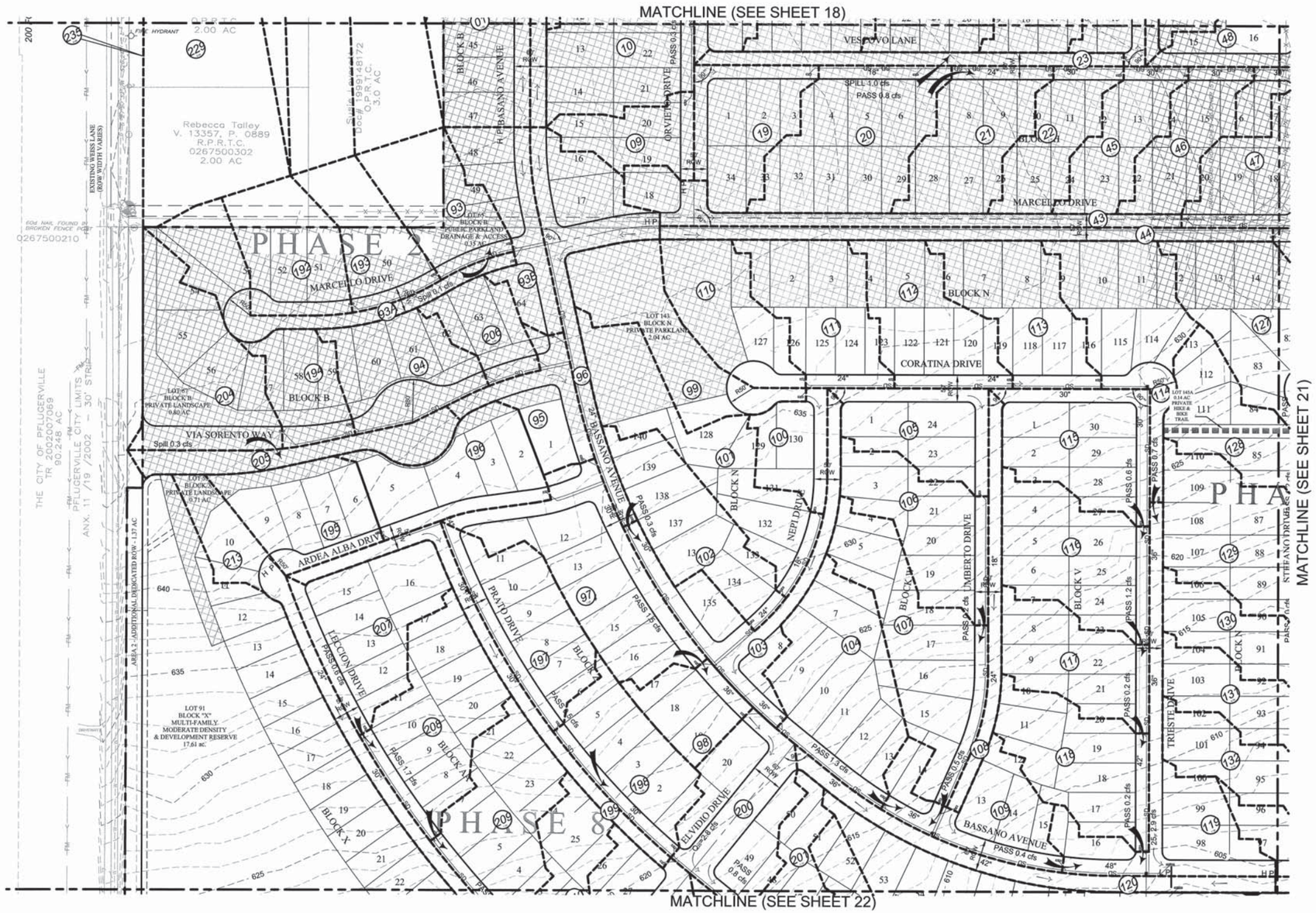

LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
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- SIDEWALK
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- HEADWALL
- EXISTING CONTOUR LINE
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NOTES:

1. STORM DRAIN SIZES AND DRAINAGE AREAS INDICATED ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.

SCALE: 1"= 100'

0' 100' 200' 300'

SHEET 18 DRAINAGE STUDY (1) REPLACEMENT SHEET	SHEET 19 DRAINAGE STUDY (2) REPLACEMENT SHEET
SHEET 20 DRAINAGE STUDY (3) REPLACEMENT SHEET	SHEET 21 DRAINAGE STUDY (4) REPLACEMENT SHEET
SHEET 22 DRAINAGE STUDY (5) REPLACEMENT SHEET	SHEET 23 DRAINAGE STUDY (6) REPLACEMENT SHEET

KEY MAP

NO.	REVISION	DATE

STATE OF TEXAS
JAMES A. HUFFCUT, JR.
55253
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
SUITE 220 WEST
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

REVISION NO. 2
CITY OF PFLUGERVILLE, TEXAS
DRAINAGE STUDY
DRAINAGE STUDY (3)

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED DRAWN RBB
SHEET 20 OF 27

Date: Nov 28, 2016, 10:52am User ID: psylvester
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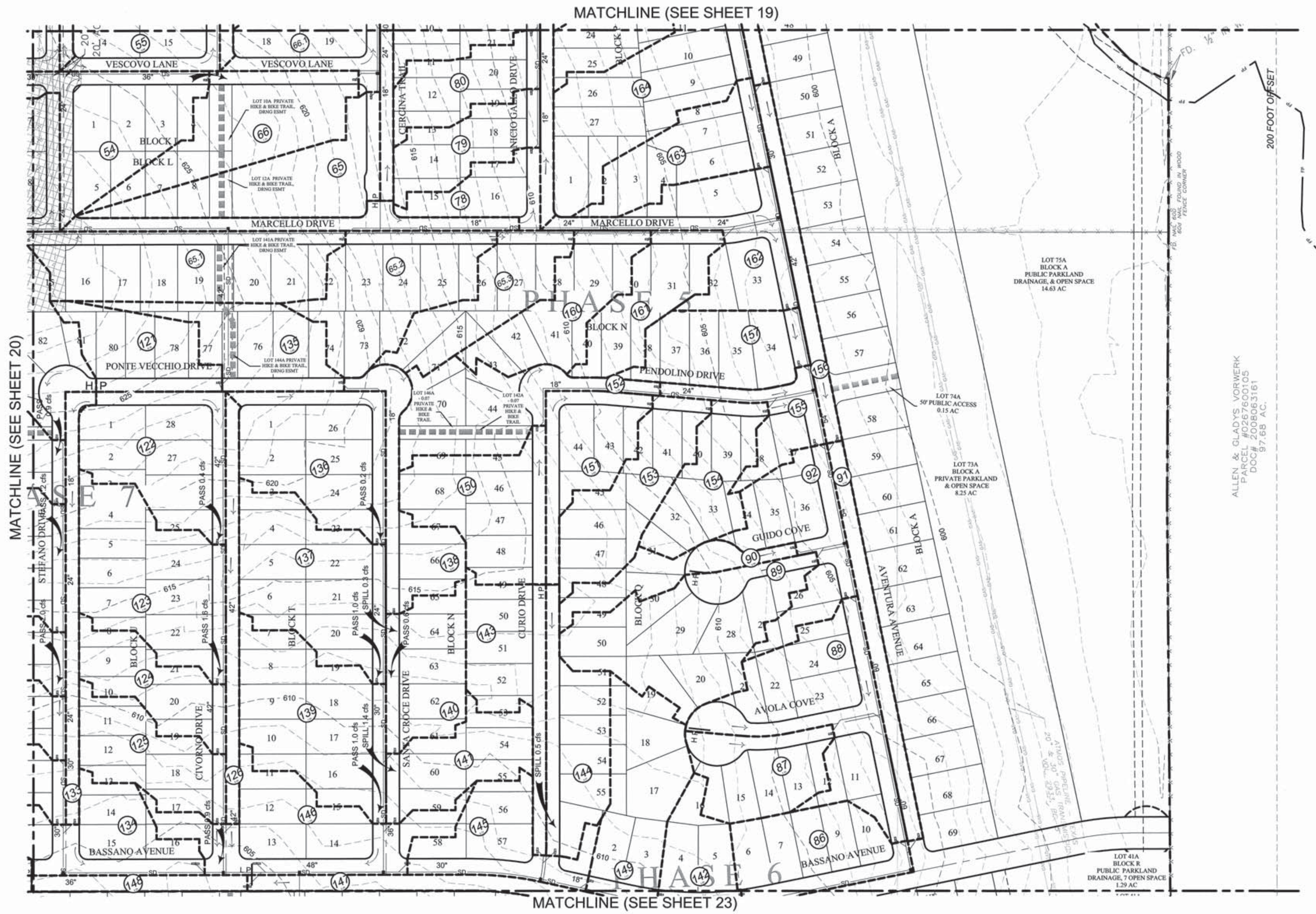
REPLACEMENT SHEET



LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
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NOTES:

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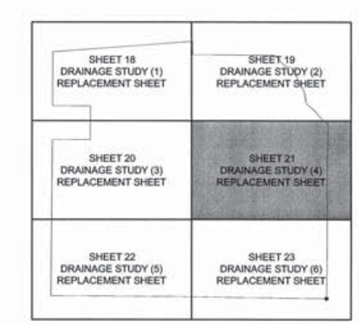
0' 100' 200' 300'



KEY MAP

NO.	REVISION	DATE

JAMES A. HUFFCUT, JR. 55253 LICENSED PROFESSIONAL ENGINEER — STATE OF TEXAS — James A. Huffcut 11-28-16

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

REVISION NO. 2

CITY OF PFLUGERVILLE, TEXAS

DRAINAGE STUDY

DRAINAGE STUDY (4)

PLAT NO. ____
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED RS DRAWN RBB
SHEET 21 OF 27

REPLACEMENT SHEET

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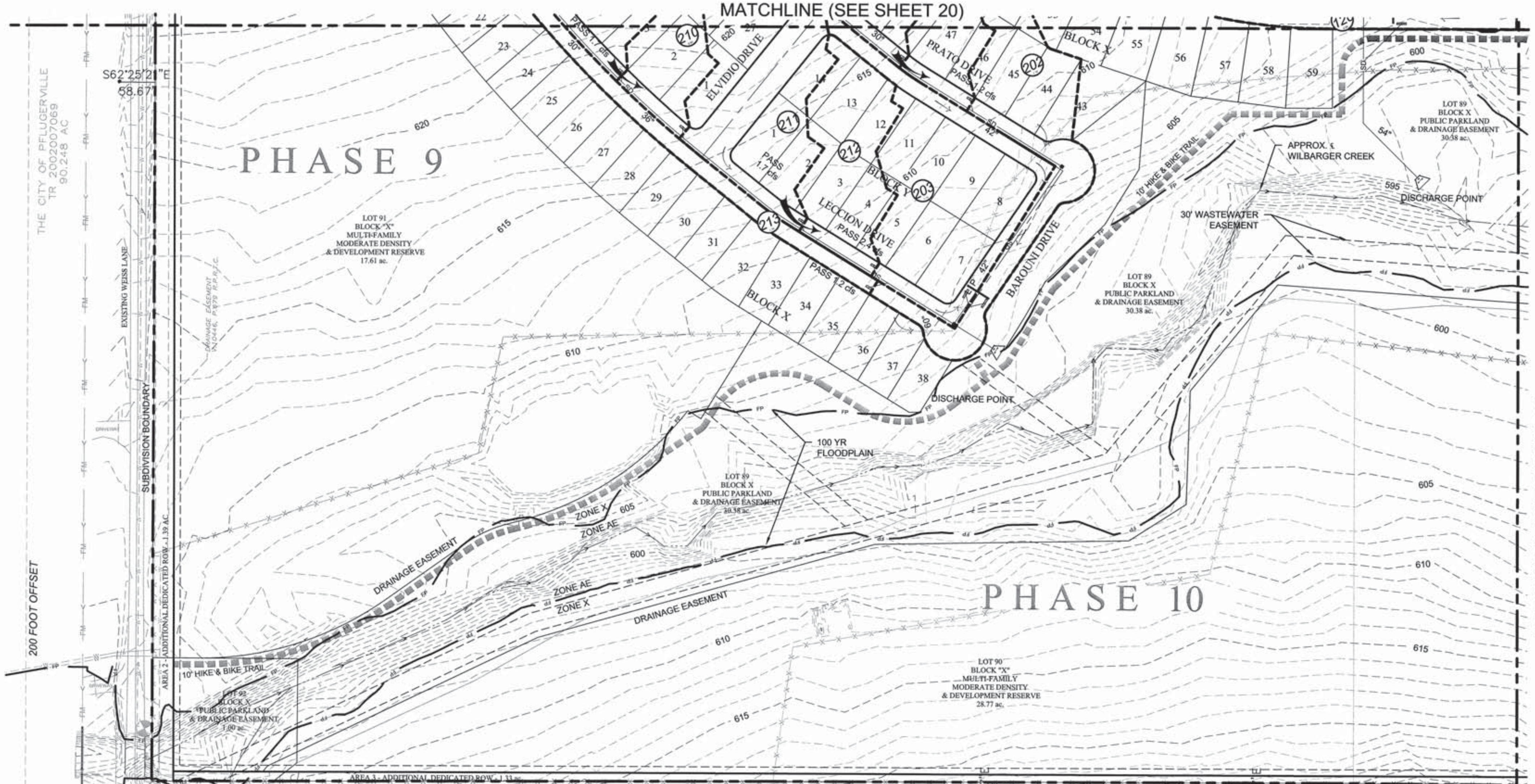


