

REVISIONS							
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.)/%	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE

# NORTHPOINTE EAST TRACT

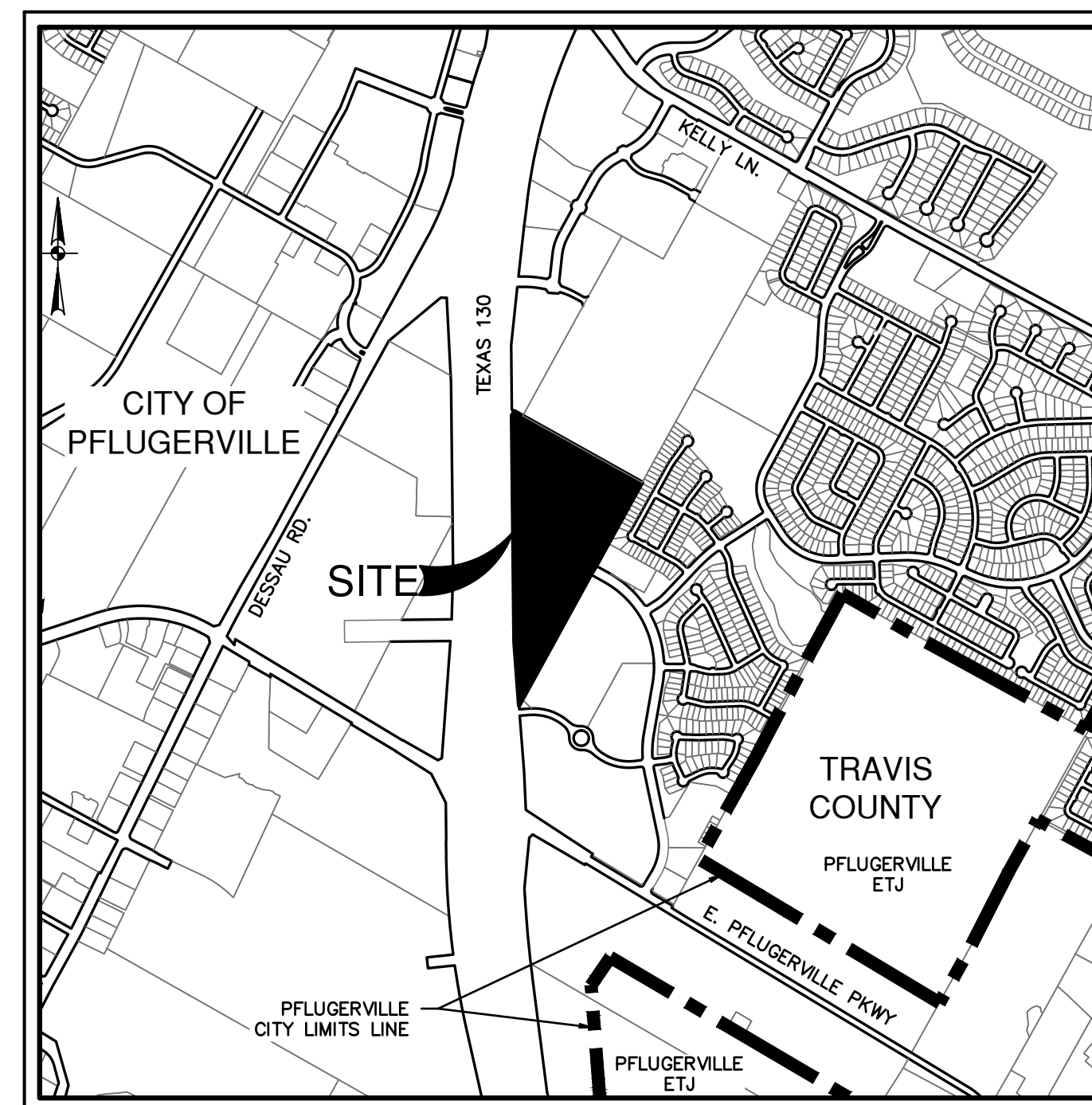
## SHEET INDEX

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### PRELIMINARY PLAN NOTES:

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- EASEMENTS 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 VERDOT AT PFLUGERVILLE EAST LLC, & KEDMA VENTURES LLC, 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.
- 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.
- 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. NO NEGATIVE IMPACTS SHALL BE ALLOWED TO NEIGHBORING PROPERTIES.
- 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 ZONE "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANELS 48453C0280J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
- 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 REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- RELATED DOCUMENTS:  
NORTHPOINTE PUD AMENDMENT #1; PREPARED BY NEGRA GROUP, DATED OCTOBER 3, 2019, AMENDED JANUARY 2022  
WASTEWATER ANALYSIS REPORT AND WATER DEMAND CALCULATIONS; PREPARED BY PAPE-DAWSON ENGINEERS, DATED: JULY 2022  
DRAINAGE REPORT; PREPARED BY PAPE-DAWSON ENGINEERS, DATED: SEPTEMBER 2022  
ENGINEERING REPORT; PREPARED BY PAPE-DAWSON ENGINEERS, DATED MARCH 2022  
TRAFFIC IMPACT ANALYSIS; PREPARED BY ALLIANCE TRANSPORTATION GROUP, DATED: OCTOBER 2021  
COLORADO SAND WASTEWATER LINE AND LIFT STATION ANALYSIS; PREPARED BY KIMLEY-HORN, DATED FEBRUARY 2020  
PHASE 1 ENVIRONMENTAL ASSESSMENT; PREPARED BY LOGICAL ENVIRONMENTAL, DATED: MARCH 2018

# TEXAS HWY 130 PFLUGERVILLE, TEXAS PRELIMINARY PLAN ONLY NOT FOR RECORDATION



LOCATION MAP  
NOT-TO-SCALE



**OWNER**  
VERDOT AT PFLUGERVILLE EAST LLC. &  
KEDMA VENTURES LLC  
477 MADISON AVE., 6TH FLOOR  
NEW YORK, NY 10022

**ENGINEER**  
PAPE-DAWSON ENGINEERS.  
10801 N MOPAC EXPY. BLDG 3,  
SUITE 200  
AUSTIN, TEXAS 78759  
PH: (512)454-8711

**SURVEYOR**  
PAPE-DAWSON ENGINEERS.  
10801 N MOPAC EXPY. BLDG 3,  
SUITE 200  
AUSTIN, TEXAS 78759  
PH: (512)454-8711

**T.C.E.S.D. NO. 2**  
PFLUGERVILLE FIRE DEPARTMENT  
203 E PECAN STREET  
PFLUGERVILLE, TEXAS 78660  
(512)251-2801

**ONCOR**  
350 TEXAS AVENUE  
ROUND ROCK, TEXAS 78664  
(512)244-5606

### CITY OF PFLUGERVILLE - PUBLIC WORKS DEPARTMENT

CONTACT: MATT WOODWARD  
15500 SUN LIGHT NEAR WAY #B  
PFLUGERVILLE, TEXAS 78660  
(512)990-6400

I, MARK A. RAMSEUR, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

### SUBMITTED BY:

PAPE-DAWSON ENGINEERS  
MARK A. RAMSEUR  
MANAGING PRINCIPAL - CENTRAL TEXAS

09/17/22  
DATE

STATE OF TEXAS: COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

THAT I, VALERIE ZURCHER RPLS #6222, 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 PLAN ARE SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR  
VALERIE ZURCHER RPLS #6222

PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY, BLDG 3, SUITE 200  
AUSTIN, TEXAS 78759  
512-454-8711

### BENCHMARK:

BM #102: CHISELED SQUARE ON TOP OF HEADWALL ON NORTH SIDE OF FALCON VILLAGE LANE  
GRID NORTH: 10,140,648.01  
GRID EAST: 3,160,151.41  
ELEV: 693.73

BM #104: SET COTTON SPINDLE AT NOSE OF CURB  
GRID NORTH: 10,141,904.28  
GRID EAST: 3,160,894.76  
ELEV: 714.34'

### FLOODPLAIN:

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48453C0280J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

### NOTES:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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.

### LEGAL DESCRIPTION :

A 35.111 ACRE TRACT OF LAND, SITUATED IN THE JOHN DAVIS SURVEY, SECTION 13, ABSTRACT NO. 231 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 4.938 ACRE TRACT OF LAND CONVEYED TO NESL PARTNERS, LLC, RECORDED IN DOCUMENT NO. 2022059875 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 38.14 ACRE TRACT OF LAND CONVEYED TO VERDOT AT PFLUGERVILLE EAST LLC., RECORDED IN DOCUMENT NO. 2020007785 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOT #	PERMITTED USES	AREA
LOT 1	EC, GW, NI	13.04 AC
LOT 2	EC-SH	4.84 AC
LOT 3	EC	5.57 AC
LOT 4	EC	7.92 AC
LOT 5	GW	2.59 AC

	ROW LENGTH	ROW WIDTH	AREA
COLORADO SANDS ROW DEDICATION	1,456 LF	85'	3.02 AC.
ELAN DR. ROW DEDICATION	342 LF	60'	0.47 AC.
ALBA BONITA DR. ROW DEDICATION	596 LF	50'	0.69 AC.
TOTAL AREA			38.14 AC.

