

SUBMITTAL DATE:

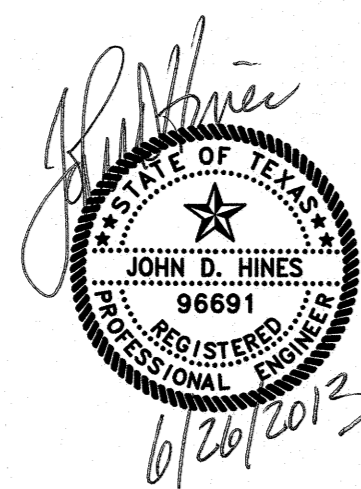
JULY 2, 2012

DATE

SUBMITTED BY:

John D. Hines

6/26/2013



JOHN D. HINES, P.E.
GRAY ENGINEERING INC.
8834 N. CAPITAL OF TEXAS HWY.,
SUITE 140
AUSTIN, TEXAS 78759
(512) 452-0371

APPROVED BY:

CITY OF PFLUGERVILLE DATE

LAKESIDE MUD NO. 3 DATE

PRELIMINARY PLANS ONLY - NOT FOR RECORDATION

THE COMMONS AT ROWE LANE PHASE VII & VIII

OWNER:
PRESIDENT: LEE NICOL
COMMONS AT ROWE LANE, L.P.
2929 W. 5TH STREET, SUITE A
FORT WORTH, TEXAS 76107
(817) 332-0028
FAX (817) 332-1400

ENGINEER:
GRAY ENGINEERING INC.
8834 N. CAPITAL OF TEXAS HWY.,
SUITE 140
AUSTIN, TEXAS 78759
(512) 452-0371
FAX (512) 454-9933

SHEET INDEX

SHEET #	TITLE
1	COVER
2	PRELIMINARY PLAT (PLAN)
3	PRELIMINARY PLAT (NOTES & DETAILS)
EXHIBITS	
4	OVERALL TREE SURVEY
5	OVERALL EROSION CONTROL PLAN
6	OVERALL WATER DISTRIBUTION PLAN
7	OVERALL WASTEWATER COLLECTION PLAN
8	OVERALL DRAINAGE PLAN
9	OVERALL ILLUMINATION PLAN

LEGAL DESCRIPTION:

42.855 ACRES IN THE JOHN KELSEY SURVEY NO. 18, ABSTRACT NO. 2716, THE JOHN KELSEY SURVEY, ABSTRACT NO. 2753 AND THE N. D. WALLING SURVEY NO. 19, ABSTRACT NO. 2722, TRAVIS COUNTY, TEXAS, BEING ALL OF THE 9.999 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE COMMONS AT ROWE LANE, L.P. DATED MARCH 11, 2005, AND RECORDED IN DOCUMENT NO. 2005045832 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THE 5.003 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE COMMONS AT ROWE LANE, L.P. DATED MARCH 11, 2005, AND RECORDED IN DOCUMENT NO. 2005045833 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THE 2.819 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE COMMONS AT ROWE LANE, L.P. DATED MARCH 11, 2005, AND RECORDED IN DOCUMENT NO. 2005045834 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THE 4.996 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE COMMONS AT ROWE LANE, L.P. DATED MARCH 11, 2005, AND RECORDED IN DOCUMENT NO. 2005045835 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THE 10.032 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE COMMONS AT ROWE LANE, L.P. DATED MARCH 11, 2005, AND RECORDED IN DOCUMENT NO. 2005045836 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THE 10.006 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE COMMONS AT ROWE LANE, L.P. DATED MARCH 11, 2005, AND RECORDED IN DOCUMENT NO. 2005045838 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THE 1.000 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE COMMONS AT ROWE LANE, L.P. DATED AUGUST 25, 2008, AND RECORDED IN DOCUMENT NO. 2008179020 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARK NOTE:

THE BENCHMARK ELEVATIONS SHOWN HEREON, IN ADDITION TO ALL SPOT ELEVATIONS SHOWN HEREON, HAVE BEEN ADJUSTED TO MATCH AIRBORNE LIDAR ELEVATIONS PROVIDED BY OTHERS.

BENCHMARK DESCRIPTIONS:

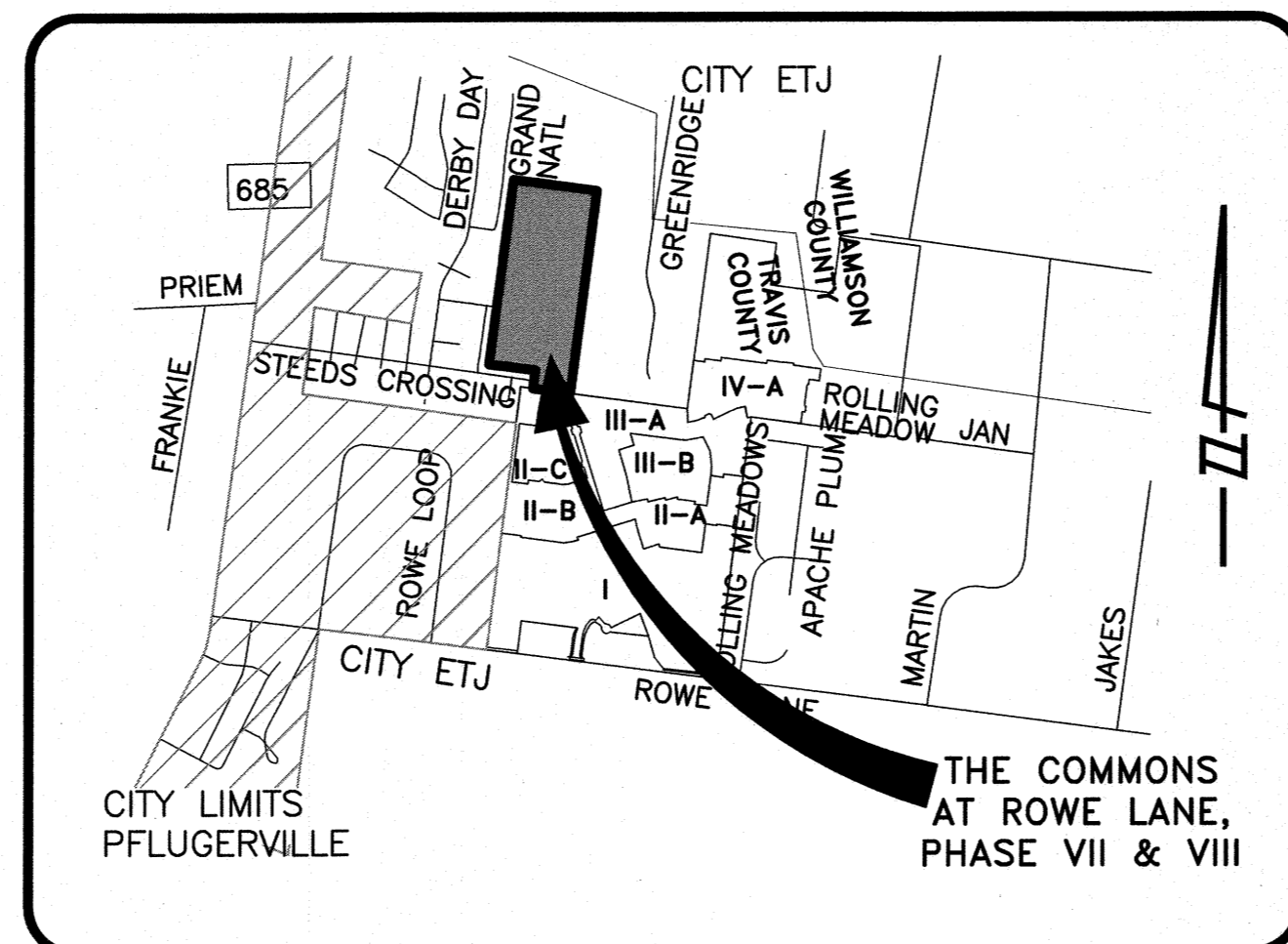
BM1 IS A SQUARE CHISELED ON TOP OF CURB, IN THE SOUTH CURB LINE OF STEEDS CROSSING, ± 10' NORTHEAST OF THE COMMON CORNER OF LOT 1, BLOCK "K", STEEDS CROSSING.
ELEVATION=698.32
N: 10154380.8957
E: 3166193.8645

BM2 IS A SQUARE CHISELED ON TOP OF CURB, IN THE SOUTH CURB LINE OF SHIRE STREET, ± 21' NORTHWEST OF THE NORTHEAST CORNER OF LOT 1 AND LOT 2, BLOCK "H", THE RIDGE AT STEEDS CROSSING SECTION ONE.
ELEVATION=713.46
N: 10155178.5021
E: 3165768.6896

BM3 IS A SQUARE CHISELED ON TOP OF THE EAST END OF A 3'x5' BOX CULVERT, BEING PART OF A DRAINAGE STRUCTURE ON LOT 27, BLOCK "E", THE RIDGE AT STEEDS CROSSING SECTION ONE, ± 249' NORTH OF THE SOUTHEAST CORNER OF SAID LOT 27.
ELEVATION=714.47
N: 10155565.4886
E: 3165841.5812

PARKLAND:

THE FOLLOWING LOTS ARE PROPOSED TO BE DEDICATED AS PUBLIC PARKLAND PURSUANT TO THE CONSENT FOR CREATION OF LAKESIDE MUNICIPAL UTILITY DISTRICT NO. 3 BY THE CITY OF PFLUGERVILLE; AND WILL BE OWNED AND MAINTAINED BY THE DISTRICT AND/OR HOA:
• LOT 10-B, BLOCK D 3.893 ACRES (DISTRICT)



VICINITY MAP
NOT TO SCALE

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS.

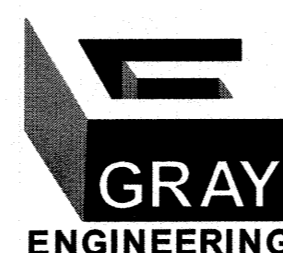
IF YOU ARE BUYING A LOT OR HOME IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS, BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE WILBARGER CREEK WATERSHED, AND IS CLASSIFIED AS SUBURBAN. NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY PFLUGERVILLE, TEXAS OR T.C.E.Q.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, PFLUGERVILLE, TEXAS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- THE 100 YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AND WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NO. 48453C0280H, DATED SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS; AND MODIFIED BY LOMR 13-06-0775P, EFFECTIVE AUGUST 26, 2013.
- THIS PROPERTY IS PART OF AND WITHIN THE LAKESIDE MUNICIPAL UTILITY DISTRICT NO. 3 AND WILL BE DEVELOPED PURSUANT TO THE CONSENT AGREEMENT FOR CREATION OF THE DISTRICT.



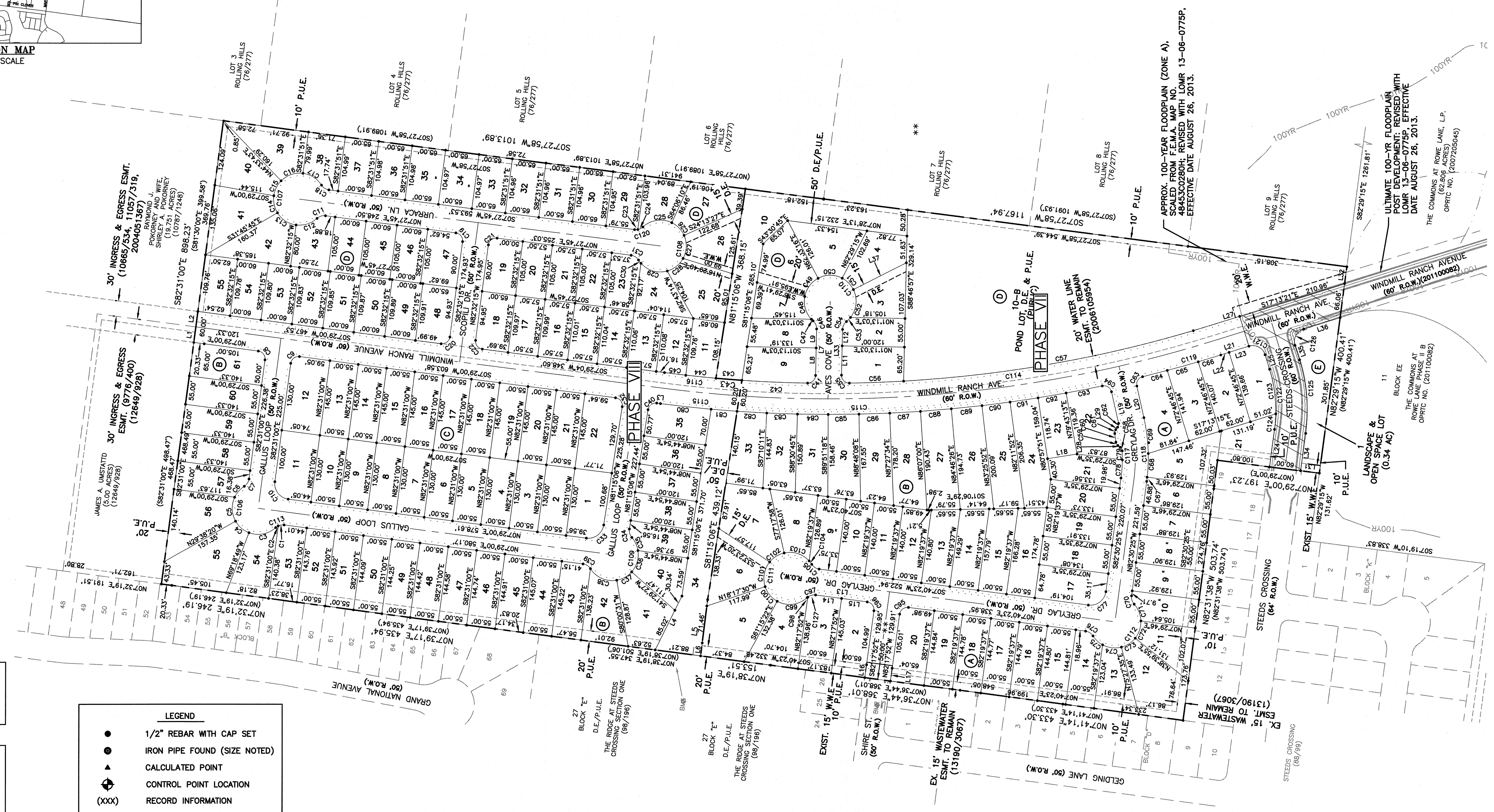
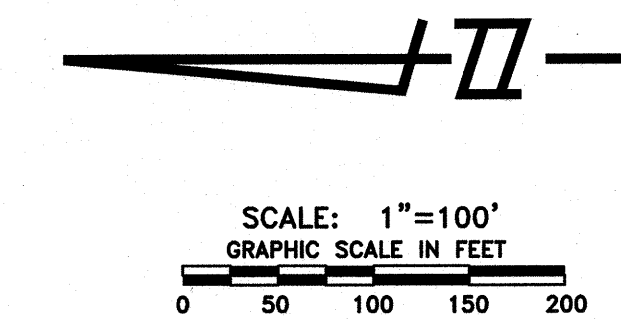
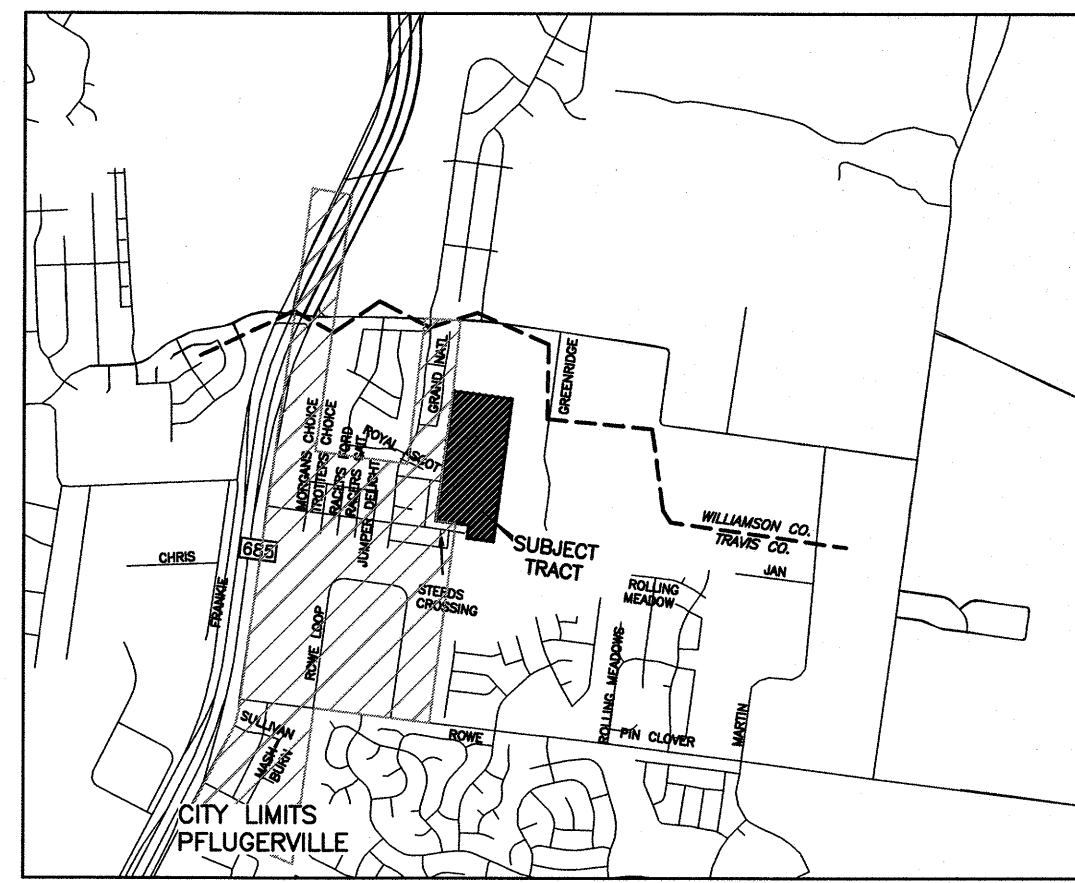
8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBP# FIRM #2946

