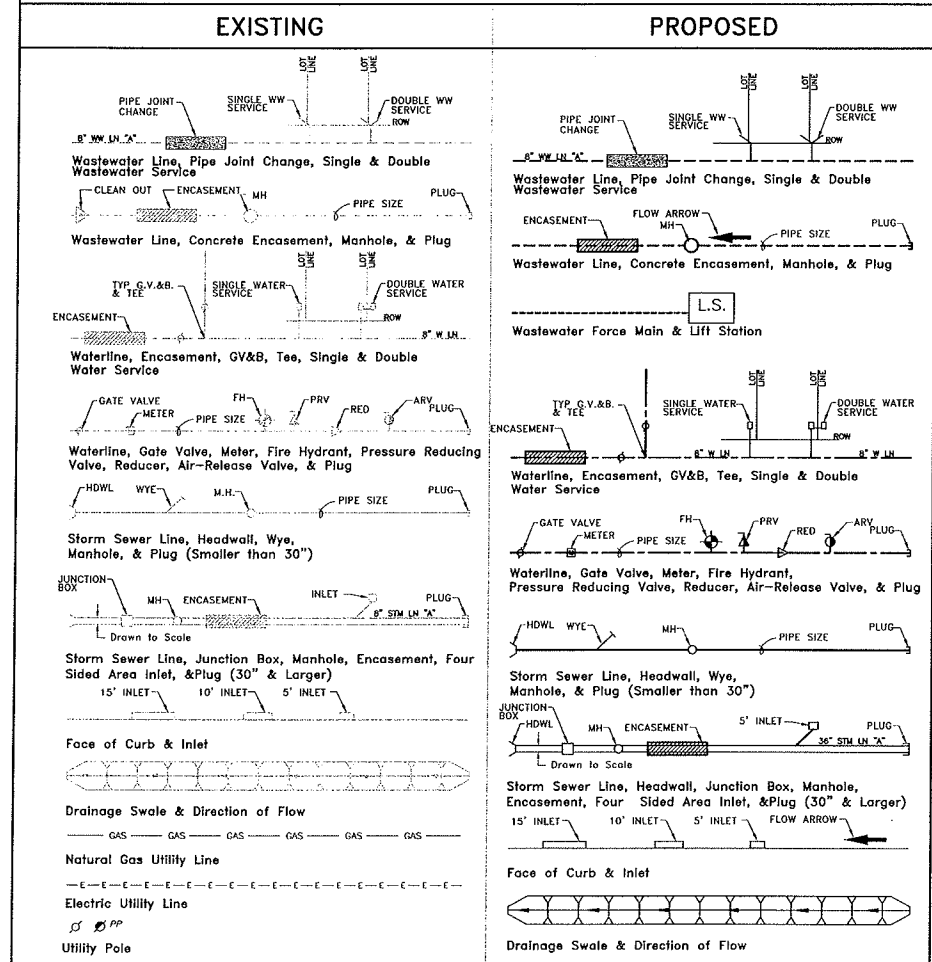
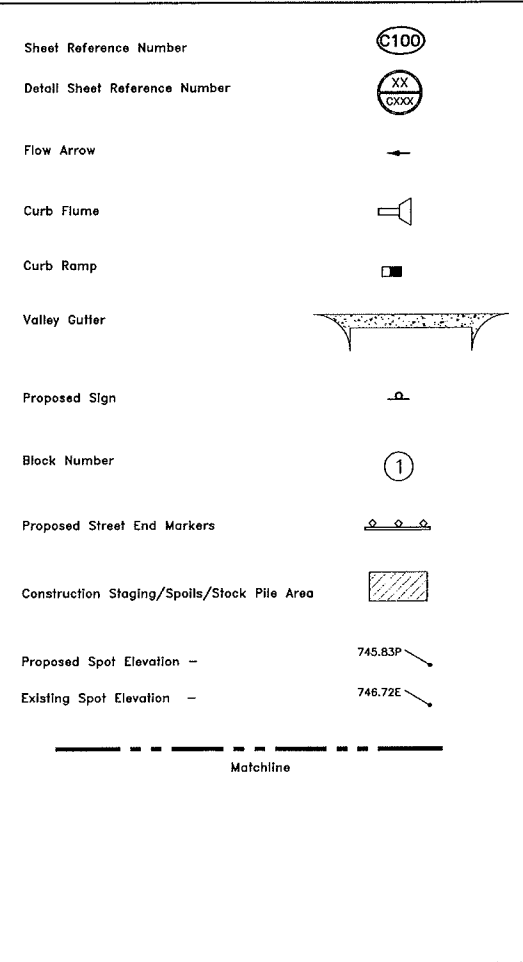
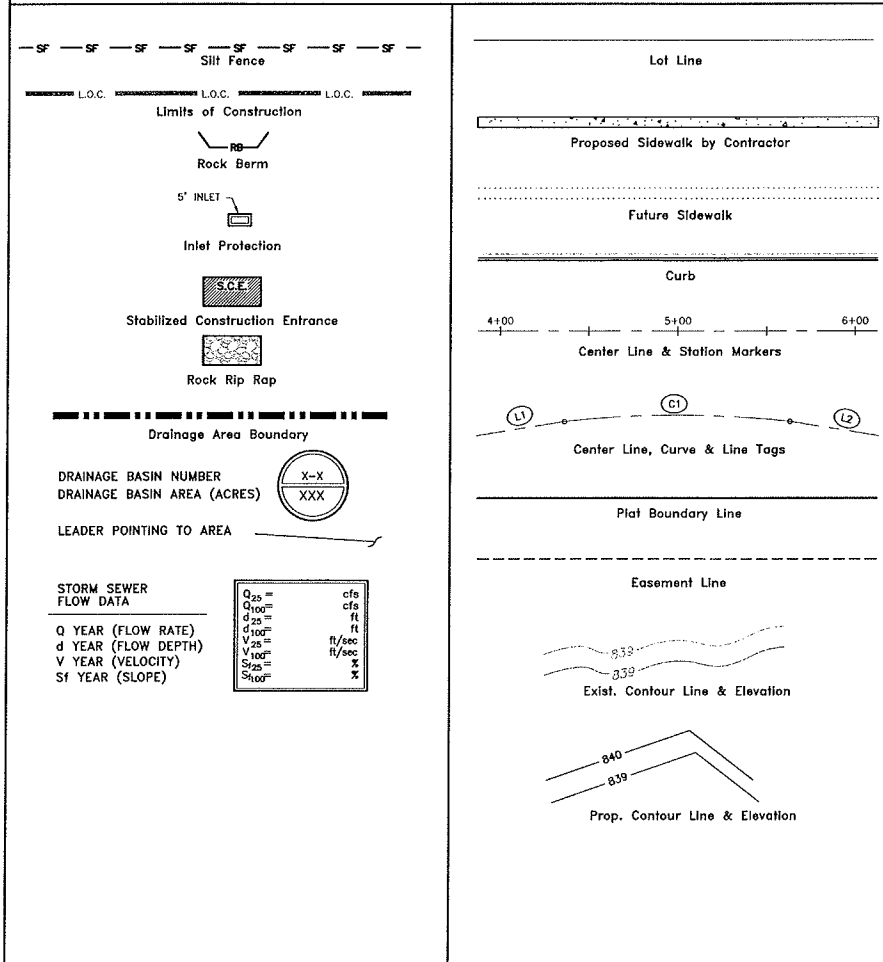


STANDARD LEGEND

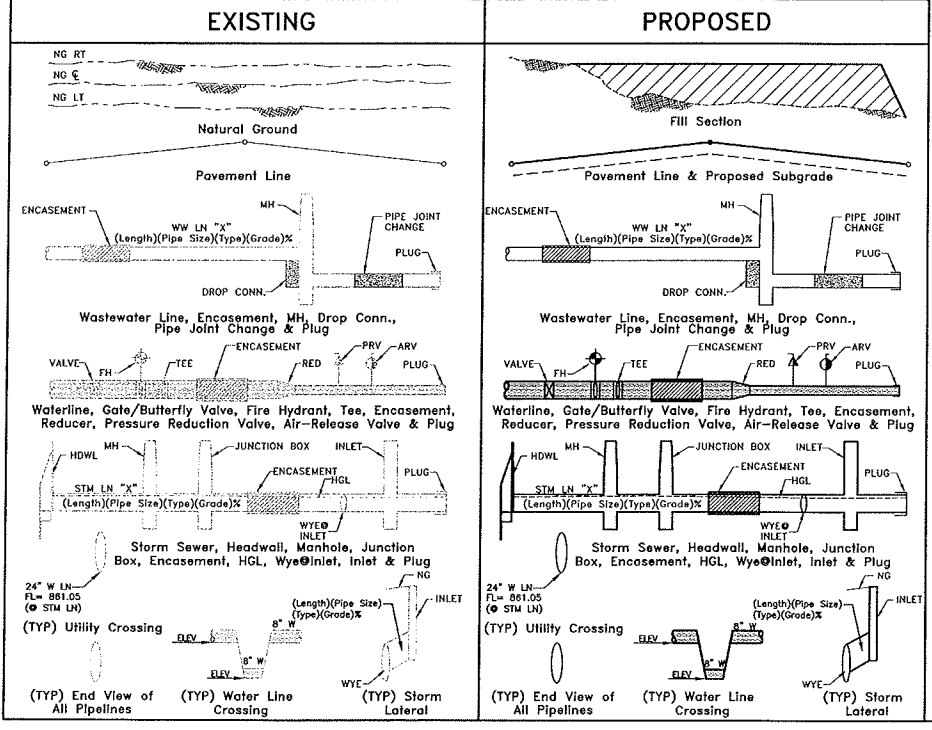
PLAN



MISCELLANEOUS PLAN

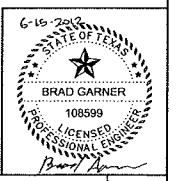


PROFILE



ABBREVIATIONS

A.D.	ALGEBRAIC DIFFERENCE	PROP.	PROPOSED
B.V.&B.	BUTTERFLY VALVE & BOX	PT	POINT OF TANGENCY
C4	CURVE NUMBER 4 (PLAN & TABLE)	PVC	POLYVINYL CHLORIDE PIPE
CL	CENTERLINE	R	RADIUS
C.O.	CLEANOUT	RED.	REDUCER-REDUCING
CP	CENTER POINT	ROW	RIGHT OF WAY
CR	CURB RETURN	RP	RADIUS POINT
DI	DUCTILE IRON	RT	RIGHT
DIA	DIAMETER	S.C.E.	STABILIZED CONSTRUCTION ENTRANCE
E	EASTING	SF	SILT FENCE
ELEV	ELEVATION	STA	STATION
ESMT	EASEMENT	STM	STORM SEWER
EX	EXISTING	T	TREE PROTECTION
F-F	FACE OF CURB TO FACE OF CURB	T/RIM	TOP OF RIM
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOWLINE	TG	TOP OF GRATE
G.V.&B.	GATE VALVE & BOX	TP	TOP OF PAVEMENT
HDWL	HEADWALL	TYP	TYPICAL
HGL	HYDRAULIC GRADE LINE	VC	VERTICAL CURVE
H.P.	HIGH POINT	VPC	VERTICAL POINT OF CURVATURE
J.B.	JUNCTION BOX	VPI	VERTICAL POINT OF INTERSECTION
L.P.	LOW POINT	VPT	VERTICAL POINT OF TANGENCY
L4	LINE NUMBER 4 (PLAN & TABLE)	W	WATER
LF	LINEAR FEET	WW	WASTEWATER
LN	LINE	YR	YEAR
L.S.	LIFT STATION	L	LANDSCAPE
LT	LEFT		
MH	MANHOLE		
N	NORTHING		
NG	NATURAL GROUND		
PC	POINT OF CURVATURE		
PGL	PROPOSED GRADE LINE		



NO.	DATE	REVISION	APPROV.
4			
3			
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1			

CITY OF PFLUGERVILLE
FALCON POINTE
PRELIMINARY PLAN #6

STANDARD LEGEND SHEET

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:	N.T.S.	Date	June, 2012
Designed		Checked		Job No.	60248136
Drawn		Approved		Sheet	2

Pen Table: PEN_TABLE
 DRAWING: L:\aaron_pinhall\2012\13\south_treat_majior_facilities\000_CAD\02-abstract\preliminary\2-6-LD02.dwg PLOTTED: Jun 15, 2012 - 8:48am

NOTES:

1. THE TOTAL ACREAGE OF PRELIMINARY PLAN #6 IS 174.09 ACRES.

2. BENCHMARK DESCRIPTIONS:

BM# 881: BRONZE DISK IN CONCRETE SET NEAR THE CENTER OF LOT 13, BLOCK O, FALCON POINTE SECTION 9, AT THE INTERSECTION OF EDWARDS PLATEAU DRIVE AND FALCON POINTE BOULEVARD.
SURFACE NORTHING: 10142237.8034
SURFACE EASTING: 3165120.4183
SURFACE ELEVATION: 670.82

BM# 882: BRONZE DISK IN CONCRETE SET IN THE WEST HALF OF LOT 1, BLOCK X, FALCON POINTE SECTION 5, ON BARLEY FIELD PASS.
SURFACE NORTHING: 10143340.4946
SURFACE EASTING: 3163713.6989
SURFACE ELEVATION: 708.59

BM# 883: 1/2" IRON ROD WITH ALUMINUM CAP IN CONCRETE SET IN THE EAST SIDE OF LOT 19, BLOCK F, FALCON POINTE 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

BM# 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 POINTE SECTION 8B.
SURFACE NORTHING: 10144272.0608
SURFACE EASTING: 3165584.7959
SURFACE ELEVATION: 657.10

3. LOT DESCRIPTIONS SUMMARY:

POD 1 - SINGLE-FAMILY/OPEN SPACE
POD 2A - PARK/OPEN SPACE/DRAINAGE LOT
POD 2B - PARK/OPEN SPACE/DRAINAGE LOT
POD 3 - SINGLE-FAMILY/OPEN SPACE
POD 4 - COMMERCIAL/MULTI-FAMILY
POD 5 - OPEN SPACE/DRAINAGE
POD 6 - COMMERCIAL/RETAIL
POD 6A - OPEN SPACE/RIGHT-OF-WAY RESERVE
POD 7 - COMMERCIAL/RETAIL/MULTI-FAMILY
POD 7A - OPEN SPACE/RIGHT-OF-WAY RESERVE
TOTAL - 10 PODS

4. CITY OF PFLUGERVILLE PARKLAND CALCULATIONS:
TOTAL NUMBER OF ALLOWABLE RESIDENTIAL UNITS IN PRELIMINARY PLAN #6 AS PER MAXIMUM DENSITY SPECIFIED IN ALUR OF 3.63 UNITS PER ACRE 632 RESIDENTIAL LOTS.
TOTAL AMOUNT OF PARK LAND REQUIRED IN PREL. #6: 12.64 ACRES
TOTAL AMOUNT OF PARK LAND PROPOSED IN PREL. #6: 26.50 ACRES
* PROPOSED PARKLAND ACREAGE SUBJECT TO CHANGE DUE TO FUTURE AMENDMENTS TO PRELIMINARY PLAN #6

5. 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.

6. THE AMOUNT OF CREDITABLE PARKLAND EXCEEDING THE REQUIRED AMOUNT TO BE CREDITED TOWARD FUTURE FALCON POINTE DEVELOPMENT:

PRELIMINARY #1	0.25 AC.
PRELIMINARY #2	3.27 AC. (INCLUDES 2A) (12.65 AC. ALLOCATED TO PRELIMINARY #6)
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.
PRELIMINARY #6	13.86 AC.
TOTAL CREDITABLE PARKLAND REMAINING	12.07 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.
PREVIOUSLY APPROVED PRELIMINARY #2 INCLUDED POD 2A (LOT 3 BLOCK CC IN PRELIMINARY #2) AND IS NOW INCLUDED IN PRELIMINARY #6.

7. SEE ALUR 2 - SOUTH AMENDED AGREEMENT APPROVED THROUGH ORDINANCE NO. 999-09-04-28 FOR MINIMUM LOT DIMENSIONS. LOT SQUARE FOOTAGE IS SHOWN ON EACH LOT.

8. THE RADII OF R.O.W. ARCS ARE AS FOLLOWS:
COLLECTOR/RESIDENTIAL STREET INTERSECTIONS 25'

9. A TEN-FOOT P.U.E. WILL BE DEDICATED ADJACENT TO ALL PUBLIC STREET FRONTAGE.

10. TOPOGRAPHY BASED UPON GROUND SURVEY BY SURVCON INC. IN 2001 (CONTOUR INTERVAL = 1 FT.)

11. NO SIGNIFICANT TREES WITHIN PRELIMINARY PLAN BOUNDARY, BASED UPON SURVEY BY SURVCON INC. 2012.

12. 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.

13. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.

14. 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.

15. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.

16. MEDIAN WITHIN COLORADO SAND DRIVE WILL BE MAINTAINED BY THE DEVELOPER OR, AFTER TITLE TRANSFER, THE HOMEOWNER'S ASSOCIATION.

17. 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.

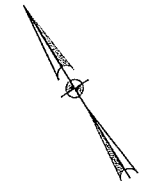
18. WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRICAL UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.

19. 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.

20. A LOCAL STREET CONNECTION WILL BE PROVIDED TO THE PROPERTY ADJACENT TO THE EAST BOUNDARY LINE OF PRELIMINARY PLAN #6.

21. ADDITIONAL REVISIONS SHALL BE REQUIRED TO ADDRESS EACH POD REGARDING LAND USE, PARKS, BLOCKS AND SMALLER ROADWAY NETWORKS.

22. PODS 6A AND 7A HAVE BEEN IDENTIFIED AS FUTURE RIGHT-OF-WAY RESERVE LOTS TO BE ACQUIRED BY THE CITY OF PFLUGERVILLE AT A LATER DATE. DRIVEWAY ACCESS FROM PODS 6 AND 7 TO EAST PFLUGERVILLE PARKWAY TO BE GRANTED THROUGH PODS 6A AND 7A.



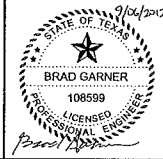
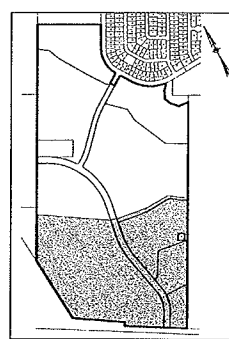
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SCALE IN FEET

LEGEND	
	PRELIMINARY PLAN BOUNDARY
	R.O.W. LINE
	CENTER LINE
	ADJOINING PROPERTY LINES
	PROPOSED 6' SIDEWALK
	EASEMENT LINE
	10' HIKE AND BIKE TRAIL

TIMMERMAN & HAGN, LTD.
VOL. 8394, PG. 542
DESCRIBED IN
VOL. 3310 PG. 1434
I.C.D.R.
(197.27 ACRES)

PROPOSED ACREAGE AND USAGE		
ACRES	DESCRIPTION / USE	
0.36	2 PODS - OPEN SPACE/RIGHT-OF-WAY RESERVE	
26.50	2 PODS - PARK/OPEN SPACE/DRAINAGE LOT	
57.50	2 PODS - SINGLE-FAMILY/OPEN SPACE	
5.83	1 POD - OPEN SPACE/DRAINAGE	
2.98	1 POD - COMMERCIAL/RETAIL	
14.16	1 POD - COMMERCIAL/MULTI-FAMILY	
57.62	1 POD - COMMERCIAL/RETAIL/MULTI-FAMILY	
9.22	STREET RIGHT-OF-WAY	
174.09	FALCON POINTE PRELIMINARY #6	

STREET NAME	STREET CLASSIFICATION	ROW WIDTH (FT)	TRAIL WIDTH (FT)	F-F WIDTH (FT)	MINIMUM RADIUS CL CURVE (FT)	STREET LENGTH (FT)
1 COLORADO SAND DRIVE	MAJOR COLLECTOR	90	10	DUAL 27	465	3,275
2 LONE STAR RANCH BOULEVARD	MINOR COLLECTOR	70	10	40	300	1,281



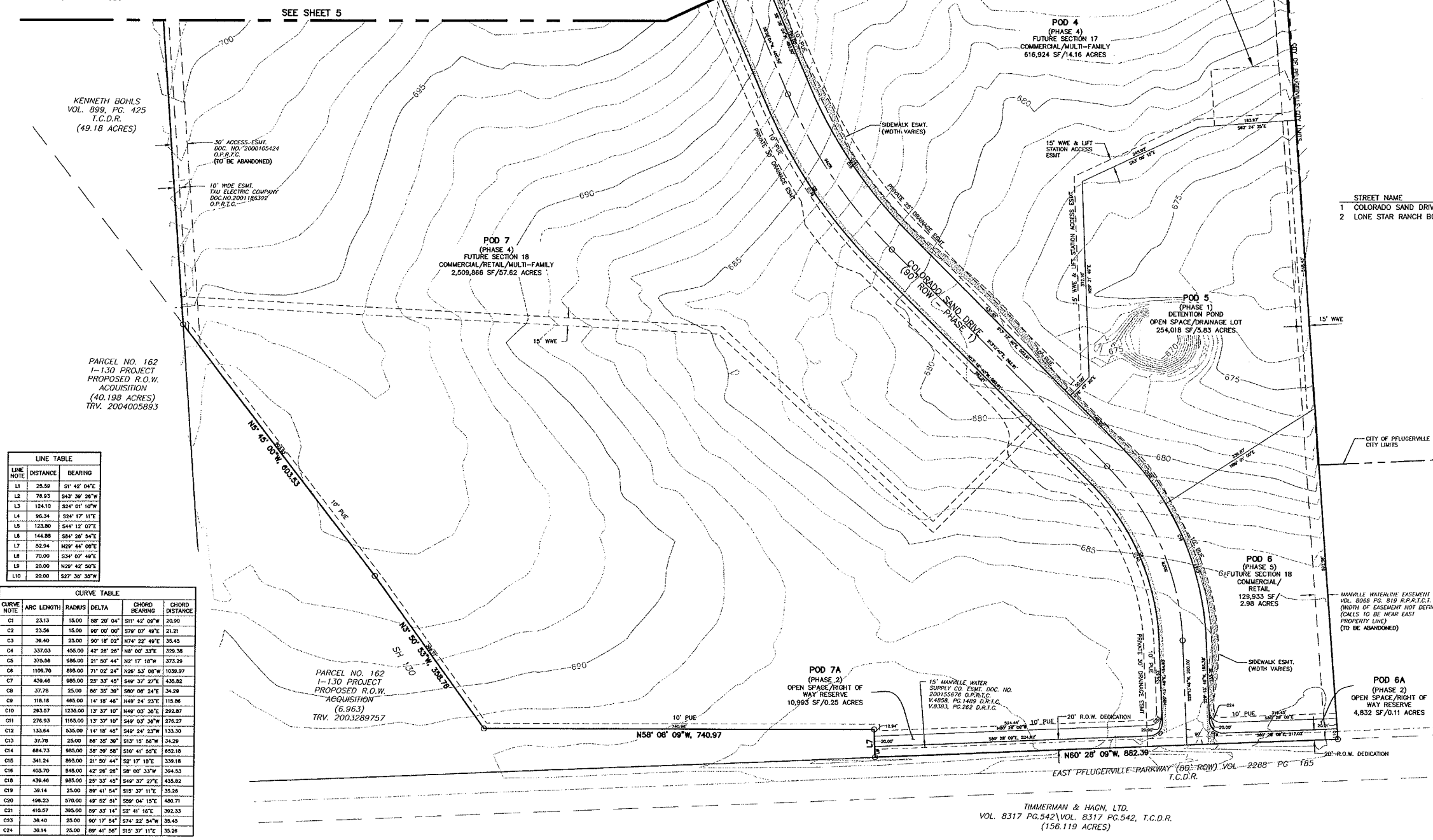
NO.	DATE	REVISION	APPROV.

CITY OF PFLUGERVILLE
FALCON POINTE
PRELIMINARY PLAN #6
PRELIMINARY PLAN SHEET
(SHEET 1 OF 3)



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

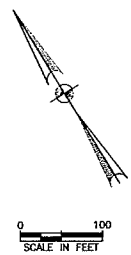
Unit	AUSTIN/LDS	Scale:	1"=100'	Date	September, 2012
Designed		Checked		Job No.	60248136
Drawn		Approved		Sheet	4



LINE NOTE	DISTANCE	BEARING
L1	25.56	S1° 42' 04"E
L2	78.83	S43° 38' 26"W
L3	124.10	S24° 01' 10"W
L4	96.34	S24° 17' 11"E
L5	123.80	S44° 12' 07"E
L6	144.88	S84° 28' 54"E
L7	82.94	N29° 44' 09"E
L8	70.00	S34° 07' 49"E
L9	20.00	N29° 42' 50"E
L10	20.00	S37° 30' 30"W

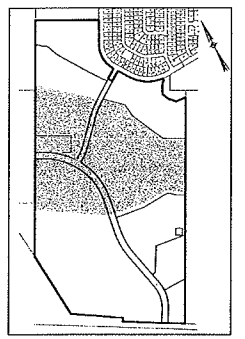
CURVE NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.13	15.00	88° 20' 04"	S11° 42' 09"W	20.90
C2	23.56	15.00	90° 00' 00"	S79° 07' 49"E	21.21
C3	38.40	25.00	107° 18' 22"	N74° 22' 49"E	35.45
C4	337.03	450.00	117° 38' 28"	N48° 00' 37"E	328.38
C5	375.58	985.00	111° 50' 44"	N2° 17' 16"W	373.39
C6	1109.70	895.00	71° 02' 24"	N26° 53' 09"W	1036.97
C7	439.48	985.00	133° 33' 43"	S49° 37' 27"E	435.82
C8	37.78	25.00	86° 30' 30"	S80° 08' 24"E	34.29
C9	118.18	465.00	14° 18' 44"	N49° 24' 23"E	115.86
C10	283.57	1230.00	13° 37' 10"	N49° 03' 30"E	292.87
C11	278.93	1185.00	13° 37' 10"	S49° 03' 38"W	276.27
C12	133.64	535.00	14° 18' 44"	S49° 24' 23"W	133.30
C13	37.78	25.00	86° 30' 30"	S13° 15' 58"W	34.29
C14	684.73	985.00	38° 39' 58"	S10° 41' 57"E	652.19
C15	341.24	895.00	21° 50' 44"	S2° 17' 16"W	339.18
C16	403.70	545.00	42° 28' 28"	S8° 00' 33"W	394.53
C17	439.48	985.00	133° 33' 43"	S49° 37' 27"E	435.82
C18	38.14	25.00	89° 41' 54"	S19° 37' 11"E	35.58
C19	486.23	570.00	48° 57' 21"	S59° 04' 15"E	480.71
C20	410.57	385.00	38° 39' 58"	S2° 41' 15"E	392.33
C21	38.40	25.00	90° 17' 54"	S24° 22' 54"W	35.43
C22	38.14	25.00	89° 41' 54"	S19° 37' 11"E	35.58

Plot Title: Falcon Pointe Preliminary Plan #6
 Date: 9/10/2012
 Scale: 1"=100'
 Author: L. V. ...
 PLOTTED: Sep 06, 2012 - 2:35pm



LEGEND	
	PRELIMINARY PLAN BOUNDARY
	R.O.W. LINE
	CENTER LINE
	ADJOINING PROPERTY LINES
	PROPOSED 6' SIDEWALK
	EASEMENT LINE
	10' HIKE AND BIKE TRAIL

NOTE:
 1. SEE SHEET 4 FOR NOTES AND LINE AND CURVE TABLES



NO.	DATE	REVISION	APPROV.
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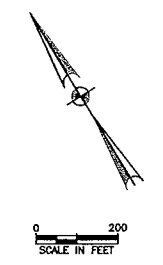
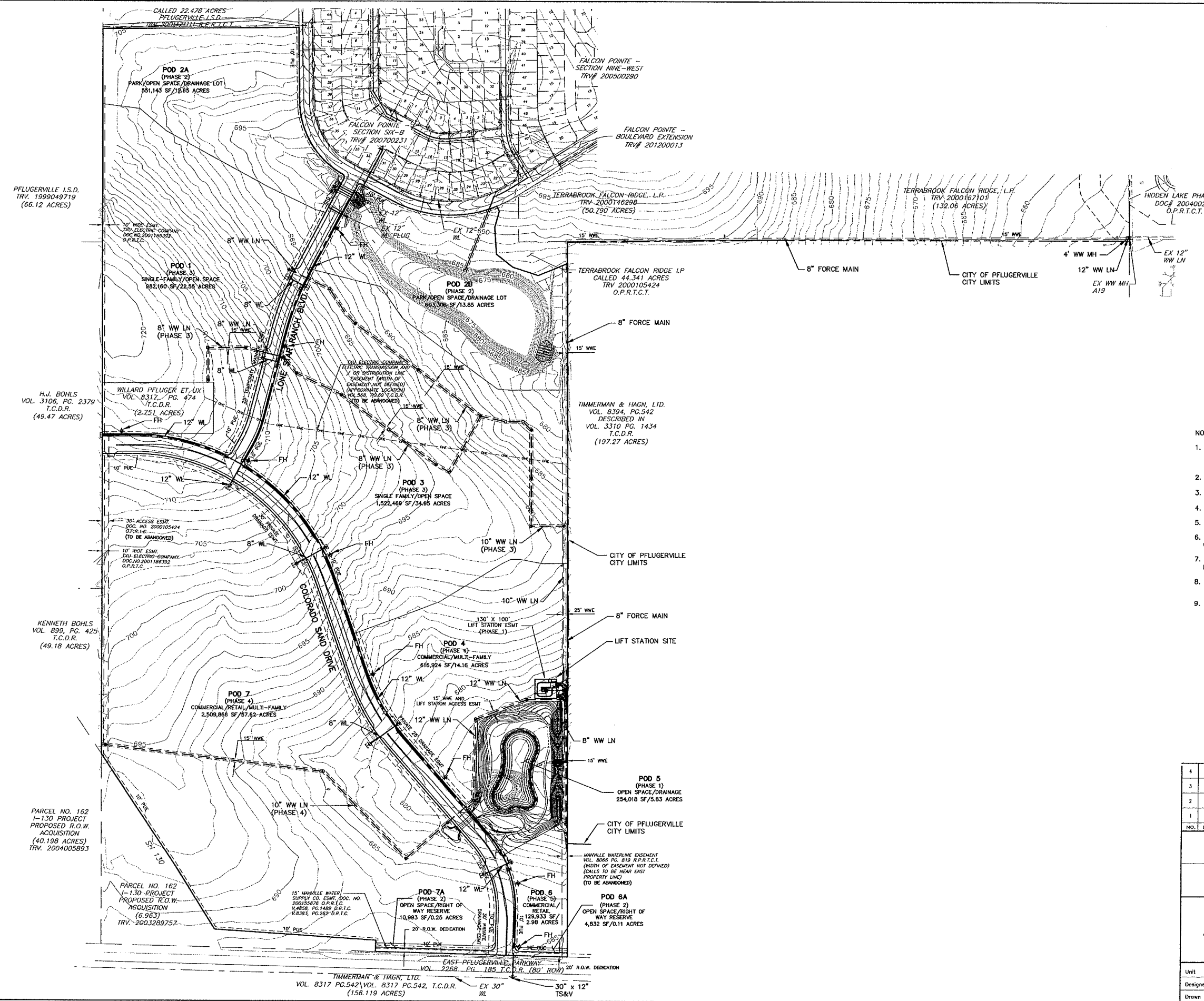
CITY OF PFLUGERVILLE
FALCON POINT
 PRELIMINARY PLAN #6
 PRELIMINARY PLAN SHEET
 (SHEET 2 OF 3)



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

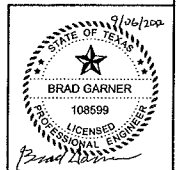
Unit	AUSTIN/LDS	Scale:	1"=100'	Date	June, 2012
Designed		Checked		Job No.	60248136
Drawn		Approved		Sheet	5

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LEGEND	
———	PLAT BOUNDARY
———	R.O.W. LINE
———	PROP. WATER LINE
———	WASTEWATER LINE
———	FORCE MAIN LINE
○	PROPOSED WW MANHOLE
○	EXIST. WW MANHOLE
⊕	GATE VALVE & BOX
⊕	FIRE HYDRANT ASSEMBLY
⊕	PLUG

- NOTES:
- FIRE HYDRANT SPACING REQUIREMENT IS 1 FIRE HYDRANT EVERY 600 FT. IN RESIDENTIAL AREAS & 300 FT IN COMMERCIAL AREAS.
 - WW MH SPACING IS 400' MAX.
 - WW LINES ARE 8" UNLESS NOTED OTHERWISE.
 - WATER LINES ARE 8" UNLESS NOTED OTHERWISE.
 - TREES BASED UPON SURVEY BY SURVCON INC.
 - WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF PFLUGERVILLE
 - TOPOGRAPHY BASED UPON GROUND SURVEY BY SURVCON INC. IN 2001 (CONTOUR INTERVAL = 1 FT.)
 - NO SIGNIFICANT TREES WITHIN PRELIMINARY PLAN BOUNDARY TREES BASED UPON SURVEY BY SURVCON INC. 2012.
 - ALL WATER AND WASTEWATER TO BE CONSTRUCTED WITH PHASE 1 UNLESS OTHERWISE NOTED.

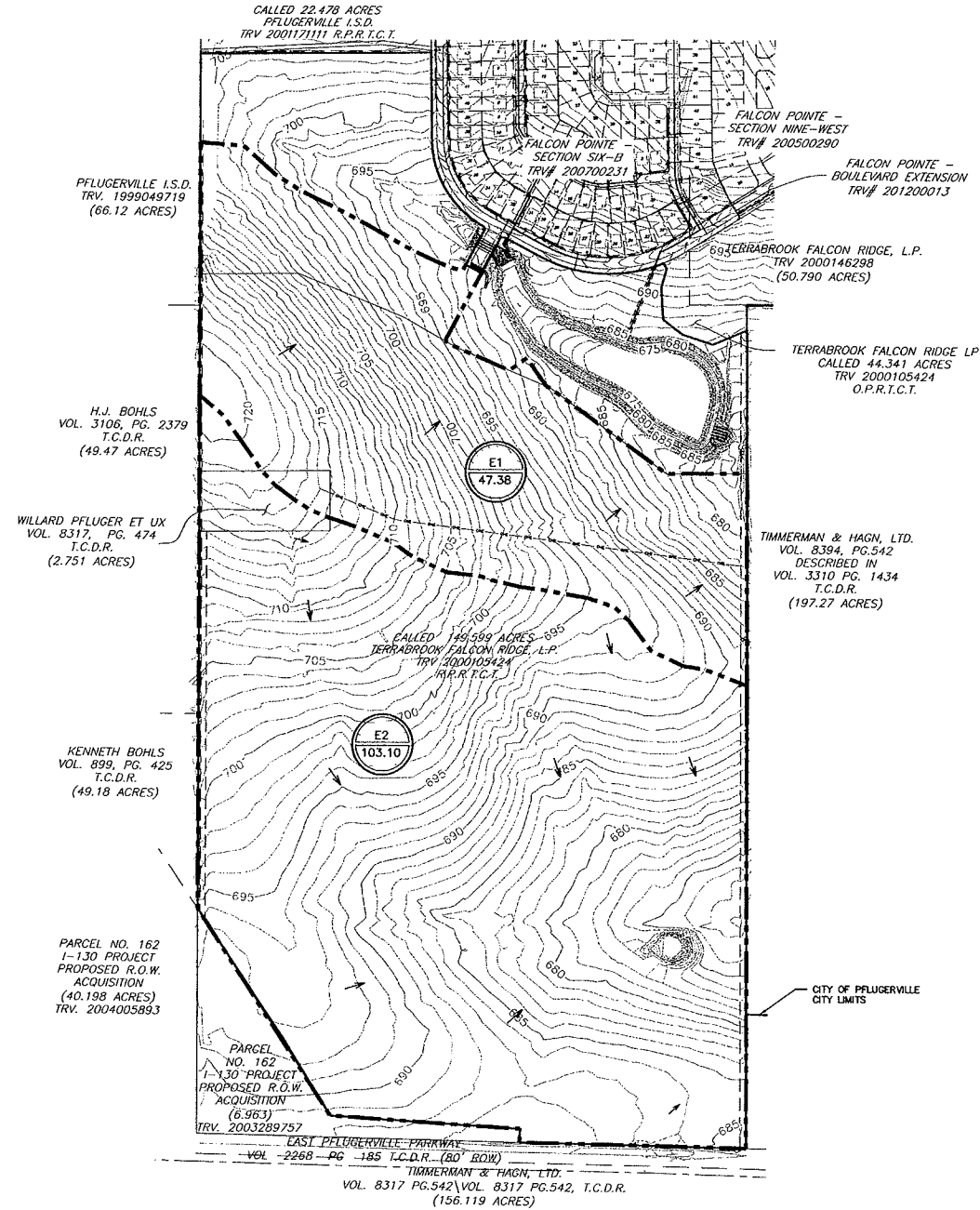


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NO.	DATE	REVISION	APPROV.
CITY OF PFLUGERVILLE FALCON POINTE PRELIMINARY PLAN #6 WATER & WASTEWATER PLAN			
AECOM		AECOM TECHNICAL SERVICES, INC. 400 WEST 15TH STREET, SUITE 500 AUSTIN, TEXAS 78701 WWW.AECOM.COM TBPE REG. NO. F-3580	
Unit	AUSTIN/LDS	Scale:	1"=200'
Designed	Checked	Date	September, 2012
Drawn	Approved	Job No.	60248136
		Sheet	7

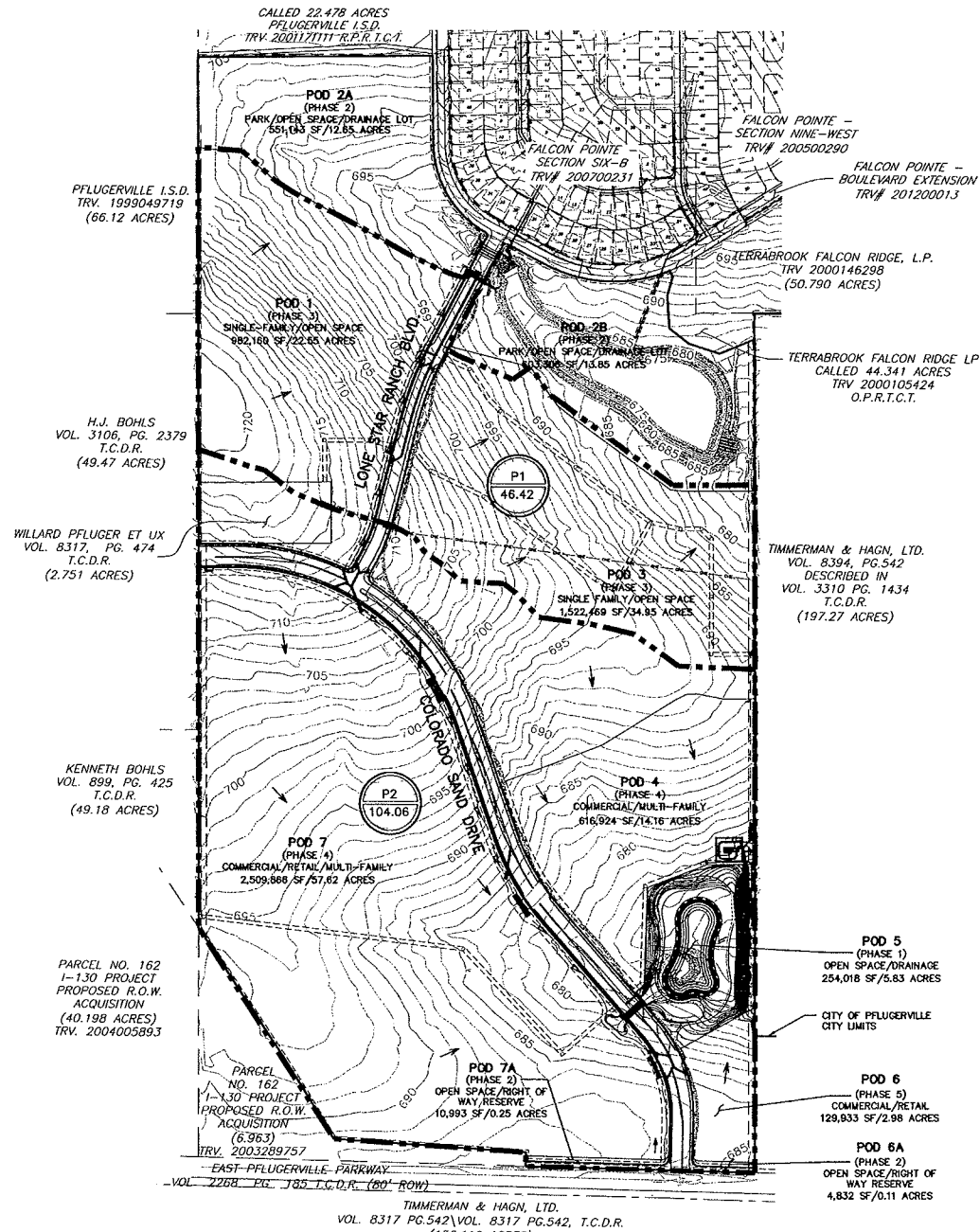
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EXISTING DEVELOPMENT	AREA (AC.)	2-YR Q (CFS)	10-YR Q (CFS)	25-YR Q (CFS)	100-YR Q (CFS)
E1	47.38	29.8	54.3	74.1	117.7
E2	103.10	54.7	100.0	138.8	217.9

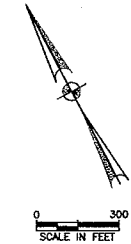
ULTIMATE DEVELOPMENT	AREA (AC.)	2-YR Q (CFS)	10-YR Q (CFS)	25-YR Q (CFS)	100-YR Q (CFS)
P1	46.42	76.3	129.9	167.2	245.7
P2	104.06	156.9	266.0	342.5	503.0



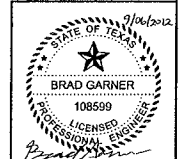
OVERALL EXISTING DRAINAGE PLAN



OVERALL PROPOSED DRAINAGE PLAN



- NOTES:
- SEE DRAINAGE LAYOUT AND CALCULATIONS SHEET FOR COMPLETE DRAINAGE CALCULATIONS.
 - DRAINAGE AREA BOUNDARIES HAVE BEEN DRAWN TO DISTINGUISH THE DIVIDE FOR FLOW TO THE "CENTRAL PARK" POND IN POD3 AND THE PROPOSED POND IN POD 6.



NO.	DATE	REVISION	APPROV.
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CITY OF PFLUGERVILLE
**FALCON POINTE
PRELIMINARY PLAN #6**

OVERALL DRAINAGE PLAN

AECOM

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

Unit	AUSTIN/LDS	Scale:	1"=300'	Date:	September, 2012
Designed		Checked		Job No.	60248136
Drawn		Approved		Sheet	8

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