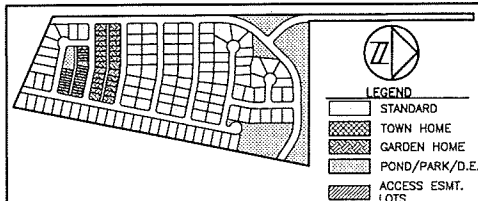


PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



VICINITY MAP
SCALE: 1" = 1/4"



PARKLAND LOTS

LOT #	AREA (SF)	(AC)
1	14,256	0.3273
2	3,576	0.0821
3	18,955	0.4351
4	37,185	0.8537
5	129,013	2.9617
TOTALS	202,985	4.6599

BLOCK LENGTHS

BLOCK NO.	LENGTH	BLOCK NO.	LENGTH
A	1389'	E	2123'
B	1349'	F	3251'
C	1841'	G	794'
D	2099'	H	1402'
		I	2929'

LOT TYPES

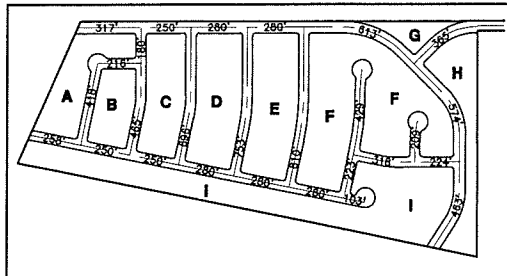
N.T.S.

SETBACKS:

FRONT YARD:	15'
COMMON LOT LINE:	5'
CORNER SIDE YARD:	20'
REAR YARD:	20'

PARKLAND CALCULATIONS

TOTAL # OF RESIDENTIAL UNITS	162
TOTAL AMOUNT OF PARK LAND REQUIRED:	3.24 ACRES
TOTAL AMOUNT OF PARK LAND PROPOSED:	4.66 ACRES
TOTAL AMOUNT OF PARK LAND IN 100 YEAR FLOOD PLAIN EL.	0
TOTAL AMOUNT OF PARK LAND IN 25 YEAR FLOOD PLAIN EL.	0
AMOUNT OF CREDITABLE PARK LAND	4.66 ACRES



BLOCK LENGTHS

N.T.S.

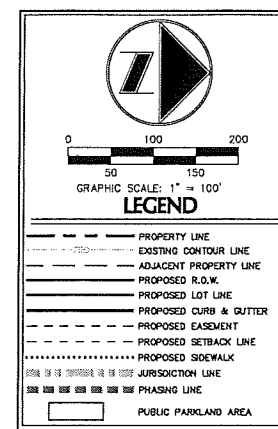
LAND USE SUMMARY

LOT TYPE	ACREAGE	NO. LOTS
MINIMUM STANDARD LOTS (70'x113')	24.31	111
MINIMUM CORNER LOTS (85'x113')	2.54	28
GARDEN HOME LOTS (40'x90')	1.07	23
CORNER LOTS (55'x90')	4.66	5
TOWNHOUSES (20'x90')	2.26	1
PARKLAND	0.53	4
DRAINAGE EASEMENT	13.46	N/A
ACCESS EASEMENT		
RIGHT OF WAY		
TOTAL:	48.83	172

PHASING TABLE

PHASES	STANDARD LOTS	GARDEN HOME LOTS	TOWNHOME LOTS	TOTAL LOTS
PHASE 1	36	0	0	36
PHASE 2	43	0	0	43
PHASE 3	32	28	23	83
TOTAL:	111	28	23	162

BENCHMARK
ITEM #1 - A 1/2" IRON ROD SET WITH "DOUCET CONTROL" ALUMINUM CAP LOCATED AT THE NORTHWEST CORNER OF GATTIS SCHOOL ROAD AND LINKS LANE. A ROAD MIDDLE 17MIN 12SEC, A DISTANCE OF 129.98' FROM THE MOST NORTHWESTERLY CORNER OF THE PLAT. ELEVATIONS DERIVED FROM GPS OBSERVATIONS, STATIC DATA PROCESSED BY D.P.U.S. ELEVATION = 744.90'



PETER CONRAD SURVEY NO. 71 ABSTRACT NO. 200

GERALD WILKE CALLED 73.914 ACRES VOL. 11649, PG. 563 P.R.T.C.T.X.

C4 ZONING USE VACANT

TIMMERMAN HAGEN LTD. CALLED 136.892 ACRES, SAVE AND EXCEPT A CALLED 8.142 ACRES, SAVE AND EXCEPT A CALLED 5.134 ACRES D.O.C. NO. 2003161500 O.P.R.T.C.T.X.

C4 ZONING USE VACANT

Parcel Line Table

Line #	Length	Line #	Length	Line #	Length	Line #	Length	Line #	Length
L1	6.23	L12	20.00	L22	27.00	L32	22.00	L42	22.00
L2	22.00	L13	22.00	L23	20.00	L33	17.21	L43	22.00
L3	22.00	L14	22.00	L24	27.00	L34	20.88	L44	22.00
L4	22.00	L15	22.00	L25	27.00	L35	22.00	L45	20.00
L5	22.00	L16	22.00	L26	22.00	L36	22.00	L46	22.00
L6	22.00	L17	15.00	L27	22.00	L37	22.00	L47	22.00
L7	15.00	L18	22.00	L28	22.00	L38	22.00	L48	22.00
L8	22.00	L19	20.00	L29	22.00	L39	22.00	L49	17.21
L9	22.00	L20	22.00	L30	22.00	L40	12.00	L50	6.18
L10	22.00	L21	22.00	L31	22.00	L41	22.00	L51	20.00
L11	12.00	L22	22.00	L32	22.00	L42	22.00	L52	15.68
L12	22.00	L23	20.00	L33	17.21	L43	22.00	L53	3.21
L13	22.00	L24	27.00	L34	20.88	L44	22.00	L54	20.00
L14	22.00	L25	27.00	L35	22.00	L45	20.00	L55	3.38
L15	22.00	L26	22.00	L36	22.00	L46	22.00	L56	8.61
L16	22.00	L27	22.00	L37	22.00	L47	22.00	L57	3.21
L17	15.00	L28	22.00	L38	22.00	L48	22.00	L58	8.13
L18	22.00	L29	22.00	L39	22.00	L49	17.21	L59	13.53
L19	20.00	L30	22.00	L40	12.00	L50	6.18	L60	7.98
L20	22.00	L31	22.00	L41	22.00	L51	20.00	L61	2.32

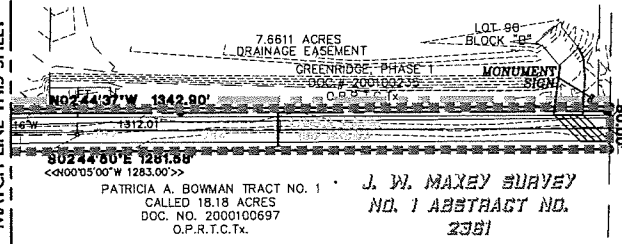
Curve Table

Curve #	Length	Radius	Curve #	Length	Radius	Curve #	Length	Radius	Curve #	Length	Radius
C1	23.56	15.00	C36	14.32	575.00	C51	23.56	15.00	C72	12.09	15.00
C2	13.62	15.00	C37	23.56	15.00	C52	23.56	15.00	C73	15.03	15.00
C3	20.51	15.00	C38	23.56	15.00	C53	23.56	15.00	C74	23.56	15.00
C4	23.56	15.00	C39	23.56	15.00	C54	23.56	15.00	C75	23.56	15.00
C5	23.56	15.00	C40	23.56	15.00	C55	23.56	15.00	C76	23.56	15.00
C6	23.56	15.00	C41	23.56	15.00	C56	43.64	15.00	C77	23.56	15.00
C7	23.56	15.00	C42	23.56	15.00	C57	13.62	15.00	C78	3.43	270.00
C8	23.56	15.00	C43	23.56	15.00	C58	13.62	15.00	C79	23.56	15.00
C9	23.56	15.00	C44	14.32	805.00	C59	17.61	275.00	C80	23.56	15.00
C10	5.51	50.00	C45	14.32	855.00	C60	20.62	275.00	C81	3.43	270.00
C11	13.62	15.00	C46	14.32	855.00	C61	8.83	1365.00	C82	10.78	185.00
C12	23.56	15.00	C47	23.56	15.00	C62	23.56	15.00	C83	22.10	185.00
C13	23.56	15.00	C48	23.56	15.00	C63	23.56	15.00	C84	21.50	275.00
C14	23.56	15.00	C49	23.56	15.00	C64	23.56	15.00	C85	22.04	275.00
C15	23.56	15.00	C50	8.83	1085.00	C65	23.56	15.00	C86	4.78	275.00
C16	23.56	15.00	C51	8.57	1135.00	C66	23.56	15.00	C87	4.78	275.00
C17	23.56	15.00	C52	14.32	1085.00	C67	5.64	325.00			

STATE OF TEXAS
COUNTY OF TRAVIS

I, SYDNEY SMITH XINOS, 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 ON THE PLAN ARE SHOWN HEREON.

SYDNEY SMITH XINOS, R.P.L.S.
DOUCET & ASSOCIATES, INC.
7401 B. HIGHWAY 71 WEST, STE. 160
AUSTIN, TEXAS 78735
512-583-2600



KPKM II VENTURES, LTD.
REMAINDER OF A CALLED 62.877 ACRES
D.O.C. NO. 1999155154
O.P.R.C.T.X.

REVISIONS:

NO.	DESCRIPTION	REVISED BY	DATE	APPROVED BY	DATE
1	INITIAL DESIGN	SYDNEY SMITH XINOS	05-03-2016		

LEGAL DESCRIPTION
48.8308 ACRES (2,127,000 SQUARE FEET) PARTIALLY OUT OF THE PETER CONRAD SURVEY NO. 71 AND THE J.W. MAXEY SURVEY NO. 1 SITUATED IN TRAVIS COUNTY, TEXAS.

NOTES

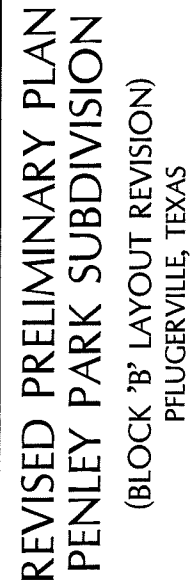
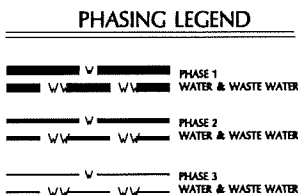
- ALL PROPOSED COLLECTOR AND LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- DETAILS FOR PAVEMENT TRANSITION ALONG PEACH VISTA DRIVE FROM CURB AND GUTTER TO DRIVE WITH ROADSIDE SHALES WILL BE PROVIDED WITH CONSTRUCTION PLANS. DRAINAGE DETAILS WILL BE PROVIDED TO CONVEY CURB AND GUTTER DRAINAGE TO ROADSIDE SHALES. ROADSIDE SHALES WILL ONLY BE ALLOWED TO CONVEY DRAINAGE FOR LINKS LANE.
- OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- LINKS LANE SHALL BE A COLLECTOR STREET WITH A 30' WIDE PAVEMENT WITH MEASURED EDGE OF PAVEMENT TO EDGE OF PAVEMENT UP TO THE POINT AT WHICH THE ROAD CHANGES FROM 50' TO 60'. WHERE THE ROAD IS 50' WIDE AND 40' OF PAVEMENT MEASURED F.O.C. TO F.O.C. WILL BE PROVIDED PER THE CITY OF PFLUGERVILLE MASTER PLAN. PEACH VISTA SHALL BE A COLLECTOR STREET WITH 40' PAVEMENT WIDTH (F.O.C. TO F.O.C.). ALL OTHER STREETS ARE LOCAL STREETS WITH 30' PAVEMENT WIDTH (F.O.C. TO F.O.C.).
- THIS PROJECT IS LOCATED WITHIN WILBARGER CREEK WATERSHED. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE FEMA 100-YEAR FLOODPLAIN PANEL NO. 445300073 E. 100 YEAR FLOODPLAIN SHOWN ARE FROM DATA STUDY.
- UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
WATER - MANVILLE WATER SUPPLY
WASTEWATER - WINDERMERE UTILITY COMPANY (SOUTHWEST WATER COMPANY)
ELECTRICITY - ONCOR ELECTRIC
- FINAL DETERMINATION OF NEED FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
- LOTS 8 AND 16 BLK B ARE PEDESTRIAN ACCESS EASEMENTS AND LOTS 28 BLK B AND LOT 25 BLK C ARE ACCESS EASEMENTS AND SHALL BE MAINTAINED AND OWNED BY THE HOA.
- ALL EXISTING BUILDINGS, DRIVEWAYS, ROADS, ETC. WILL BE REMOVED.
- PROPOSED PARKS ARE TO BE PUBLIC.
- STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS.
- ALL PARKS SHALL BE LOCATED IN ALLEYS.
- WATERLINE SHALL CONNECT TO EXIST. WATER MAIN @ PEACH VISTA DR.
- DEVELOPMENT DESIGN STANDARDS PER DEVELOPMENT AGREEMENT
- A 10'-12' PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION INCLUDING BUT NOT LIMITED TO SUBCHAPTER 12 OF THE UNIFIED DEVELOPMENT CODE AND THE TREE TECHNICAL MANUAL AS AMENDED.
- NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES
- NO WELLS SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
- WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
- ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TELEVISIONS, AMPLIFIERS, SWITCHES, DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.

REVISED PRELIMINARY PLAN PENLEY PARK SUBDIVISION (BLOCK 'B' LAYOUT REVISION) PFLUGERVILLE, TEXAS



Scale: AS SHOWN
Designed by: DS
Drawn by: MC
Reviewed by: DS
Date: 05/03/2016
SHEET 1 OF 6
Project No: 972-001

DA DBE # 3937
Doucet & Associates, Inc.
7401 B. Highway 71 West, Suite 160 Austin, TX 78735
Phone: (512) 583-2600 Fax: (512) 583-2601
www.doucetandassociates.com

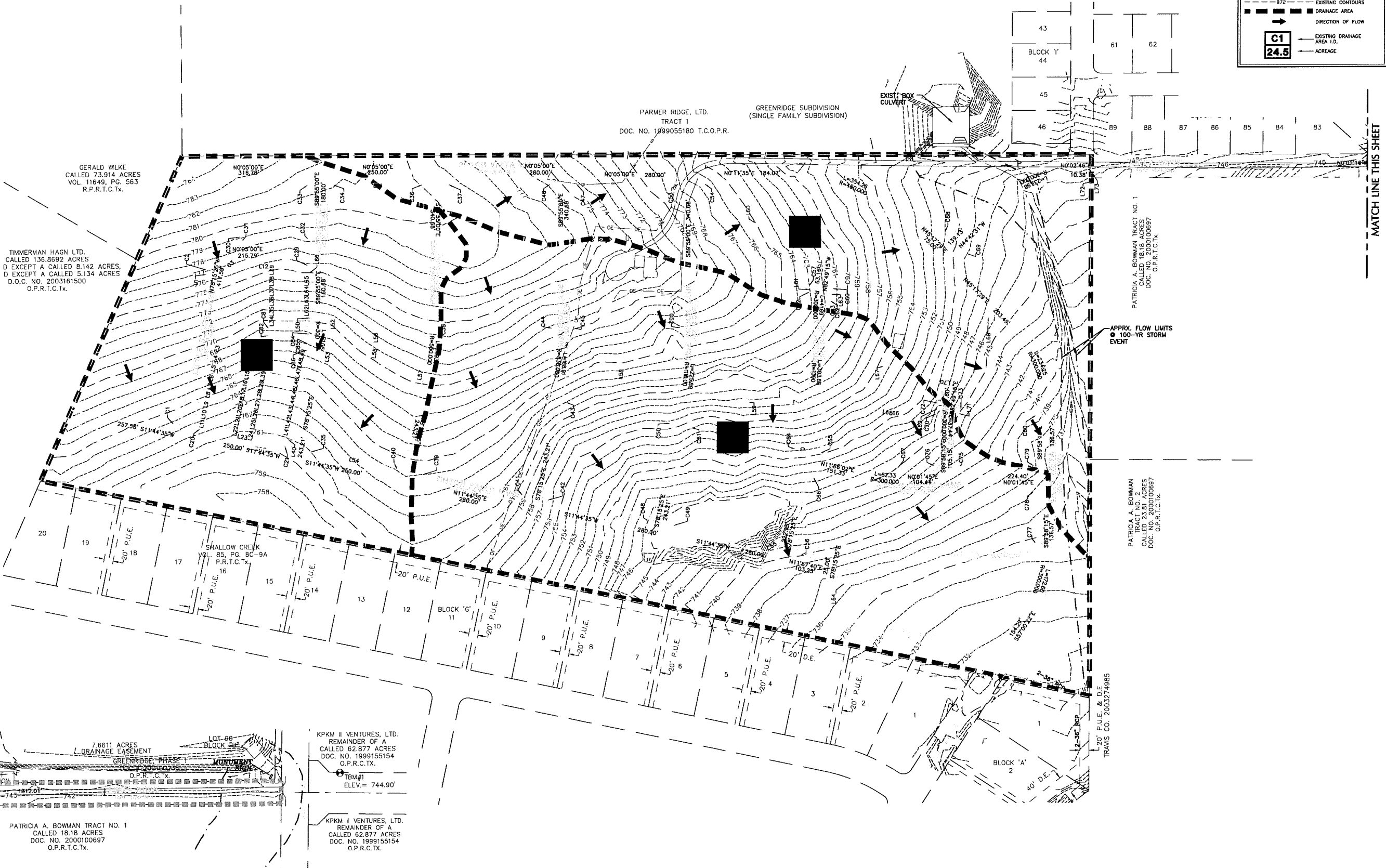


DRAINAGE AREA	Acreage (Acres)	Runoff Coefficient	SHEET FLOW				SHALLOW CONCENTRATED FLOW			Tc	I25	Q25	I100	Q100
			n	L (ft)	s (ft/ft)	Tt1 (Min) (Ln)/(42s*0.5)	s (ft/ft)	L (ft)	Tt2 (Min) (Ln)/(60s*0.5)					
E1	12.5	0.51	0.2	300	0.010	14.29	0.020	2100	49.50	63.78	3.274	20.87	4.137	26.37
E2	22.13	0.51	0.2	300	0.030	8.25	0.030	1200	23.09	31.34	5.162	58.28	6.497	73.33
E3	12.74	0.51	0.2	300	0.030	8.25	0.034	500	9.04	17.29	7.195	46.75	9.048	58.79

GRAPHIC SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- DRAINAGE AREA
- DIRECTION OF FLOW
- EXISTING DRAINAGE AREA I.D.
- ACREAGE



DBPE # 3937
Doucet & Associates, Inc.
 7401 B Hwy. 71 West, Suite 140 Austin, TX 78735
 Phone: (512) 583-3600 Fax: (512) 583-2661
 AUSTIN, TEXAS: EASTMAN, HANCOCK, & ASSOCIATES, INC. AUSTIN, TEXAS: www.doucetandassociates.com

EXISTING DRAINAGE AREA MAP

REVISED PRELIMINARY PLAN PENLEY PARK SUBDIVISION (BLOCK 'B' LAYOUT REVISION) PFLUGERVILLE, TEXAS

Scale: AS SHOWN
 Designed by: DS
 Drawn by: MC
 Reviewed by: DS
 Date: 05/03/2016

SHEET
3
OF 6

Project No: 972-001

0 100 200
50 150
GRAPHIC SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE
- 750 FLOW LIMITS (100-YR EVENT)
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED CONTOUR LINE
- DRAINAGE DITCH / D.E.
- PROPOSED WATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED STORM SEWER LINE
- W/ INLET
- FILL AREA

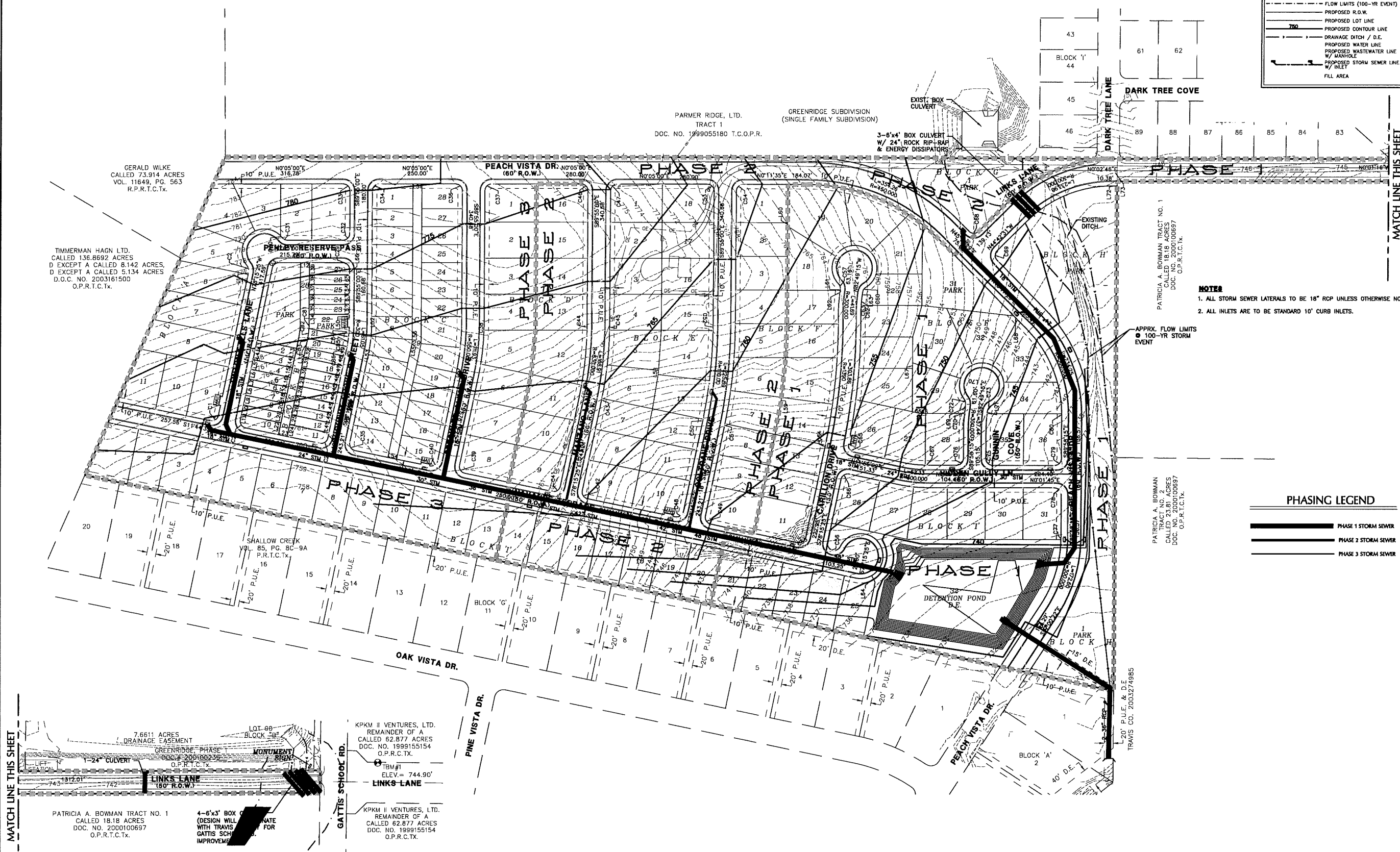
DA TBPE # 3937
Doucet & Associates, Inc.
7401 B-Hwy. 71 West, Suite 160 Austin, TX 78725
Phone: (512) 583-2600 Fax: (512) 583-2601
www.doucetandassociates.com

GRADING & DRAINAGE PLAN

REVISED PRELIMINARY PLAN
PENLEY PARK SUBDIVISION
(BLOCK 'B' LAYOUT REVISION)
PFLUGERVILLE, TEXAS



Scale:	AS SHOWN
Designed by:	DS
Drawn by:	BC
Reviewed by:	DS
Date:	03/03/2016
SHEET	
5	
OF 6	
Project No:	972-001



CERALD WILKE
CALLED 73.914 ACRES
VOL. 11649, PG. 563
R.P.R.T.C.T.X.

TIMMERMAN HAGN LTD.
CALLED 136.6692 ACRES
D EXCEPT A CALLED 8.142 ACRES,
D EXCEPT A CALLED 5.134 ACRES
D.O.C. NO. 2003161500
O.P.R.T.C.T.X.

PATRICIA A. BOWMAN TRACT NO. 1
CALLED 18.18 ACRES
DOC. NO. 2000100697
O.P.R.T.C.T.X.

PATRICIA A. BOWMAN
TRACT NO. 1
CALLED 23.81 ACRES
DOC. NO. 2000100697
O.P.R.T.C.T.X.

- NOTES**
1. ALL STORM SEWER LATERALS TO BE 18" RCP UNLESS OTHERWISE NOTED.
 2. ALL INLETS ARE TO BE STANDARD 10" CURB INLETS.

PHASING LEGEND

- PHASE 1 STORM SEWER
- PHASE 2 STORM SEWER
- PHASE 3 STORM SEWER

MATCH LINE THIS SHEET

7.6611 ACRES
DRAINAGE EASEMENT
GREENRIDGE PHASE
DOC. NO. 2001002358
O.P.R.T.C.T.X.

LOT-99
BLOCK 'B'

1-24' CULVERT
LINKS LANE
(60' R.O.W.)

PATRICIA A. BOWMAN TRACT NO. 1
CALLED 18.18 ACRES
DOC. NO. 2000100697
O.P.R.T.C.T.X.

4-6'x3' BOX CULVERT
(DESIGN WILL BE SUBMITTED FOR PERMIT)

LINKS LANE
(60' R.O.W.)

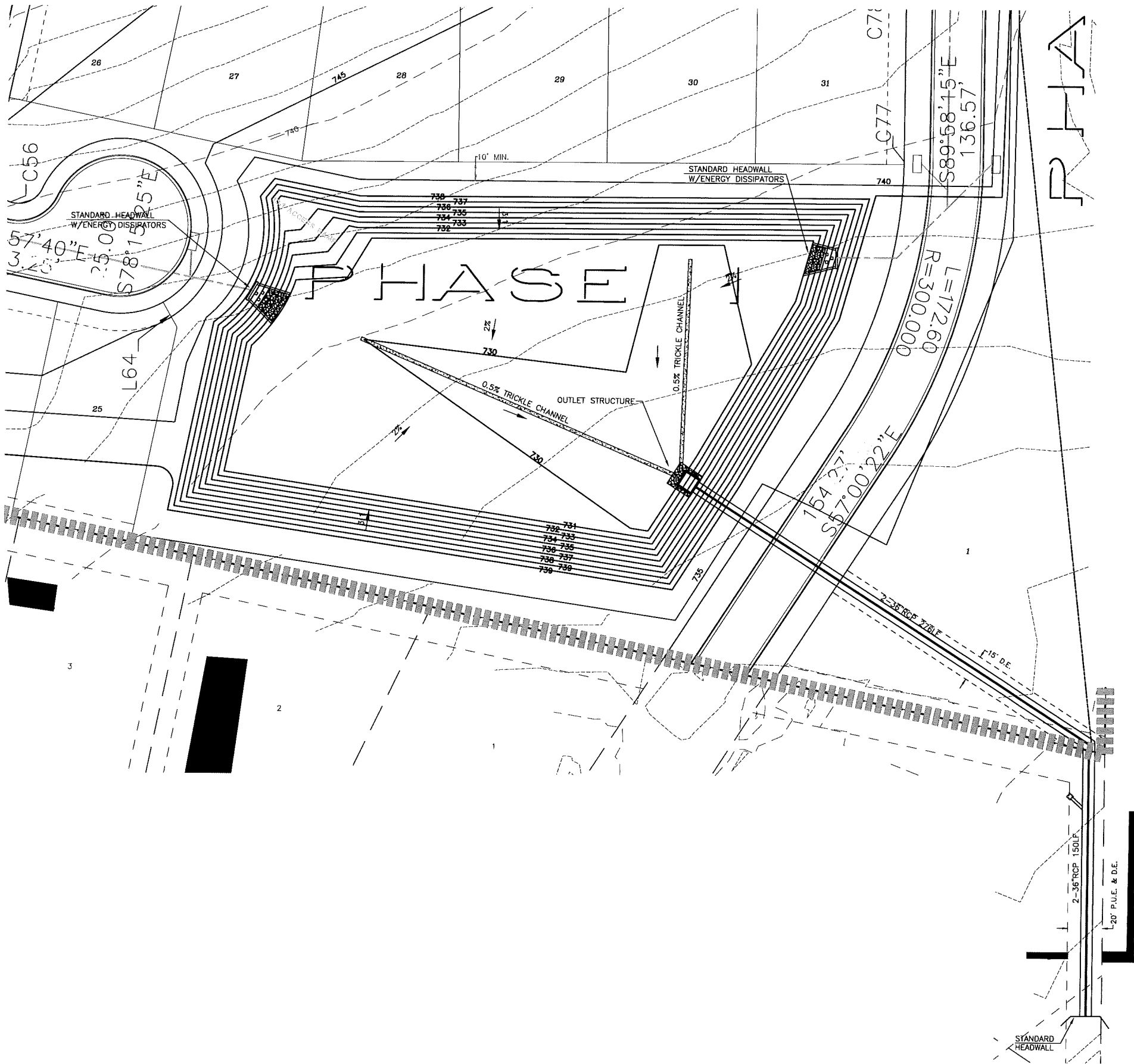
GATTIS SCHOOL RD.

KPKM II VENTURES, LTD.
REMAINDER OF A
CALLED 62.877 ACRES
DOC. NO. 1999155154
O.P.R.C.T.X.

TBM#1
ELEV. = 744.90'

LINKS LANE

KPKM II VENTURES, LTD.
REMAINDER OF A
CALLED 62.877 ACRES
DOC. NO. 1999155154
O.P.R.C.T.X.



0 15 30 45 60
GRAPHIC SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR LINE
- - - FLOW LIMITS (100-YR EVENT)
- - - PROPOSED R.O.W.
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT
- - - PROPOSED SIDEWALK
- ★ PROPOSED LIGHT POLE
- - - DRAINAGE CHANNEL
- FILL AREA

Time of Concentration

DRAINAGE AREA	SHEET FLOW				SHALLOW		Storm Drain Flow			Tc (Min)
	n	L (ft)	s (ft/ft)	T1 (Min)	s (ft/ft)	L (ft)	T12 (ft/min)	V (ft/sec)	L (ft)	
E2	0.2	300	0.030	8.25	0.030	1200	23.09	8.0	0	31.34
P	0.1	150	0.030	2.06	0.030	200	1.92	8.0	1750	7.63

Time of Concentration for the existing condition: 31.34 minutes
 Time of Concentration for the proposed condition: 7.63 minutes

Existing I100 = 6.28 in/hr
 Proposed I100 = 11.30 in/hr

Existing C = .51 DCM, Table 2-2 for Undeveloped Cultivated Land
 Proposed C = 0.6 DCM, Table 2-1 for SF-1

Aexist = (E1 + E2 - UD1 - UD2 - UD3) = 22.13 + 12.5 - 1.0 - 2.29 - 1.56 = 29.78 Acres
 Adeveloped = 40.39 Acres

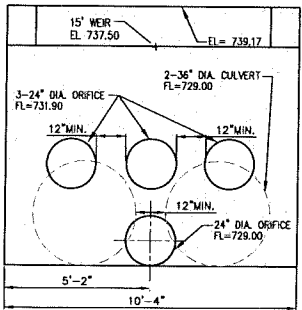
Qo = Existing Q100 = 55.38 cfs
 Qi = Proposed Q100 = 273.84 cfs
 Qo/Qi = .348
 Vs / Vr = .350 (from figure 6-1, Type II Rainfall, TR 55)

Vr = 53.33 Q (Am) (eq. 6-1, TR 55)
 CN = 83 (Table 2-2a, TR 55)
 P100 = 10.37 inches, 24 hr 100-year Storm Rainfall
 Q100 = 8.26 inches, 24 hr 100-year storm runoff (Fig. 2-1, TR 55)
 Vr = 27.80 ac.ft
 Vs = .350 x 27.8 = 9.73 ac.ft = 423,926 Cu Ft

DETENTION POND ELEVATION STORAGE TABLE

Elevation (ft)	Depth (ft)	Area (sq.ft.)	Incr. Vol. (cu.ft.)	Storage (cu.ft.)
729.00	0.00	0.00	0.00	0.00
730.00	1.00	14,300.00	7,150.00	7,150.00
731.00	2.00	42,300.00	28,300.00	35,450.00
732.00	3.00	45,300.00	43,800.00	79,250.00
733.00	4.00	48,200.00	46,750.00	126,000.00
734.00	5.00	51,200.00	49,700.00	175,700.00
735.00	6.00	54,300.00	52,750.00	228,450.00
736.00	7.00	57,400.00	55,850.00	284,300.00
737.00	8.00	60,500.00	58,950.00	343,250.00
738.00	9.00	63,600.00	62,050.00	405,300.00
738.50	9.50	65,250.00	32,212.50	437,512.50
739.00	10.00	66,900.00	33,037.50	470,550.00

NOTE:
 100YR WATER SURFACE ELEVATION=738.17 W.S.
 TOP OF POND ELEVATION = 739.17



POND OUTLET STRUCTURE
 SCALE : N.T.S.

DETENTION POND & CALCULATIONS

REVISED PRELIMINARY PLAN PENLEY PARK SUBDIVISION (BLOCK "B" LAYOUT REVISION) PFLUGERVILLE, TEXAS



Scale:	AS SHOWN
Designed by:	DS
Drawn by:	BC
Reviewed by:	DS
Date:	05/03/2016