FINAL LOT USES AND DETAILS WILL BE FINALIZED DURING THE SITE PLAN PROCESS WHICH ADHERE TO THE PUD ZONING. DOCUMENTS WILL BE RECORDED AT OR PRIOR TO THE FIRST FINAL PLAT IN THE SUBDIVISION.

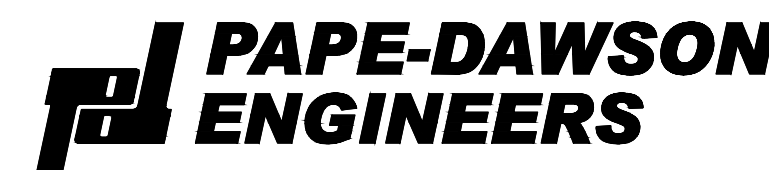
### PARKLAND DEDICATION:

PER THE NORTHPOINTE PUD, THE EAST TRACT IS REQUIRED TO DESIGNATE 3.2 ACRES OF PARKLAND. POND LOT 5 WILL BE SERVING AS 1.2 ACRES OF THE REQUIRED 3.2. THE POND WILL BE ULTIMATELY DESIGNED AS AN ENHANCED PEDESTRIAN EXPERIENCE, WITH A FOUNTAIN AND A WALKING TRAIL WITH BENCHES SURROUNDING. THE REMAINDER 2.0 ACRES WILL BE DESIGNATED AT INDIVIDUAL SITE PLAN PHASES, OR A FEE IN LIEU WILL BE PAID.

## VERDOT AT PFLUGERVILLE EAST & KEDMA VENTURES LLC

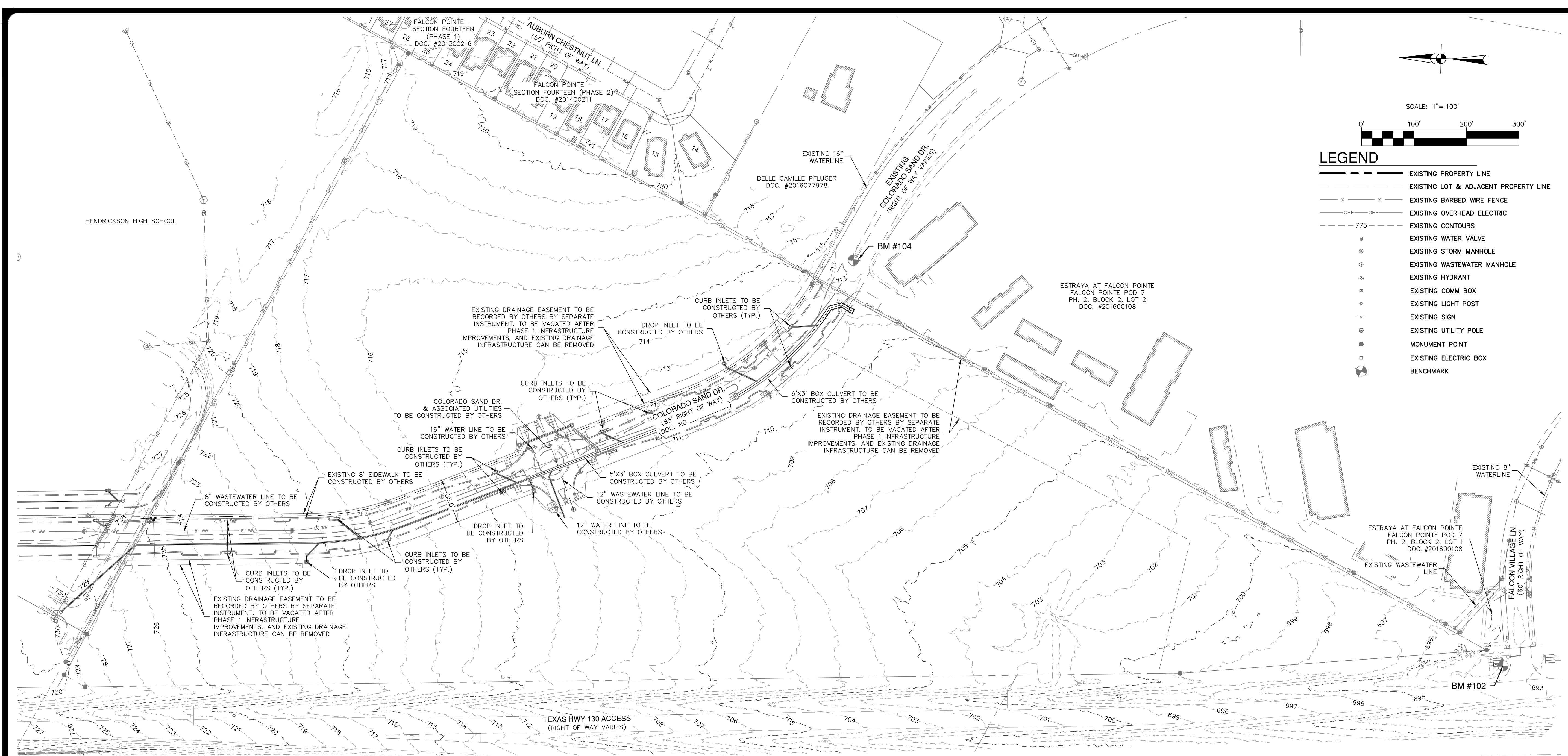
1701 DIRECTORS BLVD. S 300  
AUSTIN, TEXAS 78744

SEPTEMBER, 2022



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028801

Date: Sep 16, 2022, 4:17pm User ID: cpatal  
 File: H:\Projects\510134\510134\_V01\212\_Preliminary\Civil\DM151084-01.dwg



SCALE: 1" = 100'

0' 100' 200' 300'

**LEGEND**

- EXISTING PROPERTY LINE
- - - EXISTING LOT & ADJACENT PROPERTY LINE
- x x EXISTING BARBED WIRE FENCE
- OHE EXISTING OVERHEAD ELECTRIC
- - - EXISTING CONTOURS
- ⊕ EXISTING WATER VALVE
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING WASTEWATER MANHOLE
- ⊕ EXISTING HYDRANT
- ⊙ EXISTING COMM BOX
- ⊙ EXISTING LIGHT POST
- ⊙ EXISTING SIGN
- ⊙ EXISTING UTILITY POLE
- ⊙ MONUMENT POINT
- ⊙ EXISTING ELECTRIC BOX
- ⊙ BENCHMARK

- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE AN AND ALL UNDERGROUND UTILITIES.
  - EXISTING CONTOUR INFORMATION IS SHOWN AT 1 FOOT INTERVALS AND WAS GENERATED USING LIDAR DATA GATHERED FEB. 2021.
  - NO HERITAGE TREES ARE LOCATED ON THIS SITE.
  - COLORADO SAND DRIVE, UTILITIES, AND TEMPORARY DRAINAGE EASEMENTS SHOWN PER KIMLEY-HORN 100% DESIGN PLANS DATED 8/29/2022.
  - THE COLORADO SAND DRIVE ROW WILL BE DEDICATED THROUGH SEPARATE DOCUMENTATION. ROW WILL BE DEDICATED PRIOR TO FINAL APPROVAL OF THIS PRELIMINARY PLAN.

**BENCHMARKS:**

BM #102: CHISELED SQUARE ON TOP OF HEADWALL ON NORTH SIDE OF FALCON VILLAGE LANE  
 GRID NORTH: 10,140,648.01  
 GRID EAST: 3,160,151.41  
 ELEV: 693.73

BM #104: SET COTTON SPINDLE AT NOSE OF CURB  
 GRID NORTH: 10,141,904.28  
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 ELEV: 714.34'

NO.	REVISION	DATE



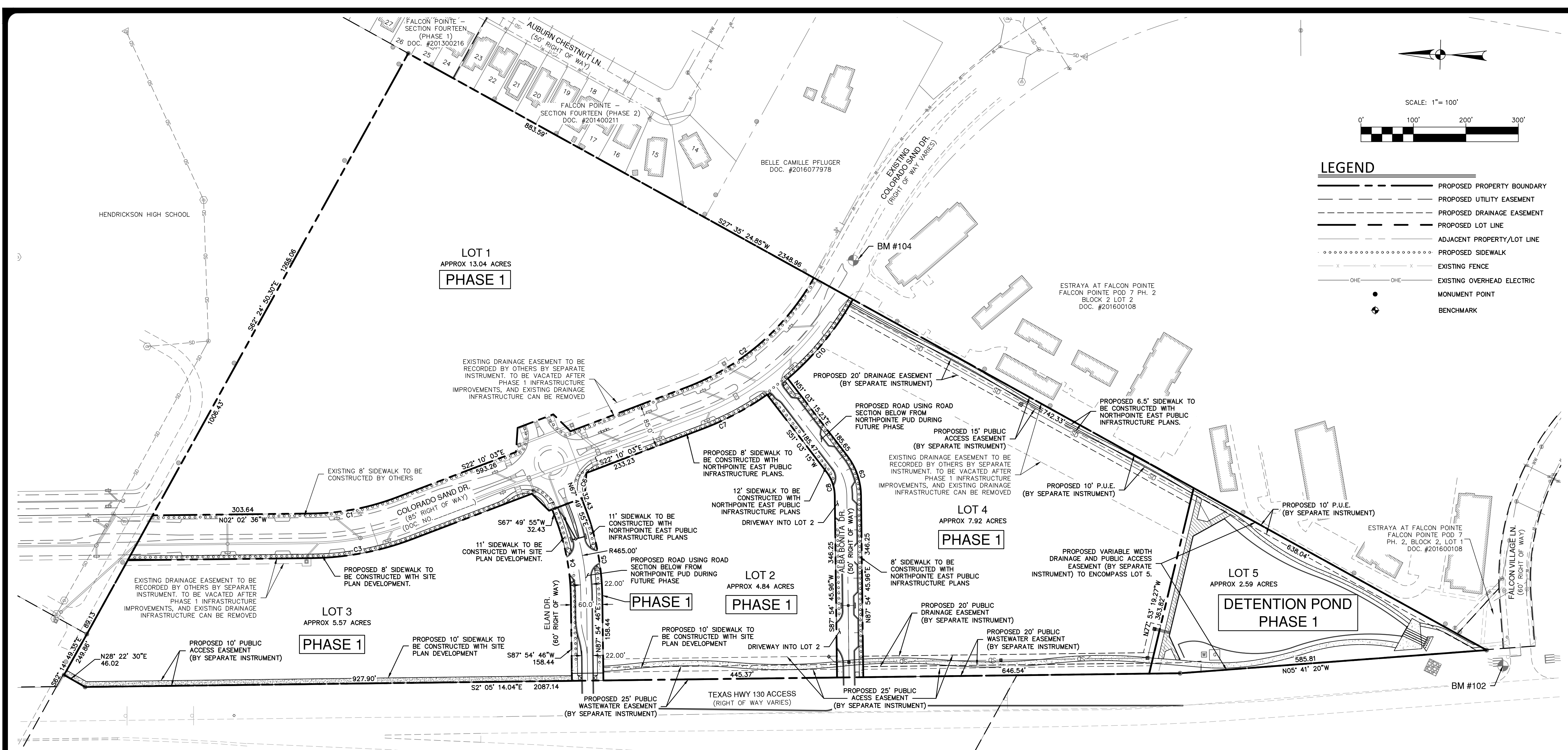
**PAPE-DAWSON ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
 1808 N. MOPCO EXPY., SUITE 200 | AUSTIN, TX 78758 | 512.464.8711  
 TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028801

**NORTHPOINTE EAST TRACT**  
 TEXAS HWY 130  
 PFLUGERVILLE, TEXAS  
 EXISTING CONDITIONS

JOB NO.	51084-01
DATE	SEPTEMBER, 2022
DESIGNER	CP
CHECKED	DRAWN_KT
SHEET	02 OF 08

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**LEGEND**

- PROPOSED PROPERTY BOUNDARY
- - - PROPOSED UTILITY EASEMENT
- - - PROPOSED DRAINAGE EASEMENT
- PROPOSED LOT LINE
- - - ADJACENT PROPERTY/LOT LINE
- ..... PROPOSED SIDEWALK
- x x x x EXISTING FENCE
- OHE — OHE EXISTING OVERHEAD ELECTRIC
- MONUMENT POINT
- ⊕ BENCHMARK

NO.	REVISION	DATE



**PAPE-DAWSON ENGINEERS**  
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
 1800 N. MOPEC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512.464.8711  
 TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028801

**NORTHPOINTE EAST TRACT**  
 TEXAS HWY 130  
 PFLUGERVILLE, TEXAS  
 PRELIMINARY PLAN

**ZONING:**  
 THE PROPERTY IS IN THE CITY OF PFLUGERVILLE AND IS ZONED AS PUD.

**FLOODPLAIN:**  
 FLOODPLAIN LINE ON THIS SHEET SHOWS PROPOSED DEVELOPMENT WITH ATLAS 14 FLOWS. BUILDINGS WILL BE REQUIRED TO HAVE FINISH FLOOR ELEVATIONS A MINIMUM OF TWO FEET ABOVE THE HIGHEST PROPOSED BFE ADJACENT TO THE SUBJECT BUILDINGS.

**LEGAL DESCRIPTION:**  
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**DRAINAGE:**

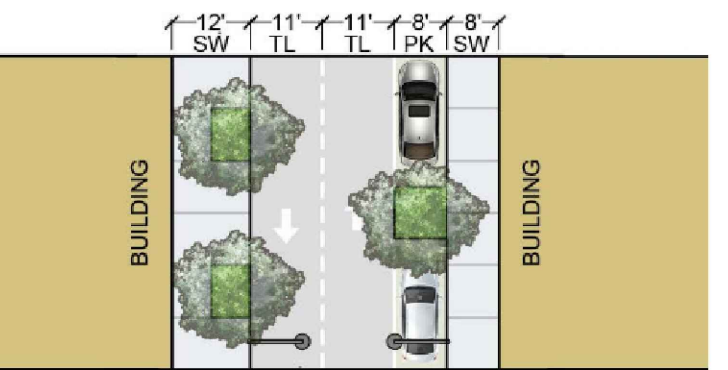
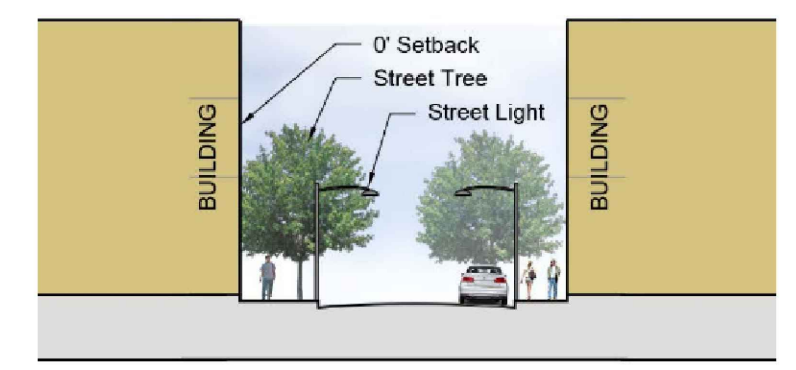
1. THE SITE IS LOCATED IN THE WILBARGER CREEK WATERSHED. THE WILBARGER TRIBUTARY IS CONTAINED IN AN EXISTING FEMA FIRM, PANEL NO. 48453C0280J (ZONE "X") DATED AUGUST 18, 2014.
2. UNDER PROPOSED CONDITIONS, THE SITE DISCHARGE WILL BE ROUTED TO THE POND ON THE SOUTH PORTION OF THE SITE.
3. THE PROPOSED POND WILL BE LOCATED INSIDE OF A VARIABLE WIDTH DRAINAGE EASEMENT TO BE RECORDED BY SEPARATE INSTRUMENT.

**ROADWAY EXTENSIONS:**  
 ELAN DRIVE AND ALBA BONITA DRIVE WILL BE DESIGNED AND BUILT WITH THE FIRST SITE PLAN PROPOSED ON SITE.

**BENCHMARKS:**  
 BM #102: CHISELED SQUARE ON TOP OF HEADWALL ON NORTH SIDE OF FALCON VILLAGE LANE  
 GRID NORTH: 10,140,648.01  
 GRID EAST: 3,160,151.41  
 ELEV: 693.73  
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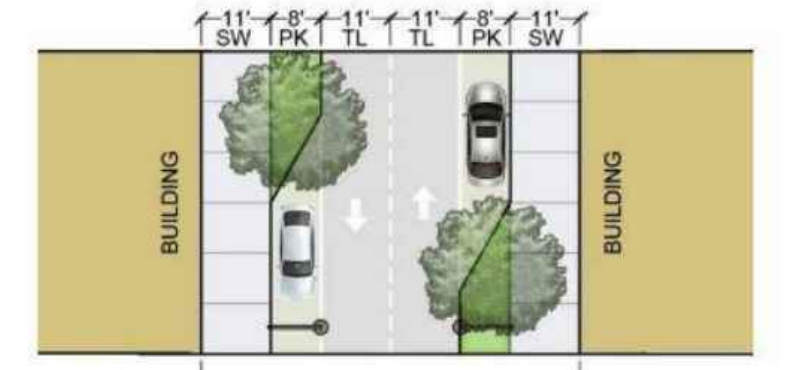
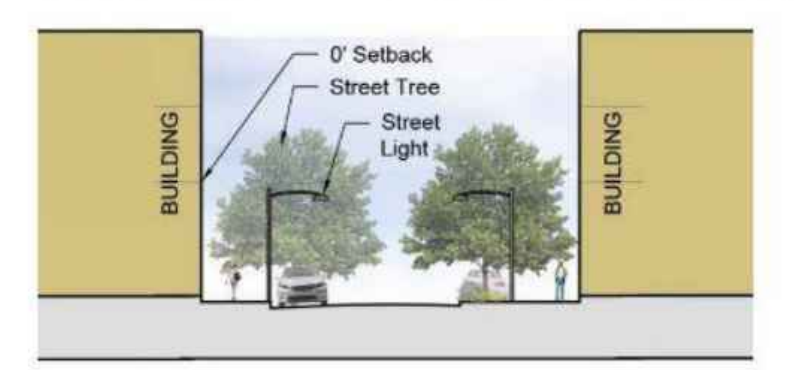
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	467.49'	02°07'28"	S12°06'19"E	163.36'	164.20'
C2	467.50'	03°53'04"	S42°06'35"E	318.90'	325.43'
C3	552.47'	02°07'30"	N12°06'19"W	193.06'	194.06'
C4	435.00'	02°04'51"	N77°52'20"E	151.68'	152.46'
C5	495.00'	02°04'51"	N77°52'20"E	172.60'	173.49'
C6	30.00'	09°00'02"	S67°10'04"E	42.43'	47.12'
C7	552.47'	01°42'33"	S29°21'48"E	138.41'	138.78'
C8	77.00'	03°51'31"	S69°29'01"W	48.68'	49.53'
C9	127.00'	03°51'31"	N69°29'01"E	80.30'	81.70'
C10	552.41'	02°21'53"	S51°55'38"E	195.31'	196.34'

EXHIBIT H4: PUBLIC OR PRIVATE STREET SECTION - 50' ROW (A STREET OR B STREET)



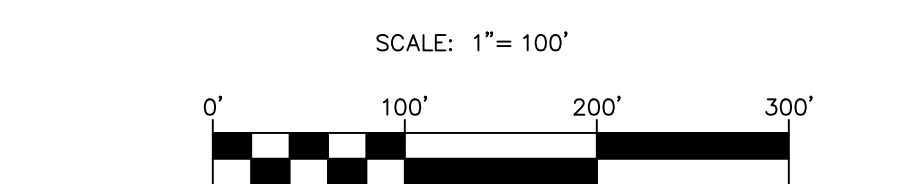
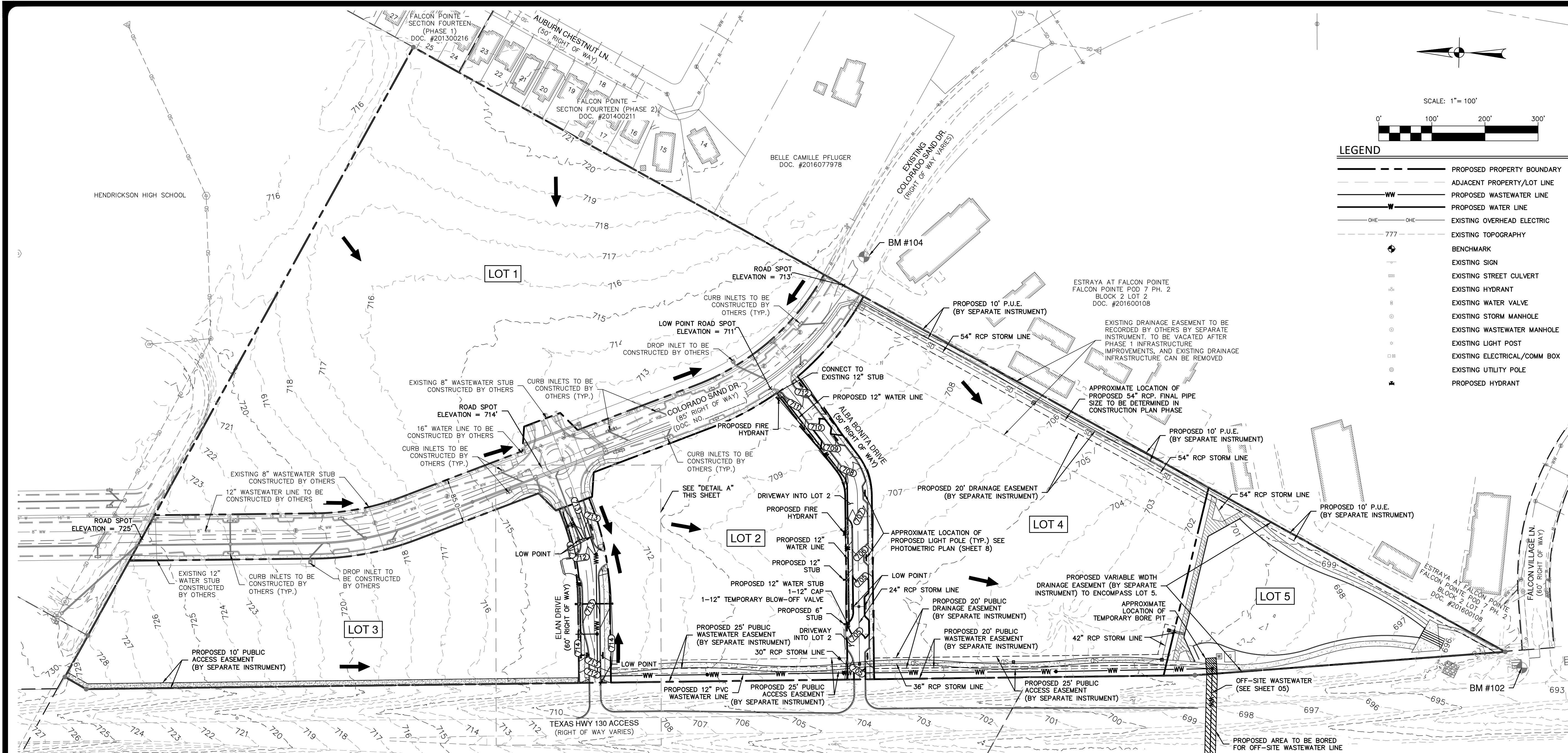
50' ROW STREET SECTION FROM NORTHPOINTE PUD

EXHIBIT H3: PUBLIC STREET SECTION - 60' ROW WITH PARKING (A STREET OR B STREET)



60' ROW STREET SECTION FROM NORTHPOINTE PUD

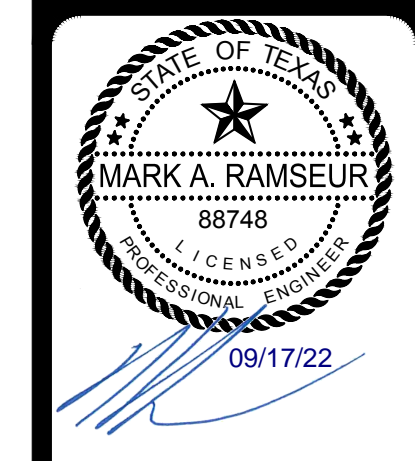
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 File: H:\Projects\5104\54\101\212\_Preliminary\Civil\SP51084-01.dwg  
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**LEGEND**

---	PROPOSED PROPERTY BOUNDARY
---	ADJACENT PROPERTY/LOT LINE
WW	PROPOSED WASTEWATER LINE
W	PROPOSED WATER LINE
---OHE---	EXISTING OVERHEAD ELECTRIC
777	EXISTING TOPOGRAPHY
+	BENCHMARK
+	EXISTING SIGN
+	EXISTING STREET CULVERT
+	EXISTING HYDRANT
+	EXISTING WATER VALVE
+	EXISTING STORM MANHOLE
+	EXISTING WASTEWATER MANHOLE
+	EXISTING LIGHT POST
+	EXISTING ELECTRICAL/COMM BOX
+	EXISTING UTILITY POLE
+	PROPOSED HYDRANT

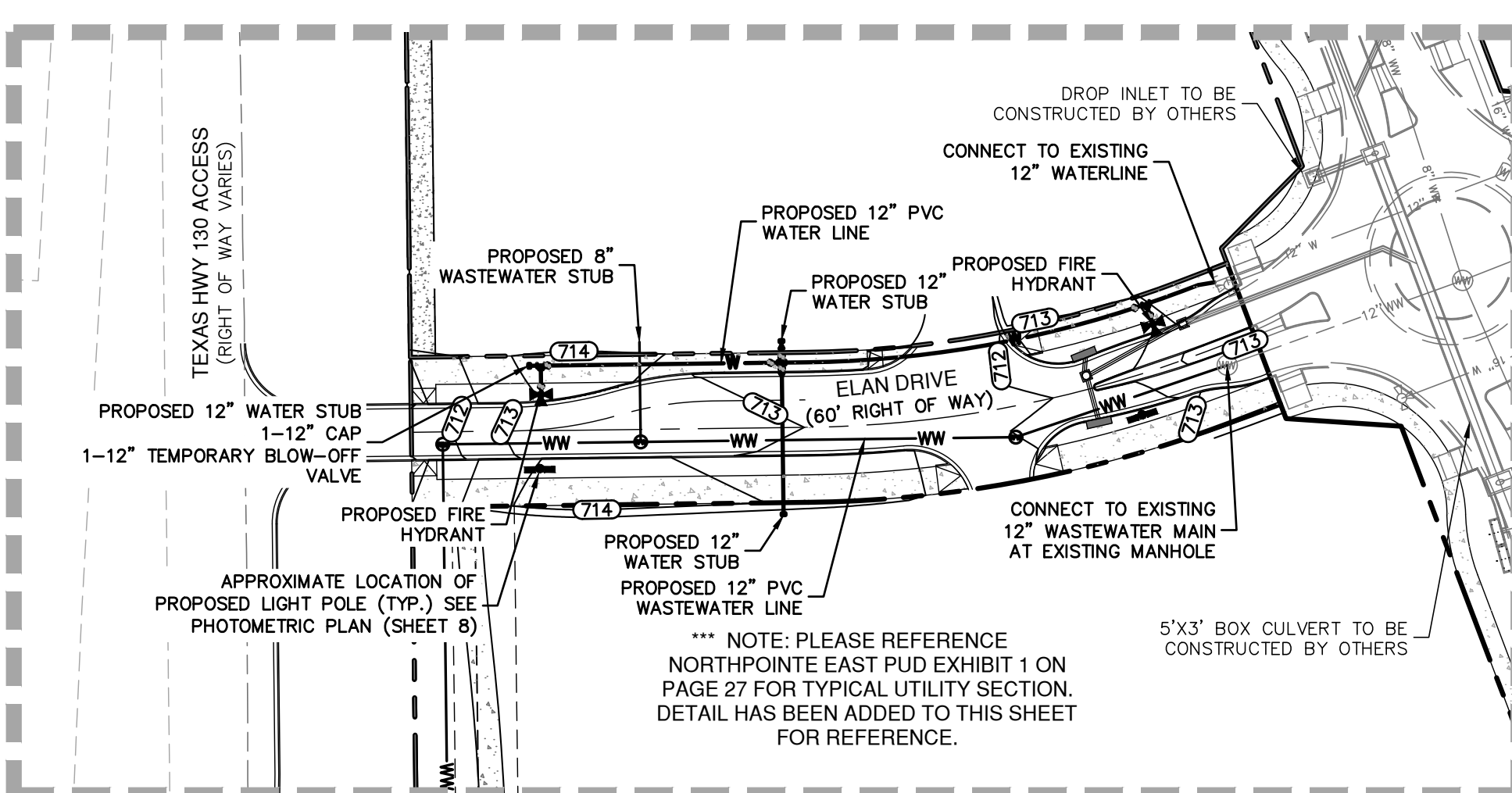
NO.	REVISION	DATE



**PAPE-DAWSON ENGINEERS**  
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
 1800 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512.464.8711  
 TYPIC FIRM REGISTRATION #4470 | TYPIC FIRM REGISTRATION #10028801

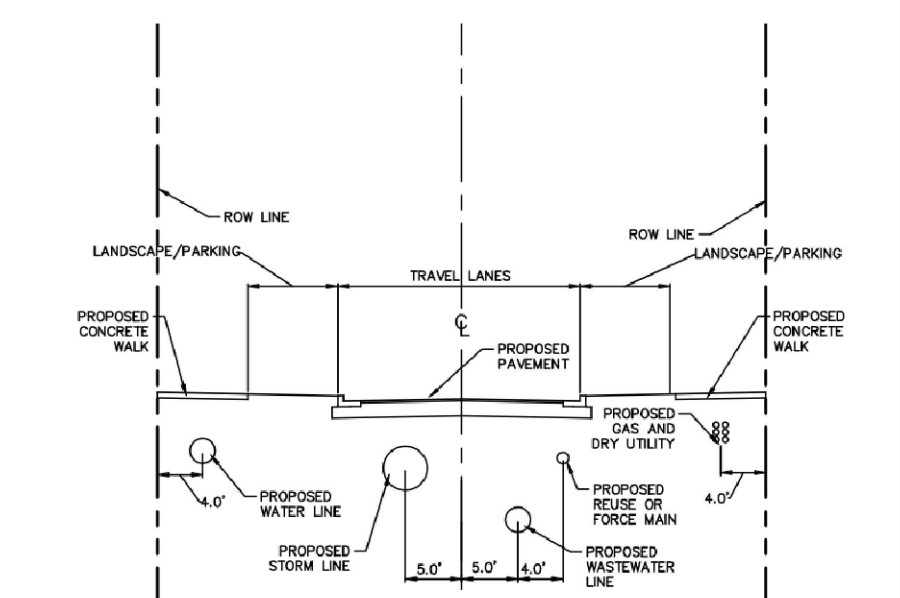
**NORTHPOINTE EAST TRACT**  
 TEXAS HWY 130  
 PFLUGERVILLE, TEXAS  
 UTILITY & GRADING PLAN

JOB NO. 51084-01  
 DATE SEPTEMBER, 2022  
 DESIGNER CP  
 CHECKED DRAWN KT  
 SHEET 04 OF 08



**DETAIL "A"**  
 1" = 60'

**PUD NOTES:**  
 1. PAGE 23 OF THE NORTHPOINTE PUD DETAILS A 60' WIDTH PUBLIC STREET SECTION THAT ALLOWS FOR PUBLIC UTILITIES TO BE CONSTRUCTED UNDER THE ROW. SEE DETAIL THIS SHEET.  
 EXHIBIT I: UTILITY TYPICAL SECTION EXHIBIT



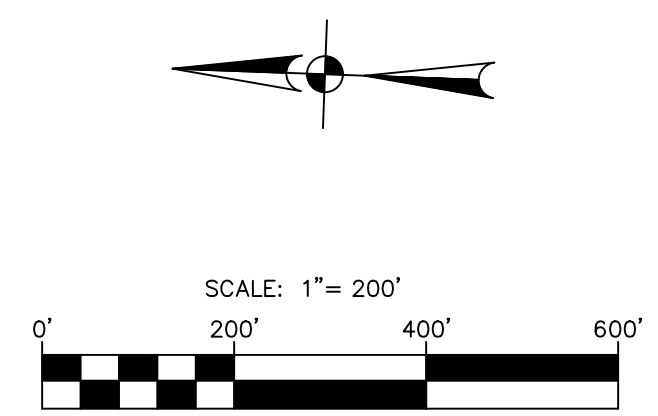
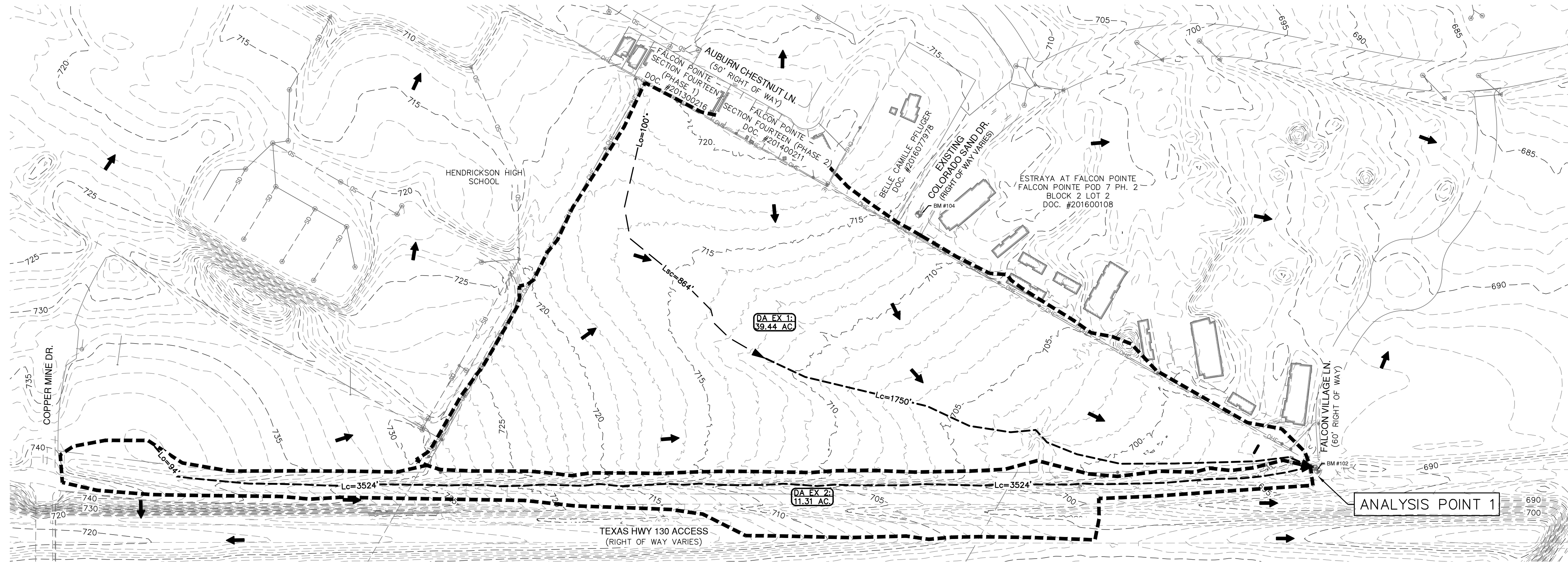
**NOTES:**  
 1. ALL UTILITIES MAY BE PLACED IN THE RIGHT OF WAY (ROW).  
 2. THE UTILITY ALIGNMENT SHOWN ARE FOR THE TYPICAL CASE AND CAN BE MODIFIED TO THE LOCATIONS TO MEET DESIGN REQUIREMENTS.  
 3. 10' MINIMUM SEPARATION WILL BE MAINTAINED FROM WATER MAINS.  
 4. TRANSFORMER, GAS METERS AND OTHER DRY UTILITY EQUIPMENT WILL BE LOCATED IN EASEMENTS OUTSIDE THE RIGHT OF WAY.  
 5. THE UTILITY BENCH MARK IS TO BE LOCATED UNDER THE TRAVEL LANES OR SIDEWALKS. NO PRIMARY UTILITY MARKS WILL BE PLACED IN THE LANDSCAPE AREAS OR MEDIANS.  
 6. FOR ROADWAYS WITH A MEDIAN THE DIMENSIONS SHOWN FROM THE CENTERLINE WILL BE TAKEN FROM THE FACE OF CURB AT THE MEDIAN.  
 7. FIRE HYDRANTS ARE TO BE LOCATED 5' OFF THE BACK OF THE CURB AND LOCATED WITHIN THE LANDSCAPE AREAS ALONG THE ROADWAY WHERE POSSIBLE.  
 8. BENCHMARK LINES WILL BE LOCATED IN THE CENTER OF THE LANDSCAPE AREAS WHERE POSSIBLE.

**BENCHMARKS:**  
 BM #102: CHISELED SQUARE ON TOP OF HEADWALL ON NORTH SIDE OF FALCON VILLAGE LANE  
 GRID NORTH: 10,140,648.01  
 GRID EAST: 3,160,151.41  
 ELEV: 693.73  
 BM #104: SET COTTON SPINDLE AT NOSE OF CURB  
 GRID NORTH: 10,141,904.28  
 GRID EAST: 3,160,894.76  
 ELEV: 714.34'

**UTILITIES:**  
 1. LOTS 1, 2, 3, AND 4 WILL BE SERVED BY PROPOSED WASTEWATER (OF VARYING SIZES FROM THE OFFSITE WASTEWATER, CONTINUED THROUGH THE SITE, AND CONTINUED BY OTHERS IN THE COLORADO SAND RIGHT OF WAY).  
 2. LOTS 1, 2, 3, AND 4 WILL BE SERVED BY A 16" PROPOSED WATERLINE OFF OF COLORADO SAND DRIVE PROPOSED BY OTHERS. 12" WATERLINE STUBS PROPOSED BY OTHERS WILL BE PROVIDED TO SERVE THESE LOTS.  
 3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.  
 4. ELAN DRIVE WILL CONTAIN MINIMAL STORM SEWER THAT WILL TIE INTO THE COLORADO SAND DRIVE DRAINAGE SYSTEM AND DISCHARGE TO THE PROPOSED POND.  
 5. THE PROPOSED WASTEWATER LINE WITH THIS DEVELOPMENT WILL HAVE THE CAPACITY TO SERVICE BOTH NORTHPOINTE EAST AND WEST. BASED ON CONVERSATIONS WITH THE CITY OF PFLUGERVILLE, IT WAS DETERMINED THAT THE COST WAS PROHIBITIVE IN TYING THE WASTEWATER LINE INTO THE SYSTEM EAST ON SH-130. THEREFORE, A CROSSING UNDERNEATH SH-130 IS REQUIRED.  
 6. CONTRACTOR TO KEEP EXISTING GRADES WITHIN FEMA 100-YEAR FLOODPLAIN.

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**LEGEND**

	UNIT BOUNDARY
	EXISTING CONTOUR
	DRAINAGE AREA BOUNDARY
	OVERLAND FLOW
	SHALLOW CONCENTRATED FLOW
	CHANNELIZED FLOW
	DIRECTION OF FLOW
	DRAINAGE CALCULATION POINT
	DRAINAGE AREA LABEL

- NOTES:**
- EXISTING CONDITIONS FOR THIS PRELIMINARY PLAN ARE SHOWN IN A DRAINAGE REPORT PREPARED BY PAPE-DAWSON ON SEPTEMBER 2022. EXISTING CONDITIONS ASSUMES THAT THE EXISTING SITE IS IN A GREENFIELD CONDITION.
  - DRAINAGE CALCULATIONS SHOWN ON THIS SHEET WERE CALCULATED USING THE UPDATED CITY OF PFLUGERVILLE ATLAS 14 HYDROLOGY DATA.

**Existing Conditions**

Drainage Area	Area (ac)	Area (mi <sup>2</sup> )	Soil Type	IC (ac)	PC (ac)	LC: %	PC CN	IC CN	Weighted CN
E1	39.44	0.0616	D	0.00	39.44	0.00	80	98	80.00
E2	11.31	0.0177	D	4.15	7.16	0.37	80	98	86.60

**Existing Conditions**

Drainage Area	Sheet Flow				Shallow Concentrated Flow			Channel / Pipe Flow			Cumulative		Lag Time (min)
	Length (ft)	Manning's (n)	Slope (ft/ft)	Tc (min)	Length (ft)	Slope (ft/ft)	Tc (min)	Length (ft)	Velocity (ft/s)	Tc (min)	Tc (min)		
E1	100	0.15	0.007	14.3	864	0.008	7.8	1750	6	4.9	27.00	16.2	
E2	94	0.15	0.009	12.1				3524	6	9.8	21.92	13.2	

Analysis Point	Drainage Areas		Runoff Values (EX)	
	#	Area (Ac)	Frequency	Q (cfs)
1	EX1 + EX2	50.75	2	106.1
			25	254.9
			100	355.4

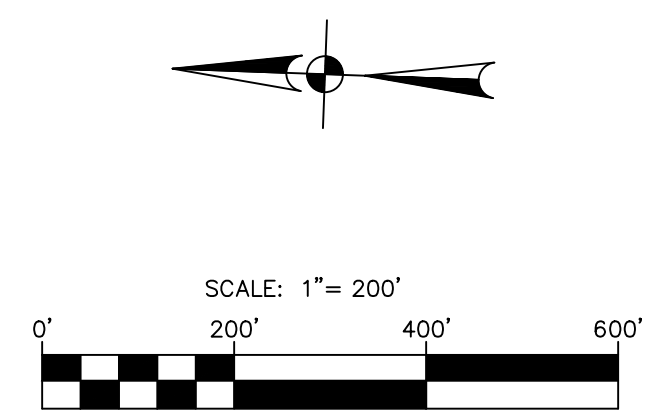
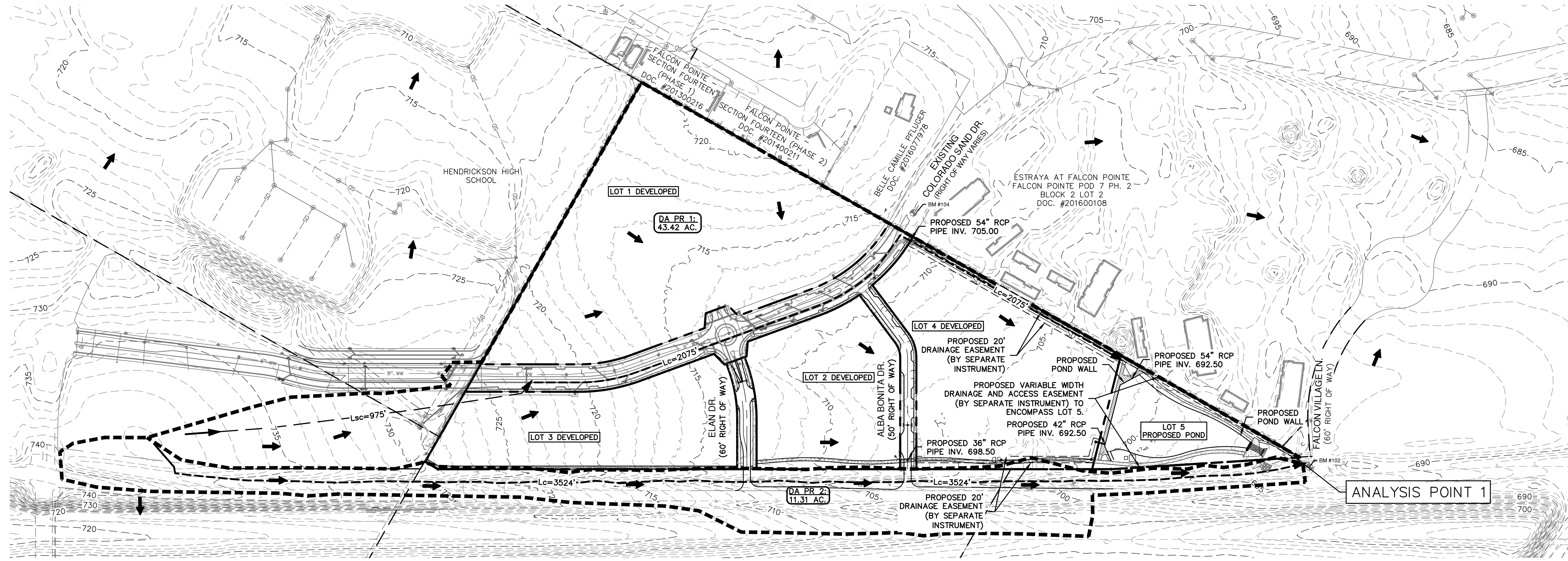
NO.	REVISION	DATE



**PAPE-DAWSON ENGINEERS**  
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
 1808 N. MOPAC EXPY, SUITE 300 | AUSTIN, TX 78758 | 512.464.8711  
 TPEL PFM REGISTRATION #4470 | TPEL PFM REGISTRATION #10028801

**NORTHPOINTE EAST TRACT**  
 TEXAS HWY 130  
 PFLUGERVILLE, TEXAS  
 EXISTING DRAINAGE MAP PLAN

JOB NO. 51084-01  
 DATE SEPTEMBER, 2022  
 DESIGNER CP  
 CHECKED DRAWN KT  
 SHEET 06 OF 08



**LEGEND**

	UNIT BOUNDARY
	EXISTING CONTOUR
	DRAINAGE AREA BOUNDARY
	OVERLAND FLOW
	SHALLOW CONCENTRATED FLOW
	CHANNELIZED FLOW
	DIRECTION OF FLOW
	DRAINAGE CALCULATION POINT
	DRAINAGE AREA LABEL

- NOTES:**
1. MAXIMUM IMPERVIOUS COVER FOR THE TRACT IS 85% PER PUD DOCUMENTS.
  2. PROPOSED CONDITIONS DRAINAGE MAP ASSUMES THE ENTIRE NORTH TRACT IS FULLY DEVELOPED.
  3. DRAINAGE CALCULATIONS SHOWN ON THIS SHEET WERE CALCULATED USING THE UPDATED CITY OF PFLUGERVILLE ATLAS 14 HYDROLOGY DATA.
  4. PROPOSED CONDITIONS FOR THIS PRELIMINARY PLAN ARE SHOWN IN A DRAINAGE REPORT PREPARED BY PAPE-DAWSON ENGINEERS ON SEPTEMBER 2022. THE PROPOSED DETENTION POND LOCATED IN LOT 5 WILL DETAIN COLORADO SAND DRIVE, AND WILL BE A DESIGNATED PUBLIC PARKLAND, TO BE PRIVATELY MAINTAINED.
  5. COLORADO SAND DRIVE, UTILITIES, AND TEMPORARY DRAINAGE EASEMENTS SHOWN PER KIMLEY-HORN 100% DESIGN PLANS DATED 8/29/2022.

Proposed Conditions							
Drainage Area	Area (ac)	Area (mi <sup>2</sup> )	Soil Type	IC (ac)	PC (ac)	I.C. %	PC CN
PR1	43.42	0.0678	D	32.45	10.97	74.74%	80
PR2	11.31	0.0177	D	4.15	7.16	0.37	80
							98
							93.45
							86.60

Drainage Area	Proposed Conditions												
	Sheet Flow				Shallow Concentrated Flow				Channel / Pipe Flow			Cumulative	Lag Time
	Length (ft)	Manning's (n)	Slope (ft/ft)	Tc (min)	Length (ft)	Slope (ft/ft)	Tc (min)	Length (ft)	Velocity (ft/s)	Tc (min)	Tc (min)	Tc (min)	Lag Time (min)
PR1	100	0.15	0.007	14.5	975	0.014	6.7	2075	6.00	5.8	27.02	16.2	
PR2	94	0.15	0.009	12.1				3524	6	9.8	21.92	13.2	

Note: Manning "n" values based on Table 2-2 Austin DCM. Short Grass Prairie was used

	Drainage Areas		Runoff Values (PR)	
	#	Area (Ac)	Frequency	Q (cfs)
1	PR1 + PR2	54.73	2	99.8
			25	244.2
			100	342.0
Pond Out	PR1	43.42	2	82.5
			25	198.7
			100	276.1



NO.	REVISION	DATE



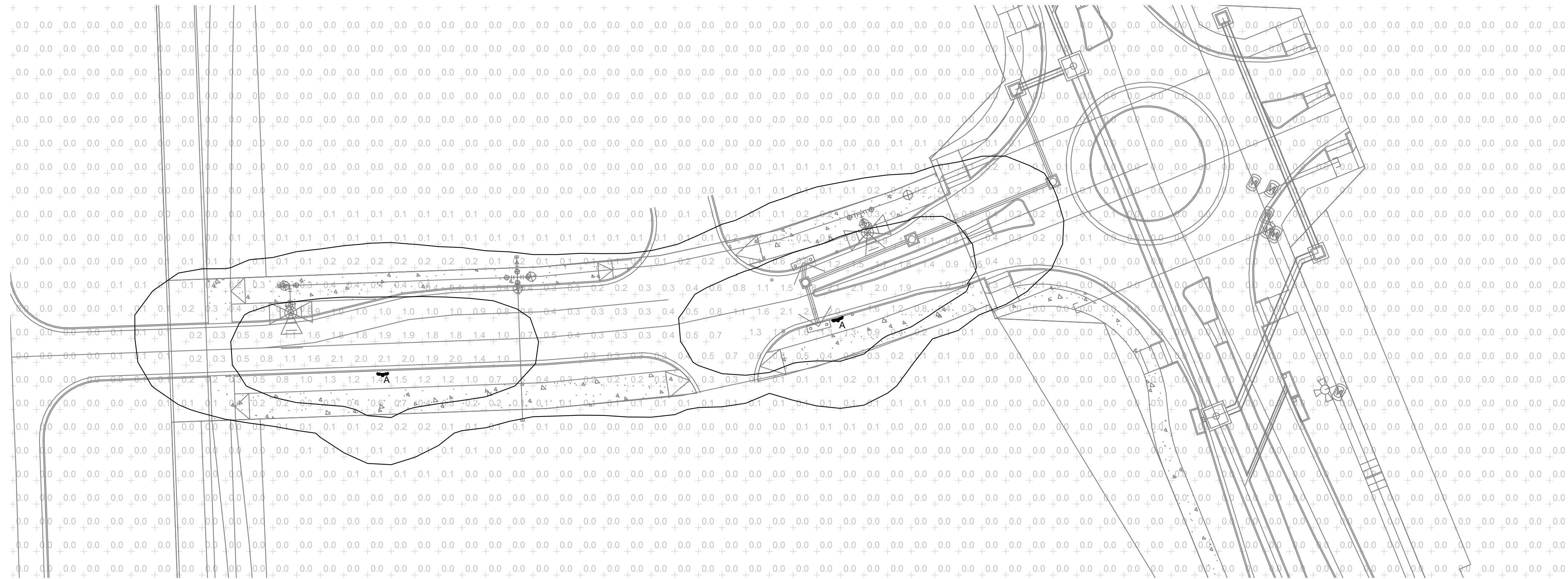
**PAPE-DAWSON ENGINEERS**  
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
 1800 N. MO-PAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512.646.8711  
 TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028801

**NORTHPOINTE EAST TRACT**  
 TEXAS HWY 130  
 PFLUGERVILLE, TEXAS  
 PROPOSED DRAINAGE MAP PLAN

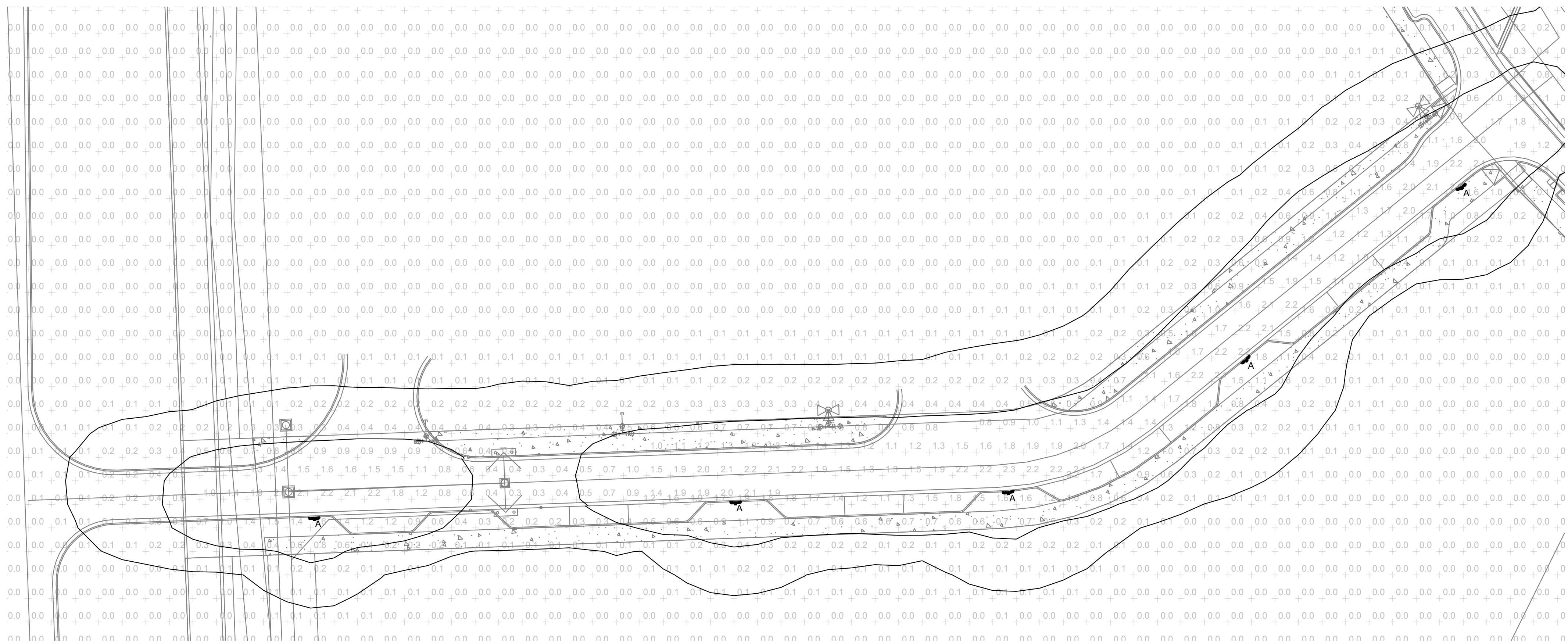
JOB NO. 51084-01  
 DATE SEPTEMBER, 2022  
 DESIGNER CP  
 CHECKED DRAWN KT  
 SHEET 07 OF 08

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		7	COOPER LIGHTING SOLUTIONS STREETWORKS (FORMERLY EATON)	VERD-CA2-60-740-U-T2	VERDEON ROADWAY AND AREA LUMINAIRE (2) 70 CRI, 4000K, 850mA LEDS AND TYPE II OPTICS	2	4585	1	63.4	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North - Overall	+	0.0 fc	1.7 fc	0.0 fc	N/A	N/A
North - Roadway	+	1.0 fc	2.1 fc	0.2 fc	10.5:1	5.0:1
South - Overall	+	0.1 fc	2.2 fc	0.0 fc	N/A	N/A
South - Roadway	+	1.5 fc	2.3 fc	0.3 fc	7.7:1	5.0:1



**1** PHOTOMETRIC PLAN - NORTH  
1" = 30'



**2** PHOTOMETRIC PLAN - SOUTH  
1" = 30'

No.	ISSUE	DATE

PROJECT No: \_\_\_\_\_  
P.M.: MM DRAWN BY: TM  
QA/QC BY: MM DATE: 09/19/2022  
SHEET TITLE:  
**ELECTRICAL  
PHOTOMETRIC PLAN**  
SHEET NUMBER: