

VICINITY MAP  
N.T.S.

**OWNER:** TERRABROOK FALCON POINTE, LLC  
13809 RESEARCH BLVD., SUITE 475  
AUSTIN, TX 78750  
512-758-7352

**ENGINEER:** BURY-AUS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011

**SURVEYOR:** BURY-AUS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011

**FLOODPLAIN INFORMATION:**

NO PORTION OF THIS TRACT IS ENCRONCHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48453C0280J, DATED AUGUST 18, 2014.

**LEGAL DESCRIPTION:**

57.616 ACRES OF LAND OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 149.99 ACRE TRACT OF LAND CONVEYED TO TERRABROOK FALCON POINTE, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2000105424 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**ZONING:**

PUD - PLANNED UNIT DEVELOPMENT

- RELATED ENGINEERING STUDIES:**
- ENGINEERING AND DRAINAGE REPORT - FALCON POINTE POD 7 PRELIMINARY PLAN; JULY 2015
  - PRELIMINARY ENGINEERING REPORT FOR FALCON POINTE AMENDED PRELIMINARY PLAN #6 AECOM TECHNICAL SERVICES, INC.; NOVEMBER 2014
  - PRELIMINARY ENGINEERING REPORT FOR FALCON POINTE AMENDED PRELIMINARY PLAN #6 AECOM TECHNICAL SERVICES, INC.; NOVEMBER 2013
  - PRELIMINARY ENGINEERING REPORT FOR FALCON POINTE AMENDED PRELIMINARY PLAN #6 AECOM TECHNICAL SERVICES, INC.; NOVEMBER 2012
  - ENGINEERING DESIGN REPORT FOR FALCON POINTE SECTION 16 - WATER, SEWER, DRAINAGE & PAVING IMPROVEMENTS AECOM TECHNICAL SERVICES, INC.; FEBRUARY 2014
  - ENGINEERING DESIGN REPORT FOR FALCON POINTE SECTION 15 - WATER, SEWER, DRAINAGE & PAVING IMPROVEMENTS AECOM TECHNICAL SERVICES, INC.; FEBRUARY 2014
  - ENGINEERING DESIGN REPORT FOR FALCON POINTE SECTION 14 - WATER, SEWER, DRAINAGE & PAVING IMPROVEMENTS AECOM TECHNICAL SERVICES, INC.; DECEMBER 2013
  - ENGINEERING DESIGN REPORT FOR FALCON POINTE SOUTH TRACT MAJOR FACILITIES - WATER, SEWER, DRAINAGE & PAVING IMPROVEMENTS AECOM TECHNICAL SERVICES, INC.; OCTOBER 2012
  - ENGINEERING REPORT LETTER FOR THE FALCON POINTE SOUTH TRACT LIFT STATION NO. 4 ADDENDUM NO. 1 DATE JANUARY 7, 2013, BY AECOM TECHBICAL SERVICES, INC.
  - HYDROLOGIC AND HYDRAULIC ANALYSIS FOR FALCON POINTE SECTIONS 5 & 6 TURNER, COLLIE & BRADEN; MARCH 2001

**BURY**

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QA/QC REVIEW APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

# PRELIMINARY PLAN - NOT FOR RECORDATION

## FOR

# FALCON POINTE POD 7

**PROJECT ADDRESS :** FALCON POINTE BLVD.  
PFLUGERVILLE, TX

**SUBMITTAL DATE :** APRIL 2015

**SUBMITTED BY :** *Mary O. Polan* **10/26/15** **DATE**

MARY O. POLAN, P.E.  
BURY-AUS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011



**REVISIONS:**

NO.	DATE	COMMENTS

I, MARY O. POLAN, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

FILE: g:\102640\10111\preliminary plan\10264010111CVR01.dwg

SHEET NO.	DESCRIPTION	SHEET INDEX
01	COVER SHEET	
02	PRELIMINARY PLAN	
03	EXISTING CONDITIONS AND PROPOSED GRADING PLAN	
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07	PRELIMINARY DRAINAGE SWALE AND DRAINAGE PLAN	
08	PRELIMINARY ENTRANCE ROAD CULVERT DRAINAGE PLAN	
09	PRELIMINARY ILLUMINATION PLAN	
10	PRELIMINARY EROSION & SEDIMENTATION CONTROL PLAN	
11	PRELIMINARY TYPICAL ROADWAY SECTIONS	

**BENCHMARK INFORMATION:**

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AT THE TIME OF THIS SURVEY.

TBM 100: PK NAIL WITH WASHER SET IN CONCRETE HEADWALL ON SOUTH SIDE OF PAVED DRIVEWAY ADJACENT TO SH-130 FRONTAGE ROAD. ELEVATION=692.80' (NOT SHOWN)

TBM 101: PK NAIL WITH WASHER SET IN SIDEWALK AT THE NORTHEASTERLY CORNER OF THE INTERSECTION OF COLORADO SAND DRIVE AND LONESTAR RANCH BLVD. ELEVATION=711.29'

TBM 102: PK NAIL WITH WASHER SET IN NOSE OF MEDIAN ON THE NORTHERLY SIDE OF THE INTERSECTION OF COLORADO SAND DRIVE AND DILLON POND LANE. ELEVATION=700.02'

TBM 103: PK NAIL WITH WASHER SET IN NOSE OF MEDIAN ON COLORADO SAND DRIVE, ON SOUTHERLY SIDE OF ADJACENT DRIVEWAYS, ±900' SOUTH OF DILLON POND LANE. ELEVATION=683.16'

TBM 104: PK NAIL SET NEAR MIDDLE OF CURVED PORTION OF NORTHERLY CURB LINE AT THE DRIVEWAY ON THE WESTERLY SIDE OF COLORADO SAND DRIVE, ±390' NORTH OF E. PFLUGERVILLE PARKWAY. ELEVATION=683.68'

**AREA SUMMARY**

	SINGLE FAMILY	OPEN SPACE	TOTAL
	AREA (ACRES)	AREA (ACRES)	AREA (ACRES)
RIGHT-OF-WAY	N/A	N/A	2.08
LOT 1, BLOCK 1	N/A	0.36	0.36
TOTAL SITE	N/A	N/A	57.62

**STREET SUMMARY**

STREET NAME	LENGTH	R.O.W. WIDTH	DESIGN SPEED
FALCON VILLAGE LANE	1675 LF	60 LF	35 MPH

**LOT SUMMARY**

BLOCKS	OPEN SPACE
01	01
TOTAL	01

**NOTE:**  
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.

**SURVEYOR'S CERTIFICATION:**

STATE OF TEXAS:  
COUNTY OF TRAVIS:

THAT I, MARK JERRY JEZISEK, 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 THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAN ARE SHOWN HEREON.

