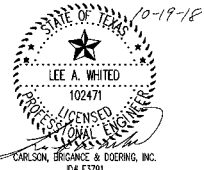


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ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

LEGEND

17	LOT NUMBER
(A)	BLOCK NUMBER
	PROPERTY LINE
	PROPOSED ROW
	EASEMENT LINE
	BUILDING LINE
	6' SIDEWALK LOCATION
	ADJACENT PROPERTY OWNER INFORMATION (SEE LIST GENERAL NOTE SHEET)
	BENCHMARK
W.L.E.	WATER LINE EASEMENT
W.W.E.	WASTEWATER EASEMENT
E.L.C.E.	ELECTRIC EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.S.E.	LANDSCAPE & SIGN EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
V.F.S.	VEGETATIVE FILTER STRIP

Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791

Civil Engineering	◆	Surveying
5501 West William Cunnion	◆	Austin, Texas 78749
Phone No. (512) 280-5160	◆	Fax No. (512) 280-5165



JOB NAME	BRANSON NORTH			SHEET	PRELIMINARY PLAN (50 SCALE)
JOB NUMBER	4984				
SHEET	PROJECT			DESIGNED BY:	DATE
2	PRELIMINARY PLAN			DRAFTED BY:	APRIL 2018
OF				LAW	
10					

BRANSON NORTH

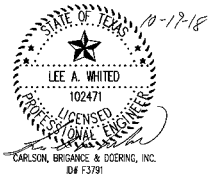
PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

STANDARD PLAN NOTES:

1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY WINDERMERE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG WEST PFLUGERVILLE PARKWAY AND TREEHORN RANCH ROAD PER PLAN.
4. 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 [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.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. 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.
7. A SIX FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF TREEHORN RANCH ROAD AND THE SUBDIVISION SIDE OF PFLUGERVILLE PARKWAY.
8. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
9. 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.
10. WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #1203-15-02-04.
11. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
12. ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
13. 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.
14. 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.
15. 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.
16. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
17. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0260J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
18. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
19. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

ADJOINING OWNERS INFORMATION

1	Owner: EDUARDO HERNANDEZ 2109 HUXLEY LN ROUND ROCK, TX 78664-7420	19	Owner: MICHELE D COLLINS & BEATRICE G SANCHEZ 17406 ZOLA LN ROUND ROCK, TX 78664-7413
2	Owner: LESLIE R HARVEY 2107 HUXLEY LN ROUND ROCK, TX 78664	20	Owner: SALOMON MARTINEZ 17404 ZOLA LN ROUND ROCK, TX 78664-7413 Mailing Address: 802 SHADY BLUFF CV ROUND ROCK, TX 78665-5644
3	Owner: ANDREA D & WILLIAM C KETH 2105 HUXLEY LN ROUND ROCK, TX 78664 Mailing Address: 18821 FALCON POINTE BLVD PFLUGERVILLE, TX 78660-3068	21	Owner: BRYAN L HIGH 17402 ZOLA LN ROUND ROCK, TX 78664-7413
4	Owner: TRACI KIM BLAIR 2103 HUXLEY LN ROUND ROCK, TX 78664-7420	22	Owner: EMMANUEL OKAFOR 17400 ZOLA LN ROUND ROCK, TX 78664-7413
5	Owner: EVELIA VELASCO-GARCIA 2101 HUXLEY LN ROUND ROCK, TX 78664-7420	23	Owner: AMELIA C & STEPHEN J KRUPEC 17318 ZOLA LN ROUND ROCK, TX 78664-7413 Mailing Address: 2502 GUARA DR CEDAR PARK, TX 78613-1619
6	Owner: JACLYNN FULLER 2017 HUXLEY LN ROUND ROCK, TX 78664-7419	24	Owner: MEGAN V WEST 17316 ZOLA LN ROUND ROCK, TX 78664-7412
7	Owner: JACQUELINE K FORTTELL 2015 HUXLEY LN ROUND ROCK, TX 78664-7419	25	Owner: EVAN MICHAEL & MONICA DANIELLE DURHAM 17314 ZOLA LN ROUND ROCK, TX 78664-7412
8	Owner: ROY & JOSEANE C SMITH 2013 HUXLEY LN ROUND ROCK, TX 78664-7419	26	Owner: LAURA BOSTIC 17312 ZOLA LN ROUND ROCK, TX 78664-7412
9	Owner: JOSHUA W MITCHELL 2011 HUXLEY LN ROUND ROCK, TX 78664-7419 Mailing Address: 2024 ELSANDER CT #94 AUSTIN, TX 78741-6656	27	Owner: ISAAC & YVETTE JONQUIN 17310 ZOLA LN ROUND ROCK, TX 78664-7412
10	Owner: MICHAEL HANEY 2009 HUXLEY LN ROUND ROCK, TX 78664-7419	28	Owner: LARRY F MILLER & BICH T NGUYEN 17308 ZOLA LN ROUND ROCK, TX 78664-7412
11	Owner: PHUOC NGUYEN 2007 HUXLEY LN ROUND ROCK, TX 78664-7419	29	Owner: VANESSA I METZGER 17306 ZOLA LN ROUND ROCK, TX 78664-7412
12	Owner: BLAISE N & LILLIANE L FANGRUE 2005 HUXLEY LN ROUND ROCK, TX 78664-7419	30	Owner: JOHN & KRISTEN CHURCHILL 17304 ZOLA LN ROUND ROCK, TX 78664-7412
13	Owner: THU LE 2003 HUXLEY LN ROUND ROCK, TX 78664-7419	31	Owner: JUNG M & JASON FLIPPO 17302 ZOLA LN TX 78664 Mapping: Mailing Address: 3314 TEXANA CT ROUND ROCK, TX 78681-2272
14	Owner: CANGELARIO & REBECCA H GARCIA 17416 ZOLA LN ROUND ROCK, TX 78664-7413	32	Owner: JOSEPH W & SONIA REYES DE HOUGH 17300 ZOLA LN ROUND ROCK, TX 78664-7412
15	Owner: VANESSA REDEAUX 17414 ZOLA LN ROUND ROCK, TX 78664-7413	33	Owner: ROBERTO & GLADYS GUEVARA 17206 ZOLA LN ROUND ROCK, TX 78664-8639
16	Owner: JOSE A DUARTE 17412 ZOLA LN ROUND ROCK, TX 78664-7413	34	Owner: TERRY T & MELANIE I COLLINS & CHRISTOPHER & KRISTIN COLLINS 17204 ZOLA LN ROUND ROCK, TX 78664-8639
17	Owner: ANGELA SHAW 17410 ZOLA LN ROUND ROCK, TX 78664-7413	35	Owner: KB HOME LONE STAR, INC. 10800 PECAN PARK BLVD., SUITE 200 AUSTIN, TEXAS 78750
18	Owner: ANDREW B COODE 17408 ZOLA LN ROUND ROCK, TX 78664-7413	36	Owner: CELEO AUSTIN DEVELOPMENT LLC WEST PFLUGERVILLE PKWY ROUND ROCK, TX 78664-7412 Mailing Address: 2414 EXPOSITION BLVD # D-120 AUSTIN, TX 78703-2200
		37	

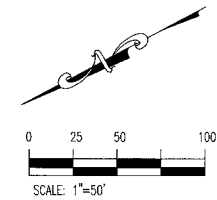


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Carlson, Brigrance & Doering, Inc. FIRM ID #E3791 Surveyor City Engineer 5501 West William Canyon Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
C B D	
JOB NAME BRANSON NORTH	JOB NUMBER 4984
PROJECT PRELIMINARY PLAN	SHEET 3 OF 10
SHEET	DATE APRIL 2018
DESIGNED BY: LAW	DRAWN BY: JSL

BRANSON NORTH

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



LEGEND	
---	PROPERTY LINE
---	ADJOINER PROPERTY
---	EXISTING EASEMENT LINE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
○	TREE TO BE SAVED
○	TREE TO BE REMOVED
○	CONCRETE MONUMENT SET
○	IRON PIPE FOUND
○	IRON ROD FOUND
○	IRON ROD SET
○	WATER LINE EASEMENT
○	W.W.E.
○	P.U.E.
○	L.S.E.
○	D.E.
○	A.E.
○	S.W.E.
○	WASTEWATER EASEMENT
○	PUBLIC UTILITY EASEMENT
○	LANDSCAPE & SIGN EASEMENT
○	DRAINAGE EASEMENT
○	ACCESS EASEMENT
○	SIDEWALK EASEMENT

TOTAL ACREAGE: 19.11 ACRES
FEMA MAP NO.: 48453C0620J, DATED JANUARY 6, 2016
SURVEY: NOEL M. BARN SURVEY NO. 1, ABSTRACT # 61

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0620J FOR TRAVIS COUNTY, EFFECTIVE JANUARY 6, 2016.

LEGAL DESCRIPTION:
22.708 ACRES OF LAND OUT OF THE JAMES CASNER SURVEY NO. 103, ABSTRACT NO. 2538, AND OUT OF THE ELIAS McMILLAN SURVEY NO. 110, ABSTRACT NO. 564, TRAVIS COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF A CALLED 55.603 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC., IN DOCUMENT NO. 2016063754, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TREE LIST		
TREE #	SIZE	SPECIES
*95013	16"	HACKBERRY
95014	8"	HACKBERRY
95015	10"	HACKBERRY
*95017	10"	HACKBERRY
*95018	15"	HACKBERRY
*95019	25"	HACKBERRY
*95020	13.5	HACKBERRY
95021	8"	HACKBERRY
95022	15"	HACKBERRY
95023	21"	HACKBERRY
95024	11.5	HACKBERRY
95025	19"	HACKBERRY
95026	14"	HACKBERRY
95027	8.5"	HACKBERRY
95028	10"	NA
*95029	16"	HACKBERRY
95030	12", 11", 8"	HACKBERRY
95031	10"	HACKBERRY
95032	11", 5"	HACKBERRY
95033	9"	HACKBERRY
*95034	15", 9.5"	HACKBERRY
*95035	12", 7.5"	HACKBERRY
*95036	8"	HACKBERRY
*95037	10", 11"	HACKBERRY
*95038	15.5"	HACKBERRY
*95039	14", 13"	HACKBERRY
*95040	8"	HACKBERRY
*95041	13"	HACKBERRY
*95042	9"	HACKBERRY
95043	8"	NA
95044	12"	HACKBERRY
* TREES REMOVED		

- TREE PRESERVATION NOTES:
- ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED.
 - ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
 - TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
 - TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
 - EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN TRENCHING OR SOIL BUILD-UP WITHIN TREE CRZ'S OR DRILINES.
 - TREE PROTECTION FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES AND BE PLACED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRILINE) OR CRZ, WHICHEVER IS GREATER, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST OR ADMINISTRATOR.
 - WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
 - OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING AND FIRES.
 - EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRILINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GROUND CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL.
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST TO DISCUSS ALTERNATIVES.



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

Carlson, Brigrance & Doering, Inc.
FIRM ID #E3791
5901 West William Canyon
Austin, Texas 78749
Phone No. (512) 280-5160
Fax No. (512) 280-5165

CD

PROJECT
4884

DATE
MARCH 2018

DRAFTED BY:
JSL

DESIGNED BY:
LAW

EXISTING CONDITIONS MAP

BRANSON NORTH

PRELIMINARY PLAN

4 OF 10

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

APPROXIMATE SURVEY LINE N27°46'48"E 960.47' APPROXIMATE SURVEY LINE

 BOUNDARY LINE
 FINISHED GRADE CONTOUR
 EXISTING GRADE CONTOUR



MARCH 2018

151

LAW

222

1

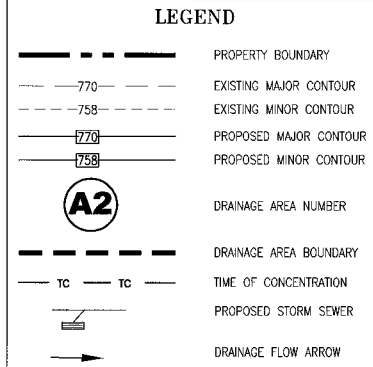
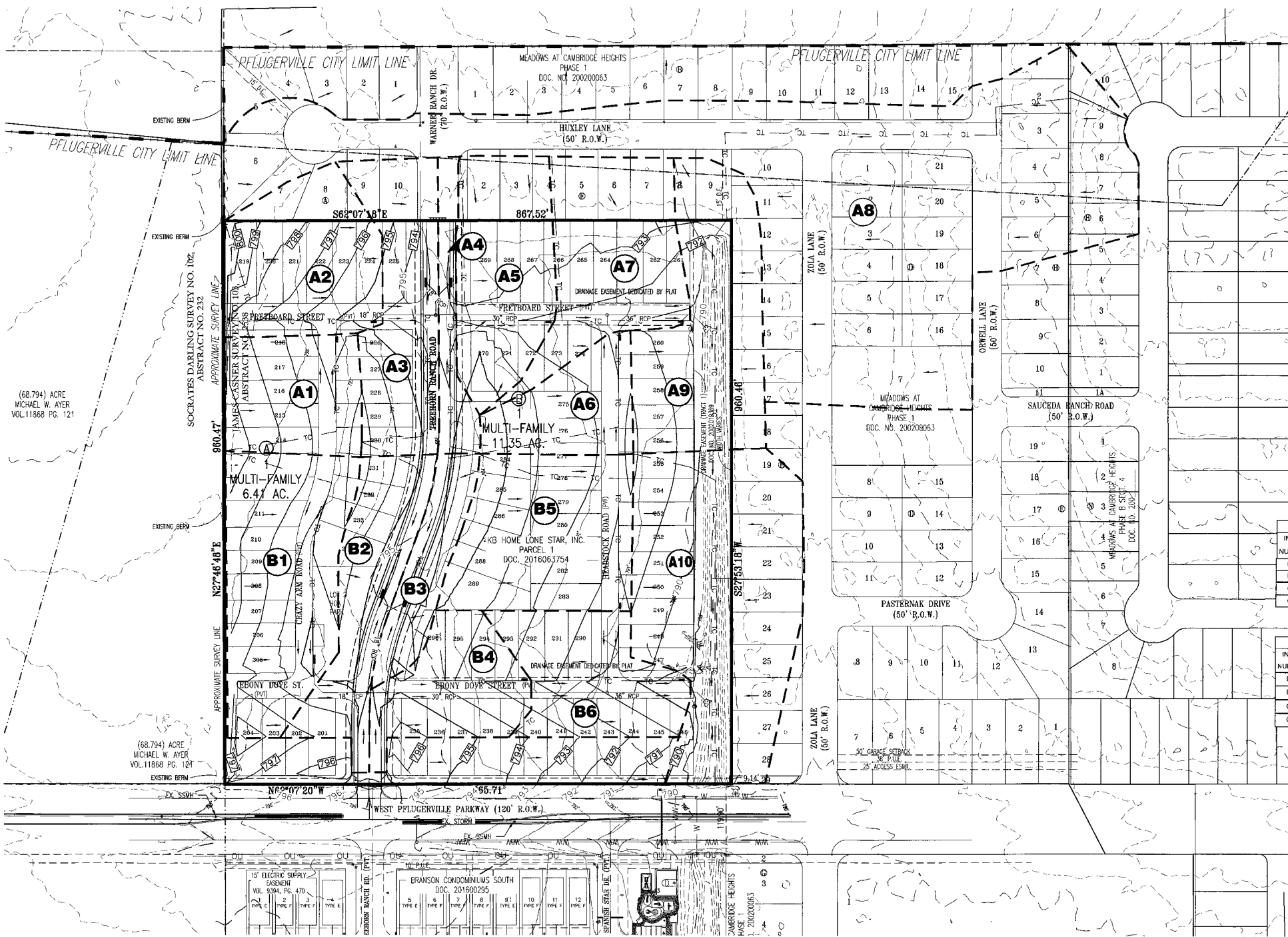
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ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



BRANSON NORTH

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

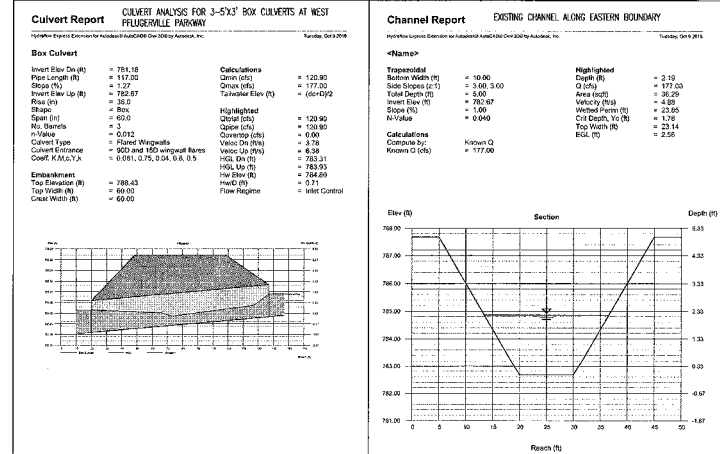


IMPERVIOUS COVER BREAKDOWN									
AREA	ACRES OF AREA	HOUSES (SF)	OFFSITE HOMES (SF)	DRIVEWAYS (SF)	ALL STREETS (SF)	ALL SIDEWALKS (SF)	ALL PARK & PARKING (SF)	TOTAL (SF)	% IMPERVIOUS
A1	1.07	15450	0	3600	6335	1860	0	27245	58%
A2	1.52	15640	5000	2160	7967	2056	0	32823	50%
A3	1.41	13339	0	360	30373	2130	0	29477	49%
A4	0.46	0	0	0	30753	2525	2668	35946	78%
A5	1.45	15057	6250	2160	5270	1860	303	33000	46%
A6	0.35	8926	0	2530	6386	1648	2152	23662	59%
A7	1.65	13633	2880	8520	7905	2048	215	33003	54%
A8	8.22	0	85000	0	63628	7952	1374	155954	44%
A9	1.94	12435	14000	0	0	0	0	26435	31%
A10	2.17	22344	20000	0	0	0	0	42344	32%
B1	2.05	28077	0	5580	16689	4152	1373	55171	62%
B2	1.24	10086	0	540	13588	3344	144	27862	34%
B3	0.65	316	0	6785	6538	2075	0	17724	58%
B4	1.03	14598	0	3240	38077	2764	0	55789	70%
B5	1.81	30345	0	5760	8277	2136	0	46508	59%
B6	1.24	17882	0	4590	12059	3132	0	37663	70%

TIME OF CONCENTRATION BREAKDOWN									
AREA	ACRES	# Lots	ROW Length (ft)	Paved Width (ft)	(A OR C)	SHEET FLOW L (MAX 100') (ft)	SHALLOW CONC. FLOW L (ft)	CHANNEL FLOW L (ft)	Street Slope (ft/ft)
A1	1.07	7.5	182	30	A	100.00	2.0	0.2	92.0
A2	1.52	6	257	30	A	100.00	2.0	0.2	79.0
A3	1.41	7	615	20	A	100.00	2.0	0.2	19.0
A4	0.46	0	886	20	A	52.00	1.0	0.2	0.0
A5	1.45	8	157	30	A	100.00	2.0	0.2	182.0
A6	0.35	3	150	30	A	100.00	2.0	0.2	142.0
A7	1.65	5.5	328	30	A	100.00	2.0	0.2	181.0
A8	8.22	31	877	31	A	100.00	8.0	0.2	131.0
A9	1.94	9	0	0	A	100.00	2.0	0.2	86.0
A10	2.17	16	0	0	A	100.00	2.0	0.2	47.5
B1	2.05	14	583	30	A	100.00	2.0	0.2	88.4
B2	1.24	2.25	841	20	A	100.00	2.0	0.2	61.0
B3	0.65	0.5	825	20	A	54.00	1.1	0.2	0.0
B4	1.03	5	282	20	A	100.00	2.0	0.2	22.0
B5	1.81	12	517	30	A	100.00	2.0	0.2	144.0
B6	1.24	7	336	30	A	100.00	1.8	0.2	58.0

25-YEAR INLET FLOW CALCULATION TABLE														
INLET NUMBER	DRAINAGE AREA (AC)	Q (CFS)	Q PASS (CFS)	Q SPILL (CFS)	Q ADD (CFS)	Q TOTAL (CFS)	SLOPE (%)	a (IN)	Yo (FT)	PAVEMENT WIDTH (FT)	FONDED WIDTH (FT)	Qa/La (CFS/FT)	La (FT)	REMARK
D-2	A3	6.6	0.0	0.0	0.0	6.6	LP	0.42	0.28	40.00	N/A	0.74	9.9	1.68 1.5 1.00
D-1	A4	3.2	0.0	0.0	0.0	3.2	LP	0.42	0.17	40.00	N/A	0.63	5.1	1.5 2.34 2.4 1.00
C-2	B2	6.0	0.0	0.0	0.0	6.0	LP	0.42	0.34	40.00	N/A	0.80	7.5	1.34 1.2 1.00
C-1	B3	4.0	0.0	0.0	0.0	4.0	LP	0.42	0.20	40.00	N/A	0.66	6.1	1.5 2.45 2.1 1.00

100-YEAR INLET FLOW CALCULATION TABLE														
INLET NUMBER	DRAINAGE AREA (AC)	Q (CFS)	Q PASS (CFS)	Q SPILL (CFS)	Q ADD (CFS)	Q TOTAL (CFS)	SLOPE (%)	a (IN)	Yo (FT)	PAVEMENT WIDTH (FT)	FONDED WIDTH (FT)	Qa/La (CFS/FT)	La (FT)	REMARK
D-2	A3	9.2	0.0	0.0	0.0	9.2	LP	0.42	0.35	40.00	N/A	0.81	11.4	1.32 1.2 1.00
D-1	A4	4.4	0.0	0.0	0.0	4.4	LP	0.42	0.21	40.00	N/A	0.67	6.6	1.5 2.27 2.0 1.00
C-2	B2	8.4	0.0	0.0	0.0	8.4	LP	0.42	0.43	40.00	N/A	0.90	9.4	1.0 1.05 1.0 1.00
C-1	B3	5.6	0.0	0.0	0.0	5.6	LP	0.42	0.25	40.00	N/A	0.71	7.9	1.89 1.7 1.00



DRAINAGE CALCULATIONS														
AREA	PERV. (%)	IMPERV. (%)	CONDITION	ESTIMATED SLOPE	SLOPE CONDITION	C25DEVI	C100DEVI	A* C25DEVI	A* C100DEVI	Sheet flow	Shallow flow	Channel flow	Tc total	Q100
			Table(2-1)	s (ft/ft)	Table(2-1)					s (ft/ft)	s (ft/ft)	V (ft/s)	(min)	(ft³/s)
A1	42%	58%	GOOD	2.1%	AVERAGE	0.663	0.744	0.71	0.79	0.020	11.9	0.022	0.6	1.7
A2	50%	50%	GOOD	2.0%	FLAT	0.675	0.655	0.97	0.99	0.020	11.9	0.022	1.3	14
A3	51%	49%	GOOD	1.9%	FLAT	0.669	0.649	0.81	0.92	0.020	11.9	0.016	0.2	1.7
A4	22%	78%	GOOD	2.0%	FLAT	0.735	0.820	0.34	0.38	0.020	7.0	0.000	0.0	2.6
A5	52%	48%	GOOD	2.0%	FLAT	0.664	0.643	0.82	0.93	0.020	11.9	0.020	1.3	2.5
A6	41%	59%	GOOD	1.7%	FLAT	0.626	0.708	0.53	0.60	0.020	11.9	0.014	1.2	1.7
A7	46%	54%	GOOD	2.0%	FLAT	0.598	0.679	0.98	1.12	0.020	11.9	0.020	1.3	2.5
A8	56%	44%	GOOD	5.8%	AVERAGE	0.597	0.676	4.91	5.55	0.080	6.8	0.042	0.7	3.0
A9	69%	31%	GOOD	4.3%	AVERAGE	0.536	0.612	1.04	1.19	0.020	11.9	0.070	0.3	1.8
A10	68%	32%	GOOD	4.7%	AVERAGE	0.540	0.617	1.71	1.96	0.020	11.9	0.105	0.2	1.8
B1	38%	62%	GOOD	1.8%	FLAT	0.643	0.726	1.32	1.49	0.020	11.9	0.017	0.7	1.7
B2	48%	52%	GOOD	2.0%	FLAT	0.586	0.667	0.73	0.83	0.020	11.9	0.020	0.4	1.7
B3	37%	63%	GOOD	2.0%	FLAT	0.649	0.732	0.42	0.48	0.020	7.3	0.000	0.0	1.7
B4	30%	70%	GOOD	2.0%	FLAT	0.689	0.773	0.71	0.90	0.020	11.9	0.020	0.2	3.0
B5	41%	59%	GOOD	1.8%	FLAT	0.628	0.709	1.13	1.28	0.020	11.9	0.014	1.3	2.1
B6	30%	70%	GOOD	1.8%	FLAT	0.689	0.773	0.86	0.96	0.018	12.4	0.017	0.5	3.0

- NOTES:
- SEE ENGINEER'S REPORT/DRAINAGE STUDY FOR EXISTING AND DEVELOPED HYDROLOGY MAPS.
 - ENGINEER'S REPORT/DRAINAGE STUDY, CBO, INC., APRIL 11, 2018.
 - ALL PRIVATE STREETS, PARKING LOTS, HOA PARK LOTS AND UNIT LOTS ARE SHOWN FOR REFERENCE ONLY.
 - REGIONAL DETENTION IS PROVIDED FOR THIS PROJECT BY GILLENLAD CREEK REGIONAL STORM WATER DETENTION FACILITY.
 - TWO DRAINAGE EASEMENTS SHALL BE DEDICATED BY PLAT TO CONVEY DRAINAGE FROM TREE HORN ROAD TO THE EXISTING DRAINAGE CHANNEL. ALL OTHER STORM SEWER PIPE SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - THE EXISTING BERM ALONG THE NORTHWESTERN BOUNDARY PREVENTS OFFSITE WATER FROM ENTERING THE PROPERTY.

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.

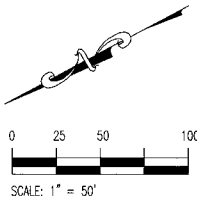
Carlson, Brigrance & Doering, Inc.
FIRM ID #E3791
5501 West William Canyon
Austin, Texas 78740
Phone No. (512) 280-5160
Fax No. (512) 280-5165

DATE: MARCH 2018
DRAFTED BY: JSL
DESIGNED BY: LAW

BRANSON NORTH
PRELIMINARY PLAN

JOB NAME: BRANSON NORTH
PROJECT: PRELIMINARY PLAN
JOB NUMBER: 4984
SHEET: 6 OF 10

BRANSON NORTH
PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



LEGEND	
L.S.E.	LANDSCAPE EASEMENT
W.W.E.	WASTEWATER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
---	PROPOSED BUILDING LINE
---	PROPOSED EASEMENT LINE
---	PROPOSED WATER LINE
---	PROPOSED FIRE HYDRANT
---	PROPOSED BLOW OFF VALVE
---	PROPOSED WASTEWATER LINE
---	PROPOSED WASTEWATER MANHOLE
---	PROPOSED STREET LIGHT
---	PROPOSED STORM SEWER

NOTES:

1. ALL WATER AND WASTEWATER LINES SHALL BE 8" UNLESS LABELED OTHERWISE.
2. ALL WATER PIPE TO BE C900 DC 14 PVC LABELED OTHERWISE.
3. ALL WASTEWATER PIPE TO BE SDR26 PVC LABELED OTHERWISE.
4. THE UTILITY PLAN SHOWN IS IN ACCORDANCE WITH THE UTILITY EVALUATION. IT SHOULD BE NOTED THAT THE 12" WATERLINE, W-4, ON THE MASTER UTILITY PLAN IS NOT REQUIRED FOR THE FUNCTIONALITY OF THE PROPOSED SUBDIVISION WATER SYSTEM. AN 8" WATERLINE DISTRIBUTION SYSTEM WOULD PROVIDE ADEQUATE DOMESTIC AND FIRE FLOW FOR THE SUBDIVISION.
5. WINDERMERE UTILITY COMPANY IS THE WATER AND WASTEWATER PROVIDER.

WATER SERVICE CALCULATIONS - 96 UNITS
[96 UNITS X 1.0 LUE/UNIT = 96 LUE]

PEAK DAY WATER DEMAND:

1855 GALLONS/LUE/DAY - EDM DGS.1.1 & DGS.2
PEAK DAY DEMAND = 96 LUE X 1,855 GALS/LUE/DAY=178,080 GPD
TOTAL PEAK DAY DEMAND =123 GPM

PEAK HOUR DEMAND:

3150 GALS/LUE/DAY - EDM DGS.1.1 & DGS.2
PEAK HOUR DEMAND = 96 LUES X 3,150 GALS/LUE/DAY=302,400 GPD
PEAK HOUR DEMAND = 210 GPM

AVERAGE DAY DEMAND:

700 GALLONS/LUE/DAY - EDM DGS.1.1 & DGS.2
AVERAGE DAY DEMAND = 96 LUE X 700 GALS/LUE/DAY=67,200 GPD
AVERAGE DAY DEMAND = 46.66 GPM

WASTEWATER SERVICE CALCULATIONS - 96 UNITS
[96 UNITS X 1.0 LUE/UNIT = 96 LUE]

AVERAGE DRY-WEATHER FLOW:

270 GALLONS/LUE/DAY - EDM DGS.1.1 & DGS.2
AVERAGE DAY DEMAND = 96 LUE X 270 GALS/LUE/DAY= 25,920 GPD
AVERAGE DAY DEMAND = 18 GPM

PEAK DRY WEATHER FLOW; EDM DGS.1.1

$$PDWF = \frac{18 + (0.0206)^{0.5}}{4 + (0.0206)^{0.5}} \times F = \frac{18 + (0.0206(25,920))^{0.5}}{4 + (0.0206(25,920))^{0.5}} \times 25,920$$

PEAK DRY WEATHER FLOW = 39,306 GPD
PEAK DRY WEATHER FLOW = 27 GPM

PEAK WET WEATHER FLOW:

750 GALLONS/DAY/ACRE - EDM DGS.1.1 & DGS.2
PEAK WET WEATHER FLOW = PDWF + 750 GPD/ACRE x 16.40 ACRE
PEAK WET WEATHER FLOW = 51,606 GPD
PEAK WET WEATHER FLOW = 36 GPM



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

Carlson, Brigance & Doering, Inc.
FIRM ID #13791
Civil Engineering
1501 West 7th Street
Ft. Worth, TX 76102
Phone No. (817) 380-5160
Fax No. (817) 380-5165

PRELIMINARY UTILITY PLAN
SHEET
DESIGNED BY: LAW
DRAFTED BY: JSL
DATE: APRIL 2018

BRANSON NORTH
PRELIMINARY PLAN
JOB NAME
PROJECT
JOB NUMBER
4984

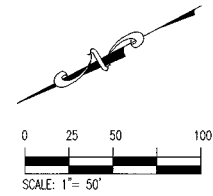
SHEET
7 OF 10

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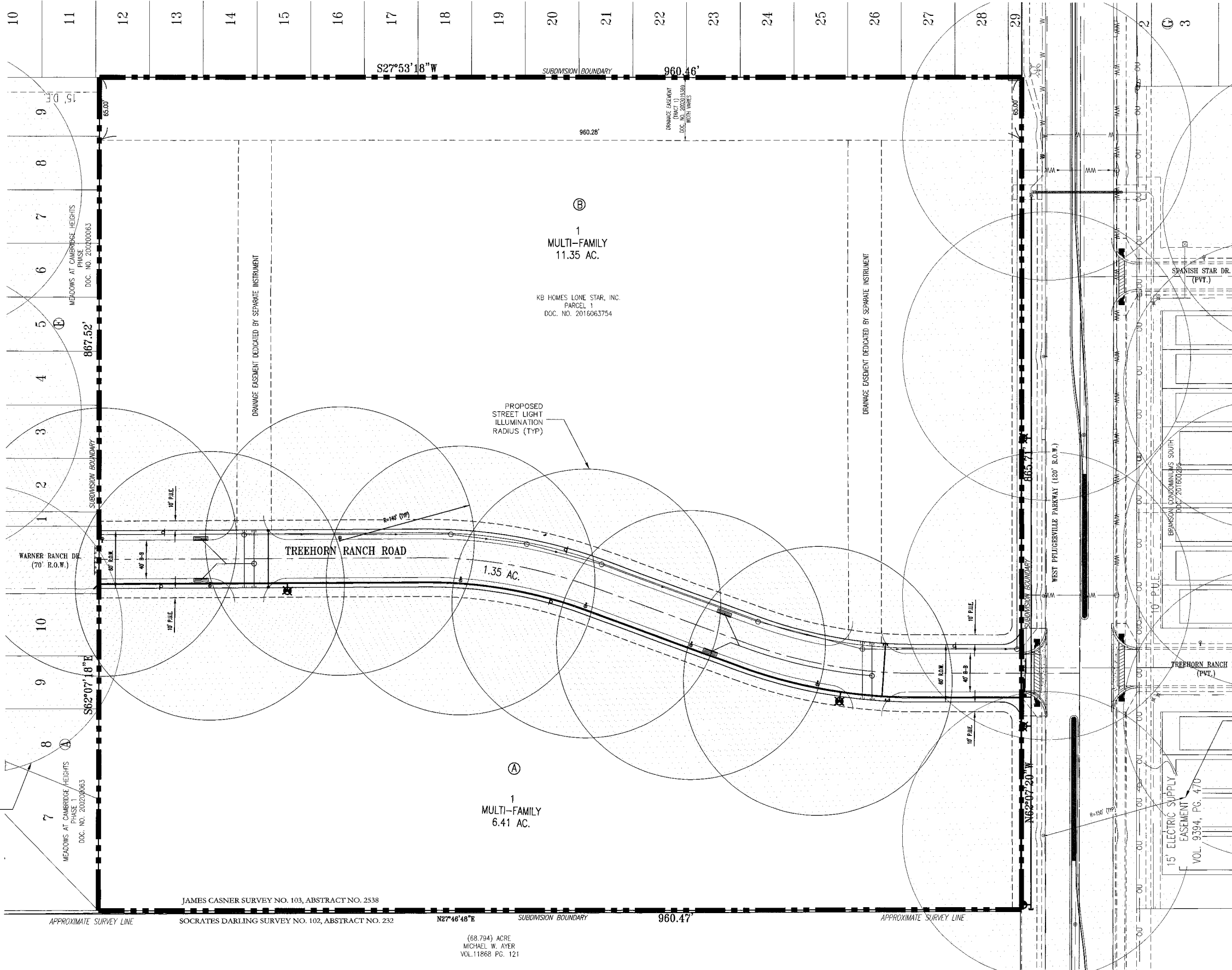
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BRANSON NORTH

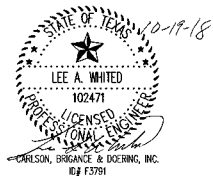
PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



LEGEND	
	STOP SIGN / STREET NAME SIGN
	STOP BAR
	CONCRETE SIDEWALK
	STREET LIGHT
	STREET SIGNS
	STREET NAMES
	FIRE HYDRANT PAVEMENT MARKER



- NOTES:
1. ALL LIGHTING INCLUDING WALL PACK LIGHTING SHALL BE DOWNCAST AND FULL CUT-OFF TYPE
 2. ALL LIGHTING WITHIN THE SAME DEVELOPMENT SHALL UTILIZE A CONSISTENT TYPE OF FIXTURE AND BULB.



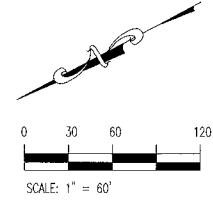
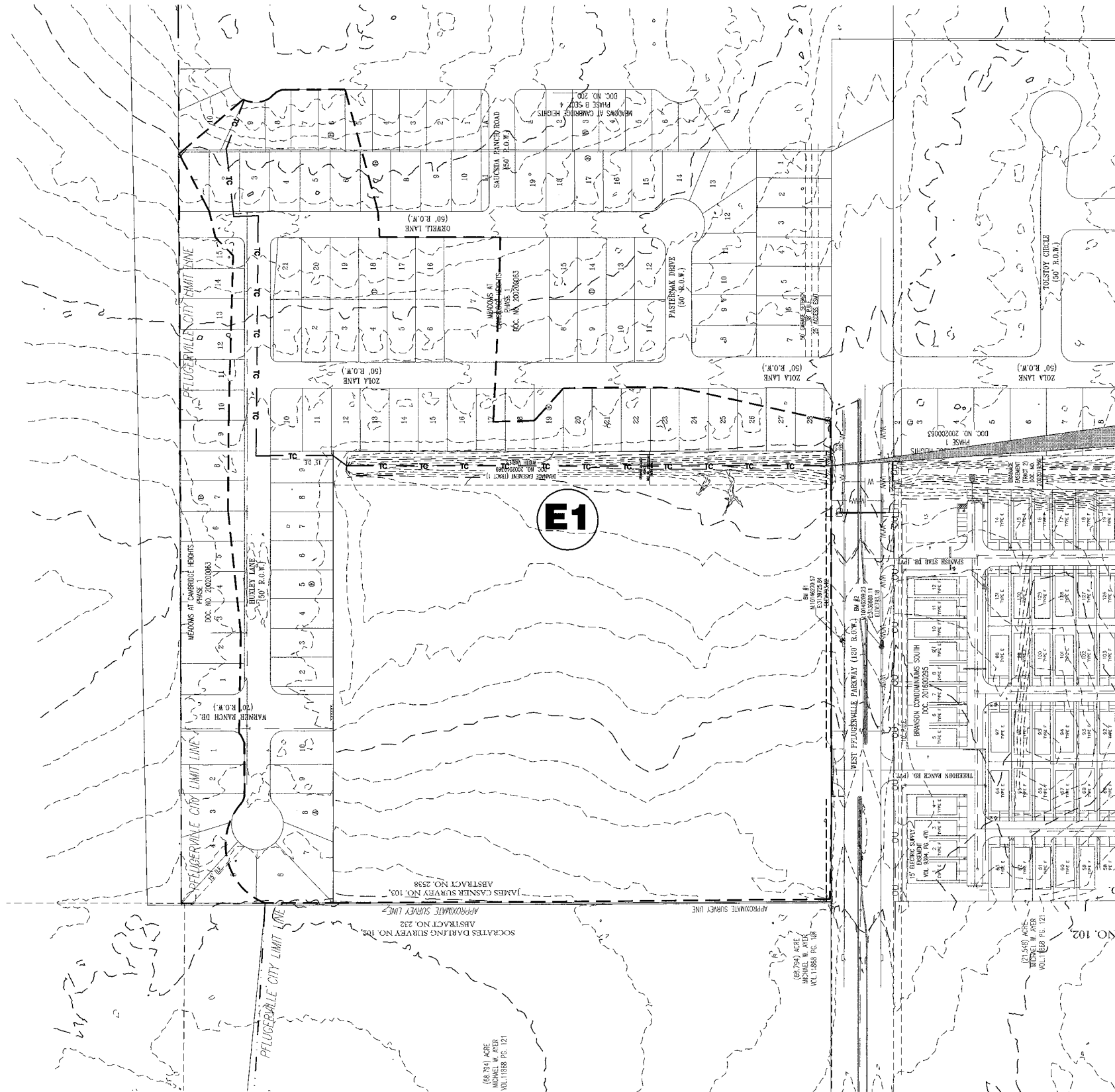
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JOB NAME		BRANSON NORTH	
PROJECT		PRELIMINARY PLAN	
JOB NUMBER		4984	
SHEET		8 OF 10	
DESIGNED BY:		LAW	
DRAFTED BY:		JSL	
DATE		APRIL 2018	

Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791
5501 West William Canyon
Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

BRANSON NORTH

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	DRAINAGE AREA NUMBER
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION
	PROPOSED STORM SEWER

EXISTING FLOWS
Q2=39.3 CFS
Q10=97.6 CFS
Q25=133.2 CFS
Q100=193.2 CFS

NOTE: THIS PROJECT USES REGIONAL DETENTION. THE PURPOSE OF THIS DRAINAGE STUDY IS TO PROVIDE INFORMATION ON FLOW INCREASES FROM THE DEVELOPMENT. SEE THE DRAINAGE STUDY FOR ADDITIONAL INFORMATION AND CALCULATIONS.

AREA	ACRES	T _c	BASE C N
E1	0.4852	8.14	75.97
D1	0.4852	8.14	75.97



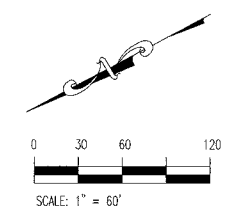
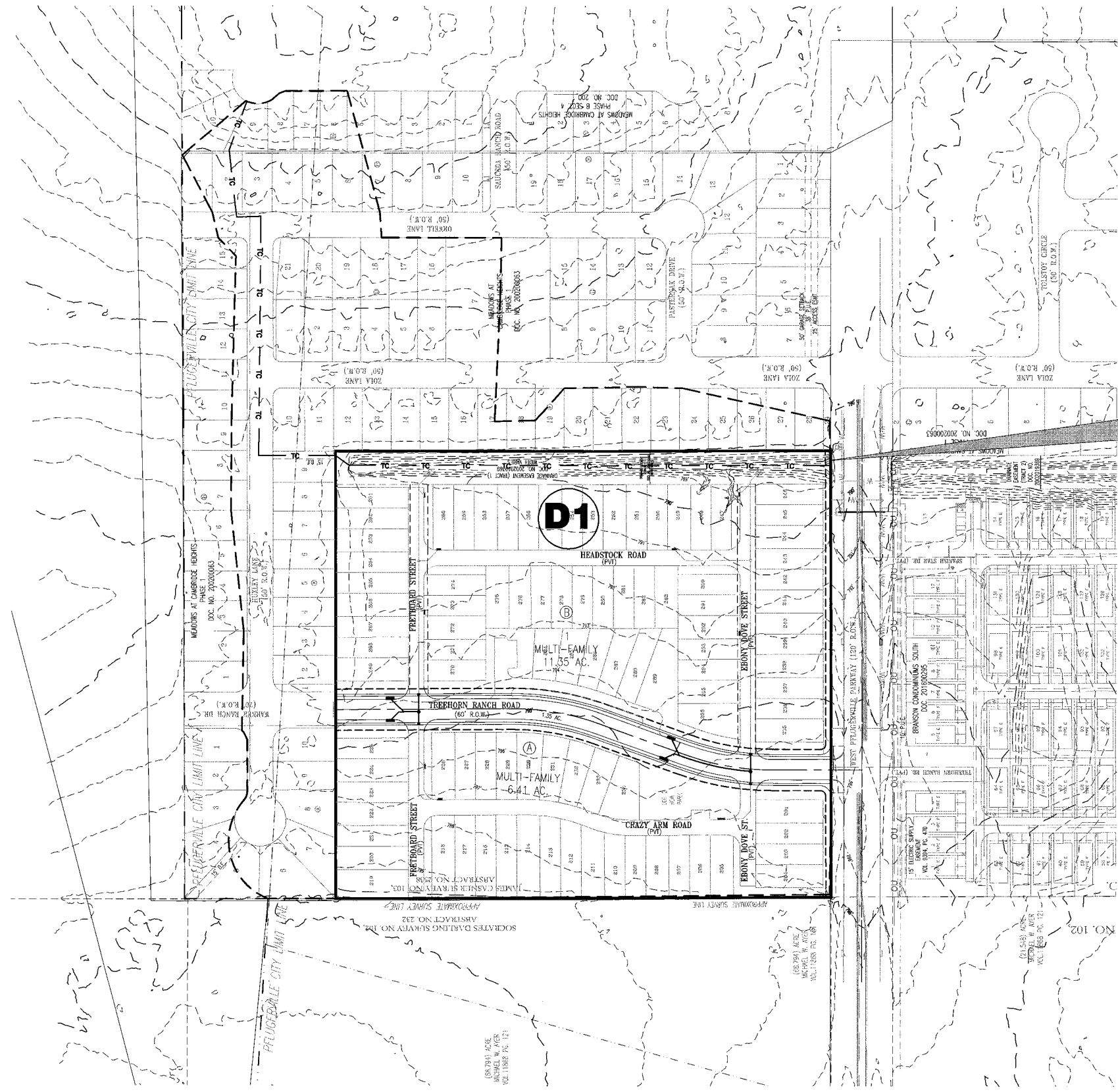
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

Carlson, Brigance & Doering, Inc. FIRM ID #F3791 5501 West William Canyon Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165		C.B.D.	
JOB NAME	BRANSON NORTH	SHEET	EXISTING HYDROLOGY MAP
JOB NUMBER	4984	DESIGNED BY:	LAW
PROJECT	PRELIMINARY PLAN	DRAFTED BY:	JSL
		DATE	MARCH 2018
SHEET	9	OF	10

FILE: PATH\\A\\ACD\\4984.dwg PRELIMINARY 4984-HYDROLOGY PROPOSED.dwg - Oct 19, 2018 - 7:28am

BRANSON NORTH

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



LEGEND

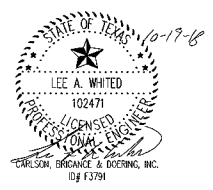
- PROPERTY BOUNDARY
- 770- EXISTING MAJOR CONTOUR
- 758- EXISTING MINOR CONTOUR
- A2** DRAINAGE AREA NUMBER
- DRAINAGE AREA BOUNDARY
- TC TC TIME OF CONCENTRATION
- PROPOSED STORM SEWER

NOTE:
ALL PRIVATE STREETS, PARKING LOTS, HOA PARK LOTS AND UNIT LOTS ARE SHOWN FOR REFERENCE ONLY.

PROPOSED FLOWS
Q2=54.6 CFS
Q10=113.4 CFS
Q25=148.5 CFS
Q100=207.5 CFS

NOTE: THIS PROJECT USES REGIONAL DETENTION. THE PURPOSE OF THIS DRAINAGE STUDY IS TO PROVIDE INFORMATION ON FLOW INCREASES FROM THE DEVELOPMENT. SEE THE DRAINAGE STUDY FOR ADDITIONAL INFORMATION AND CALCULATIONS.

AREA	ACRES	T _c	BASE C N
E1	0.4852	8.14	75.97
D1	0.4852	8.14	75.97



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JOB NAME

BRANSON NORTH

JOB NUMBER

4984

JOB PROJECT

PRELIMINARY PLAN

JOB SHEET

10 OF 10

SHEET

PROPOSED HYDROLOGY MAP

DESIGNED BY:

LAW

DRAFTED BY:

JSL

DATE

MARCH 2018

CALSON, BRIGANCE & DOERING, Inc.

FIRM ID #E3791

Surveying

• Austin, Texas 78749

5501 West William Canyon

Phone No. (512) 280-5160

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