

Plotted By: Osterman, Chris Date: February 27, 2020 03:10:32pm File Path: K:\New_civil\067548013_star_ranch\Cadd\preliminary\plansheets\COVER SHEET.dwg
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SUBMITTAL LOG
FORMAL SUBMITTAL
1ST RESUBMITTAL
2ND RESUBMITTAL
3RD RESUBMITTAL
4TH RESUBMITTAL

OCTOBER 2019
NOVEMBER 2019
DECEMBER 2019
JANUARY 2020
FEBRUARY 2020

CITY OF PFLUGERVILLE STANDARD NOTES

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
- WATER WILL BE PROVIDED BY THE MANVILLE WATER SUPPLY CORPORATION. WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- 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.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- A SIX (6) FOOT WIDE SIDEWALK IS TO BE PROVIDED ALONG THE NORTH SIDE OF CR 138.
- 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.
- WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #1203-15-02-24.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
- 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.
- 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.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48491C0515E FOR TRAVIS COUNTY, EFFECTIVE SEPTEMBER 26TH, 2008.
- ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR 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.
- 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 PER CITY ORDINANCE 1203-15-02-25.
- A TIA FOR THIS PROJECT IS NOT REQUIRED.
- 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

PARKLAND SUMMARY								
TYPE	LOT NO.	LOT AREA ACRE	UNITS	UNITS PER ACRE	PERSONS PER UNIT	REQUIRED PARKLAND AREA	PROVIDED PARKLAND AREA	PARKLAND FEE IN LIEU
MULTIFAMILY RESIDENTIAL	1	14.85 ACRES	336	22.6	2	4.44 ACRES	-	\$193,407
							PARK DEVELOPMENT FEE	
							PARK DEVELOPMENT FEE PER UNIT	PARK DEVELOPMENT FEE
							\$496	\$166,656

OWNERS:
CSW SR HUTTO, LLC
1703 WEST 5TH STREET, SUITE 850
AUSTIN, TX 78703

DEVELOPER:
ALLIANCE RESIDENTIAL
3500 OAKMONT BLVD, SUITE 205
AUSTIN, TX 78731

ROBERT & SHARON F. BRIDGES
281 COUNTY ROAD 138 HUTTO
PFLUGERVILLE, TX 78634

ENGINEER / SURVEYOR

Kimley»Horn

2600 VIA FORTUNA, TERRACE I, SUITE 300
AUSTIN, TEXAS 78746
CERTIFICATE OF REGISTRATION #928

Tel. No. (512) 418-1771
Fax No. (512) 418-1791

WATER & SANITARY SEWER
MANVILLE WATER SUPPLY CORPORATION
13805 TX-95, COUPLAND
TX 78615
PH. (512) 856-2488

GAS
ATMOS ENERGY CORPORATION
BRAD CROSSWHITE
3110 N. IH 35
ROUND ROCK, TX 78681
PH. (512) 310-3801
BRAD.CROSSWHITE@ATMOSTENERGY.COM

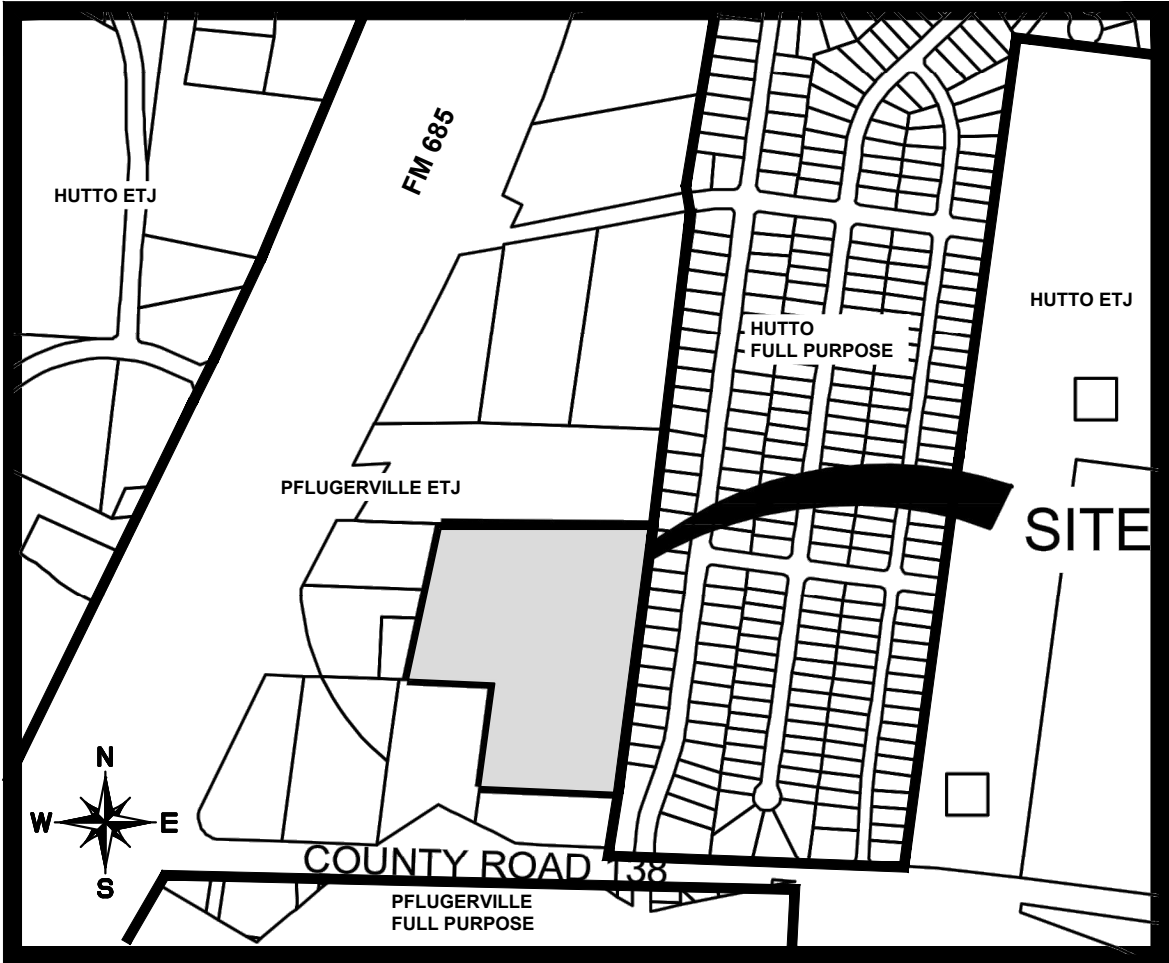
WATER & SANITARY SEWER
CITY OF PFLUGERVILLE
100 E. MAIN ST., SUITE 100
PFLUGERVILLE, TX 78691
PH. (512)-990-6100

FIRE
HUTTO FIRE RESCUE ESD #3
MICHAEL DICKENS
INSPECTOR
501 EXCHANGE P.O. BOX 175
HUTTO, TX 78634
PH. (512) 759-2616

ELECTRIC
ONCORE ELECTRIC
AARON RAMIREZ
200 N. ECTOR DRIVE
EULESS, TEXAS 76039
AARON.RAMIREZ@ONCOR.COM

PRELIMINARY PLAN ONLY (NOT FOR RECORDATION) FOR STAR RANCH PRELIMINARY PLAN

SH 130 & CR 138,
PFLUGERVILLE, TX 78634



VICINITY MAP

SCALE: 1" = 1,000'

NOVEMBER 2019

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

REVISIONS/CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)%	CITY OF PFLUGERVILLE APPROVAL DATE	DATE IMAGED

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE SUBDIVISION OF 17.11 ACRES OF LAND INTO A LEGAL LOT TO ULTIMATELY BE DEVELOPED INTO A 336 UNIT MULTIFAMILY DEVELOPMENT. THE DEVELOPMENT WILL INCLUDE A REGIONAL DETENTION POND AND LIFT STATION.

LEGAL DESCRIPTION:

14.85 ACRES OF LAND OF THE N.D. WALLING SURVEY, ABSTRACT NO. 675, AND N.D. WALLING SURVEY, ABSTRACT NO. 2722, AS DESCRIBED BY METES AND BOUNDS SHOWN ON THE PRELIMINARY PLAN SHEET BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 13.15 ACRES, MORE OR LESS SITUATED IN THE N.D. WALLING SURVEY, ABSTRACT NO. 675 IN WILLIAMSON COUNTY, TEXAS, AND ABSTRACT NO. 2722 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.96 ACRES, MORE OR LESS, SITUATED IN THE N.D. WALLING SURVEY, ABSTRACT NO. 675, WILLIAMSON COUNTY, TEXAS.

PROPOSED SUBDIVISION	
NUMBER OF LOTS	1
LOT SIZE	14.85 ACRES
ZONING	N/A (ETJ)
PROPOSED LAND USE	MULTIFAMILY
LOT FRONTAGE	492 LF

SHEET INDEX

SHEET NO.	DESCRIPTION
01	COVER SHEET
02	PRELIMINARY PLAN
03	EXISTING CONDITIONS AND DEMO PLAN
04	TREE SURVEY
05	EXISTING DRAINAGE AREA MAP
06	PROPOSED DRAINAGE AREA MAP
08	GRADING PLAN
08	UTILITY PLAN
09	ILLUMINATION PLAN

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

TBM:
1. BENCHMARK 1900729-101
SET CUT "X" ON THE NORTHEAST CORNER
OF A TRANSFORMER PAD ON THE SOUTH SIDE OF
C.R. 138 APPROXIMATELY 150 FEET
WEST OF THE DERBY DAY AVENUE INTERSECTION.
ELEVATION=732.40' (NAVD88 GEIOD 12B)
2. BENCHMARK 1900729-102
SET CUT "X" ON THE TOP OF A CONCRETE FLUME ON
THE SOUTH SIDE OF C.R. 138 APPROXIMATELY 120
FEET WEST OF THE SECRETARIAT RIDGE LANE
INTERSECTION
ELEVATION=749.09' (NAVD88 GEIOD 12B)



Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.

Kimley»Horn

10814 JOLLYVILLE ROAD AVALLON IV SUITE 300 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

STATE OF TEXAS
BENJAMIN L. GREEN
132190
LICENSED PROFESSIONAL ENGINEER

02/27/2020

KHA PROJECT 067548013

DATE OCT. 2019

SCALE: AS SHOWN

DESIGNED BY: RMT

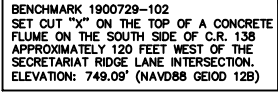
DRAWN BY: AJD

CHECKED BY: BLG

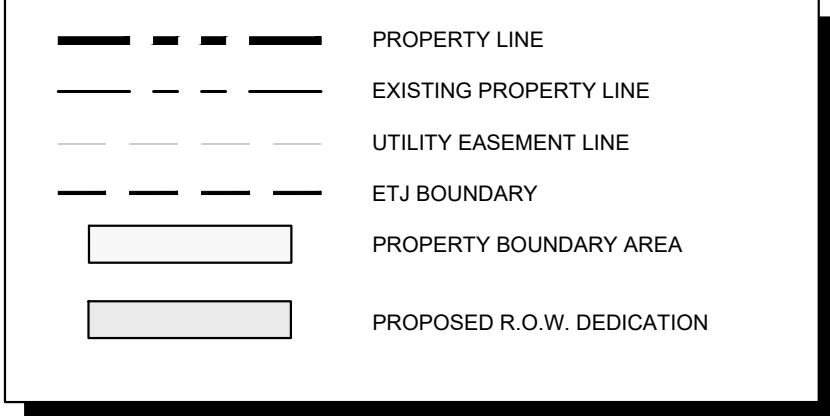
COVER SHEET

STAR RANCH
PRELIMINARY
PLAN
CITY OF PFLUGERVILLE
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
01 OF 09



BENCHMARK 1900729-101
SET CUT "X" ON THE NORTHEAST CORNER
OF A TRANSFORMER PAD ON THE SOUTH SIDE OF C.R.
138 APPROXIMATELY 150 FEET
WEST OF THE DERBY DAY AVENUE INTERSECTION.
ELEVATION: 232.40' (NAVODR. GRID 12B)



LEGAL DESCRIPTION: A CERTAIN TRACT OF LAND OF THE N.D. WALLING SURVEY, ABSTRACT NO. 675, AND N.D. WALLING SURVEY, ABSTRACT NO. 2722, AS DESCRIBED BY METES AND BOUNDS SHOWN ON THE PRELIMINARY PLAN SHEET BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 13.15 ACRES, MORE OR LESS, SITUATED IN THE N.D. WALLING SURVEY, ABSTRACT NO. 675 IN WILLIAMSON COUNTY, TEXAS, AND ABSTRACT NO. 2722 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.96 ACRES, MORE OR LESS, SITUATED IN THE N.D. WALLING SURVEY, ABSTRACT NO. 675, WILLIAMSON COUNTY, TEXAS.

NOTE: NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS
DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL
#48491C515E, DATED SEPTEMBER 26, 2008.

PARKLAND SUMMARY								
TYPE	LOT NO	LOT AREA	UNITS	UNITS PER ACRE	PERSONS PER UNIT	REQUIRED PARKLAND AREA	PROVIDED PARKLAND AREA	PARKLAND FEE IN LIEU
MULTIFAMILY RESIDENTIAL	1	17.11 ACRES	336	19.6	2	4.44 ACRES	-	\$192,407
PARK DEVELOPMENT FEE								
PARK DEVELOPMENT FEE PER UNIT							PARK DEVELOPMENT FEE	
							\$496	\$168,656

1. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACTS.
2. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
3. ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
4. NO EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK.

1. BENCHMARK 1900729-101
SET CUT 'X' ON THE NORTHEAST CORNER
OF A TRANSFORMER PAD ON THE SOUTH SIDE OF
C.R. 138 APPROXIMATELY 150 FEET
WEST OF THE DERBY DAY AVENUE INTERSECTION.
ELEVATION=732.40' (NAVD83 GEIOD 12B)

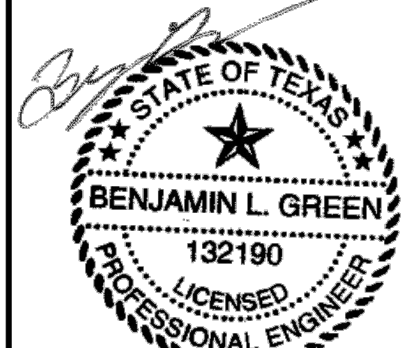
2. BENCHMARK 1900729-102
SET CUT 'X' ON THE TOP OF A CONCRETE FLUME ON
THE SOUTH SIDE OF C.R. 138 APPROXIMATELY 120
FEET WEST OF THE SECRETARIAT RIDGE LANE
INTERSECTION.
ELEVATION=749.09' (NAVD88 GEIOD 12B)



WARNING: CONTRACTOR IS TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.

[illegible]

Kimley»»Horn
10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX
78759
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WWW.KIMLEY-HORN.COM
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TBE Firm No. 928



02/27/2020

KHA PROJECT	DATE
067548013	OCT. 2019
SCALE: AS SHOWN	
DESIGNED BY: RMT	
DRAWN BY: AJD	
CHECKED BY: BLG	

PRELIMINARY PLAN

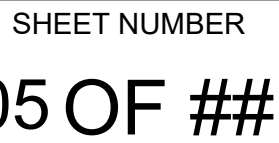
STAR RANCH PRELIMINARY PLAN

CITY OF PFLUGERVILLE
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
02 OF 09

Plotted By: Ostermon, Chris Date: February 27, 2020 03:10:45pm File Path: K:\Soul_civil\067948013 stor ranch\Cad\preliminary\plansheets\PRELIMINARY PLAN.dwg
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Plotted By: Osterman, Chris Date: February 27, 2020 03:11:27pm
File Path: K:\sou-city\067954801's stor_ranch\Cad.preliminary\plansheets\EXISTING DRAINAGE AREA MAP.dwg
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TIME OF CONCENTRATION CALCULATIONS

PDA-02					
Sheet Flow		Shallow Concentrated Flow		Channel Flow	
n=	0.15	paved?	no	v (fps)=	2.54
S (ft/ft)=	0.062	S (ft/ft)=	0.064	L (ft)=	805
L (ft)=	100	L (ft)=	250		
T_{t1}	6.0	T_{t2}	1.0	T_{t3}	5.3
Total TC =		12.3 mins			

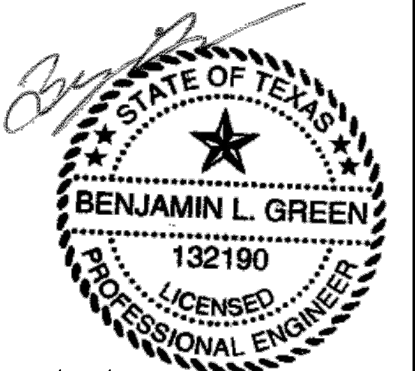
TBM:
1. BENCHMARK 1900729-101
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OF A TRANSFORMER PAD ON THE SOUTH SIDE OF
C.R. 138 APPROXIMATELY 150 FEET
WEST OF THE DERBY DAY AVENUE INTERSECTION.
ELEVATION=732.40' (NAVD88 GEIOD 12B)
2. BENCHMARK 1900729-102
SET CUT "X" ON THE TOP OF A CONCRETE FLUME ON
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FEET WEST OF THE SECRETARIAT RIDGE LANE
INTERSECTION
ELEVATION=749.09' (NAVD88 GEIOD 12B)



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[illegible]

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TBE Firm No. 928



02/27/2020

KHA PROJECT 067548013	DATE MONTH YEAR	SCALE: AS SHOWN	DESIGNED BY: XXX	DRAWN BY: XXX	CHECKED BY: XXX
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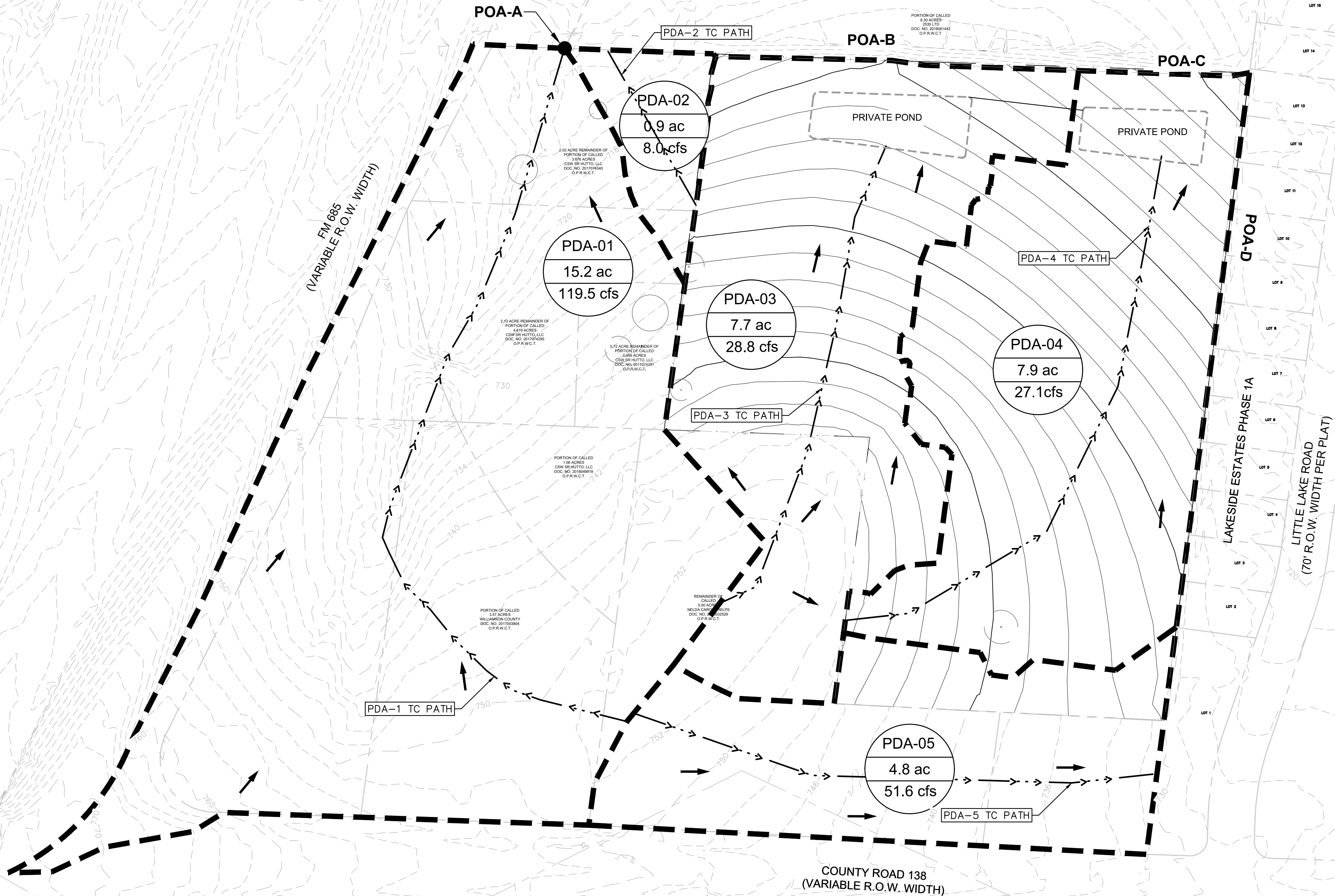
PROPOSED DRAINAGE AREA MAP

**STAR RANCH
MULTIFAMILY**
CITY OF PFLUGERVILLE
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

06 OF ##

Plotted By: Osterman, Chris Date: February 27, 2020 03:11:39pm File Path: K:\sou-civil\06754401\3 stor ranch\06754401\3 stor ranch\PROPOSED DRAINAGE AREA MAP.dwg
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EXISTING CONDITIONS									
DRAINAGE AREA	Hydraulic Soil Group	AREA (AC.)	IMPERVIOUS COVER	CN (COMPOSITE)	TC (MIN)	Q ₂ (CFS)	Q ₁₀₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀₀ (CFS)
EDA-01	D	15.8	16%	83	19.3	29.5	58.8	81.6	124.4
TOTAL @ POA-A						29.5	58.8	81.6	124.4
EDA-02	D	4.2	0%	80	15.2	7.7	16.0	22.4	34.6
TOTAL @ POA-B						7.7	16.0	22.4	34.6
EDA-03	D	3.3	0%	80	10.0	6.8	14.1	19.8	30.6
TOTAL @ POA-C						6.8	14.1	19.8	30.6
EDA-04	D	13.2	7%	81	19.5	23.3	47.5	66.4	102.0
TOTAL @ POA-D						23.3	47.5	66.4	102.0
Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55 and ATLAS 14 rainfall data.									

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55 and ATLAS 14 rainfall data.

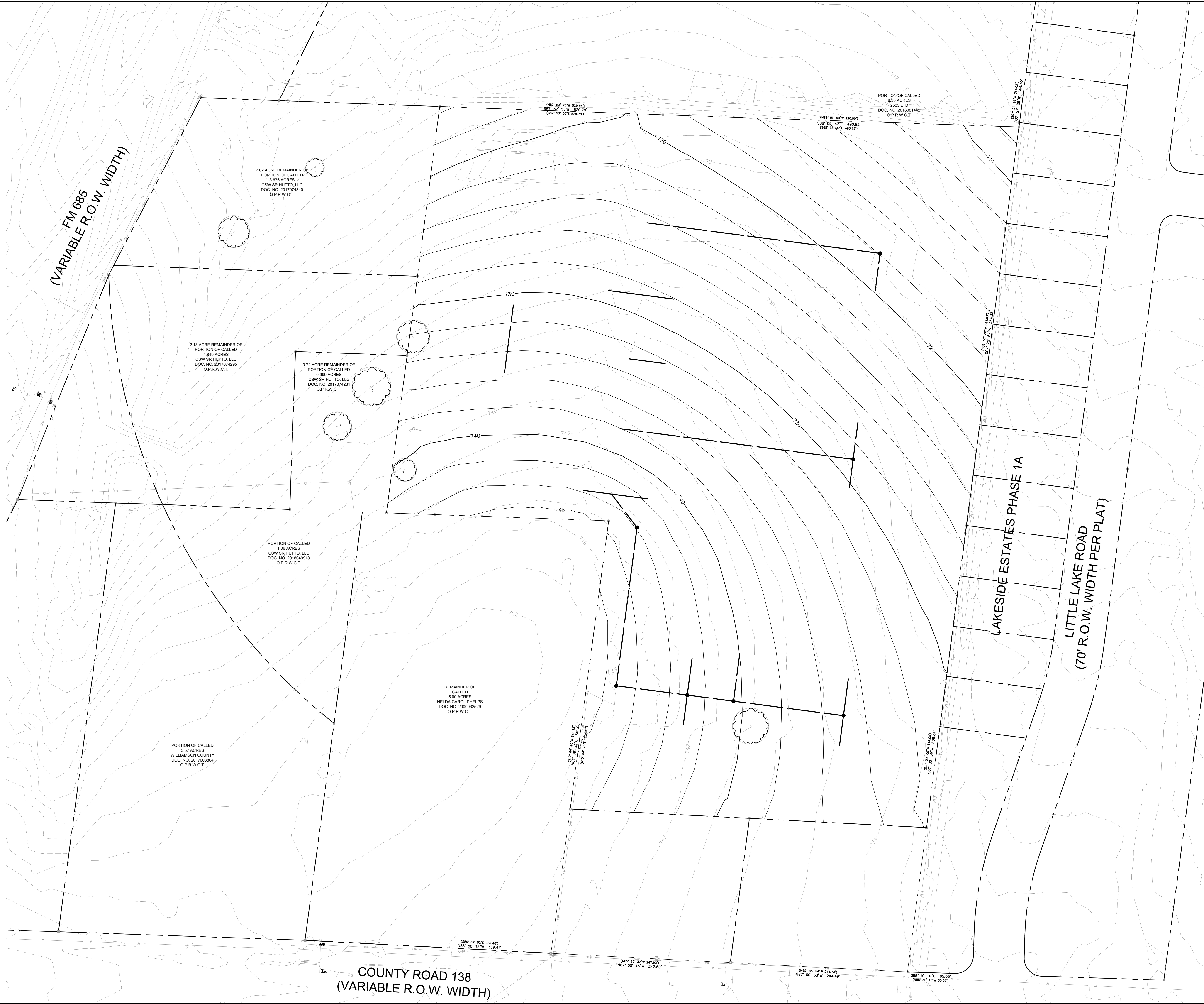
PROPOSED CONDITIONS									
DRAINAGE AREA		AREA (AC.)	IMPERVIOUS COVER	CN (COMPOSITE)	TC (MIN)	Q ₂ (CFS)	Q ₁₀₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀₀ (CFS)
PDA-01	D	15.2	16%	87	19.3	28.2	56.5	78.4	119.5
TOTAL @ POA-A						28.2	56.5	78.4	119.5
PDA-02	D	0.9	0%	80	12.3	1.8	3.7	5.2	8.0
PDA-03 (DETAINED)	D	7.7	75%	94	5.0	5.0	11.7	15.1	24.0
TOTAL @ POA-B						5.9	14.1	18.9	28.8
PDA-04 (DETAINED)	D	7.9	52%	89	5.0	6.7	16.4	23.3	56.8
TOTAL @ POA-C						6.7	8.8	10.2	27.1
PDA-05	D	4.8	50%	89	5.0	14.5	26.2	35.1	51.6
TOTAL @ POA-D						14.5	26.2	35.1	51.6

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55 and ATLAS 14 rainfall data.

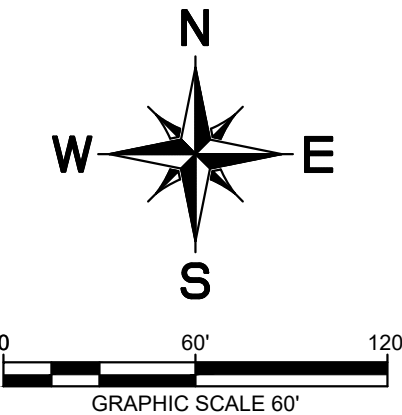
NOTE: REFERENCE ENGINEER'S REPORT
WHICH CONTAINS THE SITE'S
WASTEWATER AND DRAINAGE ANALYSIS
PREPARED BY KIMLEY-HORN UNDER
PROJECT #064483006

Plotted By: Osterman, Chris Date: February 27, 2020 03:11:49pm File Path: K:\you-civil\067548013_star_ranch\cadd\preliminary\plansheets\GRADING PLAN.dwg
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LEGEND

- PROPERTY LINE
- PROPOSED SWALE
- HIGH POINT
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR
- EXISTING CONTOUR



BENCHMARKS

TBM:
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SET OUT "X" ON THE NORTHEAST CORNER
OF A TRANSFORMER PAD ON THE SOUTH SIDE OF
C.R. 138 APPROXIMATELY 150 FEET
WEST OF THE DERBY DAY AVENUE INTERSECTION.
ELEVATION=732.40' (NAVD88 GEIOD 12B)
2. BENCHMARK 1900729-102
SET OUT "X" ON THE TOP OF A CONCRETE FLUME ON
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FEET WEST OF THE SECRETARIAT RIDGE LANE
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ELEVATION=749.09' (NAVD88 GEIOD 12B)

811
Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO
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LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.

KHA PROJECT 067548013		DATE OCT. 2019		SCALE: AS SHOWN		DESIGNED BY: RMT		DRAWN BY: AJD		CHECKED BY: BLG	
GRADING PLAN						STAR RANCH PRELIMINARY PLAN					
						CITY OF PELUGERVILLE WILLIAMSON COUNTY, TEXAS					
SHEET NUMBER 07 OF 09						REVISIONS DATE BY					

Kimley»Horn
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