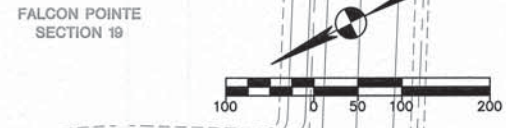
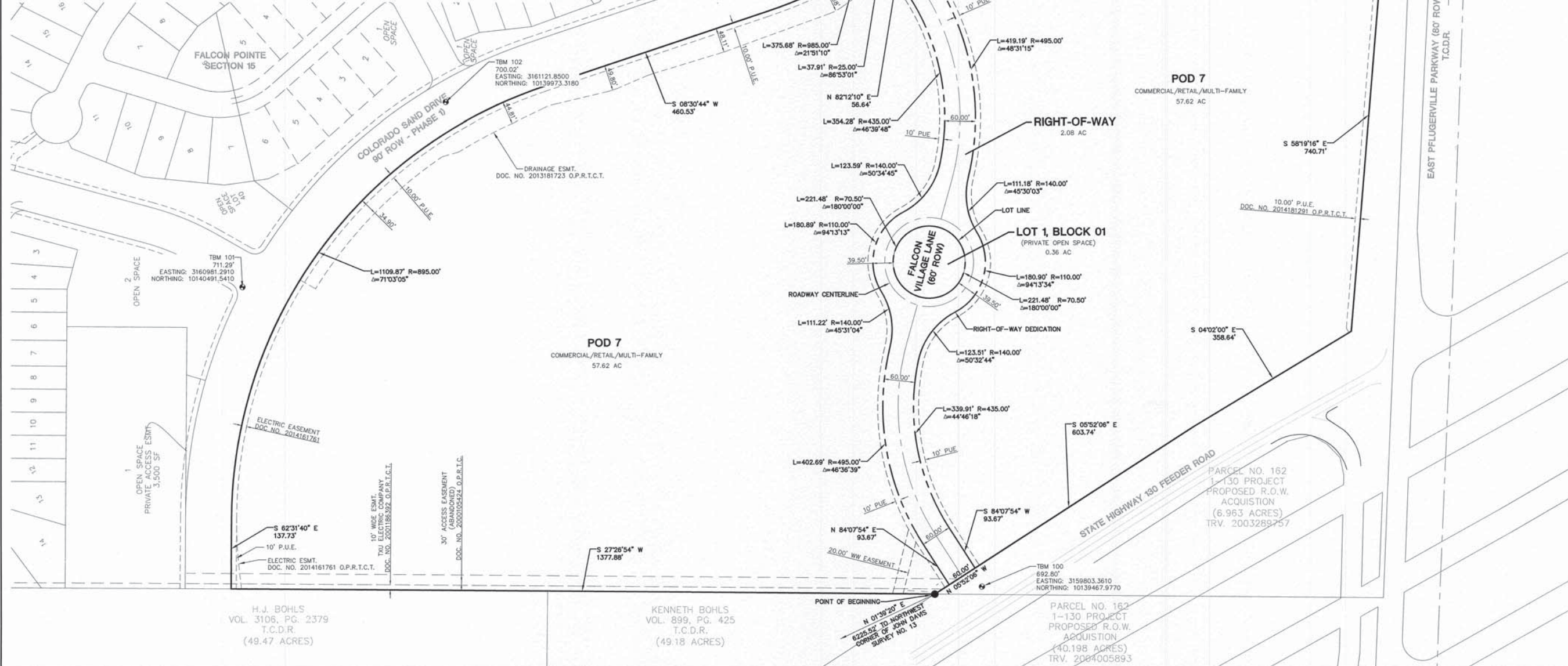
*Mark Jerry Jezisek* **10/26/15**

MARK JERRY JEZISEK  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5267  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

**SHEET 01 OF 11**

# GENERAL NOTES

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER 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, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF FALCON VILLAGE LANE AND ON THE POD 7 SIDE OF COLORADO SAND DRIVE AND PFLUGERVILLE PARKWAY AT THE TIME OF SITE DEVELOPMENT.
- 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- BA.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS 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.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP #484530280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
- 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.
- THE TOTAL ACREAGE OF POD 7 PRELIMINARY PLAN IS 57.62 ACRES.
- TBM 100: PK NAIL WITH WASHER SET IN CONCRETE HEADWALL ON SOUTH SIDE OF PAVED DRIVEWAY ADJACENT TO SH-130 FRONTAGE ROAD. ELEVATION=692.80. ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AT THE TIME OF THIS SURVEY.
- ALL LANDSCAPE AND OPEN SPACE LOTS AND DRAINAGE EASEMENTS WITHIN OPEN SPACE LOTS WITHIN THE BOUNDARIES OF THIS PLAN WILL BE MAINTAINED BY THE DEVELOPER OR, AFTER TITLE TRANSFER, THE HOMEOWNER'S ASSOCIATION, PURCHASER, OR NON-PROFIT CORPORATION.
- THERE ARE NO SIGNIFICANT TREES WITHIN THE PRELIMINARY PLAN BOUNDARY, BASED UPON SURVEY BY BURY-AUS, INC. 2015.
- TOPOGRAPHY BASED UPON GROUND SURVEY BY BURY-AUS, INC. IN 2015 (CONTOUR INTERVAL=1 FT).
- MEDIAN ALONG FALCON VILLAGE LANE AND ROUNDABOUT WILL BE MAINTAINED BY THE DEVELOPER OR AFTER TITLE TRANSFER, THE HOMEOWNERS ASSOCIATION.
- 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 GUIDELINES.



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**MARY O. POLAN**  
 LICENSED PROFESSIONAL ENGINEER  
 113209  
 10/26/15

DATE	NO.	REVISION	APPROVAL

**PRELIMINARY PLAN**

FALCON POINTE POD 7  
 PFLUGERVILLE, TX

TERRABROOK  
 FALCON POINTE, LLC

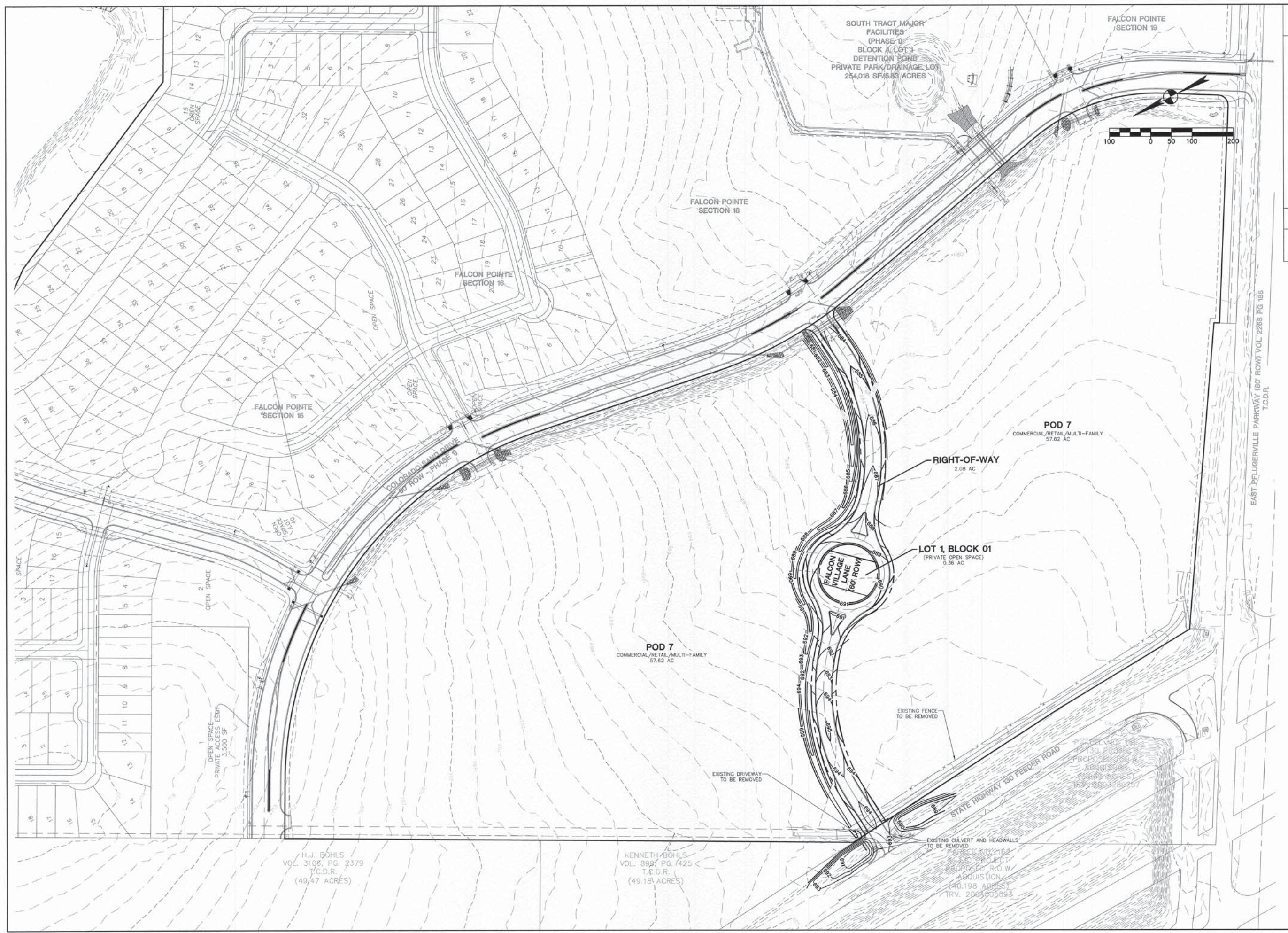
H.J. BOHLS  
 VOL. 3106, PG. 2379  
 T.C.D.R.  
 (49.47 ACRES)

