

# PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

**LAND USE SUMMARY**

LOT TYPE	ACREAGE	NO. LOTS
STANDARD LOTS (70'x115')	24.31	111
GARDEN HOME (40'x90')	2.54	26
CORNER LOTS (65'x90')	1.08	22
TOWNHOUSES (23'x90')	4.72	5
CORNER LOTS (43'x90')	2.26	1
PARKLAND	4.72	5
DRAINAGE EASEMENT	0.46	2
ACCESS EASEMENT	0.46	2
RIGHT OF WAY	13.46	N/A
<b>TOTAL:</b>	<b>48.83</b>	<b>169</b>

\*LOT NO. 8 BLOCK 'B' IS TO BE ADDITIONAL LANDSCAPE PARKLAND

**BENCHMARK**

TBM #1 - 1/2" IRON ROD SET WITH "BUCKET CONTROL" ALUMINUM CAP LOCATED AT THE NORTHWEST CORNER OF GATTIS SCHOOL ROAD AND LINKS ROAD. DISTANCE OF 128.80' FROM THE MOST NORTHWESTLY CORNER OF THE PLAT. ELEVATIONS DERIVED FROM GPS OBSERVATIONS, STATIC DATA PROCESSED BY O.P.U.S. ELEVATION = 744.80'

**LEGEND**

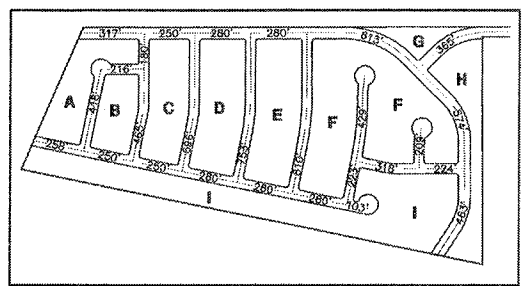
- PROPERTY LINE
- EXISTING CONTOUR LINE
- ADJACENT PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- PROPOSED EASEMENT
- PROPOSED SETBACK LINE
- PROPOSED SIDEWALK
- THIS LINE IS CONTROLLED BY THE JURISDICTION LINE
- PHASING LINE
- PUBLIC PARKLAND AREA

**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	26	22	82
<b>TOTAL:</b>	<b>111</b>	<b>26</b>	<b>22</b>	<b>161</b>

**PARKLAND CALCULATIONS**

TOTAL # OF RESIDENTIAL UNITS	161
TOTAL AMOUNT OF PARK LAND REQUIRED:	3.22 ACRES
TOTAL AMOUNT OF PARK LAND PROPOSED:	4.72 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 LAND	4.72 ACRES

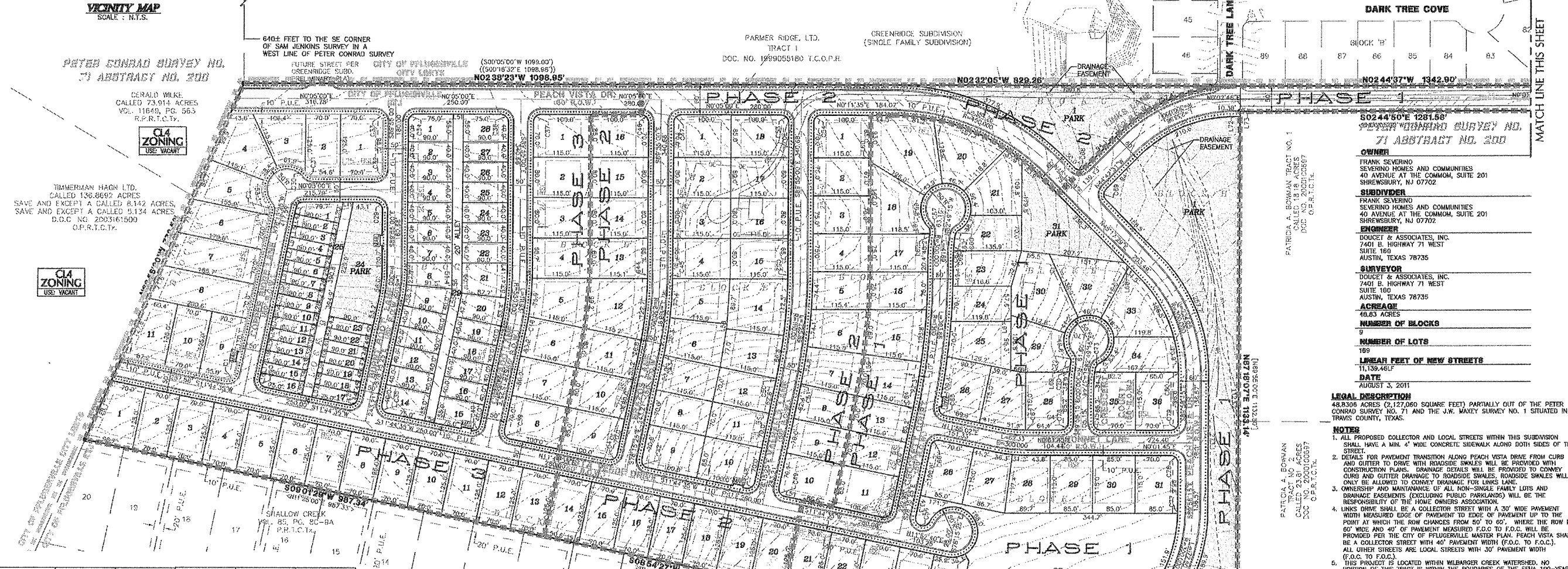
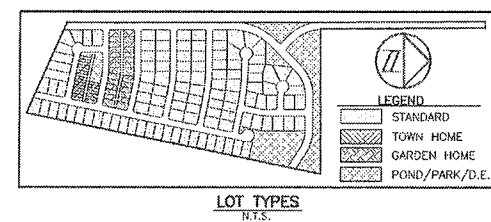
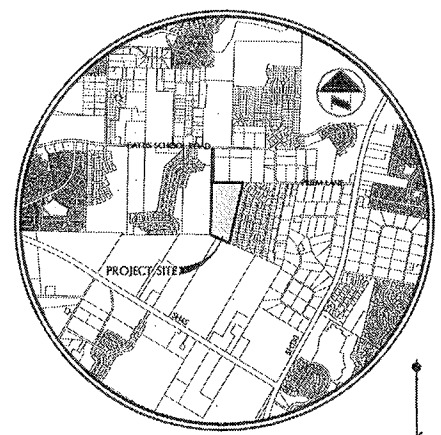


**SETBACKS:**

TOWN HOMES:	GARDEN HOMES:	STANDARD LOTS:
FRONT YARD: 12'2"	FRONT YARD: 20'	FRONT YARD: 20'
COMMON LOT LINE: 0'	COMMON LOT LINE: 3'	COMMON LOT LINE: 5' & 7'
CORNER SIDE YARD: 10'	CORNER SIDE YARD: 15'	CORNER SIDE YARD: 15'
REAR YARD: 10'	REAR YARD: 10'	REAR YARD: 20'

**BLOCK LENGTHS**

BLOCK NO.	LENGTH	BLOCK NO.	LENGTH
A	1387'	F	2123'
B	1348'	G	794'
C	1841'	H	1402'
D	2009'	I	2929'



**Parcel Line Table**

Line #	Length	Line #	Length	Line #	Length	Line #	Length	Line #	Length
L1	6.23	L12	23.00	L22	23.00	L32	23.01	L42	23.00
L2	12.00	L13	23.00	L23	23.00	L33	23.00	L43	24.00
L3	23.00	L14	22.89	L24	23.00	L34	23.00	L44	11.00
L4	23.00	L15	23.01	L25	23.00	L35	26.00	L45	23.00
L5	23.00	L16	23.00	L26	23.00	L36	20.00	L46	23.00
L6	23.00	L17	23.00	L27	23.00	L37	26.01	L47	23.00
L7	23.00	L18	11.01	L28	23.00	L38	23.00	L48	23.00
L8	23.00	L19	20.42	L29	23.00	L39	23.00	L49	23.00
L9	23.00	L20	42.80	L30	23.00	L40	23.00	L50	24.00
L10	22.89	L21	23.00	L31	22.99	L41	23.00	L51	20.00
L11	23.00	L22	23.00	L32	23.00	L42	23.00	L52	2.32

**Curve Table**

Curve #	Length	Radius	Curve #	Length	Radius	Curve #	Length	Radius
C1	23.56	15.00	C38	14.32	1085.00	C72	12.09	15.00
C2	13.62	15.00	C39	23.56	15.00	C73	18.03	15.00
C3	20.51	15.00	C40	23.56	15.00	C74	23.56	15.00
C4	23.56	15.00	C41	23.54	15.00	C75	23.56	15.00
C5	23.56	15.00	C42	23.59	15.00	C76	3.43	270.00
C6	23.56	15.00	C43	8.08	855.00	C77	13.62	15.00
C7	5.51	50.00	C44	14.32	805.00	C78	23.56	15.00
C8	13.62	15.00	C45	14.32	855.00	C79	20.60	275.00
C9	23.56	15.00	C46	23.56	15.00	C80	6.83	1365.00
C10	23.56	15.00	C47	23.56	15.00	C81	23.31	15.00
C11	23.56	15.00	C48	23.56	15.00	C82	23.56	15.00
C12	23.56	15.00	C49	23.50	15.00	C83	5.57	275.00
C13	23.56	15.00	C50	7.37	1085.00	C84	23.56	15.00
C14	23.56	15.00	C51	7.40	1125.00	C85	23.56	15.00
C15	23.56	15.00	C52	14.32	1085.00	C86	5.84	325.00

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 HWY 71 WEST, STE. 160  
AUSTIN, TEXAS 78735  
512-885-2600

KPKM II VENTURES, LTD.  
REMAINDER OF A  
CALLED 62.677 ACRES  
D.C.C. NO. 1999155154  
O.P.R.T.C.T.V.

TBM#1  
ELEV. = 744.90'

LINKS LANE

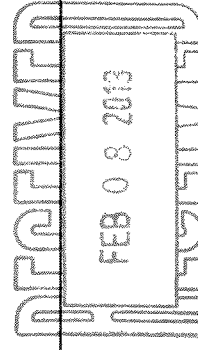
KPKM II VENTURES, LTD.  
REMAINDER OF A  
CALLED 62.677 ACRES  
D.C.C. NO. 1999155154  
O.P.R.T.C.T.V.

**REVISIONS**

NO.	DESCRIPTION	REVISED DRAWING NO.	DATE	BY	APPROVED

**DA** Doucet & Associates, Inc.  
7401 B Hwy. 71 West, Suite 160 Austin, TX 78735  
Phone: (512) 882-2600 Fax: (512) 882-2601  
www.doucetandassociates.com

PRELIMINARY PLAN



REVISED PRELIMINARY PLAN  
PENLEY PARK SUBDIVISION  
PFLUGERVILLE, TEXAS



Scale: AS SHOWN  
Designed by: DS  
Drawn by: BC  
Reviewed by: DS  
Date: 10/20/2011

**SHEET**  
1  
OF 6

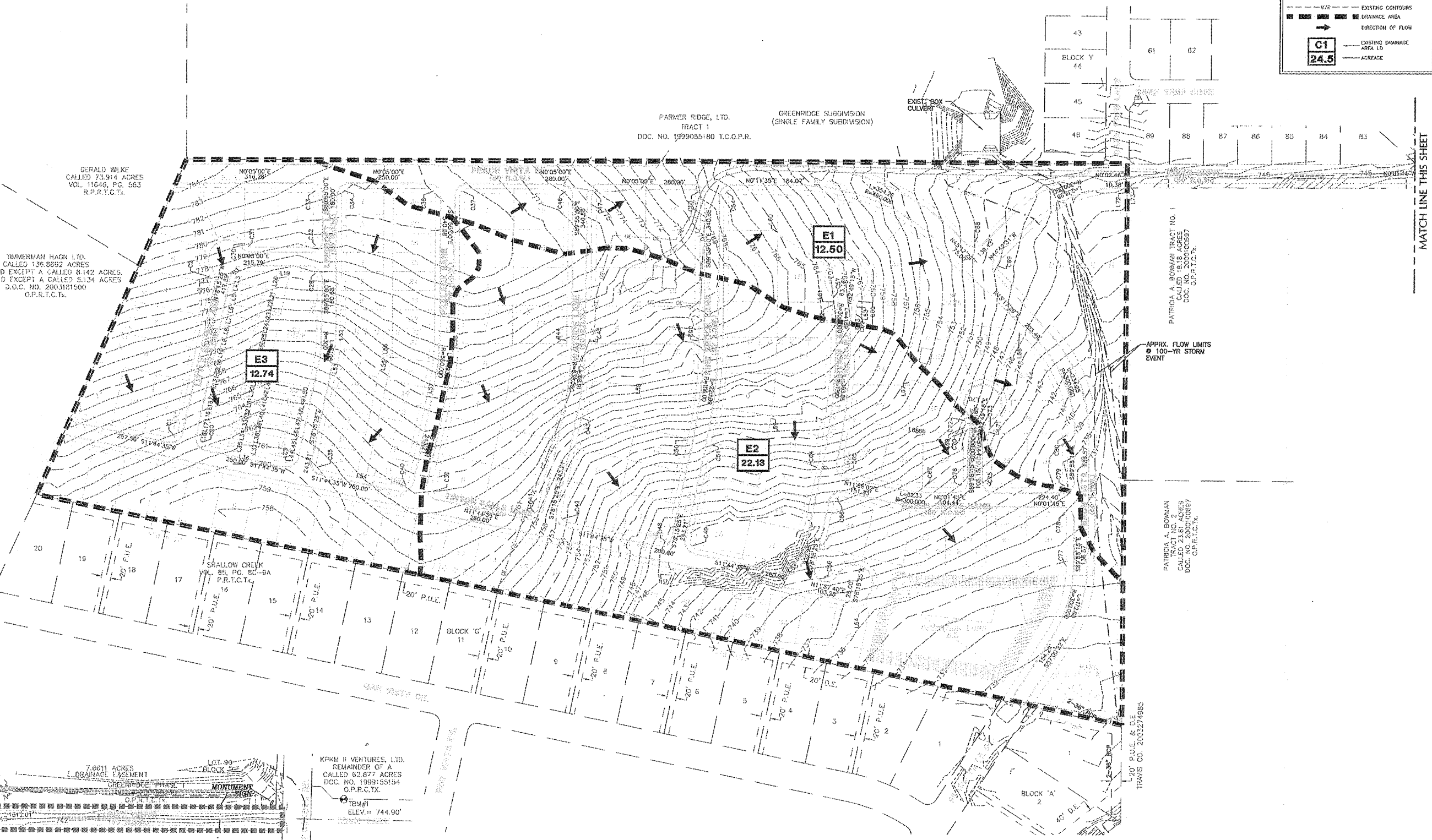
Project No: 972-001



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)	Min					
E1	12.6	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	58.26	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	

**LEGEND**

- PROPERTY LINE
- - - - - EXISTING CONTOURS
- ▬ DRAINAGE AREA
- ➔ DIRECTION OF FLOW
- ▭ C1 24.5
- EXISTING DRAINAGE AREA LD
- ACREAGE



**D&A** DBPE # 3937  
**Doucet & Associates, Inc.**  
 7401 B Hwy. 71 West, Suite 140, Austin, TX 78735  
 Phone: (512) 583-2600 Fax: (512) 583-2601  
 www.doucetandassociates.com

**EXISTING DRAINAGE AREA MAP**

**REVISED PRELIMINARY PLAN  
 PENLEY PARK SUBDIVISION**

PFLUGERVILLE, TEXAS



Scale: AS SHOWN  
 Designed by: DS  
 Drawn by: DC  
 Reviewed by: DS  
 Date: 10/20/2011

**SHEET**  
 3  
 OF 6  
 Project No: 972-001

DRAINAGE AREA	Acreage		SHEET FLOW				SHALLOW CONCENTRATED FLOW				Storm Drain Flow		Tc	I 25	Q25	I100	Q100
	Acres	C	n	L (ft)	s (ft/ft)	Tt1 (Min) (Ln)/(42s^0.5)	s (ft/ft)	L (ft)	Tt2 (Min) (Ln)/(60s^0.5)	V (ft/sec)	L (ft)	Tt2 (Min) (Ln)/(60 V)	Min	In/Hr	CF/Sec	In/Hr	CF/Sec
D-1	40.39	0.6	0.1	150	0.030	2.06	0.030	200	1.92	8.0	1750	3.65	7.63	9.27	224.65	11.3	273.84
UD-1	1.00	0.51	0.2	300	0.025	9.04	0.020	100	2.36	8.0	0	0.00	11.39	8.772	4.47	10.72	5.47
UD-2	2.29	0.51	0.2	200	0.020	6.73	0.020	550	12.96	8.0	0	0.00	19.70	6.721	7.85	8.451	9.87
UD-3	1.56	0.51	0.2	300	0.010	14.29	0.010	0	0.00	8.0	0	0.00	14.29	7.907	6.29	9.945	7.91
UD-4	1.92	0.51	0.2	300	0.010	14.29	0.015	1500	40.82	8.0	0	0.00	55.11	3.61	3.53	4.557	4.46

**LEGEND**

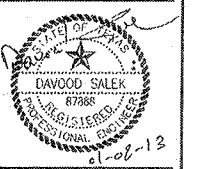
- PROPERTY LINE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- DRAINAGE AREA
- DIRECTION OF FLOW
- DRAINAGE ID
- ACREAGE

**DA** DBPE # 3937  
**Doucet & Associates, Inc.**  
 7401 B Hwy. 71 West, Suite 160 Austin, TX 78735  
 Phone: (512) 383-4600 Fax: (512) 383-3461  
 AUSTIN, TEXAS SOUTHMAP.COM/INTEGRITY - BARTVILLE, CALIFORNIA  
 WWW.DAENGINEERS.COM

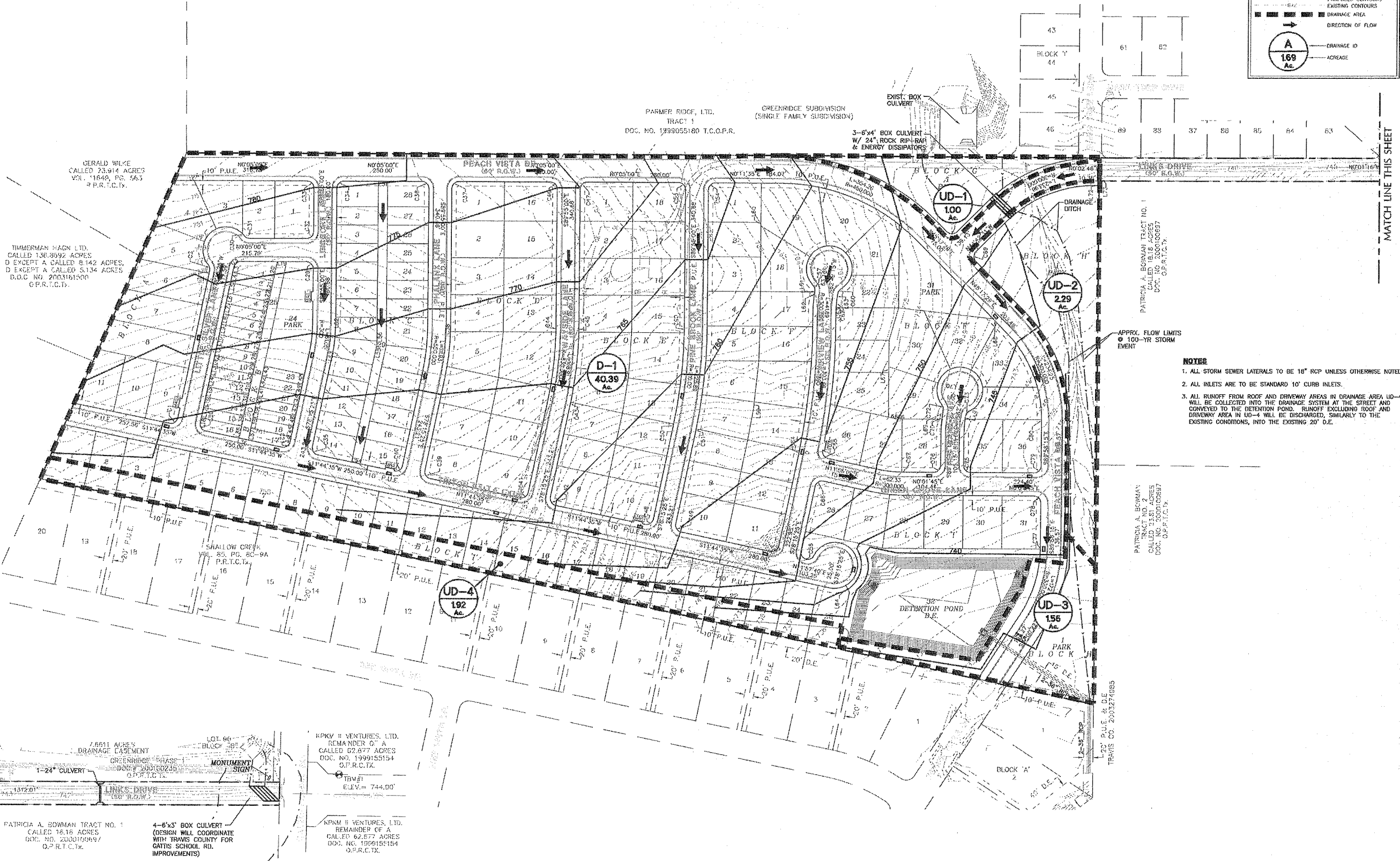
**PROPOSED DRAINAGE AREA MAP**

**REVISED PRELIMINARY PLAN  
 PENLEY PARK SUBDIVISION**

PLUGERVILLE, TEXAS

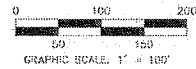


Scale: AS SHOWN  
 Designed by: DS  
 Drawn by: BC  
 Reviewed by: DS  
 Date: 10/28/2011  
**SHEET**  
**4**  
 OF 6  
 Project No: 972-001



MATCH LINE THIS SHEET

MATCH LINE THIS SHEET



**LEGEND**

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

**DA** TRPE # 3937  
**Doucet & Associates, Inc.**  
 7401 B Hwy. 71 West, Suite 160 Austin, TX 78735  
 Phone: (512) 582-2600 Fax: (512) 582-2601  
 AUSTIN, TEXAS: LAMAR AVENUE HOUSHELDTS - HOUSTON, TEXAS: HOUSTON  
 www.doucetandassociates.com

**GRADING & DRAINAGE PLAN**

**REVISED PRELIMINARY PLAN  
PENLEY PARK SUBDIVISION**

PLUGGERVILLE, TEXAS

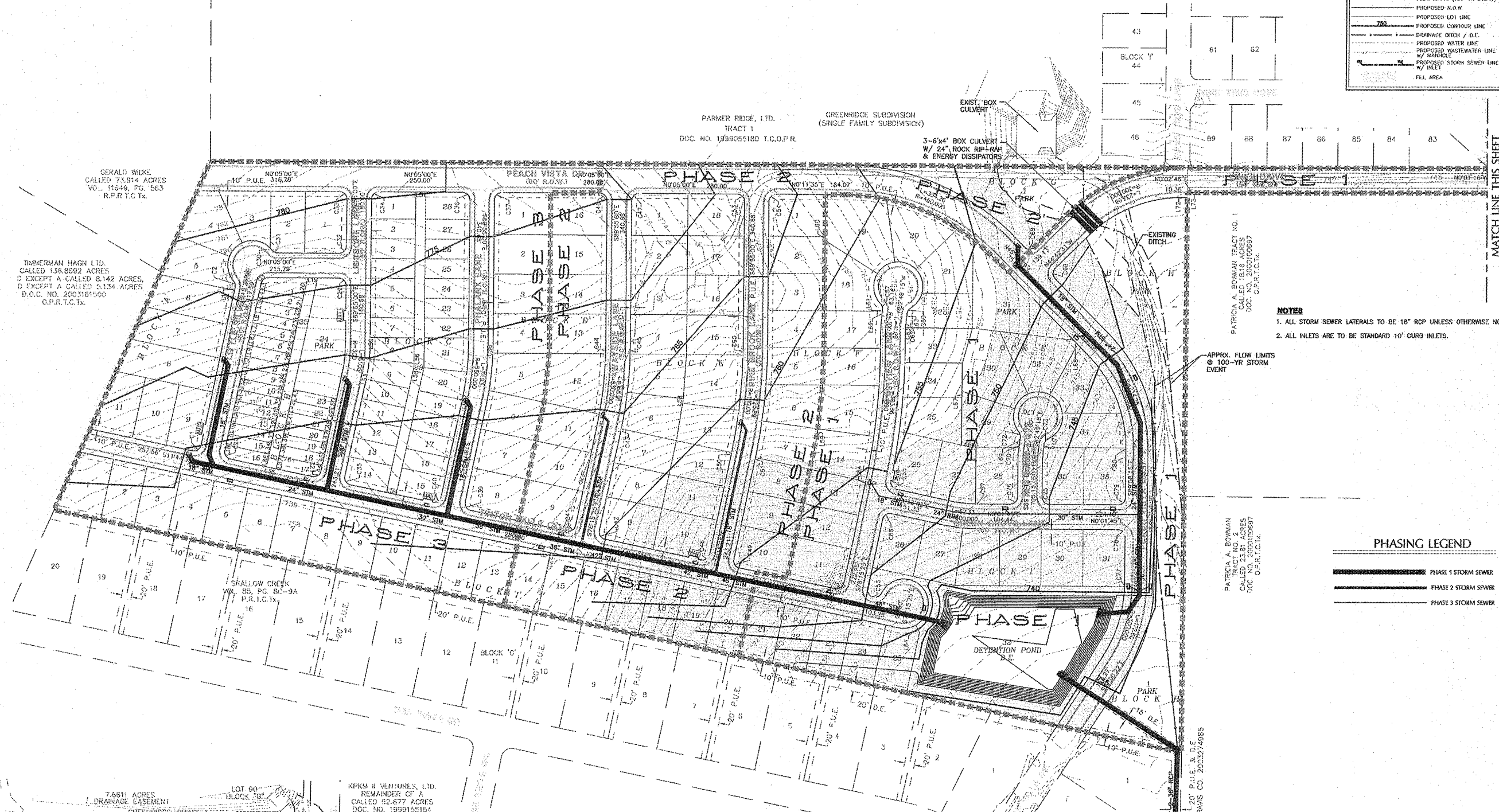


Scale: AS SHOWN  
 Designed by: DS  
 Drawn by: BC  
 Reviewed by: DS  
 Date: 10/20/2011

SHEET 5

OF 6

Project No: 972-001



- NOTES**
1. ALL STORM SEWER LATERALS TO BE 16" 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

PATRICIA A. BOWMAN TRACT NO. 1  
 CALLED 23.81 ACRES  
 D.C.C. NO. 2003100697  
 O.P.R.T.C.T.X.

PATRICIA A. BOWMAN TRACT NO. 2  
 CALLED 23.81 ACRES  
 D.C.C. NO. 2003100697  
 O.P.R.T.C.T.X.

1-20" P.U.E. & D.E.  
 TRAVIS CO. 2003274985

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

TIMBERMAN HUGH LTD.  
 CALLED 135.9892 ACRES  
 D EXCEPT A CALLED 8.142 ACRES,  
 B EXCEPT A CALLED 5.134 ACRES  
 B.C.C. NO. 2003161900  
 O.P.R.T.C.T.X.

PARMER RIDGE, LTD.  
 TRACT 1  
 D.C.C. NO. 1999055180 T.C.O.P.R.

GREENRIDGE SUBDIVISION  
 (SINGLE FAMILY SUBDIVISION)

EXIST' BOX  
 CULVERT  
 3-6"x4" BOX CULVERT  
 W/ 24" ROCK RIP-RAP  
 & ENERGY DISSIPATORS

MATCH LINE THIS SHEET

MATCH LINE THIS SHEET

7.6511 ACRES  
 DRAINAGE EASEMENT  
 GREENRIDGE PHASE 1  
 D.C.C. NO. 2001002551  
 O.P.R.T.C.T.X.

LOT 90  
 BLOCK 7B

MONUMENT  
 SIGN

LINKS DRIVE  
 150' W.D.

1-24" CULVERT

1512.01'

24'

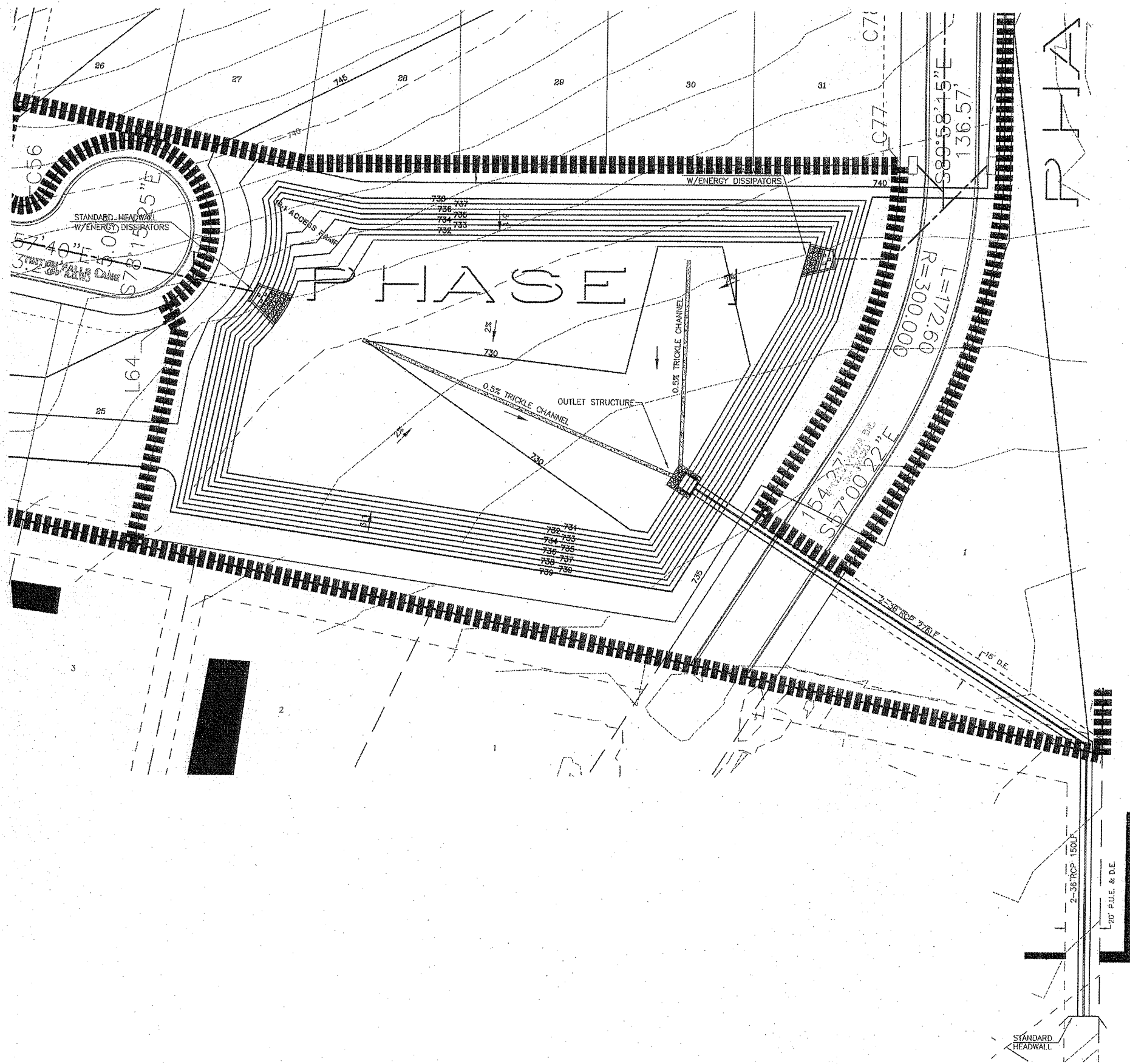
PATRICIA A. BOWMAN TRACT NO. 1  
 CALLED 23.81 ACRES  
 D.C.C. NO. 2003100697  
 O.P.R.T.C.T.X.

4-6"x3" BOX CULVERT  
 (DESIGN WILL COORDINATE  
 WITH TRAVIS COUNTY FOR  
 GATTS SCHOOL RD.  
 IMPROVEMENTS)

KPKM B VENTURES, LTD.  
 REMAINDER OF A  
 CALLED 52.877 ACRES  
 D.C.C. NO. 1999155154  
 O.P.R.T.C.T.X.

TM#1  
 ELEV. = 744.60'

KPKM B VENTURES, LTD.  
 REMAINDER OF A  
 CALLED 52.877 ACRES  
 D.C.C. NO. 1999155154  
 O.P.R.T.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

DRAINAGE AREA	SHEET FLOW					SHALLOW		Storm Drain Flow		
	n	L (ft)	s (ft/s)	T <sub>1</sub> (Min)	s (ft/s)	L (ft)	T <sub>2</sub> (Min)	V (ft/sec)	L (ft)	T <sub>c</sub> (Min)
E2	0.2	300	0.030	8.25	0.030	1200	23.09	8.0	0	0.00
F	0.1	150	0.030	2.08	0.030	200	1.02	8.0	1750	3.65

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

Existing H<sub>100</sub> = 6.28 in/hr  
 Proposed H<sub>100</sub> = 11.30 in/hr

Existing C = .61 DCM, Table 2-2 for Undeveloped Cultivated Land  
 Proposed C = 0.6 DCM, Table 2-1 for SF-1

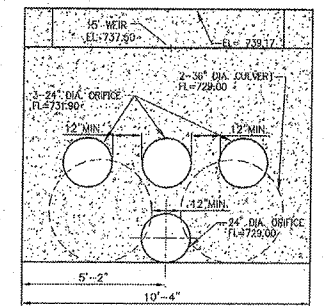
A<sub>total</sub> = (E1 + E2 + UD1 + UD2 + UD3) = 22.13 + 12.5 + 1.0 + 2.28 + 1.58 = 29.78 Acres  
 A<sub>developed</sub> = 40.39 Acres

Q<sub>0</sub> = Existing Q<sub>100</sub> = 95.39 cfs  
 Q<sub>1</sub> = Proposed Q<sub>100</sub> = 273.84 cfs  
 Q<sub>0</sub>/Q<sub>1</sub> = .348  
 V<sub>s</sub> / V<sub>r</sub> = .350 (from figure 6-1, Type II Rainfall, TR 55)

V<sub>r</sub> = 53.35 Q (Am) (eq. 6-1, TR 55)  
 CN = 83 (Table 2-2a, TR 55)  
 P<sub>100</sub> = 10.37 inches, 24 hr 100-year Storm Rainfall  
 Q<sub>100</sub> = 8.26 inches, 24 hr 100-year storm runoff (Fig. 2-1, TR 55)  
 V<sub>r</sub> = 27.80 ac-ft  
 V<sub>s</sub> = .350 x 27.8 = 9.73 ac-ft = 423,926 Cu.Ft.

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	43,600.00	79,050.00
733.00	4.00	48,200.00	46,750.00	125,800.00
734.00	5.00	51,200.00	49,700.00	175,500.00
735.00	6.00	54,300.00	52,750.00	228,250.00
736.00	7.00	57,400.00	55,850.00	284,100.00
737.00	8.00	60,600.00	58,950.00	343,050.00
738.00	9.00	63,800.00	62,050.00	405,100.00
738.50	9.50	65,200.00	32,212.50	437,312.50
739.00	10.00	66,900.00	33,037.50	470,350.00

NOTE:  
 100YR WATER SURFACE ELEVATION=738.17 MSL  
 TOP OF POND ELEVATION = 738.17

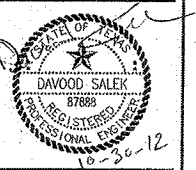


**POND OUTLET STRUCTURE**  
 SCALE: N.T.S.

DA DBE # 3937  
**Doucet & Associates, Inc.**  
 7401 B Hwy. 71 West, Suite 160 Austin, TX 78735  
 Phone: (512) 882-2600 Fax: (512) 882-2601  
 AUSTIN TEXAS 3309 WORTHINGTON AVE. SUITE 100 RICHMOND, CALIFORNIA  
 www.doucetandassociates.com

**DETENTION POND  
 & CALCULATIONS**

**REVISED PRELIMINARY PLAN  
 PENLEY PARK SUBDIVISION**  
 PFLUGERVILLE, TEXAS



Scale: AS SHOWN  
 Designed by: DS  
 Drawn by: EC  
 Reviewed by: DS  
 Date: 10/20/2011