

REVISIONS						
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.)/%	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL

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 BY THIS PLAN 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 EAST SIDE OF NORTH HEATHERWILDE BLVD.
 - 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.
 - OFF-SITE STORM WATER DETENTION IS PROVIDED FOR THIS PROPERTY BY THE HIGHLAND PARK NORTH REGIONAL POND. THE DETENTION POND SHALL ACCOUNT FOR THE 2, 25, AND 100-YEAR STORM.
 - 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.
 - 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 AUGUST 18, 2014.
 - ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, 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 REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - JOINT ACCESS/RECIPROCAL ACCESS EASEMENTS (OR COMPARABLE RECORDED INSTRUMENT SUCH AS A RESTRICTIVE COVENANT) SHALL BE PROVIDED ON-SITE IN ORDER TO ENSURE PROPER ACCESS AND CIRCUITY OF TRAVEL TO AND THROUGH THE SITE.
- STUDIES ASSOCIATED WITH THIS PROJECT:
- HIGHLAND PARK NORTH/STATE HIGHWAY 45 DEVELOPMENT DETENTION, HYDRAULIC & HYDROLOGIC ANALYSIS - HUFFCUT & ASSOCIATES, 2002
 - WASTEWATER CAPACITY STUDY - PAPE-DAWSON, 09/08/2017
 - TIA LETTER - PAPE-DAWSON, 09/15/2017
 - WATER MODEL - PAPE-DAWSON, 09/08/2017
 - DRAINAGE REPORT - PAPE-DAWSON, 09/08/2017
 - ENGINEERS SUMMARY LETTER - PAPE-DAWSON, 04/17/2017
- A UNIFIED DEVELOPMENT AGREEMENT IS REQUIRED TO BE RECORDED PRIOR WITH THE FINAL PLAT, AS THE FRONTAGE FOR LOTS 2 & 3 HAVE BEEN REDUCED FROM THE STANDARD 200'.
 - DRIVEWAY LOCATIONS ARE APPROXIMATE AND SUBJECT TO MINIMUM DRIVEWAY SPACING REQUIREMENTS.
 - AN EXTENSION OF A WASTEWATER LINE TO AND THROUGH THE SUBDIVISION SHALL BE REQUIRED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. A WASTEWATER LINE CAPABLE OF SERVING THE SUBDIVISION IS ANTICIPATED TO BE PROVIDED BY OTHERS, HOWEVER, IF IT IS NOT ESTABLISHED BY OTHERS, IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THIS SUBDIVISION TO CONSTRUCT THE LINE THROUGH THE PROPERTY PRIOR TO CERTIFICATE OF OCCUPANCY. NO ALTERNATIVE SERVICES FOR WASTEWATER SHALL BE PERMITTED.

OWNER:
HEATHERWILDE 45 2017, LP
STEVE MATTINGLY
2705 BEE CAVE ROAD, SUITE 230
AUSTIN, TX 78746
512-472-5000

DEVELOPER:
LIVE OAK
STEVE MATTINGLY
2705 BEE CAVES ROAD, STE. 230
AUSTIN, TEXAS 78746
(512)472-5000

ENGINEER:
PAPE-DAWSON ENGINEERS.
7800 SHOAL CREEK BLVD.
SUITE 220 W
AUSTIN, TEXAS 78757
Ph: (512)454-8711
Fax: (512)459-8867

SURVEYOR:
PAPE-DAWSON ENGINEERS.
7800 SHOAL CREEK BLVD.
SUITE 220 W
AUSTIN, TEXAS 78757
Ph: (512)454-8711
FAX: (512)459-8867

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 78661
(512)310-3856 / FAX (512)310-3880

SUDENLINK COMMUNICATIONS:
111 North College 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

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

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

LIVE OAK
2705 BEE CAVES ROAD, STE. 230
AUSTIN, TEXAS 78746

January 2018

**PAPE-DAWSON
ENGINEERS**

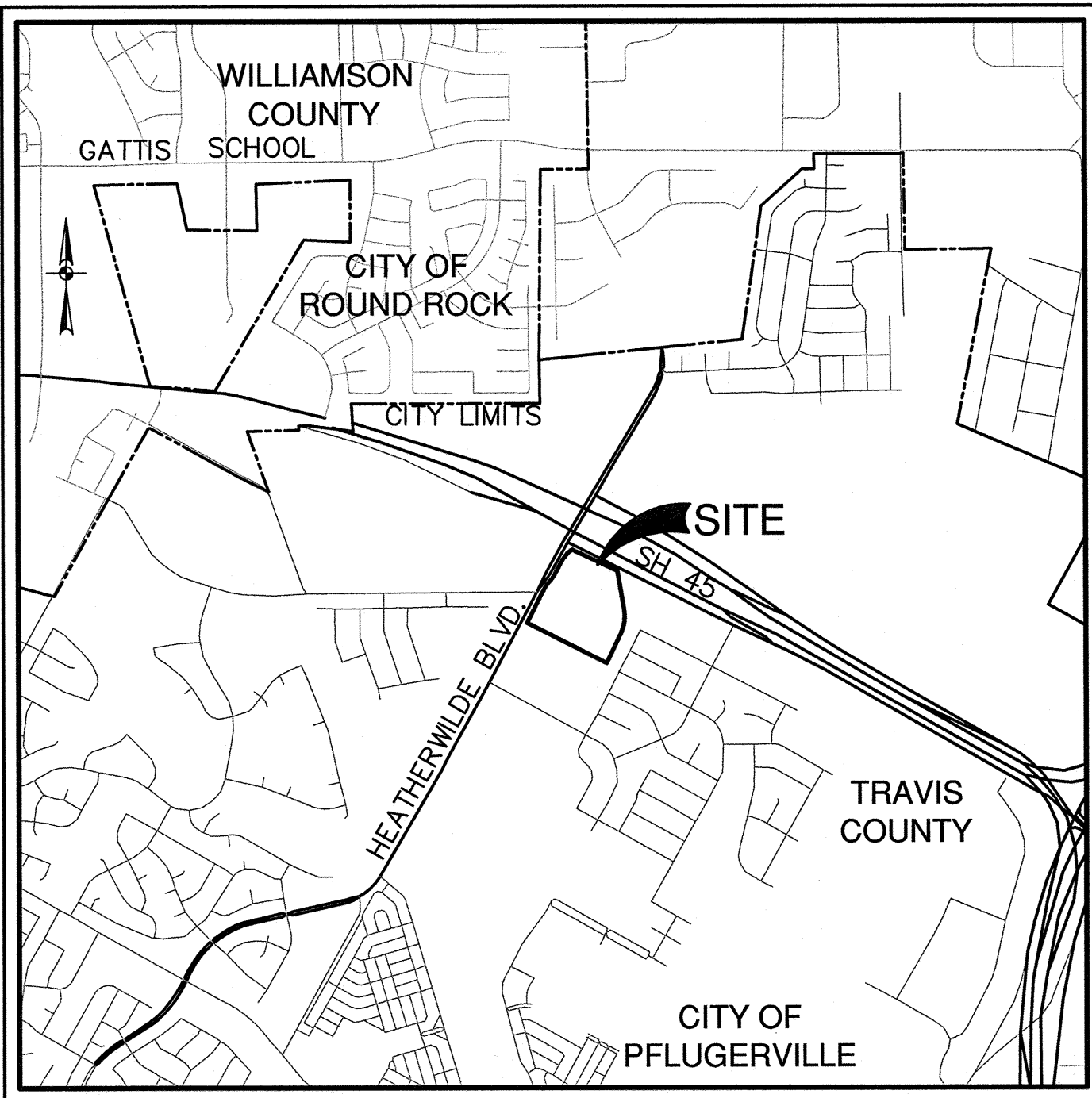
7800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028801

HEATHERWILDE 45

PFLUGERVILLE, TEXAS

PRELIMINARY PLAN

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



LOCATION MAP

NOT-TO-SCALE

Sheet List Table

Sheet Description	Sheet No.
COVER SHEET	01
EXISTING CONDITIONS	02
PRELIMINARY PLAN	03
EXISTING DRAINAGE PLAN	04
PROPOSED DRAINAGE PLAN	05
UTILITY PLAN	06

SUBMITTED BY:
PAPE-DAWSON ENGINEERS

REGISTERED PROFESSIONAL CIVIL ENGINEER
MARK A. RAMSEUR, P.E.



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

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

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD. SUITE 220 W
AUSTIN, TEXAS 78757
512-454-8711

LEGAL DESCRIPTION:
27.067 ACRES OF LAND (APPROX. 1179047 S.F.) IN THE THOMAS G. STEWART SURVEY NO. 6, TRAVIS COUNTY, TEXAS, BEING A PORTION OF AN 80.2770 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, A PORTION OF A 104.99 ACRE TRACT OF LAND DESCRIBED AS TRACT 3, AND A PORTION OF A 15.0016 ACRE TRACT DESCRIBED AS TRACT 5, ALL IN A SPECIAL WARRANTY DEED TO HPN DEVELOPMENT, INC., DATED AUGUST 14, 2001, OF RECORD IN DOCUMENT NO. 2001136994 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 0.33 ACRE TRACT OF LAND DESCRIBED IN A DEED WITHOUT WARRANTY TO HPN DEVELOPMENT, INC., DATED JULY 12, 2002, OF RECORD IN DOCUMENT NO. 2002128762 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BENCH MARKS:

BM #1: A "SQUARE" CUT IN THE TOP OF A DRAIN INLET IN THE EAST RIGHT-OF-WAY LINE OF NORTH HEATHERWILDE BLVD. +/- 408' SOUTH OF THE INTERSECTION OF S.H. 45 AND NORTH HEATHERWILDE BLVD., AND +/- 38' NORTH OF THE F.L. OF A 2'X4' CONCRETE CULVERT. DATUM: NAVD 88
GRID NORTHING: 10150618.05 GRID EASTING: 3153218.61
ELEVATION=783.15'

BM #2: A SQUARE CUT ON THE WEST END OF A CONCRETE WALL ON THE NORTH SIDE OF KINGSTON LACY BLVD., +/- 1179' EAST OF THE INTERSECTION OF NORTH HEATHERWILDE BLVD. AND KINGSTON LACY BLVD. DATUM: NAVD 88
GRID NORTHING: 10148608.67 GRID EASTING: 3156491.14
ELEVATION=754.50'

TOTAL AREA - 27.07 AC.

LAND USE		BLOCK	LOT #
COMMERCIAL	5.148 AC.	A	LOT 1
COMMERCIAL	7.153 AC.	A	LOT 2
COMMERCIAL	7.594 AC.	A	LOT 3
COMMERCIAL	7.175 AC.	A	LOT 4

FLOODPLAIN:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0280J, DATE AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

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.

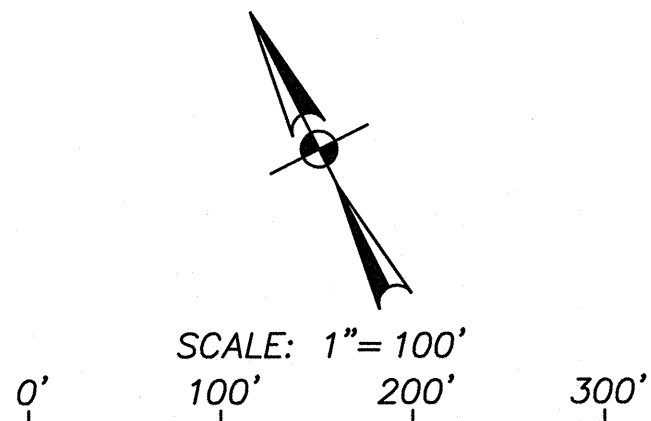
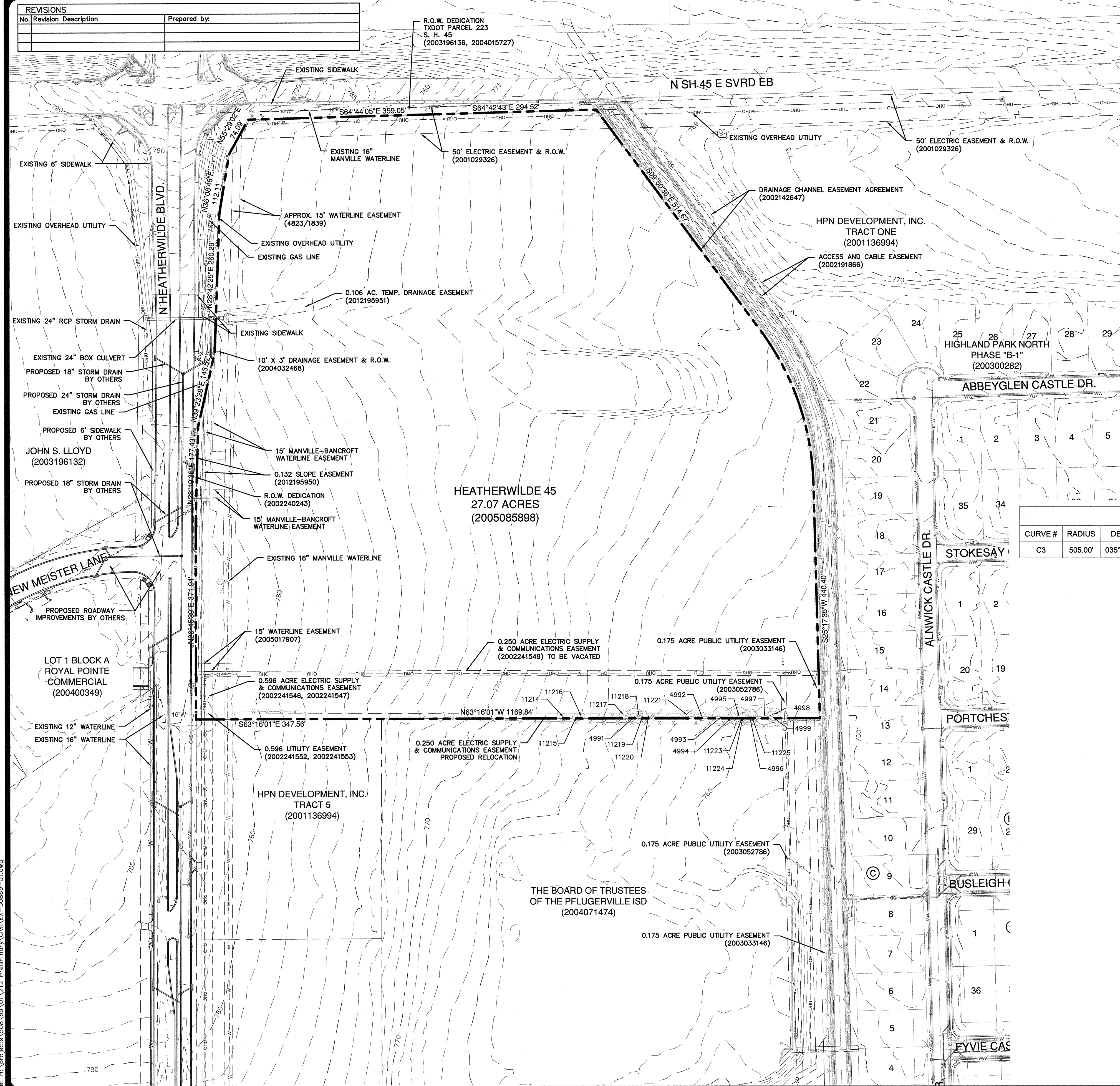
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CASE # PP1612 - 01

SHEET 01 OF 06

APPROVED BY: PLANNING & ZONING
DATE:

Date: Jan 11, 2018, 10:30am User: ID: BLANDRY
File: H:\Projects\50869\50869_01.dwg



- LEGEND**
- W — EXISTING WATER LINE
 - WW — EXISTING WASTEWATER LINE
 - OHU — EXISTING OVERHEAD UTILITY
 - ⊕ EXISTING WATER VALVE
 - ⊙ EXISTING ELECTRIC MANHOLE
 - ⊙ EXISTING WATER METER
 - ⊙ EXISTING WASTEWATER MANHOLE

- NOTES:**
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 - EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD DATA FROM SEPT. 2015.
 - NO PROTECTED TREES ARE LOCATED ON THIS SITE.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C3	505.00'	035°07'35"	S07°43'46"W	304.78'	309.60'

- TREE LIST:**
- 4991 16" HACKBERRY (NP)
 - 4992 9" HACKBERRY (NP)
 - 4993 18" HACKBERRY (NP)
 - 4994 9" HACKBERRY (NP)
 - 4995 18" HACKBERRY (NP)
 - 4996 16" HACKBERRY (NP)
 - 4997 16.5" HACKBERRY (NP)
 - 4998 12" HACKBERRY (NP)
 - 4999 14" HACKBERRY (NP)
 - 11214 7" HACKBERRY (NP)
 - 11215 7.5" HACKBERRY (NP)
 - 11216 7" HACKBERRY (NP)
 - 11217 8.5" HACKBERRY (NP)
 - 11218 5" HACKBERRY (NP)
 - 11219 10" HACKBERRY (NP)
 - 11220 5" HACKBERRY (NP)
 - 11221 8.5" HACKBERRY (NP)
 - 11223 6" HACKBERRY (NP)
 - 11224 8" HACKBERRY (NP)
 - 11225 10.5" HACKBERRY (NP)

- X - TREES TO BE REMOVED FOR PUBLIC IMPROVEMENTS
P - PROTECTED TREES
NP - NON-PROTECTED TREES
*NO PROTECTED TREES ARE LOCATED ON THIS SITE
*NO TREES ARE DESIGNATED TO BE REMOVED FOR IMPROVEMENTS

**PAPE-DAWSON
ENGINEERS**

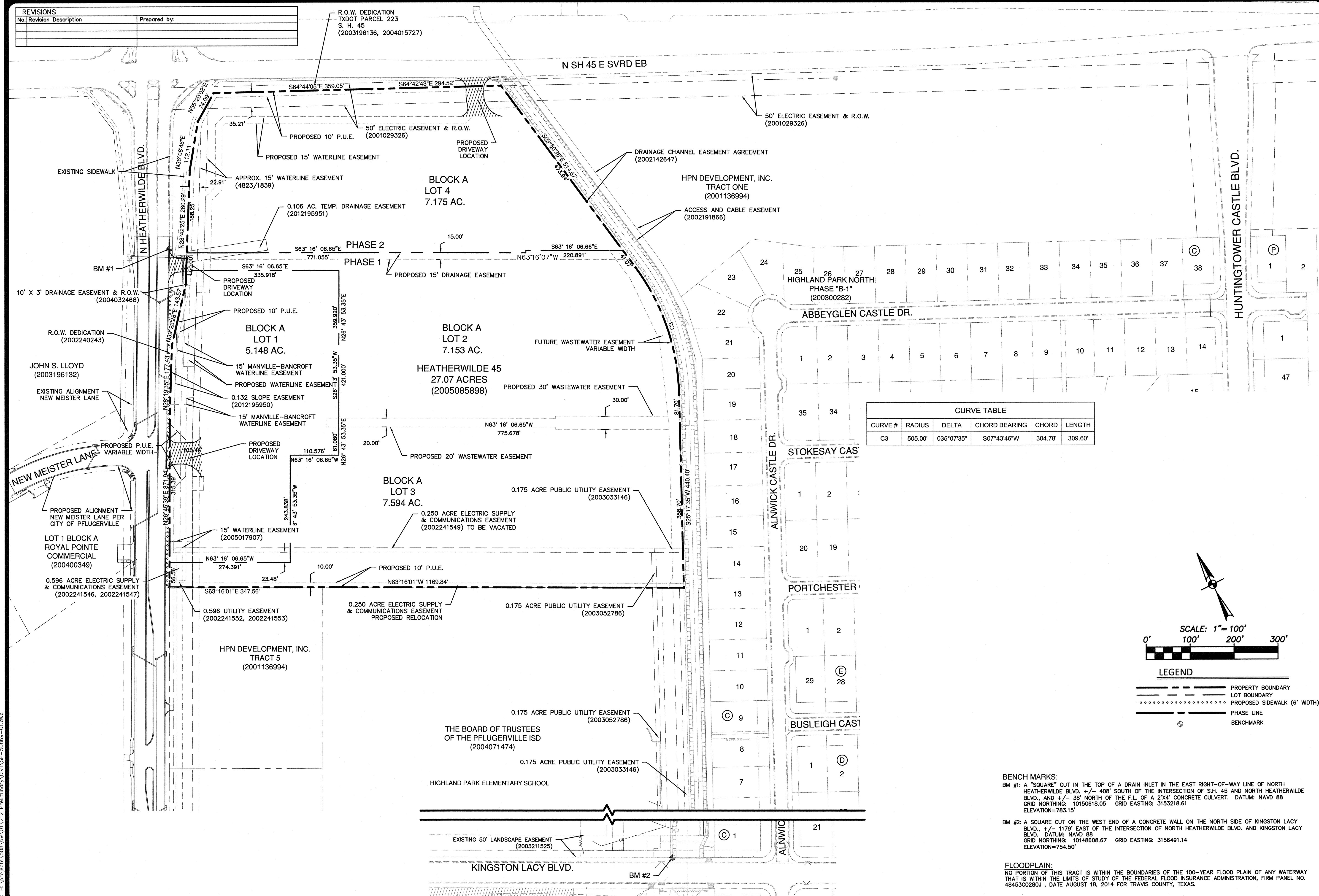
**HEATHERWILDE 45
PFLUGERVILLE, TEXAS
PRELIMINARY PLAN
EXISTING CONDITIONS**

JOB NO. 50869-01
DATE January 2018
DESIGNER HJC
CHECKED SJS DRAWN KHT
SHEET 02 of 06



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHILOH CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028691

REVISIONS		
No.	Revision Description	Prepared by:



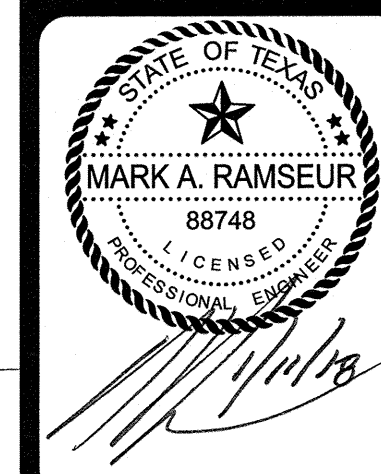
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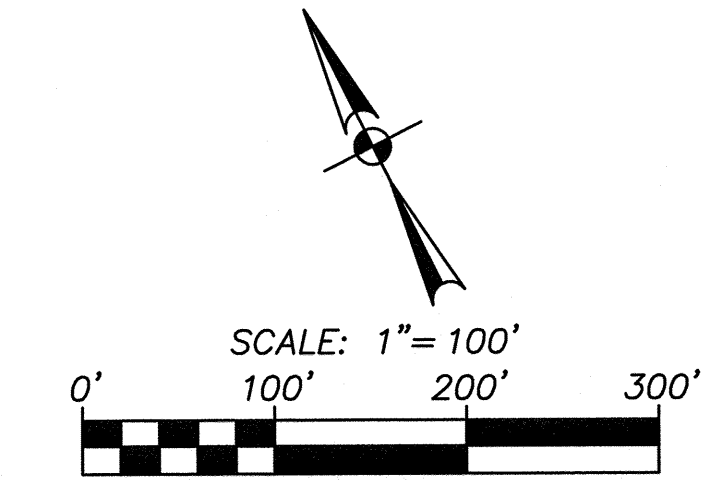
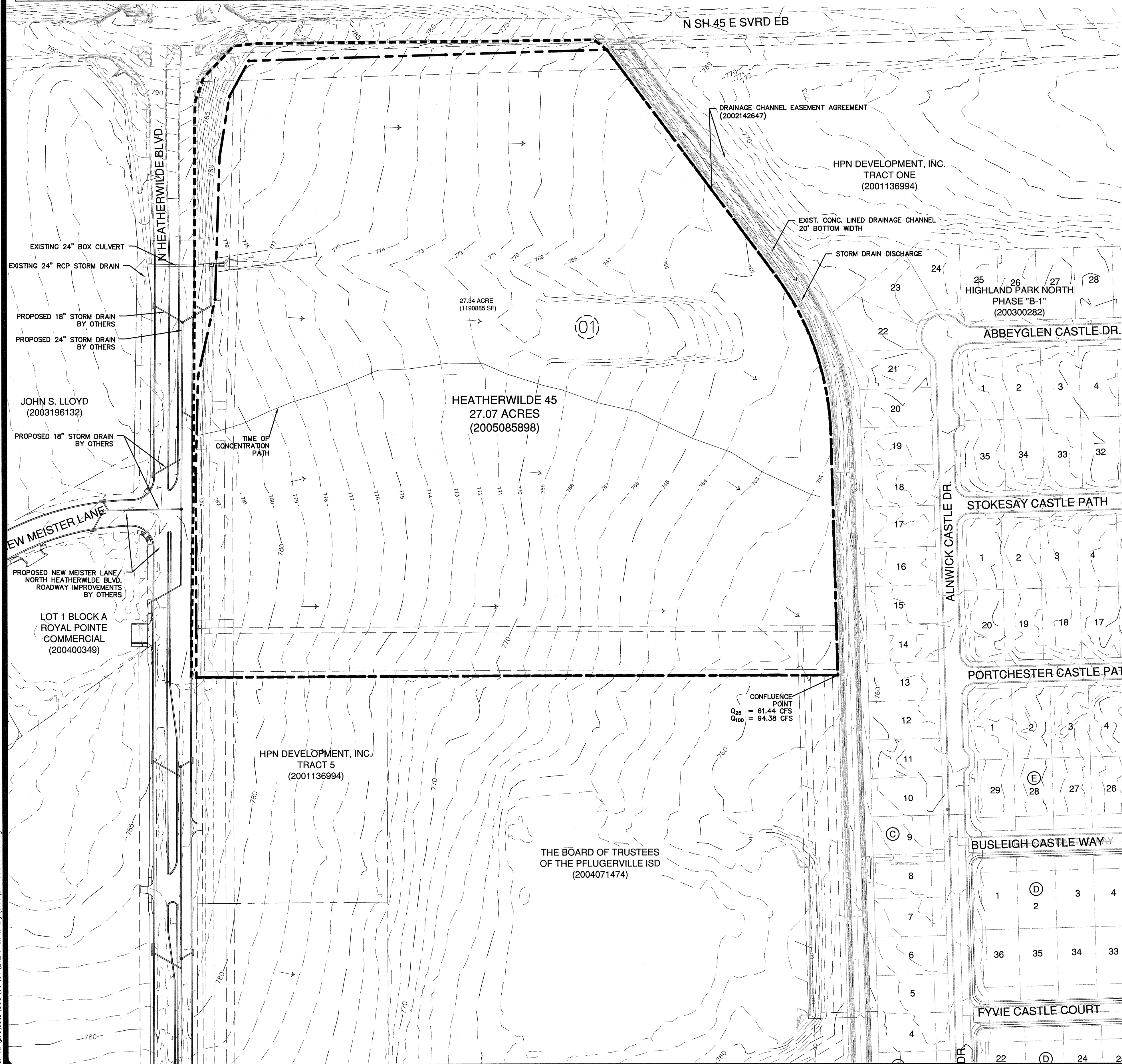
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**PAPE-DAWSON
ENGINEERS**
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7600 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10228601

HEATHERWILDE 45
PFLUGERVILLE, TEXAS
PRELIMINARY PLAN
PRELIMINARY PLAN

JOB NO. 50869-01
DATE January 2018
DESIGNER HJG
CHECKED SS DRAWN KHT
SHEET 03 of 06

REVISIONS		
No.	Revision Description	Prepared by:



LEGEND	
	PARCEL BOUNDARY
	SD - STORM DRAIN LINE
	SD - STORM DRAIN INLET
	DRAINAGE FLOW ARROW
	EXISTING DRAINAGE AREA
	DRAINAGE AREA
	EXISTING CONTOUR LINE

NOTES:

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Drainage Area	Area (ac)	Percent Imp. Cover	Time of Concentration	Q (2-yr)	Q (25-yr)	Q (100-yr)
1	28.10	0.00%	22.15	26.00	63.14	96.99

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW				Time of Concentration
	Length	N	Slope	P2*	Tc	Length	Slope	Surface Type**	Tc	
1	100	0.15	2.20%	1.44	14.06	1107	2.00%	Unpaved	8.09	22.15

NO.	REVISION	DATE



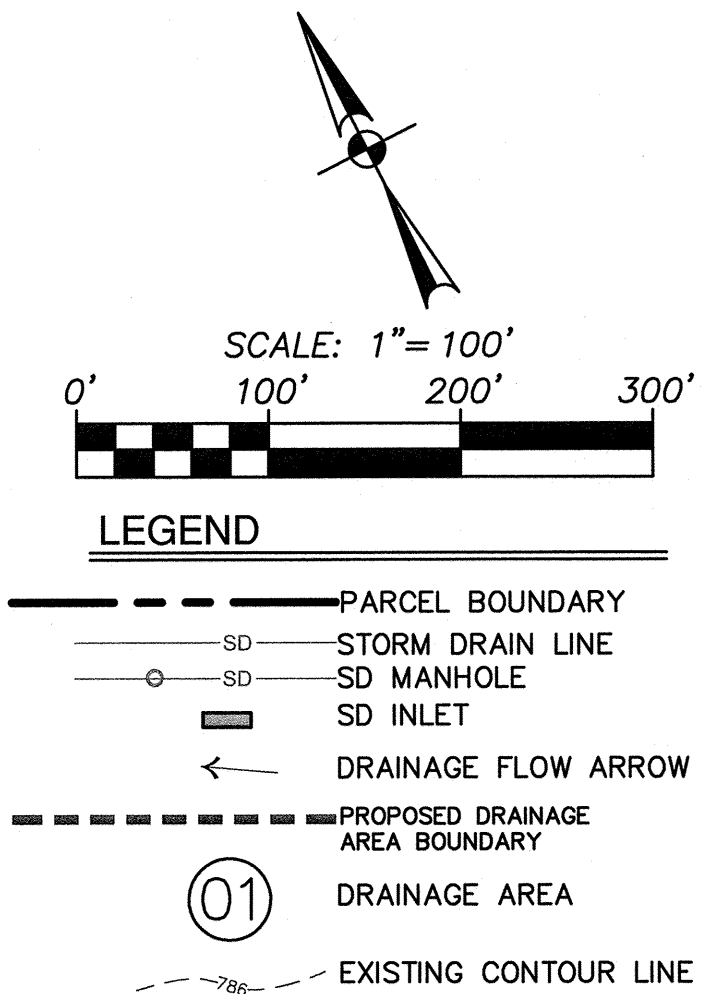
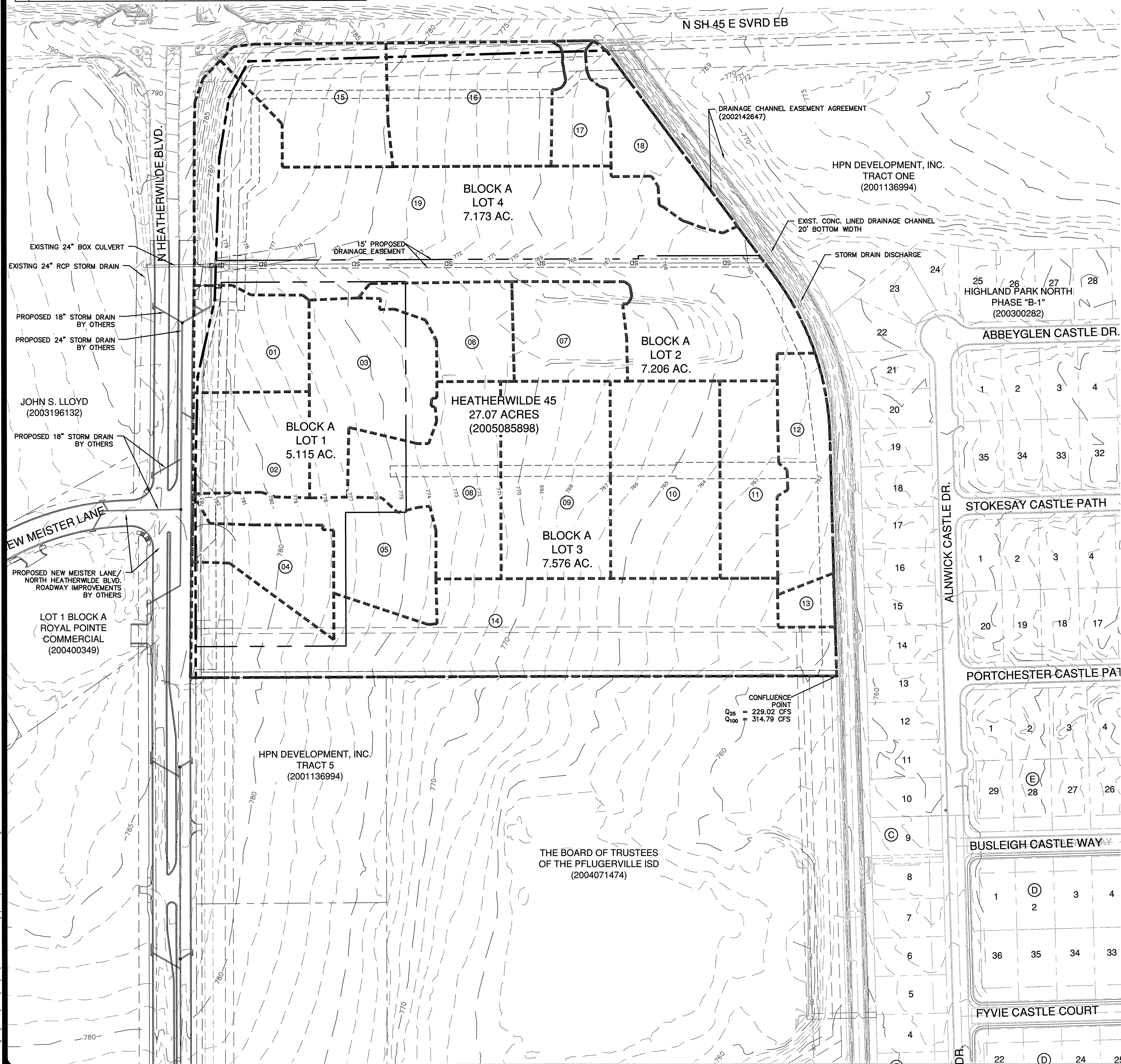
PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 7800 SHOAL CREEK BLVD., STE 220 W | AUSTIN, TX 78757 | 512.454.8711
 TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #1028601

HEATHERWILDE 45
PFLUGERVILLE, TEXAS
PRELIMINARY PLAN
EXISTING DRAINAGE PLAN

JOB NO. 50869-01
 DATE January 2018
 DESIGNER HJG
 CHECKED SS DRAWN KHT
 SHEET 04 of 06

REVISIONS		
No.	Revision Description	Prepared by:



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5. IMPERVIOUS COVER HAS BEEN ASSUMED TO BE 80% FOR ALL PROPOSED DRAINAGE AREAS.
6. TIME OF CONCENTRATION IS ASSUMED TO BE 5 MINUTES FOR ALL PROPOSED DRAINAGE AREAS.

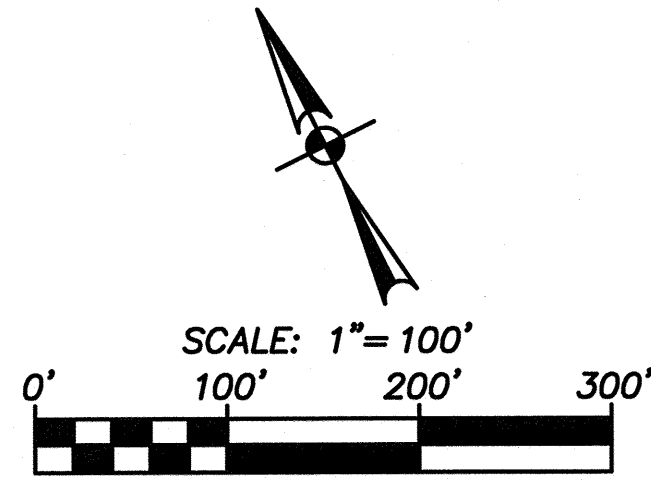
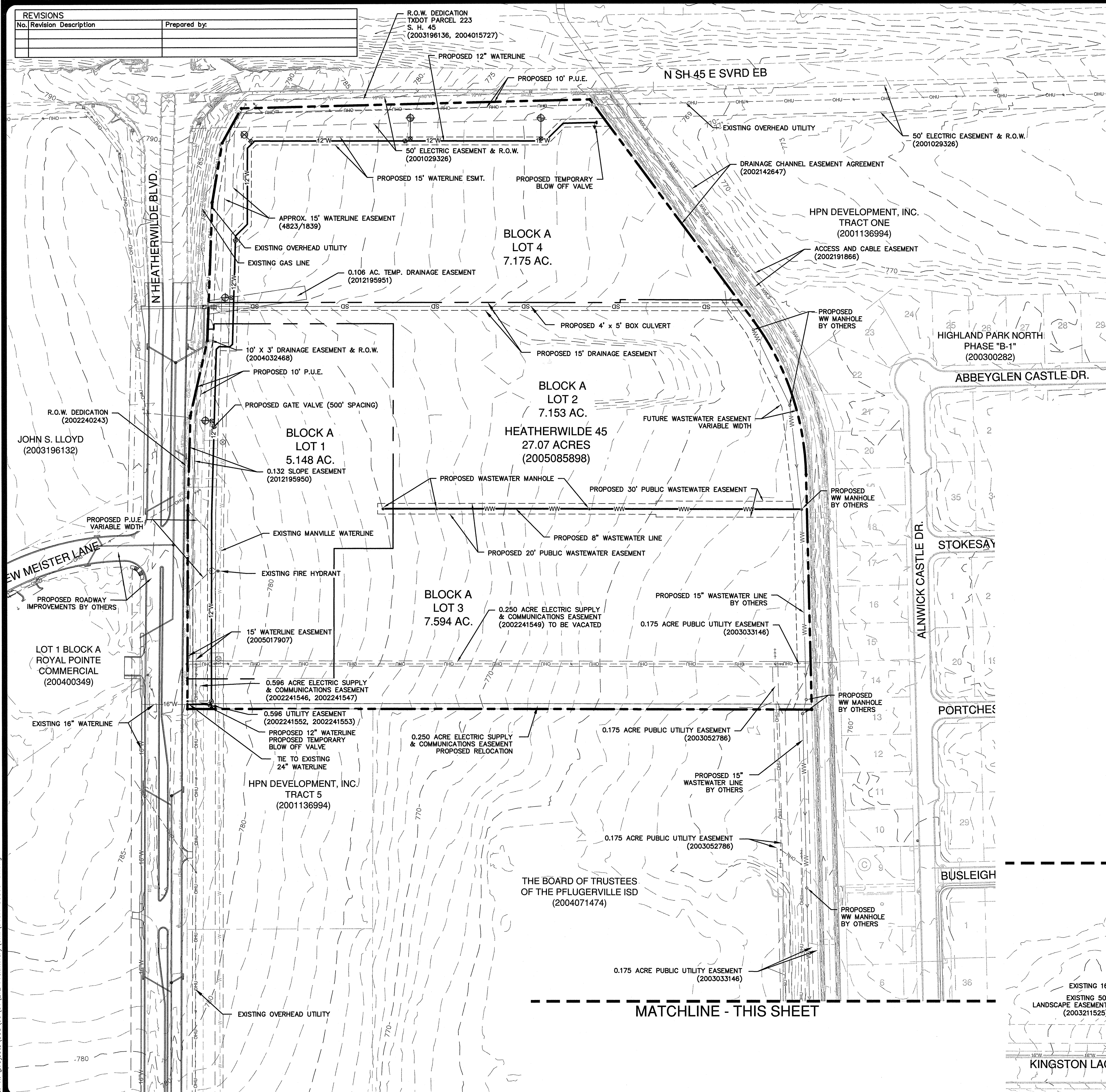
Drainage Area	Area (ac)	Percent Imp. Cover	Time of Concentration	Q (2-yr)	Q (25-yr)	Q (100-yr)
				cubic feet per second		
1	0.89	85.00%	5.00	3.50	7.28	10.00
2	0.91	85.00%	5.00	3.57	7.43	10.21
3	1.44	85.00%	5.00	5.65	11.75	16.15
4	0.74	85.00%	5.00	2.89	6.01	8.26
5	1.14	85.00%	5.00	4.46	9.28	12.76
6	0.74	85.00%	5.00	2.91	6.06	8.33
7	0.87	85.00%	5.00	3.40	7.06	9.71
8	1.44	85.00%	5.00	5.64	11.73	16.12
9	1.65	85.00%	5.00	6.48	13.48	18.53
10	1.65	85.00%	5.00	6.48	13.48	18.53
11	0.89	85.00%	5.00	3.48	7.25	9.96
12	0.89	85.00%	5.00	3.50	7.28	10.01
13	0.19	85.00%	5.00	0.73	1.52	2.09
14	4.24	85.00%	5.00	16.62	34.59	47.54
15	1.22	85.00%	5.00	4.78	9.95	13.68
16	1.60	85.00%	5.00	6.25	13.01	17.88
17	0.44	85.00%	5.00	1.73	3.61	4.96
18	0.70	85.00%	5.00	2.74	5.70	7.83
19	6.45	85.00%	5.00	25.27	52.57	72.25
Total				110.09	229.02	314.79

JOB NO. 50869-01
 DATE January 2018
 DESIGNER HJG
 CHECKED SS DRAWN KHT
 SHEET 05 of 06

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 File: H:\Projects\50869\50869.dwg Plot: Preliminary Civil DR-50869-01.dwg

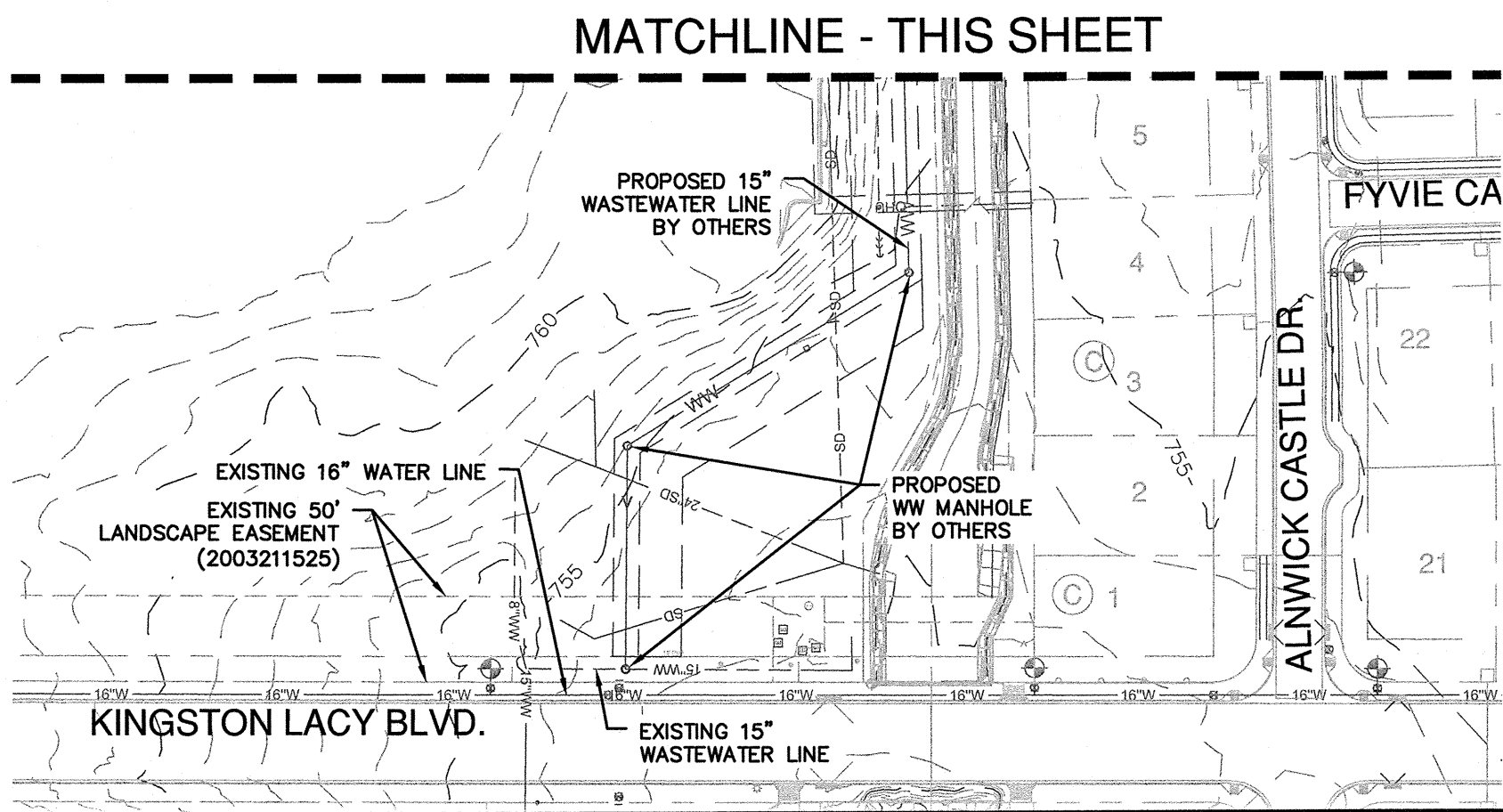
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

REVISIONS		Prepared by:
No.	Revision Description	



LEGEND	
—	PARCEL BOUNDARY
- - -	EXISTING CONTOUR
— W —	WATER LINE
— WW —	WASTEWATER LINE & MH
— SD —	STORM DRAIN LINE & MH
—	CURB INLET
—	SINGLE WATER SERVICE
—	DOUBLE WATER SERVICE
—	SINGLE WW SERVICE
—	DOUBLE WW SERVICE
—	GATE VALVE
—	FIRE HYDRANT
—	EXISTING GATE VALVE
—	EXISTING FIRE HYDRANT
—	EXISTING WATER LINE
—	EXISTING WASTEWATER LINE
—	EXISTING STORM DRAIN LINE
—	EXISTING OVERHEAD ELECTRIC
—	EXISTING WATER VALVE
—	EXISTING ELECTRIC MANHOLE
—	EXISTING WATER METER

- NOTES:**
- 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.
 - SERVICES ARE LOCATED AS PER DETAIL SHEET.
 - ALL 8" WATER LINES ARE AWWA C900 DR 14, CLASS 200 PVC PIPE UNLESS OTHERWISE NOTED.
 - ALL WATER LINES AND SERVICE LINES WILL BE INSTALLED WITH TRACER TAPE.
 - NO WATER METERS LOCATED IN SIDEWALK OR DRIVEWAY AREAS.
 - FIRE HYDRANTS ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. SEE DETAIL SHEET FOR PLACEMENT OF APPURTENANCES. FIRE HYDRANTS ASSEMBLY CONSISTS OF, BUT NOT LIMITED TO, 5 1/2" FIRE HYDRANT, 6" GATE VALVE, 6" D.I. FIRE LEAD.
 - ALL HORIZONTAL AND VERTICAL WATER LINE BENDS, TEE'S AND DEADEND'S SHALL BE RESTRAINED TO THE WATER MAIN USING MECHANICAL JOINT RESTRAINT DEVICES AS APPROVED IN SPL WW-27-A. THE CALCULATED RESTRAINT LENGTH(S) SHALL BE INCLUDED AS CALL OUT NOTES IN THE PLAN VIEW AND/OR PROFILE, CALLED OUT FROM BEGINNING STATION TO END STATION PER UCM SECTION 2.9.2.8.9.
 - ALL WATERLINE P.I.'S BOTH HORIZONTAL AND VERTICAL SHALL BE ACHIEVED BASED UPON THE PIPE MANUFACTURER'S SPECIFIED MAXIMUM ALLOWABLE JOINT DEFLECTION. P.I.'S LESS THAN OR EQUAL TO 80% OF THE MANUFACTURER'S MAXIMUM SHALL BE CONSTRUCTED AS A SINGLE JOINT DEFLECTION. P.I.'S IN EXCESS OF 80% OF THE MANUFACTURER'S MAXIMUM ALLOWABLE JOINT DEFLECTION ANGLE SHALL BE CONSTRUCTED AS A SERIES OF EVENLY DISTRIBUTED DEFLECTIONS OVER MULTIPLE JOINTS, SO THAT NO SINGLE DEFLECTION IS GREATER THAN 80% OF THE MAXIMUM.
 - ALL FILL AREAS SHALL BE COMPACTED TO 95% PRIOR TO UTILITY INSTALLATION.
 - ALL WATER AND WASTEWATER LINES WITHIN 9' OF EACH OTHER WILL NEED TO BE ENCASED.



NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS

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HEATHERWILDE 45
PFLUGERVILLE, TEXAS
PRELIMINARY PLAN
UTILITY PLAN

JOB NO.	50869-01
DATE	January 2018
DESIGNER	HUG
CHECKED	SS
DRAWN	KHT
SHEET	06 of 06