Area	Acres	Tc	I2	I25	I100	C2	C25	C100	Q2	Q25	Q100
1	1.44	5	5.76	10.11	12.54	0.46	0.57	0.65	3.8	8.3	11.7
2	0.52	5	5.76	10.11	12.54	0.44	0.55	0.62	1.3	2.9	4.0
3	0.92	5	5.76	10.11	12.54	0.51	0.63	0.71	2.7	5.9	8.2
4	1.22	6	5.48	9.65	12.04	0.48	0.59	0.67	3.2	6.9	9.8
5	0.62	5	5.76	10.11	12.54	0.53	0.65	0.73	1.9	4.1	5.7
6	0.67	5	5.76	10.11	12.54	0.66	0.78	0.86	2.5	5.3	7.2
7	1.36	5	5.76	10.11	12.54	0.38	0.48	0.56	3.0	6.6	9.6
8	1.46	7	5.23	9.23	11.57	0.47	0.59	0.66	3.6	8.0	11.1
9	0.61	5	5.76	10.11	12.54	0.48	0.59	0.67	1.7	3.6	5.1
10	1.33	8	5.01	8.85	11.15	0.46	0.58	0.65	3.1	6.8	9.6
11	1.60	8	5.01	8.85	11.15	0.46	0.57	0.64	3.7	8.1	11.4
12	1.59	8	5.01	8.85	11.15	0.45	0.56	0.64	3.6	7.9	11.3
13	0.76	7	5.23	9.23	11.57	0.46	0.57	0.65	1.8	4.0	5.7
14	0.48	5	5.76	10.11	12.54	0.48	0.59	0.67	1.3	2.9	4.0
15	0.58	5	5.76	10.11	12.54	0.48	0.60	0.67	1.6	3.5	4.9
16	1.15	5	5.76	10.11	12.54	0.49	0.60	0.68	3.2	7.0	9.8
17	0.52	5	5.76	10.11	12.54	0.62	0.74	0.82	1.9	3.9	5.3
18	0.74	5	5.76	10.11	12.54	0.61	0.73	0.81	2.6	5.5	7.5
19	1.02	5	5.76	10.11	12.54	0.48	0.59	0.67	2.8	6.1	8.6
20	1.67	7	5.23	9.23	11.57	0.45	0.56	0.63	3.9	8.6	12.2
21	1.13	7	5.23	9.23	11.57	0.47	0.58	0.65	2.8	6.0	8.5
22	0.79	7	5.23	9.23	11.57	0.46	0.57	0.65	1.9	4.2	5.9
23	0.45	5	5.76	10.11	12.54	0.64	0.77	0.85	1.7	3.5	4.8
24	0.54	5	5.76	10.11	12.54	0.49	0.60	0.68	1.5	3.3	4.6
25	0.94	5	5.76	10.11	12.54	0.50	0.61	0.69	2.7	5.8	8.1
26	1.39	7	5.23	9.23	11.57	0.47	0.59	0.66	3.4	7.6	10.6
27	1.34	7	5.23	9.23	11.57	0.48	0.59	0.67	3.4	7.3	10.4
28	1.04	7	5.23	9.23	11.57	0.47	0.59	0.66	2.6	5.7	7.9
29	0.45	5	5.76	10.11	12.54	0.64	0.77	0.85	1.7	3.5	4.8
30	0.54	5	5.76	10.11	12.54	0.48	0.60	0.68	1.5	3.3	4.6
31	0.94	5	5.76	10.11	12.54	0.50	0.61	0.69	2.7	5.8	8.1
32	1.39	7	5.23	9.23	11.57	0.47	0.59	0.66	3.4	7.6	10.6
33	1.34	7	5.23	9.23	11.57	0.48	0.59	0.67	3.4	7.3	10.4
34	1.04	5	5.76	10.11	12.54	0.47	0.59	0.66	2.8	6.2	8.6
35	0.45	5	5.76	10.11	12.54	0.64	0.77	0.85	1.7	3.5	4.8
36	0.54	5	5.76	10.11	12.54	0.48	0.60	0.68	1.5	3.3	4.6
37	1.10	7	5.23	9.23	11.57	0.48	0.59	0.67	2.8	6.0	8.5
38	1.41	7	5.23	9.23	11.57	0.48	0.59	0.67	3.5	7.7	10.9
39	1.05	7	5.23	9.23	11.57	0.48	0.59	0.67	2.6	5.7	8.1
40	0.49	5	5.76	10.11	12.54	0.64	0.76	0.85	1.8	3.8	5.2

Area	Acres	Tc	I2	I25	I100	C2	C25	C100	Q2	Q25	Q100
41	1.14	5	5.76	10.11	12.54	0.49	0.61	0.69	3.2	7.0	9.9
42	0.54	5	5.76	10.11	12.54	0.66	0.78	0.87	2.1	4.3	5.9
43	0.82	5	5.76	10.11	12.54	0.60	0.72	0.81	2.8	6.0	8.3
44	0.65	5	5.76	10.11	12.54	0.64	0.76	0.85	2.4	5.0	6.9
45	0.77	7	5.23	9.23	11.57	0.46	0.57	0.65	1.9	4.1	5.8
46	0.77	7	5.23	9.23	11.57	0.46	0.57	0.65	1.9	4.1	5.8
47	0.92	5	5.76	10.11	12.54	0.48	0.59	0.67	2.5	5.5	7.7
48	0.62	5	5.76	10.11	12.54	0.51	0.62	0.70	1.8	3.9	5.4
49	1.03	7	5.23	9.23	11.57	0.48	0.59	0.67	2.6	5.6	8.0
50	1.04	7	5.23	9.23	11.57	0.47	0.59	0.66	2.6	5.7	7.9
51	1.04	7	5.23	9.23	11.57	0.47	0.59	0.66	2.6	5.7	7.9
52	1.04	7	5.23	9.23	11.57	0.47	0.59	0.66	2.6	5.7	7.9
53	0.50	5	5.76	10.11	12.54	0.64	0.77	0.85	1.8	3.9	5.3
54	1.44	8	5.01	8.85	11.15	0.46	0.57	0.65	3.3	7.3	10.4
55	0.94	5	5.76	10.11	12.54	0.50	0.62	0.69	2.7	5.9	8.1
56	1.04	7	5.23	9.23	11.57	0.47	0.59	0.66	2.6	5.7	7.9
57	1.04	7	5.23	9.23	11.57	0.47	0.59	0.66	2.6	5.7	7.9
58	1.04	7	5.23	9.23	11.57	0.47	0.59	0.66	2.6	5.7	7.9
59	0.33	5	5.76	10.11	12.54	0.64	0.76	0.85	1.2	2.5	3.5
60	0.69	7	5.23	9.23	11.57	0.48	0.59	0.67	1.7	3.8	5.3
61	0.70	5	5.76	10.11	12.54	0.47	0.58	0.65	1.9	4.1	5.7
62	1.02	7	5.23	9.23	11.57	0.39	0.50	0.57	2.1	4.7	6.7
63	0.71	5	5.76	10.11	12.54	0.54	0.66	0.74	2.2	4.7	6.6
64	0.54	7	5.23	9.23	11.57	0.47	0.58	0.66	1.3	2.9	4.1
65	1.23	13	4.15	7.39	9.46	0.33	0.44	0.51	1.7	4.0	5.9
66	1.31	10	4.62	8.19	10.40	0.41	0.52	0.60	2.5	5.6	8.2
66.1	1.04	6	5.48	9.65	12.04	0.50	0.61	0.69	2.8	6.1	8.6
67	0.75	6	5.48	9.65	12.04	0.46	0.58	0.65	1.9	4.2	5.9
68	0.92	6	5.48	9.65	12.04	0.46	0.57	0.65	2.3	5.1	7.2
69	0.75	6	5.48	9.65	12.04	0.46	0.58	0.65	1.9	4.2	5.9
70	0.74	6	5.48	9.65	12.04	0.47	0.58	0.66	1.9	4.1	5.9
71	0.52	5	5.76	10.11	12.54	0.64	0.76	0.85	1.9	4.0	5.5
72	0.76	6	5.48	9.65	12.04	0.46	0.58	0.65	1.9	4.3	5.9
73	0.98	8	5.01	8.85	11.15	0.46	0.57	0.65	2.3	4.9	7.1
74	0.63	5	5.76	10.11	12.54	0.66	0.78	0.87	2.4	5.0	6.9
75	0.93	6	5.48	9.65	12.04	0.52	0.63	0.71	2.7	5.7	8.0
76	0.91	8	5.01	8.85	11.15	0.45	0.56	0.63	2.1	4.5	6.4
77	0.92	6	5.48	9.65	12.04	0.47	0.59	0.66	2.4	5.2	7.3
77.1	0.74	7	5.23	9.23	11.57	0.45	0.56	0.64	1.7	3.8	5.5
77.2	0.67	7	5.23	9.23	11.57	0.45	0.56	0.64	1.6	3.5	5.0

Area	Acres	Tc	I2	I25	I100	C2	C25	C100	Q2	Q25	Q100
78	0.52	5	5.76	10.11	12.54	0.46	0.57	0.64	1.4	3.0	4.2
79	0.72	6	5.48	9.65	12.04	0.47	0.58	0.66	1.9	4.0	5.7
80	0.73	6	5.48	9.65	12.04	0.47	0.58	0.66	1.9	4.1	5.8
81	0.74	6	5.48	9.65	12.04	0.46	0.58	0.65	1.9	4.1	5.8
82	0.58	6	5.48	9.65	12.04	0.46	0.58	0.65	1.5	3.2	4.5
83	0.72	6	5.48	9.65	12.04	0.47	0.58	0.66	1.9	4.0	5.7
84	0.74	6	5.48	9.65	12.04	0.46	0.57	0.65	1.9	4.1	5.8
85	0.55	6	5.48	9.65	12.04	0.46	0.57	0.65	1.4	3.0	4.3
85.1	0.79	6	5.48	9.65	12.04	0.44	0.55	0.63	1.9	4.2	6.0
85.2	0.76	5	5.76	10.11	12.54	0.53	0.65	0.73	2.3	5.0	7.0
85.3	0.35	5	5.76	10.11	12.54	0.64	0.76	0.84	1.3	2.7	3.7
85.4	0.66	7	5.23	9.23	11.57	0.48	0.59	0.67	1.7	3.6	5.1
86	1.04	10	4.62	8.19	10.40	0.50	0.62	0.70	2.4	5.3	7.6
87	0.85	5	5.76	10.11	12.54	0.49	0.60	0.68	2.4	5.2	7.2
88	1.71	8	5.01	8.85	11.15	0.49	0.61	0.69	4.2	9.2	13.2
89	1.75	10	4.62	8.19	10.40	0.43	0.54	0.62	3.5	7.7	11.3
90	0.56	5	5.76	10.11	12.54	0.49	0.60	0.68	1.6	3.4	4.8
91	0.52	5	5.76	10.11	12.54	0.56	0.68	0.76	1.7	3.6	5.0
92	1.07	5	5.76	10.11	12.54	0.47	0.58	0.66	2.9	6.3	8.9
93	0.97	6	5.48	9.65	12.04	0.33	0.44	0.51	1.8	4.1	6.0
93A	0.87	5	5.76	10.11	12.54	0.46	0.57	0.64	2.3	5.0	7.0
93B	0.84	5	5.76	10.11	12.54	0.49	0.60	0.68	2.4	5.1	7.2
94	1.03	6	5.48	9.65	12.04	0.43	0.54	0.62	2.4	5.4	7.7
95	0.65	5	5.76	10.11	12.54	0.51	0.62	0.70	1.9	4.1	5.7
96	1.03	5	5.76	10.11	12.54	0.56	0.68	0.76	3.3	7.1	9.8
97	1.71	6	5.48	9.65	12.04	0.48	0.60	0.68	4.5	9.9	14.0
98	0.59	6	5.48	9.65	12.04	0.46	0.57	0.65	1.5	3.2	4.6
99	1.04	7	5.23	9.23	11.57	0.41	0.52	0.59	2.2	5.0	7.1
100	0.55	5	5.76	10.11	12.54	0.47	0.58	0.66	1.5	3.2	4.6
101	1.52	10	4.62	8.19	10.40	0.38	0.49	0.56	2.7	6.1	8.9
102	1.19	10	4.62	8.19	10.40	0.44	0.55	0.63	2.4	5.4	7.8
103	1.02	5	5.76	10.11	12.54	0.58	0.70	0.79	3.4	7.2	10.1
104	1.67	10	4.62	8.19	10.40	0.43	0.54	0.62	3.3	7.4	10.8
105	0.94	5	5.76	10.11	12.54	0.50	0.62	0.69	2.7	5.9	8.1
106	1.17	7	5.23	9.23	11.57	0.47	0.58	0.66	2.9	6.3	8.9
107	1.62	10	4.62	8.19	10.40	0.43	0.54	0.62	3.2	7.2	10.4
108	0.45	5	5.76	10.11	12.54	0.64	0.76	0.85	1.7	3.5	4.8
109	1.00	6	5.48	9.65	12.04	0.48	0.60	0.68	2.6	5.8	8.2
110	1.20	10	4.62	8.19	10.40	0.43	0.54	0.62	2.4	5.3	7.7
111	1.20	7	5.23	9.23	11.57	0.45	0.56	0.64	2.8	6.2	8.9

DRAINAGE CALCULATIONS
CONT. ON SHEET 23

LEGEND

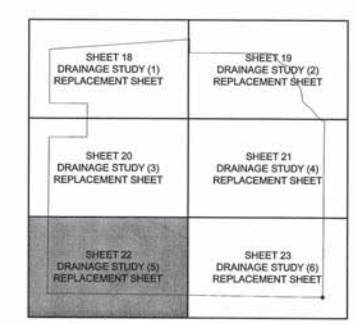
- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- STORM DRAIN LINE
- SD MANHOLE
- SD INLET
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- (01) DRAINAGE AREA
- HEADWALL
- EXISTING CONTOUR LINE
- RECORDED FINAL PLAT AREA

NOTES:

1. STORM DRAIN SIZES AND DRAINAGE AREAS INDICATED ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.

SCALE: 1"= 100'

0' 100' 200' 300'



KEY MAP

NO.	REVISION	DATE

James A. Huffcut 11-28-16

STATE OF TEXAS
JAMES A. HUFFCUT, JR.
55253
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

REVISION NO. 2

CITY OF PFLUGERVILLE, TEXAS

DRAINAGE STUDY

DRAINAGE STUDY (5)

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED [initials] DRAWN RBB

Date: Nov 28, 2016, 10:52am User ID: psylvester
File: H:\projects\507\03\60\212 Preliminary\Civil\0D50703-60.dwg

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REPLACEMENT SHEET

LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- STORM DRAIN LINE
- SD MANHOLE
- SD INLET
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- 01 DRAINAGE AREA
- HEADWALL
- EXISTING CONTOUR LINE
- RECORDED FINAL PLAT AREA

NOTES:

1. STORM DRAIN SIZES AND DRAINAGE AREAS INDICATED ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.

SCALE: 1"= 100'

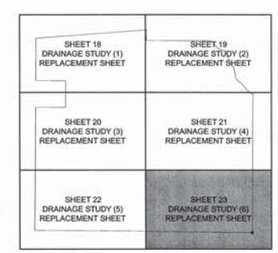
0' 100' 200' 300'

DRAINAGE CALCULATIONS CONT. FROM SHEET 22

Area	Acres	Tc	I2	I25	I100	C2	C25	C100	Q2	Q25	Q100
112	1.17	7	5.23	9.23	11.57	0.46	0.57	0.65	2.8	6.2	8.8
113	1.19	7	5.23	9.23	11.57	0.45	0.56	0.64	2.8	6.2	8.8
114	1.36	7	5.23	9.23	11.57	0.46	0.57	0.65	3.3	7.2	10.2
115	1.29	7	5.23	9.23	11.57	0.49	0.61	0.68	3.3	7.3	10.1
116	1.39	7	5.23	9.23	11.57	0.47	0.59	0.66	3.4	7.6	10.6
117	1.05	7	5.23	9.23	11.57	0.47	0.58	0.66	2.6	5.6	8.0
118	1.27	7	5.23	9.23	11.57	0.45	0.56	0.64	3.0	6.6	9.4
119	1.19	5	5.76	10.11	12.54	0.55	0.66	0.74	3.8	7.9	11.0
120	0.66	5	5.76	10.11	12.54	0.65	0.78	0.86	2.5	5.2	7.1
121	0.80	5	5.76	10.11	12.54	0.48	0.59	0.67	2.2	4.8	6.7
122	1.26	7	5.23	9.23	11.57	0.49	0.60	0.68	3.2	7.0	9.9
123	1.55	7	5.23	9.23	11.57	0.46	0.57	0.65	3.7	8.2	11.7
124	0.85	7	5.23	9.23	11.57	0.45	0.56	0.63	2.0	4.4	6.2
125	1.46	7	5.23	9.23	11.57	0.46	0.58	0.65	3.5	7.8	11.0
126	0.46	5	5.76	10.11	12.54	0.64	0.76	0.85	1.7	3.5	4.9
127	1.51	7	5.23	9.23	11.57	0.43	0.54	0.61	3.4	7.5	10.7
128	1.38	7	5.23	9.23	11.57	0.45	0.56	0.64	3.2	7.1	10.2
129	1.52	7	5.23	9.23	11.57	0.46	0.57	0.65	3.7	8.0	11.4
130	0.76	7	5.23	9.23	11.57	0.46	0.57	0.65	1.8	4.0	5.7
131	0.76	7	5.23	9.23	11.57	0.46	0.57	0.65	1.8	4.0	5.7
132	0.75	7	5.23	9.23	11.57	0.46	0.57	0.65	1.8	3.9	5.6
133	0.52	5	5.76	10.11	12.54	0.63	0.75	0.84	1.9	3.9	5.5
134	0.66	5	5.76	10.11	12.54	0.48	0.59	0.67	1.8	3.9	5.5
135	0.95	5	5.76	10.11	12.54	0.44	0.55	0.63	2.4	5.3	7.5
136	1.28	7	5.23	9.23	11.57	0.49	0.61	0.68	3.3	7.2	10.1
137	1.55	7	5.23	9.23	11.57	0.46	0.57	0.65	3.7	8.2	11.7
138	0.75	5	5.76	10.11	12.54	0.48	0.59	0.67	2.1	4.5	6.3
139	1.59	7	5.23	9.23	11.57	0.46	0.57	0.65	3.8	8.4	12.0
140	0.91	5	5.76	10.11	12.54	0.48	0.59	0.67	2.5	5.4	7.6
141	0.75	6	5.48	9.65	12.04	0.46	0.57	0.65	1.9	4.1	5.9
142	0.60	5	5.76	10.11	12.54	0.47	0.58	0.66	1.6	3.5	5.0
143	1.14	5	5.76	10.11	12.54	0.49	0.61	0.69	3.2	7.0	9.9
144	0.97	5	5.76	10.11	12.54	0.53	0.65	0.73	3.0	6.4	8.9
145	0.73	5	5.76	10.11	12.54	0.50	0.62	0.69	2.1	4.6	6.3
146	1.51	5	5.76	10.11	12.54	0.47	0.58	0.66	4.1	8.9	12.5
147	0.49	5	5.76	10.11	12.54	0.66	0.79	0.87	1.9	3.9	5.3
148	0.28	5	5.76	10.11	12.54	0.66	0.78	0.87	1.1	2.2	3.1
149	1.21	10	4.62	8.19	10.40	0.42	0.52	0.60	2.3	5.2	7.6
150	1.19	6	5.48	9.65	12.04	0.47	0.59	0.66	3.1	6.8	9.5
151	0.83	5	5.76	10.11	12.54	0.52	0.63	0.71	2.5	5.3	7.4

Area	Acres	Tc	I2	I25	I100	C2	C25	C100	Q2	Q25	Q100
152	1.09	7	5.23	9.23	11.57	0.45	0.56	0.63	2.6	5.6	7.9
153	1.06	10	4.62	8.19	10.40	0.44	0.54	0.62	2.2	4.7	6.8
154	0.84	10	4.62	8.19	10.40	0.47	0.59	0.66	1.8	4.1	5.8
155	0.53	5	5.76	10.11	12.54	0.57	0.69	0.77	1.7	3.7	5.1
156	0.47	5	5.76	10.11	12.54	0.66	0.78	0.87	1.8	3.7	5.1
157	0.96	10	4.62	8.19	10.40	0.44	0.55	0.63	2.0	4.3	6.3
158	1.60	22	3.2	5.78	7.53	0.32	0.43	0.50	1.6	4.0	6.0
159	1.19	8	5.01	8.85	11.15	0.44	0.55	0.62	2.6	5.8	8.2
160	1.28	10	4.62	8.19	10.40	0.45	0.56	0.63	2.7	5.9	8.4
161	0.81	9	4.81	8.51	10.76	0.45	0.56	0.64	1.8	3.9	5.6
162	1.20	5	5.76	10.11	12.54	0.46	0.57	0.65	3.2	6.9	9.8
163	0.93	10	4.62	8.19	10.40	0.47	0.58	0.65	2.0	4.4	6.3
164	1.56	10	4.62	8.19	10.40	0.42	0.53	0.60	3.0	6.8	9.7
165	0.91	10	4.62	8.19	10.40	0.44	0.55	0.62	1.8	4.1	5.9
166	0.84	10	4.62	8.19	10.40	0.45	0.56	0.64	1.7	3.9	5.6
167	1.19	10	4.62	8.19	10.40	0.44	0.55	0.63	2.4	5.4	7.8
168	0.37	5	5.76	10.11	12.54	0.66	0.79	0.87	1.4	3.0	4.0
169	0.54	5	5.76	10.11	12.54	0.65	0.78	0.86	2.0	4.3	5.8
170	1.09	6	5.48	9.65	12.04	0.45	0.56	0.64	2.7	5.9	8.4
171	0.28	5	5.76	10.11	12.54	0.46	0.57	0.65	0.7	1.6	2.3
172	1.41	10	4.62	8.19	10.40	0.45	0.56	0.64	2.9	6.5	9.4
173	0.20	5	5.76	10.11	12.54	0.51	0.63	0.70	0.6	1.3	1.8
174	0.94	8	5.01	8.85	11.15	0.45	0.56	0.64	2.1	4.7	6.7
175	0.92	8	5.01	8.85	11.15	0.43	0.54	0.62	2.0	4.4	6.4
176	0.85	5	5.76	10.11	12.54	0.52	0.64	0.72	2.5	5.5	7.7
177	1.32	5	5.76	10.11	12.54	0.49	0.60	0.68	3.7	8.0	11.3
183	0.70	5	5.76	10.11	12.54	0.66	0.78	0.87	2.7	5.5	7.6
184	0.50	5	5.76	10.11	12.54	0.48	0.59	0.67	1.4	3.0	4.2
185	1.32	7	5.23	9.23	11.57	0.49	0.61	0.69	3.4	7.4	10.5
186	1.39	7	5.23	9.23	11.57	0.47	0.59	0.66	3.4	7.6	10.6
187	1.39	7	5.23	9.23	11.57	0.47	0.59	0.66	3.4	7.6	10.6
188	0.54	5	5.76	10.11	12.54	0.53	0.64	0.72	1.6	3.5	4.9
189	1.15	7	5.23	9.23	11.57	0.46	0.57	0.65	2.8	6.1	8.6
190	0.72	6	5.48	9.65	12.04	0.46	0.57	0.65	1.8	4.0	5.6
191	0.50	6	5.48	9.65	12.04	0.57	0.69	0.77	1.6	3.3	4.6
192	1.01	8	5.01	8.85	11.15	0.39	0.50	0.57	2.0	4.5	6.4
193	0.85	6	5.48	9.65	12.04	0.36	0.47	0.54	1.7	3.9	5.5
194	0.66	5	5.76	10.11	12.54	0.52	0.63	0.71	2.0	4.2	5.9
195	1.01	7	5.23	9.23	11.57	0.45	0.56	0.63	2.4	5.2	7.4

Area	Acres	Tc	I2	I25	I100	C2	C25	C100	Q2	Q25	Q100	
196	1.15	5	5.76	10.11	12.54	0.44	0.55	0.62	2.9	6.4	8.9	
197	1.15	5	5.76	10.11	12.54	0.48	0.60	0.67	3.2	7.0	9.7	
198	1.06	5	5.76	10.11	12.54	0.48	0.59	0.67	2.9	6.3	8.9	
199	0.85	5	5.76	10.11	12.54	0.58	0.70	0.78	2.8	6.0	8.3	
200	1.30	5	5.76	10.11	12.54	0.51	0.63	0.71	3.8	8.3	11.6	
201	0.60	6	5.48	9.65	12.04	0.47	0.58	0.65	1.5	3.4	4.7	
202	1.18	7	5.23	9.23	11.57	0.48	0.60	0.67	3.0	6.5	9.1	
203	1.15	6	5.48	9.65	12.04	0.50	0.62	0.70	3.2	6.9	9.7	
204	1.58	10	4.62	8.19	10.40	0.38	0.49	0.56	2.8	6.3	9.2	
205	0.64	5	5.76	10.11	12.54	0.66	0.79	0.87	2.4	5.1	7.0	
206	0.56	5	5.76	10.11	12.54	0.43	0.54	0.61	1.4	3.1	4.3	
207	1.30	6	5.48	9.65	12.04	0.46	0.57	0.65	3.3	7.2	10.2	
208	1.49	6	5.48	9.65	12.04	0.46	0.57	0.65	3.8	8.2	11.7	
209	1.34	6	5.48	9.65	12.04	0.46	0.57	0.65	3.4	7.4	10.5	
210	0.84	6	5.48	9.65	12.04	0.45	0.56	0.64	2.1	4.5	6.5	
211	1.42	5	5.76	10.11	12.54	0.50	0.61	0.69	4.1	8.8	12.3	
212	0.87	6	5.48	9.65	12.04	0.44	0.55	0.63	2.1	4.6	6.6	
213	1.26	5	5.76	10.11	12.54	0.52	0.63	0.71	3.8	8.0	11.2	
215	0.30	5	5.76	10.11	12.54	0.58	0.70	0.78	1.0	2.1	2.9	
216	0.53	5	5.76	10.11	12.54	0.56	0.67	0.76	1.7	3.6	5.1	
217	0.60	5	5.76	10.11	12.54	0.60	0.72	0.80	2.1	4.4	6.0	
218	0.43	5	5.76	10.11	12.54	0.59	0.71	0.79	1.5	3.1	4.3	
219	1.18	7	5.23	9.23	11.57	0.48	0.60	0.67	3.0	6.5	9.1	
225	1.63	10	4.62	8.19	10.40	0.34	0.44	0.51	2.6	5.9	8.6	
226	1.55	10	4.62	8.19	10.40	0.34	0.44	0.51	2.4	5.6	8.2	
227	0.73	10	4.62	8.19	10.40	0.39	0.49	0.57	1.3	2.9	4.3	
228	0.23	5	5.76	10.11	12.54	0.60	0.72	0.80	0.8	1.7	2.3	
229	2.59	10	4.62	8.19	10.40	0.29	0.39	0.46	3.5	8.3	12.4	
230	1.12	7	5.23	9.23	11.57	0.46	0.58	0.65	2.7	6.0	8.4	
231	0.65	7	5.23	9.23	11.57	0.45	0.56	0.63	1.5	3.4	4.7	
232	0.83	7	5.23	9.23	11.57	0.39	0.50	0.57	1.7	3.8	5.5	
233	0.24	5	5.76	10.11	12.54	0.61	0.73	0.81	0.8	1.8	2.4	
234	2.05	6	5.48	9.65	12.04	0.34	0.44	0.51	3.8	8.7	12.6	
235	6.68	5	5.76	10.11	12.54	0.66	0.78	0.87	25.4	52.7	72.9	Fully Developed
65.1	1.65	7	5.23	9.23	11.57	0.34	0.44	0.51	2.9	6.7	9.7	
65.2	1.35	7	5.23	9.23	11.57	0.52	0.57	0.61	3.7	7.1	9.5	
65.3	0.89	5	5.76	10.11	12.54	0.58	0.70	0.78	3.0	6.3	8.7	
85.5	1.09	5	5.76	10.11	12.54	0.45	0.56	0.64	2.8	6.2	8.7	



KEY MAP

REPLACEMENT SHEET

NO.	REVISION	DATE

1/20/16

STATE OF TEXAS
JAMES A. HUFFCUT, JR.
55253
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
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SUITE 220 WEST
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

REVISION NO. 2
CITY OF PFLUGERVILLE, TEXAS
DRAINAGE STUDY
DRAINAGE STUDY (6)

PLAT NO. _____
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED _____ DRAWN RBB

Date: Nov 28, 2016, 10:52am User ID: paylwester
File: H:\projects\50703\03\60\212 Preliminary\Civil\0050703-60.dwg

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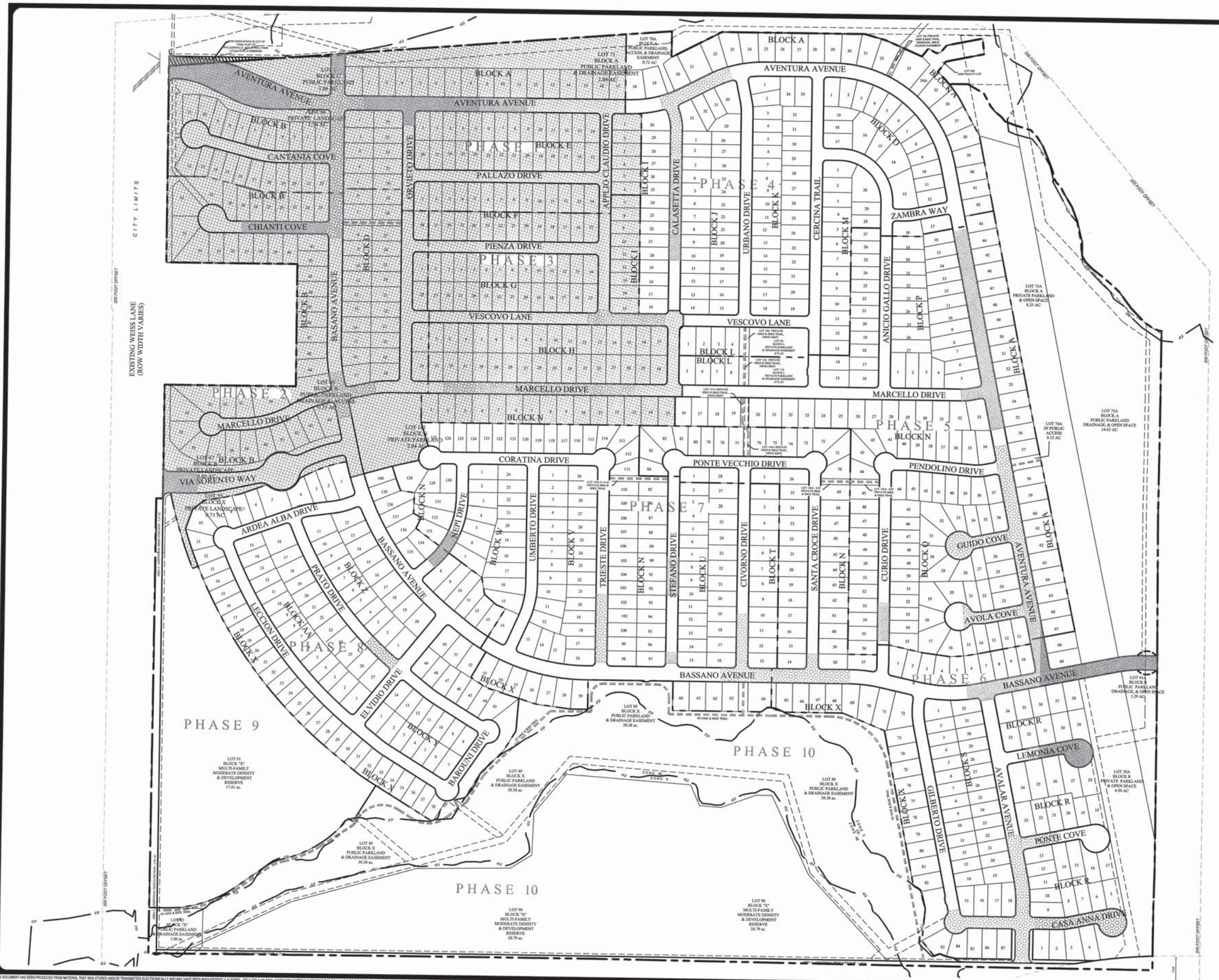

LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- RECORDED FINAL PLAT AREA
- PROPOSED CUT
- PROPOSED FILL

NOTE:
SHADING ON THIS PLAN SHEET DEPICTS THE APPROXIMATE AREAS OF CUT & FILL WITHIN THE RIGHT-OF WAY.

SCALE: 1"= 200'

0' 200' 400' 600'

NO.	REVISION	DATE

James A. Huffcut 9-28-16

STATE OF TEXAS
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SORENTO PRELIMINARY

REVISION NO. 2

CITY OF PFLUGERVILLE, TEXAS

CUT - FILL PLAN

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED RS DRAWN RBB
SHEET 24 OF 27

Date: Nov 28, 2016, 10:51am User ID: psylvester
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REPLACEMENT SHEET

LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- RECORDED FINAL PLAT AREA
- PROPOSED STREET LIGHT

NOTE:
LOCATION OF STREETLIGHTS ARE APPROXIMATE. FINAL DESIGN OF STREETLIGHT NETWORK SHALL BE BY THE UTILITY PROVIDER AT THE TIME OF FINAL PLATS AND CONSTRUCTION PLANS.

SCALE: 1"= 200'
0' 200' 400' 600'

NO.	REVISION	DATE

STATE OF TEXAS
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1-28-16

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SORENTO PRELIMINARY

REVISION NO. 2
CITY OF PFLUGERVILLE, TEXAS

STREET LIGHT LAYOUT

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED DRAWN RBB
SHEET 25 OF 27

REPLACEMENT SHEET

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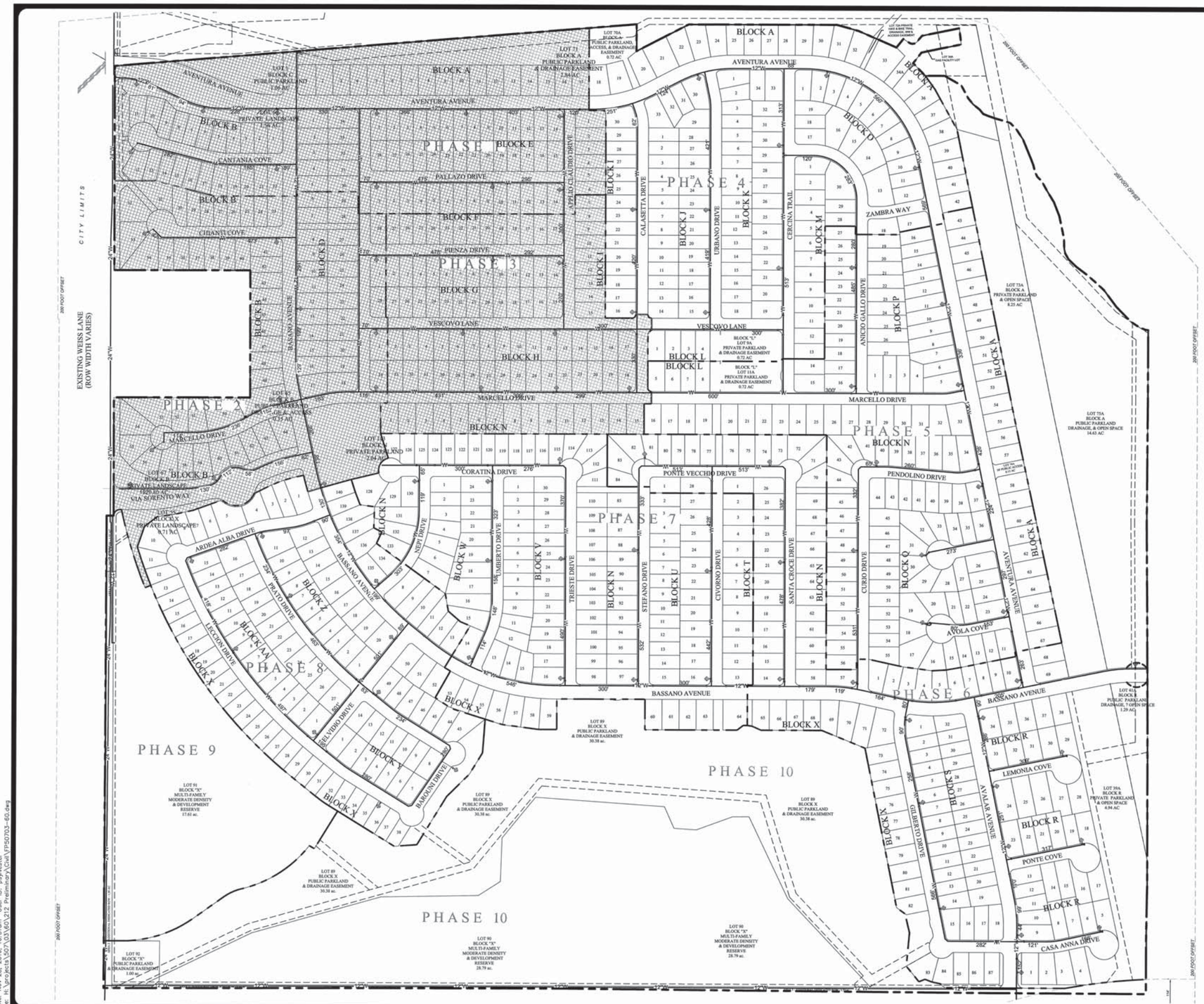


LEGEND

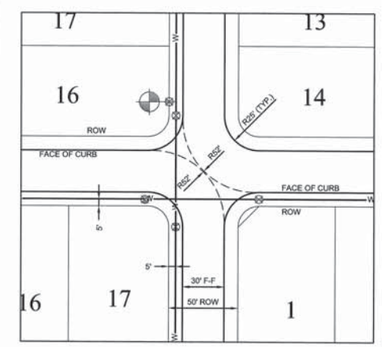
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- CITY LIMITS LINE
- RECORDED FINAL PLAT AREA
- FIRE HYDRANT
- GATE VALVE
- FUTURE WATER LINE MAIN

NOTES:

1. FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 600 FEET IN RESIDENTIAL AREAS.
2. DOUBLE BLUE REFLECTOR "HYE-LITES" BRAND, MANUFACTURED BY PAVEMENT MARKERS INC. TO BE INSTALLED AT CENTERLINE OF STREET PERPINDICULAR TO HYDRANT.
3. WATER LINE ARE ALL 8" UNLESS OTHERWISE NOTED.
4. ROLL OVER CURBS SHALL BE PROVIDED FOR THE ROUNDABOUT SPLITTER ISLANDS.
5. SIGNS AND LANDSCAPING SHALL NOT BE INSTALLED ON THE ROUNDABOUT SPLITTER ISLANDS.

SCALE: 1"= 200'

0' 200' 400' 600'



TYPICAL INTERSECTION

NO.	REVISION	DATE

James A. Huffcut Jr. 11-28-16

STATE OF TEXAS
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SORENTO PRELIMINARY

REVISION NO. 2

CITY OF PFLUGERVILLE, TEXAS

FIRE PROTECTION

PLAT NO. _____
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED _____ DRAWN RBB
SHEET 26 OF 27

Date: Nov 28, 2016, 10:51am User ID: psylvester
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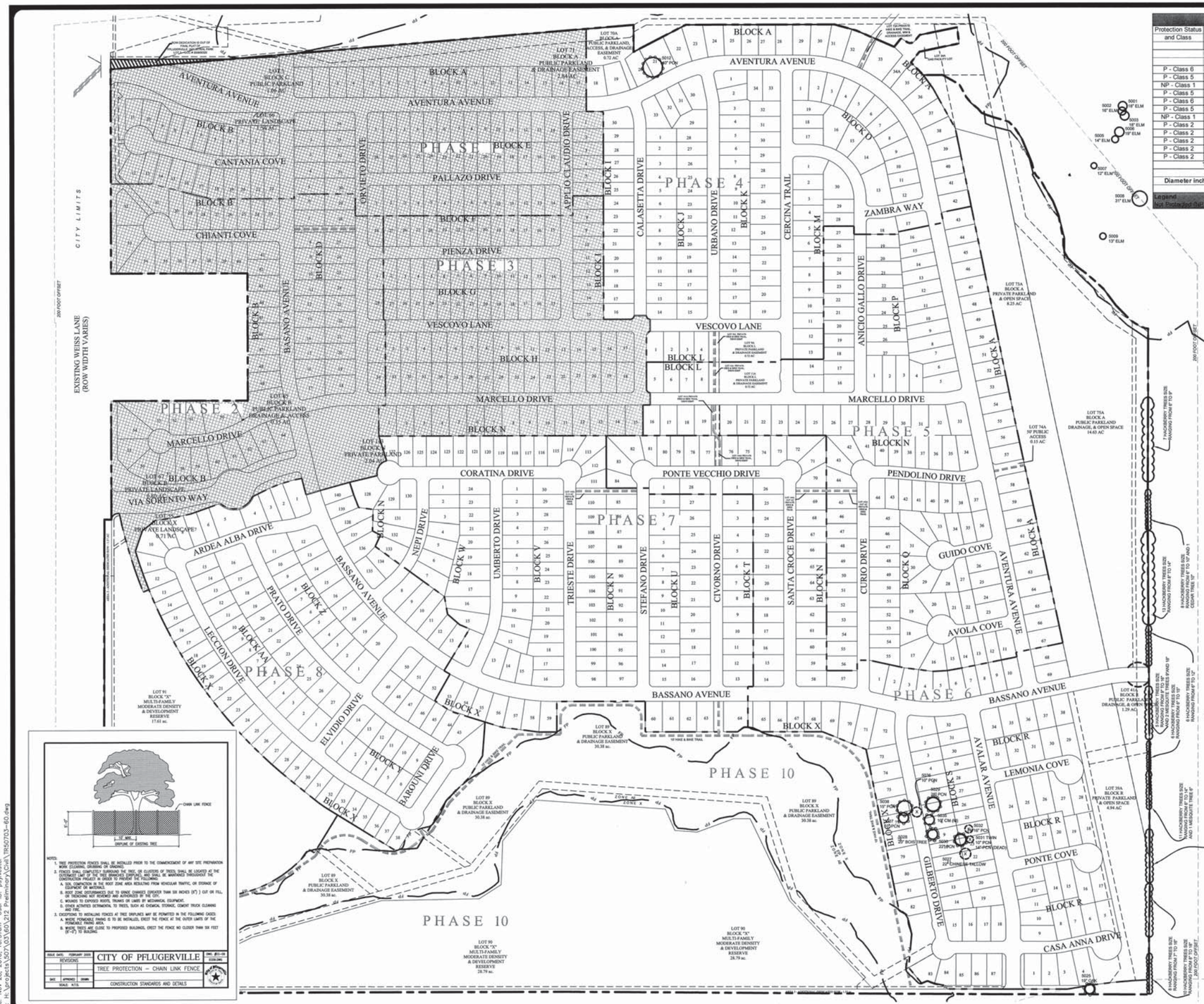
REPLACEMENT SHEET



Protection Status and Class	Proposed Removal (X) or Preserve (P)	Tree #	Size (inches) - Species	Mitigation		Credit	
				Ratio	Inches Required	Ratio	Inches Credit
P - Class 6	P	5012	40" Pecan				
P - Class 5	P	5025	19" Live Oak				
NP - Class 1	X	5027	22" Chinese Tallow	N/A	0		
P - Class 5	P	5028	20" Bois D' Arc				
P - Class 6	P	5029	28" Pecan				
P - Class 5	P	5030	22" Pecan				
NP - Class 1	X	5031	14" Pecan, 10" twin (dead)	N/A	0		
P - Class 2	X	5032	16" Pecan	1:1	10		
P - Class 2	P	5035	10" Crepe Myrtle (M)				
P - Class 2	X	5036	10" Pecan	1:1	10		
P - Class 2	P	5037	10" Pecan				
P - Class 2	P	5038	15" Pecan				
Total Inches Mitigation and Credit					20		0
Mitigation - Credit =					**20 - 0 = 20**		
Diameter inches proposed for mitigation or applied towards landscaping requirements					**20 inches mitigation required**		

Legend
Not Protected (NP)

NOTE:
1. FEE-IN-LIEU IS PROPOSED FOR THE REQUIRED TREE MITIGATION.
2. TREE MITIGATION WILL BE REQUIRED AT THE TIME OF EACH PHASE OF CONSTRUCTION.

LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- RECORDED FINAL PLAT AREA

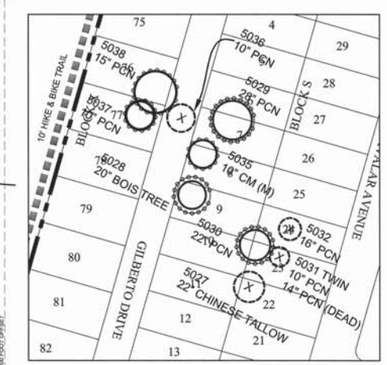
TREE LIST

Number	Full Desc
5001	18" ELM
5002	16" ELM
5003	18" ELM
5005	14" ELM
5006	19" ELM
5007	12" ELM
5008	31" ELM
5009	13" ELM
5012	40" PCN
5025	19" OAK
5027	22" CHINESE TALLOW
5028	20" BOIS D'ARC
5029	28" PCN
5030	22" PCN
5031	TWIN 10"&14" PCN-DEAD
5032	16" PCN
5035	10" CREPE MYRTLE (M)
5036	10"PCN
5037	10"PCN
5038	15" PCN

X — TREES TO BE REMOVED

TREES TO BE PROTECTED

SCALE: 1"= 200'
0' 200' 400' 600'



INSET MAP
SCALE: 1" = 100'

NO.	REVISION	DATE

James A. Huffcut 11-28-16
STATE OF TEXAS
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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

SORENTO PRELIMINARY

REVISION NO. 2
CITY OF PFLUGERVILLE, TEXAS

TREE SURVEY

PLAT NO.
JOB NO. 50703-60
DATE SEPT 2016
DESIGNER RBB
CHECKED DRAWN RBB
SHEET 27 OF 27

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