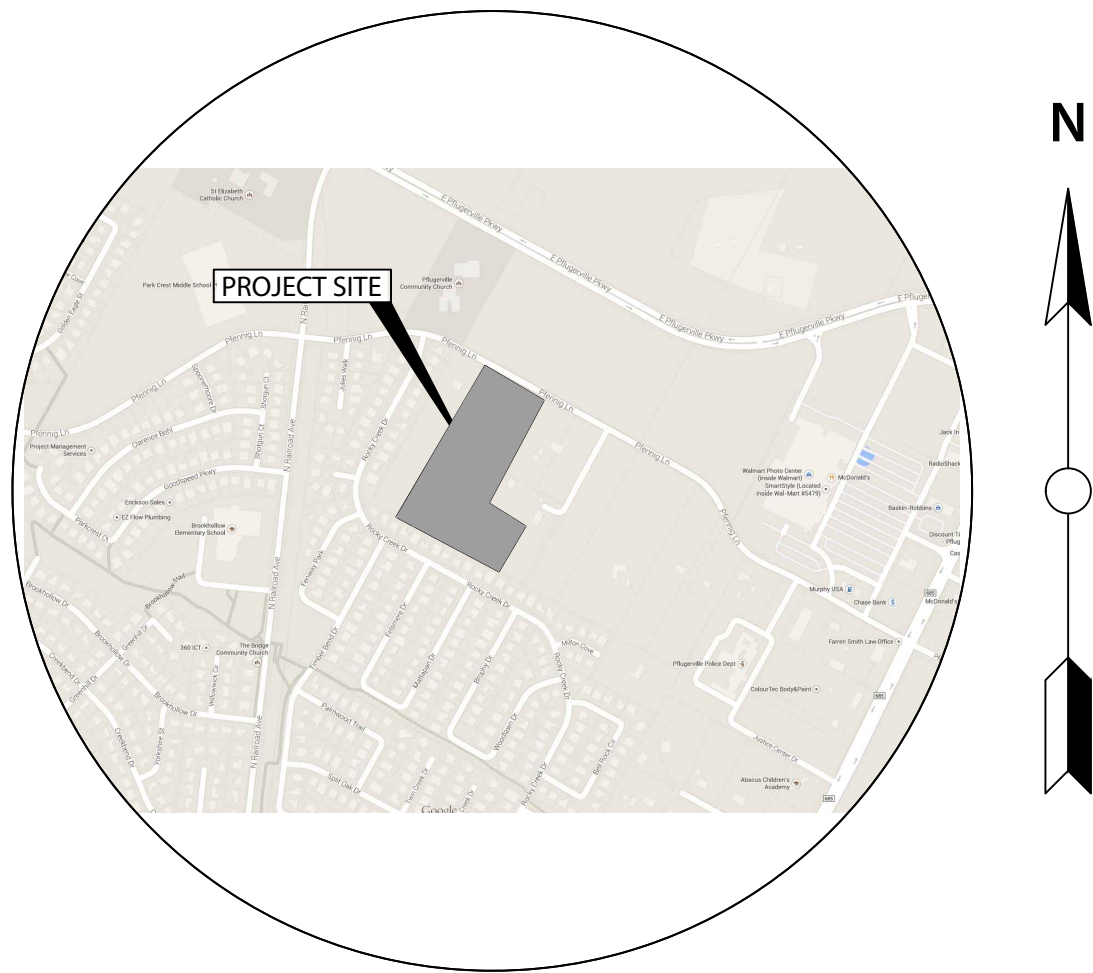


PRELIMINARY PLANS
FOR
WALDEN SQUARE



VICINITY MAP
SCALE: NTS
IMAGE BY GOOGLE

SHEET INDEX	
SHEET #	SHEET DESCRIPTION
01	COVER SHEET
02	BOUNDARY SURVEY
03	PRELIMINARY PLAT
04	EXISTING DRAINAGE AREA MAP
05	PROPOSED DRAINAGE AREA MAP
06	PRELIMINARY UTILITY PLAN
07	EROSION CONTROL PLAN

ROADWAYS
HENRY DAVID DR, 906 LINEAR FEET, LOCAL STREET
SUMMER POND LANE, 290 LINEAR FEET, LOCAL STREET
GOLDEN BARLEY DR, 520 LINEAR FEET, LOCAL STREET
WALDEN POND RD, 280 LINEAR FEET, LOCAL STREET
BEAR PEAK LANE, 705 LINEAR FEET, LOCAL STREET

CLASSIFICATION NOTES:
LOCAL STREET: MIN ROW: 50 LF
DESIGN SPEED: 30 MPH
MIN RADIUS: 300 LF
CURB RETURN RADIUS: 25 LF
FACE TO FACE WIDTH: 30 LF

LOTS : TOTAL SITE AREA = 14.18 AC
69 SINGLE FAMILY
2 RIGHT OF WAY DEDICATION
2 DETENTION FACILITY / COMMON AREA / DRAINAGE EASEMENT

PARKLAND NOTE:
OWNER REQUEST TO PAY FEE IN LIEU OF PARKLAND DEDICATION

LANDSCAPE NOTE:
ALL PROPOSED DETENTION AND WATER QUALITY FACILITIES SHALL BE SCREENED FROM PUBLIC VIEW BY MEANS OF VEGETATIVE SCREENING, STRUCTURE, LANDSCAPE BERM, OR MASONRY WALL.

FENCE NOTE:
NO PRIVACY FENCES TO BE INSTALLED WITHIN DRAINAGE EASEMENTS OR WHERE SUCH INSTALLATION WOULD BLOCK FLOW TO CONVEYANCE MEASURES.

FIRE FLOW DEMAND
= 1,000 GPM @ 20 PSI

DOMESTIC DEMAND
= 69 LUE

FLOODPLAIN STATEMENT:
NO PORTION OF THIS SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS INDICATED ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48453C0280J FOR TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.

BENCHMARK DATA:
THE BEARING BASIS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM
GRID NORTH, TEXAS CENTRAL ZONE
NGS CONTROL POINT BM0902
DATUM: GEOID09, NAVD88, NAD83
CONVERGENCE: 1.40100179
COMBINED SCALE FACTOR: 0.99989641

PERMIT NUMBER:

ORIGINAL SUBMITTAL DATE: SEPTEMBER 29, 2014

SUBMITTED BY:
BRIAN ESTES, PE
KBGE
105 WEST RIVERSIDE DRIVE, STE 110
AUSTIN, TEXAS 78704
(512) 439-0400

DATE: 01/16/15

NOTE: ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST REPLY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

OWNERS:
LAKELINE SQUARE PARTNERS, LLC
421 W 3RD ST, SUITE 1013
AUSTIN, TX 78701
CONTACT: ROBIN RESHETAR
PHONE: 512-774-8100

ACREAGE: 14.18 ACRES

LEGAL DESCRIPTION:
3 TRACTS OF ANTHONY SCHLAB TRACT 1: 4.19 AC. S724/990 & 30' EASEMENT (5 AC. LESS 0.81 AC.) TRACT 2: 5.00 AC. CALLED 5 AC. 6883/470 TRACT 3: 4.99 AC. CALLED 5 AC. 11612/251 SITUATED N THE HENRY BLESSING SURVEY #3, A-99 IN TRAVIS COUNTY, TEXAS

ADDRESS: PFENNIG LANE, EAST OF ROCKY CREEK ROAD

LAND USE SUMMARY: SINGLE FAMILY

ZONING: SUBURBAN LEVEL THREE (CL3)

DATE: 01/16/15

ENGINEER: BRIAN ESTES, PE
KBGE
105 WEST RIVERSIDE DRIVE, STE 110
AUSTIN, TEXAS 78704
PHONE: 512.439.0400

SURVEYOR:
FOREST SURVEYING AND MAPPING COMPANY
1002 ASH STREET
GEORGETOWN, TEXAS
CONTACT: WILLIAM F FOREST, JR., RPLS 1847
PHONE: (512) 930-5927

APPROVED BY:

PLANNING _____ DATE _____

ENGINEERING DEPARTMENT _____ DATE _____

SITE PERMIT NUMBER _____

811 !!! CAUTION !!!

IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NOT FOR CONSTRUCTION OR RECORDATION

DATE

REVISION / DESCRIPTION

REV

CLIENT INFORMATION

LAKELINE SQUARE PARTNERS, LLC
421 W 3RD ST, #1013
AUSTIN, TX 78701

CONTACT:
ROBIN RESHETAR
PHONE: (512) 774-8100

kbge
ENGINEERING CONSULTING

KIMBELL I BRUEHL I GARCIA I ESTES
105 West Riverside Drive, Ste 110, Austin, Texas 78704
T (512) 439-0400 www.kbge-eng.com
TBPE No.F-12802

WALDEN SQUARE
PFLUGERVILLE, TEXAS

COVER SHEET

January 16, 2015

STATE OF TEXAS
BRIAN ESTES
89270
LICENSED PROFESSIONAL ENGINEER

CHECKED BY:
BRIAN ESTES, PE

JOB NUMBER: 278-002

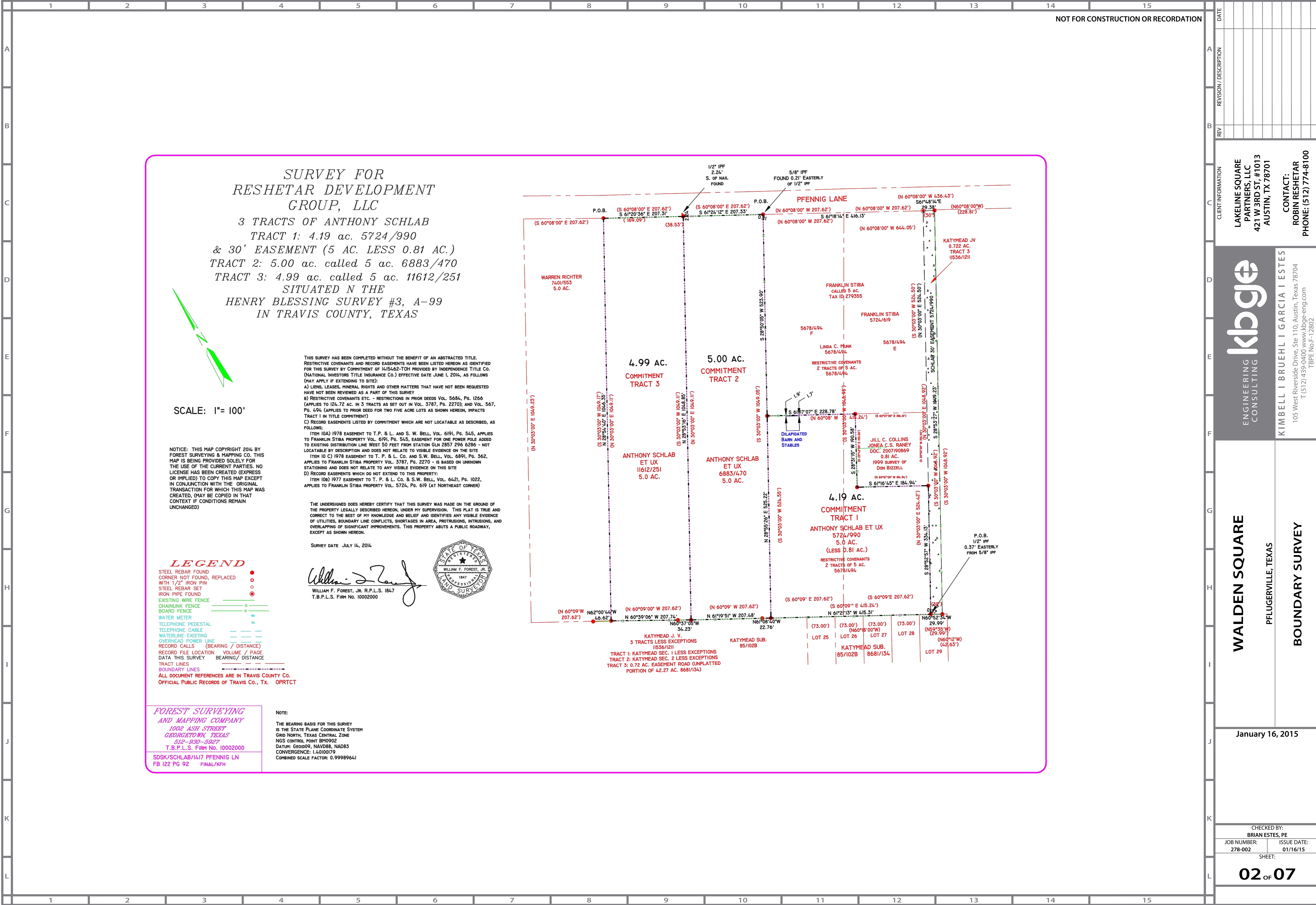
ISSUE DATE: 01/16/15

SHEET: 01 OF 07

FILE: K:\PROJECTS\278 - RESHETAR GROUP\002 - 14 ACRES CAD\01 COVER SHEET.DWG

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PLOTTED BY: BESTES



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DATE	
REVISION / DESCRIPTION	
REV	

CLIENT INFORMATION
LAKELINE SQUARE
PARTNERS, LLC
421 W 3RD ST, #1013
AUSTIN, TX 78701
CONTACT:
ROBIN RESHETAR
PHONE: (512) 774-8100

ENGINEERING
CONSULTING
KIMBELL I BRUEHL I GARCIA I ESTES
105 West Riverside Drive, Ste 110, Austin, Texas 78704
T (512) 439-0400 www.kbge-eng.com
TBPE No.F-12802

WALDEN SQUARE
PFLUGERVILLE, TEXAS
BOUNDARY SURVEY

January 16, 2015

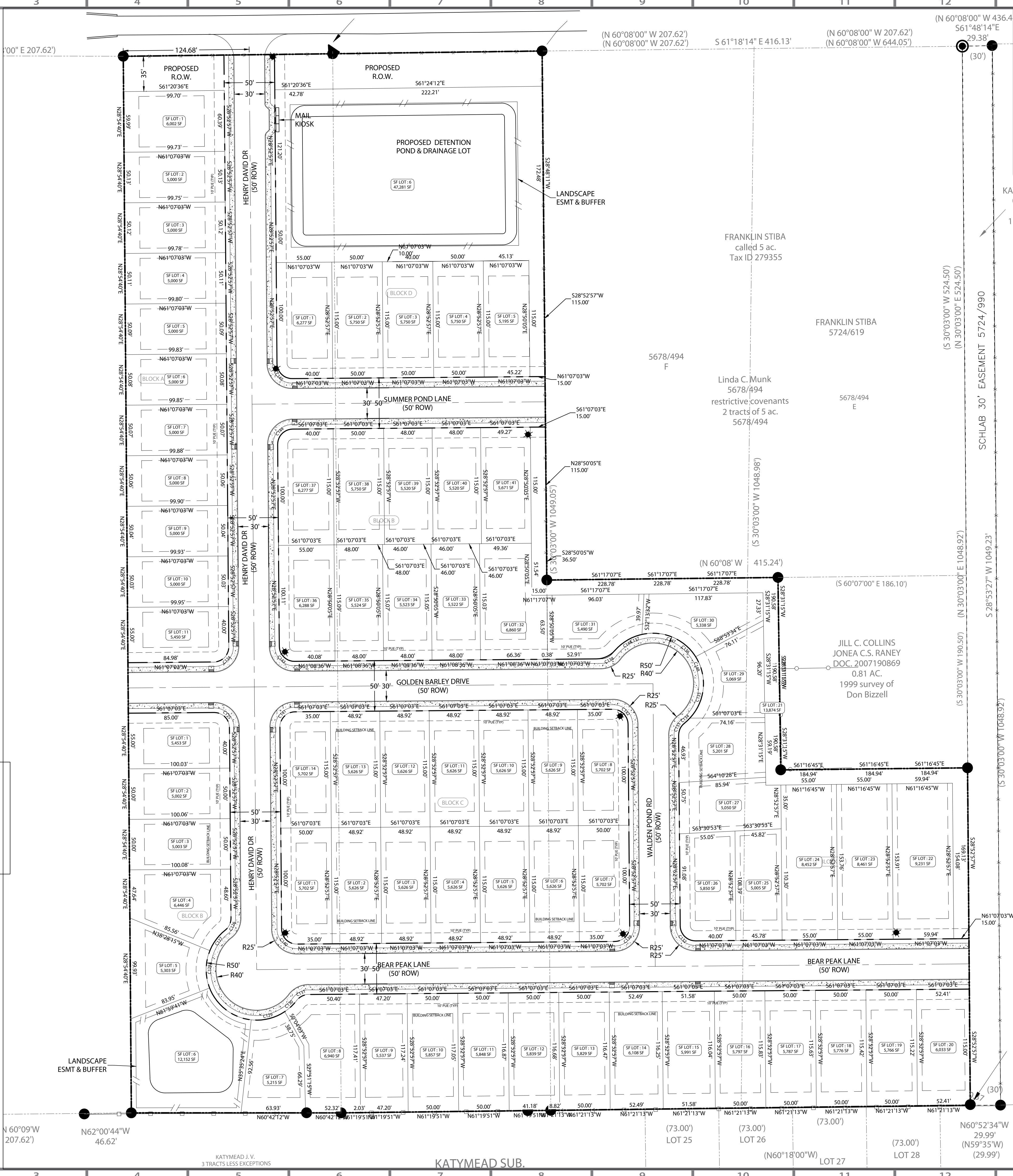
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BRIAN ESTES, PE
JOB NUMBER:
278-002
ISSUE DATE:
01/16/15
SHEET:

02 OF 07

FILE: K:\PROJECTS\1278 - RESHETAR GROUP\002 - 14 ACRES CAD\02 BOUNDARY SURVEY.DWG PLOTTED BY: BESTES PLOTTED ON: 01/16/15 2:11:18 PM

Curve Table			
Curve #	Length	Radius	Delta
C124	23.56	15.00	090.00
C125	23.56	15.00	090.00
C126	13.62	15.00	052.02
C127	25.63	50.00	029.37
C128	37.98	50.00	043.52
C129	34.87	50.00	039.96
C130	16.38	50.00	018.77
C131	13.62	15.00	052.02
C132	23.56	15.00	090.00
C133	13.62	15.00	052.02
C134	7.46	50.00	008.55
C135	46.19	50.00	052.93
C136	61.38	50.00	070.34
C137	34.82	50.00	039.90
C138	13.62	15.00	052.02
C139	23.56	15.00	090.00
C140	23.56	15.00	090.00
C141	23.56	15.00	090.00
C142	23.56	15.00	090.00
C143	23.57	15.00	090.05
C144	23.56	15.00	090.00
C145	23.56	15.00	090.00

LEGEND	
	LANDSCAPE ESMT / BUFFER
	P.U.E.
	LOTLINE
	FACE OF CURB
	BUILDING SETBACK LINE
	ROADWAY CENTERLINE
	PROPOSED RIGHT OF WAY
	PROPOSED DRAINAGE EASEMENT
	PROPOSED STREET LIGHT



LOT TABLE			
LOT #	BLOCK	AREA	AREA (AC)
1	Block A	6,002	0.14
2	Block A	5,000	0.11
3	Block A	5,000	0.11
4	Block A	5,000	0.11
5	Block A	5,000	0.11
6	Block A	5,000	0.11
7	Block A	5,000	0.11
8	Block A	5,000	0.11
9	Block A	5,000	0.11
10	Block A	5,000	0.11
11	Block A	5,450	0.13

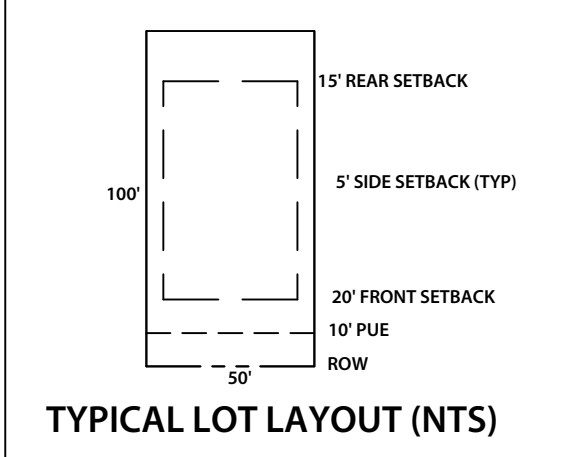
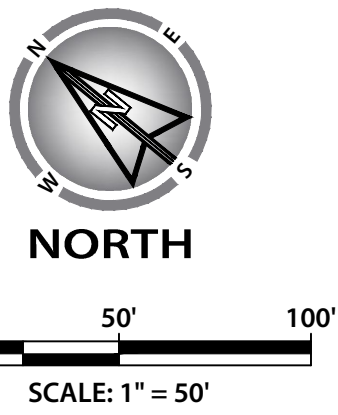
LOT TABLE			
LOT #	BLOCK	AREA	AREA (AC)
1	Block B	5,453	0.13
2	Block B	5,002	0.11
3	Block B	5,003	0.11
4	Block B	6,446	0.15
5	Block B	5,303	0.12
6	Block B	12,152	0.28
7	Block B	5,215	0.12
8	Block B	6,940	0.16
9	Block B	5,537	0.13
10	Block B	5,857	0.13
11	Block B	5,848	0.13
12	Block B	5,839	0.13
13	Block B	5,829	0.13
14	Block B	6,108	0.14
15	Block B	5,991	0.14
16	Block B	5,797	0.13
17	Block B	5,787	0.13
18	Block B	5,776	0.13
19	Block B	5,766	0.13
20	Block B	6,033	0.14
21	Block B	13,874	0.32

LOT TABLE			
LOT #	BLOCK	AREA	AREA (AC)
1	Block C	5,702	0.13
2	Block C	5,626	0.13
3	Block C	5,626	0.13
4	Block C	5,626	0.13
5	Block C	5,626	0.13
6	Block C	5,626	0.13
7	Block C	5,702	0.13
8	Block C	5,702	0.13
9	Block C	5,626	0.13
10	Block C	5,626	0.13
11	Block C	5,626	0.13
12	Block C	5,626	0.13
13	Block C	5,626	0.13
14	Block C	5,702	0.13

LOT TABLE			
LOT #	BLOCK	AREA	AREA (AC)
1	Block D	6,277	0.14
2	Block D	5,750	0.13
3	Block D	5,750	0.13
4	Block D	5,750	0.13
5	Block D	5,195	0.12
6	Block D	47,281	1.09

22	Block B	9,231	0.21
23	Block B	8,461	0.19
24	Block B	8,452	0.19
25	Block B	5,005	0.11
26	Block B	5,850	0.13
27	Block B	5,050	0.12
28	Block B	5,201	0.12
29	Block B	5,069	0.12
30	Block B	5,338	0.12
31	Block B	5,490	0.13
32	Block B	6,860	0.16
33	Block B	5,522	0.13
34	Block B	5,523	0.13
35	Block B	5,524	0.13
36	Block B	6,288	0.14
37	Block B	6,277	0.14
38	Block B	5,750	0.13
39	Block B	5,520	0.13
40	Block B	5,520	0.13
41	Block B	5,671	0.13

NOT FOR CONSTRUCTION OR RECORDATION



CLIENT INFORMATION
LAKELINE SQUARE PARTNERS, LLC
421 W 3RD ST, #1013
AUSTIN, TX 78701
CONTACT:
ROBIN RESHETAR
PHONE: (512) 774-8100

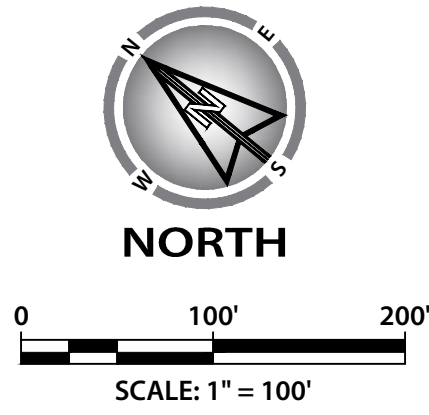
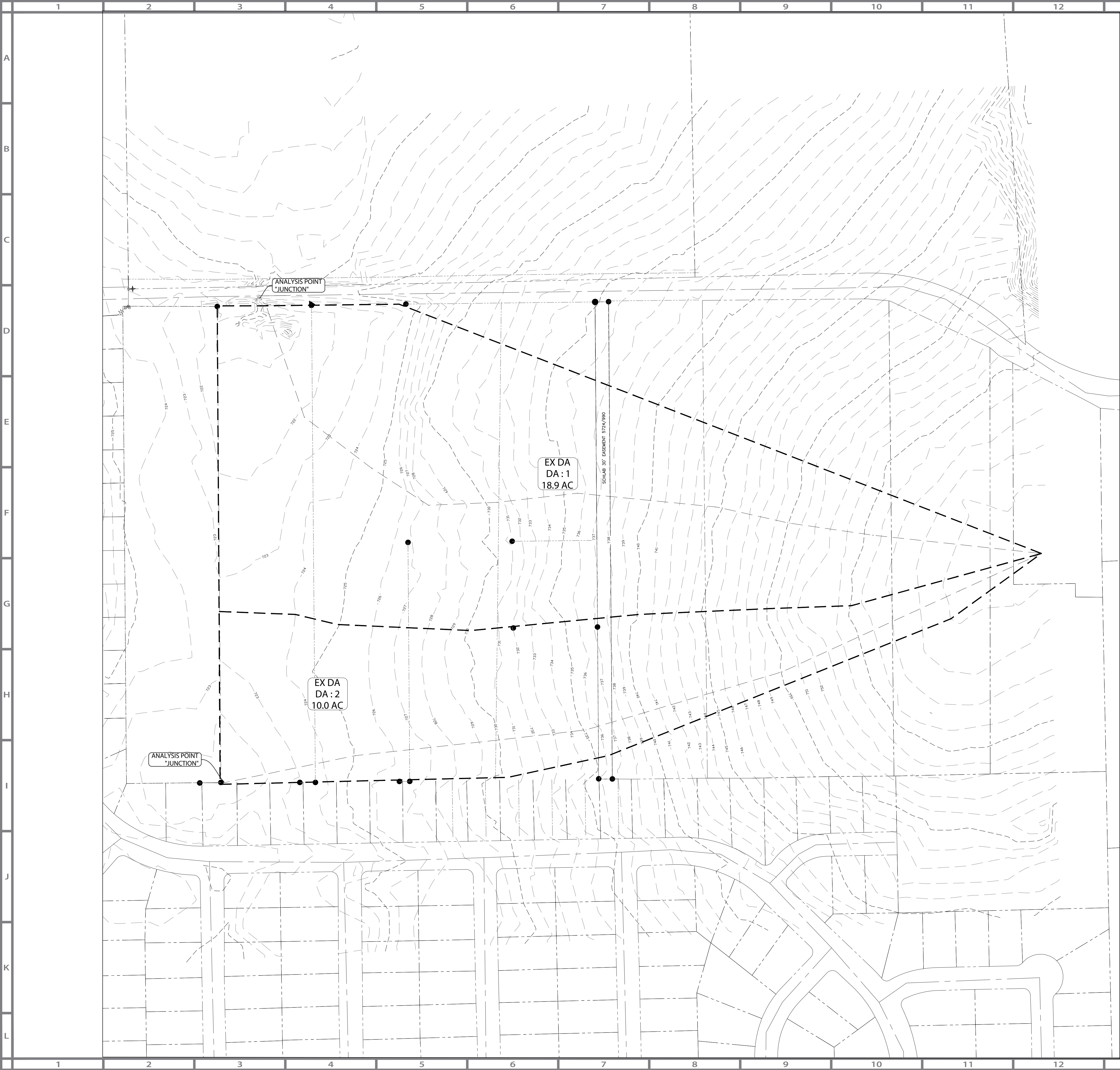
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ENGINEERING CONSULTING
KIMBELL I BRUEHL I GARCIA I ESTES
105 West Riverside Drive, Ste 110, Austin, Texas 78704
T (512) 439-0400 www.kbge-eng.com
TBPE No.F-12802

WALDEN SQUARE
PFLUGERVILLE, TEXAS
PRELIMINARY PLAT

January 16, 2015



CHECKED BY:
BRIAN ESTES, PE
JOB NUMBER:
278-002
ISSUE DATE:
01/16/15
SHEET:
03 OF 07



REFER TO SHEET 5 FOR CALCULATIONS

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DATE	
A	
REVISION / DESCRIPTION	
B	
REV	
C	
CLIENT INFORMATION	
LAKELINE SQUARE PARTNERS, LLC 421 W 3RD ST, #1013 AUSTIN, TX 78701	
CONTACT: ROBIN RESHETAR PHONE: (512) 774-8100	
D	
E	
F	
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K	
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WALDEN SQUARE

PFLUGERVILLE, TEXAS

EXISTING DRAINAGE AREA MAP

January 16, 2015

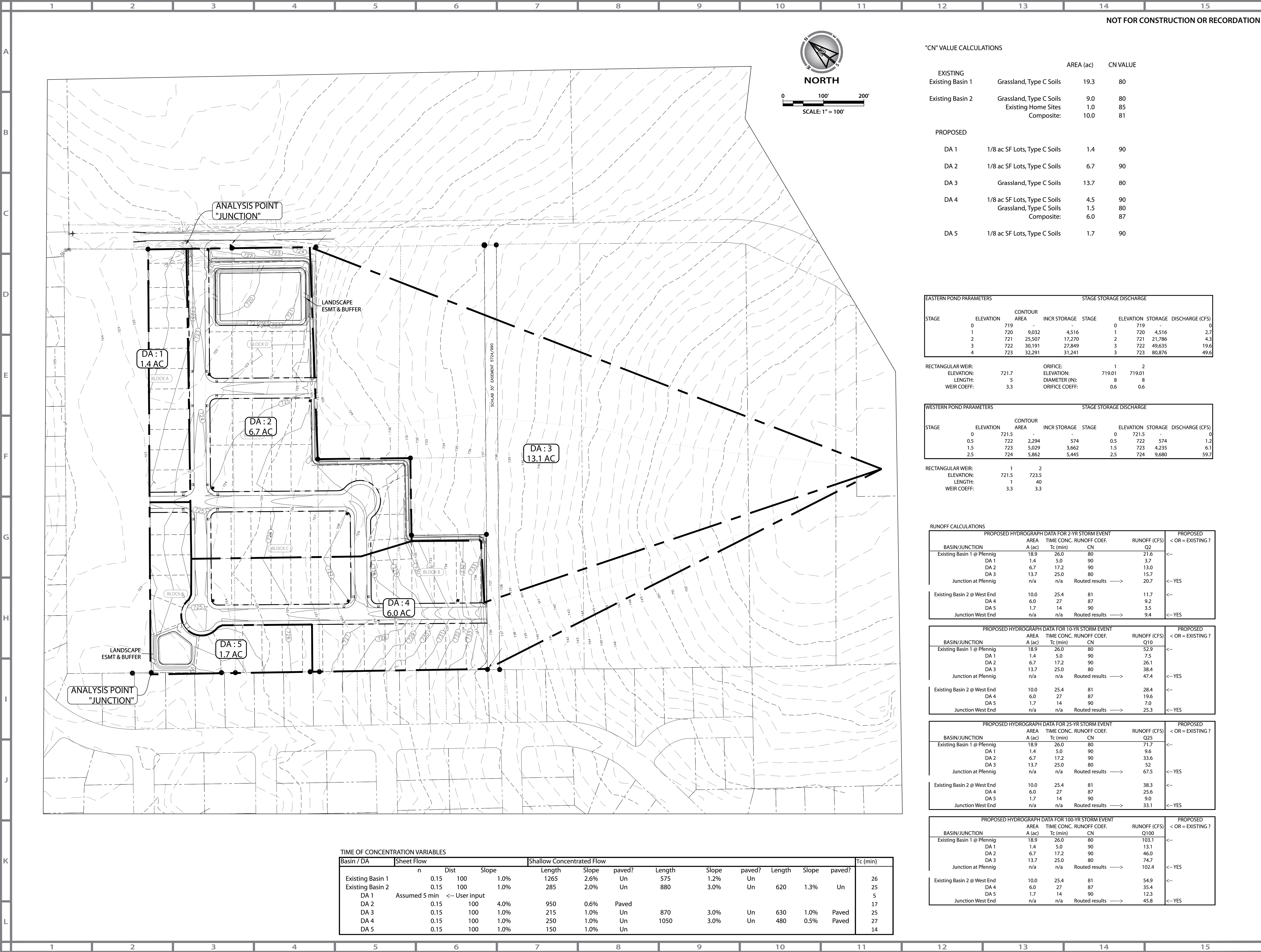
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BRIAN ESTES, PE
JOB NUMBER: 278-002
SHEET: 04 OF 07

ISSUE DATE:
01/16/15

ENGINEERING CONSULTING

KIMBELL | BRUEHL | GARCIA | ESTES
105 West Riverside Drive, Ste 110, Austin, Texas 78704
T (512) 439-0400 www.kbge-eng.com
TBPE No. F-12802

FILE: K:\PROJECTS\278 - RESHETAR GROUP\002 - 14 ACRES\CAD\04 EXISTING DRAINAGE AREA MAP.DWG PLOTTED ON: 01/16/15 2:12:03 PM



TIME OF CONCENTRATION VARIABLES													
Basin / DA	Sheet Flow			Shallow Concentrated Flow									
	n	Dist	Slope	Length	Slope	paved?	Length	Slope	paved?	Length	Slope	paved?	Tc (min)
Existing Basin 1	0.15	100	1.0%	1265	2.6%	Un	575	1.2%	Un				26
Existing Basin 2	0.15	100	1.0%	285	2.0%	Un	880	3.0%	Un				25
DA 1	Assumed 5 min	<-- User input											
DA 2	0.15	100	4.0%	950	0.6%	Paved							5
DA 3	0.15	100	1.0%	215	1.0%	Un	870	3.0%	Un	630	1.0%	Paved	17
DA 4	0.15	100	1.0%	250	1.0%	Un	1050	3.0%	Un	480	0.5%	Paved	25
DA 5	0.15	100	1.0%	150	1.0%	Un							27
													14

"CN" VALUE CALCULATIONS

		AREA (ac)	CN VALUE
EXISTING			
Existing Basin 1	Grassland, Type C Soils	19.3	80
Existing Basin 2	Grassland, Type C Soils	9.0	80
	Existing Home Sites	1.0	85
	Composite:	10.0	81
PROPOSED			
DA 1	1/8 ac SF Lots, Type C Soils	1.4	90
DA 2	1/8 ac SF Lots, Type C Soils	6.7	90
DA 3	Grassland, Type C Soils	13.7	80
DA 4	1/8 ac SF Lots, Type C Soils	4.5	90
	Grassland, Type C Soils	1.5	80
	Composite:	6.0	87
DA 5	1/8 ac SF Lots, Type C Soils	1.7	90

EASTERN POND PARAMETERS				STAGE STORAGE DISCHARGE			
STAGE	ELEVATION	CONTOUR AREA	INCR STORAGE	STAGE	ELEVATION	STORAGE	DISCHARGE (CFS)
0	719	-	-	0	719	-	0
1	720	9,032	4,516	1	720	4,516	2.7
2	721	25,507	17,270	2	721	21,786	4.3
3	722	30,191	27,849	3	722	49,635	19.6
4	723	32,291	31,241	3	723	80,876	49.6

RECTANGULAR WEIR:		ORIFICE:	1	2
ELEVATION:	721.7	ELEVATION:	719.01	719.01
LENGTH:	5	DIAMETER (IN):	8	8
WEIR COEFF:	3.3	ORIFICE COEFF:	0.6	0.6

WESTERN POND PARAMETERS				STAGE STORAGE DISCHARGE			
STAGE	ELEVATION	CONTOUR AREA	INCR STORAGE	STAGE	ELEVATION	STORAGE	DISCHARGE (CFS)
0	721.5	-	-	0	721.5	-	0
0.5	722	2,294	574	0.5	722	574	1.2
1.5	723	5,029	3,662	1.5	723	4,235	6.1
2.5	724	5,862	5,445	2.5	724	9,680	59.7

RECTANGULAR WEIR:	1	2
ELEVATION:	721.5	723.5
LENGTH:	1	40
WEIR COEFF:	3.3	3.3

RUNOFF CALCULATIONS

BASIN/JUNCTION	AREA A (ac)	TIME CONC. Tc (min)	RUNOFF COEF. CN	RUNOFF (CFS) Q2	PROPOSED < OR = EXISTING ?
Existing Basin 1 @ Pfennig	18.9	26.0	80	21.6	<--
DA 1	1.4	5.0	90	3.7	
DA 2	6.7	17.2	90	13.0	
DA 3	13.7	25.0	80	15.7	
Junction at Pfennig	n/a	n/a	Routed results ----->	20.7	<-- YES
Existing Basin 2 @ West End	10.0	25.4	81	11.7	<--
DA 4	6.0	27	87	9.2	
DA 5	1.7	14	90	3.5	
Junction West End	n/a	n/a	Routed results ----->	9.4	<-- YES

BASIN/JUNCTION	AREA A (ac)	TIME CONC. Tc (min)	RUNOFF COEF. CN	RUNOFF (CFS) Q10	PROPOSED < OR = EXISTING ?
Existing Basin 1 @ Pfennig	18.9	26.0	80	52.9	<--
DA 1	1.4	5.0	90	7.5	
DA 2	6.7	17.2	90	26.1	
DA 3	13.7	25.0	80	38.4	
Junction at Pfennig	n/a	n/a	Routed results ----->	47.4	<-- YES
Existing Basin 2 @ West End	10.0	25.4	81	28.4	<--
DA 4	6.0	27	87	19.6	
DA 5	1.7	14	90	7.0	
Junction West End	n/a	n/a	Routed results ----->	25.3	<-- YES

BASIN/JUNCTION	AREA A (ac)	TIME CONC. Tc (min)	RUNOFF COEF. CN	RUNOFF (CFS) Q25	PROPOSED < OR = EXISTING ?
Existing Basin 1 @ Pfennig	18.9	26.0	80	71.7	<--
DA 1	1.4	5.0	90	9.6	
DA 2	6.7	17.2	90	33.6	
DA 3	13.7	25.0	80	52	
Junction at Pfennig	n/a	n/a	Routed results ----->	67.5	<-- YES
Existing Basin 2 @ West End	10.0	25.4	81	38.3	<--
DA 4	6.0	27	87	25.6	
DA 5	1.7	14	90	9.0	
Junction West End	n/a	n/a	Routed results ----->	33.1	<-- YES

BASIN/JUNCTION	AREA A (ac)	TIME CONC. Tc (min)	RUNOFF COEF. CN	RUNOFF (CFS) Q100	PROPOSED < OR = EXISTING ?
Existing Basin 1 @ Pfennig	18.9	26.0	80	103.1	<--
DA 1	1.4	5.0	90	13.1	
DA 2	6.7	17.2	90	46.0	
DA 3	13.7	25.0	80	74.7	
Junction at Pfennig	n/a	n/a	Routed results ----->	102.4	<-- YES
Existing Basin 2 @ West End	10.0	25.4	81	54.9	<--
DA 4	6.0	27	87	35.4	
DA 5	1.7	14	90	12.3	
Junction West End	n/a	n/a	Routed results ----->	45.8	<-- YES

CLIENT INFORMATION
LAKELINE SQUARE PARTNERS, LLC
421 W 3RD ST, #1013
AUSTIN, TX 78701
CONTACT:
ROBIN RESHETAR
PHONE: (512) 774-8100

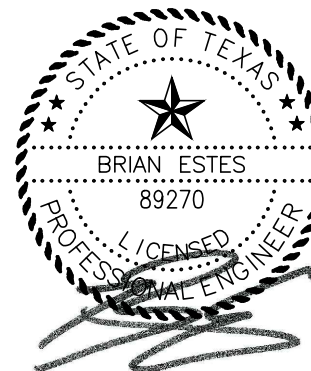


ENGINEERING CONSULTING

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TBPE No.F-12802

WALDEN SQUARE
PFLUGERVILLE, TEXAS
PROPOSED DRAINAGE AREA MAP

January 16, 2015

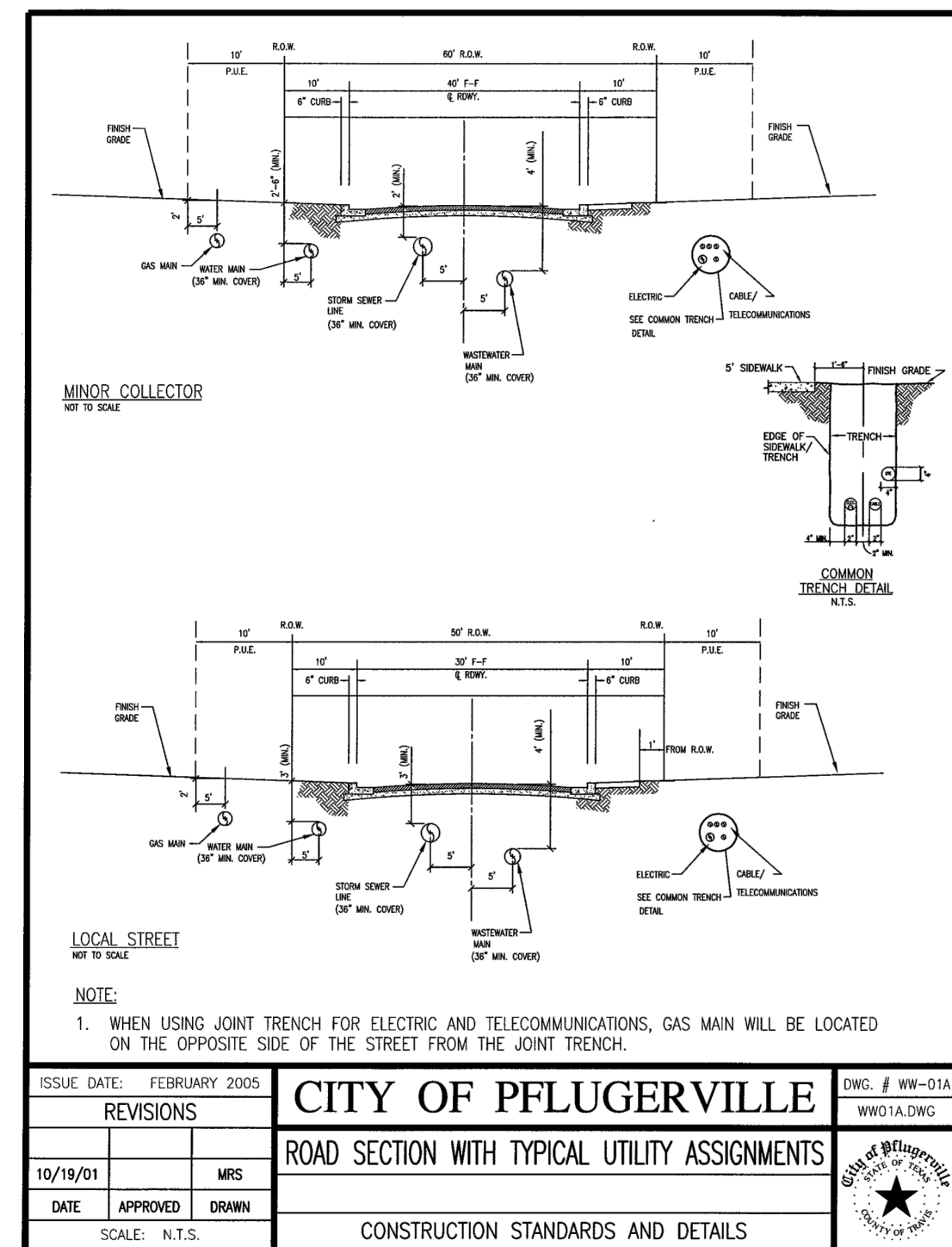


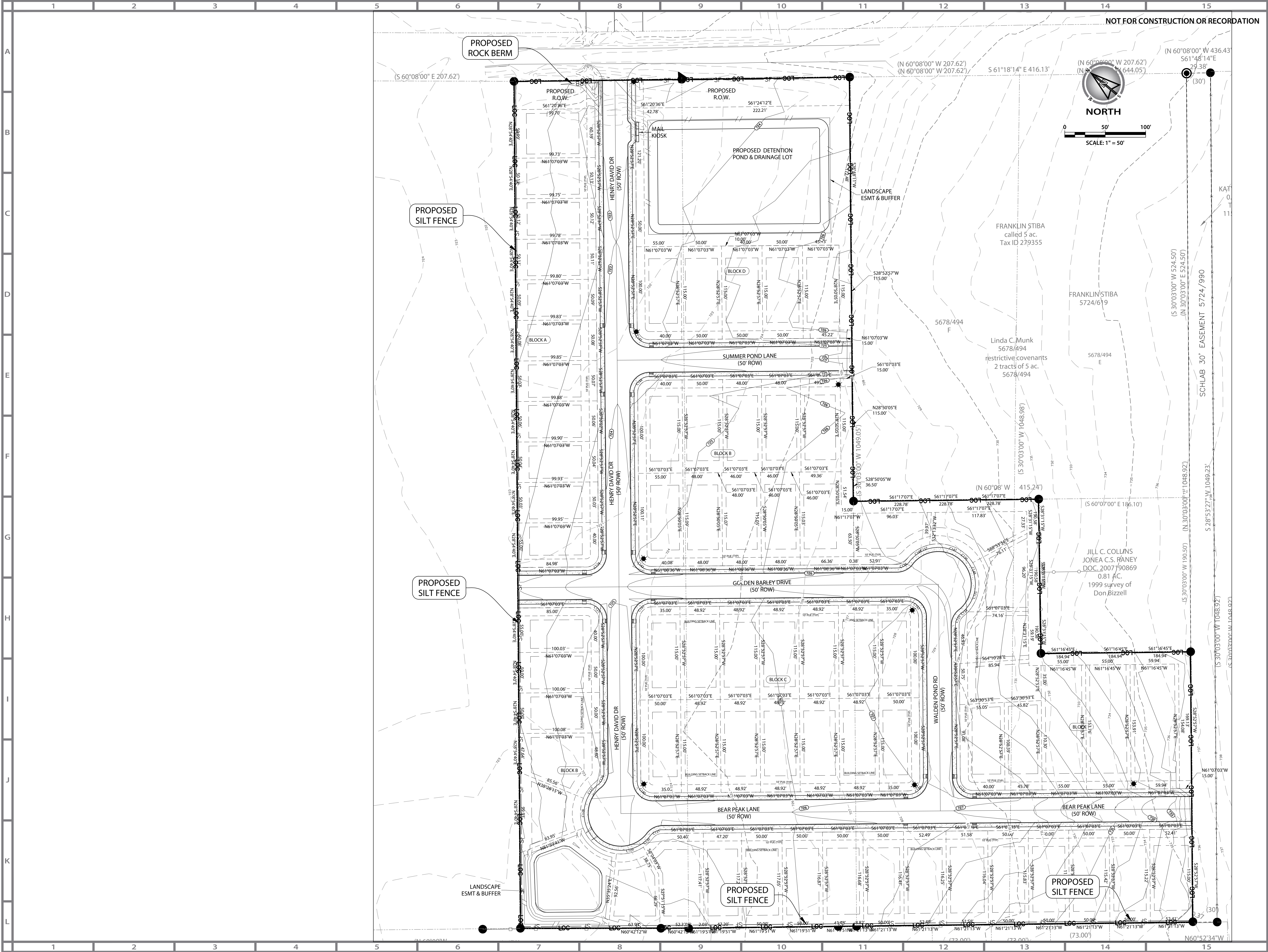
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BRIAN ESTES, PE

JOB NUMBER:
278-002

ISSUE DATE:
01/16/15

SHEET:
05 OF 07

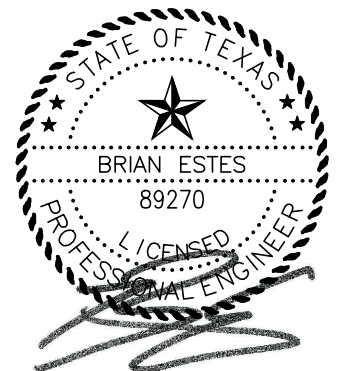




NOT FOR CONSTRUCTION OR RECORDATION



0 50' 100'
SCALE: 1" = 50'

CLIENT INFORMATION		REVISION / DESCRIPTION		DATE	
LAKELINE SQUARE PARTNERS, LLC 421 W 3RD ST, #1013 AUSTIN, TX 78701					
CONTACT: ROBIN RESHETAR PHONE: (512) 774-8100					
 ENGINEERING CONSULTING					
KIMBELL I BRUEHL I GARCIA I ESTES 105 West Riverside Drive, Ste 110, Austin, Texas 78704 T (512) 439-0400 www.kbge-eng.com TBPE No.F-12802					
WALDEN SQUARE PFLUGERVILLE, TEXAS					
EROSION CONTROL PLAN					
January 16, 2015					
					
CHECKED BY: BRIAN ESTES, PE					
JOB NUMBER: 278-002				ISSUE DATE: 01/16/15	
SHEET:					
07 OF 07					