

BLACKHAWK PLAZA
BLOCK A, LOT 1

BLACKHAWK PLAZA PRELIMINARY PLAN

LEGAL DESCRIPTION:
1.116 ACRE TRACT OF LAND, LOCATED IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753, TRAVIS COUNTY, TEXAS, SAID 1.116 ACRE TRACT, BEING THE REMAINING PORTION OF THAT CALLED 1.399 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018098024, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF 1.116 ACRES OF LAND TO BE DEVELOPED INTO A COMMERCIAL DEVELOPMENT. THE DEVELOPMENT WILL INCLUDE UNDERGROUND DETENTION AND A PRIVATE LIFT STATION.

PROPOSED SUBDIVISION	
NUMBER OF LOTS	1
LOT SIZE	1.116 ACRES
ZONING	N/A (ETJ)
PROPOSED LAND USE	COMMERCIAL
LOT FRONTAGE	150 LF

SHEET INDEX	
SHEET NO.	SHEET TITLE
C-1.01	COVER SHEET
C-2.01	PRELIMINARY PLAN
C-3.01	EXISTING CONDITIONS
C-3.02	PROPOSED GRADING PLAN
C-4.01	WATER UTILITY PLAN
C-4.02	WASTEWATER UTILITY PLAN
C-4.03	WASTEWATER UTILITY PLAN
C-5.01	EXISTING DRAINAGE AREA MAP
C-5.02	PROPOSED DRAINAGE AREA MAP & STORM PLAN
C-5.03	DRAINAGE CALCULATIONS
C-6.01	TREE SURVEY

SURVEYOR'S CERTIFICATION
STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF TRAVIS:

THAT I, TRAVIS L. QUICKSALL, 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.

TRAVIS LEON QUICKSALL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6447
QUICK INC. SURVEYING
1430 N. ROBERTSON ROAD
SALADO, TX 76571

PLANS SUBMITTAL/REVIEW LOG

FIRST CITY SUBMITTAL - NOT FOR CONSTRUCTION	12/09/2019
SECOND CITY SUBMITTAL -NOT FOR CONSTRUCTION	01/21/2020
THIRD CITY SUBMITTAL -NOT FOR CONSTRUCTION	02/18/2020
FOURTH CITY SUBMITTAL -NOT FOR CONSTRUCTION	02/25/2020

ENGINEER:

Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael Doggett, P.E.

DEVELOPER:

Kansal Estates, LLC
2431 Salorn Way
Round Rock, TX 75681
(210) 307-9273
Contact: Priyanka Kansal

ARCHITECT:

MAT Design Studio
14618 Mansfield Dam Ct 19
Austin, TX 78734
(469) 951-0614
Contact: Monika Arora

GAS

Atmos Energy
Contact: Bradley Crosswhite
Brad.Crosswhite@atmosenergy.com

FIRE

Travis County Emergency Services District
203 E. Pecan Street
Pflugerville, TX 78660
(512) 251-2801
Contact: Mike Slaughter

WATER

Manville Water Supply Corporation
13805 TX-95
Coupland, TX 78615
Tel. No. (512) 856-2488
Contact: Erik Prinz

SEWER

City of Pflugerville
15500 Sun Light Near Way
Pflugerville, TX 78660
Tel. No. (512) 990-6400
Contact: Wiley Webb

ELECTRIC

Oncor Electric Delivery
200 N. Ector Drive
Eules, TX 76039
Tel. No. (817) 355-7057
Contact: Aaron Ramirez

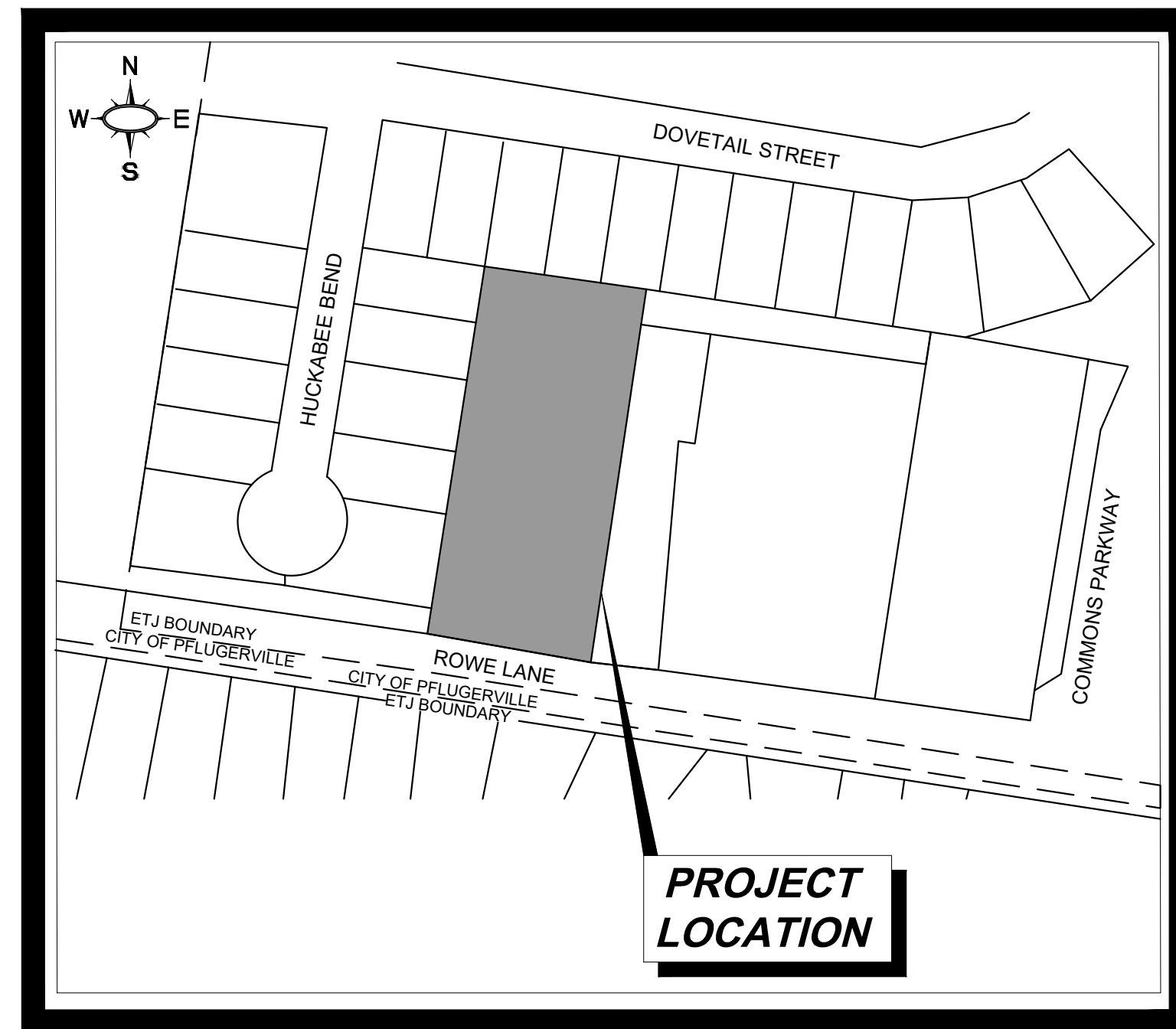
SURVEY

Quick INC. Land Surveying
1430 N. Robertson Road
Salado, TX 76571
(512) 915-4950
Contact: Travis Quicksall

PREPARED BY:

Kimley»»Horn

Firm Registration No. F-928
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580



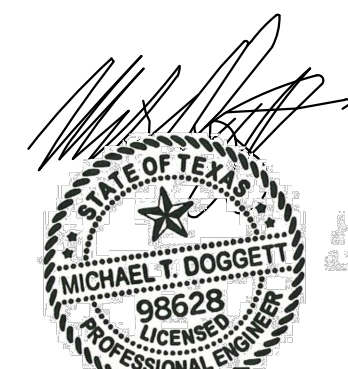
VICINITY MAP

SCALE: 1" = 150'

[illegible]

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 OF THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER

NOTE: REFERENCE ENGINEER'S REPORT WHICH CONTAINS THE SITE'S WASTEWATER AND DRAINAGE ANALYSIS PREPARED BY KIMLEY-HORN



02-25-20

BENCH MARK LIST

BM # 5570 "X"
N: 10150371.248'
E: 3165672.263'

ELEV. = 717.70'

BM # 5568 "X"
N: 10150679.752'
E: 3165893.871'

ELEV. = 708.73'

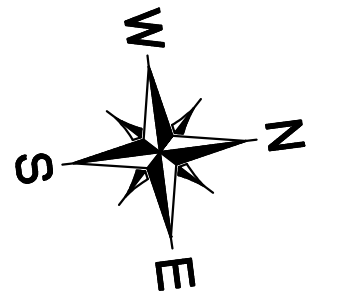
FEBRUARY 2020

\\s01\cadd\cadd\p01\0007_1\0007_1.dwg 4/25/2024 10:07:11 AM 27/2/2024 11:18 AM
LAST SAVED 27/2/2024 11:18 AM
DRAWN BY KIMLEY-HORN
CHECKED BY PFLUGER, BRENT A
DATE 02/25/2020
SCALE AS SHOWN
DESIGNED BY MTD
DRAWN BY SLT
CHECKED BY MTD

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LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINE
- UTILITY EASEMENT LINE
- PROPERTY BOUNDARY AREA
- ROW BOUNDARY AREA
- 6" CONCRETE SIDEWALK

NOTES:
1. 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 8TH, 2014.

BENCH MARK LIST	
BM # 5570 "X" N: 10150371.248' E: 3165672.263'	ELEV. = 717.70'
BM # 5568 "X" N: 10150679.752' E: 3165893.871'	ELEV. = 708.73'

PRELIMINARY PLAN

SHEET NUMBER
C-2.01

BLACKHAWK PLAZA
PRELIMINARY PLAN

PFLUGERVILLE, TEXAS

DATE
02/25/2020

SCALE
AS SHOWN

DESIGNED BY
MTD

DRAWN BY
SLT

CHECKED BY
MTD

02-25-20

STATE OF TEXAS

MICHAEL T. DOGGETT

98628

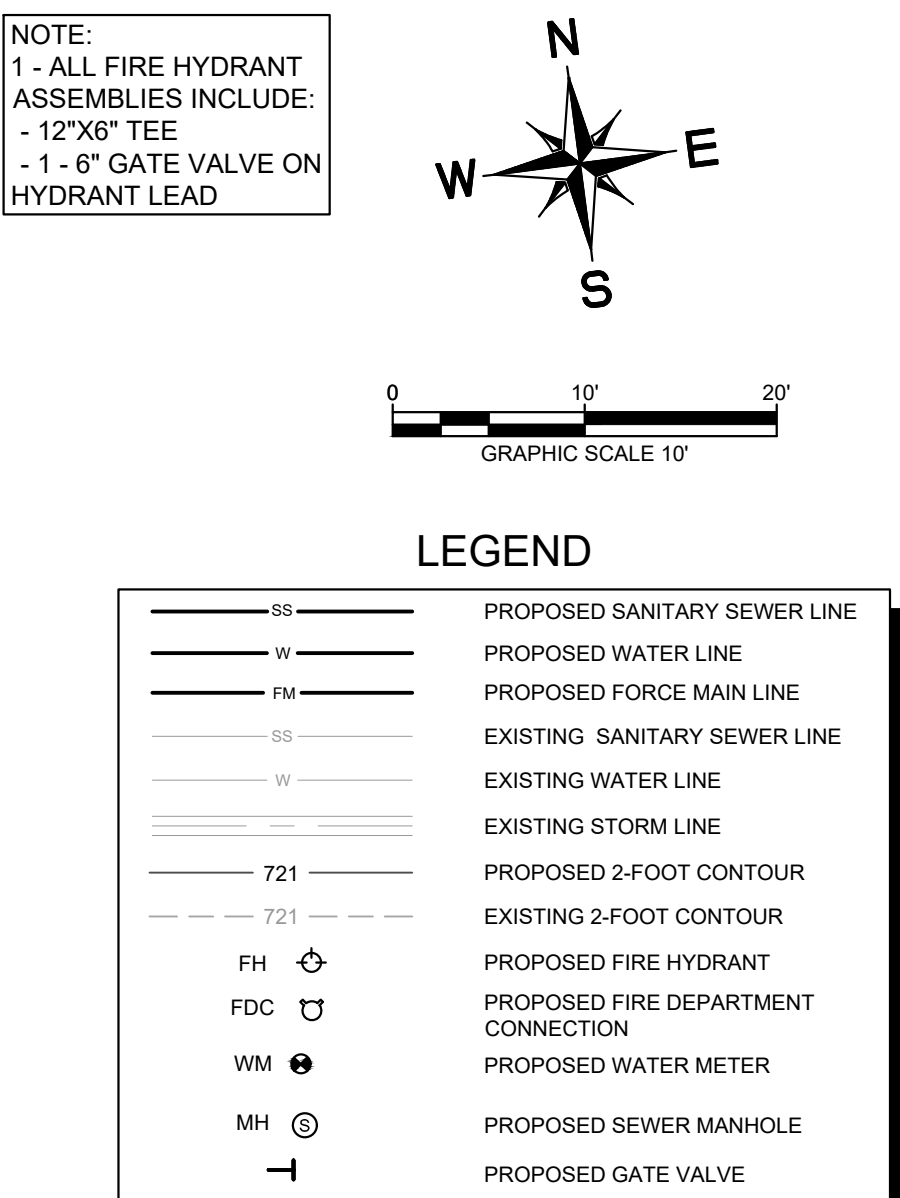
LICENSE

PROFESSIONAL ENGINEER

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-828

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02-25-20

BLACKHAWK PLAZA
PRELIMINARY PLAN

PFLUGERVILLE, TEXAS



WATER UTILITY PLAN

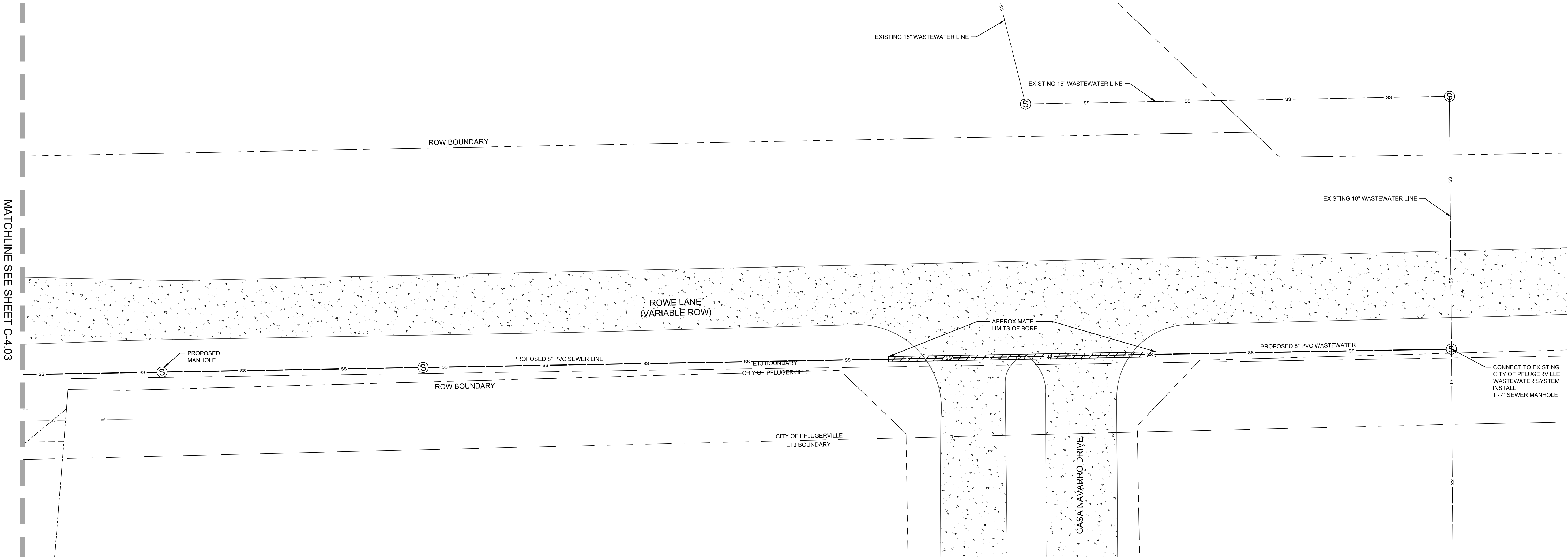
SHEET NUMBER
C-4.01

Aerial : Capbare : epac28914_dme20190607_iad30_483904_los-97-573306_mpep0-075 : city logo :
 xatrm : xcarv : xuh : xhcr : xzls : xzls :
 IMAGES :
 XREF'S :
 LAST SAVED :
 PLOTTED BY :
 PLOTTED PATH :
 DWG NAME :
 TUIT, STEPHANE 22/7/2020 8:18 AM
 K/MIKN, CIVIL064553600-PRJUGRINGER DAY CARE/CAD/PRELIM CIVILS/PLAN SHEETS
 SANITARY SEWER PLAN.DWG. [WATER UTILITY PLAN]

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Notes: - Customer: Kimley-Horn & Associates, Inc. - Project: 064553600 - Title: WASTEWATER UTILITY PLAN - Date: 02/25/2020 - Time: 11:18 AM - Drawn By: J. Kimley - Checked By: J. Kimley - Scale: 1" = 40' - Sheet: 02 of 02 - File Path: C:\Users\jkimley\OneDrive\Documents\Projects\064553600\Drawings\WASTEWATER UTILITY PLAN.dwg

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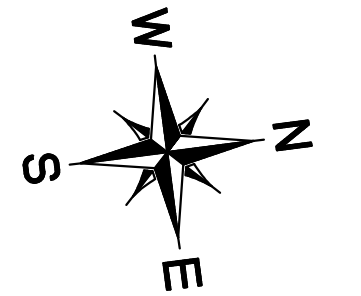
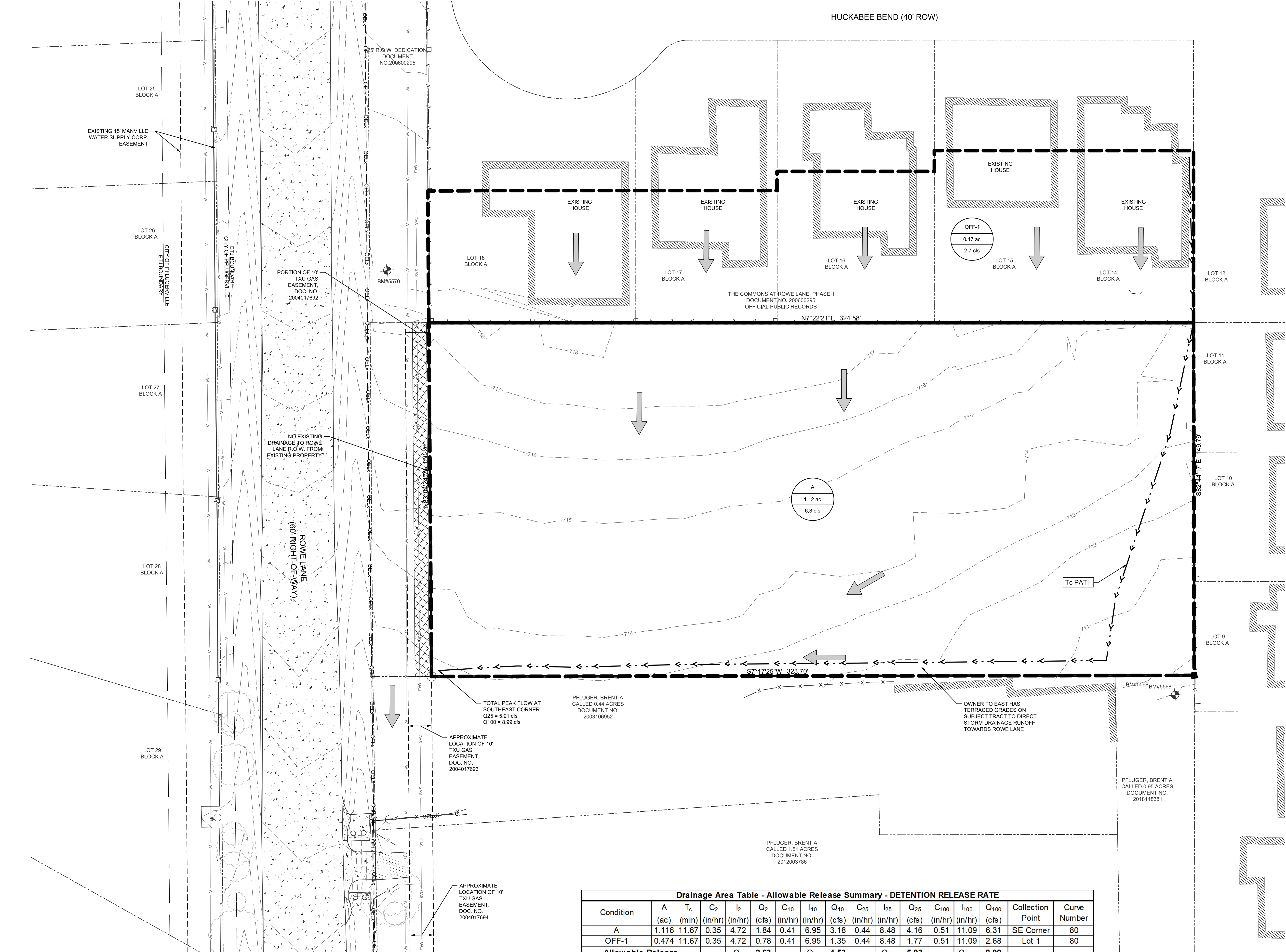
MATCHLINE SEE SHEET C-4.03

BENCH MARK LIST	
BM # 5570 "X"	ELEV. = 717.70'
BM # 5568 "X"	ELEV. = 708.73'

 © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069 PHONE: 469-301-2580 FAX: 972-293-9820 WWW.KIMLEY-HORN.COM TX F-828		REVISIONS		BY
		No.	DATE	
 02-25-20		KHA PROJECT 064553600		MTD
		DATE 02/25/2020	SCALE AS SHOWN	SLT
 BLACKHAWK PLAZA PRELIMINARY PLAN		DESIGNED BY MTD	DRAWN BY SLT	MTD
		PFLUGERVILLE, TEXAS		
 WASTEWATER UTILITY PLAN		SHEET NUMBER		BY
		C-4.02		

City of Pflugerville
2/25/2020 10:23 AM
KIMLEY-HORN AND ASSOCIATES, INC.
2/25/2020 10:23 AM
KIMLEY-HORN AND ASSOCIATES, INC.
2/25/2020 10:23 AM
KIMLEY-HORN AND ASSOCIATES, INC.

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0 20' 40'
GRAPHIC SCALE 20'

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY BOUNDARY AREA

Time of Concentration - Existing Conditions

Sheet Flow		Shallow Concentrated Flow	
n =	0.15	paved?	no
S (ft/ft)	0.02	S (ft/ft)	0.02
L (ft)	100	L (ft)	402
P2 =	4.03	T (min) =	2.94
T (min) =	8.73		
Total Tc (min) =		11.67	

NOTE: NO CHANNEL FLOW IS PRESENT.
N-VALUE IS BASED ON SHORT-GRASS PRAIRIE

Rainfall

Intensity (in/hr)	
2	4.72
5	5.89
10	6.95
25	8.48
50	9.76
100	11.09

NOTE: RAINFALL INTENSITIES SHOWN WERE
CALCULATED USING THE CITY OF PFLUGERVILLE
ENGINEERING DESIGN MANUAL.

Drainage Area Table - Allowable Release Summary - DETENTION RELEASE RATE														
Condition	A (ac)	T _c (min)	C ₂ (in/hr)	I ₂ (in/hr)	Q ₂ (cfs)	C ₁₀ (in/hr)	I ₁₀ (in/hr)	Q ₁₀ (cfs)	C ₂₅ (in/hr)	I ₂₅ (in/hr)	Q ₂₅ (cfs)	C ₁₀₀ (in/hr)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)
A	1.116	11.67	0.35	4.72	1.84	0.41	6.95	3.18	0.44	8.48	4.16	0.51	11.09	6.31
OFF-1	0.474	11.67	0.35	4.72	0.78	0.41	6.95	1.35	0.44	8.48	1.77	0.51	11.09	2.68
Allowable Release			Q ₂	2.63			Q ₁₀	4.53		Q ₂₅	5.93		Q ₁₀₀	8.99

- NOTES:
- TIME OF CONCENTRATION CALCULATIONS SHOWN ON TABLE ON THIS SHEET WERE TAKEN FROM CITY OF AUSTIN DRAINAGE CRITERIA MANUAL & CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
 - CURVE NUMBER (CN) WAS BASED ON HYDROLOGIC SOIL GROUP D AND AGRICULTURAL LANDS, GRASSLAND IN GOOD CONDITION.
 - RUNOFF COEFFICIENT IS BASED OFF UNDEVELOPED CULTIVATED AVERAGE 2-7% GRADE.
 - INTENSITY IS CALCULATED BASED ON THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.

BENCH MARK LIST

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E: 31659672.263'

ELEV. = 717.70'

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REFER TO ENGINEERING REPORT PREPARED BY
KIMLEY-HORN DATED JANUARY 20, 2020.

Kimley»Horn



02-25-20

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	MTD	SLT	MTD
064553600	02/25/2020						

BLACKHAWK PLAZA
PRELIMINARY PLAN



EXISTING DRAINAGE
AREA MAP

SHEET NUMBER
C-5.01

REVISIONS

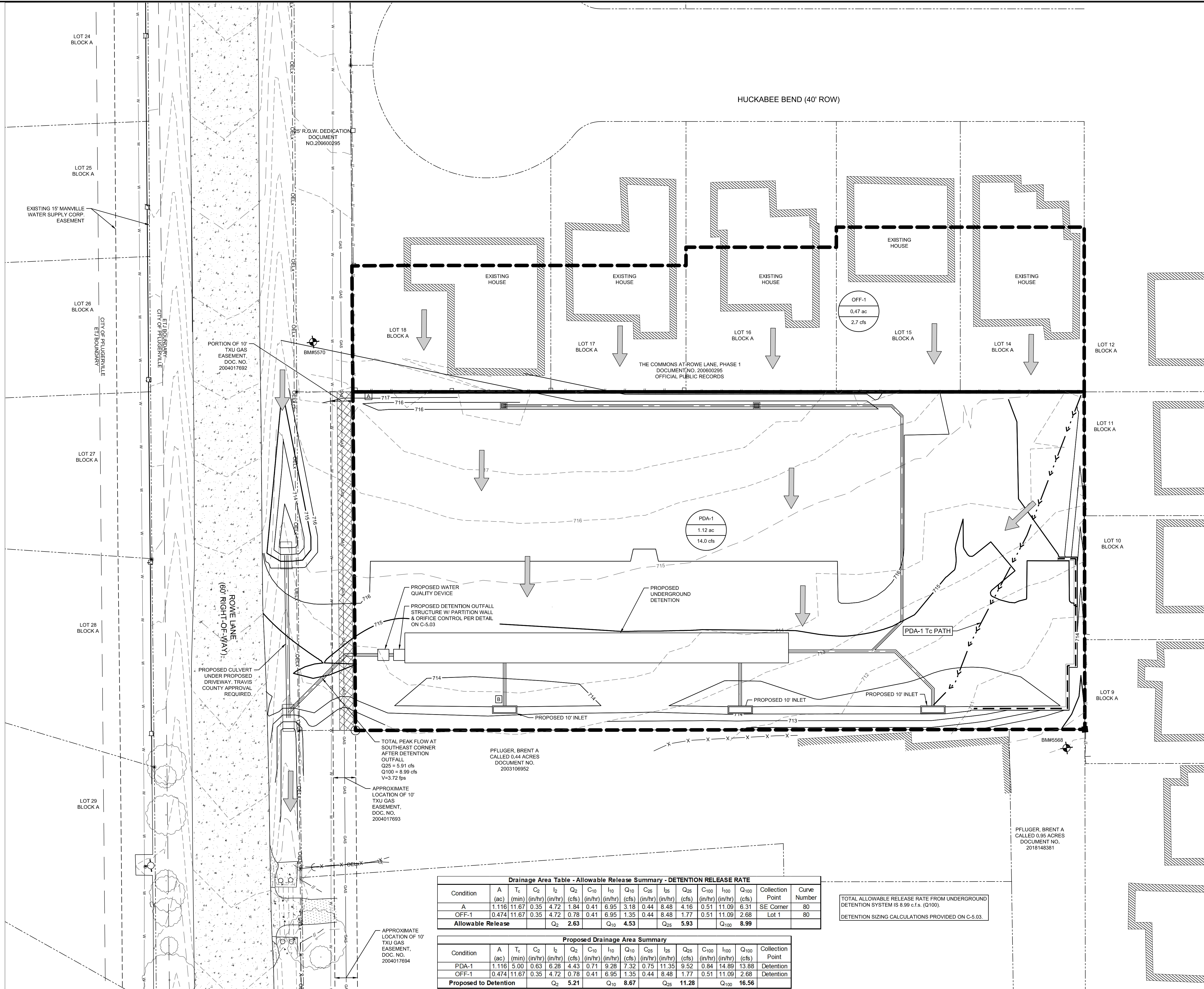
DATE

BY

Drawn: C. Horn
Checked: C. Horn
Date: 02/25/2020
Last Saved: 02/25/2020 10:23 AM
KIMLEY-HORN & ASSOCIATES, INC.
4845 SCOTSDOWN DRIVE, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-828

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NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 4845SC02280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 8TH, 2014.

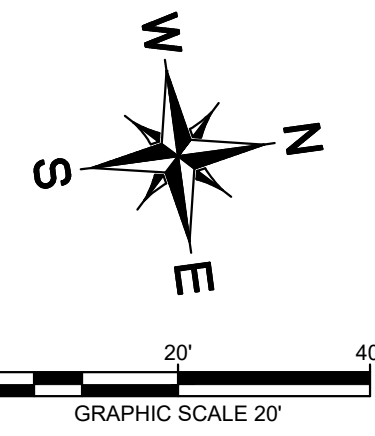


Drainage Area Table - Allowable Release Summary - DETENTION RELEASE RATE														
Condition	A (ac)	T _c (min)	C ₂ (in/hr)	I ₂ (in/hr)	Q ₂ (cfs)	C ₁₀ (in/hr)	I ₁₀ (in/hr)	Q ₁₀ (cfs)	C ₂₅ (in/hr)	I ₂₅ (in/hr)	Q ₂₅ (cfs)	C ₁₀₀ (in/hr)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)
A	1.116	11.67	0.35	4.72	1.84	0.41	6.95	3.18	0.44	8.48	4.16	0.51	11.09	6.31
OFF-1	0.474	11.67	0.35	4.72	0.78	0.41	6.95	1.35	0.44	8.48	1.77	0.51	11.09	2.68
Allowable Release					Q ₂ 2.63			Q ₁₀ 4.53			Q ₂₅ 5.93			Q ₁₀₀ 8.99

Proposed Drainage Area Summary														
Condition	A (ac)	T _c (min)	C ₂ (in/hr)	I ₂ (in/hr)	Q ₂ (cfs)	C ₁₀ (in/hr)	I ₁₀ (in/hr)	Q ₁₀ (cfs)	C ₂₅ (in/hr)	I ₂₅ (in/hr)	Q ₂₅ (cfs)	C ₁₀₀ (in/hr)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)
PDA-1	1.116	5.00	0.63	6.28	4.43	0.71	9.28	7.32	0.75	11.35	9.52	0.84	14.89	13.88
OFF-1	0.474	11.67	0.35	4.72	0.78	0.41	6.95	1.35	0.44	8.48	1.77	0.51	11.09	2.68
Proposed to Detention					Q ₂ 5.21			Q ₁₀ 8.67			Q ₂₅ 11.28			Q ₁₀₀ 16.56

TOTAL ALLOWABLE RELEASE RATE FROM UNDERGROUND DETENTION SYSTEM IS 8.99 c.f.s. (Q₁₀₀).
DETENTION SIZING CALCULATIONS PROVIDED ON C-5.03.

- NOTES:
- TIME OF CONCENTRATION CALCULATIONS SHOWN ON TABLE ON THIS SHEET WERE TAKEN FROM CITY OF AUSTIN DRAINAGE CRITERIA MANUAL & CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
 - RUNOFF COEFFICIENT IS BASED OFF UNDEVELOPED CULTIVATED AVERAGE 2-7% GRADE & DEVELOPED CONCRETE.
 - INTENSITY IS CALCULATED BASED ON THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
 - DRAINAGE FROM AREA OFF-1 WILL ENTER UNDERGROUND DETENTION SYSTEM HOWEVER WILL BYPASS AS DEVELOPED FLOW.



LEGEND

A-1

XX AC

XX

AREA DESIGNATOR (C FACTOR)
AREA IN ACRES
Q100 FLOW IN CFS

PROPERTY LINE

DRAINAGE DIVIDE

←

FLOW DIRECTION

721

PROPOSED 1-FOOT CONTOUR

721

EXISTING 1-FOOT CONTOUR

Time of Concentration - Proposed Conditions			
Sheet Flow		Shallow Concentrated Flow	
n =	0.015	paved?	yes
S (ft/ft)	0.02	S (ft/ft)	0.02
L (ft)	100	L (ft)	378
P2 =	4.03	T (min) =	2.19
T (min) =	1.38	Total Tc (min) =	3.58
Total Tc (min) =	5.00	Minimum used	

NOTE: CHANNEL FLOW EXISTS HOWEVER DETENTION WILL BE PROVIDED UNDERGROUND.
N-VALUE IS BASED ON CONCRETE CONDITIONS

Rainfall Intensity (in/hr)	
12	6.28
15	7.87
110	9.28
125	11.35
150	13.04
1100	14.89

NOTE: RAINFALL INTENSITIES SHOWN WERE CALCULATED USING THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.

Composite C value (100-Year)				
Area	Percent	C Value	C%	
Undeveloped	29%	0.51	0.150	
Developed	71%	0.97	0.686	
		Total C ₁₀₀	0.84	

Composite C value (25-Year)				
Area	Percent	C Value	C%	
Undeveloped	29%	0.44	0.129	
Developed	71%	0.88	0.622	
		Total C ₂₅	0.75	

Composite C value (10-Year)				
Area	Percent	C Value	C%	
Undeveloped	29%	0.41	0.120	
Developed	71%	0.83	0.587	
		Total C ₁₀	0.71	

Composite C value (2-Year)				
Area	Percent	C Value	C%	
Undeveloped	29%	0.35	0.103	
Developed	71%	0.75	0.530	
		Total C ₂	0.63	

COMPOSITE C-VALUES WERE DETERMINED USING CITY OF AUSTIN DRAINAGE CRITERIA MANUAL & CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL. THE UNDEVELOPED VS. DEVELOPED SHOWN IS PROPOSED GRASS AREA VS. CONCRETE AREAS.

REFER TO ENGINEERING REPORT PREPARED BY KIMLEY-HORN DATED JANUARY 20, 2020.

REVISIONS		DATE	BY
No.			

Kimley»Horn

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260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-828

STATE OF TEXAS

MICHAEL T. DOGGETT

98628

PROFESSIONAL ENGINEER

02-25-20

KHA PROJECT 064553600

DATE 02/25/2020

SCALE AS SHOWN

DESIGNED BY MTD

DRAWN BY SLT

CHECKED BY MTD

BLACKHAWK PLAZA
PRELIMINARY PLAN

PFLUGERVILLE, TEXAS

PROPOSED DRAINAGE
AREA MAP & STORM PLAN

SHEET NUMBER
C-5.02

CITY OF PFLUGERVILLE TREE PROTECTION NOTES

1.

ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED.
2.

ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING CONSISTENT WITH THE CITY'S CONSTRUCTION DETAIL(S).
3.

TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, FENCE MATERIAL, AND FENCE 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 PROJECT CONSISTENT WITH THE APPROVED PLAN.
5.

EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN TRENCHING OR SOIL BUILD-UP WITHIN A TREE'S CRITICAL ROOT ZONE (CRZ) OR DRIPLINES, WHICHEVER IS GREATER.
6.

(STANDARD) 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:
- 6.1.

SOIL COMPACTION IN ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
- 6.2.

ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY FORESTER OR ADMINISTRATOR.
- 6.3.

WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
- 6.4.

OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING AND FIRES.
7.

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.
8.

WHEN CONSTRUCTION OCCURS IMMEDIATELY OUTSIDE OF THE CRZ OR DRIPLINE OF A PRESERVED TREE, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT PRIOR TO EXCAVATION OR GRADE CUTTING. THE PURPOSE OF THIS PROVISION IS TO MINIMIZE DAMAGE TO THE REMAINING ROOTS OF PRESERVED. THE CONTRACTOR SHALL CONTACT THE CITY FORESTER OR ADMINISTRATOR FOR SUPERVISION.
9.

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.
10.

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 FORESTER OR ADMINISTRATOR IF THERE ARE NO OTHER ALTERNATIVES AVAILABLE.
11.

NO LANDSCAPE TOPSOIL DRESSING GREATER THAN SIX (6) 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.
12.

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 PURSUANT TO SECTION 4 OF THE TREE TECHNICAL MANUAL AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
13.

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.
14.

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.
15.

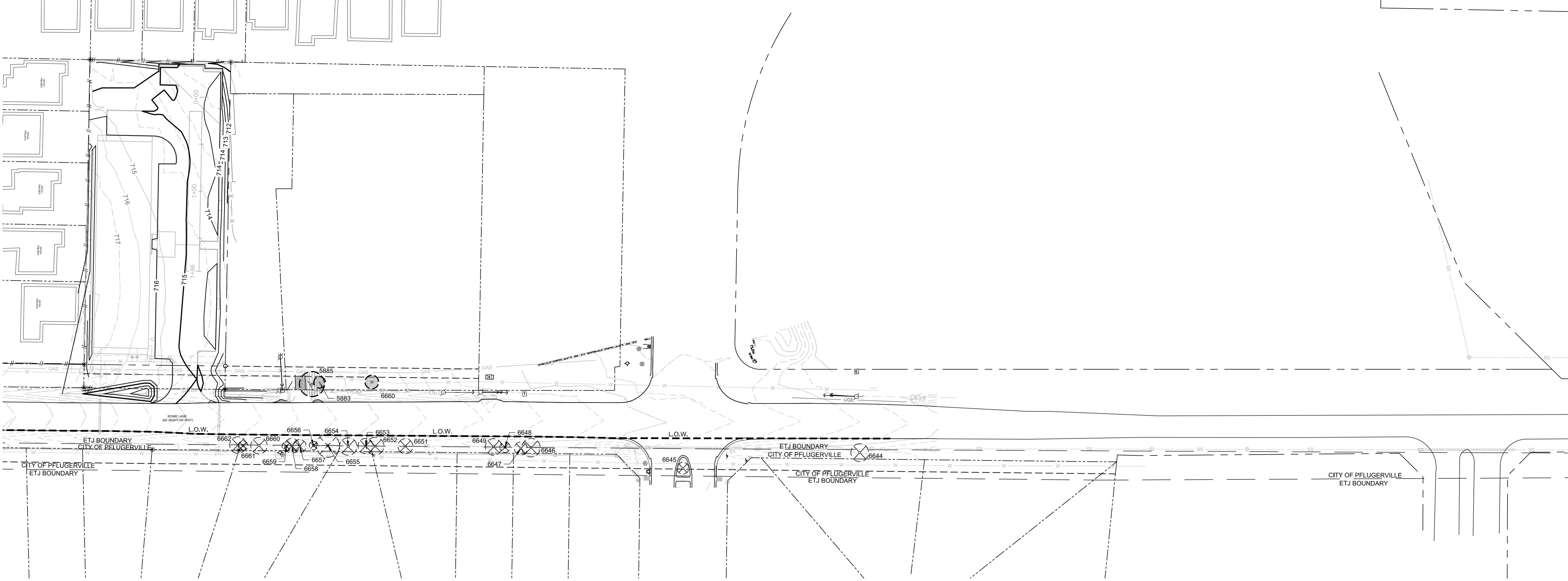
DEVIATIONS FROM THE ABOVE NOTES ARE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
16.

(PRE-CONSTRUCTION CONFERENCE) THE DEMOLITION, GRADING AND UNDERGROUND CONTRACTORS, CONSTRUCTION SUPERINTENDENT AND OTHER PERTINENT PERSONNEL ARE REQUIRED TO MEET WITH THE CITY FORESTER AND/OR ADMINISTRATOR PRIOR TO BEGINNING WORK TO REVIEW PROCEDURES, TREE PROTECTION MEASURES AND TO ESTABLISH HAUL ROUTES, STAGING AREAS, CONTACTS, WATERING, ETC.
17.

(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 FORESTER OR THE ADMINISTRATOR BEFORE DEMOLITION OR GRADING BEGINS.

SYMBOL LEGEND:		
	EXISTING TREE TO REMAIN	PROTECTION FENCING, TO MEET CITY OF PFLUGERVILLE STANDARDS
	EXISTING TREE TO BE REMOVED	

Pflugerville Day Care - Tree Inventory Pflugerville, Travis County, Texas										
CLASSIFICATION	TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	REMOVE (X) OR CREDIT (C)	MULTIPLE STEMMED	MITIGATION		CREDIT
								RATIO	INCHES REQD.	INCHES CREDIT
P - Class 2	5883	10.0	Ash	<i>Fraxinus pennsylvanica</i>	Declining	C	Single			
P - Class 2	5884	12.5	Red Oak	<i>Quercus rubra</i>	Healthy	X	Single	1:1	12.5*	1:1
P - Class 3	5885	18.0	Red Bud	<i>Cercis canadensis</i>	Healthy	C	Multi			36.0
NP - Class 3	6644	18.0	hackberry	<i>Celtis laevigata</i>	Hazard	X	Forked	-		-
P - Class 2	6645	13.0	Post Oak	<i>Quercus stellata</i>	Healthy	X	Single	1:1	13*	1:1
NP - Class 3	6646	20.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Single	-		-
NP - Class 2	6647	14.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Single	-		-
NP - Class 2	6648	10.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Single	-		-
NP - Class 2	6649	17.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Single	-		-
NP - Class 2	6650	16.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Forked	-		-
NP - Class 3	6651	18.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Multi	-		-
NP - Class 2	6652	16.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Forked	-		-
NP - Class 3	6653	18.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Forked	-		-
NP - Class 2	6654	18.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Forked	-		-
NP - Class 3	6655	24.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Single	-		-
NP - Class 2	6656	8.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Single	-		-
NP - Class 2	6657	13.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Single	-		-
NP - Class 2	6658	16.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Single	-		-
NP - Class 2	6659	10.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Forked	-		-
NP - Class 3	6660	18.0	hackberry	<i>Celtis laevigata</i>	Healthy	C	Single	-		-
NP - Class 2	6661	10.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Single	-		-
NP - Class 3	6662	18.0	hackberry	<i>Celtis laevigata</i>	Healthy	X	Single	-		-
TOTAL MITIGATION:									0*	
TOTAL CREDIT:										36.0
*NOTE: PER 3.2.1 ALL TREE REMOVAL EXEMPT FOR GRADING AND INSTALLATION OF SEWER LINE										
All tree species 8-inches and larger at DBH were tagged according to City of Pflugerville ordinance.										



Tree Survey and Removal Plan

Scale: 1" = 60'-0"

A

TREE SURVEY AND REMOVAL PLAN

BLACKHAWK PLAZA
PRELIMINARY PLAN



KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	MTD	SLT	MTD
064553600	02/25/2020						

PFLUGERVILLE, TEXAS

SHEET NUMBER
C-6.01

Kimley»Horn

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NO.	REVISIONS	DATE	BY

Drawn: J. Kimley-Horn
Checked: J. Kimley-Horn
Reviewed: J. Kimley-Horn
Date: 02/25/2020
Project: BLACKHAWK PLAZA
Sheet: C-6.01
Title: TREE SURVEY AND REMOVAL PLAN

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