KENNETH BOHLS  
 VOL. 899, PG. 425  
 T.C.D.R.  
 (49.18 ACRES)

PARCEL NO. 162  
 1-130 PROJECT  
 PROPOSED R.O.W.  
 ACQUISITION  
 (40.198 ACRES)  
 TRV. 2004005893

DRAWN BY: MOP  
 DESIGNED BY: JAP  
 QA / QC:  
 PROJECT NO.: 102640-10111

SHEET  
**02**  
 OF 11



H.J. BOHLS  
VOL. 3106, PG. 2379  
T.C.D.R.  
(49.47 ACRES)

KENNETH BOHLS  
VOL. 899, PG. 1425  
T.C.D.R.  
(49.18 ACRES)

EXISTING CULVERT AND HEADWALLS  
TO BE REMOVED  
PARCELS 101-162  
AND PROJECT  
PROPOSED R.O.W.  
ACQUISITION  
(40.198 ACRES)  
TRV. 200505893

DATE	NO.	REVISION	APPROVAL

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**EXISTING CONDITIONS AND  
PROPOSED GRADING PLAN**

FALCON POINTE POD 7  
PFLUGERVILLE, TX  
TERRABROOK  
FALCON POINTE, LLC

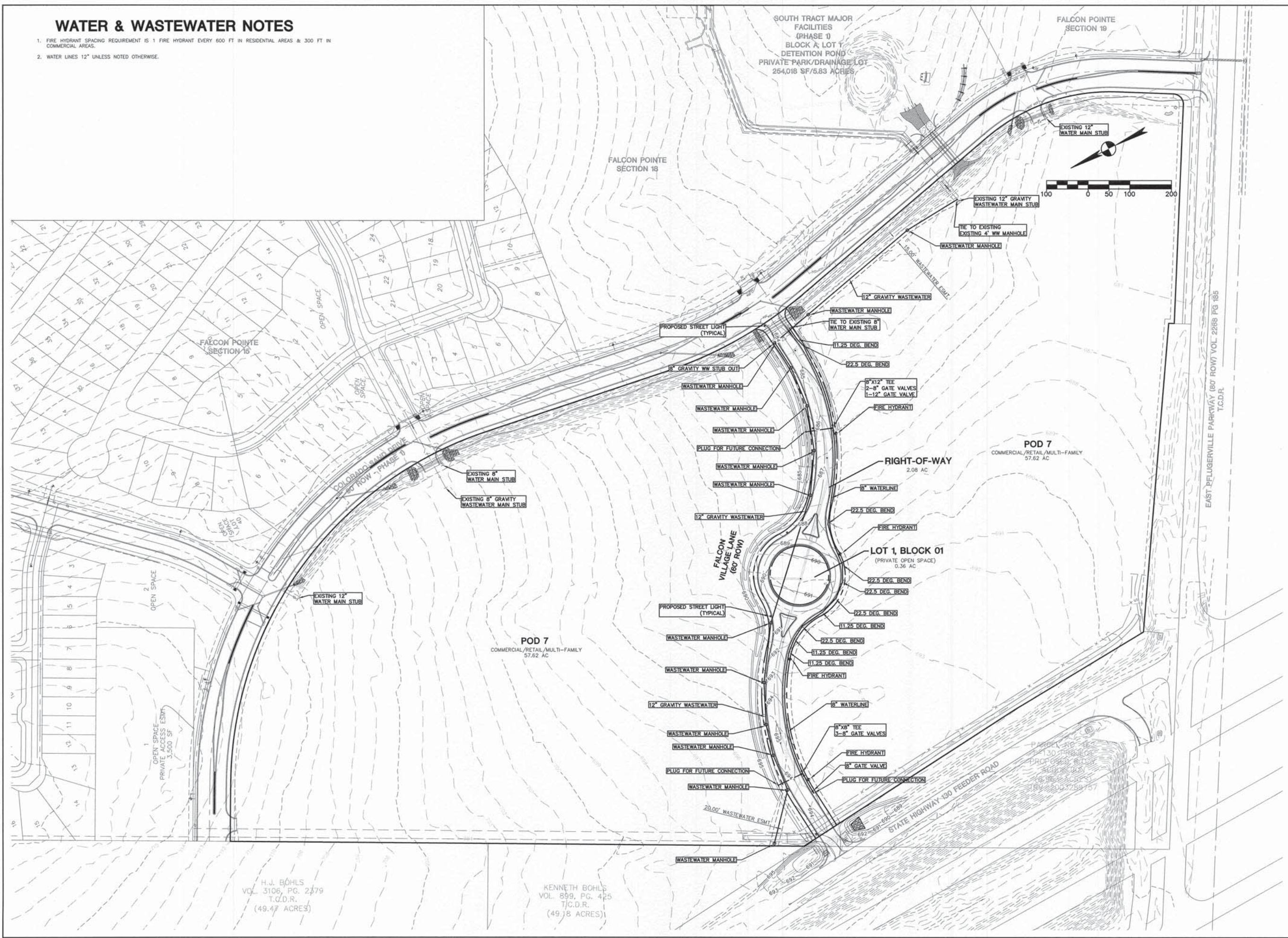
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DESIGNED BY: JAP  
QA/OC:  
PROJECT NO.: 102640-10111

SHEET  
**03**  
OF 11

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# WATER & WASTEWATER NOTES

1. FIRE HYDRANT SPACING REQUIREMENT IS 1 FIRE HYDRANT EVERY 600 FT IN RESIDENTIAL AREAS & 300 FT IN COMMERCIAL AREAS.
2. WATER LINES 12" UNLESS NOTED OTHERWISE.



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T.C.D.R.  
(49.47 ACRES)

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T.C.D.R.  
(49.18 ACRES)

DATE	NO.	REVISION	APPROVAL

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113209  
LICENSED PROFESSIONAL ENGINEER  
10/26/15

## PRELIMINARY WATER & WASTEWATER PLAN

FALCON POINTE POD 7  
PFLUGERVILLE, TX  
TERRABROOK  
FALCON POINTE, LLC

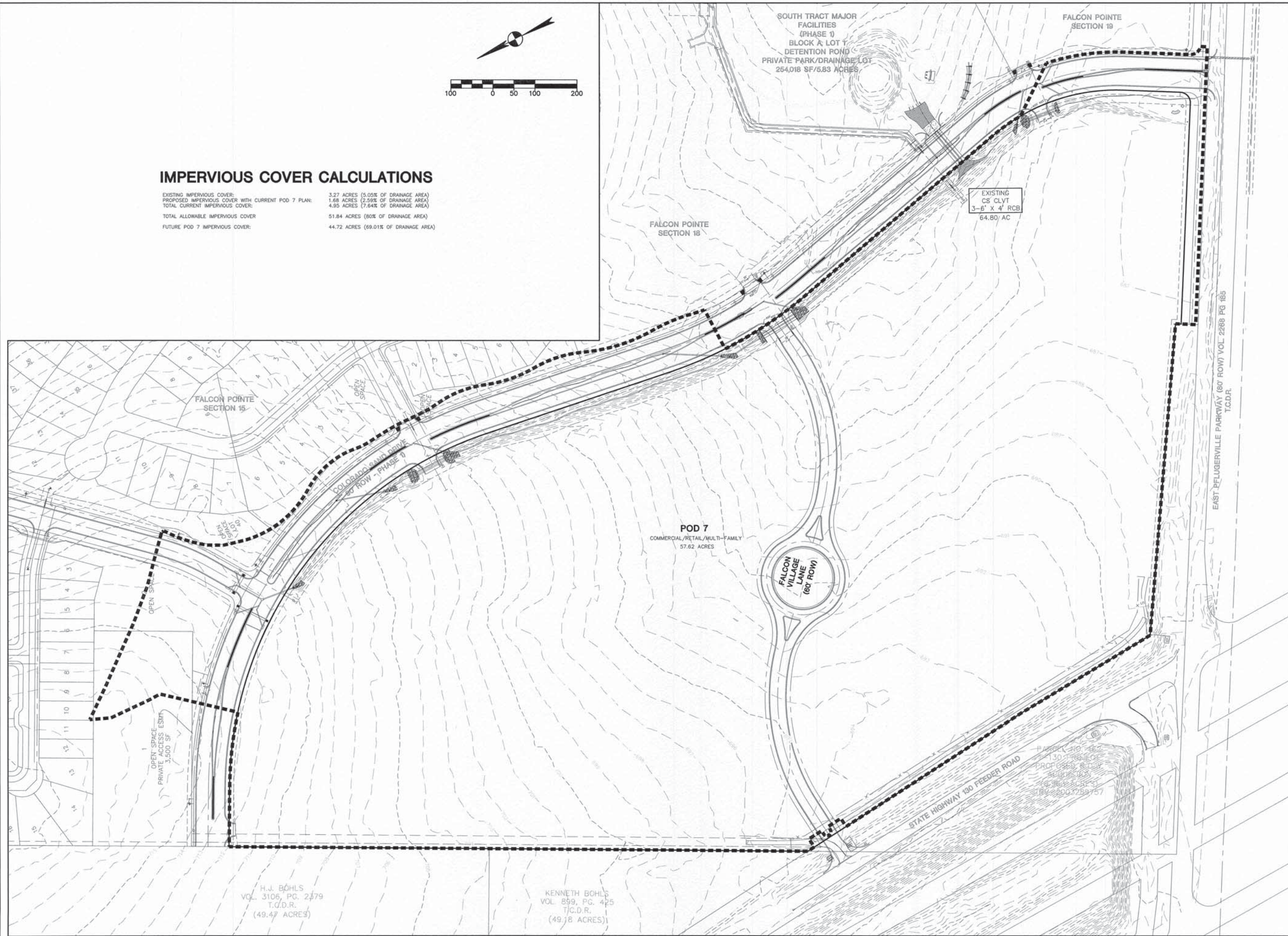
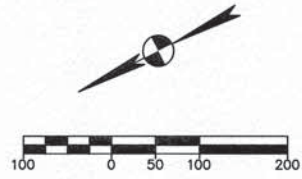
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DESIGNED BY: JAP  
QA/QC:  
PROJECT NO.: 102840-10111

SHEET  
**04**  
OF 11

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### IMPERVIOUS COVER CALCULATIONS

EXISTING IMPERVIOUS COVER:	3.27 ACRES (5.05% OF DRAINAGE AREA)
PROPOSED IMPERVIOUS COVER WITH CURRENT POD 7 PLAN:	1.68 ACRES (2.59% OF DRAINAGE AREA)
TOTAL CURRENT IMPERVIOUS COVER:	4.95 ACRES (7.64% OF DRAINAGE AREA)
TOTAL ALLOWABLE IMPERVIOUS COVER:	51.84 ACRES (80% OF DRAINAGE AREA)
FUTURE POD 7 IMPERVIOUS COVER:	44.72 ACRES (69.01% OF DRAINAGE AREA)



H.J. BOHLS  
VOL. 3106, PG. 2, 279  
T.O.D.R.  
(49.47 ACRES)

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T.C.D.R.  
(49.18 ACRES)

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DESIGNED BY: JAP  
QA/OC:  
PROJECT NO.: 102640-10111

SHEET  
**05**  
OF 11

FALCON POINTE POD 7  
PFLUGERVILLE, TX  
TERRABROOK  
FALCON POINTE, LLC

## OVERALL DRAINAGE PLAN



REVISION  
APPROVAL  
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**PROPOSED INLET DRAINAGE AREA CALCULATIONS**

Falcon Pointe Pod 7 Entrance Drive  
DEVELOPED FLOW CALCULATIONS FOR STORMSEWER SIZES  
W202015

AREA	Best	2-yr	10-yr	25-yr	100-yr	Area	Acres	%	2	10	25	100
Area	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0	0	0	0	0
C	0.08	0.76	0.81	0.89	0.90	0.00	0	0	0	0	0	0
Ts	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
I	0.76	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
Q	0.6	1.8	1.3	1.8	1.8	0.11	0.11	0	0	0	0	0

AREA	Best	2-yr	10-yr	25-yr	100-yr	Area	Acres	%	2	10	25	100
Area	0.45	0.45	0.45	0.45	0.45	0.00	0	0	0	0	0	0
C	0.45	0.45	0.45	0.45	0.45	0.00	0	0	0	0	0	0
Ts	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
I	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
Q	1.1	1.9	2.4	3.4	3.4	0.11	0.11	0	0	0	0	0

AREA	Best	2-yr	10-yr	25-yr	100-yr	Area	Acres	%	2	10	25	100
Area	0.15	0.15	0.15	0.15	0.15	0.00	0	0	0	0	0	0
C	0.08	0.76	0.81	0.89	0.90	0.00	0	0	0	0	0	0
Ts	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
I	0.76	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
Q	0.6	1.8	1.3	1.8	1.8	0.10	0.10	0	0	0	0	0

AREA	Best	2-yr	10-yr	25-yr	100-yr	Area	Acres	%	2	10	25	100
Area	0.41	0.41	0.41	0.41	0.41	0.00	0	0	0	0	0	0
C	0.41	0.41	0.41	0.41	0.41	0.00	0	0	0	0	0	0
Ts	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
I	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
Q	1.8	1.8	2.3	3.2	3.2	0.11	0.11	0	0	0	0	0

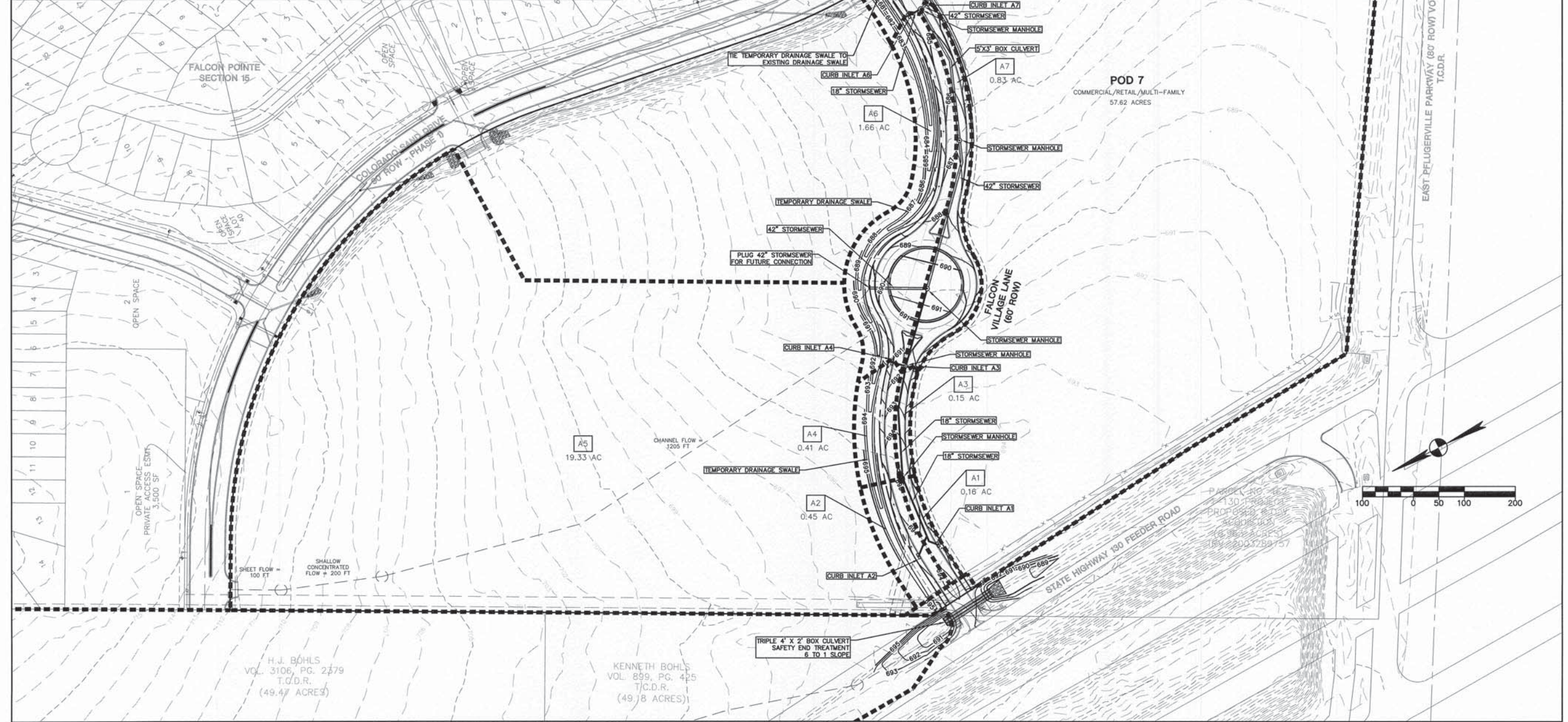
  

AREA	Best	2-yr	10-yr	25-yr	100-yr	Area	Acres	%	2	10	25	100
Area	0.33	0.33	0.33	0.33	0.33	0.00	0	0	0	0	0	0
C	0.08	0.76	0.81	0.89	0.90	0.00	0	0	0	0	0	0
Ts	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
I	0.76	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
Q	0.4	1.1	0.9	1.2	1.2	0.09	0.09	0	0	0	0	0

AREA	Best	2-yr	10-yr	25-yr	100-yr	Area	Acres	%	2	10	25	100
Area	0.47	0.47	0.47	0.47	0.47	0.00	0	0	0	0	0	0
C	0.47	0.47	0.47	0.47	0.47	0.00	0	0	0	0	0	0
Ts	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
I	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
Q	0.9	1.6	1.2	1.7	1.7	0.10	0.10	0	0	0	0	0

SHEET	SHALLOW CON	PAVED	CHANNEL	Sum
0.007(10.89) <sup>2.48</sup>	1.80(16.134) <sup>2.48</sup>	1.80(25.332) <sup>2.48</sup>		
Length	100	1	200 Length	1205
DI. in elev. ft	0.13	0.05	0.05	1
Flow/ft	2.00	19.5	5 Velocity	5
DI. in elev. ft	0.020	18.500	0.020	
Flow/ft	0.43	0.00	1.04	4.02



H.J. BOHLS  
VOL. 3108, PG. 2379  
T.C.D.R.  
(49.47 ACRES)

KENNETH BOHLS  
VOL. 899, PG. 425  
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113209  
LICENSED PROFESSIONAL ENGINEER  
10/24/19

**PRELIMINARY STORMSEWER AND DRAINAGE PLAN**

FALCON POINTE POD 7  
PFLUGERVILLE, TX  
TERRABROOK  
FALCON POINTE, LLC

DRAWN BY: MOP  
DESIGNED BY: JAP  
QA/QC:  
PROJECT NO.: 102840-10111

SHEET  
**06**  
OF 11

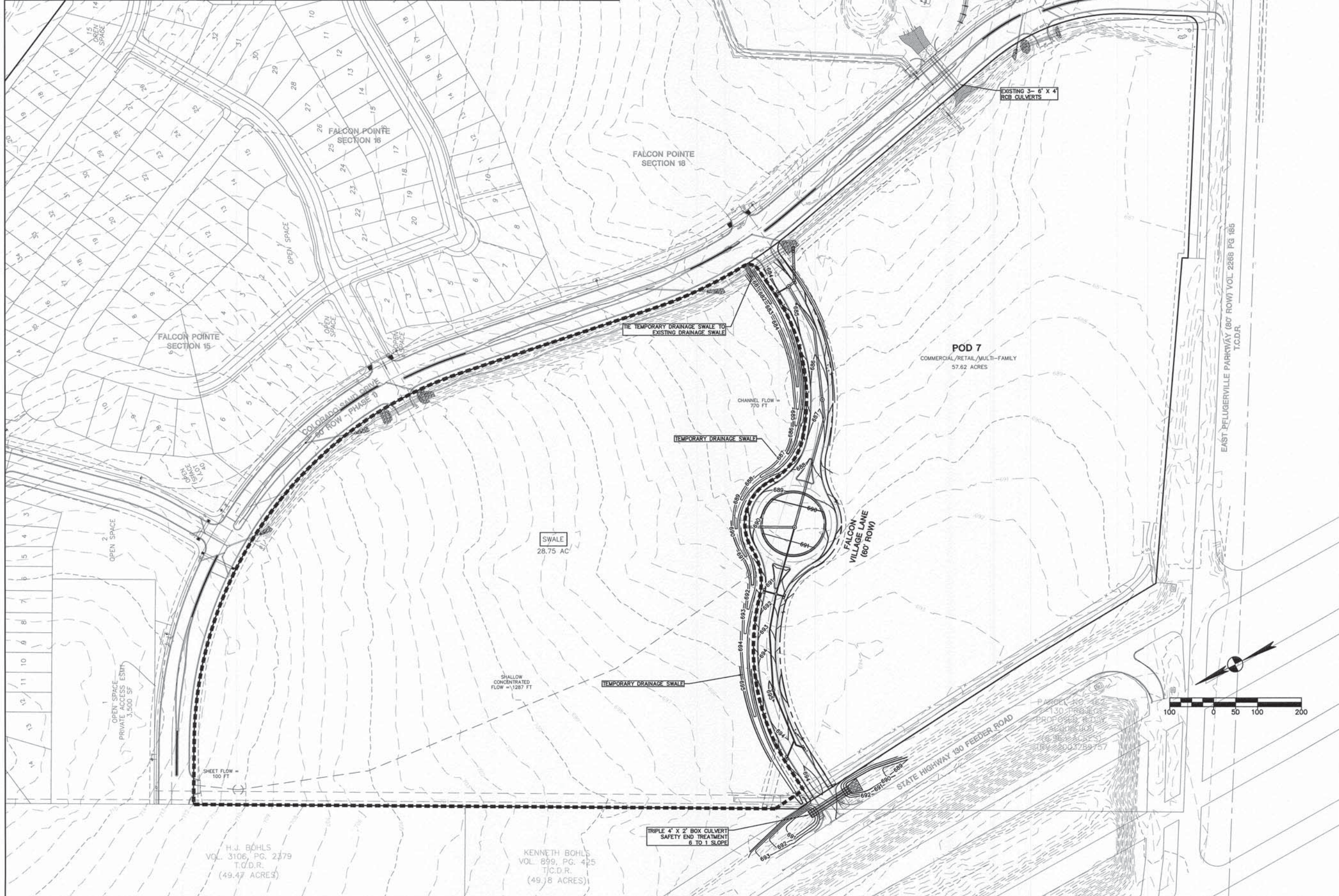
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**TEMPORARY DRAINAGE SWALE DRAINAGE AREA CALCULATIONS**

AREA	SWALE	Acres	2	10	25	100	0.007(m <sup>3</sup> /s) @ 10' x 4'	L (60' x 16.1345' x 2')	L (60' x 20.3282' x 2')	Dist/velocity	Sum	
Event	2-yr	18-yr	25-yr	100-yr	28.75	28.75	28.75	28.75	28.75	28.75	28.75	28.75
Area	28.75	28.75	28.75	28.75	28.75	28.75	28.75	28.75	28.75	28.75	28.75	
C	0.29	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	
Tc	22.80	22.80	22.80	22.80	22.80	22.80	22.80	22.80	22.80	22.80	22.80	
I	1.14	4.73	5.68	7.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Q	26.2	47.6	63.6	97.9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Area	%	2	10	25	100	Length	n	Dist. in elev (ft)	Slope (ft/ft)	Tc	
100	Pasture 2-7%	0.33	0.30	0.42	0.40	100	0.13	1387	1	Length	770
0	Grass	0.29	0.35	0.39	0.46	0.13	0.05	0.025	1	Velocity	4.5
0	Concrete	0.75	0.63	0.86	0.97	0.073	0.0144	1.0000	1	Velocity	4.5
0	Asphalt	0.73	0.81	0.86	0.95	8.89	15.09	0.00	2.85	22.9	



H.J. BOHLS  
VOL. 3106, PG. 2379  
T.C.D.R.  
(49.47 ACRES)

KENNETH BOHLS  
VOL. 899, PG. 425  
T.C.D.R.  
(49.18 ACRES)

**PRELIMINARY DRAINAGE SWALE AND DRAINAGE PLAN**

FALCON POINTE POD 7  
PFLUGERVILLE, TX  
TERRABROOK  
FALCON POINTE, LLC

DRAWN BY: MOP  
DESIGNED BY: JAP  
QA/OC:  
PROJECT NO.: 102640-10111

SHEET  
**07**  
OF 11

APPROVAL

REVISION

DATE

NO.

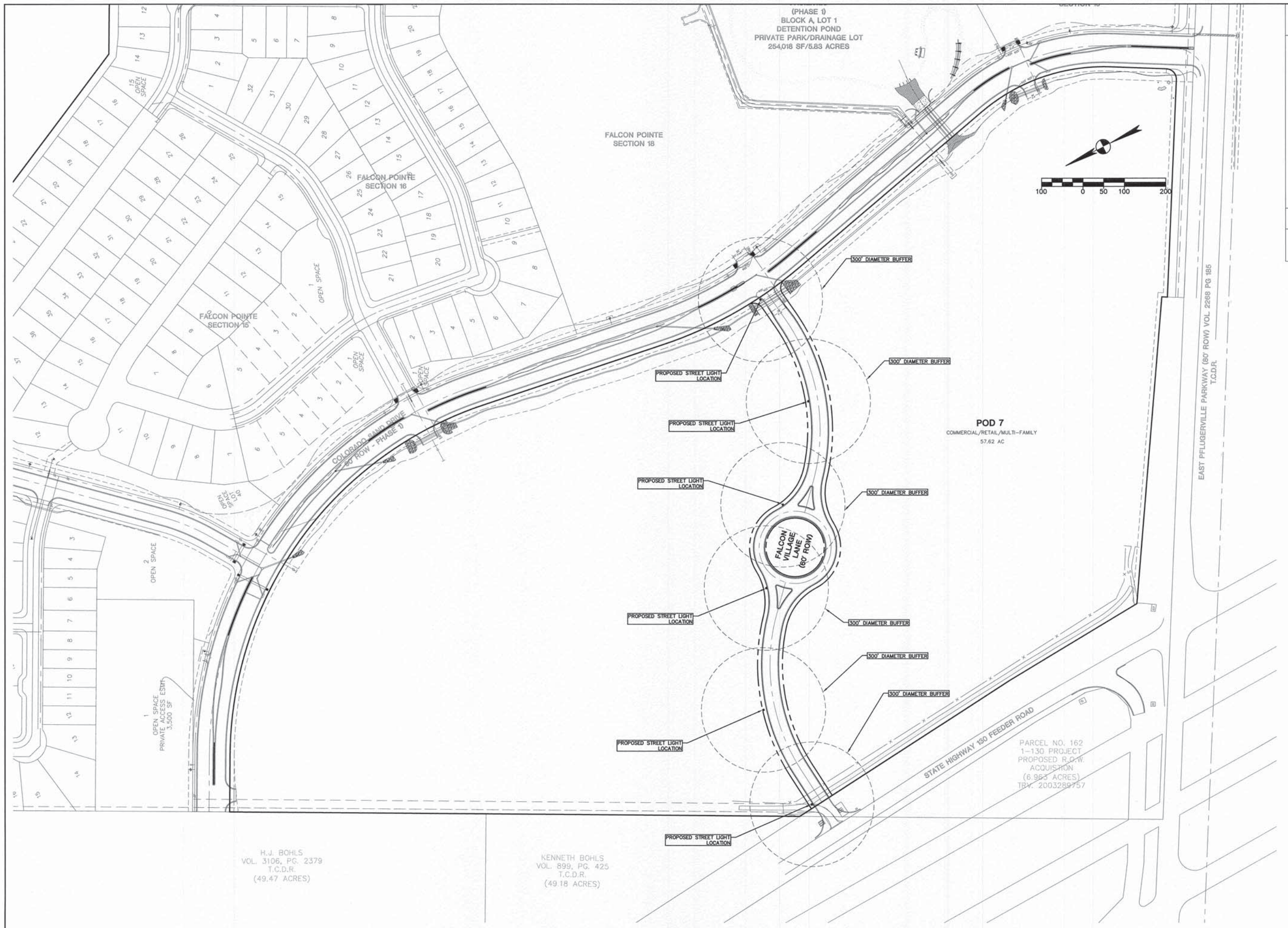
**BURY**  
221 West South Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBP# F-1048 TBP#LS # F-10107500  
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10/24/15

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(PHASE 1)  
BLOCK A, LOT 1  
DETENTION POND  
PRIVATE PARK/DRAINAGE LOT  
254,018 SF/5.83 ACRES

FALCON POINTE  
SECTION 18

FALCON POINTE  
SECTION 16

FALCON POINTE  
SECTION 15

POD 7  
COMMERCIAL/RETAIL/MULTI-FAMILY  
57.62 AC

FALCON  
VILLAGE  
LANE  
(80' ROW)

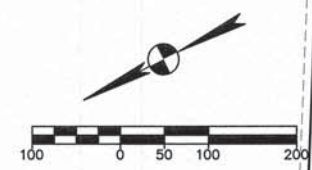
STATE HIGHWAY 150 FEEDER ROAD

EAST PFLUGERVILLE PARKWAY (80' ROW) VOL. 2268 PG. 185  
T.C.D.R.

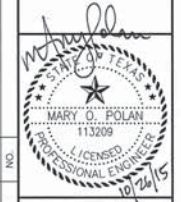
PARCEL NO. 162  
1-130 PROJECT  
PROPOSED R.O.W.  
ACQUISITION  
(6.963 ACRES)  
TRV. 2003289757

H.J. BOHLS  
VOL. 3106, PG. 2379  
T.C.D.R.  
(49.47 ACRES)

KENNETH BOHLS  
VOL. 899, PG. 425  
T.C.D.R.  
(49.18 ACRES)



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**PRELIMINARY ILLUMINATION  
PLAN**

FALCON POINTE POD 7  
PFLUGERVILLE, TX  
TERRABROOK  
FALCON POINTE, LLC

DRAWN BY: MOP  
DESIGNED BY: JAP  
QA / QC:  
PROJECT NO.: 102640-10111

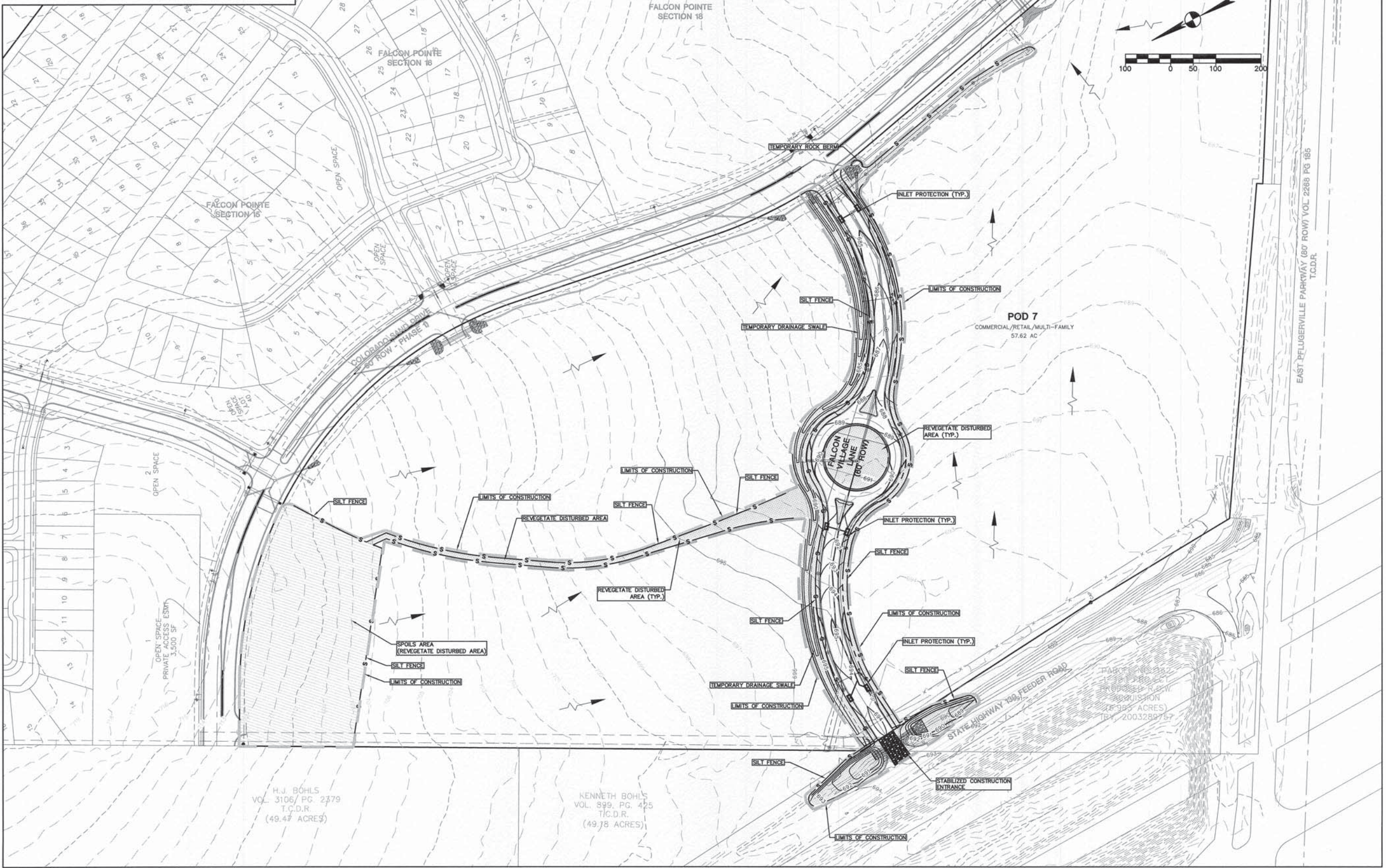
SHEET  
**09**  
OF 11

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- NOTES:
- ALL DISTURBED AREAS SHALL BE RETURNED TO PRE-DISTURBED CONDITIONS OR BETTER.
  - NEW OPEN AREAS WITHIN PUBLIC RIGHT-OF-WAYS OR PUBLIC EASEMENTS SHALL BE COVERED WITH A MINIMUM OF FOUR (4) INCHES OF TOPSOIL PRIOR TO THE APPLICATION OF GRASS SEED. GRASS SEED SHALL BE APPLIED ACCORDING TO THE TABLE BELOW.

RESEEDING STANDARDS		
TIME OF YEAR	SEED TYPE	AMOUNT OF SEED PER 1,000 SF
OCTOBER - FEBRUARY	UNHULLED BERMUDA OR WINTER RYE	1 LB 3 LBS
MARCH - SEPTEMBER	HULLED BERMUDA	1 LB

3. SPOILS TO BE USED TO BALANCE SITE DURING CONSTRUCTION.

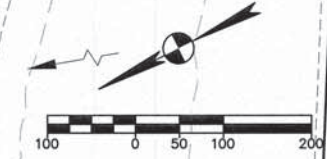


H.J. BOHLS  
VOL. 3106 / PG. 2779  
T.C.D.R.  
(49.47 ACRES)

KENNETH BOHLS  
VOL. 899, PG. 425  
T.C.D.R.  
(49.78 ACRES)

(PHASE 1)  
BLOCK A LOT 1  
DETENTION POND  
PRIVATE PARK/DRAINAGE LOT  
254,018 SF/5.83 ACRES

POD 7  
COMMERCIAL/RETAIL/MULTI-FAMILY  
57.62 AC



**FALCON POINTE POD 7  
PFLUGERVILLE, TX  
TERRABROOK  
FALCON POINTE, LLC**

DRAWN BY: MOP  
DESIGNED BY: JAP  
QA / QC:  
PROJECT NO.: 102640-10111

SHEET  
**10**  
OF 11

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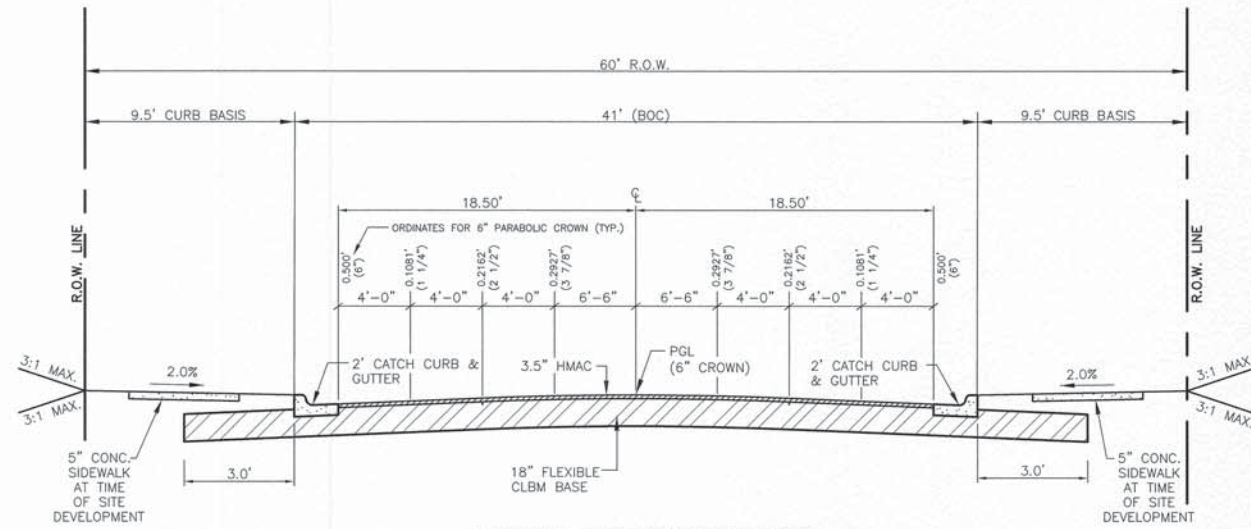
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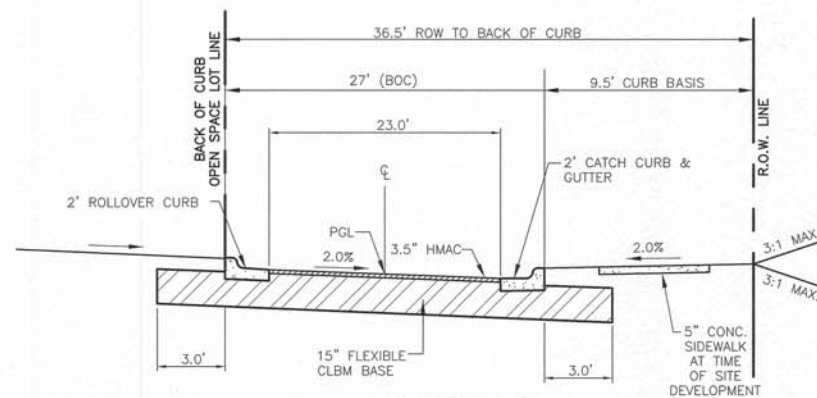
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10/20/15

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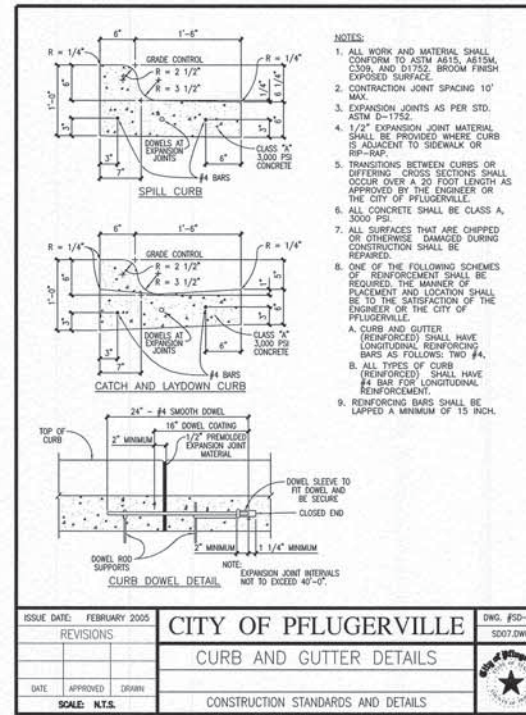
- NOTES:
- 2" HOT MIX ASPHALTIC CONCRETE.
  - FLEXBASE SHALL BE PLACED IN LIFTS NOT EXCEEDING 6" COMPACTED DEPTH AND TO A MINIMUM 100% OF THE MAXIMUM DENSITY AS DETERMINED BY TEX-113E. THE BASE MATERIAL SHALL BE PLACED AT P[TO], POSTURE ±3%.
  - LIME STABILIZATION SHALL BE USED IF A QUALIFIED GEOTECHNICAL REPORT INDICATES THAT THE SULFATE LEVELS ARE LOW ENOUGH.
  - COMBINED THICKNESS OF FLEXIBLE BASE COURSE, TREATED SUBGRADE OR SUBBASE SHALL BE AS REQUIRED TO SUPPORT TRAFFIC LOADS AND VOLUME ON SUBGRADE.
  - SUBGRADE SHALL BE EXTENDED 3'-0" BEHIND CURB.



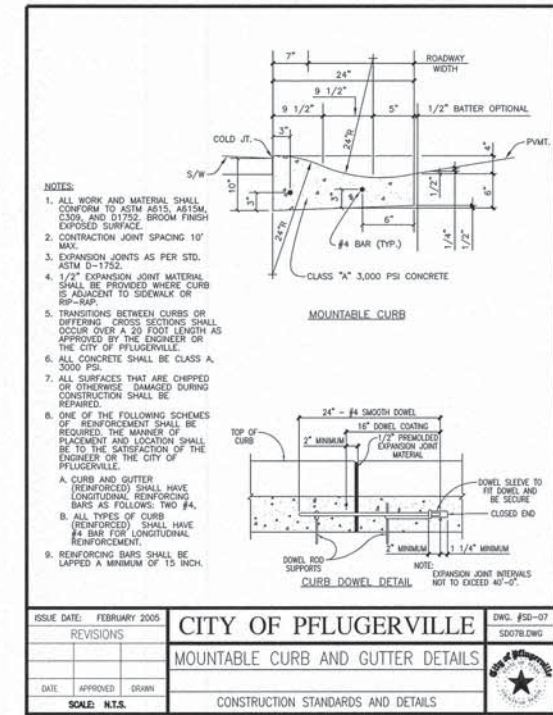
**TYPICAL ROADWAY SECTION**  
N.T.S.



**ROUNDABOUT TYPICAL ROADWAY SECTION**  
N.T.S.



ISSUE DATE: FEBRUARY 2005	<b>CITY OF PFLUGERVILLE</b>	DWG. #20-06
REVISIONS	<b>CURB AND GUTTER DETAILS</b>	5007.DWG
DATE APPROVED: DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
SCALE: N.T.S.		



ISSUE DATE: FEBRUARY 2005	<b>CITY OF PFLUGERVILLE</b>	DWG. #20-07
REVISIONS	<b>MOUNTABLE CURB AND GUTTER DETAILS</b>	5007B.DWG
DATE APPROVED: DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
SCALE: N.T.S.		

FALCON POINTE POD 7  
PFLUGERVILLE, TX  
TERRABROOK  
FALCON POINTE, LLC

DRAWN BY: MCP  
DESIGNED BY: JAP  
QA / QC:  
PROJECT NO.: 102640-10111

SHEET  
**11**  
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**PRELIMINARY TYPICAL ROADWAY SECTIONS**



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