REVISION NO.	DATE MADE	SHEET NO.	MADE BY	ACCEPTED BY	DATE MADE

PRELIMINARY PLANS
FOR
THE COMMONS AT
ROWE LANE -
PHASE VII & VIII
JOB NO: 1518-10552-13

PRELIMINARY PLAT ONLY—NOT FOR RECORDATION

SUBDIVISION OF THE COMMONS AT ROWE LANE—PHASE VII & VIII



OWNER INFORMATION
 THE COMMONS AT ROWE LANE, LP
 2929 WEST 5TH STREET, SUITE A
 FORT WORTH, TEXAS 7607

ENGINEER
 8834 N. CAPITAL OF TEXAS HWY.,
 SUITE 140
 AUSTIN, TEXAS 78759
 (512) 452-0371 FAX(512)454-9933
 TBPE FIRM #2946

SURVEYOR
 CHAPARRAL PROFESSIONAL LAND SURVEYING
 3500 McCALL LANE
 AUSTIN, TEXAS 78744
 (512) 443-1724

LAND USE SUMMARY

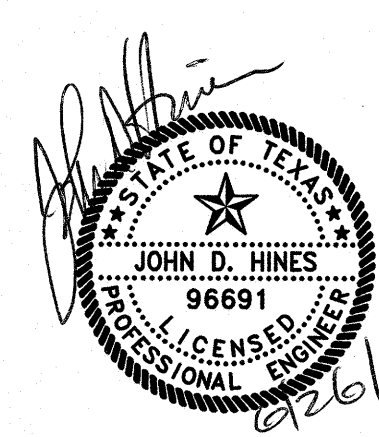
OVERALL AREA	42.855 ACRES
RESIDENTIAL AREA	27.841 ACRES
TOTAL LOTS	159
RESIDENTIAL LOTS	155
LANDSCAPE LOTS, OPEN SPACE,	
DRAINAGE EASEMENTS	4
PROPOSED DENSITY	3.62 UNITS/ACRE

LEGEND

- 1/2" REBAR WITH CAP SET
- IRON PIPE FOUND (SIZE NOTED)
- ▲ CALCULATED POINT
- ⊕ CONTROL POINT LOCATION
- (XXX) RECORD INFORMATION
- D.E. DRAINAGE EASEMENT
- S.S.E. STORM SEWER EASEMENT
- W.W.E. PUBLIC WATER EASEMENT
- P.U.E. WASTE UTILITY EASEMENT
- 4' SIDEWALK
- (A) BLOCK LETTER
- ** SHIRE STREET (50' R.O.W.)
- ▨ EXIST. DEDICATED PUBLIC R.O.W.

STREET SUMMARY

STREET NAME (CLASSIFICATION)	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH (F-F)	SIDEWALK LOCATION
WINDMILL RANCH AVE. (COLLECTOR)	60'	2249'	40' C&G	EACH SIDE
SHIRE STREET (LOCAL)	50'	170'	30' C&G	EACH SIDE
GREYLAG DRIVE (LOCAL)	50'	1129'	30' C&G	EACH SIDE
AVES COVE (LOCAL)	50'	187'	30' C&G	EACH SIDE
GALLUS LOOP (LOCAL)	50'	1348'	30' C&G	EACH SIDE
SCOPILLI DRIVE (LOCAL)	50'	275'	30' C&G	EACH SIDE
URRACA LANE (LOCAL)	50'	701'	30' C&G	EACH SIDE
TOTAL LINEAR FEET		6059'		



PRELIMINARY PLAN
 THE COMMONS AT ROWE LANE - PHASE VII & VIII

SHEET 2 OF 9

PROJECT NO: 1518-10552	DESIGNED BY: CB
FILE NO:	DRAWN BY: CB
DATE: MAY 2012	CHECKED BY: JH
SCALE: 1" = 100'	REVISED BY:

8834 N. Capital of Texas Hwy.
 Austin, Texas 78759
 Suite 140
 (512)452-0371
 FAX(512)454-9933
 TBPE FIRM #2946

GRAY ENGINEERING

PRELIMINARY PLAT ONLY - NOT FOR RECORDATION

SUBDIVISION OF THE COMMONS AT ROWE

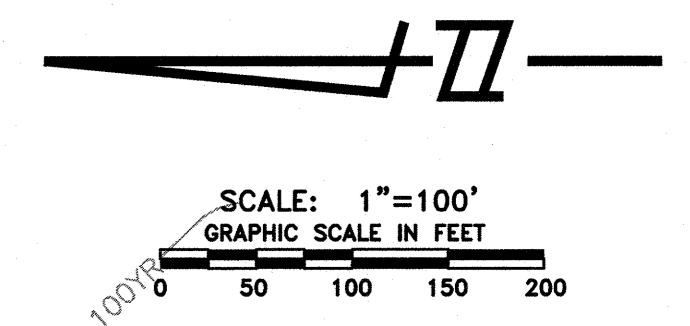
LANE - PHASE VII & VIII

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	33°19'19"	20.00'	5.89'	11.63'	11.47'	N09°10'40"W
C2	16°40'23"	20.00'	2.93'	5.82'	5.80'	N34°10'30"W
C3	63°11'53"	50.00'	30.76'	55.15'	52.40'	S10°54'45"E
C4	39°40'29"	50.00'	18.04'	34.62'	33.94'	S40°31'25"W
C5	54°34'47"	50.00'	25.80'	47.63'	45.85'	S87°39'03"W
C6	32°32'14"	50.00'	14.59'	28.39'	28.01'	N48°47'26"W
C7	49°59'41"	20.00'	9.33'	17.45'	16.90'	S87°31'10"E
C8	90°00'00"	15.00'	15.00'	23.56'	21.21'	N52°29'00"E
C9	90°00'00"	15.00'	15.00'	23.56'	21.21'	S37°31'00"E
C10	90°00'00"	30.00'	30.00'	47.12'	42.43'	N52°29'00"E
C11	49°56'53"	20.00'	9.33'	17.45'	16.90'	N17°32'06"E
C12	49°56'53"	50.00'	23.31'	43.63'	42.26'	S17°32'06"E
C13	50°46'30"	50.00'	23.73'	44.31'	42.87'	S32°51'00"W
C14	39°14'45"	50.00'	17.83'	34.25'	33.58'	S77°51'37"W
C15	37°04'44"	50.00'	16.77'	32.36'	31.80'	N63°58'39"W
C16	52°54'28"	50.00'	24.89'	46.17'	44.55'	N18°59'04"W
C17	49°59'18"	50.00'	23.31'	43.62'	42.25'	N32°27'48"E
C18	49°56'53"	20.00'	9.33'	17.45'	16.90'	S32°27'36"W
C19	90°00'00"	15.00'	15.00'	23.56'	21.21'	N37°31'38"W
C20	90°01'15"	15.00'	15.01'	23.57'	21.22'	N37°31'38"W
C21	90°00'00"	15.00'	15.00'	23.56'	21.21'	N37°31'15"W
C22	89°58'39"	15.00'	14.99'	23.56'	21.21'	S52°28'26"W
C23	18°05'57"	20.00'	3.19'	6.32'	6.29'	S01°35'14"E
C24	31°53'44"	20.00'	5.72'	11.13'	10.99'	S26°35'04"E
C25	88°25'46"	50.00'	34.00'	59.72'	56.23'	N08°19'03"W
C26	40°02'00"	50.00'	18.22'	39.95'	34.23'	S45°54'50"W
C27	52°51'33"	50.00'	24.85'	46.12'	44.51'	N87°38'37"W
C28	41°00'18"	50.00'	18.70'	35.78'	35.02'	N36°08'49"W
C29	63°56'03"	50.00'	31.20'	55.79'	52.94'	S16°19'22"W
C30	9°10'03"	50.00'	4.01'	8.00'	7.99'	S52°52'25"W
C31	49°59'41"	20.00'	9.33'	17.45'	16.90'	N32°27'36"E
C32	91°15'54"	15.00'	15.33'	23.89'	21.45'	S53°06'57"W
C33	88°44'06"	30.00'	29.34'	46.46'	41.96'	N36°53'03"W
C34	49°59'41"	20.00'	9.33'	17.45'	16.90'	S73°45'03"W
C35	32°19'36"	50.00'	14.49'	28.21'	27.84'	N64°55'01"E
C36	50°24'38"	50.00'	23.53'	43.99'	42.59'	S73°42'52"E
C37	89°31'03"	50.00'	17.47'	33.81'	32.98'	S29°15'01"E
C38	67°28'13"	50.00'	33.39'	59.88'	55.53'	S23°14'36"W
C39	49°59'41"	20.00'	9.33'	17.45'	16.90'	N32°27'36"E
C40	88°44'06"	15.00'	14.87'	23.23'	20.98'	N36°53'03"W
C41	89°58'21"	15.00'	14.96'	23.52'	21.19'	S43°47'47"E
C42	2°49'31"	2470.00'	63.43'	126.83'	126.81'	S02°36'10"W
C43	1°09'46"	2470.00'	25.07'	50.13'	50.13'	N04°35'48"E
C44	01°21'04"	2470.00'	29.13'	58.25'	58.25'	S05°51'14"W
C45	00°57'38"	2470.00'	20.70'	41.41'	41.40'	N07°00'35"E
C46	49°59'41"	20.00'	9.33'	17.45'	16.90'	N66°13'12"E
C47	5°11'02"	50.00'	2.26'	4.52'	4.52'	S43°48'52"W
C48	54°20'56"	50.00'	25.67'	47.43'	45.67'	S73°34'51"W
C49	51°17'57"	50.00'	24.01'	44.77'	43.29'	N53°35'42"W
C50	55°27'29"	50.00'	26.28'	48.40'	46.53'	N00°12'59"W
C51	44°25'37"	50.00'	16.15'	31.24'	30.74'	N49°43'34"E
C52	56°29'26"	50.00'	31.93'	56.83'	53.82'	S79°48'55"E
C53	12°46'56"	50.00'	5.60'	11.15'	11.13'	S45°10'44"E
C54	49°59'41"	20.00'	9.33'	17.45'	16.90'	N63°47'07"W
C55	92°07'57"	15.00'	15.54'	24.09'	21.58'	S45°09'04"W
C56	2°18'23"	2470.00'	37.85'	671.53'	669.46'	S02°04'06"E
C57	13°08'59"	2470.00'	284.89'	566.88'	565.64'	S09°47'47"E
C58	44°57'49"	10.00'	4.23'	8.00'	7.79'	S39°17'49"E
C59	44°57'49"	10.00'	4.23'	8.00'	7.79'	S09°17'52"W
C60	92°32'22"	2486.00'	8.36'	16.72'	16.72'	S39°30'27"E
C61	45°25'36"	10.00'	4.18'	7.93'	7.72'	S39°30'27"E
C62	45°00'00"	10.00'	4.14'	7.85'	7.65'	S02°16'45"W
C63	88°59'20"	15.00'	14.77'	23.33'	21.05'	N58°17'23"W
C64	0°59'50"	2530.00'	78.10'	156.15'	156.13'	S14°17'37"E
C65	1°24'17"	2530.00'	31.02'	62.03'	62.03'	S15°29'41"E
C66	1°01'26"	2530.00'	22.60'	45.21'	45.21'	S16°42'32"E
C67	1°19'48"	350.00'	4.08'	8.12'	8.12'	S83°10'18"E
C68	7°30'36"	350.00'	22.97'	45.88'	45.84'	S87°35'29"E
C69	11°26'16"	350.00'	35.05'	69.87'	69.75'	N82°58'05"E
C70	49°59'38"	20.00'	9.32'	17.45'	16.90'	S72°28'43"W
C71	40°24'24"	50.00'	18.40'	35.26'	34.54'	N67°42'06"E
C72	40°45'37"	50.00'	18.58'	35.57'	34.82'	S71°42'54"E
C73	36°48'28"	50.00'	16.64'	32.12'	31.57'	S32°55'51"E
C74	42°45'04"	50.00'	19.57'	37.31'	36.45'	S06°50'55"W
C75	29°24'37"	50.00'	13.12'	26.67'	25.38'	S42°55'46"W
C76	49°57'41"	20.00'	9.32'	17.44'	16.89'	N32°39'14"E
C77	90°10'48"	300.00'	30.09'	47.22'	42.49'	S37°25'01"E
C78	64°02'46"	300.00'	17.58'	35.12'	35.10'	S85°51'38"E
C79	13°34'12"	300.00'	35.69'	71.08'	70.69'	N84°00'37"E
C80	2°13'13"	2530.00'	49.03'	98.04'	98.03'	S06°22'23"W
C81	1°08'07"	2530.00'	25.06'	50.13'	50.13'	S04°41'43"W
C82	1°17'51"	2530.00'	28.65'	57.29'	57.29'	S03°28'45"W
C83	1°20'34"	2530.00'	29.65'	59.29'	59.29'	S02°08'32"W
C84	1°20'34"	2530.00'	29.65'	59.29'	59.29'	S00°48'59"W
C85	1°20'34"	2530.00'	29.65'	59.29'	59.29'	S00°31'35"E
C86	1°20'34"	2530.00'	29.65'	59.29'	59.29'	S01°52'09"E
C87	1°20'34"	2530.00'	29.65'	59.29'	59.29'	S03°12'43"E
C88	1°20'34"	2530.00'	29.65'	59.29'	59.29'	S04°33'17"E
C89	1°20'34"	2530.00'	29.65'	59.29'	59.29'	S05°53'51"E
C90	1°14'00"	2530.00'	27.23'	54.47'	54.46'	S07°11'08"E
C91	1°14'00"	2530.00'	27.23'	54.47'	54.46'	S08°25'08"E
C92	1°14'38"	2530.00'	27.47'	54.93'	54.93'	S09°39'28"E
C93	1°29'35"	2530.00'	35.82'	70.70'	70.71'	S11°01'35"E
C94	88°59'20"	15.00'	14.77'	23.52'	21.05'	N32°43'18"E
C95	89°58'15"	15.00'	15.99'	23.55'	21.21'	N37°18'44"W
C96	90°01'45"	15.00'	15.01'	23.57'	21.22'	N52°41'16"E
C97	49°59'41"	20.00'	9.33'	17.45'	16.90'	N17°19'27"W
C98	35°15'48"	20.00'	0.87'	1.35'	1.35'	N40°23'21"W
C99	71°03'56"	50.00'	35.71'	62.02'	59.12'	S06°47'20"E
C100	42°57'51"	50.00'	19.88'	37.49'	36.82'	S50°13'34"W
C101	51°25'11"	50.00'	27.39'	50.11'	48.04'	S79°34'55"E
C102	38°10'17"	50.00'	17.30'	33.31'	32.70'	S31°47'11"E
C103	60°43'14"	50.00'	29.29'	52.99'	50.54'	N17°39'35"E
C104	9°38'53"	50.00'	4.22'	8.42'	8.41'	N52°50'38"E
C105	49°59'41"	20.00'	9.33'	17.45'	16.90'	S32°40'14"W
C106	189°59'23"	50.00'	572.10'	165.80'	99.62'	N52°29'00"E
C107	279°59'23"	50.00'	41.96'	244.34'	64.29'	S82°32'15"E
C108	279°59'23"	50.00'	41.96'	244.34'	64.29'	N82°32'15"W
C109	188°43'28"	50.00'	655.45'	164.69'	99.71'	N36°53'03"W
C110	279°59'23"	50.00'	41.96'	244.34'	64.29'	S01°13'03"W
C111	279°59'23"	50.00'	41.96'	244.34'	64.29'	S82°19'37"E
C112	190°08'11"	50.00'	563.78'	165.93'	99.61'	N37°26'01"W
C113	49°59'41"	20.00'	9.33'	17.45'	16.90'	N17°30'51"W
C114	15°27'22"	2470.00'	335.19'	666.31'	664.29'	S08°38'36"E
C115	15°54'02"	2530.00'	353.33'	702.12'	699.87'	N03°49'21"W
C116	3°28'29"	2470.00'	74.92'	149.79'	149.77'	S05°45'09"W
C117	20°16'37"	300.00'	53.65'	106.17'	105.62'	N87°21'16"E
C118	20°16'37"	350.00'	62.99'	123.87'	123.22'	S87°21'16"W
C119	3°25'33"	2530.00'	75.66'	151.27'	151.25'	N15°30'29"W
C120	49°59'41"	20.00'	9.33'	17.45'	16.90'	S17°32'06"E
C121	89°59'54"	25.00'	25.01'	39.27'	36.39'	N27°44'42"E
C122	24°48'13"	270.00'	59.41'	116.96'	116.95'	N85°11'18"E
C123	18°26'38"	270.00'	43.84'	86.91'	86.84'	N82°00'00"E
C124	6°22'35"	270.00'	15.04'	30.05'	30.03'	S85°35'23"E
C125	24°49'13"	330.00'	72.62'	142.96'	141.84'	S85°11'18"W
C126	90°00'00"	25.00'	25.00'	39.27'	35.36'	N62°13'21"W
C127	46°07'47"	20.00'	8.52'	16.10'	15.67'	N15°23'30"W

NUMBER	DELTA	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C58	45°50'08"	4.23'	10.00'	8.00'	7.79'	N59°56'46"E
C59	45°25'36"	4.18'	10.00'	7.93'	7.72'	N59°44'05"E
C60	42°32'08"	8.37'	217.73'	16.73'	16.72'	N82°15'12"E
C61	44°34'24"	4.13'	10.00'	7.84'	7.65'	S79°27'36"E
C62	45°00'00"	4.14'	10.00'	7.85'	7.65'	S79°28'45"E

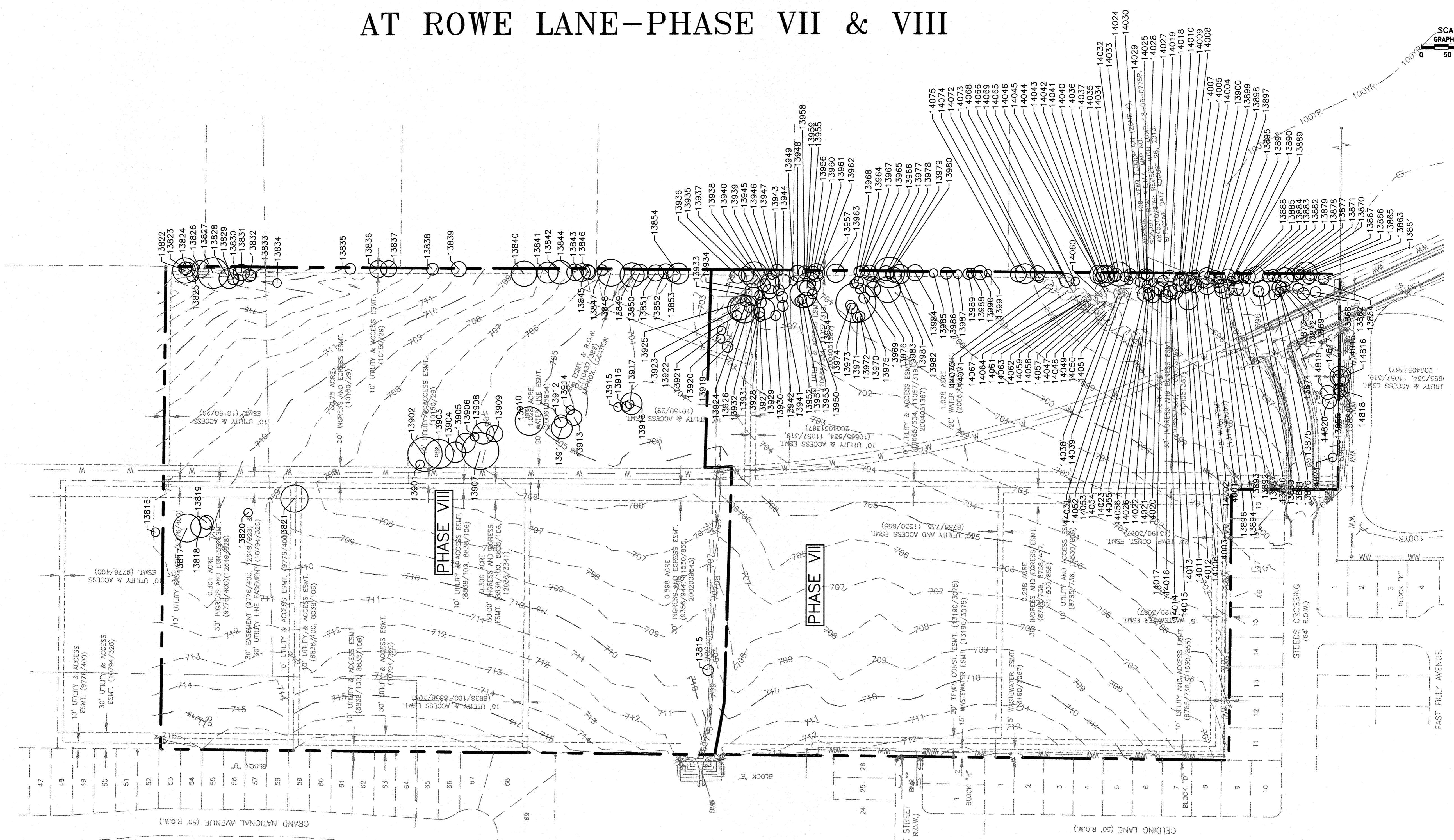
PHASE VII LOT SUMMARY TABLES					
BLOCK A	BLOCK B	BLOCK D	BLOCK E		
LOT#	SQ. FT.	LOT#	SQ. FT.	LOT # SQ. FT.	
1	8532	2	9339	1	8173
2	8665	3	9402	2	6476
3	8734	4	10047	3	7929
4	10023	5	14450	4	8543
5	10133	6	10354	5	9559
6	7142	7	12533	6	9894
7	7143	8	8455	7	6120
8	7144	9	7606	8	7065
9	7145	10	7700	9	9103
10	6570	11	7700	10	32784
11	7458	12	7702	10-B	169598
12	12454	13	7977		
13	7528	14	8445		
14	7604	15	8912		
15	7964	16	9379		
16	7964	17	8526		
17	7963	18	7370		
18	7963	19	7360		
19	7964	20	7351		
20	9333	21	7280		
		22	11624		
		23	6687		
		24	11480		
		25	11507		
		26	11318		
		27	11845		
		28	11318		
		29	10592		
		30	9968		
		31	9443		
		32	9015		
		33	9192		

PRELIMINARY TREE SURVEY SUBDIVISION OF THE COMMONS AT ROWE LANE-PHASE VII & VIII



TREE LIST

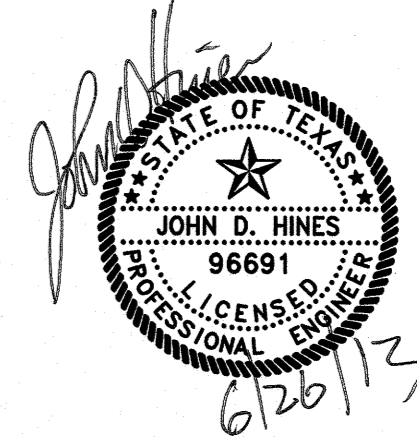
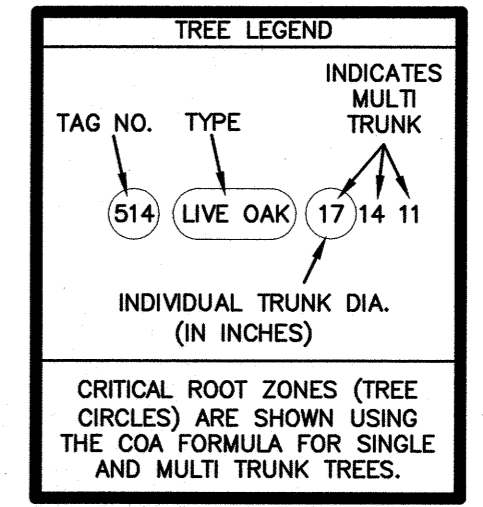
13815 HACKBERRY 10	13899 HACKBERRY 10
13816 HACKBERRY 8	13900 HACKBERRY 13
13817 WILLOW 10 9 7 7	13901 HACKBERRY 7
13818 WILLOW 11 9 9	14001 HACKBERRY 16
13819 WILLOW 9	14002 HACKBERRY 11
13820 HACKBERRY 8	14003 HACKBERRY 9 8
13821 WILLOW 12 10 9 8	14004 HACKBERRY 9
13822 HACKBERRY 15 10 9	14005 HACKBERRY 9
13823 HACKBERRY 12	14006 HACKBERRY 10
13824 HACKBERRY 13	14007 HACKBERRY 16 5
13825 HACKBERRY 11	14008 HACKBERRY 9
13826 HACKBERRY 16	14009 HACKBERRY 11
13827 HACKBERRY 16 14 11	14010 HACKBERRY 12
13828 HACKBERRY 15 7	14011 HACKBERRY 10
13829 HACKBERRY 10	14012 HACKBERRY 10 7 5 5
13830 HACKBERRY 10	14013 HACKBERRY 14
13831 HACKBERRY 15	14014 HACKBERRY 10
13832 HACKBERRY 12	14015 HACKBERRY 10 6
13833 HACKBERRY 10	14016 HACKBERRY 12
13834 CEDAR 8	14017 HACKBERRY 14
13835 HACKBERRY 10	14018 HACKBERRY 10
13836 HACKBERRY 16	14019 HACKBERRY 10
13837 HACKBERRY 15	14020 HACKBERRY 12
13838 HACKBERRY 11	14021 HACKBERRY 11
13839 HACKBERRY 14	14022 HACKBERRY 13
13840 HACKBERRY 13	14023 HACKBERRY 8
13841 HACKBERRY 16 7	14024 HACKBERRY 8
13842 HACKBERRY 15 14	14025 HACKBERRY 8
13843 HACKBERRY 8 7	14026 HACKBERRY 8
13844 HACKBERRY 11 9	14027 HACKBERRY 8
13845 HACKBERRY 13	14028 HACKBERRY 11
13846 HACKBERRY 13	14029 HACKBERRY 10
13847 HACKBERRY 10	14030 WILLOW 9
13848 HACKBERRY 15 13 7	14031 HACKBERRY 16
13849 HACKBERRY 17 11	14032 HACKBERRY 15
13850 HACKBERRY 10	14033 HACKBERRY 11
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13861 HACKBERRY 10	14040 HACKBERRY 11 10
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13865 HACKBERRY 10 10 7 6	14044 HACKBERRY 9
13866 HACKBERRY 8	14045 WILLOW 14
13867 HACKBERRY 12	14046 HACKBERRY 14 8 4
13868 HACKBERRY 4 4	14048 HACKBERRY 12 8 4
13869 HACKBERRY 10	14049 HACKBERRY 10 8 8
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13902 WILLOW 14 13 13	14821 AMERICAN ELM 8
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13978 HACKBERRY 10 8	
13979 WILLOW 17 12 11	
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13984 HACKBERRY 15	
13985 HACKBERRY 8	
13986 HACKBERRY 11	
13987 HACKBERRY 8	
13988 HACKBERRY 9	



NOTE:
TREE PROTECTION MEASURES SHALL FOLLOW THE CITY OF PFLUGERVILLE TREE TECHNICAL GUIDE, SUBCHAPTER 12 OF THE UDC AND ENGINEERING DESIGN GUIDELINES.

LEGEND

- TREES
- TREES TO BE REMOVED
- TREES (DEAD)
- TREE ID NUMBER



OVERALL TREE SURVEY
THE COMMONS AT ROWE LANE - PHASE VII & VIII

SHEET 4 OF 9

PROJECT NO: 1518-10552	DESIGNED BY: CB
FILE NO:	DRAWN BY: CB
DATE: MAY 2012	CHECKED BY: JH
SCALE: 1" = 100'	REVISED BY:

8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-6971
FAX: (512)452-6983
TPE FIRM #2946

PRELIMINARY EROSION CONTROL PLAN SUBDIVISION OF THE COMMONS AT ROWE LANE-PHASE VII & VIII



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



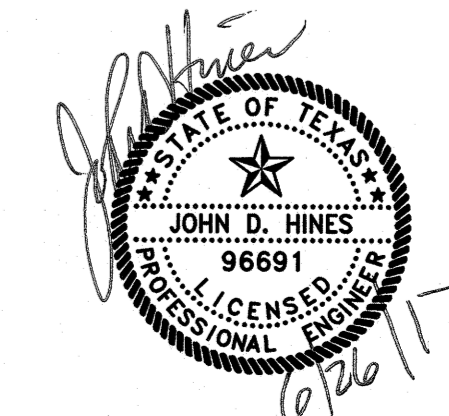
APPROX. 100-YEAR FLOODPLAIN (ZONE A).
SCALED FROM F.E.M.A. MAP NO.
484530280H, REVISED WITH LOMR 13-06-0775P.
EFFECTIVE DATE AUGUST 26, 2013.

LEGEND

- LIMIT OF CONSTRUCTION
- SILT FENCE
- SECTION LINE
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY CONTRACTOR STAGING AREA & SPOIL SITE
- INLET PROTECTION/ SEDIMENT TRAP
- ROCK BERM
- DIVERSION DIKE
- ROCK RIP-RAP

NOTES:

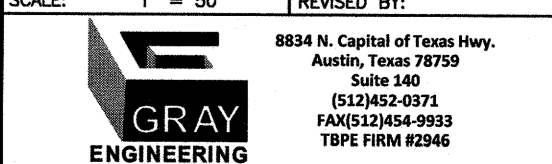
1. ANY DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO AREAS WITHIN THE R.O.W., EASEMENTS, SPOILS DISPOSAL AND STAGING AREAS ONLY.
3. STORM INLET SEDIMENT TRAPS PLACED IN PROPOSED INLETS ARE TO BE REMOVED AND REPLACED W/ TRI-DIKES AFTER ALL IMPROVEMENTS HAVE BEEN COMPLETED PRIOR TO THE SUBDIVISION ACCEPTANCE.
4. EXISTING EROSION CONTROLS TO BE MAINTAINED AND REMAIN THROUGHOUT CONSTRUCTION UNTIL VEGETATION ESTABLISHED TO A MINIMUM OF 70% OF DISTURBED CONTRIBUTING DRAINAGE AREA, WHEN DIRECTED BY THE ENGINEER.
5. TREE PROTECTION FENCING SHALL BE PROVIDED FOR ANY HARDWOOD TREES WITHIN 20' OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE IMPROVEMENTS.
6. ALL HAUL OFF/SPOILS TAKEN OFFSITE WILL BE TAKEN TO A LOCATION THAT IS PROPERLY PERMITTED TO ACCEPT FILL. DOCUMENTATION OF SAID SITE'S PERMIT INFORMATION WILL NEED TO BE COLLECTED AND ADDED TO THE SW3P RECORD AT THAT TIME.
7. ON SITE SPOILS STAGED MORE THAN 24 HOURS SHALL BE NOTED ON THE SW3P AND PLACED ON LEVEL GROUND WITH APPROPRIATE EROSION CONTROL. AT A MINIMUM, SILT FENCE WILL BE REQUIRED ON THE DOWN GRADIENT SIDE AND WITH 20 FT. PERPENDICULAR ON BOTH ENDS.
8. ROCK RIP-RAP MINIMUM THICKNESS 8-INCH.



OVERALL EROSION CONTROL PLAN
THE COMMONS AT ROWE LANE -
PHASE VII & VIII

SHEET 5 OF 9

PROJECT NO: 1918-10522	DESIGNED BY: CB
FILE NO:	DRAWN BY: CB
DATE: MAY 2012	CHECKED BY: JH
SCALE: 1" = 50'	REVISED BY:



PRELIMINARY WATER PLAN SUBDIVISION OF THE COMMONS AT ROWE LANE-PHASE VII & VIII



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



WATER DISTRIBUTION LEGEND

- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS

NOTES:

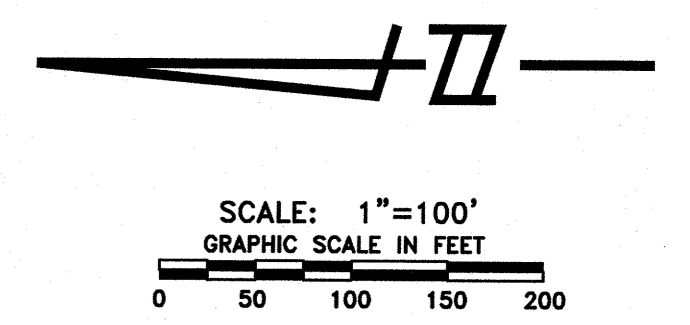
1. ALL WATER LINES SHALL BE 8-INCHES UNLESS SHOWN OTHERWISE.
2. CONNECT TO EXISTING 12" WATER MAIN CONSTRUCTED IN PHASE II-B. COMMONS AT ROWE LANE SUBDIVISION WATER PROVIDED BY MANVILLE WATER SUPPLY CORPORATION AS A RETAIL CUSTOMER.

OVERALL WATER PLAN
THE COMMONS AT ROWE
LANE - PHASE VII & VIII



SHEET 6 OF 9			
PROJECT NO: 1518-10552	DESIGNED BY: CB	FILE NO:	DRAWN BY: CB
DATE: MAY 2012	CHECKED BY: CB	SCALE: 1" = 50'	REVISED BY: JH
8834 N. Capital of Texas Hwy. Austin, Texas 78759 Suite 140 (512)452-0371 FAX: (512)452-9933 TDEC FIRM #2946			

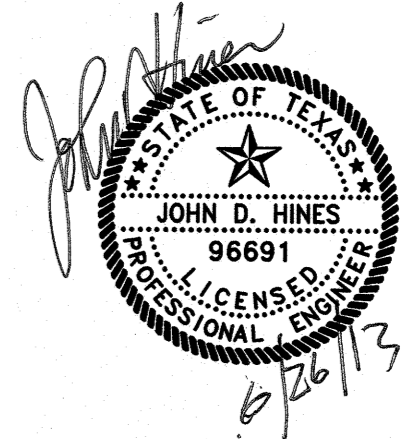
PRELIMINARY WASTEWATER PLAN SUBDIVISION OF THE COMMONS AT ROWE LANE—PHASE VII & VIII



WASTEWATER COLLECTION LEGEND

- PROPOSED WW LINE
- EXISTING WW LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- DIRECTION OF FLOW
- 730-
- 728-

NOTE:
1. ALL WASTEWATER LINES SHALL BE 8-INCHES UNLESS OTHERWISE SHOWN.



OVERALL WASTEWATER PLAN
THE COMMONS AT ROWE
LANE - PHASE VII & VIII

SHEET 7 OF 9

PROJECT NO: 1518-10552	DESIGNED BY: CB
FILE NO:	DRAWN BY: CB
DATE: MAY 2013	CHECKED BY: JH
SCALE: 1" = 50'	REVISED BY:

8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 240
(512) 924-9972
FAX: (512) 454-9993
TELE: (512) 454-9994

PRELIMINARY DRAINAGE PLAN SUBDIVISION OF THE COMMONS AT ROWE LANE-PHASE VII & VIII



SCALE: 1"=100'
GRAPHIC SCALE IN FEET
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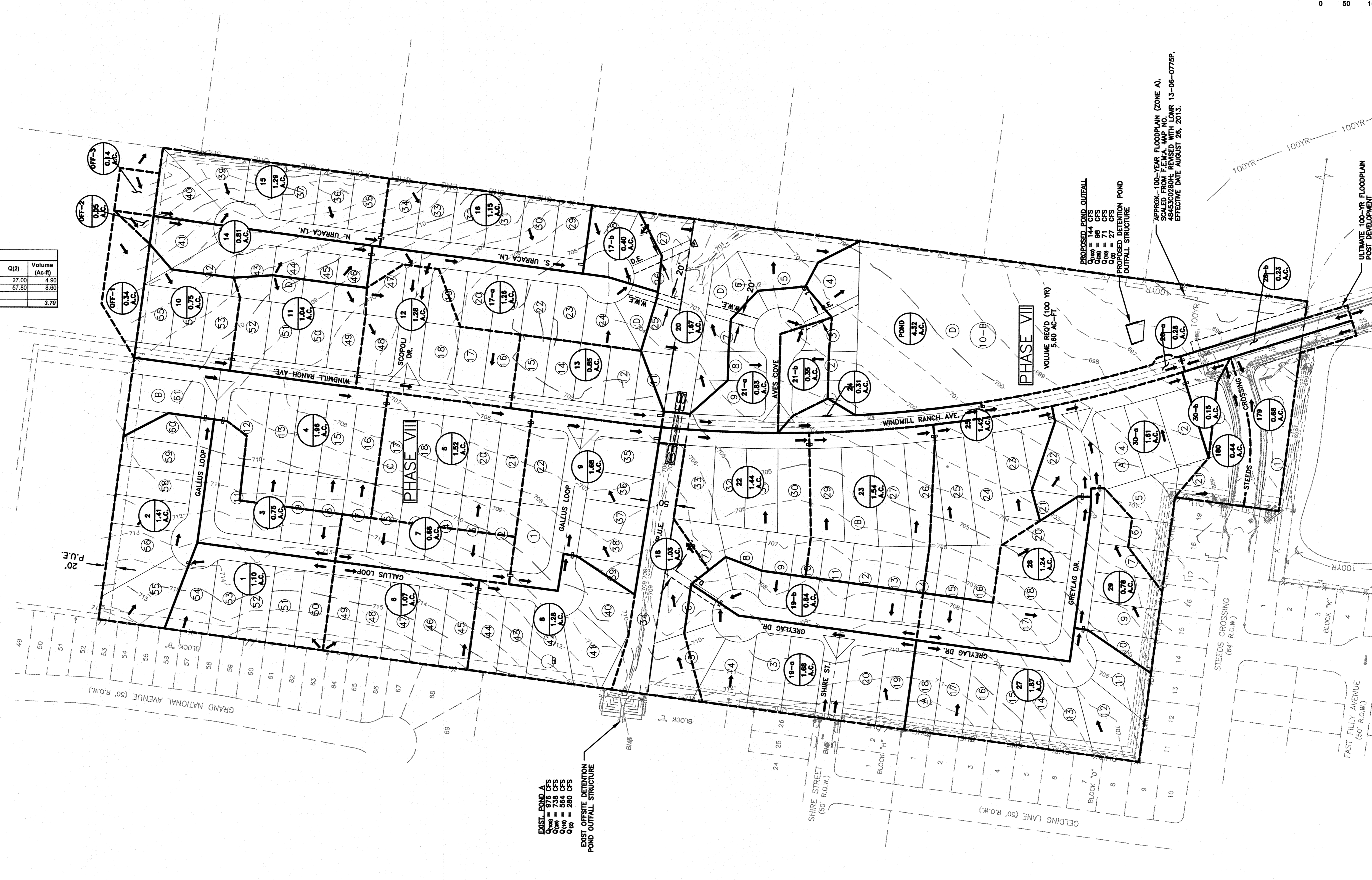
HEC Summary - Phase VII & VIII							
Drainage Area	Q(100)	Volume (Ac-ft)	Q(25)	Volume (Ac-ft)	Q(10)	Volume (Ac-ft)	Q(2)
EXISTING: Phase VII & VIII (42.8 acres)	144.70	25.90	98.60	17.50	71.20	12.60	27.00
DEVELOPED: Phase VII & VIII (42.8 acres)	212.60	31.60	153.60	22.60	118.10	17.40	57.80
Detention Required		5.60		5.10		4.80	3.70

PHASE VII & VIII Inlet Flow Calculations

Basin From	2-year			25-year			100-year		
	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)
1	0.47	5.19	2.69	0.58	9.15	5.88	0.86	11.49	8.36
2	0.48	5.18	3.05	0.59	9.11	6.54	0.87	11.44	9.44
3	0.50	5.78	2.14	0.61	10.11	4.63	0.89	12.54	6.49
4	0.47	4.70	4.74	0.59	8.32	10.38	0.86	10.55	14.91
5	0.48	4.70	3.45	0.60	8.32	7.54	0.87	10.55	10.82
6	0.48	5.19	2.65	0.59	9.15	5.78	0.87	11.49	8.21
7	0.50	5.78	1.97	0.62	10.11	4.25	0.70	12.54	5.94
8	0.48	5.19	3.09	0.57	9.15	6.77	0.85	11.49	9.64
9	0.47	5.15	4.04	0.58	9.09	8.83	0.86	11.42	12.58
10	0.48	5.22	1.94	0.59	9.21	4.21	0.87	11.55	5.98
11	0.51	5.20	2.89	0.63	9.17	6.18	0.71	11.51	8.74
12	0.54	5.19	3.89	0.66	9.15	8.34	0.74	11.49	11.76
13	0.51	5.46	2.37	0.63	9.62	5.12	0.71	12.00	7.20
14	0.50	5.19	2.13	0.61	9.15	4.61	0.89	11.49	6.53
15	0.48	5.18	3.07	0.59	9.11	6.89	0.87	11.44	9.51
16	0.52	5.70	3.26	0.63	10.01	7.01	0.71	12.44	9.81
17-a	0.49	5.44	3.25	0.61	9.57	7.04	0.89	11.95	9.93
17-b	0.50	5.78	1.09	0.61	10.11	2.38	0.89	12.54	3.31
18	0.54	4.52	1.49	0.44	7.65	3.47	0.51	9.90	5.16
19-a	0.47	5.18	4.04	0.58	9.11	8.85	0.86	11.44	12.60
19-b	0.51	5.78	2.48	0.63	10.11	5.33	0.71	12.54	7.48
20	0.34	5.09	2.87	0.44	8.99	6.61	0.51	11.30	9.68
21-a	0.53	5.21	2.31	0.65	9.19	4.95	0.73	11.53	6.99
21-b	0.51	5.78	1.03	0.63	10.11	2.22	0.71	12.54	3.10
22	0.46	4.59	3.05	0.57	8.18	6.72	0.65	10.34	9.68
23	0.46	4.57	3.21	0.57	8.12	7.08	0.64	10.31	10.21
24	0.80	5.78	1.07	0.72	10.11	2.27	0.81	12.54	3.14
25	0.46	4.32	2.80	0.57	7.68	6.19	0.64	9.80	8.97
25-a	0.58	5.78	0.93	0.70	10.11	1.98	0.78	12.54	2.74
26-b	0.58	5.78	0.77	0.70	10.11	1.63	0.78	12.54	2.28
27	0.47	5.13	4.47	0.58	9.05	9.78	0.86	11.37	13.94
28	0.50	5.19	3.24	0.62	9.15	7.01	0.70	11.49	9.93
29	0.51	5.19	2.05	0.62	9.15	4.43	0.70	11.49	6.27
30-a	0.46	5.18	3.90	0.57	8.18	8.34	0.65	11.44	11.90
30-b	0.53	5.29	0.42	0.65	9.32	0.90	0.73	11.67	1.27
179	0.44	5.78	1.72	0.55	10.11	3.77	0.63	12.54	5.34
180	0.46	5.78	1.17	0.58	10.11	2.56	0.65	12.54	3.81
OH-1	0.53	5.78	1.80	0.65	10.11	3.42	0.73	12.54	4.78
OH-2	0.64	5.78	0.67	0.76	10.11	1.39	0.85	12.54	1.92
OH-3	0.69	5.78	0.16	0.81	10.11	0.33	0.90	12.54	0.45
OH-4	0.49	5.78	1.33	0.61	10.11	2.88	0.68	12.54	4.03
OH-5	0.38	5.78	0.75	0.49	10.11	1.88	0.56	12.54	2.46
OH-6	0.29	5.78	0.08	0.39	10.11	0.20	0.46	12.54	0.29
OH-7	0.29	5.78	0.22	0.39	10.11	0.51	0.46	12.54	0.79
OH-8	0.52	5.78	1.46	0.63	10.11	3.13	0.71	12.54	4.37
OH-9	0.47	5.78	1.91	0.58	10.11	4.16	0.66	12.54	5.88

DRAINAGE PLAN LEGEND

- PROPERTY BOUNDARY
- DRAINAGE AREA LINES
- PROPOSED STORM SEWER LINE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER INLET
- EXISTING STORM SEWER INLET
- DRAINAGE AREA LABELS
- FLOW ARROWS



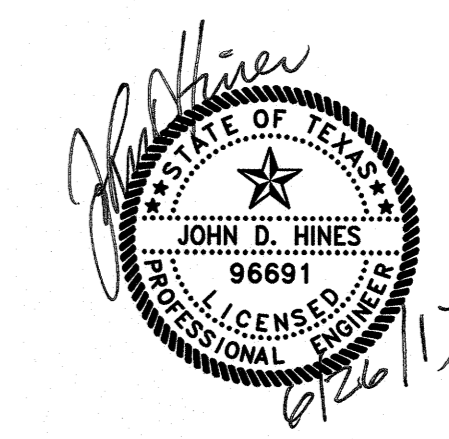
EXIST. POND A
Q₁₀₀ = 738 CFS
Q₂₅ = 584 CFS
Q₁₀ = 584 CFS
Q₂ = 280 CFS
EAST OFFSITE DETENTION POND OUTFALL STRUCTURE

PROPOSED POND OUTFALL STRUCTURE
Q₁₀₀ = 88 CFS
Q₂₅ = 71 CFS
Q₁₀ = 71 CFS
Q₂ = 28 CFS
PROPOSED DETENTION POND OUTFALL STRUCTURE

APPROX. 100-YEAR FLOODPLAIN (ZONE A)
BASED ON FEMA MAP NO. 13-08-0775P
EFFECTIVE DATE AUGUST 26, 2013.

NOTES:

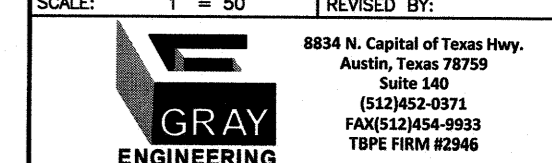
- THIS SUBDIVISION IS LOCATED WITHIN THE WILBARGER CREEK WATERSHED, AND IS CLASSIFIED AS SUBURBAN. NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY PFLUGERVILLE, TX OR T.C.E.Q.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, PFLUGERVILLE, TX MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



OVERALL DRAINAGE PLAN
THE COMMONS AT ROWE
LANE - PHASE VII & VIII

SHEET 8 OF 9

PROJECT NO: 1518-1052	DESIGNED BY: CB
FILE NO:	DRAWN BY: CB
DATE: MAY 2012	CHECKED BY: JH
SCALE: 1" = 50'	REVISED BY:



PRELIMINARY ILLUMINATION PLAN SUBDIVISION OF THE COMMONS AT ROWE LANE—PHASE VII & VIII



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

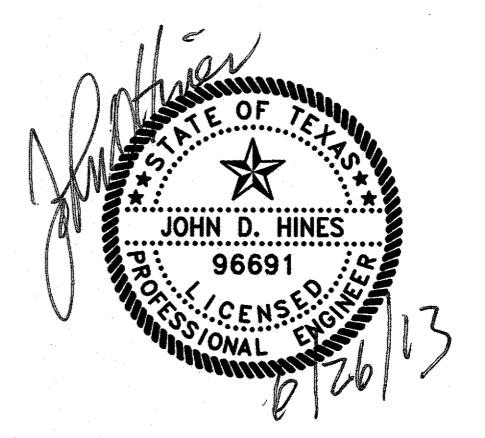


LEGEND

- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT

NOTES

1. STREET LIGHTS FOR GENERAL REFERENCE ONLY.
2. ALL STREET LIGHTS TO BE PLACED WITHIN PUBLIC R.O.W.
3. FINAL DESIGN TO BE PREPARED BY ELECTRIC UTILITY PROVIDER.



OVERALL ILLUMINATION PLAN
THE COMMONS AT ROWE LANE -
PHASE VII & VIII

SHEET 9 OF 9

PROJECT NO: 1518-10582	DESIGNED BY: CB
FILE NO:	DRAWN BY: JC
DATE: MAY 2012	CHECKED BY: JH
SCALE: 1" = 100'	REVISED BY:

