

PRELIMINARY PLAN ONLY
-NOT FOR RECORDATION-
DECEMBER 10, 2018

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	EXISTING CONDITIONS AND PROPOSED GRADING
4	WATER AND WASTEWATER PLAN
5	EXISTING OVERALL DRAINAGE AREA MAP
6	PROPOSED OVERALL DRAINAGE AREA MAP
7	PROPOSED SUB-DRAINAGE AREA MAP
8	TREE SURVEY
9	TREE PROTECTION DETAILS

LOT USAGE TABLE		
LOT	USE	ACREAGE
LOT A	RESTARAUNT	1.658 AC.
LOT B	RESTARAUNT	1.371 AC.
LOT C	RETAIL/RESTARAUNT	2.247 AC.
LOT D	PRESCHOOL	1.788 AC.
TOTAL ACREAGE:		7.064 AC.

ASSOCIATED STUDIES:
TRAFFIC IMPACT ANALYSIS BY SANTIAGO ARAQUE, P.E. DATED OCTOBER 8, 2018
ENGINEER'S REPORT BY JUSTIN KRAMER, P.E. DATED OCTOBER 8, 2018

[illegible]

OWNER/DEVELOPER:
AUSTIN SR I
2708 UNIT B S. 5TH
AUSTIN, TEXAS 78704
CONTACT: CARTER BAILEY

SURVEYOR:
CHAPPARAL PROFESSIONAL LAND SURVEYING INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
CONTACT: PAUL J. PFLUGEL, RPLS

ENGINEER/SURVEYOR

Kimley»»Horn

ELECTRIC PROVIDER:
ONCOR ELECTRIC DELIVERY COMPANY LLC
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
CONTACT: JIM KRUMNOW

GAS PROVIDER:
ATMOS ENERGY CORPORATION
3110 N. IH 35
ROUND ROCK, TEXAS 78681
CONTACT: MARTIN PEREZ

WATER AND WASTEWATER PROVIDERS
CITY OF PFLUGERVILLE
201-B EAST PECAN STREET
PFLUGERVILLE, TEXAS 78691
CONTACT: JENNA GOOLSBY

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.

LEGAL DESCRIPTION:

0.064 ACRES (APPROXIMATELY 307.718 SQ. FT.), MORE OR LESS, OUT OF THE THOMAS G. STEWART SURVEY NO. 6, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 104.99 ACRE TRACT (TRACT 3), A PORTION OF A 105.059 ACRE TRACT (TRACT 4), AND A PORTION OF A 15.0016 ACRE TRACT (TRACT 5) CONVEYED TO HPN DEVELOPMENT, INC. IN A SPECIAL WARRANTY DEED DATED AUGUST 14, 2001, RECORDED IN DOCUMENT NO. 2001136994 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

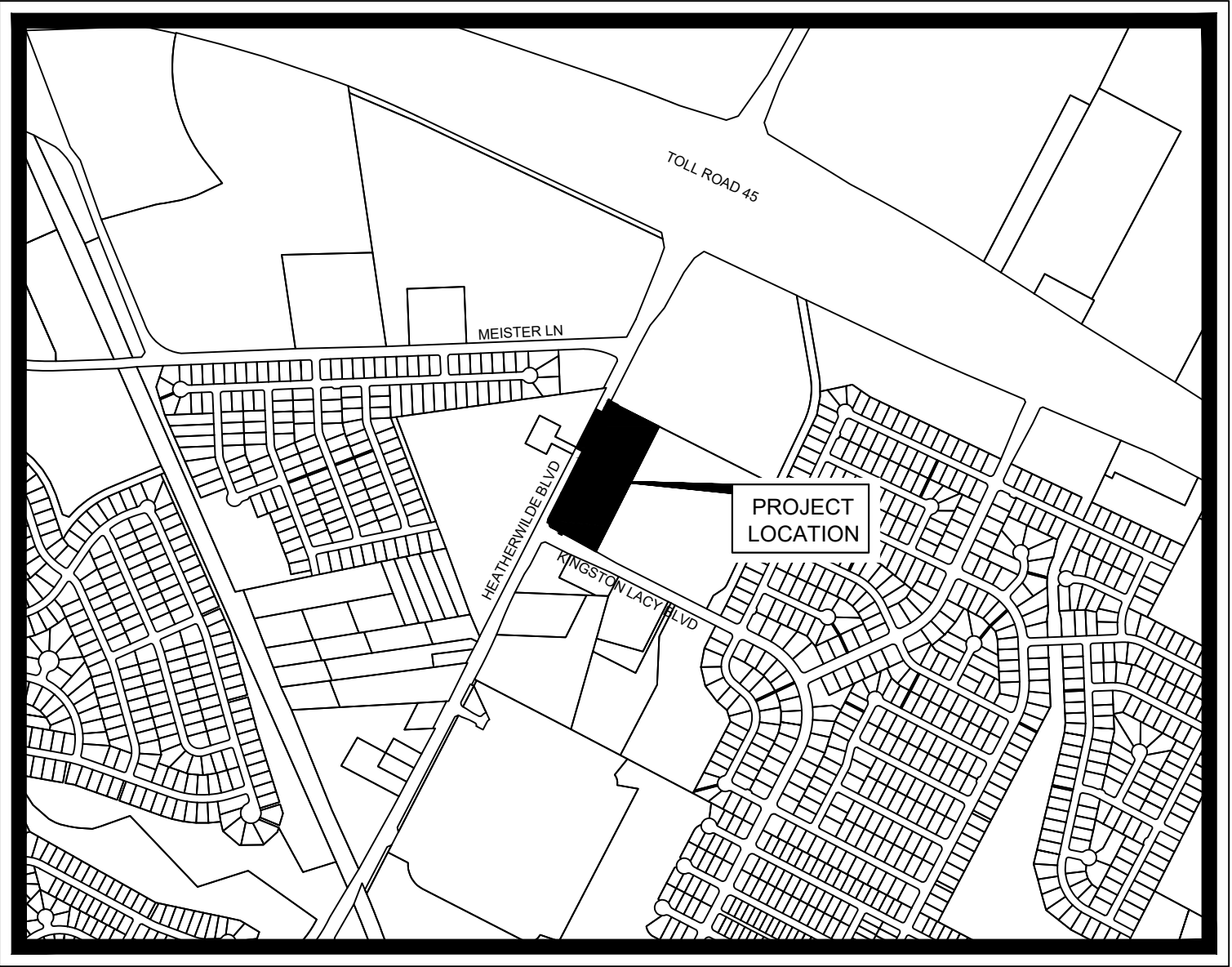
STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON:

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

PAUL J. FLUGEL RPLS
CHAPPARAL PROFESSIONAL LAND SURVEYING INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744



VICINITY MAP

SCALE: 1" = 1,000'

BENCHMARKS

BENCHMARK INFORMATION

BM #3: SQUARE CUT IN CURB IN MEDIAN OF N. HEATHERWILDE BLVD., APPROXIMATELY 940' NORTH OF THE INTERSECTION OF N. HEATHERWILDE BOULEVARD AND KINGSTON LACY BLVD.
N: 30°28'56.07"

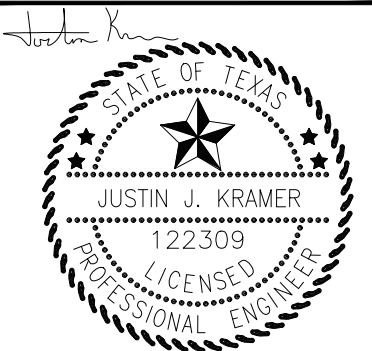
BM #4: SQUARE CUT IN CURB ON SOUTH SIDE OF
KINGSTON LACY BLVD., APPROXIMATELY 160' EAST OF
THE
INTERSECTION OF N. HEATHERWILDE BOULEVARD AND
KINGSTON LACY BLVD.
N: 30°28'50.33"
W: 97°36'56.38"
ELEVATION = 773.72'

VERTICAL DATUM: NAVD 88 (GEOID 09)

No.	REVISIONS	DATE	BY

Kimley»»Horn

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TBPE Firm No. 928



12/10/2018

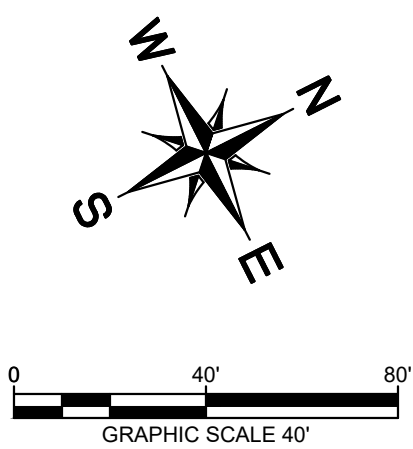
KHA PROJECT 069262000
DATE OCTOBER 2018
SCALE: AS SHOWN
DESIGNED BY: JJK
DRAWN BY: JC, KW
CHECKED BY: JJK

COVER SHEET

**KINGSTON LACY
COMMERCIAL**
CITY OF CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1 OF 9

KINGSTON LACY COMMERCIAL

[illegible]

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TBE Firm No. 928



12/10/2018	KHA PROJECT 069262000	DATE OCTOBER 2018	SCALE: AS SHOWN	DESIGNED BY: JJK	DRAWN BY: JC, KW	CHECKED BY: JJK
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WATER AND WASTEWATER PLAN

**KINGSTON LACY
COMMERCIAL**
CITY OF CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
4 OF 9

Kingston Lacy Daycare Commerical Subdivide Wastewater Capacity - 8" Line to Kingston Lacy Blvd Manhole																	
Lot	Use	Demand				Proposed Demand Area (SF / Units)	Total LUE	Average Dry Weather Flow (GPD)	Average Dry Weather Flow (CFS)	Peak Dry Weather Flow (GPD)	Peak Dry Weather Flow (CFS)	8" WW Capacity @ 0.33% Slope (CFS)	Peak Dry Weather 8" Capacity %	Service Area-Ac. (Lots A, B, C & D)	Peak Wet Weather Flow (GPD)	Peak Wet Weather Flow (CFS)	Peak Wet Weather 8" Capacity %
A	Restaurant	1	LUE	per	200	SF	3,000	15.00	4,050	0.006	8,367	0.013	0.90	7.064	13,665	0.021	2.3%
B	Restaurant	1	LUE	per	200	SF	3,000	15.00	4,050	0.006	8,367	0.013			13,665	0.021	2.3%
C	Restaurant	1	LUE	per	200	SF	7,000	35.00	9,450	0.015	16,819	0.026			22,117	0.034	3.8%
C	Retail	1	LUE	per	1,660	SF	8,000	4.82	1,301	0.002	3,286	0.005			8,584	0.013	1.5%
D	Daycare	1	LUE	per	15	Student	276	18.40	4,968	0.008	9,895	0.015			15,193	0.024	2.6%
Total							88.22	23,819	0.037	0.072	8.0%					0.113	12.6%

- NOTES:**
1. FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 300 FEET.
 2. WASTEWATER MAINHOLES SHALL BE CONSTRUCTED AT ALL CHANGES IN DIRECTIONS AND TERMINATION POINTS. WASTEWATER MAINHOLE SPACING IS MAXIMUM OF 400 FEET.
 3. INDIVIDUAL PRESSURE REDUCING VALVES (PRVS) SHALL BE REQUIRED AT EACH WATER SERVICE LOCATION WHERE PRESSURES EXCEED 80 PSI. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRVS.
 4. ALL WATER AND WASTEWATER LINES MUST MAINTAIN A MINIMUM OF 9" SEPARATION.
 5. PUBLIC WATER LINES SHALL MAINTAIN MINIMUM 48" OF COVER, AND MINIMUM SIZE OF 8" DIA.
 6. PUBLIC WASTEWATER LINES SHALL MAINTAIN MINIMUM 48" OF COVER AND MEET ALL TCEQ REQUIREMENTS.
 7. PRIVATE IMPROVEMENTS SHOWN ARE FOR REFERENCE PURPOSES ONLY AND WILL BE REVIEWED/APPROVED WITH THE FUTURE SITE PLAN.
 8. PUBLIC WORK SHALL BE COMPLETED IN PHASES AND CAPPED AT THE PHASE LINE WITH PHASE 1.

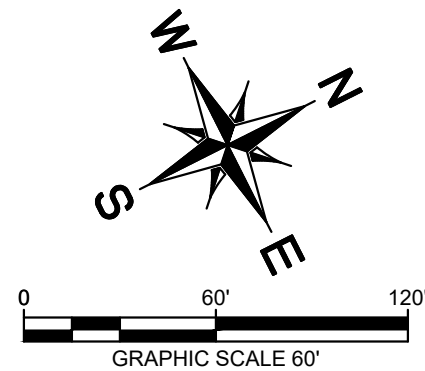
BENCHMARKS

BENCHMARK INFORMATION:

BM #3: SQUARE CUT IN CURB IN MEDIAN OF N. HEATHERWILDE BLVD., APPROXIMATELY 940' NORTH OF THE INTERSECTION OF N. HEATHERWILDE BOULEVARD AND KINGSTON LACY BLVD.
N: 30°28'56.07"
W: 97°38'55.11"
ELEVATION = 783.63'

BM #4: SQUARE CUT IN CURB ON SOUTH SIDE OF KINGSTON LACY BLVD., APPROXIMATELY 160' EAST OF INTERSECTION OF N. HEATHERWILDE BOULEVARD AND KINGSTON LACY BLVD.
N: 30°28'50.33"
W: 97°38'56.38"
ELEVATION = 773.72'

VERTICAL DATUM: NAVD 88 (GEOID 09)



Soil Type	Land Use	CN	Weighted CN
E-A			
D	Brush-Weed-Grass Mixture (Fair Condition)	89.3%	77
	Impervious Areas	10.7%	98
E-B			
D	Brush-Weed-Grass Mixture (Fair Condition)	100.0%	77
	Impervious Areas	0.0%	98
E-C			
D	Brush-Weed-Grass Mixture (Fair Condition)	100.0%	77
	Impervious Areas	0.0%	98

BENCHMARKS

BENCHMARK INFORMATION:

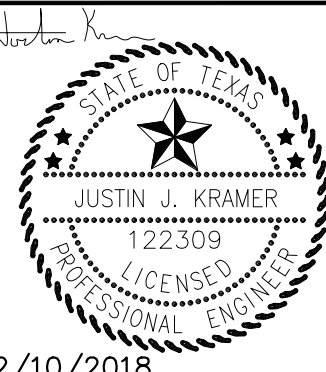
BM #3: SQUARE CUT IN CURB IN MEDIAN OF N. HEATHERWILDE BLVD., APPROXIMATELY 840' NORTH OF THE INTERSECTION OF N. HEATHERWILDE BOULEVARD AND KINGTON LACY BLVD.
N: 30° 26'56.07"
W: 37° 36' 55.11"
ELEVATION = 783.63'

BM #4: SQUARE CUT IN CURB ON SOUTH SIDE OF HEATHERWILDE BLVD., APPROXIMATELY 160' EAST OF THE INTERSECTION OF N. HEATHERWILDE BOULEVARD AND KINGTON LACY BLVD.
N: 50° 22'50.32"
W: 37° 36' 56.38"
ELEVATION = 773.72'

VERTICAL DATUM: NAVD 88 (GEOID 09)

NOTES:
FOR ADDITIONAL DRAINAGE INFORMATION, REFERENCE
KIMLEY-HORN DRAINAGE REPORT DATED SEPTEMBER 15, 2018

Kimley»»Horn
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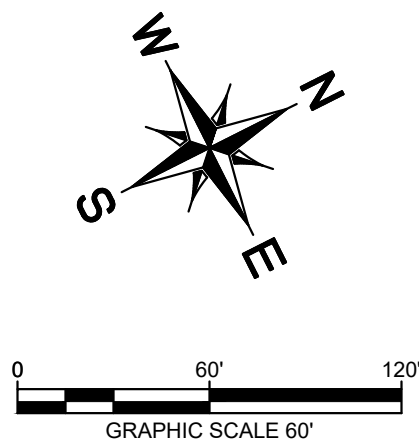
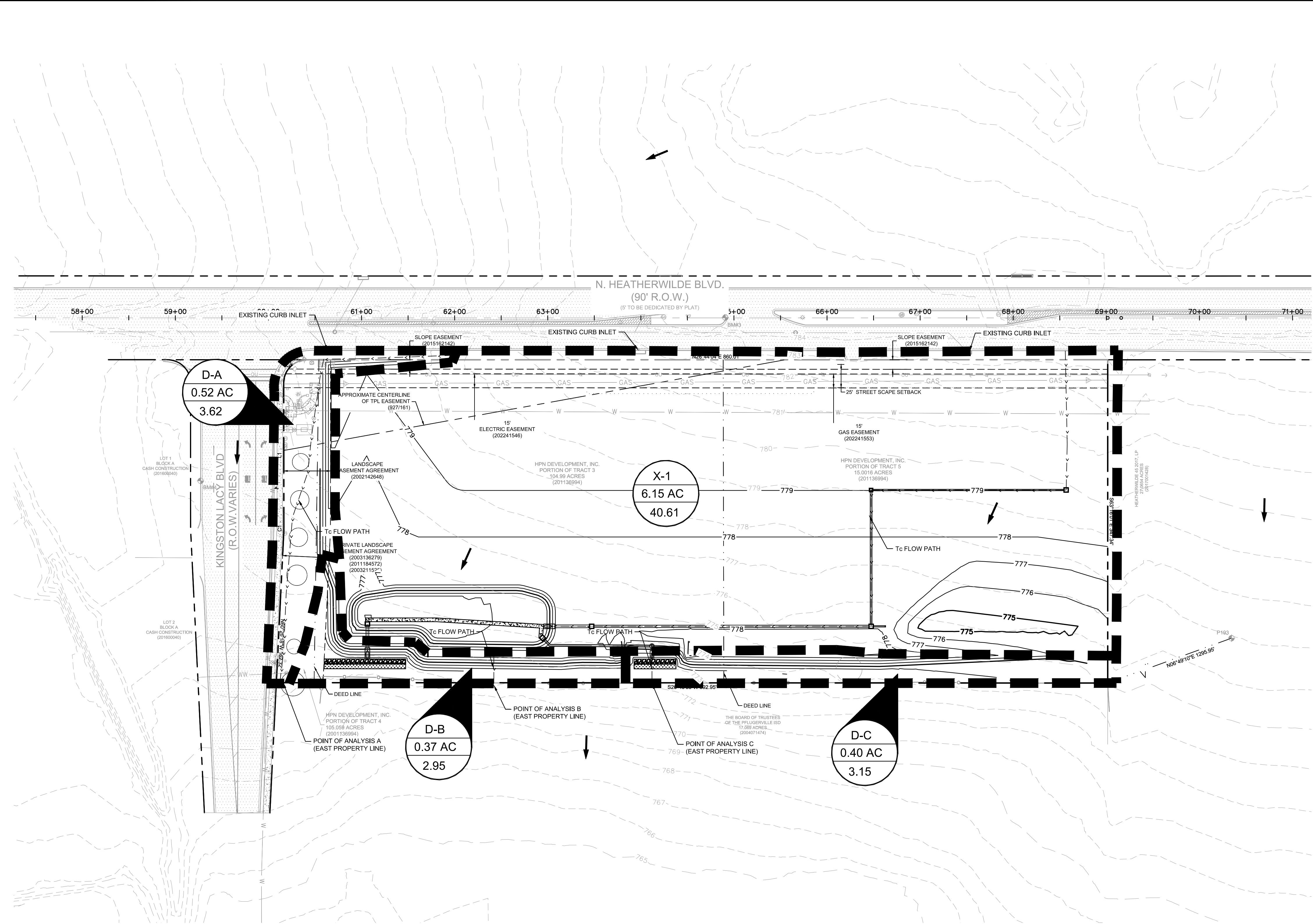
12/10/2018	KHA PROJECT 069262000	DATE OCTOBER 2018	SCALE: AS SHOWN	DESIGNED BY: JJK	DRAWN BY: JC, KW	CHECKED BY: JJK
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EXISTING OVERALL DRAINAGE AREA MAP

**KINGSTON LACY
COMMERCIAL**
CITY OF CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

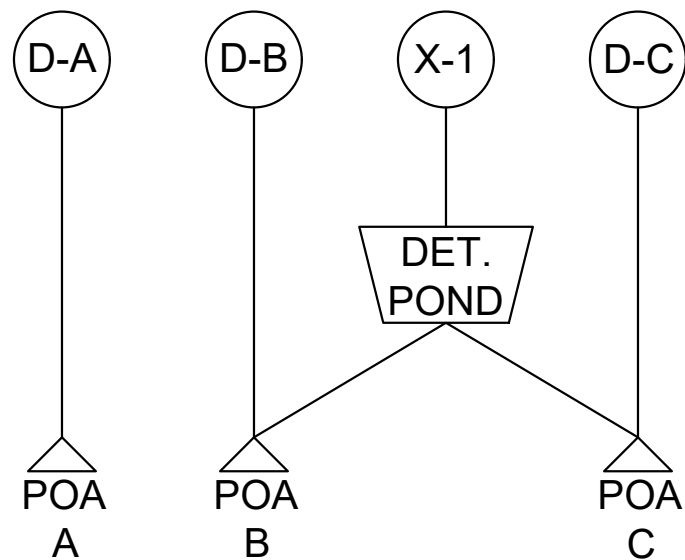
SHEET NUMBER
5 OF 9

Plotted By: Witt, Katie (Derrick) Date: December 10, 2018 10:31:28am File Path: K:\AUS_Civil\069242505 Pflugerville Daycare.Dwg Preliminary Plan Sheets\VC - Pr Overall DAM.dwg
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LEGEND

D-#	AREA DESIGNATOR
###.## AC	AREA IN ACRES
###.##	Q100 FLOW IN CFS
---	PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	Tc FLOW PATH



Location	Existing Flow (CFS)			
	2	10	25	100
Point of Analysis A	1.15	2.40	3.11	4.27
	Fully Developed Tract Flow (CFS)			
	2	10	25	100
	1.11	2.13	2.70	3.62
	Difference (CFS)			
Point of Analysis B	2	10	25	100
	-0.04	-0.27	-0.41	-0.65
	Existing Flow (CFS)			
	2	10	25	100
	5.36	11.81	15.50	21.70
Point of Analysis B	Fully Developed Tract Flow (CFS)			
	2	10	25	100
	5.23	11.05	14.71	19.58
	Difference (CFS)			
	2	10	25	100
Point of Analysis C	2	10	25	100
	-0.13	-0.76	-0.79	-2.12
	Existing Flow (CFS)			
	2	10	25	100
	5.49	12.07	15.89	22.06
Point of Analysis C	Fully Developed Tract Flow (CFS)			
	2	10	25	100
	4.11	10.46	14.26	19.29
	Difference (CFS)			
	2	10	25	100
	-1.38	-1.61	-1.63	-2.77

FULLY DEVELOPED TRACT

Time of Concentration Calculations - SCS Method

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW								CHANNEL FLOW								TOTAL Tc** (min)	Q2	Q10	Q25	Q100
	P-2yr24hr 4.2 IN				Grass Surface				Paved Surface				Channel Flow												
	N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L	V (fps)	S	Tt(min)	L (ft)	V (fps)	a (ft ²)	Pw (ft)	r	n	S (ft/ft)	Tt(min)					
X-1	0.24	100	0.020	12.46	-	-	-	-	75	2.0	0.02	0.63	650	0.8	3.14	6.28	0.50	0.080	0.005	13.06	26.15	16.69	26.44	32.43	40.61
D-A	0.24	100	0.022	11.99	392	2.0	0.015	3.31	-	-	-	-	-	-	-	-	-	-	-	-	15.30	1.11	2.13	2.70	3.62
D-B	0.24	33	0.300	1.74	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.00	0.75	1.64	2.20	2.95
D-C	0.24	35	0.026	4.83	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.00	0.79	1.74	2.34	3.15

- NOTES
- OVERALL FLOW CALCULATIONS BASED ON SCS METHOD
 - CURVE NUMBER, Tc AND RAIN EVENT DATA DERIVED BY CITY OF AUSTIN DRAINAGE CRITERIA.

Soil Type	Land Use	CN	Weighted CN
D-A			
D	Brush-Weed-Grass Mixture (Fair Condition)	72.7%	77
	Impervious Areas	27.3%	98
D-B			
D	Brush-Weed-Grass Mixture (Fair Condition)	98.0%	77
	Impervious Areas	2.0%	98
D-C			
D	Brush-Weed-Grass Mixture (Fair Condition)	100.0%	77
	Impervious Areas	0.0%	98
X-1			
D	Brush-Weed-Grass Mixture (Fair Condition)	24.5%	77
	Impervious Areas	75.5%	98

BENCHMARKS

BENCHMARK INFORMATION:

BM #3: SQUARE CUT IN CURB IN MEDIAN OF N. HEATHERWILDE BLVD., APPROXIMATELY 940' NORTH OF THE INTERSECTION OF N. HEATHERWILDE BOULEVARD AND KINGSTON LACY BLVD.
N: 30°26'50.07"
W: 97°36'55.11"
ELEVATION = 783.63'

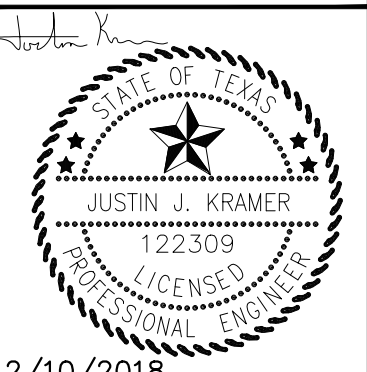
BM #4: SQUARE CUT IN CURB ON SOUTH SIDE OF KINGSTON LACY BLVD., APPROXIMATELY 180' EAST OF THE INTERSECTION OF N. HEATHERWILDE BOULEVARD AND KINGSTON LACY BLVD.
N: 30°26'50.33"
W: 97°36'55.38"
ELEVATION = 773.72'

VERTICAL DATUM: NAVD 88 (GEOID 09)

No.	REVISIONS	DATE	BY

Kimley»Horn

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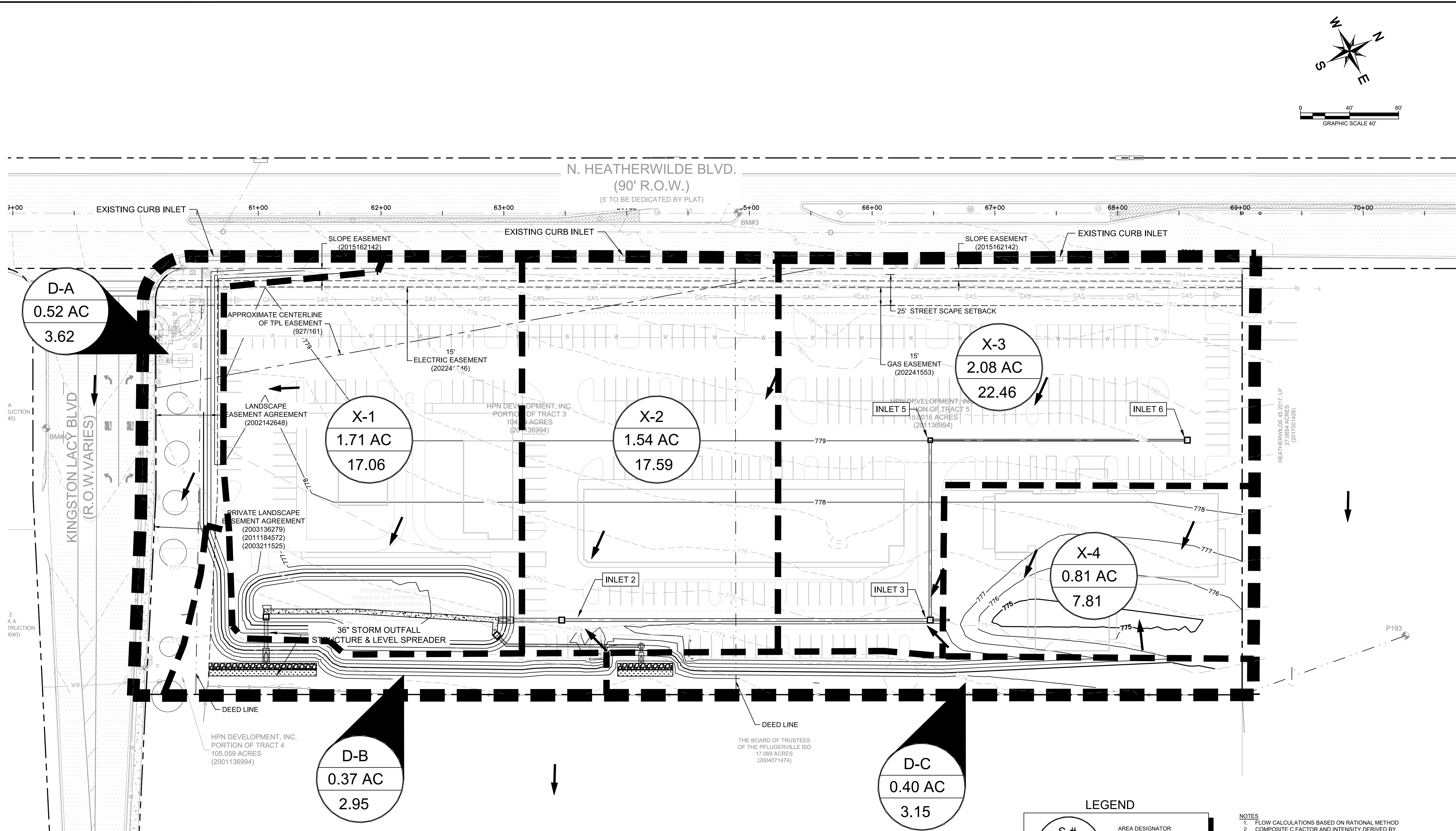


KHA PROJECT	DATE	DESIGNED BY:	DRAWN BY:	CHECKED BY:
069262000	OCTOBER 2018	JJK	JC, KW	JJK
SCALE: AS SHOWN				

PROPOSED OVERALL DRAINAGE AREA MAP

KINGSTON LACY COMMERCIAL
CITY OF CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

Plotted By: Wit, Katie (Darick), Date: December 10, 2018, 10:31:38pm, File Path: K:\AUS_CIVIL\069242505_Pflugerville_Daycare\Draws\Preliminary_Plan_Sheets\AC - Inlet DAM.dwg
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PROPOSED RATIONAL METHOD Q CALCULATIONS									
DRAINAGE AREA	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	WEIGHTED RUNOFF COE. C	TOTAL Tc** (min)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
X-1	1.71	1.01	59%	0.79	5.00	7.83	11.65	13.75	17.06
X-2	1.54	1.30	84%	0.91	5.00	8.07	12.01	14.18	17.59
X-3	2.08	1.53	74%	0.86	5.00	10.31	15.34	18.10	22.46
X-4	0.81	0.42	52%	0.76	5.00	3.58	5.33	6.29	7.81
D-A	SEE PROPOSED DRAINAGE AREA MAP SHEET 6 FOR CALCULATIONS					1.12	2.13	2.69	3.60
D-B	SEE PROPOSED DRAINAGE AREA MAP SHEET 6 FOR CALCULATIONS					0.77	1.71	2.30	3.10
D-C	SEE PROPOSED DRAINAGE AREA MAP SHEET 6 FOR CALCULATIONS					0.87	1.49	1.87	2.40

LEGEND

S-#
###.## AC
###.##

AREA DESIGNATOR
AREA IN ACRES
Q100 FLOW IN CFS

PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
Tc FLOW PATH

- NOTES
1. FLOW CALCULATIONS BASED ON RATIONAL METHOD

2. COMPOSITE C FACTOR AND INTENSITY DERIVED BY CITY OF AUSTIN DRAINAGE CRITERIA

3. ASSUMED MAXIMUM IMPERVIOUS COVER OF 80% FOR PROPOSED LOTS.

BENCHMARKS

BENCHMARK INFORMATION:

BM #3: SQUARE CUT IN CURB IN MEDIAN OF N. HEATHERWILDE BLVD., APPROXIMATELY 940' NORTH OF THE INTERSECTION OF N. HEATHERWILDE BOULEVARD AND KINGSTON LACY BLVD.
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VERTICAL DATUM: NAVD 88 (GEOID 09)

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TBE Firm No. 928

12/10/2018

KHA PROJECT 069242500

DATE OCTOBER 2018

SCALE: AS SHOWN

DESIGNED BY: JJK

DRAWN BY: JC, KW

CHECKED BY: JJK

PROPOSED SUB-DRAINAGE AREA MAP

KINGSTON LACY COMMERCIAL
CITY OF CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

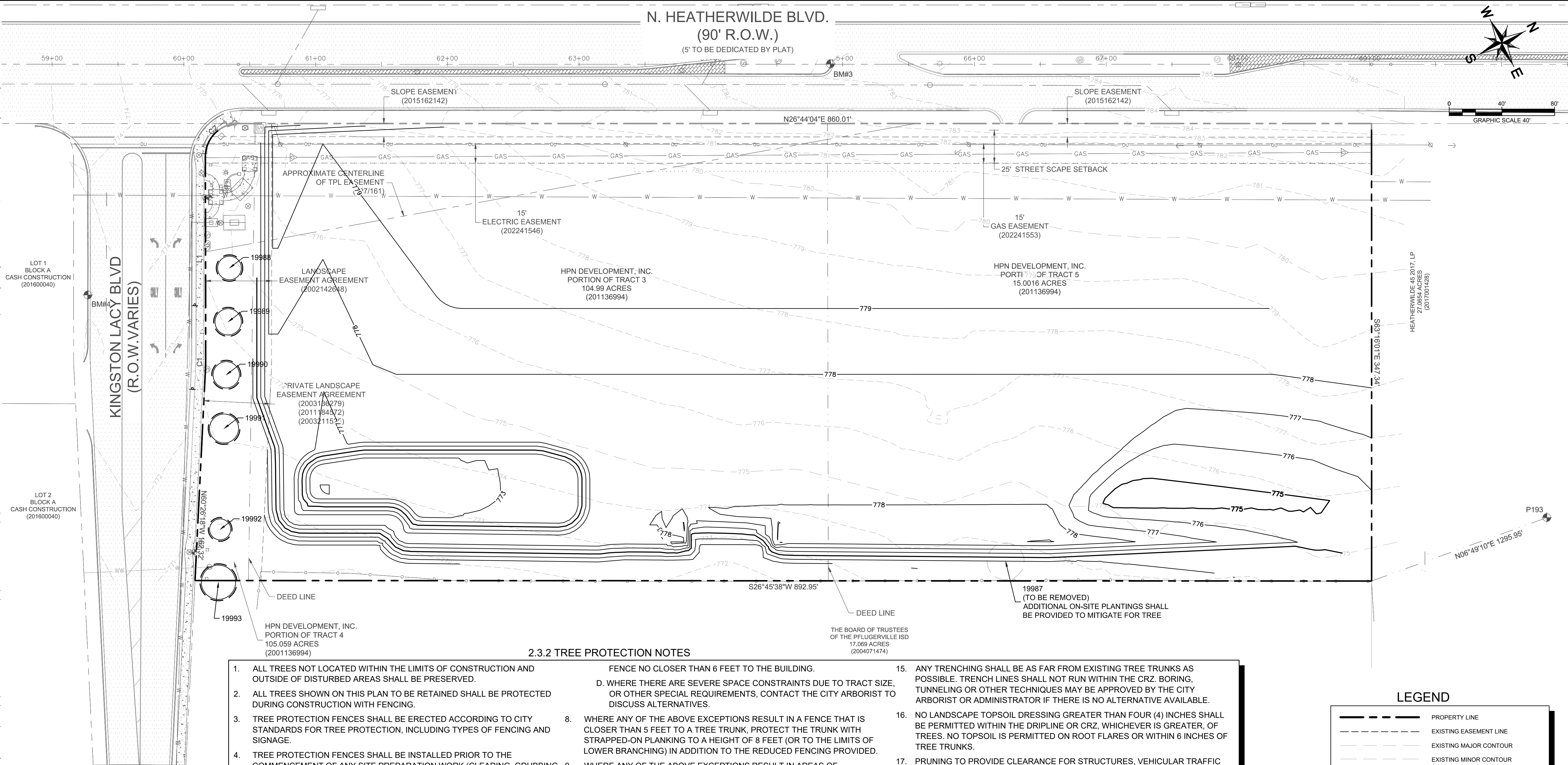
SHEET NUMBER 7 OF 9

REVISIONS

DATE

BY

Plotted By: Witt, Kate (Derrick) Date: December 10, 2018 10:31:47am File Path: K:\AUS_Civil\069242505 Pflugerville Daycare.Dwg\ Preliminary Plan Sheets\ C - Tree Survey.dwg
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TREE INDEX		
TAG NO.	TYPE	INDICATES MULTI TRUNK
1014	LO	17 14 11
INDIVIDUAL TRUNK DIA. (IN INCHES)		
CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.		
19987 LIVEOAK	14	
19988 LIVEOAK	9	
19989 LIVEOAK	10	
19990 LIVEOAK	10	
19991 LIVEOAK	11	
19992 LIVEOAK	8	
19993 LIVEOAK	13	
NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.		

2.3.2 TREE PROTECTION 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, 9. 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 DRIPLINES.
- TREE PROTECTION FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES AND BE PLACED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRZ, WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - 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 DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE 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.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 6 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN DAMAGE TO THE FINE, WATER ABSORBING ROOTS, SUPPLEMENTAL WATERING SHALL BE REQUIRED:
 - TREES SHALL BE WATERED ONCE EVERY TWO WEEKS DURING PERIODS OF HOT, DRY WEATHER.
 - TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
 - A SIGNED WATERING CONTRACT SHALL BE REQUIRED.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
- ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE ROOT ZONE.
- ANY TRENCHING SHALL BE AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE. TRENCH LINES SHALL NOT RUN WITHIN THE CRZ. BORING, TUNNELING OR OTHER TECHNIQUES MAY BE APPROVED BY THE CITY ARBORIST OR ADMINISTRATOR IF THERE IS NO ALTERNATIVE AVAILABLE.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, OF TREES. NO TOPSOIL IS PERMITTED ON ROOT FLARES OR WITHIN 6 INCHES OF TREE TRUNKS.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO CITY STANDARDS AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
- ALL OAK TREE CUTS, INTENTIONAL OR UNINTENTIONAL, SHALL BE PAINTED IMMEDIATELY (WITHIN 10 MINUTES). TREE PAINT MUST BE KEPT ON SITE AT ALL TIMES. ALL PRUNING OR CUTTING TOOLS MUST BE STERILIZED BETWEEN TREES TO PREVENT THE SPREAD OF DISEASE.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED. REFER TO THE CITY OF PFLUGERVILLE TREE TECHNICAL MANUAL FOR APPROPRIATE REMOVAL METHODS.
- DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

2.3.3. PRE-CONSTRUCTION MEETING- THE DEMOLITION, GRADING AND UNDERGROUND CONTRACTORS, CONSTRUCTION SUPERINTENDENT AND OTHER PERTINENT PERSONNEL ARE REQUIRED TO MEET WITH THE CITY ARBORIST AND/OR ADMINISTRATOR PRIOR TO BEGINNING WORK TO REVIEW PROCEDURES, TREE PROTECTION MEASURES AND TO ESTABLISH HAUL ROUTES, STAGING AREAS, CONTACTS, WATERING, ETC.

2.3.4. VERIFICATION OF TREE PROTECTION- THE PROJECT ARBORIST, LANDSCAPE ARCHITECT OR CONTRACTOR SHALL VERIFY, IN WRITING, THAT ALL PRECONSTRUCTION CONDITIONS HAVE BEEN MET (TREE FENCING, EROSION CONTROL, PRUNING, ETC.) AND ARE IN PLACE. WRITTEN VERIFICATION MUST BE SUBMITTED TO AND APPROVED BY THE CITY ARBORIST OR THE ADMINISTRATOR BEFORE DEMOLITION OR GRADING BEGINS.

LEGEND

---	PROPERTY LINE
- - - - -	EXISTING EASEMENT LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED TREE PROTECTION
XXXX	EXISTING TREE AND TREE NUMBER (TO REMAIN)
XXXX	EXISTING TREE AND TREE NUMBER (TO BE REMOVED)

BENCHMARKS

BENCHMARK INFORMATION:
BM #3: SQUARE CUT IN CURB IN MEDIAN OF N. HEATHERWILDE BLVD., APPROXIMATELY 940' NORTH OF THE INTERSECTION OF N. HEATHERWILDE BOULEVARD AND KINGSTON LACY BLVD.
N: 30°28'50.33"
W: 97°36'55.11"
ELEVATION = 783.63'
BM #4: SQUARE CUT IN CURB ON SOUTH SIDE OF KINGSTON LACY BLVD., APPROXIMATELY 160' EAST OF THE INTERSECTION OF N. HEATHERWILDE BOULEVARD AND KINGSTON LACY BLVD.
N: 30°28'50.33"
W: 97°36'55.38"
ELEVATION = 773.72'
VERTICAL DATUM: NAVD 88 (GEOID 09)

KHA PROJECT 0692425000		DATE OCTOBER 2018		SCALE: AS SHOWN		DESIGNED BY: JUK		DRAWN BY: JC, KW		CHECKED BY: JUK	
KIMLEY»Horn		10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX		PHONE: 512-418-1771 FAX: 512-418-1791		WWW.KIMLEY-HORN.COM		© 2018 KIMLEY-HORN AND ASSOCIATES, INC.		TBE Firm No. 928	
KINGSTON LACY COMMERCIAL		CITY OF CITY OF PFLUGERVILLE		TRAVIS COUNTY, TEXAS		SHEET NUMBER 8		OF 9		REVISIONS	
No.		DATE		BY							

