LIFESTYLE COMMUNITIES

PFLUGERVILLE

PRELIMINARY PLANS NOT FOR RECORDATION JULY 2019

	REVISIONS/CORRECTIONS									
NO.	DESCRIPTION	CITY APPROVAL DATE								

AL DESCRIPTIONS

BEING 23.538 ACRES OF LAND, MORE OR LESS OUT OF THE THOMAS G. STUART SURVEY, ABSTRAC' NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED 23.545 ACRES CONVEYED TO JOHN AND ALICE BURNS AS RECORDED IN VOLUME 12783, PAGE 1753, DEED RECORDS, TRAVIS COUNTY TEXAS.

BEING 41.317 ACRES OF LAND, MORE OR LESS OUT OF THE THOMAS G. STUART SURVEY, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED 52.92 ACRES CONVEYED TO PRESTON WAYNE HARVEY AND WIFE, JEANNE MARIE HARVEY AS RECORDED IN VOLUME 7721, PAGE 203, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A TRACT CALLED 10.57 ACRES CONVEYED TO DUDLEY HARVEY AS RECORDED IN VOLUME 7756, PAGE 926, DEED RECORDS, TRAVIS COUNTY, TEXAS.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LOT AND STREET CONFIGURATION
3	EXISTING CONDITIONS AND PROPOSED GRADING PLAN
4	WATER AND WASTEWATER PLAN
5	EXISTING DRAINAGE AREA MAP
6	PROPOSED DRAINAGE AREA MAP
7	PROPOSED SUB-BASIN DRAINAGE AREA MAP
8	PRELIMINARY ILLUMINATION PLAN
9	TREE SURVEY SHEET

1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION

- 2. WATER FOR THE SOUTH PORTION OF THE SITE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE WATER SUPPLY. WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. WATER FOR THE NORTH PORTION OF THE SITE SHALL BE PROVIDED BY MANVILLE WATER SUPPLY, UNLESS OTHERWISE AGREED TO IN WRITING. 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.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S)
- 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
- 5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY
- 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 (6) FOOT WIDE SIDEWALK IS TO BE PROVIDED ALONG THE EAST SIDE OF PFLUGER FARM LANE, BOTH SIDES OF KENSINGTON CASTLE TRAIL AND GLADSTONE CASTLE TRAIL, AND BOTH SIDES OF ANY FUTURE PRIVATE STREETS. A TEN (10) FOOT WIDE SIDEWALK IS TO BE PROVIDED ALONG THE WEST SIDE OF PFLUGER FARM LAN
- STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.
- 10. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
- 16. 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 18TH, 2014.
- 17. 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.
- 18. 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.
- 19. IF A MULTI-FAMILY LAND USE IS PROPOSED, THE MINIMUM DENSITY SHALL BE 15 UNITS/ACRE AVERAGED THROUGH THE DEVELOPMENT
- 20. PAYMENT OF THE PARKLAND FEE IN LIEU AND A BOND FOR THE DEVELOPMENT FEE ASSOCIATED WITH THE NUMBER OF UNITS TO BE PROVIDED WITHIN THE RESPECTIVE SUBDIVISION PHASE WILL BE REQUIRED AT TIME OF PLAT.
- 21. TIA MITIGATION PAYMENT OR OTHER MITIGATION APPROVED BY CITY IS DUE AT THE TIME OF FINAL PLAT. SEE TIA FOR PHASING OF FEE/IMPROVEMENTS.

NOTE: REFERENCE ENVIRONMENTAL
SITE ASSESSMENT AND JURISDICTIONAL
WATERS DETERMINATION BY ACI
CONSULTING, INC.UNDER PROJECT
#35-18-091.

GEOTECHNICAL REPORT BY PSI INTERTEK UNDER PROJECT #03011490.

NOTE: REFERENCE TRAFFIC IMPACT ANALYSIS BY KIMLEY-HORN AND ASSOCIATES, UNDER PROJECT #067260002

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.

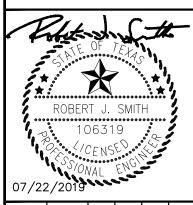
BENCHMARKS

NOTE: REFERENCE PRELIMINARY

TBM #101 "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. ELEVATION = 745.67'

TBM #102 "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE.
ELEVATION = 729.96'

10814 JOLLYVILLE ROAD AVALLON IV S PHONE: 512—418—1771 FAX: 9 WWW.KIMLEY—HORN.C



DATE
JULY 2019
SALE: AS SHOWN
SSIGNED BY: JDR
RAWN BY: JDR

JUL SCALE: DESIGNE

SOVER SHEE

TYLE COMMUNITIES
FLUGERVILE

STYLE C

SHEET NUMBER

NOTE: THIS DEVELOPMENT WAS APPROVED BY THE PARKS AND RECREATION COMMISSION ON APRIL 18TH, 2019.

LIFESTYLE COMMUNITIES PFLUGERVILLE PARKLAND SUMMARY									
TYPE	LOT#		LINITS	UNITS	PERSONS	REQUIRED PARKLAND	PROVIDED PARKLAND	PARKLAND FEE IN LIEU	
	LOT#	AREA	UNITS	PER ACRE	PER UNIT	AREA (AC.)	AREA (AC.)	PARKLAND FEE IN LIEU	
MULTIFAMILY RESIDENTIAL	1,2,3,4,5,6	65.00	1050	16.2	2	13.86	0	\$603,741.60	
TOTALS						13.86	0	\$603,741.60	

ISSOCIATION OF COMMUNICATION OF THE PROPERTY AND COMMUNICATION

LIFESTYLE COMMUNITIES PFLUGERVILLE - PARK DEVELOPMENT FEE							
TYPE	LOT#	LOT AREA		UNITS	PERSONS	PARK DEVELOPMENT	PARK DEVELOPMENT
1111 E	LO1#			PER ACRE	PER UNIT	FEE PER UNIT	FEE
MULTIFAMILY RESIDENTIAL	1,2,3,4,5,6	65.00	1050	16.2	2	\$496.00	\$520,800.00
		-	,		TOTALS		\$520,800,00

PROPOSEI	D LOT AND Z	ONING TABLE
# LOTS	ZONING	ACREAGE
6	CL-5	64.855

STREET NAMES									
PFLUGER FARM LANE	MINOR COLLECTOR - 74' ROW	2665.0	LF	4.53	AC				
GLADSTONE CASTLE TRAIL	LOCAL STREET - 62' ROW	685.0	LF	1.16	AC				
KENSINGTON CASTLE TRAIL	LOCAL STREET - 62' ROW	265.0	LF	0.45	AC				

ENGINEER / SURVEYOR Kimley >>> Horn

10814 JOLLYVILLE ROAD STATE OF TEXAS AVALLON IV, SUITE 300 REGISTRATION NO. F-928 AUSTIN, TEXAS 78759

PH. (512) 418-1771 CONTACT: ROBERT J. SMITH, P.E.

OWNER/DEVELOPER

LIFESTYLE REAL ESTATE HOLDINGS, LTD. 230 WEST STREET, SUITE 200 COLUMBUS, OHIO 43215 CONTACT: JODE BALLARD

UTILITY	UTILITY COMPANY	CONTACT	PHONE
ELECTRIC	ONCOR	PAUL LEMONS	(888) 222-804
GAS	ATMOS	BRAD CROSSWHITE	(512) 310-380
TELEPHONE / CABLE	AT&T	CHERYL FLORES	(512) 870-470
WASTEWATER / WATER (SOUTH)	CITY OF PFLUGERVILLE	MATT WOODARD	(512) 990-640
WATER (NORTH)	MANVILLE WATER SUPPLY CORPORATION	TONY GRAF	(512) 856-248

SURVEYORS NOTES:

BASIS OF BEARINGS:

SUBJECT TRACT.

ALL PROPERTY CORNERS FOUND ARE

THE SURVEYOR DID NOT ABSTRACT THE

TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL

ZONE, NAD83) WHICH IS BASED ON LEICA'S CENTRAL

BEARINGS SHOWN HEREON ARE BASED ON THE

TEXAS GPS COOPERATIVE CORS RTK NETWORK.

CONTROL MONUMENTS.

VICINITY MAP

SCALE: 1" = 2,000'

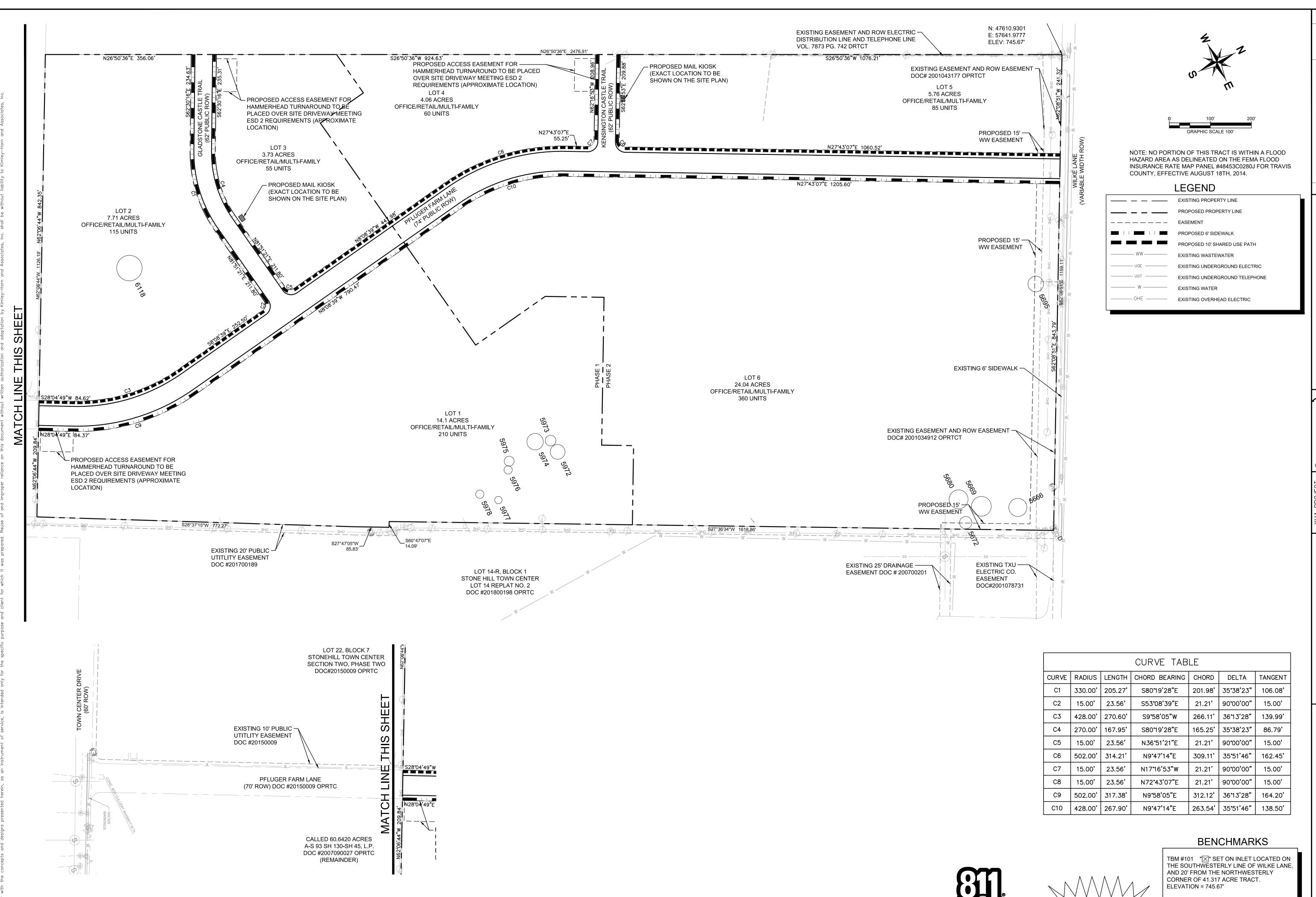
SURVEYOR'S CERTIFICATION
STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, JOHN G. MOSIER, 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.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
KIMLEY-HORN & ASSOCIATES
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE 300
AUSTIN, TEXAS 78759



LFE TBM #102 "⊠" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. SHEET NUMBER **ELEVATION = 729.96'**

VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES

Know what's below.

Call before you dig.

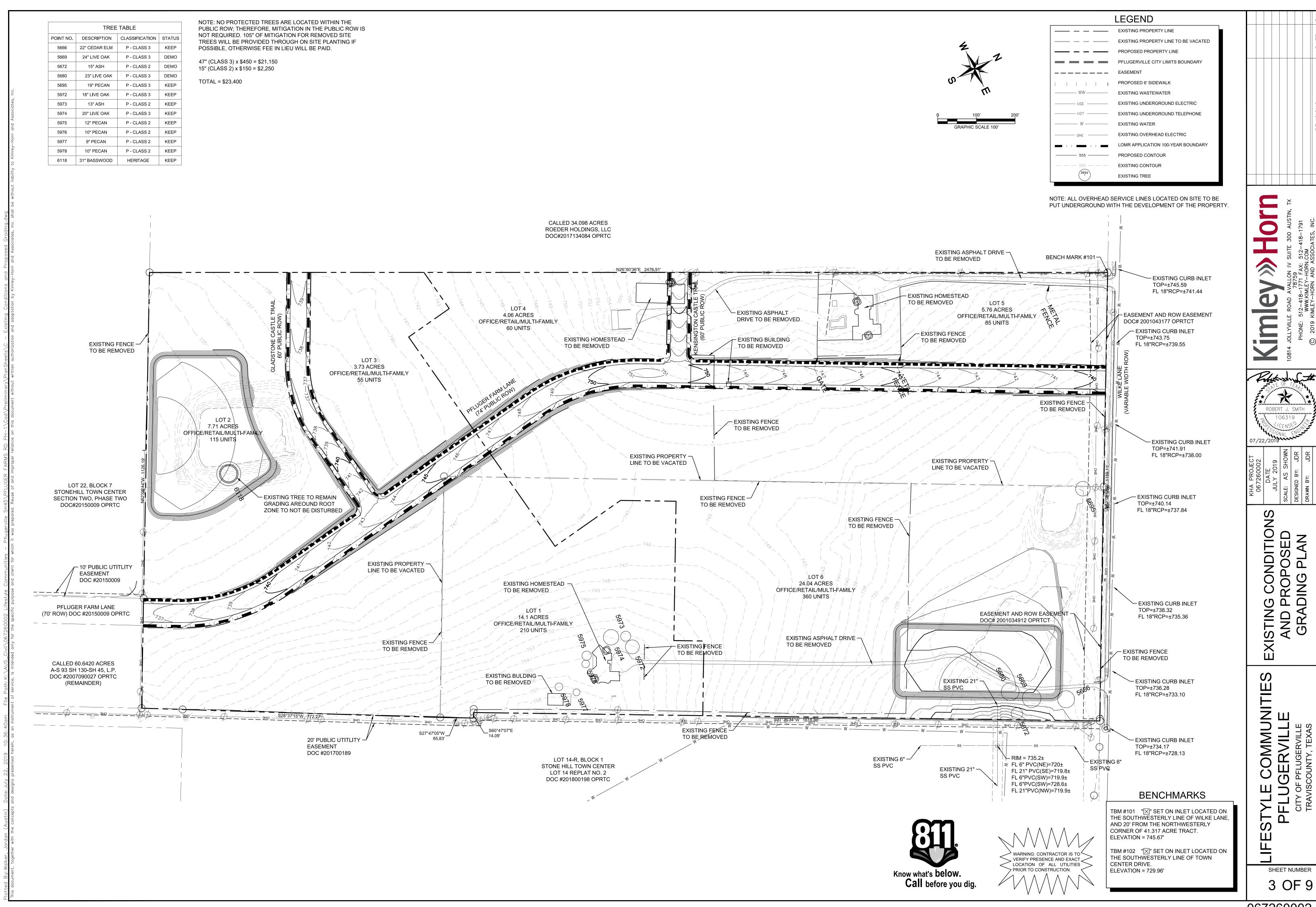
067260002

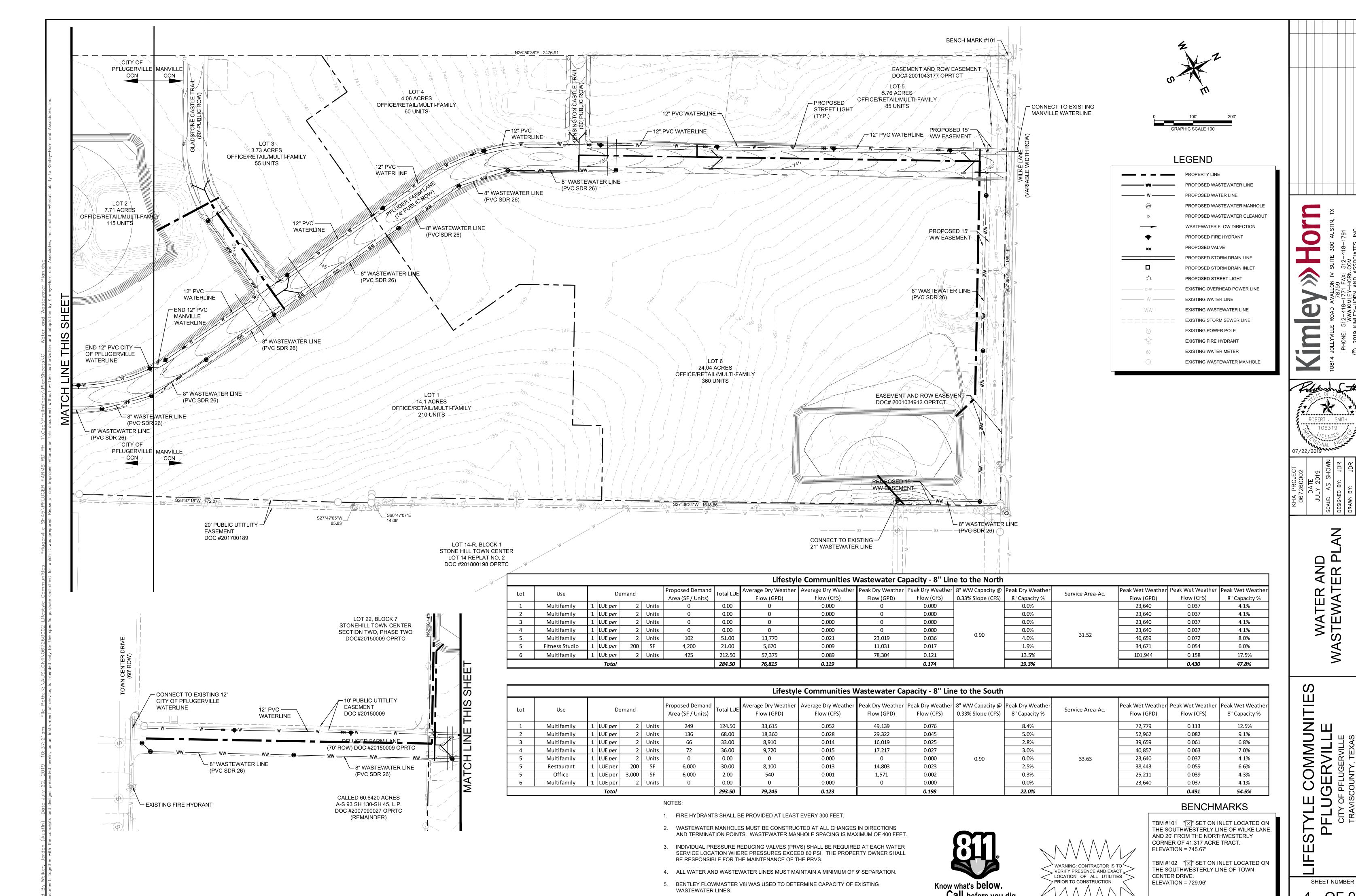
LOT AND STREET CONFIGURATION

E COMMUNITIES
JGERVILLE

SF PFLUGERVILLE
ISCOUNTY, TEXAS

OF 9







SHALLOW CONCENTRATED FLOW

Paved Surface

 0.15
 100
 0.02
 9.450
 1143
 2.3
 0.02
 8.349
 0
 0.00
 0
 0.000
 0
 7.9
 33.0
 16.5
 2.00
 0.03
 0.01
 0.00

 0.15
 100
 0.02
 9.450
 1383
 2.0
 0.02
 11.665
 0
 0.00
 0
 0.000
 0
 7.9
 33.0
 16.5
 2.00
 0.03
 0.01
 0.00

Channel Flow

L V (fps) S Tt(min) L (ft) V (fps) a (ft²) Pw (ft) r n S (ft/ft) Tt(min)

Grass Surface

N L (ft) S (ft/ft) Tt(min) L (ft) V (fps) S (ft/ft) Tt(min)

AREA IMPERVIOUS IMPERVIOUS PERVIOUS WEIGHTED

The cover type, hydrologic condition, and soil group determined for the existing conditions are pasture, grassland, or range, good condition, and Type D soil group with a Cn of 80. The cover type, hydrologic condition, and soil group determined for the offsite conditions are open space, good condition (grass cover > 75%), and Type C soil group with a Cn of 74.

CURVE NO. CURVE NO.

DRAINAGE

AREA

**The minimum Tc is 6 minutes per the TR-55.

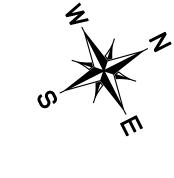
*****Offsite Tc revised for proposed condition.

***TC Calcs are from hydraulically most remote point of drainage area to analysis point.

SHEET FLOW

****Offsite areas are considered fully developed, with a maximum of 55% impervious cover for residential lots, and 65% impervious cover for commercial lots. IC values per City of Austin Watershed Protection Ordinance Regulations Summary Table (Suburban-Outside City Limits)

P-2yr24hr 3.44 IN





LEGEND

Q100 FLOW IN CFS EXISTING STORM DRAIN LINE

AREA DESIGNATOR AREA IN ACRES

EXISTING DRAINAGE DIVIDE

EXISTING STORM DRAIN INLET EXISTING STORM DRAIN MANHOLE EXISTING STORM DRAIN HEADWALL

EXISTING FLOW DIRECTION **EXISTING CONTOUR**

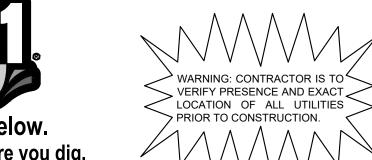
TBM #102 "⊠" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96'

BENCHMARKS

TBM #101 "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. **ELEVATION = 745.67'**

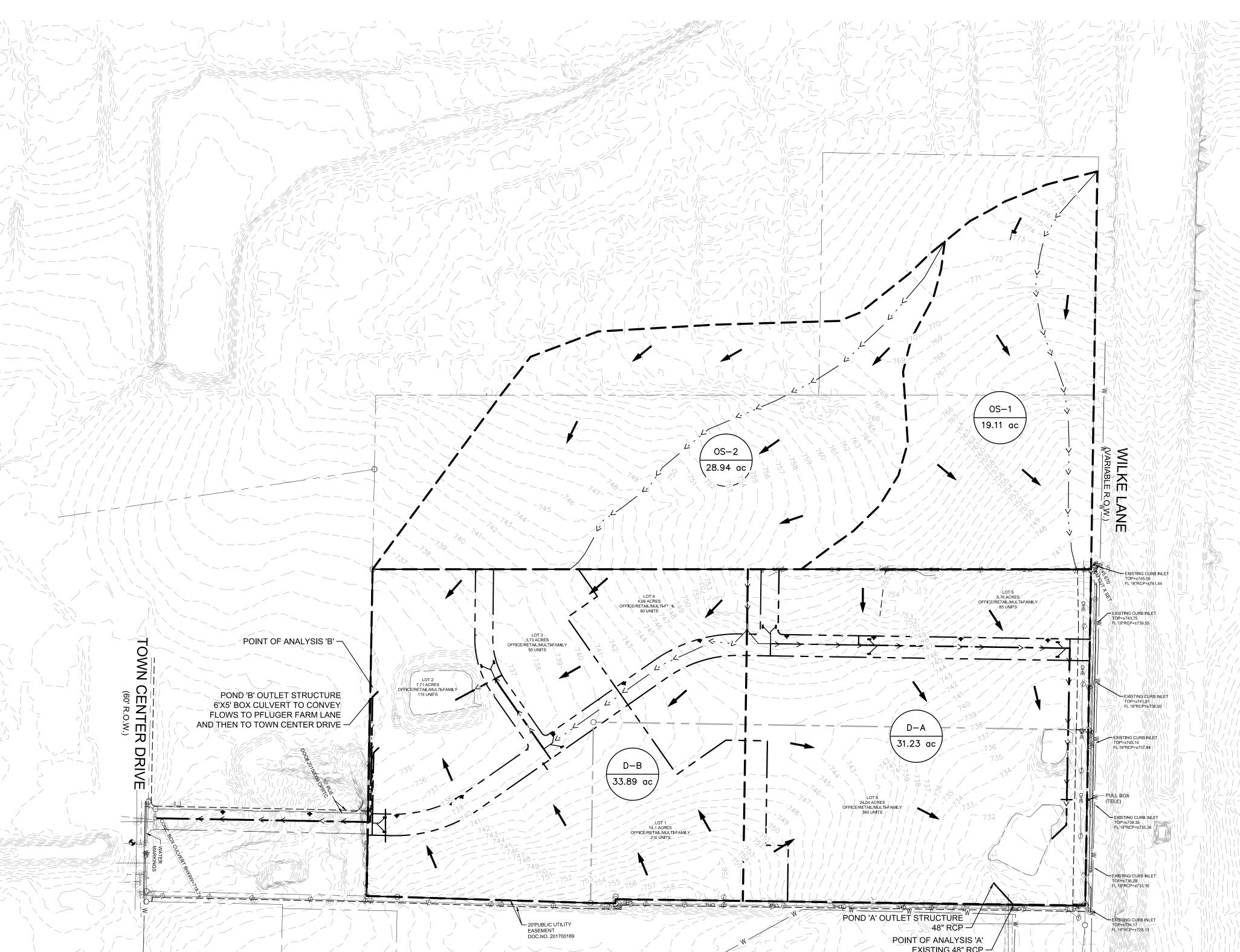


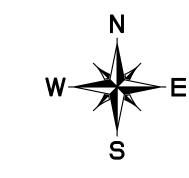
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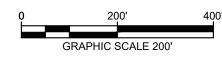


SHEET NUMBER

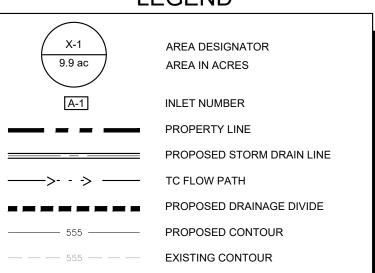
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LEGEND



NOTES:

1. ATLAS 14 RAINFALL DATA WAS INCORPORATED IN THIS DRAINAGE ANALYSIS.

2. SEE SHEET 7 FOR THE INDIVIDUAL SUB-BASIN DRAINAGE AREA ANALYSIS.

Lifestyle Communities - Pflugerville SH45 DRAINAGE RESULTS - SCS METHOD

Point of Analysis	Storm Event	Existing Runoff POA-A	Developed Runoff POA-A	Runoff Difference at Confluence	Is Developed ≤ Existing?
	2	87.5	65.2	22.29	YES
А	2 5	222.1	129.6	92.59	YES
	100	329.4	165.3	164.06	YES
			-		
Point of Analysis	Storm Event	Existing Runoff	Developed Runoff	Runoff Difference at	Is Developed

Point of A	analysis	Storm Event	Existing Runoff POA-A	Developed Runoff POA-A	Runoff Difference at Confluence	Is Developed ≤ Existing?
			108.7	82.0	26.65	YES
В		25	275.8	180.2	95.62	YES
		100	408.5	257.9	150.54	YES

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55. Pond Pack V8i was used to calculate the runoff and design the pond volume and outlet structure.

BENCHMARKS

TBM #101 "⊠" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. **ELEVATION = 745.67'**

TBM #102 "⊠" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. ELEVATION = 729.96'



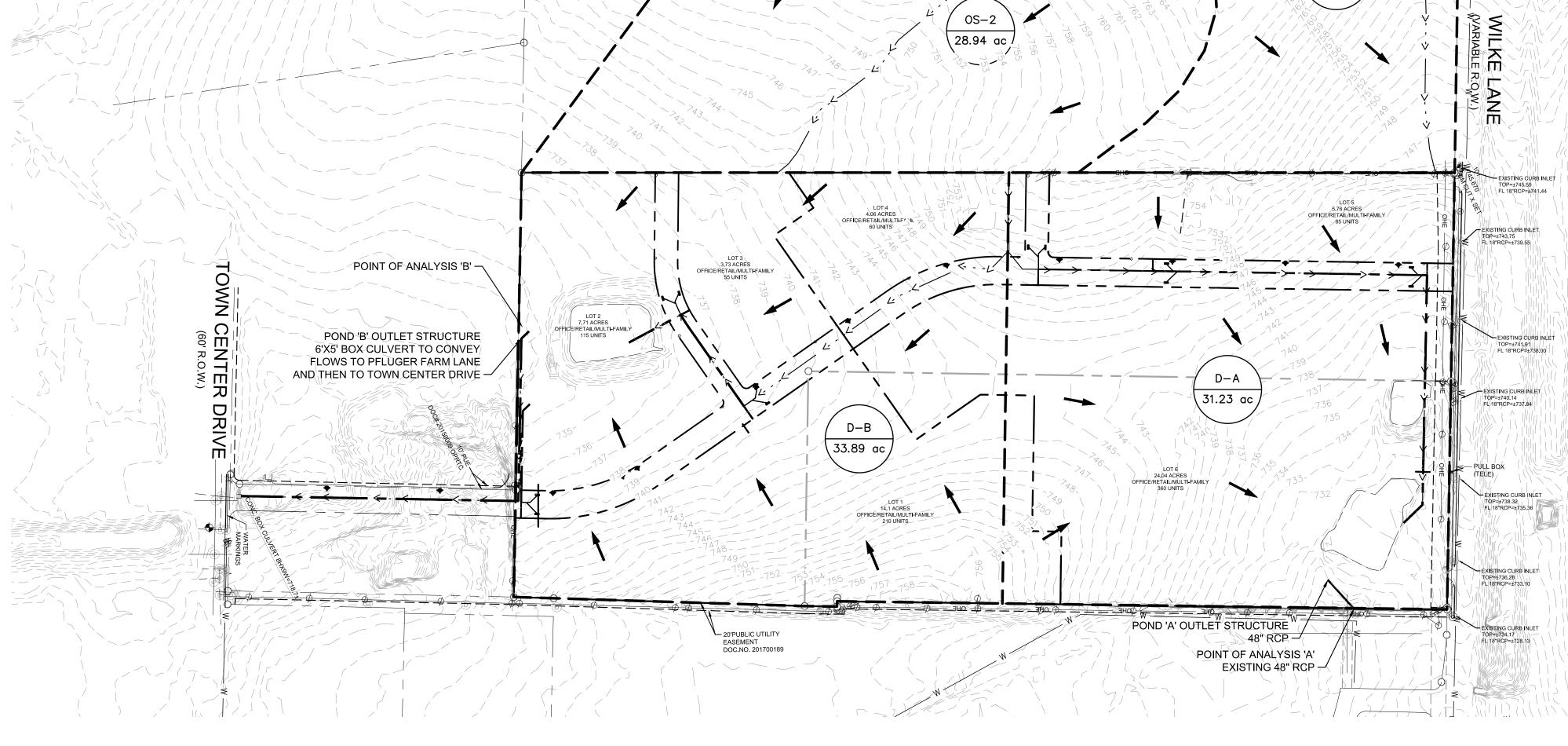




SHEET NUMBER

느

067260002



SHALLOW CONCENTRATED FLOW

Paved Surface

 100
 2.03
 0.01
 0.820

 100
 2.03
 0.01
 0.820

1250

 0
 2.87
 0.02
 0.000
 4146
 7.9
 33.0
 16.5
 2.00
 0.03
 0.01
 8.76

 1
 20.53
 1.02
 0.001
 4147
 7.9
 33.0
 16.5
 2.00
 0.03
 0.01
 8.77

Grass Surface

1383 2.0 0.02 **11.665**

50 1.6 0.01 **0.516**

1358 2.3 0.02 **9.919**

CHANNEL FLOW

21.11

11.07

31.15

33.33

158.82

92.76 212.19 305.84

83.39

39.72

56.50

193.55 279.01

86.45 123.36

125.42 179.95

Channel Flow

Lifestyle Communities - Pflugerville SH45

1,532,441 35.18

1,260,626 28.94

19.11

***TC Calcs are from hydraulically most remote point of drainage area to analysis point.

1,476,248

832,432

AREA IMPERVIOUS IMPERVIOUS PERVIOUS WEIGHTED

1.10%

60.52%

85.00%

78.12%

The cover type, hydrologic condition, and Soil group determined for the existing conditions are pasture, grassland, or range, good condition, and Type D soil group with a Cn of 80.

The cover type, hydrologic condition, and soil group determined for the offsite conditions are open space, good condition (grass cover > 75%), and Type C soil group with a Cn of 74.

40614

16900

893389

707567

984789

CURVE NO. CURVE NO.

Cn*

80.00

80.00

74.00

74.00

SHEET FLOW

P-2yr24hr 3.44 IN

0.15 100 0.02 **9.450**

0.15 100 0.01 **12.469**

*The Curve Number (Cn) has been determined from Table 2-2a of Technical Release 55. The cover type, hydrologic condition, and soil group determined for the proposed conditions are open space, good condition (grass cover > 75%), and Type D soil group with a Cn of 80.

****Offsite areas are considered fully developed, with a maximum of 55% impervious cover for residential lots, and 65% impervious cover for commercial lots. IC values per City of Austin Watershed Protection Ordinance Regulations Summary Table (Suburban-Outside City Limits)

0.01 **7.162**

0.15 100 0.01 **12.469** 1656 2.3 0.02 **12.096**

Drainage Calculations - SCS Method

**The minimum Tc is 6 minutes per the TR-55.

DRAINAGE

AREA

D-A

D-B

OS-1

OS-2

		Propos	sed "C" Value C	Calculations			
D.A.	Drainage	Drainage	Pervious Area	Impervious Area	I.C.	Comp.	Comp.
Number	Area (SF)	Area (Ac)	(SF)	(SF)	(%)	C ₂₅	C ₁₀₀
A1	28132.22	0.65	5626	22506	80%	0.78	0.87
A2	28135.42	0.65	5627	22508	80%	0.78	0.87
A3	15736.72	0.36	3147	12589	80%	0.78	0.87
A4	17423.29	0.40	3485	13939	80%	0.78	0.87
A5	5930.78	0.14	1186	4745	80%	0.78	0.87
A6	5944.52	0.14	1189	4756	80%	0.78	0.87
STUB A1	160611.97	3.69	58222	102390	64%	0.70	0.79
STUB A2	90104.45	2.07	32663	57442	64%	0.70	0.79
STUB A3	116353.21	2.67	42178	74175	64%	0.70	0.79
B1	27063.42	0.62	5413	21651	80%	0.78	0.87
B2	27920.30	0.64	5584	22336	80%	0.78	0.87
STUB B1	339118.54	7.79	122930	216188	64%	0.70	0.79
STUB B2	571026.33	13.11	206997	364029	64%	0.70	0.79
C1-A	9983.11	0.23	1997	7986	80%	0.78	0.87
C1-B	9791.41	0.22	1958	7833	80%	0.78	0.87
C2-A	9712.94	0.22	1943	7770	80%	0.78	0.87
C2-B	9510.99	0.22	1902	7609	80%	0.78	0.87
D1	27698.85	0.64	5540	22159	80%	0.78	0.87
D2	26837.92	0.62	5368	21470	80%	0.78	0.87
STUB D1	89298.26	2.05	32371	56928	64%	0.70	0.79
LOT 1	884549.22	20.31	320649	563900	64%	0.70	0.79
LOT 2	335678.10	7.71	121683	213995	64%	0.70	0.79

		•	Proposed Inlet Runoff (Q) Calculations D.A. Drainage TOTAL I.C. Comp. Comp. TOTAL i ₂₅ i ₁₀₀ Q ₂₅ Q ₁₀₀									
D.A.	Drainage	TOTAL I.C.				i ₂₅	i ₁₀₀	Q ₂₅	Q ₁₀			
Number	Area (Ac)	(%)	C ₂₅	C ₁₀₀	T _c (Min.)	(in/hr)	(in/hr)	(cfs)	(cfs			
A1	0.65	80%	0.78	0.87	5.0	10.11	12.54	5.11	7.0			
A2	0.65	80%	0.78	0.87	5.0	10.11	12.54	5.11	7.0			
А3	0.36	80%	0.78	0.87	5.0	10.11	12.54	2.86	3.9			
A4	0.40	80%	0.78	0.87	5.0	10.11	12.54	3.16	4.3			
A5	0.14	80%	0.78	0.87	5.0	10.11	12.54	1.08	1.4			
A6	0.14	80%	0.78	0.87	5.0	10.11	12.54	1.08	1.4			
STUB A1	3.69	64%	0.70	0.79	5.0	10.11	12.54	26.19	36.			
STUB A2	2.07	64%	0.70	0.79	5.0	10.11	12.54	14.69	20.			
STUB A3	2.67	64%	0.70	0.79	5.0	10.11	12.54	18.97	26.			
B1	0.62	80%	0.78	0.87	5.0	10.11	12.54	4.91	6.7			
B2	0.64	80%	0.78	0.87	5.0	10.11	12.54	5.07	6.9			
STUB B1	7.79	64%	0.70	0.79	5.0	10.11	12.54	55.29	76.			
STUB B2	13.11	64%	0.70	0.79	5.0	10.11	12.54	93.10	129			
C1-A	0.23	80%	0.78	0.87	5.0	10.11	12.54	1.81	2.5			
C1-B	0.22	80%	0.78	0.87	5.0	10.11	12.54	1.78	2.4			
C2-A	0.22	80%	0.78	0.87	5.0	10.11	12.54	1.76	2.4			
C2-B	0.22	80%	0.78	0.87	5.0	10.11	12.54	1.73	2.3			
D1	0.64	80%	0.78	0.87	5.0	10.11	12.54	5.03	6.9			
D2	0.62	80%	0.78	0.87	5.0	10.11	12.54	4.87	6.7			
STUB D1	2.05	64%	0.70	0.79	5.0	10.11	12.54	14.56	20.			
LOT 1	20.31	64%	0.70	0.79	5.0	10.11	12.54	144.22	200			
LOT 2	7.71	64%	0.70	0.79	5.0	10.11	12.54	54.73	75.			

Note: All inlet	drainage ca	alculations ha	ve been	determi	ned using	the Rati	onal Me	ethod pe	r th
City of Austin I	Drainage C	riteria M anual	l.						

LOT 3 7.79 ac 3.73 ACRES

- 20'PUBLIC UTILITY

DOC.NO. 201700189

EASEMENT

OFFICE/RETAIL/MULTI-55 UNITS

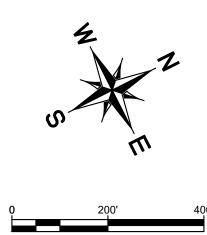
0.22 ac

LOT√4 4.06 ACRES OFFIÇE/RETAIL/MULTI-FAMIL

0.62 ac

13.11 ac

LOT 1
14.1 ACRES
OFFICE/RETAIL/MULTI-FAMILY
210 UNITS



NOTE: ALL PIPES TO BE 18" RCP UNLESS OTHERWISE NOTED.

0.65 ac

0.36 ac

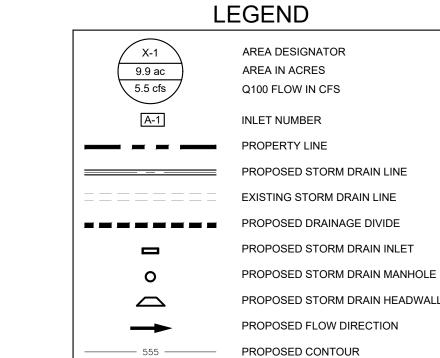
LOT 6

24.04 ACRES

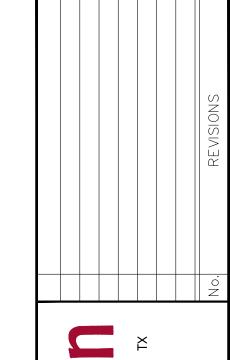
OFFICE/RETAIL/MULTI-FAMILY

360 UNITS

STUB A3 (2.67 ac



EXISTING CONTOUR



SUB-BASIN AREA MAP

PROPOSED :

TYLE COMMUNITIES
PFLUGERVILLE
CITY OF PFLUGERVILLE
TRAVISCOUNTY, TEXAS LIFE

BENCHMARKS TBM #101 "X" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. ELEVATION = 745.67'

TBM #102 "⊠" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. **ELEVATION = 729.96'**

Know what's below.

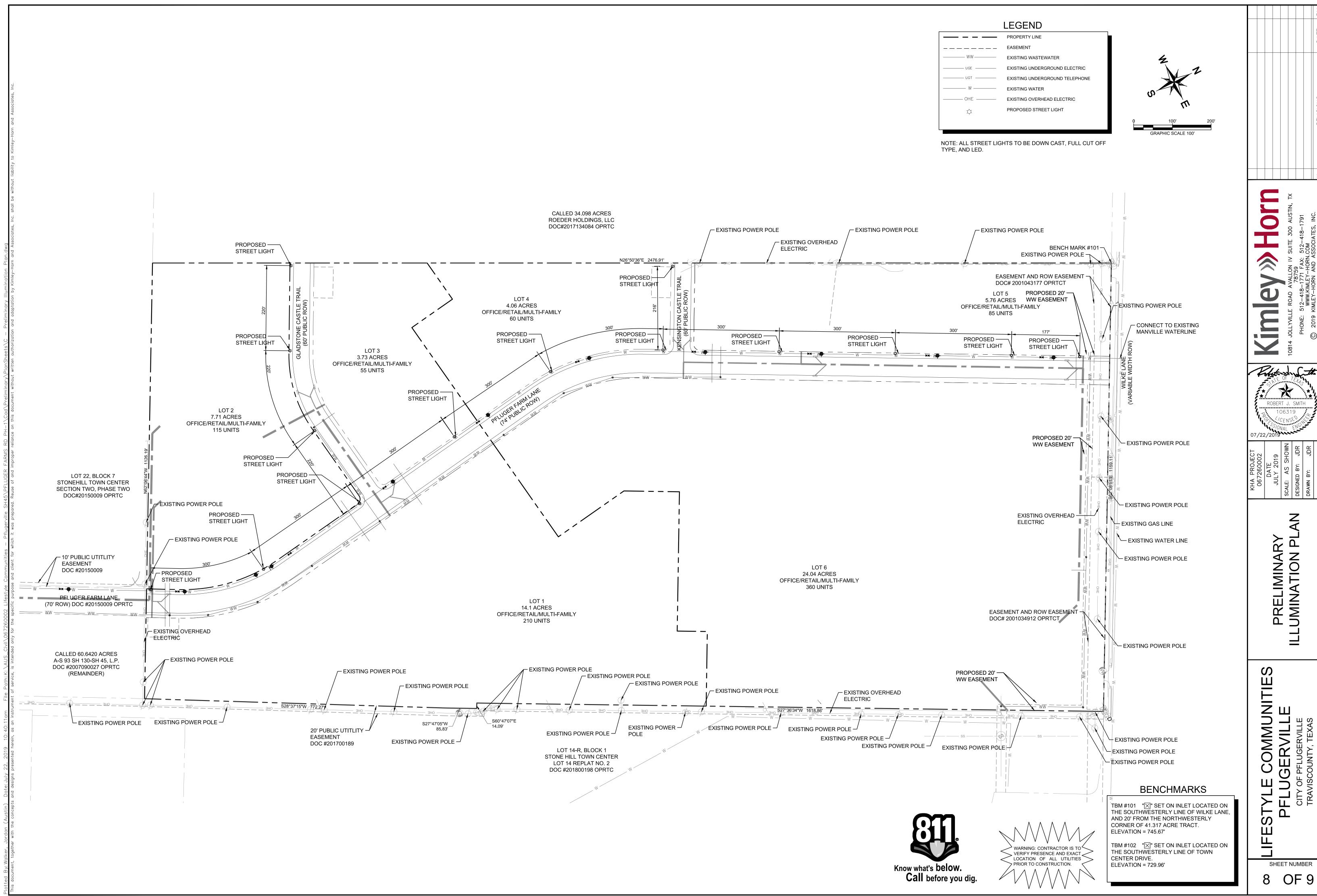
Call before you dig.

20.31 ac



SHEET NUMBER

OF 9



STANDARD 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.
- 4. 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 PRO-JECT.
- 5. 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. 6. TREE PROTECTION FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES AND BE PLACED AT THE
- THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:

OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRZ, WHICHEVER IS GREATER; AND SHALL BE MAINTAINED

- SOIL COMPACTION IN ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MA-TERIAL
- b. 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.
 - c. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT d. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING AND FIRES.
- 7. EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
- a. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL. b. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE

LOT 22, BLOCK 7 STONEHILL TOWN CENTER SECTION TWO, PHASE TWO DOC#20150009 OPRTC

10' PUBLIC UTITLITY

EASEMENT

PFLUGER FARM LANE (70' ROW) DOC #20150009 OPRTC

CALLED 60.6420 ACRES A-S 93 SH 130-SH 45, L.P. DOC #2007090027 OPRTC (REMAINDER)

DOC #20150009

- PAVING AREA.
- c. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILD-ING. d. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CON-TACT THE CITY ARBORIST TO DISCUSS ALTERNATIVES.

- 8. 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 ADDI-TION TO THE REDUCED FENCING PROVIDED.
- 9. 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.
- 10. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN DAMAGE TO THE FINE, WATER ABSORBING ROOTS, SUPPLE-MENTAL WATERING SHALL BE REQUIRED:
- a. TREES SHALL BE WATERED ONCE EVERY TWO WEEKS DURING PERIODS OF HOT, DRY WEATHER. b. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
- c. A SIGNED WATERING CONTRACT SHALL BE REQUIRED.

DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.

- 11. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE BETWEEN THE DIS-TURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAIN-ING ROOTS. 12. ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT
- 13. 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 MA-TERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- 14. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CON-CRETE TO PROHIBIT LEACHING OF LIME INTO THE ROOT ZONE.
- 15. 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
- 16. 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.

CALLED 34.098 ACRES ROEDER HOLDINGS, LLC DOC#2017134084 OPRTC

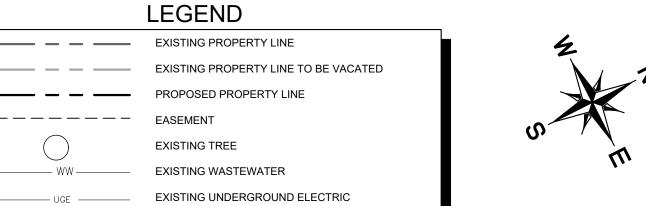
> LOT 14 REPLAT NO. 2 DOC #201800198 OPRTC

17. 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 LITER-ATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).

18. 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

19. 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.

20. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOM-PLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.



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FASEMENT

EXISTING WATER

_____ OHE _____ EXISTING OVERHEAD ELECTRIC

EXISTING UNDERGROUND TELEPHONE

BENCH MARK #101. EASEMENT AND ROW EASEMENT DOC#/2001043177 OPRTCT LOT\4 5.76 ACRES 4.06 ACRES OFFICE/RETAIL/MULTI-FAMILY OFFICE/RETAIL/MULTI-FAMILY 85 UNITS 60 UNITS PROPOSED 20' -WW EASEMENT **3.73 ACRES** OFFICE/RETAIL/MULTI-FAMILY 55 UNITS 7.71 ACRES OFFICE/RETAIL/MULTI-FAMILY 115 UNIT\$ PROPOSED 20' — WW EASEMENT - EXISTING PROPERTY LINE TO BE VACATED 24.04 ACRES OFFICE/RETAIL/MULTI-FAMILY 360 UNITS 14.1 ACRES EASEMENT AND ROW EASEMENT -OFFICE/RETAIL/MULTI-FAMILY DOC# 2001034912 OPRTCT 210 UNITS 20' PUBLIC UTITLITY -EASEMENT DOC #201700189 LOT 14-R, BLOCK 1 STONE HILL TOWN CENTER

> DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18TH, 2014.

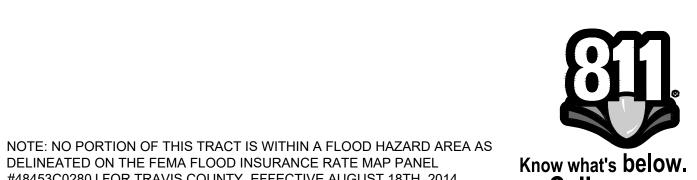
TREE TABLE			
POINT NO.	DESCRIPTION	CLASSIFICATION	STATUS
5666	22" CEDAR ELM	P - CLASS 3	KEEP
5669	24" LIVE OAK	P - CLASS 3	DEMO
5672	15" ASH	P - CLASS 2	DEMO
5680	23" LIVE OAK	P - CLASS 3	DEMO
5695	19" PECAN	P - CLASS 3	KEEP
5972	18" LIVE OAK	P - CLASS 3	KEEP
5973	13" ASH	P - CLASS 2	KEEP
5974	20" LIVE OAK	P - CLASS 3	KEEP
5975	12" PECAN	P - CLASS 2	KEEP
5976	10" PECAN	P - CLASS 2	KEEP
5977	9" PECAN	P - CLASS 2	KEEP
5978	10" PECAN	P - CLASS 2	KEEP

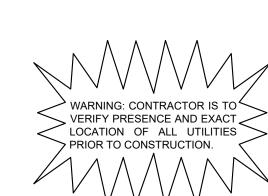
6118 31" BASSWOOD HERITAGE KEEP

NOTE: NO PROTECTED TREES ARE LOCATED WITHIN THE PUBLIC ROW; THEREFORE, MITIGATION IN THE PUBLIC ROW IS NOT REQUIRED. 105" OF MITIGATION FOR REMOVED SITE TREES WILL BE PROVIDED THROUGH ON SITE PLANTING IF POSSIBLE, OTHERWISE FEE IN LIEU WILL BE PAID.

47" (CLASS 3) x \$450 = \$21,150 15" (CLASS 2) x \$150 = \$2,250

TOTAL = \$23,400





TBM #101 "⊠" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF WILKE LANE, AND 20' FROM THE NORTHWESTERLY CORNER OF 41.317 ACRE TRACT. **ELEVATION = 745.67'**

TBM #102 "⊠" SET ON INLET LOCATED ON THE SOUTHWESTERLY LINE OF TOWN CENTER DRIVE. **ELEVATION = 729.96'**

BENCHMARKS

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SHEET NUMBER

SHE

SURVE