

"PRELIMINARY PLAN ONLY - NOT FOR RECORDATION"  
FOR

# FALCON POINTE

## PRELIMINARY PLAN #4A

OCT 22 2010  
15:00:00

DATE OF SUBMITTAL: SEPTEMBER 6, 2010 PROJECT ADDRESS  
FALCON POINTE BOULEVARD  
PFLUGERVILLE, TX

OWNERS NAME AND ADDRESS  
DEVELOPER'S NAME AND ADDRESS  
TERRABROOK FALCON POINTE L.P.  
13809 RESEARCH BLVD., STE 475  
AUSTIN, TX 78750

SURVEYOR'S NAME AND ADDRESS  
AECOM  
400 WEST 15TH STREET, SUITE 500  
AUSTIN, TEXAS 78701  
PHONE (512)472-4519  
FAX (512)472-7519

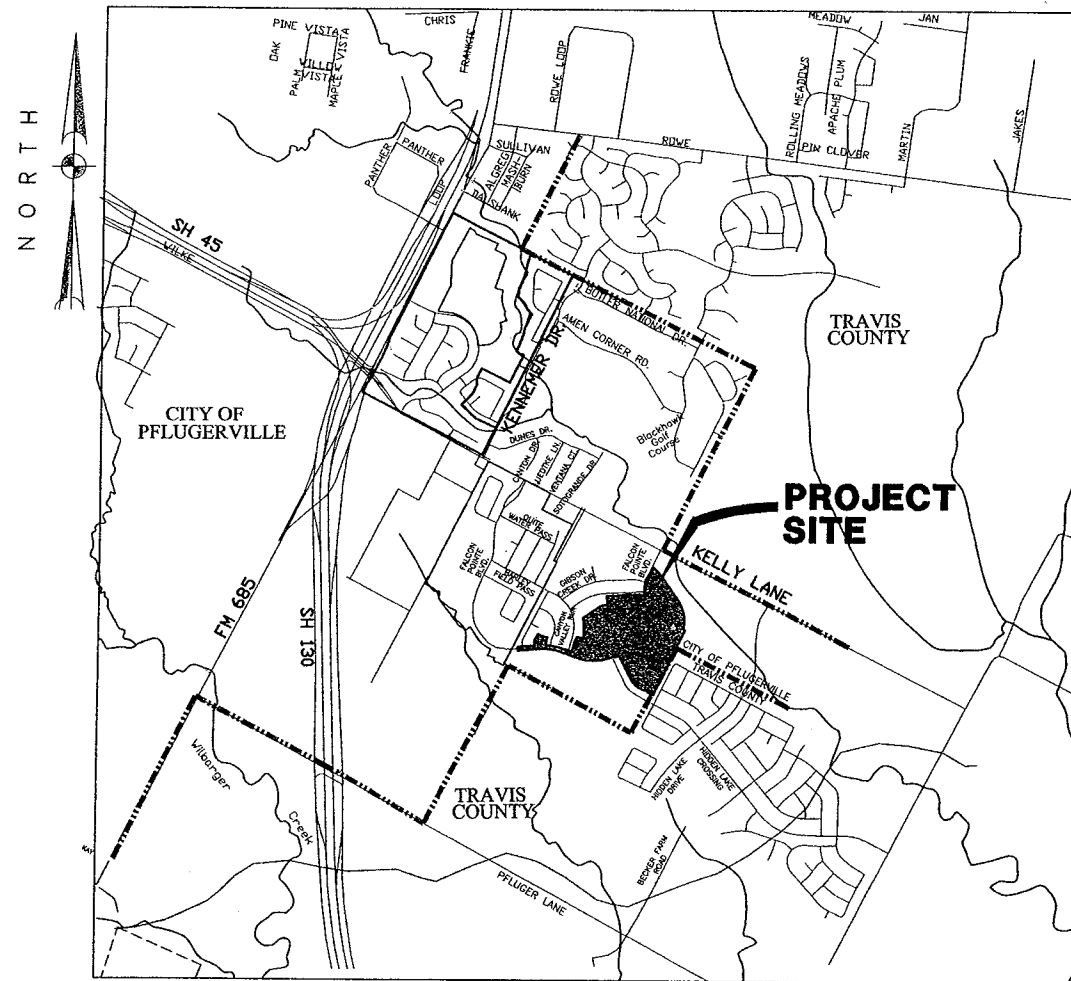
**LEGAL DESCRIPTION**

62.371 TOTAL ACRES  
3.012 ACRES OUT OF THE 50.790 ACRE TRACT OF THE TERRABROOK FALCON RIDGE L.P. A DELAWARE LIMITED PARTNERSHIP TRV# 2000146298 O.P.R.T.C.T.  
59.359 ACRES OUT OF THE 132.06 ACRE TRACT OF THE TERRABROOK FALCON RIDGE L.P. A DELAWARE LIMITED PARTNERSHIP TRV# 2000167101 O.P.R.T.C.T.

ZONING: ALUR NO.2 AMENDED

**INDEX TO SHEETS**

NO.	TITLE
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN
3	PRELIMINARY PLAN SHEET 1 OF 2
4	PRELIMINARY PLAN SHEET 2 OF 2
5	SITE LAYOUT
6	WATER AND WASTEWATER LAYOUT SHEET 1 OF 2
7	WATER AND WASTEWATER LAYOUT SHEET 2 OF 2
8	DRAINAGE LAYOUT AND CALCULATIONS SHEET 1 OF 2
9	DRAINAGE LAYOUT AND CALCULATIONS SHEET 2 OF 2
10	ILLUMINATION PLAN



VICINITY MAP  
SCALE: N.T.S.

**RECOMMENDED FOR APPROVAL:**

*Roger Durden*  
ROGER DURDEN, P.E.  
ASSOCIATE VICE PRESIDENT OF LAND DEVELOPMENT SERVICES  
AECOM TECHNICAL SERVICES, INC.

10/7/2010  
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

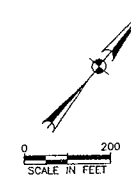
**AECOM**

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



NO.	DATE	REVISION	APPROV.
4			
3			
2			
1			

Unit: Austin/LDS Drawn: TG Sheet: 1 Dwg. No.: 1 of 10



LEGEND	
	PRELIMINARY PLAN BOUNDARY
	SECTION BOUNDARY
	PHASE BOUNDARY
	R.O.W. LINE

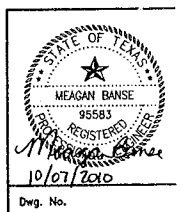


NOTE:  
 1. FALCON POINTE SECTION 9 SOUTH WILL CONSIST OF TWO PHASES, PHASE A AND B.

TIMMERMAN & HAGN, LTD.  
 197.27 ACRES  
 VOL. 8394, PAGE 542  
 O.P.R.T.C.T.

(CALLED 15.60 ACRES)  
 CITY OF FLUGERVILLE  
 VOLUME 13196, PAGE 830  
 O.P.R.T.C.T.

CALLED 10.00 ACRES ANDREA W.  
 STALLSWORTH VOL. 11784, PG. 394  
 O.P.R.T.C.T.



NO.	DATE	REVISION	APPROV.
2			
1			

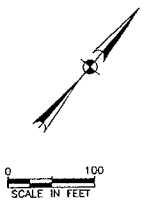
**FALCON POINTE**  
**PRELIMINARY PLAN #4A**

**OVERALL PRELIMINARY PLAN**

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

Unit	AUSTIN/LDS	Scale:	1"=200'	Date	SEPTEMBER 2010
Designed		Checked		Job No.	60160982
Drawn		Approved		Sheet	2 OF 10

Pen Table: A2-TB-BW  
 DRAWING: L:\FALCON POINTE\2014\3\0049\Sheets-Revise\plan-plan-4A\Pre plan 4a sheet.p4-4-L1-BNDY.dwg PLOTTED: Oct 07, 2010 - 7:07pm



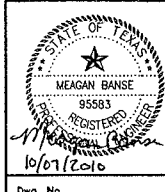
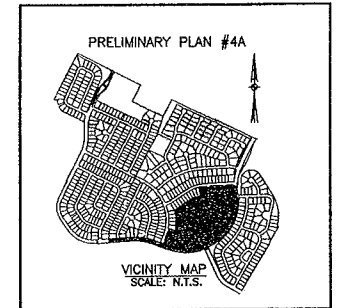
**LEGEND**

- PLAT BOUNDARY
- PHASE LINE
- B.S.L. --- BUILDING SET BACK LINE
- R.O.W. LINE
- CENTER LINE
- PROPOSED 4' SIDEWALK (RESIDENTIAL STREET)
- PROPOSED 4' SIDEWALK (ALONG OPEN SPACES)
- 8' HIKE AND BIKE TRAIL

**PROPOSED ACREAGE AND USAGE**

ACRES	DESCRIPTION / USE
42.66	RESIDENTIAL LOTS (190 RESIDENTIAL LOTS)
15.41	STREET RIGHT-OF-WAY
3.96	OPEN SPACE LOTS (7 OPEN SPACE LOTS)
0.34	LIFT STATION LOT (1 LIFT STATION LOT)
62.37	FALCON POINT PRELIMINARY #4A

STREET NAME	STREET CLASSIFICATION	MINIMUM ROW WIDTH (FT)	WIDTH WITHOUT TRAIL (FT)	WIDTH WITH TRAIL (FT)	F-F WIDTH (FT)	MINIMUM RADIUS CL CURVE (FT)	STREET LENGTH (FT)
1 EDWARDS PLATEAU DRIVE	LOCAL	50	50	N/A	28	60	1,016.41
2 OPEN PLAIN DRIVE	LOCAL	50	50	N/A	28	60	1,028.80
3 STILL POND ROAD	LOCAL	50	50	N/A	28	60	303.57
4 SHALLOW POND TRAIL	LOCAL	50	50	N/A	28	60	876.26
5 PASQUEFLOWER PASS	LOCAL	50	50	N/A	28	60	1,405.73
6 CALMING STREAM COVE	LOCAL	50	50	N/A	28	60	376.83
7 EVENING BREEZE WAY	LOCAL	50	50	N/A	28	60	1,740.24
8 DOUGLAS MAPLE WAY	LOCAL	50	50	N/A	28	60	1,550.66
9 LATE DAY LOOP	LOCAL	50	50	N/A	28	60	476.40
10 FALCON POINT BOULEVARD	MINOR COLLECTOR	60	60	70	40	300	3,123.31



NO.	DATE	REVISION	APPROV.
1			
2			

**FALCON POINT  
PRELIMINARY PLAN #4A**

**PRELIMINARY PLAN  
SHEET 1 OF 2**

AECOM TECHNICAL SERVICES, INC.  
400 WEST 15TH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
WWW.AECOM.COM  
TBP REG. NO. F-3580

Unit	AUSTIN/LDS	Scale:	1"=100'	Date	SEPTEMBER 2010
Designed		Checked		Job No.	60160982
Drawn		Approved		Sheet	3 OF 10



TIMMERMAN & HAGN, LTD.  
197.27 ACRES  
VOL. 8394, PAGE 542  
O.P.R.T.C.T.

**NOTES:**

- THE TOTAL ACREAGE OF THE PROPOSED SUBDIVISION IS 62.371 ACRES.
- BENCHMARK DESCRIPTIONS:  
 TBM# 881: BRONZE DISK IN CONCRETE SET NEAR THE CENTER OF LOT 13, BLOCK Q, FALCON POINT SECTION 9, AT THE INTERSECTION OF EDWARDS PLATEAU DRIVE AND FALCON POINT 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 POINT SECTION 5, ON BARLEY FIELD PASS.  
 SURFACE NORTHING: 10143340.4946  
 SURFACE EASTING: 3163713.6999  
 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 POINT SECTION 8B, AT THE INTERSECTION OF SQUAW CREEK LANE AND GIBBONS CREEK DRIVE.  
 SURFACE NORTHING: 10143585.4416  
 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 POINT SECTION 8B.  
 SURFACE NORTHING: 10144272.0608  
 SURFACE EASTING: 3165584.7959  
 SURFACE ELEVATION: 657.10
- LOT DESCRIPTIONS:  
 RESIDENTIAL: 190 LOTS  
 OPEN SPACE OR PARKLAND: 7 LOTS  
 LIFT STATION LOT: 1 LOTS  
 TOTAL: 198 LOTS
- CITY OF PFLUGERVILLE PARKLAND CALCULATIONS:  
 TOTAL NUMBER OF RESIDENTIAL UNITS IN THE PROPOSED SUBDIVISION PREL. #4A: 190 RESIDENTIAL LOTS  
 TOTAL AMOUNT OF PARK LAND REQUIRED IN PREL. #4A: 3.8 ACRES  
 TOTAL AMOUNT OF PARK LAND PROPOSED IN PREL. #4A: 0.94 ACRES  
 THE REMAINING 2.86 ACRES OF REQUIRED PARKLAND IS LOCATED WITHIN THE FALCON POINT PRELIMINARY PLANS #1 AND #2

- ALL LANDSCAPE AND OPEN SPACE LOTS AND DRAINAGE EASEMENTS WITHIN OPEN SPACE LOTS WITHIN THE BOUNDARIES OF THIS PLAN WILL BE MAINTAINED BY THE DEVELOPER OR, AFTER TITLE TRANSFER, THE HOMEOWNER'S ASSOCIATION, PURCHASER, OR NON-PROFIT CORPORATION.
- VARIANCE #1 REQUESTS A VARIANCE FROM SUBCHAPTER 15.31 OF THE UNIFIED DEVELOPMENT CODE REQUIRING AT LEAST ONE STREET STUBBED OUT INTO EVERY ADJACENT PROPERTY WHICH HAS NOT BEEN SUBDIVIDED AND IS NOT RECORDED IN COUNTY RECORDS.
- THE AMOUNT OF CREDITABLE PARKLAND EXCEEDING THE REQUIRED AMOUNT TO BE CREDITED TOWARD FUTURE FALCON POINT DEVELOPMENT:  
 PRELIMINARY #1 0.25 AC.  
 PRELIMINARY #2 15.92 AC. (INCLUDES 2A)  
 PRELIMINARY #3 -2.08 AC. (INCLUDES 0.86 AC. FOR 4A)  
 PRELIMINARY #4 -2.28 AC. (INCLUDES 2.00 AC. FOR 4A)  
 PRELIMINARY #5 -0.95 AC.  
 TOTAL CREDITABLE PARKLAND REMAINING 10.88 AC.  
 \* PREVIOUSLY APPROVED PRELIMINARY #3 INCLUDED SECTION 9 SOUTH, WHICH IS NOW INCLUDED IN PRELIMINARY 4A.  
 PREVIOUSLY APPROVED PRELIMINARY #4 INCLUDED SECTION 12, WHICH IS NOW INCLUDED IN PRELIMINARY 4A.
- SEE ALUR No. 2 AMENDED AGREEMENT FOR MINIMUM LOT DIMENSIONS. LOT SQUARE FOOTAGE IS SHOWN ON EACH LOT.
- THE 100-YR FLOODPLAIN WILL BE CONTAINED IN A DRAINAGE EASEMENT.
- 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.)
- TREES BASED UPON SURVEY BY SURVCON INC.

- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE CONSERVATION INCLUDING BUT NOT LIMITED TO THE CONSERVATION STANDARDS OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
- 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 EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
- 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 AND WIRES 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 (TRANSFORMERS, AMPLIFIERS, SWITCHING 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.

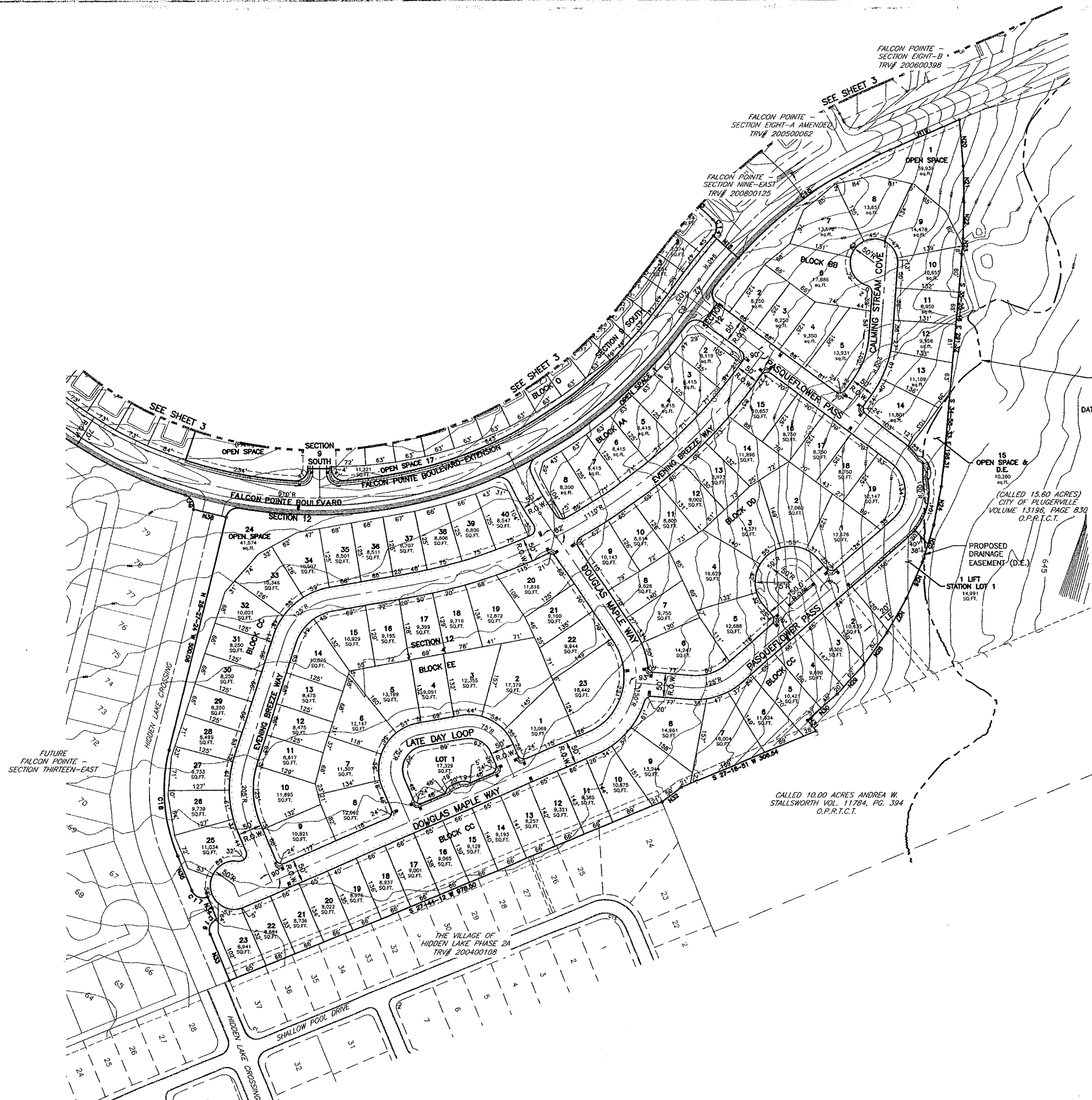
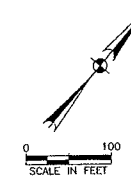
**NOTE TABLE (H)**

NOTE	DISTANCE	BEARING
1	70.02	N 3-10-15W
2	39.10	N22-16-02E
3	110.00	N27-04-50E
4	140.83	S11-04-05W
5	169.46	S68-01-01E
6	49.52	N21-58-58E
7	39.84	N11-53-53E
8	50.00	N13-15-12E
9	103.44	S76-44-48E
10	95.58	N12-41-22W
11	136.73	N77-45-51E
12	28.95	N 3-20-8E
13	132.18	N 8-53-58W
14	43.14	N87-01-43E
15	50.00	N87-01-43E
16	50.00	N87-01-43E
17	10.72	N87-01-42E
18	70.70	S88-17-45E
19	158.32	N28-42-06E
20	88.72	S45-12-02E
21	77.43	S41-39-34E
22	77.32	S38-22-44E
23	33.11	S36-10-57E
24	82.13	S28-53-17E
25	81.06	S22-39-59E
26	63.24	S18-25-22E
27	82.16	S10-15-59E
28	82.16	S 3-35-16E
29	82.06	S 2-18-47W
30	82.14	S 8-33-09W
31	29.10	S78-25-07E
32	50.08	S12-30-49W
33	106.01	N62-41-94W
34	56.01	N62-15-09W
35	76.85	N62-41-04W
36	70.00	S63-32-37W
37	70.00	N 3-47-42W

**CURVE TABLE (I)**

NOTE	ARC LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
1	350.08	19-08-11	1050.00	S77-34-07E	348.46
2	39.27	90-00-00	25.00	N23-01-01W	35.36
3	17.60	10-05-06	100.00	N16-56-28E	17.58
4	18.40	9-23-57	100.00	N18-35-51E	18.39
5	78.52	5-18-52	825.00	N18-38-24E	78.50
6	22.85	87-16-14	15.00	N59-37-05E	20.70
7	27.05	4-46-06	325.00	S78-07-52E	27.04
8	81.23	8-27-44	500.00	N82-47-50E	81.16
9	23.56	90-00-00	15.00	S47-58-17E	21.21
10	23.56	90-00-00	15.00	N42-01-43E	21.21
11	23.56	90-00-00	15.00	S47-58-17E	21.21
12	23.56	90-00-00	15.00	N42-01-43E	21.21
13	87.22	7-24-13	675.00	S89-18-11E	87.16
14	38.08	87-16-19	25.00	S41-55-55E	34.50
15	394.84	24-59-50	805.00	N14-12-10E	391.71
16	39.06	88-33-56	25.00	N17-54-09W	35.22
17	36.46	90-26-04	25.00	S72-05-54W	35.48
18	224.46	36-13-40	355.00	K44-34-14W	220.74
19	37.72	86-27-13	25.00	N68-41-90W	34.24
20	740.44	44-53-35	945.00	S89-32-11W	721.64
21	440.88	25-48-34	880.00	N60-54-18W	437.17

Pen Table AC-TB-WB  
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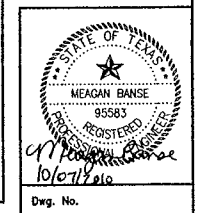
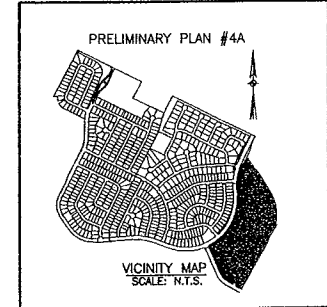
LEGEND	
	PLAT BOUNDARY
	PHASE LINE
	BUILDING SET BACK LINE
	R.O.W. LINE
	CENTER LINE
	PROPOSED 4' SIDEWALK (RESIDENTIAL STREET)
	PROPOSED 4' SIDEWALK (ALONG OPEN SPACES)
	8' HIKE AND BIKE TRAIL

100 YEAR FLOOD PLAN APPROX. LIMITS OF ZONE "A" AS PER FRIM PANEL NO. 4845300280H DATE SEPTEMBER 28, 2008.

(CALLED 15.60 ACRES) CITY OF PLUGERVILLE VOLUME 13196, PAGE 830 O.P.R.I.C.T.

(CALLED 10.00 ACRES ANDREA W. STALLSWORTH VOL. 11784, PG. 394 O.P.R.I.C.T.)

NOTE:  
1. SEE SHEET 3 FOR NOTES AND LINE AND CURVE TABLES



NO.	DATE	REVISION	APPROV.
2			
1			

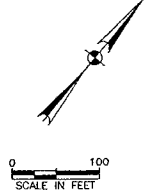
**FALCON POINTE  
PRELIMINARY PLAN #4A**

**PRELIMINARY PLAN  
SHEET 2 OF 2**

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

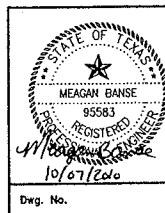
Unit	AUSTIN/LDS	Scale:	1"=100'	Date	SEPTEMBER 2010
Designed		Checked		Job No.	60160982
Drawn		Approved		Sheet	4 OF 10

Pen Table AC-TDB-BW  
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100 YEAR FLOOD PLAN APPROX. LIMITS OF ZONE "A" AS PER FRM PANEL NO. 48453C0280H DATE SEPTEMBER 28, 2008.

15 OPEN SPACE & D.E. 10,260 sq.ft. (CALLED 15.60 ACRES) CITY OF PLUGGERVILLE VOLUME 13196, PAGE 830 O.P.R.T.C.T.



Dwg. No.

NO.	DATE	REVISION	APPROV.
2			
1			

**FALCON POINT PRELIMINARY PLAN #4A**  
**SITE LAYOUT**

**AECOM**

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

Unit	AUSTIN/LDS	Scale:	1"=100'	Date	SEPTEMBER 2010
Designed		Checked		Job No.	60160982
Drawn		Approved		Sheet	5 OF 10

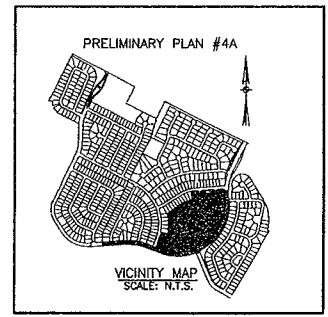


TIMMERMAN & HAGN, LTD.  
197.27 ACRES  
VOL. 8394, PAGE 542  
O.P.R.T.C.T.

FUTURE FALCON POINT - SECTION THIRTEEN-EAST

FUTURE FALCON POINT - SECTION THIRTEEN-EAST

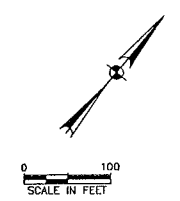
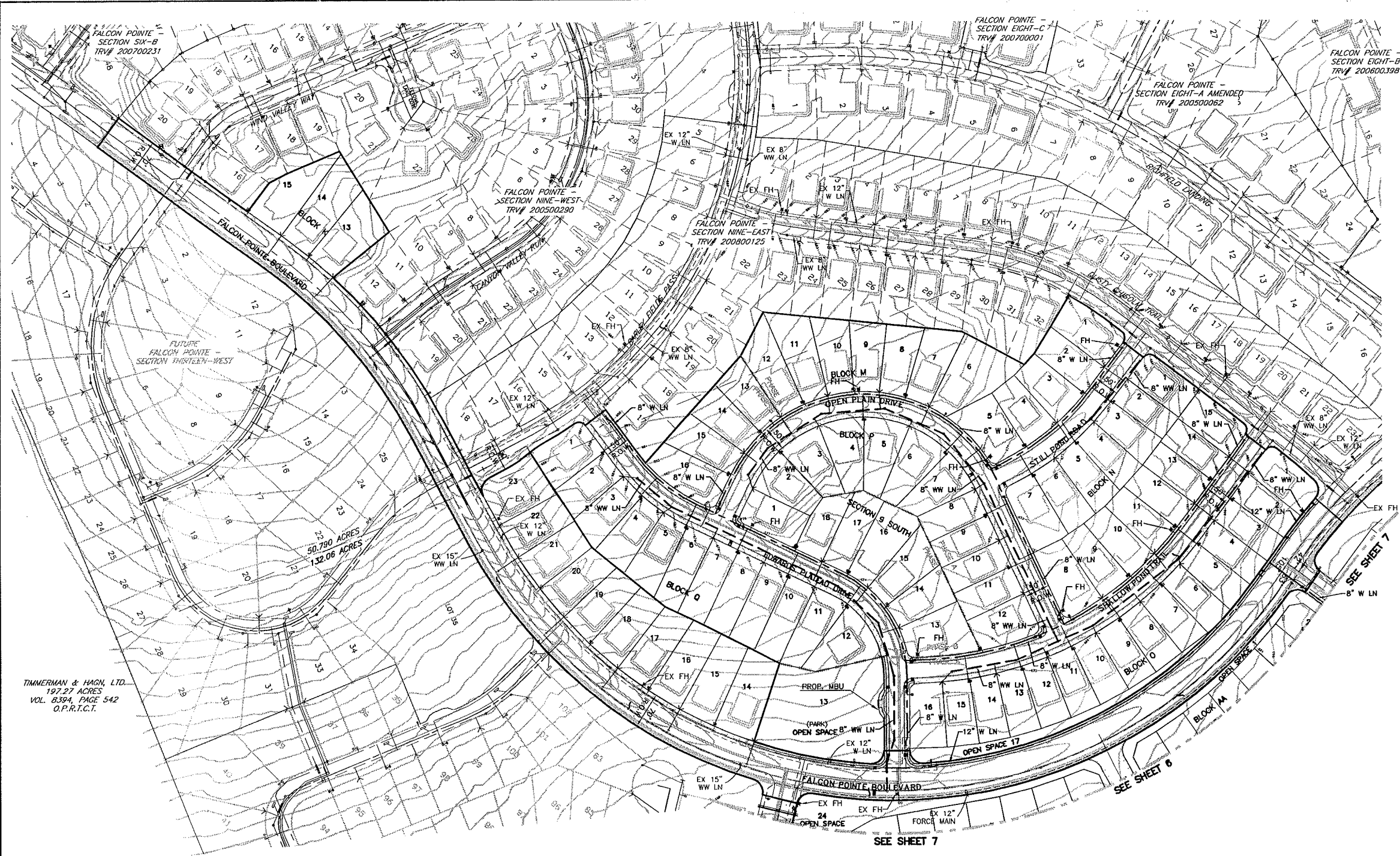
CALLLED 10.00 ACRES ANDREA W. STALLSWORTH VOL. 11784, PG. 394 O.P.R.T.C.T.



**LEGEND**

	PLAT BOUNDARY
	SECTION BOUNDARY
	B.S.L.
	BUILDING SET BACK LINE
	R.O.W. LINE
	CENTER LINE
	SIDEWALK
	HIKE AND BIKE TRAIL

Pen Table AC-TCB-BW DRAWING: L:\FALCON POINT\20143\0049\Sheets-Revised\Pre-plan-4A\Pre plan 4a sheets\pre-plan-4a\_sitelayout.dwg PLOTTED: Oct 07, 2010 - 5:30pm

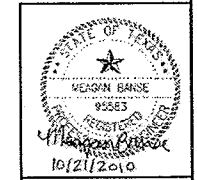
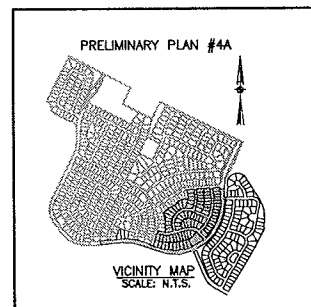


LEGEND	
	PLAT BOUNDARY
	R.D.W. LINE
	CENTER LINE
	PROP. WATER LINE
	WASTEWATER LINE
	EXIST. FORCE MAIN
	PHASE LINE
	PROPOSED WW MANHOLE
	EXIST. WW MANHOLE
	GATE VALVE & BOX
	REDUCER
	FIRE HYDRANT ASSEMBLY
	PLUG
	SINGLE WATER SERVICE
	DOUBLE WATER SERVICE
	SINGLE WASTEWATER SERVICE
	DOUBLE WASTEWATER SERVICE

TIMMERMAN & HACH, LTD.  
197.27 ACRES  
VOL. 8394, PAGE 542  
O.P.R.T.C.T.

50.790 ACRES  
132.06 ACRES

SEE SHEET 6  
SEE SHEET 7



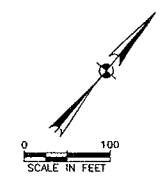
- NOTES:
1. FIRE HYDRANT SPACING REQUIREMENT IS 1 FIRE HYDRANT EVERY 600 FT. IN RESIDENTIAL AREAS.
  2. WW MH SPACING IS 400' MAX.
  3. WW LINES ARE 8" UNLESS NOTED OTHERWISE.
  4. WATER LINES ARE 8" UNLESS NOTED OTHERWISE.
  5. TOPOGRAPHY BASED UPON GROUND SURVEY BY SURVCON INC. (CONTOUR INTERVAL=1 FT.)
  6. TREES BASED UPON SURVEY BY SURVCON INC.
  7. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF PFLUGERVILLE

NO.	DATE	REVISION	APPROV.

**FALCON POINTE**  
**PRELIMINARY PLAN #4A**  
**WATER AND WASTEWATER LAYOUT**  
SHEET 1 OF 2

<b>AECOM</b>	AECOM TECHNICAL SERVICES, INC. 400 WEST 15TH STREET, SUITE 500 AUSTIN, TEXAS 78701 WWW.AECOM.COM TBPE REG. NO. F-3580		
	Unit: AUSTIN/LDS	Scale: 1"=100'	Date: SEPTEMBER 2010
Designed:	Checked:	Job No. 6D160982	
Drawn:	Approved:	Sheet 6 OF 10	

P:\Projects\AC\_TSP-BW  
 DRAWING: L:\FALCON POINTE\2014\04\3\Sheets-Resident\gr-plan-4A\Pre-plan-4a-sheet\CD-1-P12N-L1-UTIL.dwg PLOTTED: Oct 21, 2010 - 4:35pm

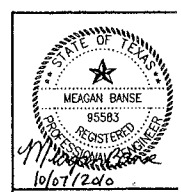
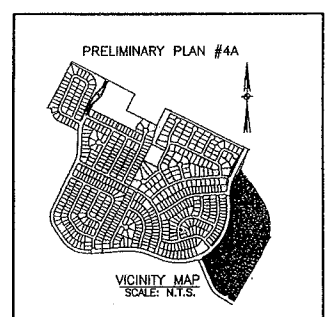


LEGEND	
	PLAT BOUNDARY
	R.O.W. LINE
	CENTER LINE
	PROP. WATER LINE
	WASTEWATER LINE
	EXIST. WASTEWATER LINE
	PROPOSED WW MANHOLE
	EXIST. WW MANHOLE
	GATE VALVE & BOX
	REDUCER
	FIRE HYDRANT ASSEMBLY
	PLUG
	SINGLE WATER SERVICE
	DOUBLE WATER SERVICE
	SINGLE WASTEWATER SERVICE
	DOUBLE WASTEWATER SERVICE

100 YEAR FLOOD PLAIN APPROX. LIMITS OF ZONE "A" AS PER FRIM PANEL NO. 48453C0280H DATE SEPTEMBER 26, 2008

(CALLED 15.60 ACRES) CITY OF PFLUGERVILLE 15 VOLUME 13196, PAGE 830 OPEN SPACE & O.P.R.T.C.T. D.E.

CALLED 10.00 ACRES ANDREA W. STALLSWORTH VOL. 11784, PG. 394 O.P.R.T.C.T.



- NOTES:
- FIRE HYDRANT SPACING REQUIREMENT IS 1 FIRE HYDRANT EVERY 600 FT. IN RESIDENTIAL AREAS.
  - WW MH SPACING IS 400' MAX.
  - WW 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

NO.	DATE	REVISION	APPROV.

**FALCON POINT**  
**PRELIMINARY PLAN #4A**  
**WATER AND WASTEWATER LAYOUT**  
**SHEET 2 OF 2**

<b>AECOM</b>			
AECOM TECHNICAL SERVICES, INC. 400 WEST 15TH STREET, SUITE 500 AUSTIN, TEXAS 78701 WWW.AECOM.COM TBPE REG. NO. F-3580			
Unit	AUSTIN/LDS	Scale:	1"=100'
Designed	Checked	Date	SEPTEMBER 2010
Drawn	Approved	Job No.	60160982
		Sheet	7 OF 10

Pen Table: AC-TDS-BW DRAWING: L:\FALCON POINT\20143\0045\Sheets-Revised\Pre-plan-4A\Pre-plan-4A.dwg PLOTTED: Oct 07, 2010 - 5:44pm



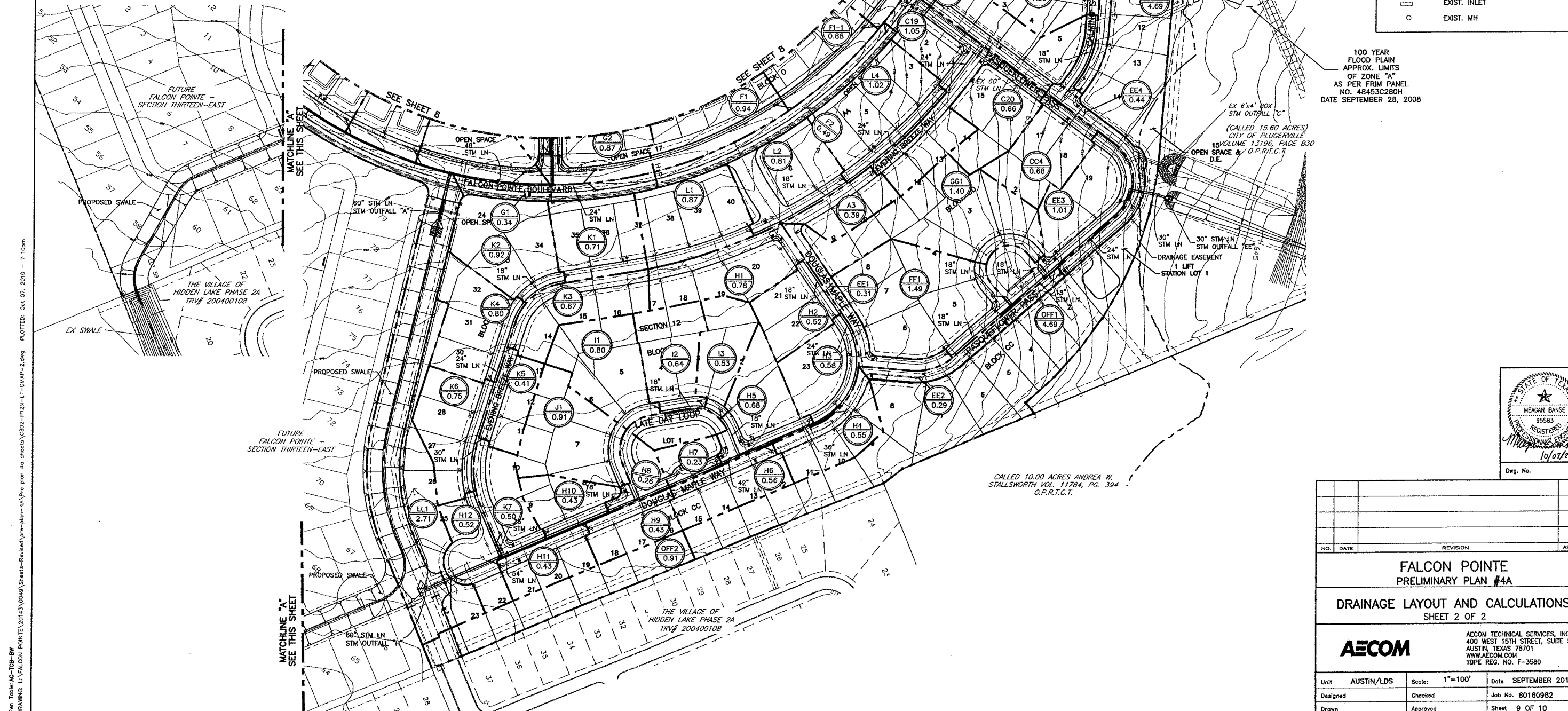


Table with columns: DRAINAGE AREA Proposed, AREA (acres), IMPERVIOUS (%), AREA (acres), C 2yr, C 10yr, C 25yr, C 100yr, Tc (min), L 2yr, L 10yr, L 25yr, L 100yr, Q 2yr, Q 10yr, Q 25yr, Q 100yr. It lists various drainage basins (A3, BB1, BB2, C17, etc.) and their corresponding flow characteristics.

Notes: Rational Coefficient (C) and Rainfall Intensity (i) per City of Austin Drainage Criteria Manual. Rational Method Peak Runoff Equation: Q = (Ci)(A)

Table with columns: SHEET FLOW, SHALLOW CONCENTRATED FLOW, STREET FLOW. Sub-columns include: DRAINAGE AREA, Slope, Length, Manning's n, Slope, Length, Manning's n, Slope, Velocity, Length, Total Tc. It provides detailed flow data for each segment of the drainage system.

Notes: Tc(Sheet) = (L/49)(42.5^0.5); Tc(Shallow) = (L/90^0.5); Tc(Street) = (L/Vavg)^0.5; Total Tc = Tc(Sheet) + Tc(Shallow) + Tc(Street)



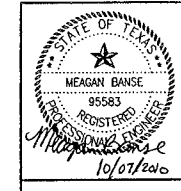
NOTES:  
ALL STORM LINES ARE 18" UNLESS OTHERWISE NOTED.

LEGEND  
--- PLAT BOUNDARY  
○ DRAINAGE BASIN NUMBER  
○ DRAINAGE BASIN AREA  
--- PROP. STORM LINE UP TO 24" DIA.  
--- PROP. STORM LINE 30" DIA. & ABOVE  
□ PROP. INLET  
○ PROP. MH  
--- EXIST. STORM LINE UP TO 24" DIA.  
--- EXIST. STORM LINE 30" DIA. & ABOVE  
□ EXIST. INLET  
○ EXIST. MH

100 YEAR FLOOD PLAIN APPROX. LIMITS OF ZONE "A" AS PER FRM PANEL NO. 48453C280H DATE SEPTEMBER 28, 2008

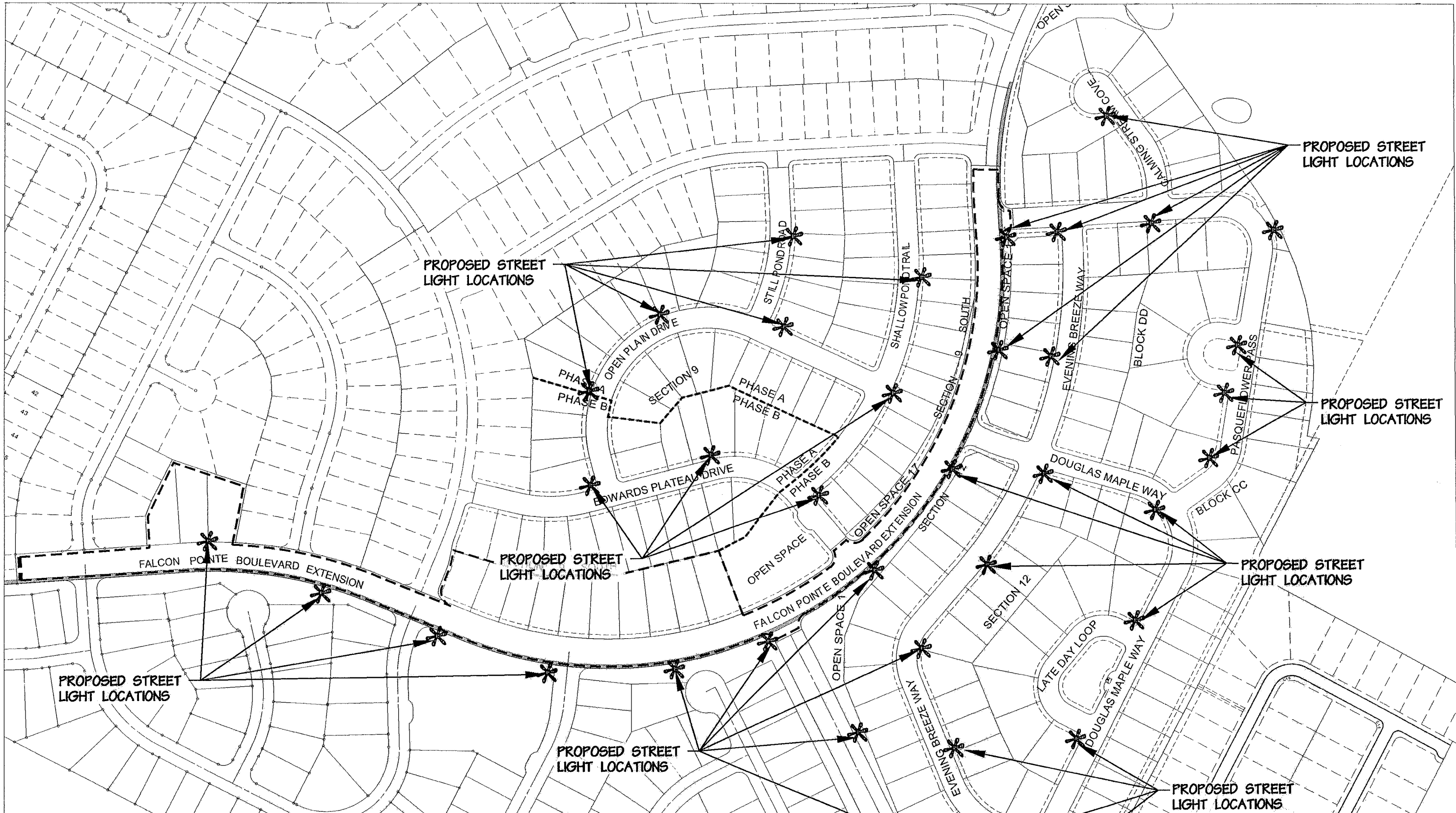
EX 6'x4' BOX STIM OUTFALL TO " (CALLED 15.60 ACRES) CITY OF PLUGERVILLE 15 VOLUME 13196, PAGE B30 OPEN SPACE & D.P.R.T.C.T. D.E.

CALLED 10.00 ACRES ANDREA W. STALLSWORTH VOL. 1178A, PG. 394 D.P.R.T.C.T.



Revision table:  
NO. DATE REVISION APPROV.  
  
FALCON POINTE PRELIMINARY PLAN #4A  
DRAINAGE LAYOUT AND CALCULATIONS SHEET 2 OF 2  
AECOM  
AECOM TECHNICAL SERVICES, INC. 400 WEST 15TH STREET, SUITE 500 AUSTIN, TEXAS 78701 WWW.AECOM.COM TBP REG. NO. F-3580  
Unit AUSTIN/LDS Scale: 1"=100' Date SEPTEMBER 2010  
Designed Checked Job No. 60160982  
Drawn Approved Sheet 9 OF 10

Pen Table AC-TDB-BW  
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by  
Newland COMMUNITIES

**Sheet 10 of 10**  
**Section 9S & 12 - Illumination Plan**

October 8, 2010

The information shown is based on the best available and is subject to change without notice.  
File: L1064320491070 2 Illumination Plan.dwg

