

"PRELIMINARY PLAN ONLY - NOT FOR RECORDATION"

FOR

# FALCON POINTE

## PRELIMINARY PLAN #5A

DATE OF SUBMITTAL: JANUARY 2013

PROJECT ADDRESS

OWNER'S/DEVELOPER'S NAME AND ADDRESS

FALCON POINTE BLVD.  
PFLUGERVILLE, TX

TERRABROOK FALCON POINTE, L.P.  
13809 RESEARCH BLVD., SUITE 475  
AUSTIN, TEXAS 78760

SURVEYOR'S NAME AND ADDRESS

SURVCON, INC.  
10,000 METRIC BLVD., SUITE 200  
AUSTIN, TEXAS 78758  
PHONE (512)900-8790

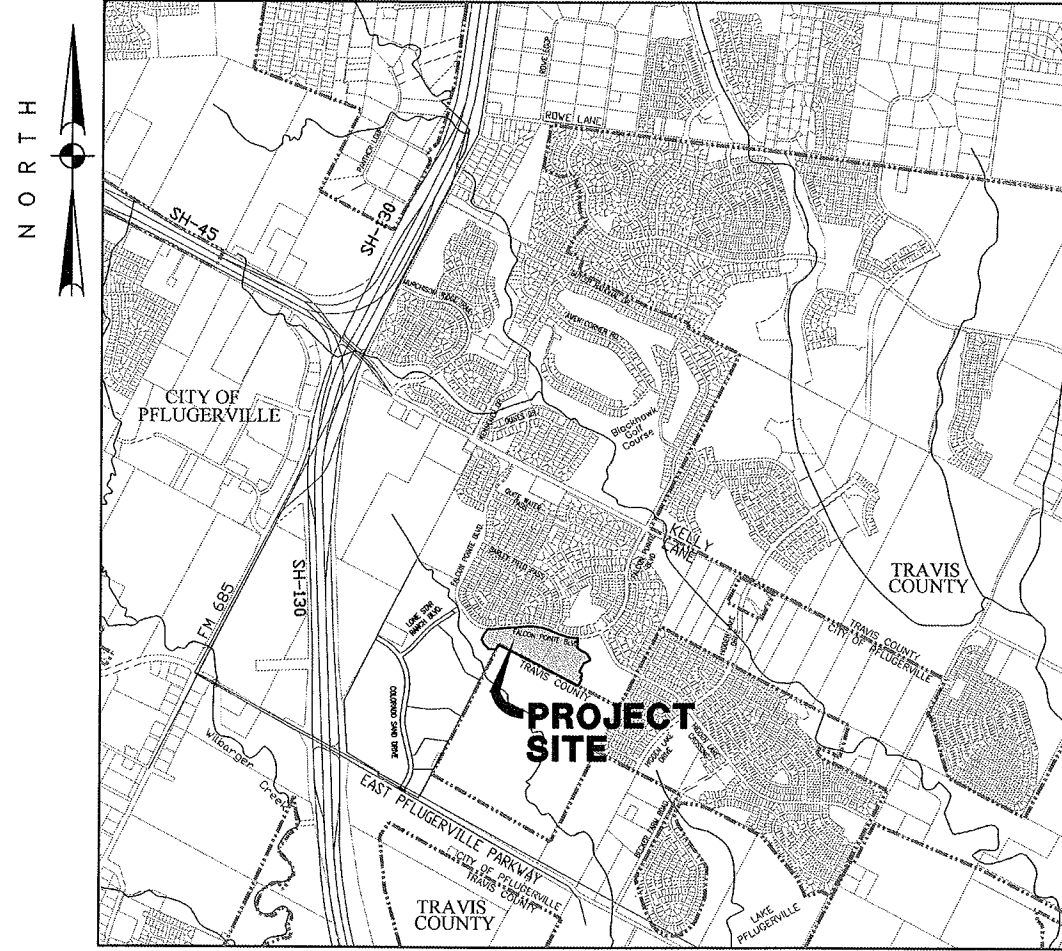
LEGAL DESCRIPTION

26.592 TOTAL ACRES OUT OF 132.06 ACRES OF THE TERRABROOK FALCON POINTE, L.P. A DELAWARE LIMITED PARTNERSHIP TRV # 2001671001; AND A PORTION OF A 50.79 ACRE TRACT AS RECORDED IN TRAVIS COUNTY DOCUMENT NO. TRV # 2000146298, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ZONING: ALUR No.2 AMENDED

INDEX TO SHEETS

NO.	TITLE
1	COVER SHEET
2	STANDARD LEGEND AND ABBREVIATIONS
3	PRELIMINARY PLAN
4	WATER AND WASTEWATER LAYOUT
5	DRAINAGE LAYOUT
6	DRAINAGE CALCULATIONS SHEET
7	ILLUMINATION PLAN
8	FIRE HYDRANT SERVICE AREA



VICINITY MAP  
SCALE: N.T.S.

- RELATED ENGINEERING STUDIES:
- PRELIMINARY ENGINEERING REPORT FOR FALCON POINTE PRELIMINARY PLAN #5A AECOM TECHNICAL SERVICES, INC.; JANUARY 2013
  - ENGINEERING DESIGN REPORT FOR FALCON POINTE SECTION 1.3 WATER, SEWER, DRAINAGE & PAVING IMPROVEMENTS AECOM TECHNICAL SERVICE, INC.; 2013
  - HYDROLOGIC AND HYDRAULIC ANALYSIS FOR FALCON POINTE SECTION 5 & 6 TURNER, COLLIE & BRADEN INC.; MARCH 2001

**AECOM**

AECOM TECHNICAL SERVICES, INC.  
400 WEST 15TH STREET, SUITE 500  
AUSTIN, TEXAS 78701  
WWW.AECOM.COM  
TBP# REG. NO. F-3580

RECOMMENDED FOR APPROVAL:

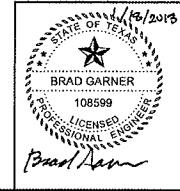
ROGER DURDEN, P.E.  
ASSOCIATE VICE PRESIDENT  
AECOM TECHNICAL SERVICES, INC.

DATE

SURVEYORS CERTIFICATION:  
STATE OF TEXAS:  
COUNTY OF TRAVIS:

THAT I, \_\_\_\_\_, 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.

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR



NO.	DATE	REVISION	APPROV.
4			
3			
2			
1			

Unit: Austin/LDS    Drawn:    Sheet: 1    Dwg. No.:

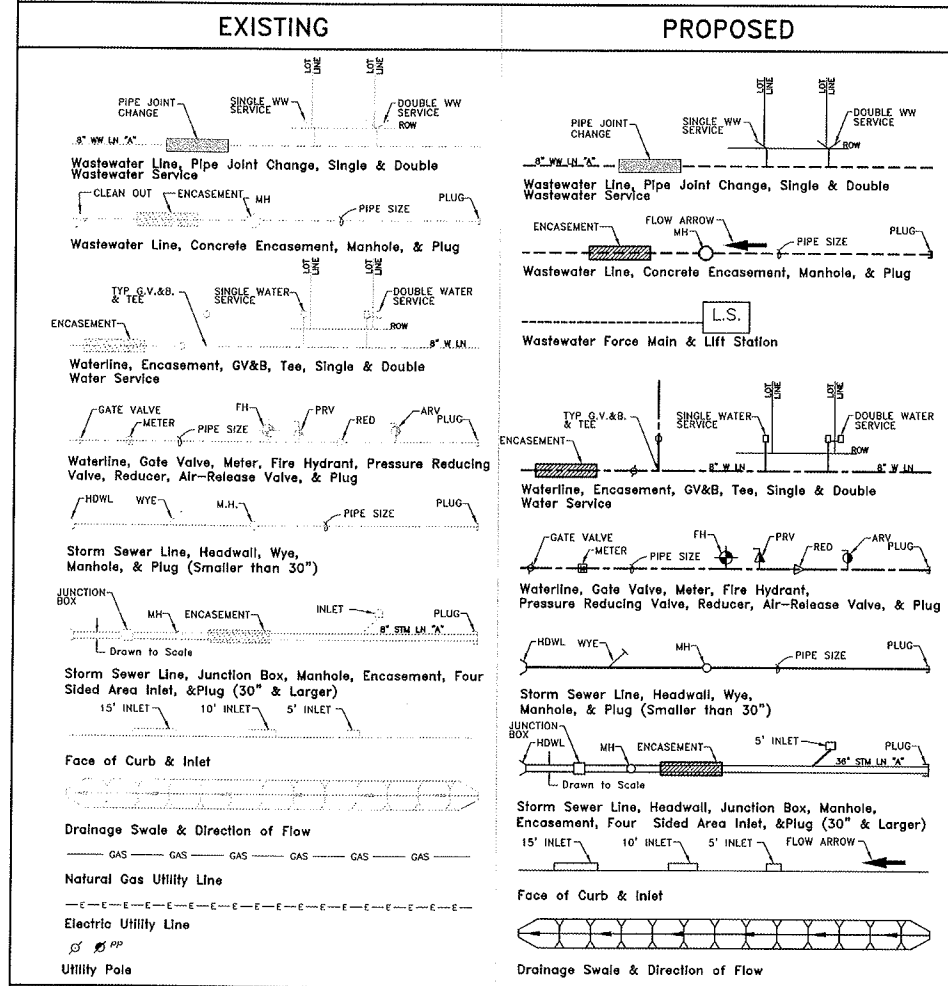
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 Plot Title: AC-TCE-BNH

NO PORTION OF THIS TRACT IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD HAZARD AREA AS INDICATED ON FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0280H, DATED SEPTEMBER 28, 2008 FOR TRAVIS COUNTY, TEXAS.

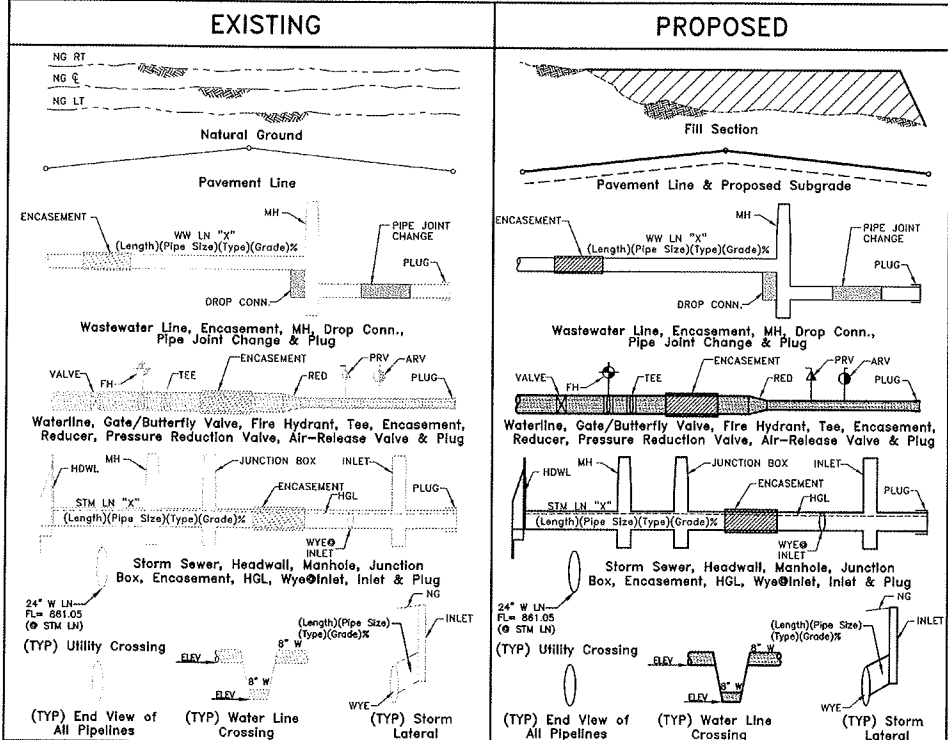
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 FALCON POINTE SUBDIVISION - PRELIMINARY PLAN #5A

# STANDARD LEGEND

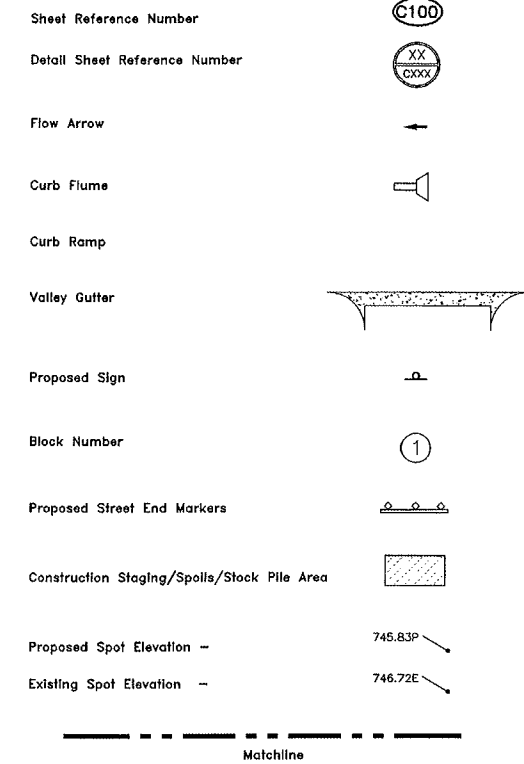
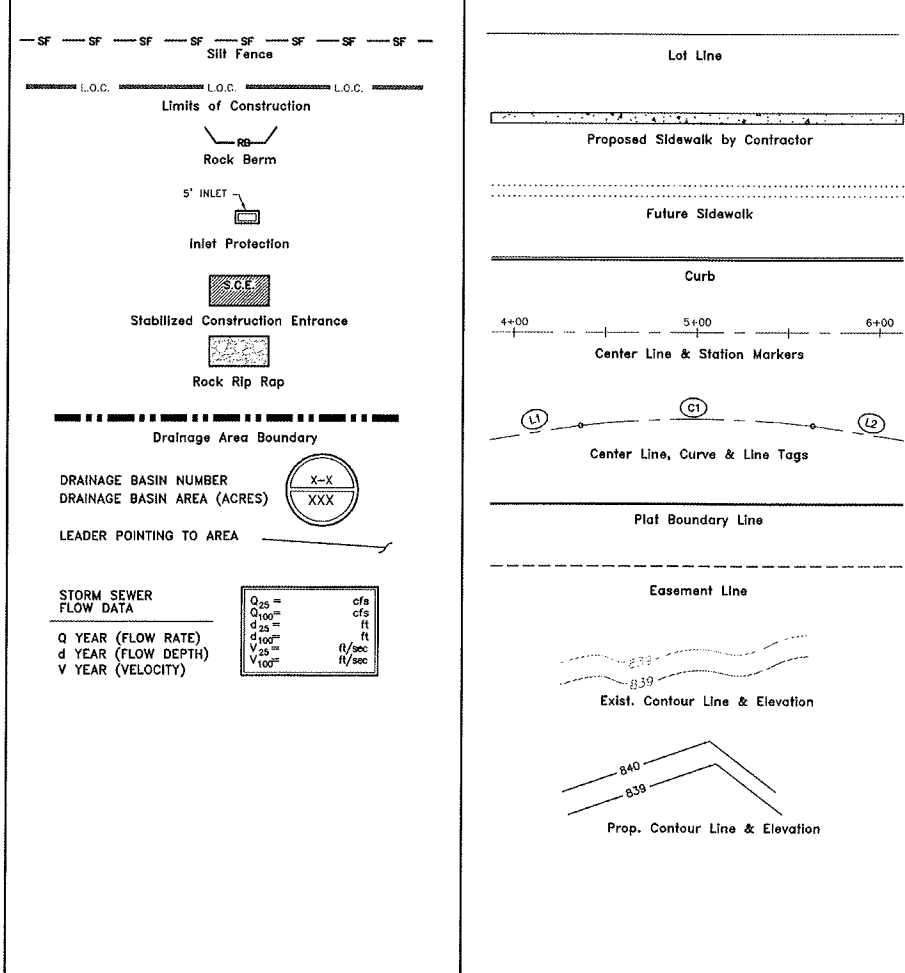
## PLAN



## PROFILE

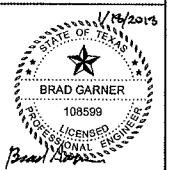


## MISCELLANEOUS PLAN



## ABBREVIATIONS

A.D.	ALGEBRAIC DIFFERENCE	PROP.	PROPOSED
B.V.&B.	BUTTERFLY VALVE & BOX	PT	POINT OF TANGENCY
C4	CURVE NUMBER 4 (PLAN & TABLE)	PVC	POLYVINYL CHLORIDE PIPE
CL	CENTERLINE	R	RADIUS
C.O.	CLEANOUT	RED.	REDUCER-REDUCING
CP	CENTER POINT	ROW	RIGHT OF WAY
CR	CURB RETURN	RP	RADIUS POINT
DI	DUCTILE IRON	RT	RIGHT
DIA	DIAMETER	S.C.E.	STABILIZED CONSTRUCTION ENTRANCE
E	EASTING	SF	SILT FENCE
ELEV	ELEVATION	STA	STATION
ESMT	EASEMENT	STM	STORM SEWER
EX	EXISTING	T	TREE PROTECTION
F-F	FACE OF CURB TO FACE OF CURB	T/RIM	TOP OF RIM
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOWLINE	TG	TOP OF GRATE
G.V.&B.	GATE VALVE & BOX	TP	TOP OF PAVEMENT
HDWL	HEADWALL	TYP	TYPICAL
HGL	HYDRAULIC GRADE LINE	VC	VERTICAL CURVE
H.P.	HIGH POINT	VPC	VERTICAL POINT OF CURVATURE
J.B.	JUNCTION BOX	VPI	VERTICAL POINT OF INTERSECTION
L.P.	LOW POINT	VPT	VERTICAL POINT OF TANGENCY
L4	LINE NUMBER 4 (PLAN & TABLE)	W	WATER
LF	LINEAR FEET	WW	WASTEWATER
LN	LINE	YR	YEAR
L.S.	LIFT STATION	L	LANDSCAPE
LT	LEFT		
MH	MANHOLE		
N	NORTHING		
NG	NATURAL GROUND		
PC	POINT OF CURVATURE		
PGL	PROPOSED GRADE LINE		

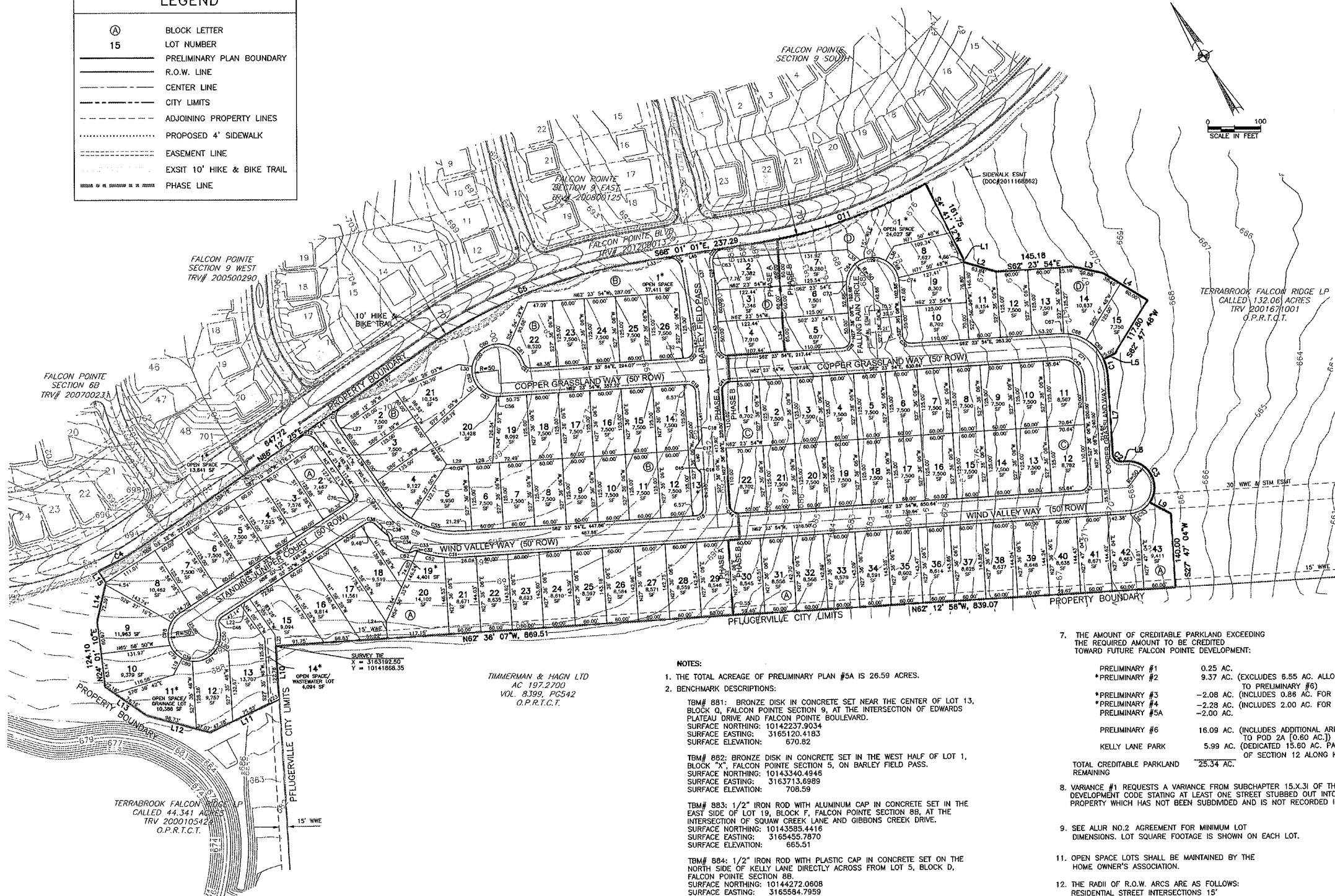


NO.	DATE	REVISION	APPROV.
CITY OF PFLUGERVILLE <b>FALCON POINT</b> PRELIMINARY #5A			
<b>STANDARD LEGEND AND ABBREVIATIONS</b>			
<b>AECOM</b>		AECOM 400 WEST 15th STREET, SUITE 500 AUSTIN, TEXAS 78701 WWW.TCB.AECOM.COM T&PE REG. NO. F-3580	
Unit	AUSTIN/LDS	Scale:	Date January 15, 2013
Designed		Checked	Job No. 60275904
Drawn		Approved	Sheet 2

### LEGEND

<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">A</span>	BLOCK LETTER
15	LOT NUMBER
---	PRELIMINARY PLAN BOUNDARY
---	R.O.W. LINE
---	CENTER LINE
---	CITY LIMITS
---	ADJOINING PROPERTY LINES
---	PROPOSED 4' SIDEWALK
---	EASEMENT LINE
---	EXSIT 10' HIKE & BIKE TRAIL
---	PHASE LINE

CURVE TABLE				LINE TABLE	
CURVE NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	32.27	85.00	21° 44' 57"	S18° 43' 37"W	32.07
C2	23.58	15.00	90° 00' 00"	S17° 23' 54"E	21.21
C3	111.90	50.00	128° 13' 38"	S1° 42' 54"W	89.97
C4	87.31	570.00	8° 46' 55"	S88° 54' 08"E	87.20
C5	440.88	980.00	25° 46' 34"	S80° 54' 18"E	437.17
C11	335.70	845.00	20° 21' 13"	S78° 11' 38"E	333.94
C12	39.27	25.00	90° 00' 14"	N48° 47' 28"W	35.36
C13	39.27	25.00	89° 59' 48"	S41° 12' 32"W	35.35
C14	168.25	155.00	58° 38' 33"	S33° 05' 38"E	151.73
C15	23.58	15.00	90° 00' 00"	N72° 36' 06"E	21.21
C16	4.64	5.00	53° 07' 48"	N1° 02' 11"E	4.47
C17	18.55	20.00	53° 07' 48"	N54° 10' 00"E	17.89
C18	4.64	5.00	53° 07' 50"	N54° 10' 01"E	4.47
C19	23.58	15.00	90° 00' 00"	N17° 23' 54"W	21.21
C20	223.88	50.00	258° 38' 28"	N69° 55' 47"E	78.45
C21	20.07	15.00	78° 38' 27"	S48° 04' 17"E	18.81
C22	23.58	15.00	90° 00' 00"	N72° 36' 06"E	21.21
C23	29.42	300.00	5° 37' 07"	N14° 47' 32"E	29.41
C24	39.27	25.00	90° 00' 00"	N33° 01' 01"W	35.36
C25	39.27	25.00	90° 00' 00"	S48° 38' 59"W	35.36
C26	29.42	300.00	5° 37' 07"	S24° 47' 32"W	29.41
C27	23.58	15.00	90° 00' 00"	S17° 23' 54"E	21.21
C28	23.58	15.00	90° 00' 00"	N72° 36' 06"E	21.21
C29	157.08	50.00	180° 00' 00"	S82° 23' 54"E	100.00
C30	23.58	15.00	90° 00' 00"	S17° 23' 54"E	21.21
C31	89.20	205.00	24° 59' 48"	N50° 50' 45"W	88.50
C32	4.64	5.00	53° 43' 01"	N55° 14' 22"W	4.52
C33	20.17	20.00	57° 46' 36"	N63° 16' 49"W	18.32
C34	20.00	185.00	8° 31' 31"	N29° 58' 56"W	20.07
C35	20.21	20.85	57° 45' 52"	N13° 10' 08"E	19.37
C36	4.64	5.00	53° 27' 27"	N5° 00' 44"E	4.50
C37	32.16	295.00	8° 59' 21"	N17° 08' 41"W	31.13
C38	30.77	15.00	78° 19' 27"	N32° 16' 44"W	18.15
C39	223.88	50.00	258° 38' 28"	N40° 16' 12"W	78.45
C40	24.05	15.00	91° 50' 53"	N42° 08' 06"E	21.55
C41	23.58	15.00	90° 00' 00"	N72° 36' 06"E	21.21
C42	64.98	35.00	90° 00' 00"	S17° 23' 54"E	49.50
C43	23.58	15.00	90° 00' 00"	S72° 38' 06"W	21.21
C44	23.58	15.00	90° 00' 00"	N17° 23' 54"W	21.21
C45	18.55	20.00	53° 07' 48"	N1° 02' 11"E	17.89
C46	20.07	15.00	78° 38' 27"	S48° 43' 48"W	18.81
C47	37.74	50.00	43° 14' 37"	S33° 01' 23"E	36.85
C48	52.23	205.00	14° 35' 57"	S48° 28' 13"E	52.09
C49	45.10	50.00	51° 46' 24"	S88° 17' 08"E	43.64
C50	60.31	185.00	22° 17' 45"	S14° 58' 13"E	59.93
C51	98.24	185.00	36° 18' 50"	S44° 14' 29"E	96.60
C52	8.16	50.00	7° 04' 51"	S58° 51' 29"E	8.16
C53	41.15	50.00	47° 09' 23"	S31° 44' 22"E	40.00
C54	41.83	50.00	47° 42' 31"	S16° 41' 35"W	40.44
C55	91.84	50.00	105° 21' 38"	N67° 46' 20"W	78.53
C56	43.07	50.00	49° 21' 05"	N10° 24' 30"W	41.75
C57	41.15	50.00	47° 09' 23"	N65° 55' 50"W	40.00
C58	6.80	85.00	4° 35' 08"	S48° 08' 20"E	6.80
C59	48.41	85.00	38° 38' 34"	S42° 30' 29"E	44.87
C60	48.41	85.00	33° 03' 21"	S10° 40' 22"E	45.35
C61	184.15	180.00	58° 36' 33"	N33° 05' 35"W	174.20
C62	94.25	80.00	90° 00' 00"	N17° 23' 54"W	84.83
C63	24.82	250.00	5° 37' 07"	S24° 47' 32"W	24.81
C64	8.25	50.00	8° 26' 54"	N22° 52' 38"E	8.24
C65	0.48	15.00	1° 50' 53"	N87° 08' 06"E	0.48
C66	24.01	50.00	27° 38' 52"	S74° 18' 07"W	23.78
C67	45.89	30.00	52° 35' 25"	S34° 14' 58"W	44.30
C68	34.11	50.00	39° 05' 15"	S11° 35' 29"E	33.45
C69	20.09	50.00	23° 01' 03"	S42° 38' 30"E	19.95
C70	62.14	50.00	71° 12' 14"	N68° 45' 11"W	58.22
C71	2.89	155.62	1° 03' 49"	S38° 47' 03"E	2.89



TIMMERMAN & HAGN LTD  
AC 197.2700  
VOL. 8399, PG 542  
O.P.R.T.C.T.

- NOTES:**
- THE TOTAL ACREAGE OF PRELIMINARY PLAN #5A IS 26.59 ACRES.
  - BENCHMARK DESCRIPTIONS:  
 TBM# 881: BRONZE DISK IN CONCRETE SET NEAR THE CENTER OF LOT 13, BLOCK Q, FALCON POINTE SECTION 9, AT THE INTERSECTION OF EDWARDS PLATEAU DRIVE AND FALCON POINTE BOULEVARD.  
 SURFACE NORTHING: 10142237.9034  
 SURFACE EASTING: 3165120.4183  
 SURFACE ELEVATION: 670.82  
  
 TBM# 882: BRONZE DISK IN CONCRETE SET IN THE WEST HALF OF LOT 1, BLOCK "X", FALCON POINTE SECTION 5, ON BARLEY FIELD PASS.  
 SURFACE NORTHING: 10143340.4946  
 SURFACE EASTING: 3163713.6989  
 SURFACE ELEVATION: 708.59  
  
 TBM# 883: 1/2" IRON ROD WITH ALUMINUM CAP IN CONCRETE SET IN THE EAST SIDE OF LOT 19, BLOCK F, FALCON POINTE SECTION 8B, AT THE INTERSECTION OF SQUAW CREEK LANE AND GIBBONS CREEK DRIVE.  
 SURFACE NORTHING: 10143595.4416  
 SURFACE EASTING: 3165455.7870  
 SURFACE ELEVATION: 665.51  
  
 TBM# 884: 1/2" IRON ROD WITH PLASTIC CAP IN CONCRETE SET ON THE NORTH SIDE OF KELLY LANE DIRECTLY ACROSS FROM LOT 5, BLOCK D, FALCON POINTE SECTION 8B.  
 SURFACE NORTHING: 10144272.0608  
 SURFACE EASTING: 3165584.7959  
 SURFACE ELEVATION: 657.10

- THE AMOUNT OF CREDITABLE PARKLAND EXCEEDING THE REQUIRED AMOUNT TO BE CREDITED TOWARD FUTURE FALCON POINTE DEVELOPMENT:  
 PRELIMINARY #1 0.25 AC.  
 PRELIMINARY #2 9.37 AC. (EXCLUDES 6.55 AC. ALLOCATED TO PRELIMINARY #6)  
 PRELIMINARY #3 -2.08 AC. (INCLUDES 0.86 AC. FOR 4A)  
 PRELIMINARY #4 -2.28 AC. (INCLUDES 2.00 AC. FOR 4A)  
 PRELIMINARY #5A -2.00 AC.  
  
 PRELIMINARY #6 16.09 AC. (INCLUDES ADDITIONAL AREA ADDED TO POD 2A [0.60 AC.])  
 KELLY LANE PARK 5.99 AC. (DEDICATED 15.80 AC. PARK NORTH OF SECTION 12 ALONG KELLY LANE)  
  
 TOTAL CREDITABLE PARKLAND REMAINING 25.34 AC.

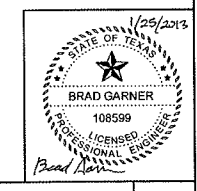
STREET NAME	STREET CLASSIFICATION	ROW WIDTH (FT)	TRAIL WIDTH (FT)	F-F WIDTH (FT)	MINIMUM RADIUS CL. CURVE (FT)	STREET LENGTH (FT)
1 WIND VALLEY WAY	LOCAL	50	N/A	28	180	1,593
2 COPPER GRASSLAND WAY	LOCAL	50	N/A	28	180	1,427
3 FALLING RAIN CIRCLE	LOCAL	50	N/A	28	---	286
4 STANDING JUNIPER COURT	LOCAL	50	N/A	28	180	450
5 BARLEY FIELD PASS	LOCAL	50	N/A	28	180	523

\* NON-RESIDENTIAL LOTS

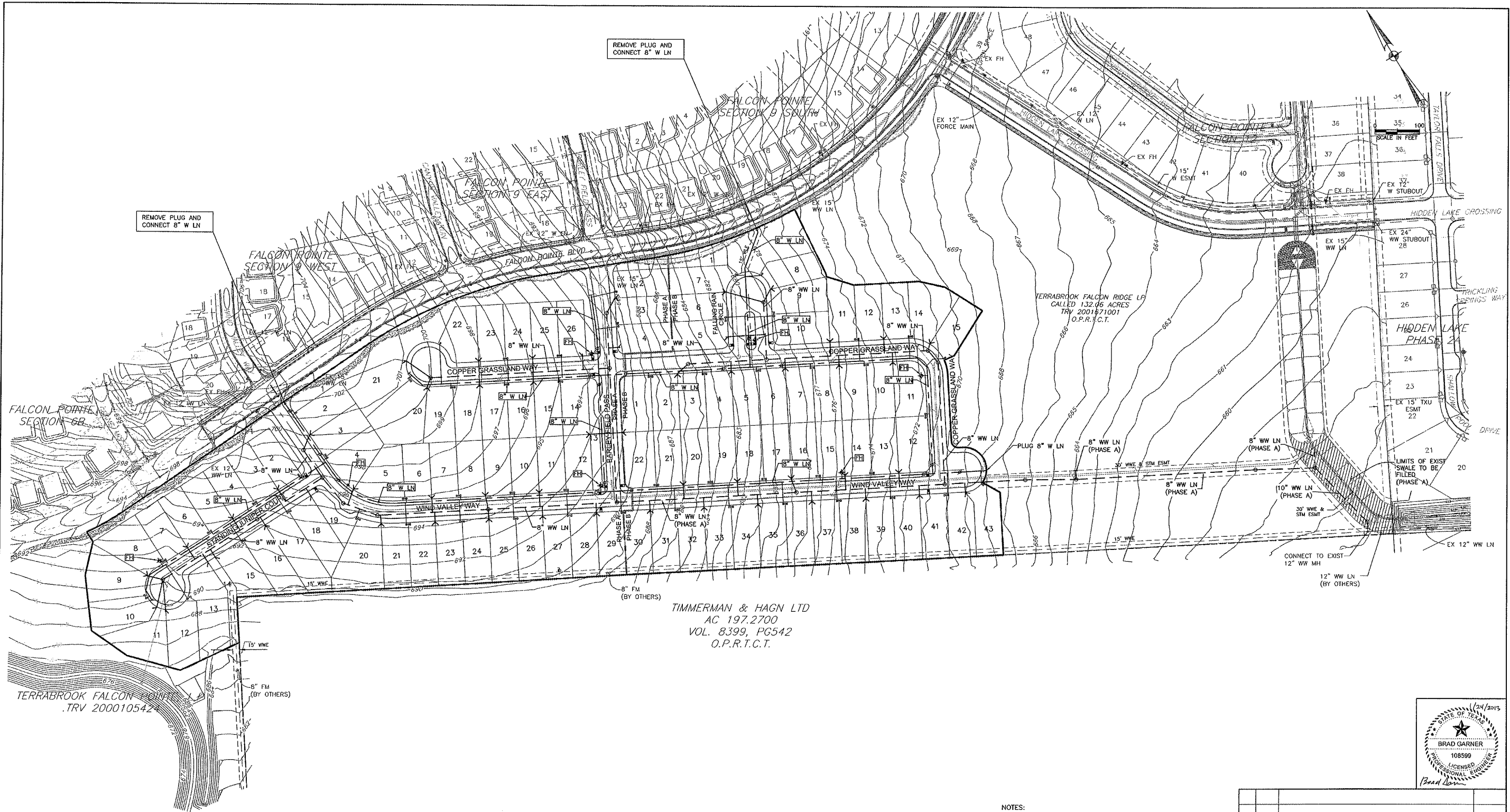
BLOCK	LOT	AREA (SF)	DESCRIPTION
A	1	13,841	OPEN SPACE LOT
A	11	10,398	OPEN SPACE AND DRAINAGE LOT
A	14	4,094	OPEN SPACE AND WASTEWATER LOT
A	19	4,401	OPEN SPACE LOT
B	1	37,411	OPEN SPACE LOT
D	13	4,847	OPEN SPACE LOT
D	1	24,027	OPEN SPACE LOT

- LAND USE  
 RIGHT OF WAY: 5.27 ACRES  
 RESIDENTIAL LOTS: 19.05 ACRES  
 OPEN SPACE, WASTEWATER, DRAINAGE OR PARKLAND LOTS: 2.27 ACRES  
 TOTAL: 26.59 ACRES
- LOT DESCRIPTIONS:  
 RESIDENTIAL: 99 LOTS  
 OPEN SPACE, WASTEWATER, DRAINAGE OR PARKLAND: 7 LOTS  
 TOTAL: 106 LOTS
- CITY OF PFLUGERVILLE PARKLAND CALCULATIONS:  
 TOTAL NUMBER OF RESIDENTIAL UNITS IN THE PROPOSED SUBDIVISION PRELIM. PLAN #5A: 99 RESIDENTIAL LOTS  
  
 TOTAL AMOUNT OF PARK LAND REQUIRED IN PREL. #5A: 2.00 ACRES  
 TOTAL AMOUNT OF PARK LAND PROPOSED IN PREL. #5A: 0.00 ACRES
- ALL NON-RESIDENTIAL LOTS AND OPEN SPACE REFLECTED IN THE TABLE AND WITHIN THE BOUNDARIES OF THIS PLAN WILL BE OWNED AND MAINTAINED BY THE DEVELOPER OR, AFTER TITLE TRANSFER, THE HOMEOWNERS ASSOCIATION, PURCHASER, OR NON-PROFIT CORPORATION.

- VARIANCE #1 REQUESTS A VARIANCE FROM SUBCHAPTER 15X.31 OF THE UNIFIED DEVELOPMENT CODE STATING AT LEAST ONE STREET STUBBED OUT INTO EVERY ADJACENT PROPERTY WHICH HAS NOT BEEN SUBDIVIDED AND IS NOT RECORDED IN COUNTY RECORDS.
- SEE ALUR NO.2 AGREEMENT FOR MINIMUM LOT DIMENSIONS. LOT SQUARE FOOTAGE IS SHOWN ON EACH LOT.
- OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- THE RADII OF R.O.W. ARCS ARE AS FOLLOWS:  
 RESIDENTIAL STREET INTERSECTIONS 15'  
 COLLECTOR/RESIDENTIAL STREET INTERSECTIONS 25'
- A TEN-FOOT P.U.E. WILL BE DEDICATED ADJACENT TO ALL PUBLIC STREET FRONTAGE.
- TOPOGRAPHY BASED UPON GROUND SURVEY BY SURVCON INC. (CONTOUR INTERVAL = 1 FT.)
- THERE ARE NO SIGNIFICANT TREES WITHIN THE PROPERTY BOUNDARY BASED UPON SURVEY BY SURVCON INC.
- THE FUTURE SUBDIVISION WITHIN PRELIMINARY PLAN #5A WILL BE CALLED "SECTION 13" OF FALCON POINTE.
- PARKING ALONG THE STREET WILL BE PROHIBITED BY "NO PARKING" SIGNS AT THE FOLLOWING LOCATIONS:  
 A) BOTH SIDES OF COPPER GRASSLAND WAY AT EACH END OF THE 90-DEGREE TURN (FROM BLOCK D LOT 13 TO PAST LOT 15 ON ONE SIDE AND ALONG BLOCK C LOTS 10 & 11 ON THE OTHER SIDE).  
 B) ALONG THE MEDIAN OF FALLING RAIN CIRCLE.



NO.	DATE	REVISION	APPROV.
CITY OF PFLUGERVILLE <b>FALCON POINTE</b> <b>PRELIMINARY #5A</b>  <b>PRELIMINARY PLAN</b>			
Unit AUSTIN/LDS		Scale: 1" = 100'	Date January 24, 2013
Designed BB		Checked BG	Job No. 60275904
Drawn TG		Approved BG	Sheet 3



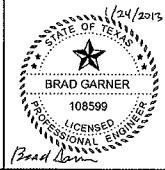
REMOVE PLUG AND  
CONNECT 8" W LN

REMOVE PLUG AND  
CONNECT 8" W LN

TIMMERMAN & HAGN LTD  
AC 197.2700  
VOL. 8399, PG542  
O.P.R.T.C.T.

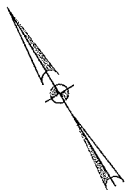
TERRABROOK FALCON RIDGE LP  
TRV 200110542

- NOTES:
- FOR STANDARD LEGEND & ABBREVIATIONS, SEE SHEET 2.
  - FIRE HYDRANT SPACING REQUIREMENT IS 1 FIRE HYDRANT EVERY 600 FT. IN RESIDENTIAL AREAS.
  - W W MH SPACING IS 400' MAX.
  - W W LINES ARE 8" UNLESS NOTED OTHERWISE.
  - WATER LINES ARE 8" UNLESS NOTED OTHERWISE.
  - TOPOGRAPHY BASED UPON GROUND SURVEY BY SURVCON INC. (CONTOUR INTERVAL=1 FT.)
  - TREES BASED UPON SURVEY BY SURVCON INC.
  - WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF PFLUGERVILLE
  - FIRE FLOW REQUIREMENT IS 1,000 GPM FOR SINGLE FAMILY DEVELOPMENT.
  - ALL UTILITIES WITHIN THE PHASE A & PHASE B BOUNDARIES ARE TO BE CONSTRUCTED WITH THAT PHASE, UNLESS OTHERWISE NOTED.



NO.	DATE	REVISION	APPROV.
CITY OF PFLUGERVILLE <b>FALCON POINTE</b> PRELIMINARY #5A <b>WATER AND WASTEWATER LAYOUT</b>			
<b>AECOM</b> AECOM 400 WEST 15th STREET, SUITE 500 AUSTIN, TEXAS 78701 WWW.TCB.AECOM.COM TBPE REG. NO. F-3580			
Unit	AUSTIN/LDS	Scale: 1" = 100'	Date: January 15, 2013
Designed	Checked	Job No. 60275904	
Drawn	Approved	Sheet 4	

Pen Table:  
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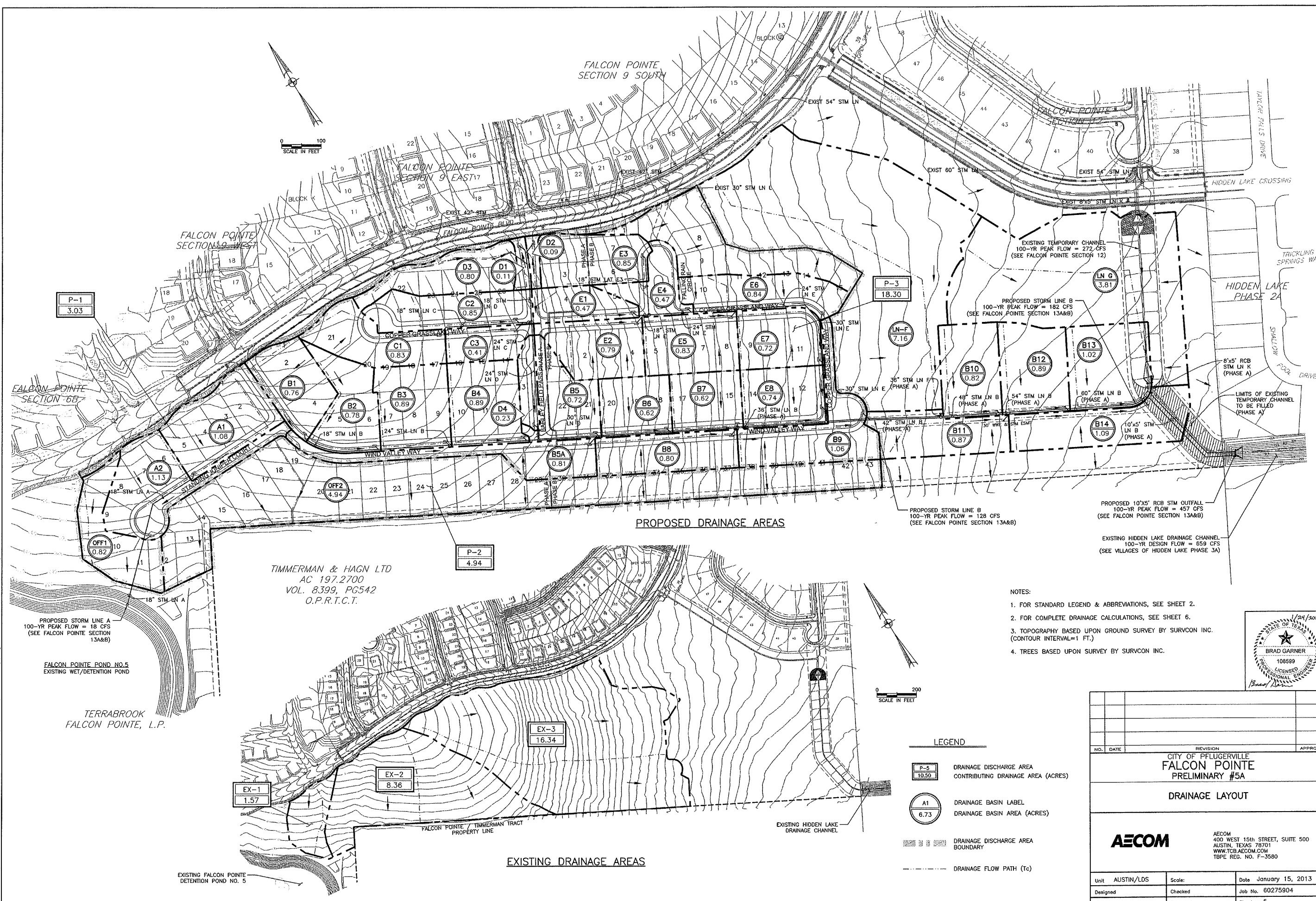
SCALE IN FEET  
0 100

### FALCON POINTE SECTION 9 SOUTH

### FALCON POINTE SECTION 9 EAST

### FALCON POINTE SECTION 9 WEST

### FALCON POINTE SECTION 6B7



### PROPOSED DRAINAGE AREAS

### EXISTING DRAINAGE AREAS

TIMMERMAN & HAGN LTD  
AC 197.2700  
VOL. 8399, PG542  
O.P.R.T.C.T.

FALCON POINTE POND NO. 5  
EXISTING WET/RETENTION POND

TERRABROOK  
FALCON POINTE, L.P.

EXISTING FALCON POINTE  
DETENTION POND NO. 5

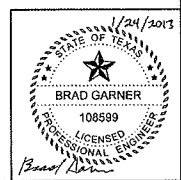
PROPOSED STORM LINE B  
100-YR PEAK FLOW = 128 CFS  
(SEE FALCON POINTE SECTION 13A&B)

PROPOSED 10'x5' RCB STM OUTFALL  
100-YR PEAK FLOW = 457 CFS  
(SEE FALCON POINTE SECTION 13A&B)

EXISTING HIDDEN LAKE DRAINAGE CHANNEL  
100-YR DESIGN FLOW = 659 CFS  
(SEE VILLAGES OF HIDDEN LAKE PHASE 3A)

#### NOTES:

1. FOR STANDARD LEGEND & ABBREVIATIONS, SEE SHEET 2.
2. FOR COMPLETE DRAINAGE CALCULATIONS, SEE SHEET 6.
3. TOPOGRAPHY BASED UPON GROUND SURVEY BY SURVCON INC. (CONTOUR INTERVAL=1 FT.)
4. TREES BASED UPON SURVEY BY SURVCON INC.



SCALE IN FEET  
0 200

#### LEGEND

- P-5  
10.50 DRAINAGE DISCHARGE AREA CONTRIBUTING DRAINAGE AREA (ACRES)
- A1  
6.73 DRAINAGE BASIN LABEL DRAINAGE BASIN AREA (ACRES)
- DRAINAGE DISCHARGE AREA BOUNDARY
- DRAINAGE FLOW PATH (Tc)

NO.	DATE	REVISION	APPROV.
CITY OF PFLUGERVILLE <b>FALCON POINTE PRELIMINARY #5A</b>			
<b>DRAINAGE LAYOUT</b>			
<b>AECOM</b>		AECOM 400 WEST 15TH STREET, SUITE 500 AUSTIN, TEXAS 78701 WWW.TCB.AECOM.COM TBP REG. NO. F-3580	
Unit	AUSTIN/LDS	Scale:	Date January 15, 2013
Designed		Checked	Job No. 60275904
Drawn		Approved	Sheet 5

Pen Table: DRAWING: L:\FALCON POINTE\2014\11\02\289804-50-Pre\1000 Cde\02-SHEETS\VP-5-L-DMAP(2).dwg PLOTTED: Jan 24, 2013 - 6:53pm

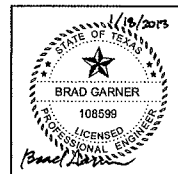
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Falcon Pointe Preliminary Plan #5A																
Peak Flow Calculation - Rational Method																
Storm Drainage Inlets																
Storm Pipe Drainage Inlets	Drainage Area (acres)	Impervious Cover (acres)	Impervious Fraction (%)	RUNOFF COEFFICIENT (C)				Flowpath Tc (min)	RAINFALL INTENSITY (I)				RUNOFF PEAK FLOW (Q)			
				C 2-Year	C 10-Year	C 25-Year	C 100-Year		I 2-Year (in/hr)	I 10-Year (in/hr)	I 25-Year (in/hr)	I 100-Year (in/hr)	Q 2-Year (cfs)	Q 10-Year (cfs)	Q 25-Year (cfs)	Q 100-Year (cfs)
<b>Storm Line "A"</b>																
A1	1.08	0.51	47%	0.53	0.59	0.64	0.71	6.69	5.31	7.90	9.35	11.71	3.0	5.0	6.4	9.0
A2	1.13	0.57	51%	0.54	0.61	0.66	0.73	5.89	5.51	8.20	9.70	12.09	3.4	5.6	7.2	10.0
<b>Storm Line "B"</b>																
B1	0.76	0.34	45%	0.52	0.58	0.63	0.71	6.08	5.46	8.13	9.61	12.00	2.2	3.6	4.6	6.4
B2	0.78	0.24	31%	0.46	0.52	0.56	0.64	8.06	5.00	7.45	8.83	11.12	1.8	3.0	3.9	5.5
B3	0.89	0.43	48%	0.53	0.59	0.64	0.72	6.56	5.34	7.95	9.41	11.77	2.5	4.2	5.4	7.5
B4	0.89	0.43	49%	0.53	0.60	0.64	0.72	6.60	5.33	7.94	9.39	11.75	2.5	4.2	5.4	7.6
B5	0.72	0.38	52%	0.55	0.61	0.66	0.74	7.27	5.17	7.71	9.13	11.46	2.0	3.4	4.3	6.1
B5A	0.81	0.47	58%	0.57	0.64	0.69	0.77	5.00	5.76	8.57	10.11	12.54	2.7	4.5	5.6	7.8
B6	0.62	0.31	50%	0.54	0.60	0.65	0.73	5.57	5.59	8.33	9.84	12.25	1.9	3.1	4.0	5.5
B7	0.62	0.31	50%	0.54	0.60	0.65	0.73	5.31	5.67	8.44	9.96	12.38	1.9	3.2	4.0	5.6
B8	0.80	0.39	48%	0.53	0.60	0.64	0.72	5.00	5.76	8.57	10.11	12.54	2.5	4.1	5.2	7.2
B9	1.06	0.57	54%	0.56	0.62	0.67	0.75	5.00	5.76	8.57	10.11	12.54	3.4	5.7	7.2	10.0
B10	0.82	0.44	53%	0.55	0.62	0.66	0.75	5.64	5.58	8.30	9.81	12.21	2.5	4.2	5.3	7.5
B11	0.87	0.35	41%	0.50	0.56	0.61	0.69	5.29	5.67	8.45	9.97	12.39	2.5	4.1	5.3	7.4
B12	0.89	0.43	48%	0.53	0.59	0.64	0.72	6.73	5.30	7.89	9.34	11.69	2.5	4.2	5.3	7.5
B13	1.02	0.52	51%	0.54	0.61	0.65	0.73	6.36	5.39	8.02	9.49	11.86	3.0	5.0	6.3	8.9
B14	1.09	0.52	48%	0.53	0.59	0.64	0.72	5.38	5.65	8.41	9.93	12.35	3.3	5.4	6.9	9.7
<b>Storm Line "C"</b>																
C1	0.83	0.30	36%	0.48	0.54	0.58	0.66	6.98	5.24	7.80	9.24	11.58	2.1	3.5	4.5	6.4
C2	0.85	0.45	53%	0.55	0.62	0.66	0.74	5.19	5.70	8.49	10.02	12.45	2.7	4.5	5.7	7.9
C3	0.41	0.23	55%	0.56	0.63	0.67	0.75	5.00	5.76	8.57	10.11	12.54	1.3	2.2	2.8	3.9
<b>Storm Line "D"</b>																
D1	0.11	0.06	52%	0.55	0.61	0.66	0.74	5.00	5.76	8.57	10.11	12.54	0.3	0.6	0.7	1.0
D2	0.09	0.06	64%	0.60	0.67	0.71	0.80	5.00	5.76	8.57	10.11	12.54	0.3	0.5	0.6	0.9
D3	0.80	0.19	24%	0.43	0.49	0.53	0.61	6.72	5.30	7.89	9.34	11.70	1.8	3.1	4.0	5.7
D4	0.23	0.31	134%	0.89	0.98	1.04	1.13	5.00	5.76	8.57	10.11	12.54	1.2	1.9	2.4	3.3
<b>Storm Line "E"</b>																
E1	0.47	0.23	49%	0.54	0.60	0.65	0.73	5.00	5.76	8.57	10.11	12.54	1.5	2.4	3.1	4.3
E2	0.79	0.39	49%	0.54	0.60	0.64	0.72	5.11	5.73	8.52	10.06	12.49	2.4	4.0	5.1	7.1
E3	0.85	0.34	41%	0.50	0.56	0.61	0.68	6.64	5.32	7.92	9.37	11.73	2.3	3.8	4.8	6.8
E4	0.47	0.16	35%	0.48	0.54	0.58	0.66	5.00	5.76	8.57	10.11	12.54	1.3	2.2	2.8	3.9
E5	0.83	0.41	50%	0.54	0.60	0.65	0.73	5.70	5.56	8.28	9.78	12.18	2.5	4.1	5.3	7.4
E6	0.84	0.41	49%	0.54	0.60	0.65	0.73	6.54	5.34	7.96	9.42	11.78	2.4	4.0	5.1	7.2
E7	0.72	0.38	52%	0.55	0.62	0.66	0.74	6.17	5.44	8.10	9.57	11.95	2.2	3.6	4.6	6.4
E8	0.74	0.39	52%	0.55	0.62	0.66	0.74	5.67	5.57	8.29	9.80	12.20	2.3	3.8	4.8	6.7
<b>Runoff to Off-site Areas</b>																
OFF1	0.82	0.28	34%	0.47	0.53	0.58	0.65	5.86	5.52	8.21	9.71	12.10	2.1	3.6	4.6	6.5
OFF2	4.94	1.70	34%	0.47	0.53	0.58	0.66	6.45	5.37	7.99	9.45	11.82	12.6	21.1	27.0	38.3
<b>Future Storm Lines</b>																
Storm Line "F"	7.16	2.26	32%	0.46	0.52	0.57	0.64	8.89	4.83	7.20	8.54	10.80	16.0	26.9	34.6	49.6
Storm Line "G"	3.81	1.79	47%	0.53	0.59	0.64	0.72	7.63	5.09	7.59	8.99	11.30	10.2	17.1	21.8	30.8

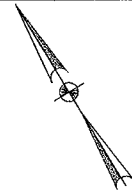
Notes: Runoff Coefficient (C) and Rainfall Intensity (I) per City of Austin Drainage Criteria Manual; Runoff Coefficient C =  $C_{PERV} \cdot (A_{PERV}/A_{TOTAL}) + C_{IMPERV} \cdot (A_{IMPERV}/A_{TOTAL})$ ; Rainfall Intensity I =  $a/(Tc+b)^c$ ; Peak Flow Q =  $C \cdot I \cdot A$

Falcon Pointe Preliminary Plan #5A																
Peak Flow Calculation - Rational Method																
Overall Drainage Areas																
Overall Storm Drainage (Stormwater Destination)	Drainage Area (acres)	Impervious Cover (acres)	Impervious Fraction (%)	RUNOFF COEFFICIENT (C)				Flowpath Tc (min)	RAINFALL INTENSITY (I)				RUNOFF PEAK FLOW (Q)			
				C 2-Year	C 10-Year	C 25-Year	C 100-Year		I 2-Year (in/hr)	I 10-Year (in/hr)	I 25-Year (in/hr)	I 100-Year (in/hr)	Q 2-Year (cfs)	Q 10-Year (cfs)	Q 25-Year (cfs)	Q 100-Year (cfs)
<b>Proposed Developed Condition</b>																
P-1 (Det. Pond No. 5)	3.03	1.26	42%	0.50	0.57	0.61	0.69	7.52	5.11	7.62	9.03	11.35	7.8	13.1	16.7	23.7
P-2 (Timmerman Tract)	4.94	1.70	34%	0.47	0.53	0.58	0.66	6.45	5.37	7.99	9.45	11.82	12.6	21.1	27.0	38.3
P-3 (Hidden Lake Channel)	18.30	8.42	46%	0.52	0.59	0.63	0.71	9.87	4.64	6.93	8.23	10.44	44.4	74.4	95.1	135.8
<b>Existing Undeveloped Condition</b>																
Ex-1 (Det. Pond No. 5)	1.57	0.00	0%	0.33	0.38	0.42	0.49	8.07	4.99	7.44	8.83	11.12	2.6	4.4	5.8	8.6
Ex-2 (Timmerman Tract)	8.36	0.00	0%	0.33	0.38	0.42	0.49	10.11	4.60	6.87	8.16	10.36	12.7	21.8	28.6	42.4
Ex-3 (Hidden Lake Channel)	16.34	0.00	0%	0.33	0.38	0.42	0.49	18.13	3.54	5.32	6.37	8.24	19.1	33.0	43.7	66.0

Notes: Runoff Coefficient (C) and Rainfall Intensity (I) per City of Austin Drainage Criteria Manual; Runoff Coefficient C =  $C_{PERV} \cdot (A_{PERV}/A_{TOTAL}) + C_{IMPERV} \cdot (A_{IMPERV}/A_{TOTAL})$ ; Rainfall Intensity I =  $a/(Tc+b)^c$ ; Peak Flow Q =  $C \cdot I \cdot A$

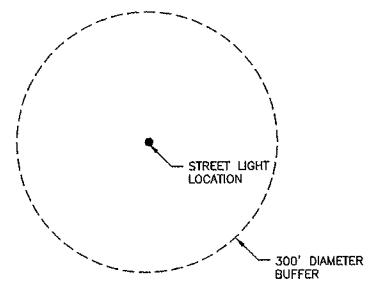


NO.	DATE	REVISION	APPROV.
CITY OF PFLUGERVILLE <b>FALCON POINTE</b> PRELIMINARY #5A			
DRAINAGE CALCULATIONS SHEET			
<b>AECOM</b>		AECOM 400 WEST 15th STREET, SUITE 500 AUSTIN, TEXAS 78701 WWW.TCB.AECOM.COM TBP REG. NO. F-3580	
Unit	AUSTIN/LDS	Scale:	1" = 100'
Designed	Checked	Date	January 15, 2013
Drawn	Approved	Job No.	60275904
		Sheet	6

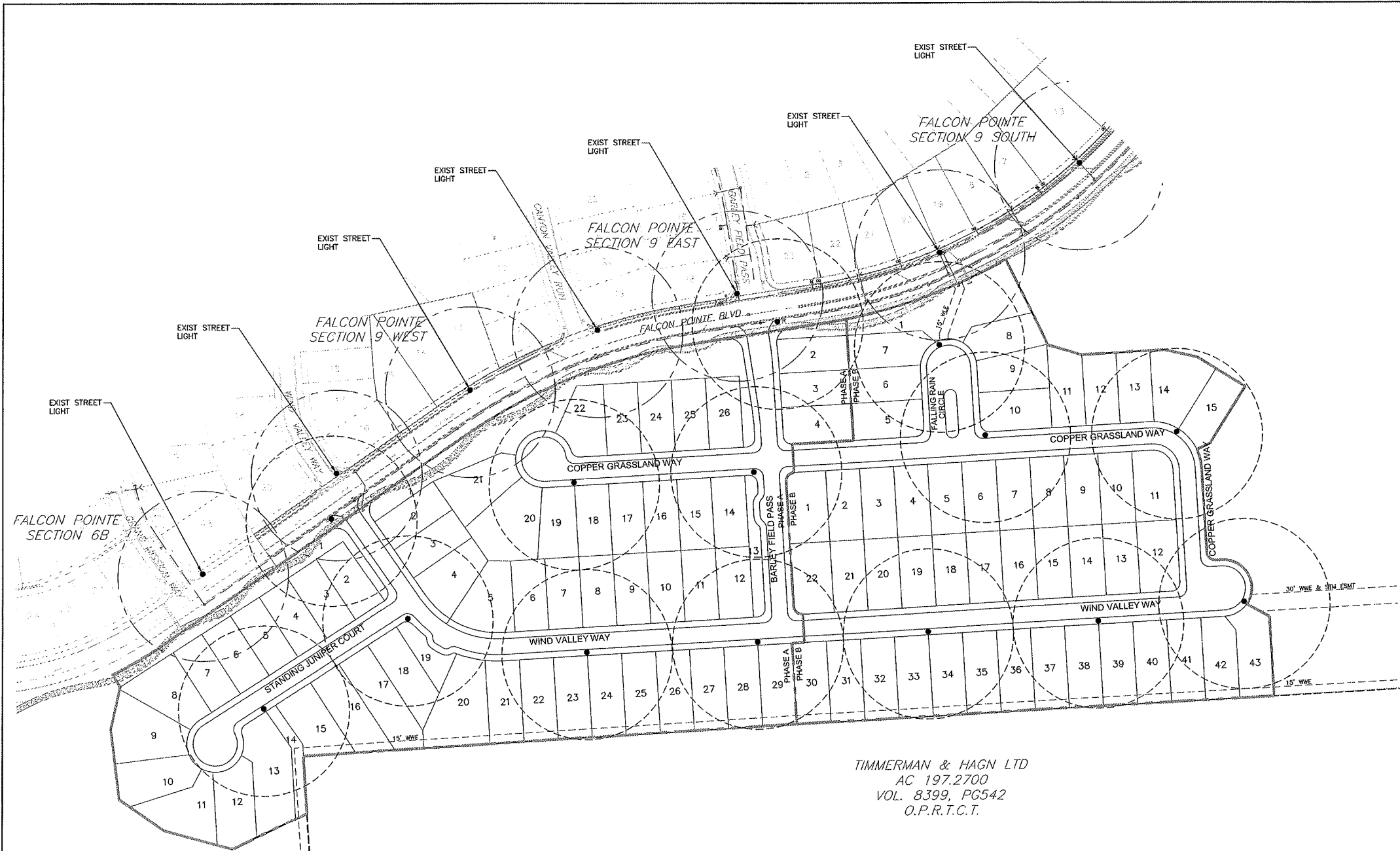


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SCALE IN FEET

LEGEND



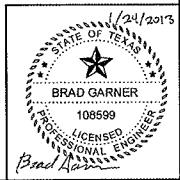
NOTE:  
PROPOSED STREET LIGHTS TO BE:  
ONCOR  
STREET LIGHT LUMINAIRE  
HISTORICAL - UNDERGROUND  
CAST IRON POLE - ANCHOR BASE  
(DWG. 213-540)



TIMMERMAN & HAGN LTD  
AC 197.2700  
VOL. 8399, PG542  
O.P.R.T.C.T.

TERRABROOK FALCON POINTE, L.P.  
TRV 2000105424

Pen Table:  
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NO.	DATE	REVISION	APPROV.

CITY OF PFLUGERVILLE  
FALCON POINTE  
PRELIMINARY #5A

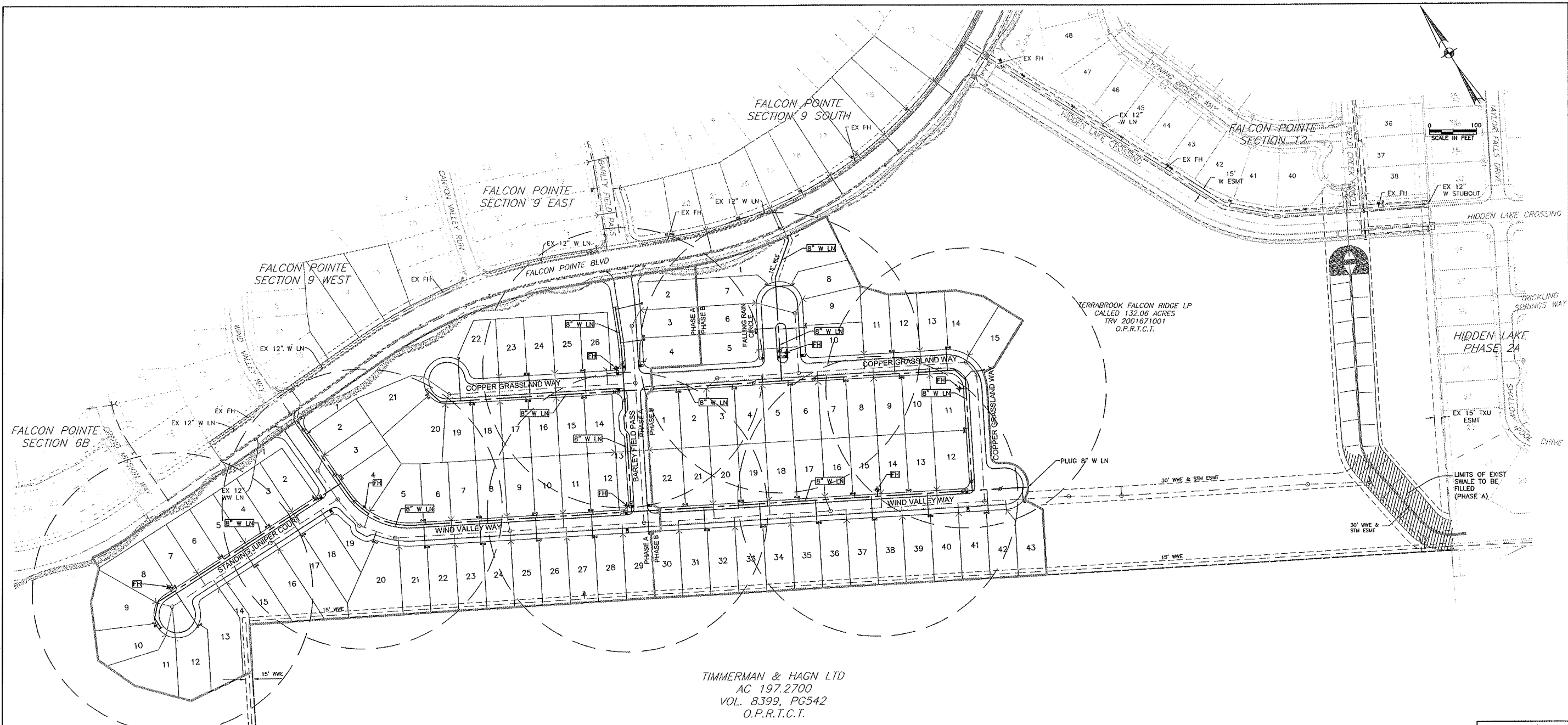
ILLUMINATION PLAN



AECOM  
400 WEST 15th STREET, SUITE 500  
AUSTIN, TEXAS 78701  
WWW.TCB.AECOM.COM  
TBPPE REG. NO. F-3580

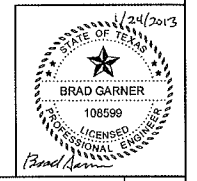
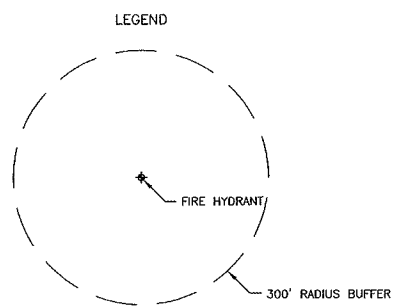
Unit	AUSTIN/LDS	Scale:	1" = 100'	Date	January 15, 2013
Designed		Checked		Job No.	60275904
Drawn		Approved		Sheet	7

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TERRABROOK FALCON POINTE, L.P.  
.TRV 2000105424

TIMMERMAN & HAGN LTD  
AC 197.2700  
VOL. 8399, PG542  
O.P.R.T.C.T.



NO.	DATE	REVISION	APPROV.
CITY OF PFLUGERVILLE <b>FALCON POINTE</b> PRELIMINARY #5A			
<b>FIRE HYDRANT SERVICE AREA</b>			
<b>AECOM</b>		AECOM 400 WEST 15th STREET, SUITE 500 AUSTIN, TEXAS 78701 WWW.TCB.AECOM.COM TBP REG. NO. F-3580	
Unit	AUSTIN/LDS	Scale:	1" = 100'
Designed		Checked	
Drawn		Approved	
Date	January 15, 2013		Job No. 60275904
			Sheet 8