

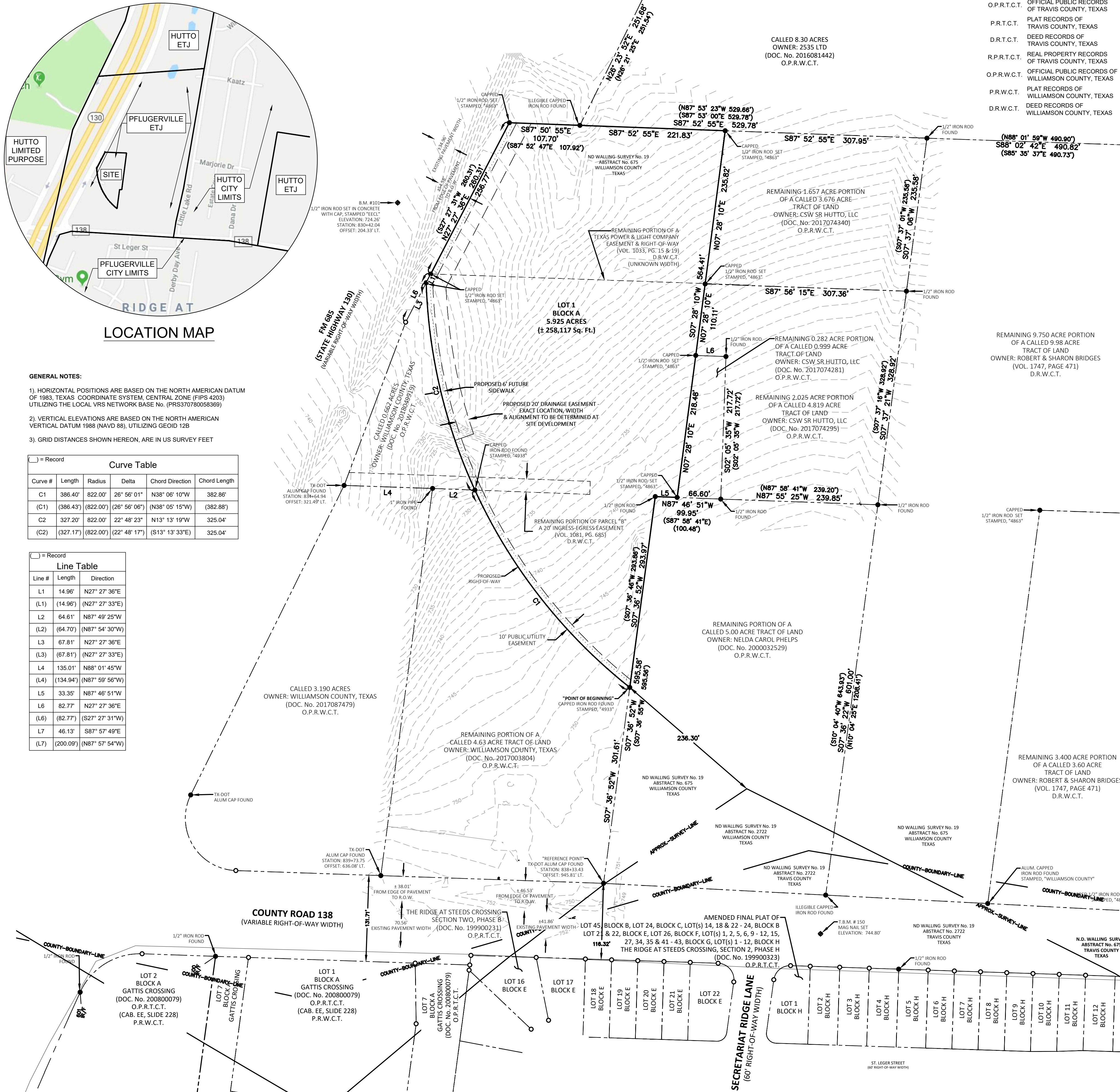
LOCATION MAP

GENERAL NOTES:

- HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) UTILIZING THE LOCAL VRS NETWORK BASE No. (PRS370780058369)
- VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), UTILIZING GEOID 12B
- GRID DISTANCES SHOWN HEREON, ARE IN US SURVEY FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	386.40'	822.00'	26° 56' 01"	N38° 06' 10"W	382.86'
(C1)	(386.43')	(822.00')	(26° 56' 06")	(N38° 05' 15"W)	(382.88')
C2	327.20'	822.00'	22° 48' 23"	N13° 13' 19"W	325.04'
(C2)	(327.17')	(822.00')	(22° 48' 17")	(S13° 13' 33"E)	(325.04')

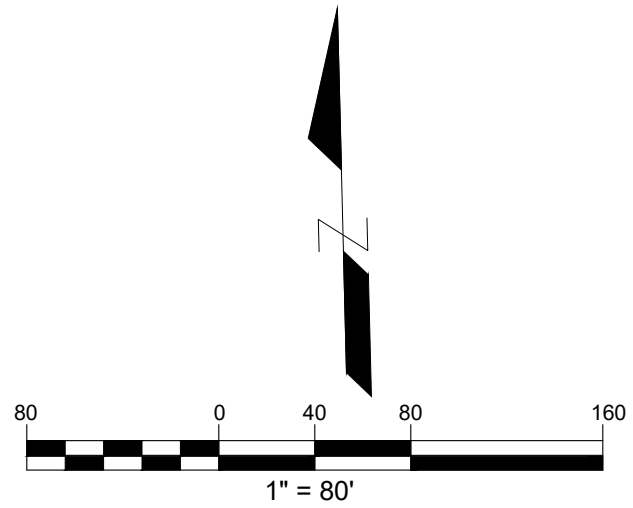
Line Table		
Line #	Length	Direction
L1	14.96'	N27° 27' 36"E
(L1)	(14.96')	(N27° 27' 33"E)
L2	64.61'	N87° 49' 25"W
(L2)	(64.70')	(N87° 54' 30"W)
L3	67.81'	N27° 27' 36"E
(L3)	(67.81')	(N27° 27' 33"E)
L4	135.01'	N88° 01' 45"W
(L4)	(134.94')	(N87° 59' 56"W)
L5	33.35'	N87° 46' 51"W
L6	82.77'	N27° 27' 36"E
(L6)	(82.77')	(S27° 27' 31"W)
L7	46.13'	S87° 57' 49"E
(L7)	(200.09')	(N87° 57' 54"W)



O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

LEGEND

●	SET 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "4863" (UNLESS NOTED)
○	CALCULATED POINT
◆	BENCHMARK LOCATION
—	SUBJECT PROPERTY LINE
- - -	ADJOINING TRACTS PROPERTY LINE
- - -	EXISTING EASEMENT
- - -	PROPOSED EASEMENT



WILLIAMSON COUNTY NOTES

- NO STRUCTURE OR LAND SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS. (WCSR 8.6)
- DRIVEWAY ACCESS FROM CR 138 TO THE LOT IS SUBJECT TO THE TERMS, REQUIREMENTS, AND OBLIGATIONS OF THE AGREEMENT EXECUTED APRIL 26, 2018 BETWEEN WILLIAMSON COUNTY AND CSW SR HUTTO, LLC.

OTHER NOTES

- 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.
- THE APPLICATION SHALL BE SUBMITTED TO THE APPROPRIATE EMERGENCY SERVICES DISTRICT (ESD) FOR REVIEW AND COMMENTS.
- PLAT RECORDATION FOR THESE LOTS CANNOT OCCUR UNTIL EITHER THIS OFF-SITE PUBLIC INFRASTRUCTURE IS CONSTRUCTED AND ACCEPTED BY THE CITY, OR A FISCAL BOND IS PROVIDED IN THE AMOUNT OF 110 PERCENT THE COST OF THE PUBLIC IMPROVEMENTS.

CITY OF PFLUGERVILLE STANDARD PRELIMINARY PLAN NOTES (COMMERCIAL, NO STREETS)

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE **EXTRATERRITORIAL JURISDICTION (ETJ)**.
- WATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION. WASTEWATER SHALL BE PROVIDED 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 LITER, 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 OWNERS 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 SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
- 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.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
- 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 STRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE VISION, 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 PLAIN HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48491C0515E FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 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 & WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD 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

NOTES:

- THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B10.1, B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- MAILBOX KIOSK TO BE LOCATED DURING SITE DEVELOPMENT.
- THERE ARE NO EXISTING STORMSEWER OR WASTEWATER LINES WITHIN OR ADJACENT TO THIS SUBDIVISION.
- THERE IS A MANVILLE WSC WATERLINE ALONG THE SH 130 FRONTAGE.
- THERE IS A MANVILLE WATERLINE ACROSS CR 138 ALONG THE CR 138 FRONTAGE.
- WILLIAMSON COUNTY DRIVEWAY PERMIT HAS BEEN ISSUED FOR CR 138 DRIVEWAY.

HUTTO 130 SUBDIVISION
NE CORNER CR 138 & SH 130
PFLUGERVILLE ETJ, TX

CSW DEVELOPMENT



PRELIMINARY PLAN

PROJECT #
860-108

DATE
5/13/20

SHEET

C2

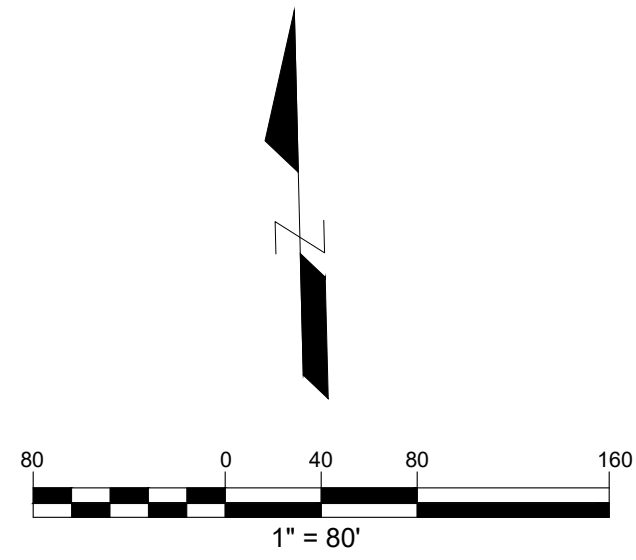
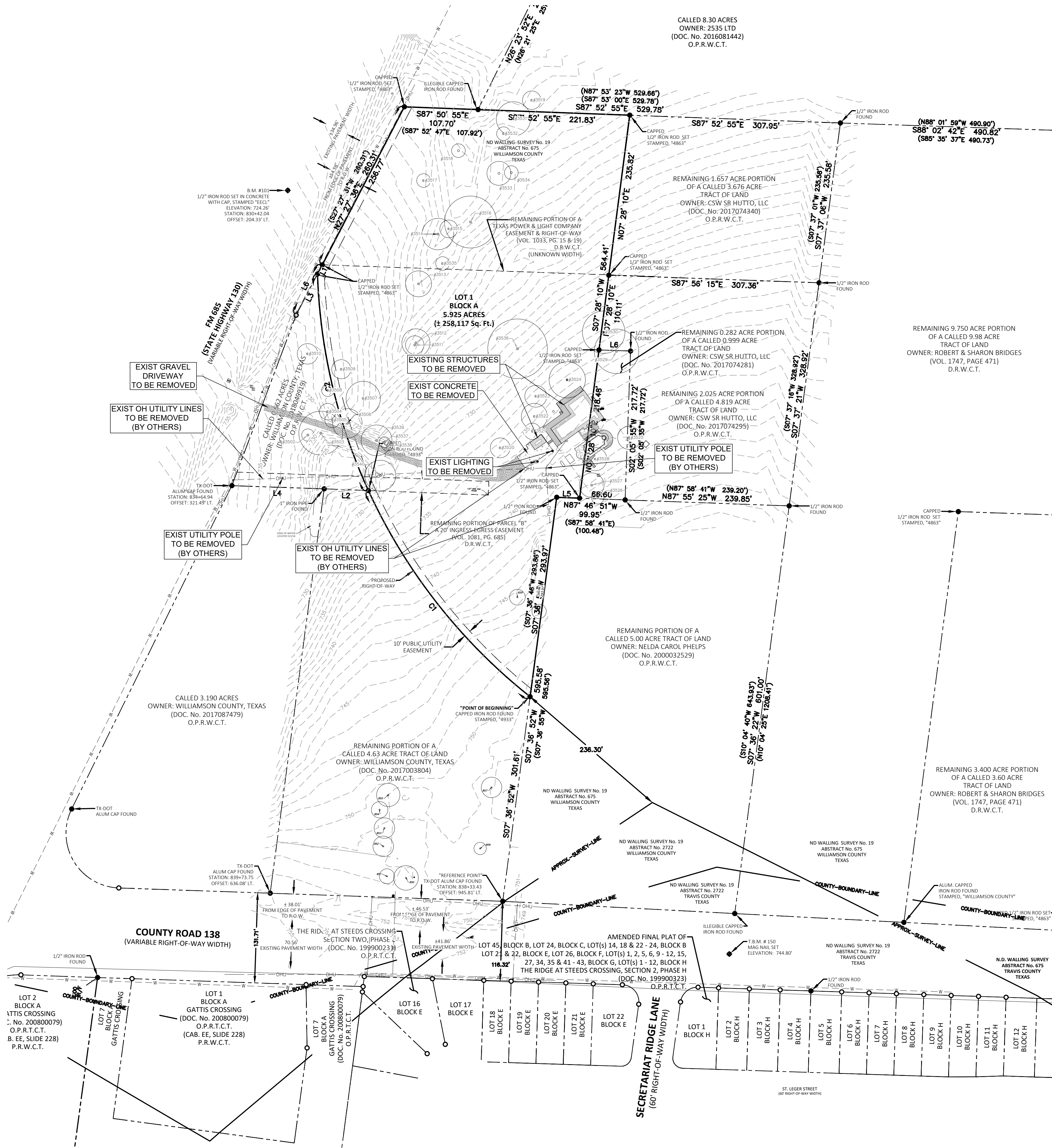
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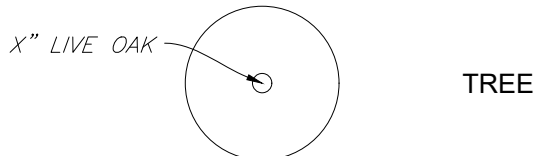
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ENGINEERING

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*THINK DESIGN innovate, integrate, implement...

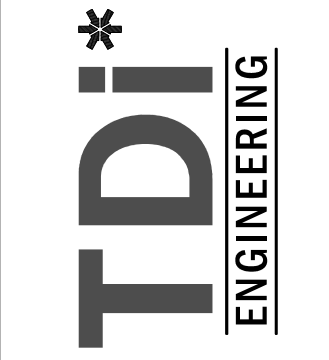


- LEGEND**
- SET 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "4863" (UNLESS NOTED)
 - CALCULATED POINT
 - ⊕ BENCHMARK LOCATION
 - SUBJECT PROPERTY LINE
 - - - ADJOINING TRACTS PROPERTY LINE
 - - - EXISTING EASEMENT
 - - - PROPOSED EASEMENT



TREE LIST

Point #	Species	Diameter
3502	HACKBERRY	9"
3503	HACKBERRY	32"
3504	HACKBERRY	12"
3505	LIVE OAK	9", 4"
3506	AMERICAN ELM	16", 11"
3507	HACKBERRY	25"
3508	HACKBERRY	9"
3509	HACKBERRY	8", 8", 4"
3510	MESQUITE	8", 8", 6"
3511	HACKBERRY	10", 7"
3512	HACKBERRY	18", 5"
3513	HACKBERRY	13", 12"
3514	ASH	23"
3515	HACKBERRY	13"
3516	HACKBERRY	15", 14", 12", 10", 10"
3517	HACKBERRY	10"
3518	HACKBERRY	10"
3519	CEDAR ELM	10", 7"
3520	MESQUITE	10", 9"
3521	MIMOSA	12"
3522	ASH	9" 1160
3523	TALLOW	9", 7", 7"
3524	RED OAK	18", 17"
3525	HACKBERRY	12", 10"
3526	HACKBERRY	9"
3527	HACKBERRY	18"
3528	ASH	12", 10"
3529	HACKBERRY	18", 10", 10", 5", 4"
3530	MESQUITE	17", 14", 8", 6"
3531	HACKBERRY	14", 13", 9"
3532	HACKBERRY	10"
3533	HACKBERRY	13", 9"
3534	CEDAR ELM	10"
3535	HACKBERRY	10"
3536	CEDAR	15", 14", 10", 10", 9", 8", 6"
3537	HACKBERRY	8"
3538	HACKBERRY	8"
3539	HACKBERRY	17", 11"
3540	HACKBERRY	17", 11"



HUTTO 130 SUBDIVISION
NE CORNER CR 138 & SH 130
PFLUGERVILLE ETJ, TX

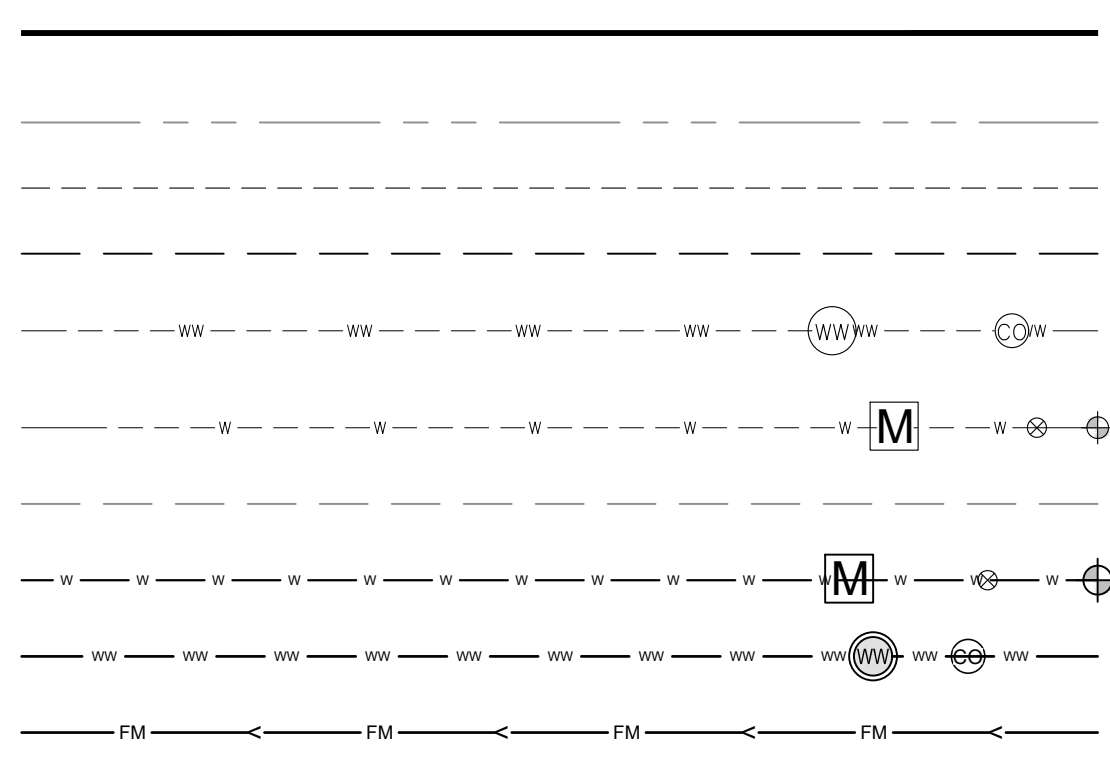
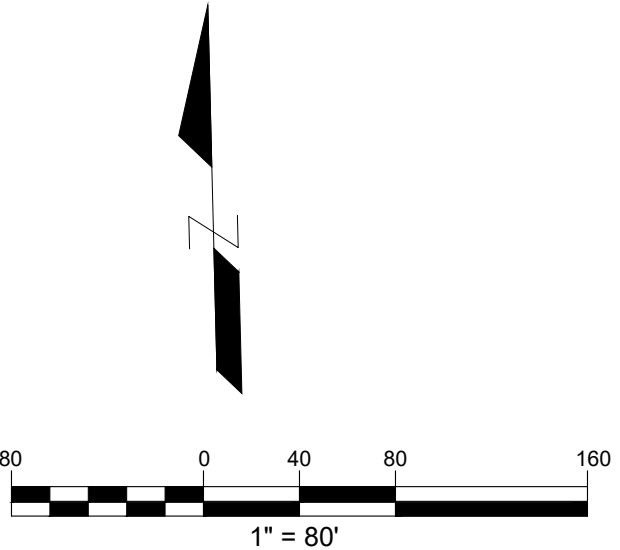
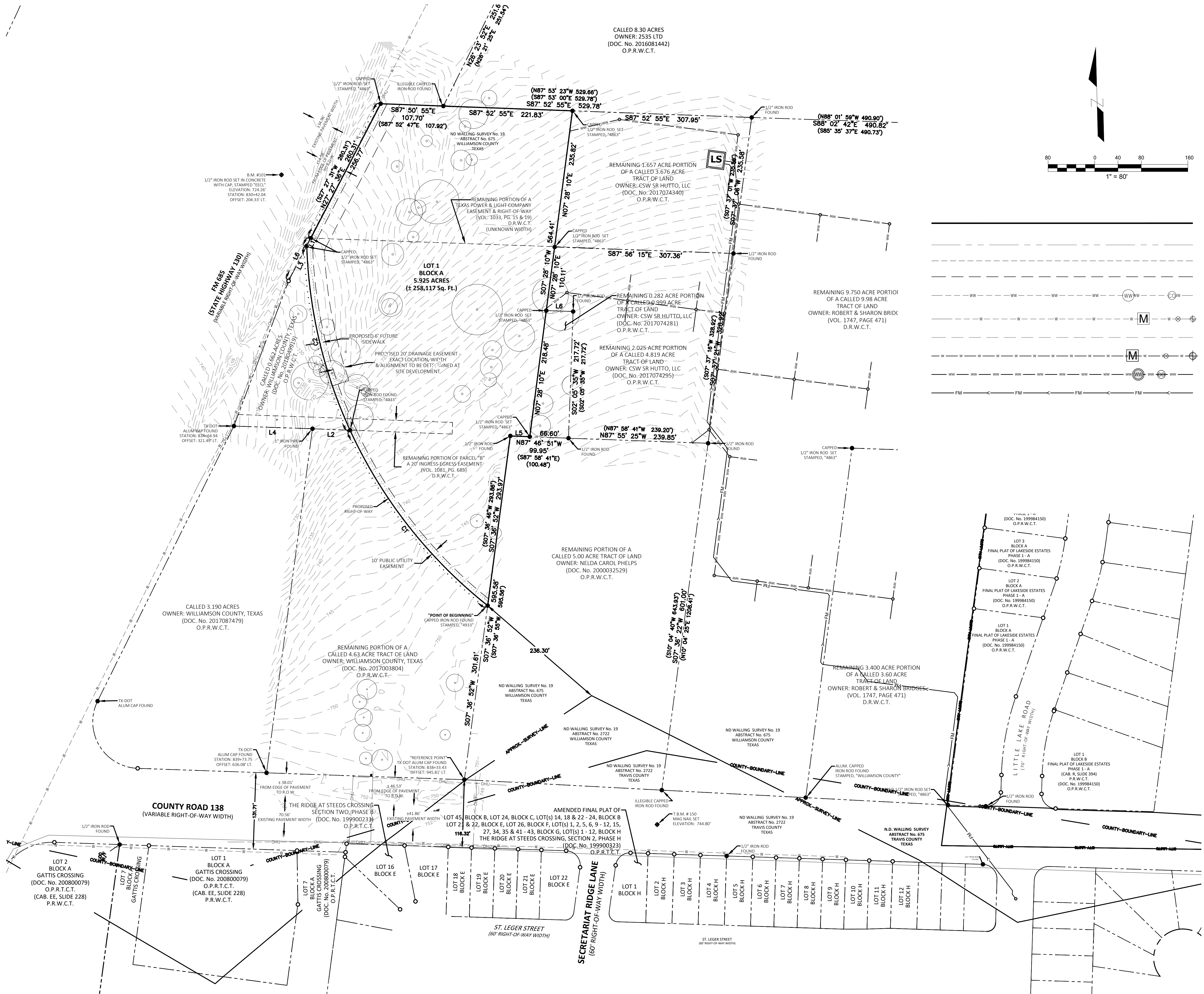
CSW DEVELOPMENT



EXISTING CONDITIONS
AND TREE EXHIBIT

PROJECT #
860-108

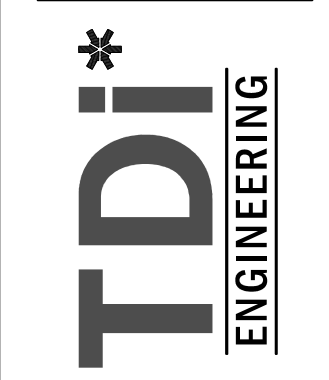
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HUTTO 130 SUBDIVISION
NE CORNER CR 138 & SH 130
PFLUGERVILLE ETJ, TX

CSW DEVELOPMENT

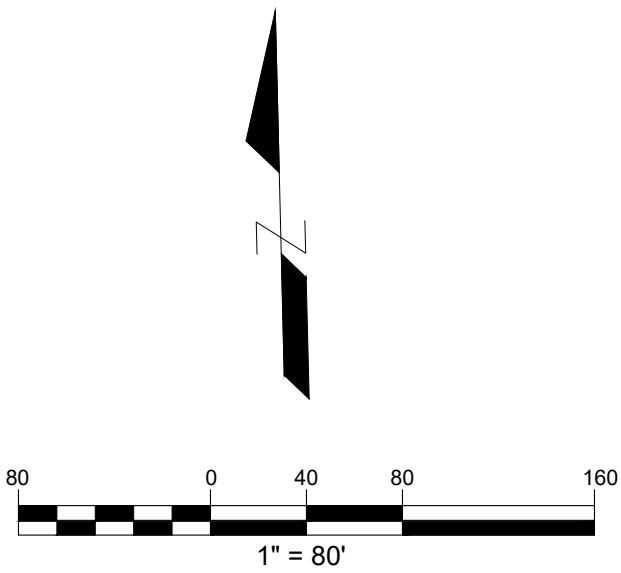
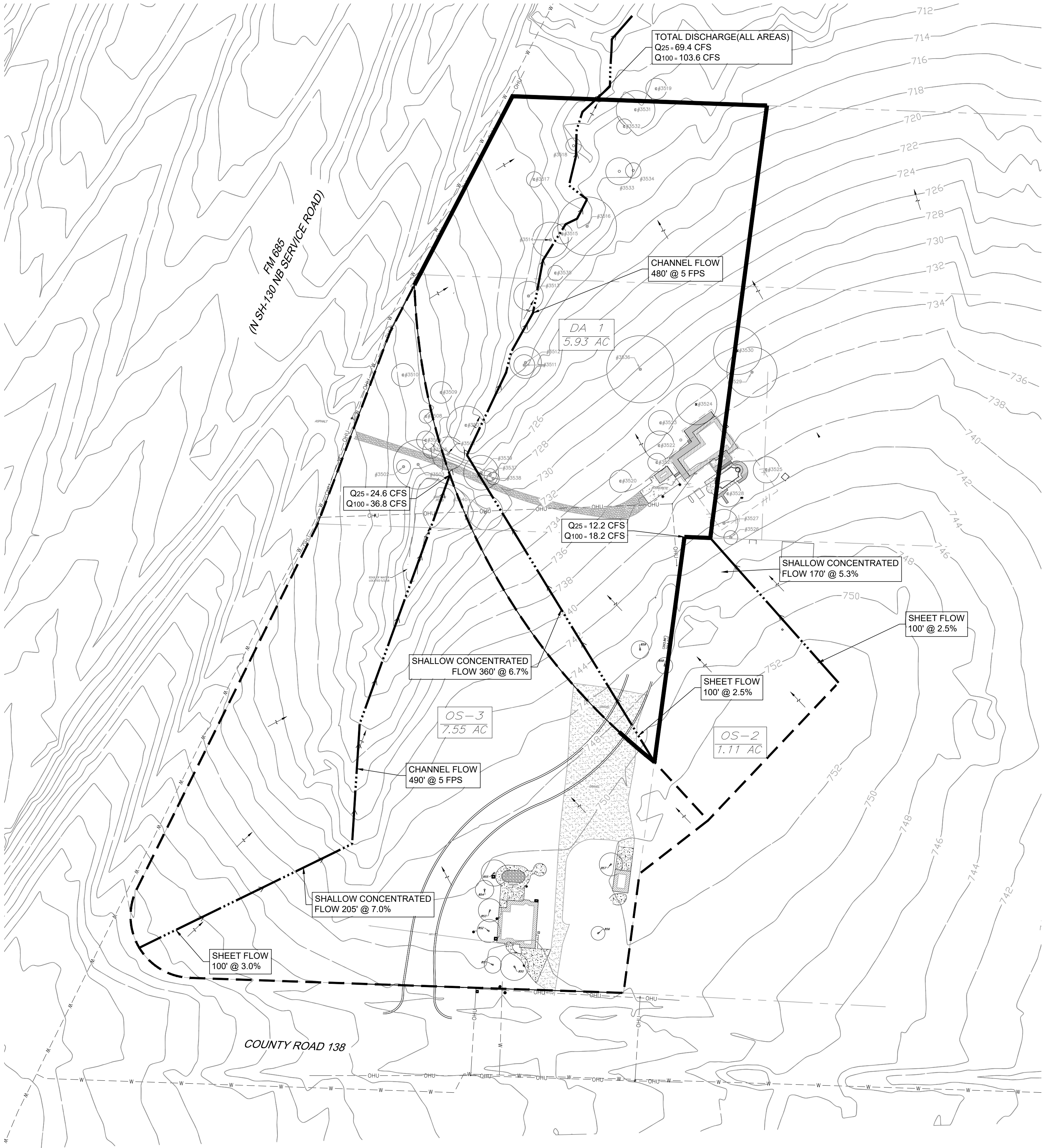


UTILITY PLAN

PROJECT #
860-108

DATE
5/13/20

SHEET
C4
4 OF 5



LEGEND

- BOUNDARY
- ADJACENT BOUNDARY
- BUILDING LINE
- EASEMENT
- EXISTING CONTOURS
- EXISTING DRAINAGE AREA
- EXISTING DRAINAGE AREA LABEL
- Tc FLOW PATH
- FLOW DIRECTION

Time of Concentration																
DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW (UNPAVED)				OPEN CHANNEL FLOW					TOTAL TIME OF CONCENTRATION		
	n	L (ft)	s (ft/ft)	Tt1 (Min) 42(nL) ^{0.8} (P 2 ^{0.5} *s ^{0.4})	L (ft)	s (ft/ft)	Tt2 (Min) L/(60(16.1 345)(s) ^{0.5})	L (ft)	s (ft/ft)	n	R	V (ft/sec) (1.49/n) ^{0.48} (2/3)(s) ^{0.5}	Tt3 (Min) L/V	Tc (Min.) Calculated	Tc (Min.) Effective	
DA 1	0.150	100	0.040	7.16	360	0.067	1.44	480	0.035	0.046	2.222	10.32	0.78	9.4	9.4	
OS-2	0.150	100	0.025	8.64	175	0.053	0.79					1.00	0.00	9.4	9.4	
OS-3	0.150	100	0.030	8.04	205	0.078	0.76	490	0.050	0.046	2.222	12.33	0.66	9.5	9.5	

Drainage Calculations																		
Drainage Area	Size (Ac)	Size (sq. mi.)	Cover (Ac.)		C				Tc (min)									
			Asphaltic/Roof $\rightarrow\rightarrow\rightarrow$	Concrete $\rightarrow\rightarrow\rightarrow$	Perv. $\rightarrow\rightarrow\rightarrow$	0.73	0.81	0.86		0.95								
2-Yr	10-Yr	25-Yr	100-Yr	2-Yr	10-Yr	25-Yr	100-Yr	2-Yr	10-Yr	25-Yr	100-Yr	2-Yr	10-Yr	25-Yr	100-Yr			
DA 1	5.93	0.00926	0.000	0.000	5.926	0.29	0.35	0.39	0.46	9.4	4.73	7.06	8.39	10.62	8.1	14.6	19.4	28.9
OS-2	1.11	0.00173	0.000	0.000	1.109	0.29	0.35	0.39	0.46	9.4	4.72	7.05	8.37	10.60	1.5	2.7	3.6	5.4
OS-3	7.55	0.01180	0.000	0.000	7.554	0.29	0.35	0.39	0.46	9.5	4.72	7.04	8.36	10.59	10.3	18.6	24.6	36.8
Note: Previous Runoff Coefficients assumed for Grass Areas, Good Condition, Average Slope (2-7%) per City of Austin DCM													20.0	36.0	47.6	71.1		

Note: Previous Runoff Coefficients assumed for Grass Areas, Good Condition, Average Slope (2-7%) per City of Austin DCM

HUTTO 130 SUBDIVISION
NE CORNER CR 138 & SH 130
PFLUGERVILLE ETJ, TX

CSW DEVELOPMENT



EXISTING DRAINAGE
AREA MAP

PROJECT #
860-108

DATE
5/13/20

SHEET

C5

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