

REVISIONS					
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE

PRELIMINARY PLAN NOTES:

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL AS AMENDED. THE GRANTOR VERDOT AT PFLUGERVILLE EAST LLC, & KEDMA VENTURES LLC, HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
- ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS. NO NEGATIVE IMPACTS SHALL BE ALLOWED TO NEIGHBORING PROPERTIES.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANELS 48453C0280J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
- ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- RELATED DOCUMENTS, CURRENTLY APPROVED:  
NORTHPOINTE PUD AMENDMENT #1; PREPARED BY NEGBA GROUP, DATED OCTOBER 3, 2019. AMENDED JANUARY 2022  
WASTEWATER ANALYSIS REPORT AND WATER DEMAND CALCULATIONS; PREPARED BY PAPE-DAWSON ENGINEERS, DATED: JULY 2022  
DRAINAGE REPORT; PREPARED BY PAPE-DAWSON ENGINEERS, DATED: FEBRUARY 2023  
ENGINEERING REPORT; PREPARED BY PAPE-DAWSON ENGINEERS, DATED MARCH 2022  
TRAFFIC IMPACT ANALYSIS; PREPARED BY ALLIANCE TRANSPORTATION GROUP, DATED: DECEMBER 2022  
COLORADO SAND WASTEWATER LINE AND LIFT STATION ANALYSIS; PREPARED BY KIMLEY-HORN, DATED FEBRUARY 2020  
PHASE 1 ENVIRONMENTAL ASSESSMENT; PREPARED BY LOGICAL ENVIRONMENTAL, DATED: MARCH 2018
- THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

LEGAL DESCRIPTION :

A 38.13 ACRE TRACT OF LAND, SITUATED IN THE JOHN DAVIS SURVEY, SECTION 13, ABSTRACT NO. 231 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 4.938 ACRE TRACT OF LAND CONVEYED TO NESL PARTNERS, LLC, RECORDED IN DOCUMENT NO. 2022059875 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 38.14 ACRE TRACT OF LAND CONVEYED TO VERDOT AT PFLUGERVILLE EAST LLC., RECORDED IN DOCUMENT NO. 2022007785 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOT #	PERMITTED USES	AREA
LOT 1	EC, GW, NI	13.04 AC
LOT 2	EC-SH, GW	4.83 AC
LOT 3	EC, GW	5.57 AC
LOT 4	EC, GW	7.92 AC
LOT 5	GW	2.59 AC
ELAN DR. ROW DEDICATION		ROW LENGTH ROW WIDTH
342 LF		60'
ALBA BONITA DR. ROW DEDICATION		596 LF 50'
NORTHPOINTE EAST TRACT: SUBTOTAL AREA		35.12 AC
COLORADO SANDS ROW (DOC. #2024017970) 1,456 LF		85'
TOTAL AREA		38.14 AC

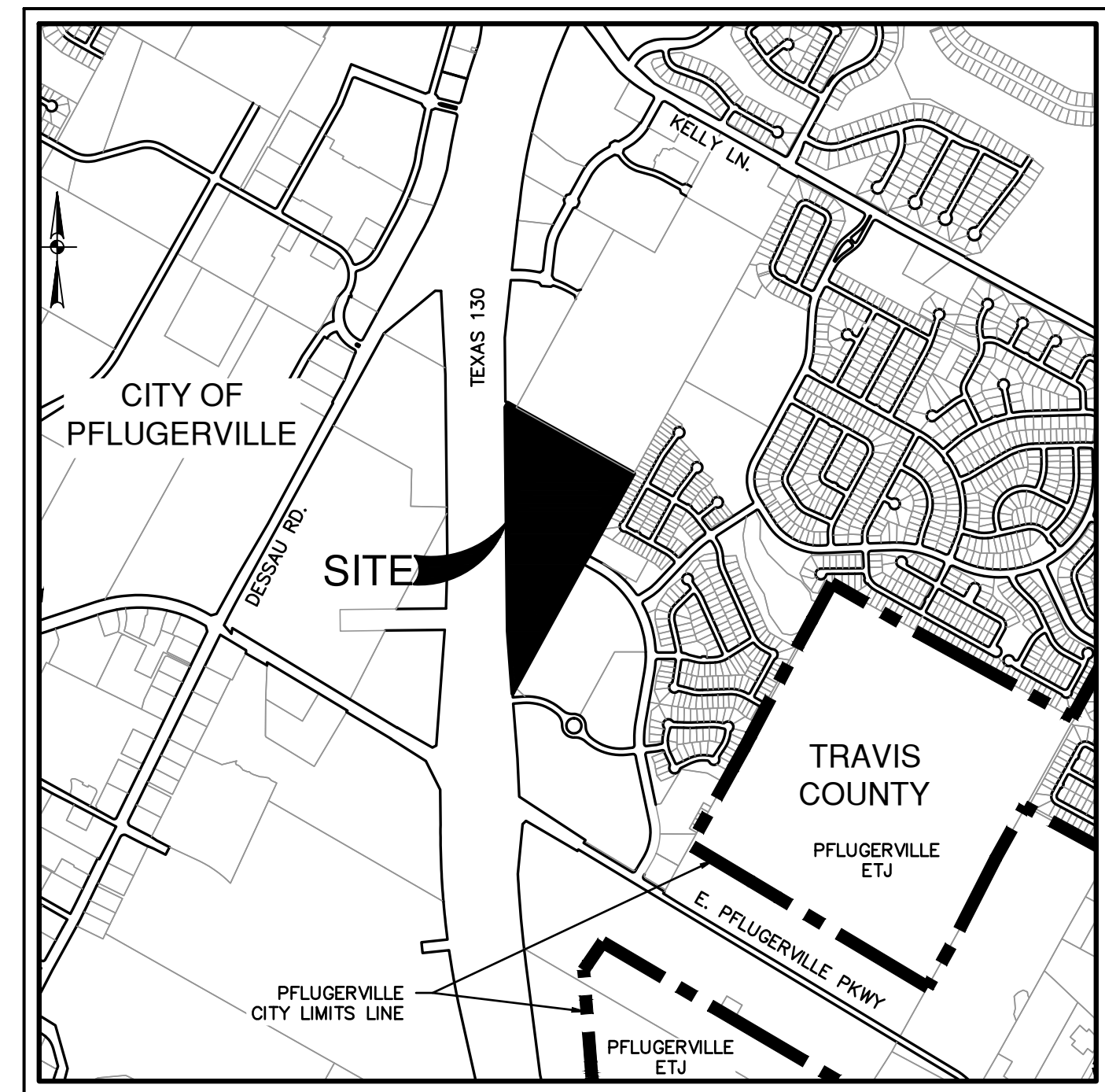
FINAL LOT USES AND DETAILS WILL BE FINALIZED DURING THE SITE PLAN PROCESS WHICH ADHERE TO THE PUD ZONING. DOCUMENTS WILL BE RECORDED AT OR PRIOR TO THE FIRST FINAL PLAT IN THE SUBDIVISION.

PARKLAND DEDICATION:

SEE TABLE TO RIGHT OF THIS NOTE.

Lot #	Permitted Uses	Area (Ac.)	Greenway	
			Required	Provided (+/-)*
1	EC, NI, GW	13.04	0	0.15
2	EC-SH, GW	4.83	0	0.15
3	EC, GW	5.57	0	0.15
4	EC, GW	7.92	0	0.15
5	EC, GW	2.59	0	2.59
Totals			3.2	3.2

\*PER THE NORTHPOINTE PUD, THE EAST TRACT IS REQUIRED TO DESIGNATE 3.2 ACRES OF GREENWAY. THE PUD ALSO REQUIRES A PARKLAND DEDICATION (OFFSET) OR FEE IN LIEU OF \$496 PER UNIT. THE PUD'S PARKLAND DEDICATION (OFFSET) FORMULA IS (6.6 X UNITS X 1.75)/1,000 = ACRES REQUIRED. THE AMENITY WATER POND (LOT 5) WILL SERVE TOWARDS 2.59 ACRES OF THE REQUIRED 3.2 ACRES OF GREENWAY AND PARKLAND REQUIREMENTS. THE REMAINING 0.61 ACRES OF GREENWAY WILL BE PROVIDED ON THE REMAINING LOTS (LOTS #1-4). THIS REQUIREMENT CAN BE MET ACROSS MULTIPLE LOTS OR ON ONE OR MORE SPECIFIC LOTS UNTIL THE TOTAL REQUIREMENT IS FULFILLED. THE AMENITY WATER POND WILL BE ULTIMATELY DESIGNED AS AN ENHANCED PEDESTRIAN EXPERIENCE, WITH A MINIMUM WATER LEVEL, WALKING TRAIL AND BENCHES SURROUNDING. THE CITY REQUIRED PARKLAND WILL BE DESIGNATED AS REQUIRED, OR OFFSET BY A FEE IN LIEU PAYMENT AT PROJECT SITE PLAN.



LOCATION MAP

NOT-TO-SCALE

VERDOT AT PFLUGERVILLE EAST & KEDMA VENTURES LLC

1701 DIRECTORS BLVD. S 300  
AUSTIN, TEXAS 78744

AUGUST 2024



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028801

SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	01
EXISTING CONDITIONS	02
PRELIMINARY PLAN	03
UTILITY & GRADING PLAN	04
OFFSITE WASTEWATER PLAN	05
EXISTING DRAINAGE MAP PLAN	06
PROPOSED DRAINAGE MAP PLAN	07
PHOTOMETRIC PLAN	08

OWNER  
VERDOT AT PFLUGERVILLE EAST LLC. &  
KEDMA VENTURES LLC  
477 MADISON AVE., 6TH FLOOR  
NEW YORK, NY 10022

ENGINEER  
PAPE-DAWSON ENGINEERS.  
10801 N MOPAC EXPY. BLDG 3,  
SUITE 200  
AUSTIN, TEXAS 78759  
PH: (512)454-8711

T.C.E.S.D. NO. 2.  
PFLUGERVILLE FIRE DEPARTMENT  
203 E. PECAN STREET  
PFLUGERVILLE, TEXAS 78660  
(512)251-2801

SURVEYOR  
PAPE-DAWSON ENGINEERS.  
10801 N MOPAC EXPY. BLDG 3,  
SUITE 200  
AUSTIN, TEXAS 78759  
PH: (512)454-8711

ONCOR  
350 TEXAS AVENUE  
ROUND ROCK, TEXAS 78664  
(512)244-5606

CITY OF PFLUGERVILLE - PUBLIC WORKS DEPARTMENT

CONTACT: MATT WOODWARD  
15500 SUN LIGHT NEAR WAY #B  
PFLUGERVILLE, TEXAS 78660  
(512)990-6400

I, SHELLY MITCHELL, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

SUBMITTED BY: *Shelly Mitchell*

11/22/2024

PAPE-DAWSON ENGINEERS  
SHELLY MITCHELL  
VICE PRESIDENT

DATE

STATE OF TEXAS:  
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

THAT I, PARKER GRAHAM RPLS #5556, 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 ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAN ARE SHOWN HEREON.

*Parker J. Graham*

REGISTERED PROFESSIONAL LAND SURVEYOR  
PARKER J. GRAHAM, RPLS #5556

PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY, BLDG 3, SUITE 200  
AUSTIN, TEXAS 78759  
512-454-8711

BENCHMARK:

BM #102: CHISELED SQUARE ON TOP OF HEADWALL ON  
NORTH SIDE OF FALCON VILLAGE LANE  
GRID NORTH: 10,140,648.01  
GRID EAST: 3,160,151.41  
ELEV: 693.73

BM #104: SET COTTON SPINDLE AT NOSE OF CURB  
GRID NORTH: 10,141,904.28  
GRID EAST: 3,160,894.76  
ELEV: 714.34'

FLOODPLAIN:

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48453C0280J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

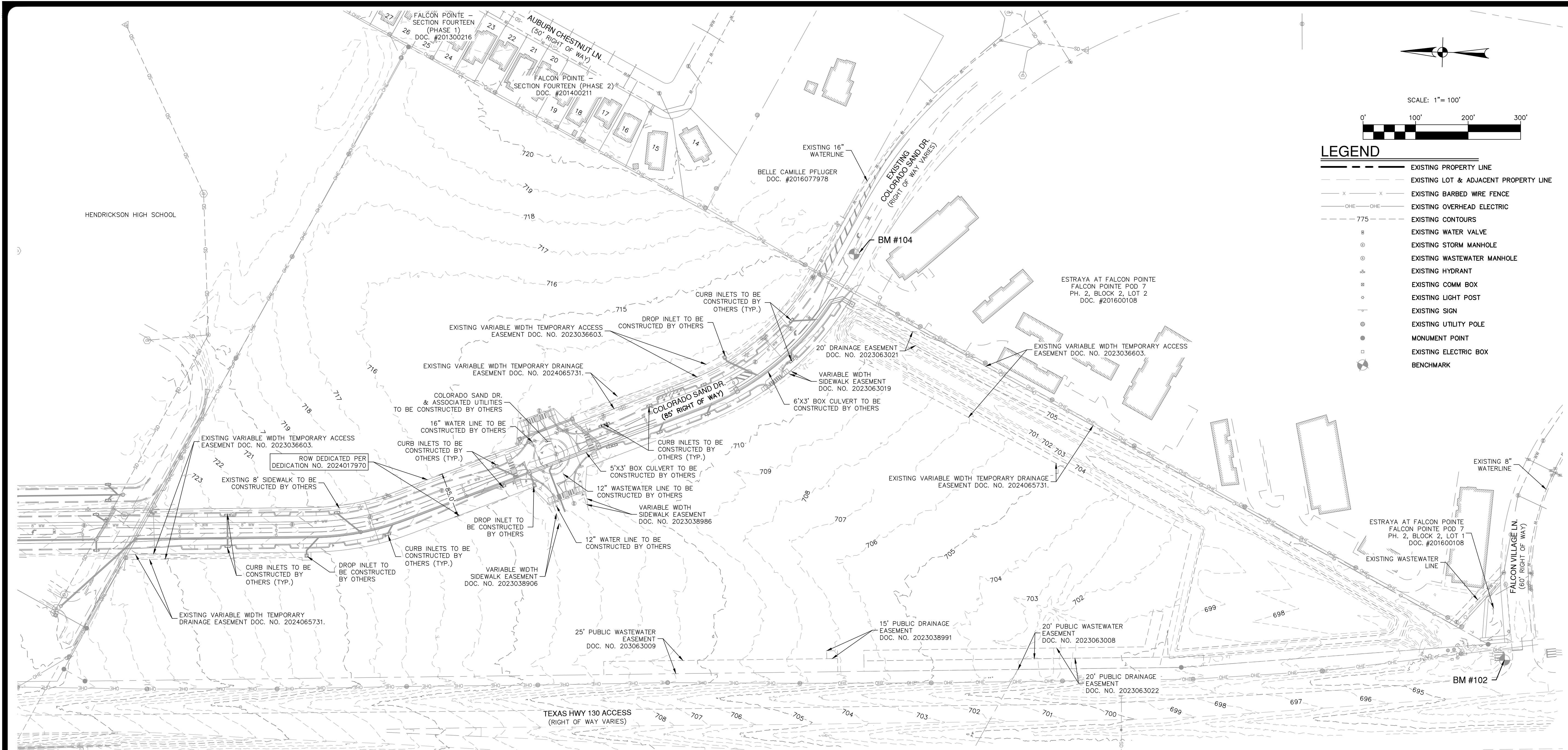
NOTES:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

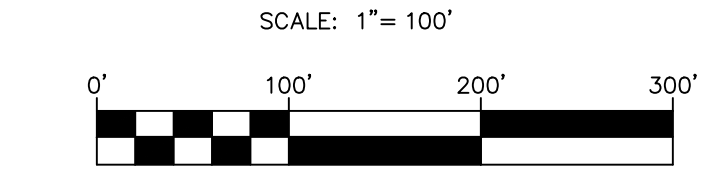


Date: Nov 22, 2024, 11:10am User ID: ogrenier  
File: \\pape-dawson.com\user-pd\Projects\51084\01\212 Preliminary\Civil\DWG\51084-01.dwg



#### LEGEND

- EXISTING PROPERTY LINE
- EXISTING LOT & ADJACENT PROPERTY LINE
- EXISTING BARBED WIRE FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING CONTOURS
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING WASTEWATER MANHOLE
- EXISTING HYDRANT
- EXISTING COMM BOX
- EXISTING LIGHT POST
- EXISTING SIGN
- EXISTING UTILITY POLE
- MONUMENT POINT
- EXISTING ELECTRIC BOX
- BENCHMARK



#### NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE AN AND ALL UNDERGROUND UTILITIES.
- EXISTING CONTOUR INFORMATION IS SHOWN AT 1 FOOT INTERVALS AND WAS GENERATED USING LIDAR DATA GATHERED FEB. 2021.
- NO HERITAGE TREES ARE LOCATED ON THIS SITE.
- COLORADO SAND DRIVE, UTILITIES, AND TEMPORARY DRAINAGE EASEMENTS SHOWN PER KIMLEY-HORN DESIGN PLANS DATED 12/13/2022.

#### BENCHMARKS:

- BM #102: CHISELED SQUARE ON TOP OF HEADWALL ON NORTH SIDE OF FALCON VILLAGE LANE  
GRID NORTH: 10,140,648.01  
GRID EAST: 3,160,151.41  
ELEV: 693.73
- BM #104: SET COTTON SPINDLE AT NOSE OF CURB  
GRID NORTH: 10,141,904.28  
GRID EAST: 3,160,894.76  
ELEV: 714.34'



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
18001 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512.464.8711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

#### NORTHPOINTE EAST TRACT

TEXAS HWY 130  
PFLUGERVILLE, TEXAS

EXISTING CONDITIONS

JOB NO. 51084-01  
DATE AUGUST 2024  
DESIGNER TR  
CHECKED BT DRAWN JR  
SHEET 02 OF 08



Date: Nov 22, 2024, 11:11am User: ID: dgrenier  
File: \\pape-dawson.com\user-pd\Projects\51084\01\212 Preliminary\Civil\SP51084-01.dwg

**ZONING:**  
THE PROPERTY IS IN THE CITY OF PFLUGERVILLE AND IS ZONED AS PUD.

**FLOODPLAIN:**  
NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANELS 48453C0280J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

**LEGAL DESCRIPTION:**

A 38.13 ACRE TRACT OF LAND, SITUATED IN THE JOHN DAVIS SURVEY, SECTION 13, ABSTRACT NO. 231 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 4.938 ACRE TRACT OF LAND CONVEYED TO NEST PARTNERS, LLC, RECORDED IN DOCUMENT NO. 2022059875 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF A CALLED 38.14 ACRE TRACT OF LAND CONVEYED TO VERDOT AT PFLUGERVILLE EAST LLC, RECORDED IN DOCUMENT NO. 2020007785 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**DRAINAGE:**

- THE SITE IS LOCATED IN THE WILBARGER CREEK WATERSHED. THE WILBARGER TRIBUTARY IS CONTAINED IN AN EXISTING FEMA FIRM, PANEL NO. 48453C0280J (ZONE "X") DATED AUGUST 18, 2014.
- UNDER PROPOSED CONDITIONS, THE SITE DISCHARGE WILL BE ROUTED TO THE POND ON THE SOUTH PORTION OF THE SITE.
- PROPOSED POND BEING CONSTRUCTED WITH THE COLORADO SANDS ROADWAY CONTAINED IN VARIABLE WIDTH DRAINAGE EASEMENT PRIOR TO FINAL PLAT BEING RECORDED AND REVISED POND BEING CONSTRUCTED.

**BENCHMARKS:**

BM #102: CHISELED SQUARE ON TOP OF HEADWALL ON NORTH SIDE OF FALCON VILLAGE LANE  
GRID NORTH: 10,140,648.01  
GRID EAST: 3,160,151.41  
ELEV: 693.73

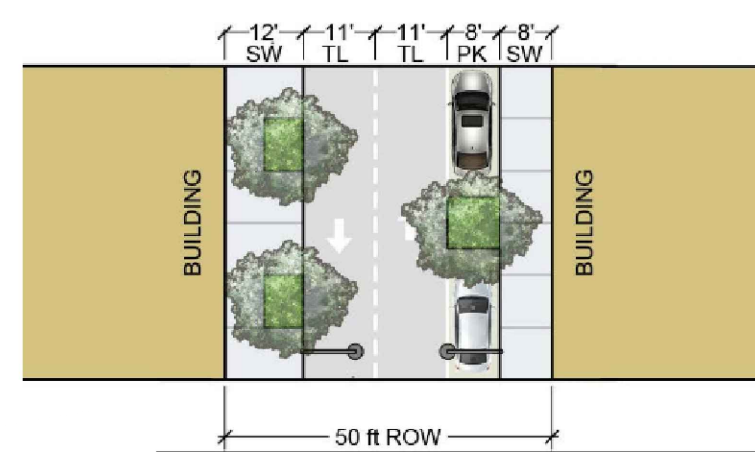
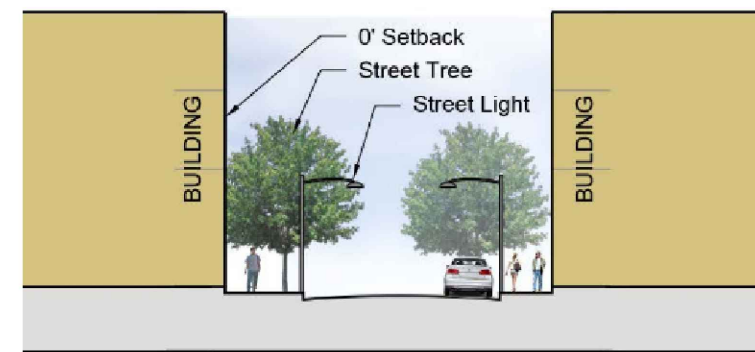
BM #104: SET COTTON SPINDLE AT NOSE OF CURB  
GRID NORTH: 10,141,904.28  
GRID EAST: 3,160,894.76  
ELEV: 714.34'

**SITE NOTES:**

- ALL SIDEWALKS CONSTRUCTED WITH THIS PLAN SET TO BE PRIVATELY MAINTAINED BY PROPERTY OWNERS' ASSOCIATION.
- ELAN DRIVE AND ALBA BONITA DRIVE WILL BE DESIGNED AND BUILT WITH NORTHPOINTE EAST PUBLIC INFRASTRUCTURE PLANS.

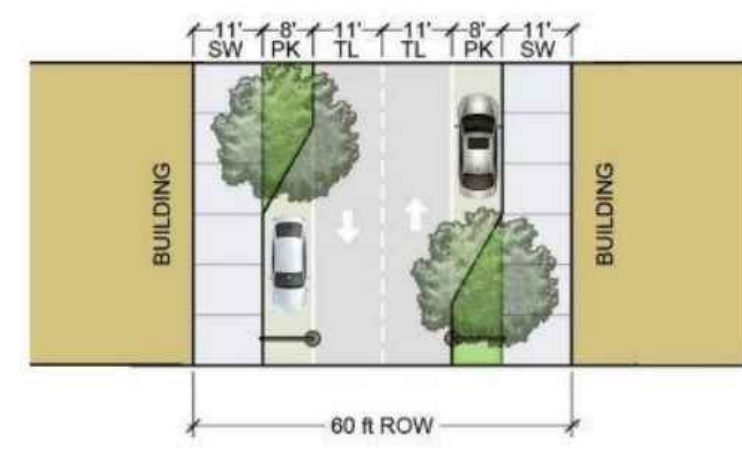
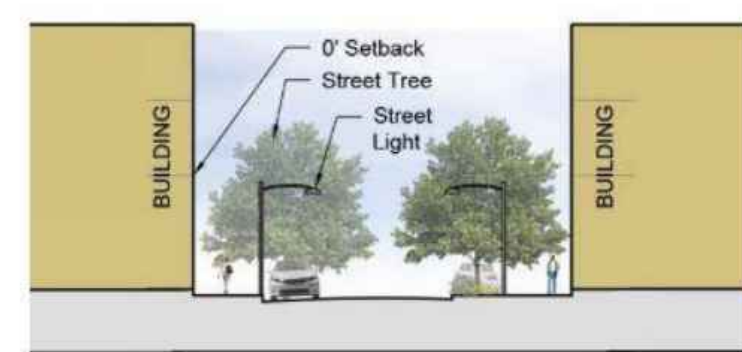
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	467.49'	020°07'28"	S12°06'19"E	163.36'	164.20'
C2	467.50'	039°53'04"	S42°06'35"E	318.90'	325.43'
C3	552.47'	020°07'30"	N12°06'19"W	193.06'	194.06'
C4	435.00'	020°04'51"	N77°52'20"E	151.68'	152.46'
C5	495.00'	020°04'51"	N77°52'20"E	172.60'	173.49'
C6	30.00'	090°00'02"	S67°10'04"E	42.43'	47.12'
C7	552.47'	014°23'33"	S29°21'48"E	138.41'	138.78'
C8	77.00'	036°51'31"	S69°29'01"W	48.68'	49.53'
C9	127.00'	036°51'31"	N69°29'01"E	80.30'	81.70'
C10	552.41'	020°21'53"	S51°55'38"E	195.31'	196.34'

EXHIBIT H4: PUBLIC OR PRIVATE STREET SECTION - 50' ROW (A STREET OR B STREET)

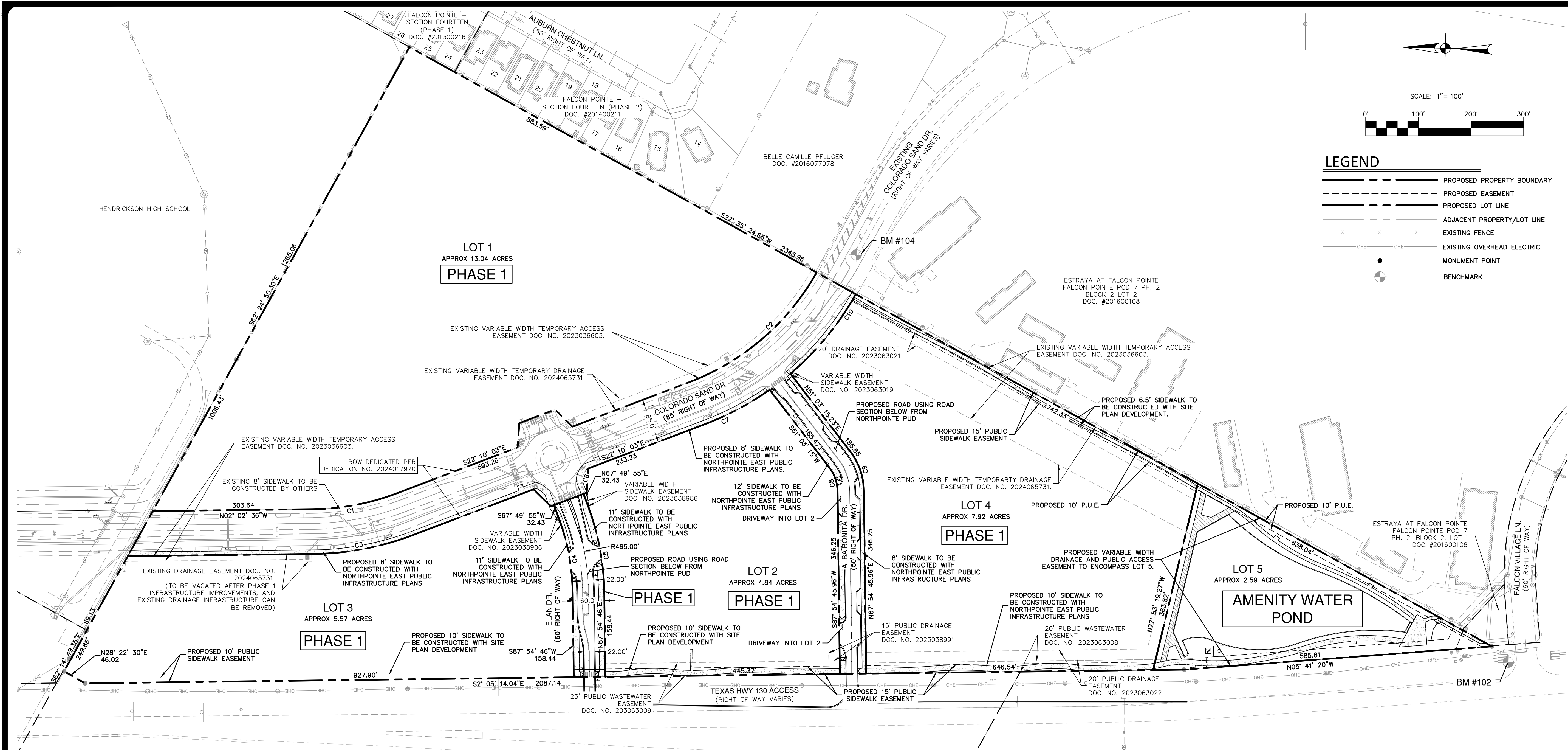


50' ROW STREET SECTION  
FROM NORTHPOINTE PUD

EXHIBIT H3: PUBLIC STREET SECTION - 60' ROW WITH PARKING (A STREET OR B STREET)



60' ROW STREET SECTION  
FROM NORTHPOINTE PUD



**LEGEND**

- PROPOSED PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- ADJACENT PROPERTY/LOT LINE
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC
- MONUMENT POINT
- BENCHMARK

**PAPE-DAWSON**  
**ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
18001 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512-464-8711  
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

**NORTHPOINTE EAST TRACT**

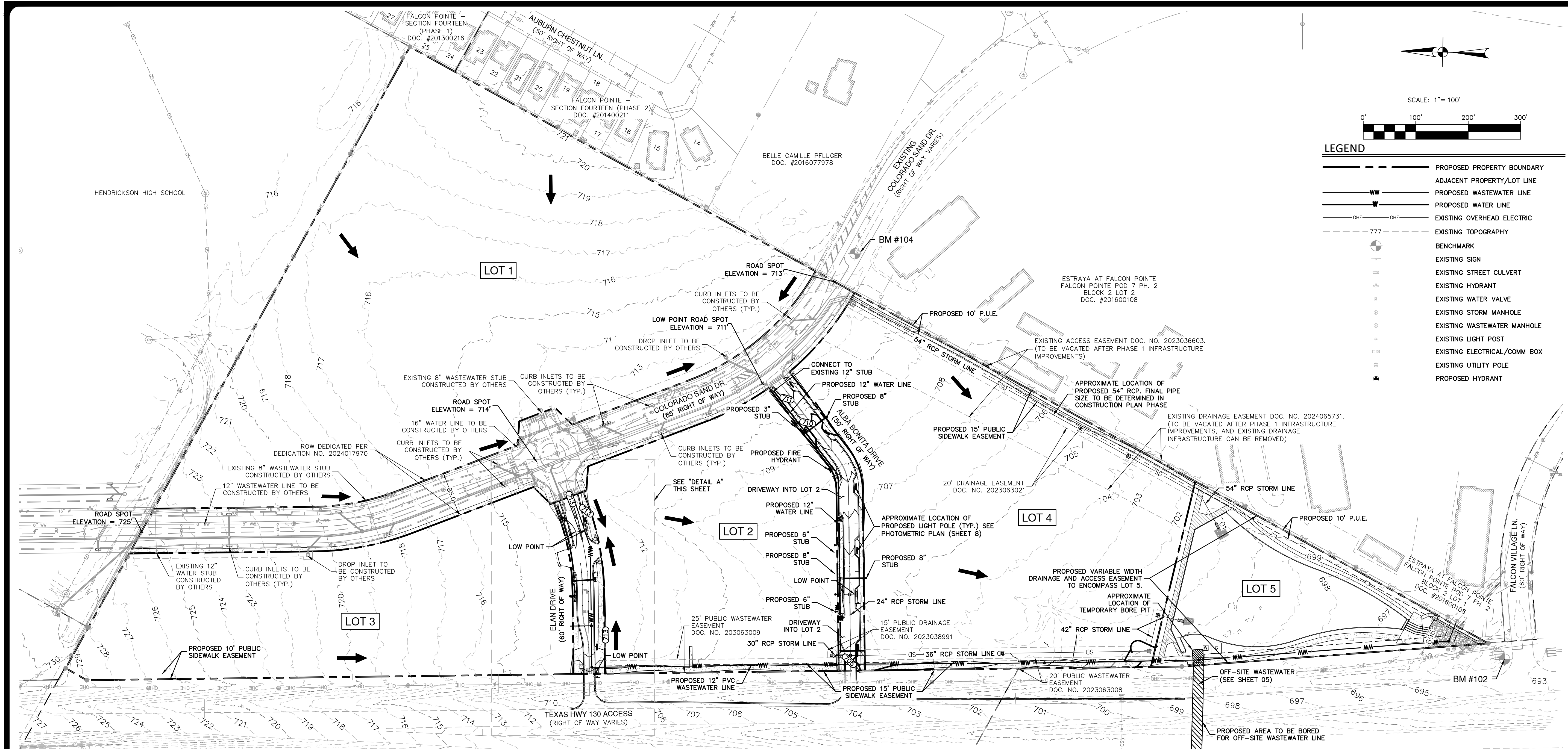
TEXAS HWY 130  
PFLUGERVILLE, TEXAS

PRELIMINARY PLAN

JOB NO. 51084-01  
DATE AUGUST 2024  
DESIGNER TR  
CHECKED BT DRAWN JR  
SHEET 03 OF 08



Date: Nov 22, 2024, 11:11am User: ID: cgreiner  
File: \\pape-dawson.com\user-pd\Projects\51084\01\212 Preliminary\Civil\UT51084-01.dwg



LEGEND	
	PROPOSED PROPERTY BOUNDARY
	ADJACENT PROPERTY/LOT LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING TOPOGRAPHY
	BENCHMARK
	EXISTING SIGN
	EXISTING STREET CULVERT
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING STORM MANHOLE
	EXISTING WASTEWATER MANHOLE
	EXISTING LIGHT POST
	EXISTING ELECTRICAL/COMM BOX
	EXISTING UTILITY POLE
	PROPOSED HYDRANT

**PAPE-DAWSON  
ENGINEERS**  
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
18001 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512.464.8711  
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

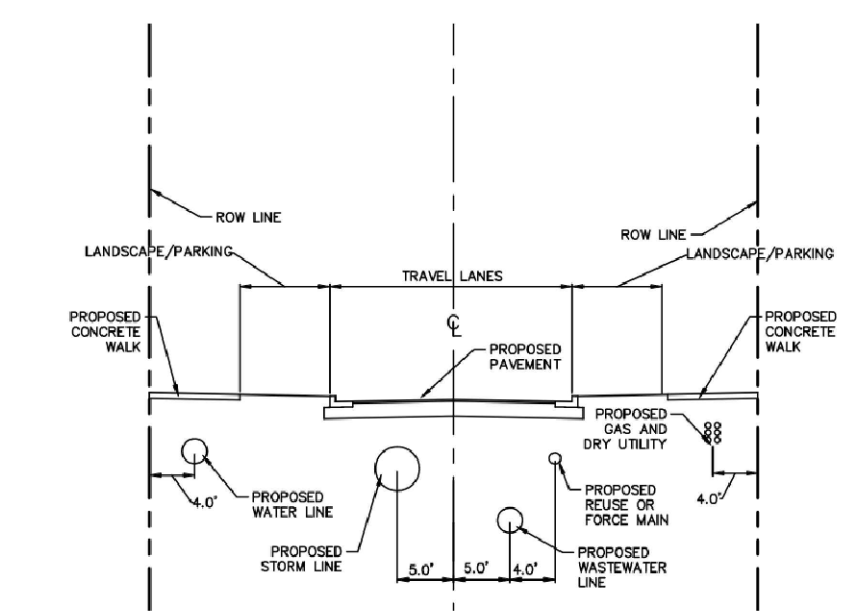
**NORTHPOINTE EAST TRACT**  
TEXAS HWY 130  
PFLUGERVILLE, TEXAS  
UTILITY & GRADING PLAN

JOB NO. 51084-01  
DATE AUGUST 2024  
DESIGNER TR  
CHECKED BT DRAWN JR  
SHEET 04 OF 08

#### PUD NOTES:

- PAGE 23 OF THE NORTHPOINTE PUD DETAILS A 60' WIDTH PUBLIC STREET SECTION THAT ALLOWS FOR PUBLIC UTILITIES TO BE CONSTRUCTED UNDER THE ROW. SEE DETAIL THIS SHEET.

EXHIBIT I: UTILITY TYPICAL SECTION EXHIBIT



- NOTES:
- ALL UTILITIES MAY BE PLACED IN THE RIGHT OF WAY (ROW).
  - THE UTILITY ADJUSTMENT SPACING ARE FOR THE TYPICAL CASE AND CAN BE MODIFIED FOR THE APPROPRIATE SPECIFIC DESIGN REQUIREMENTS.
  - THE MINIMUM SEPARATION WILL BE MAINTAINED FROM WATER MAINS.
  - TRANSFORMERS, GAS METERS AND OTHER DRY UTILITY EQUIPMENT WILL BE LOCATED IN EASEMENTS OUTSIDE THE RIGHT OF WAY.
  - THE UTILITIES SHOWN ARE TO BE LOCATED UNDER THE TRAVEL LANES OR SIDEWALKS. NO PRIMARY UTILITY MAINS WILL BE PLACED IN THE LANDSCAPE AREAS OR MEDIANS.
  - FOR ROADWAYS WITH A MEDIAN THE DIMENSIONS SHOWN FROM THE CENTERLINE WILL BE TAKEN FROM THE FACE OF CURB AT THE MEDIAN.
  - THE HYDRANTS ARE TO BE LOCATED 2' OFF THE BACK OF THE CURB AND LOCATED WITHIN THE LANDSCAPE AREAS ABOVE THE ROADWAY WHERE POSSIBLE.
  - THE SIDEWALK LINES WILL BE LOCATED IN THE CENTER OF THE LANDSCAPE AREAS WHERE POSSIBLE.

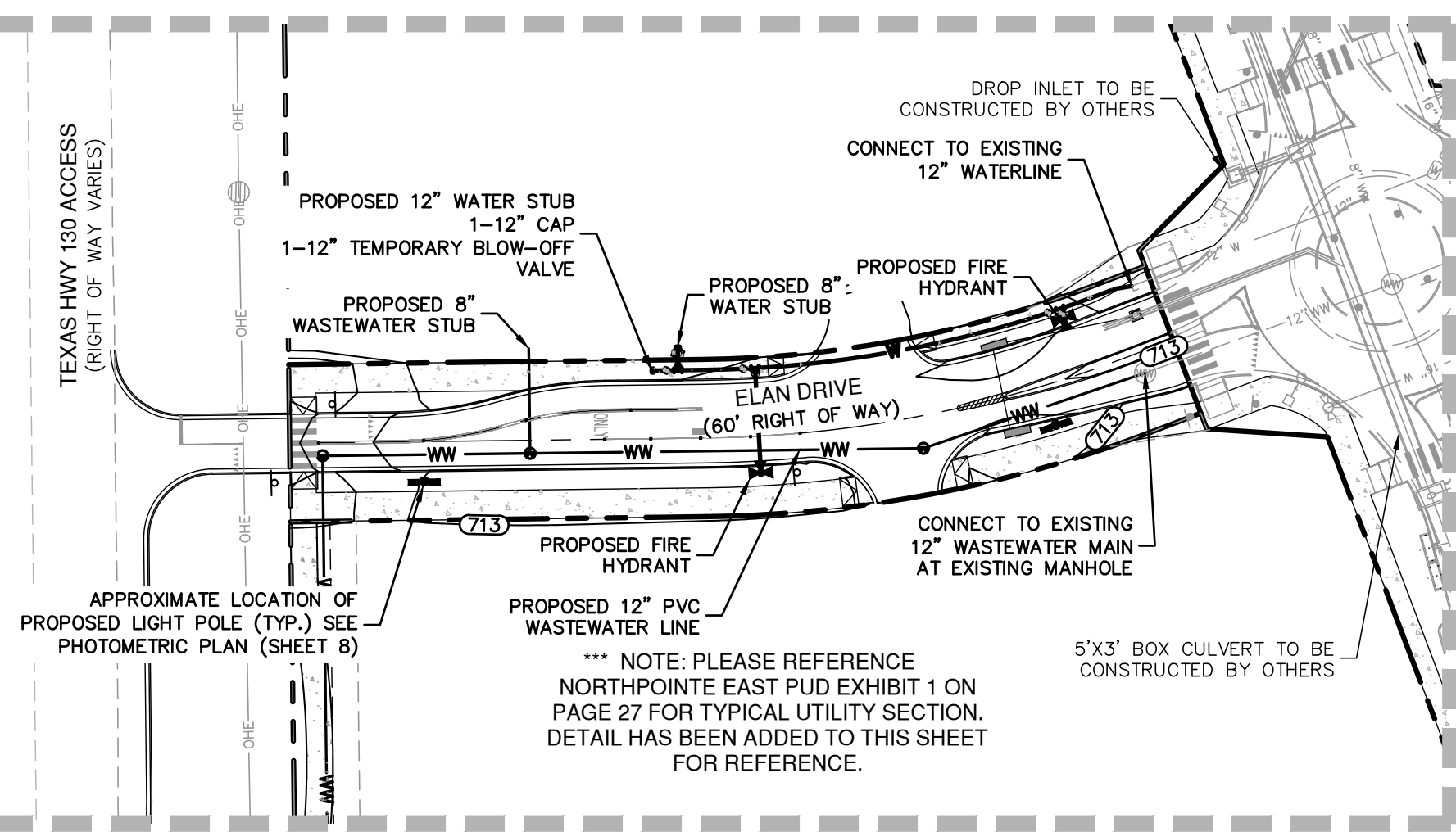
#### BENCHMARKS:

- BM #102: CHISELED SQUARE ON TOP OF HEADWALL ON NORTH SIDE OF FALCON VILLAGE LANE  
GRID NORTH: 10,140,648.01  
GRID EAST: 3,160,151.41  
ELEV: 693.73
- BM #104: SET COTTON SPINDLE AT NOSE OF CURB  
GRID NORTH: 10,141,904.28  
GRID EAST: 3,160,894.76  
ELEV: 714.34'

#### UTILITIES:

- LOTS 1, 2, 3, AND 4 WILL BE SERVED BY PROPOSED WASTEWATER (OF VARYING SIZES FROM THE OFFSITE WASTEWATER, CONTINUED THROUGH THE SITE, AND CONTINUED BY OTHERS IN THE COLORADO SAND RIGHT OF WAY).
- LOTS 1, 2, 3, AND 4 WILL BE SERVED BY A 16" PROPOSED WATERLINE OFF OF COLORADO SAND DRIVE PROPOSED BY OTHERS. WATERLINE STUBS PROPOSED BY OTHERS WILL BE PROVIDED TO SERVE THESE LOTS.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
- ELAN DRIVE WILL CONTAIN MINIMAL STORM SEWER THAT WILL TIE INTO THE COLORADO SAND DRIVE DRAINAGE SYSTEM AND DISCHARGE TO THE PROPOSED POND.
- THE PROPOSED WASTEWATER LINE WITH THIS DEVELOPMENT WILL HAVE THE CAPACITY TO SERVICE BOTH NORTHPOINTE EAST AND WEST. BASED ON CONVERSATIONS WITH THE CITY OF PFLUGERVILLE, IT WAS DETERMINED THAT THE COST WAS PROHIBITIVE IN TYING THE WASTEWATER LINE INTO THE SYSTEM EAST ON SH-130. THEREFORE, A CROSSING UNDERNEATH SH-130 IS REQUIRED.
- CONTRACTOR TO KEEP EXISTING GRADES WITHIN FEMA 100-YEAR FLOODPLAIN.

**DETAIL "A"**  
1" = 60'



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

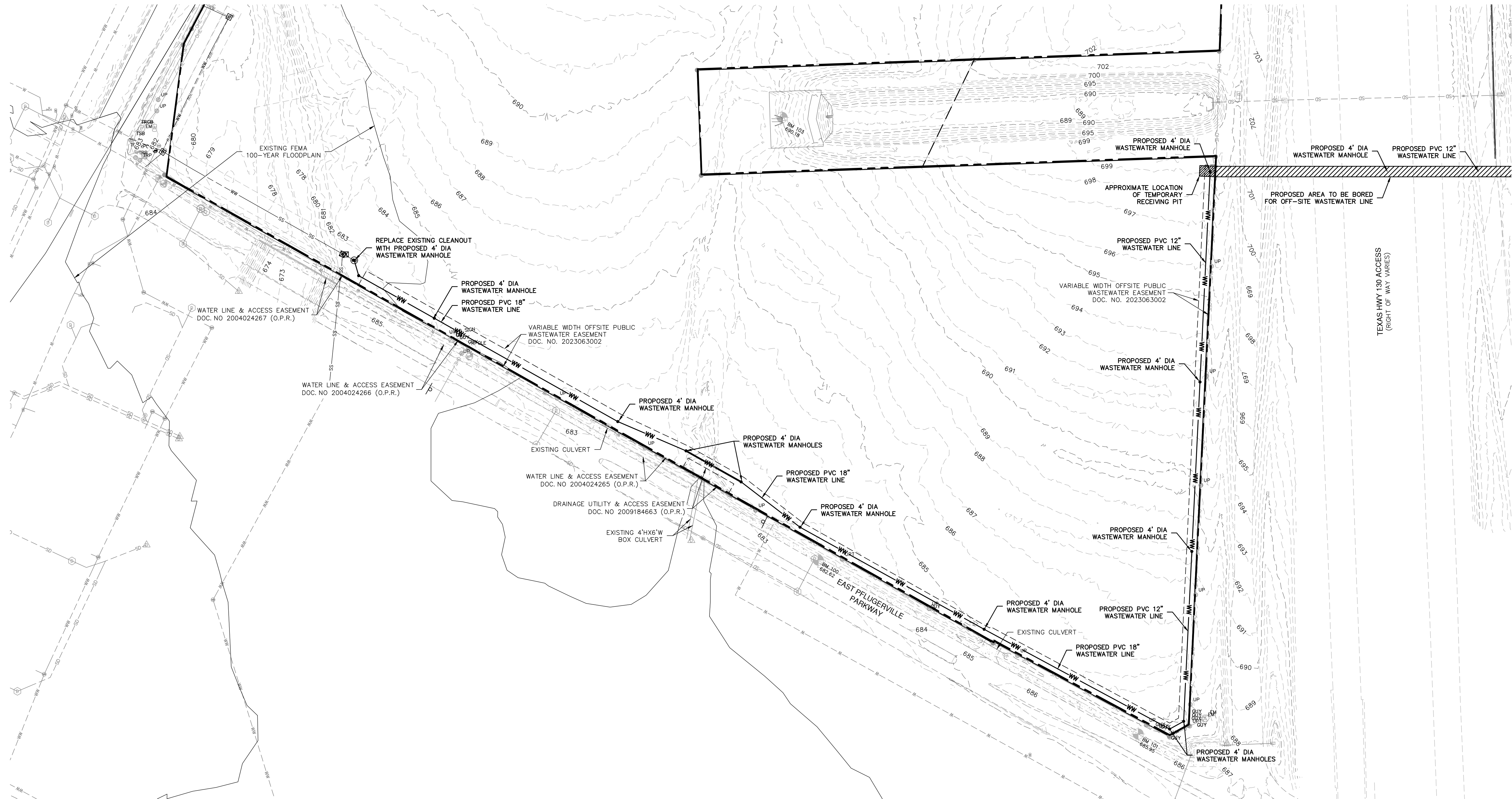
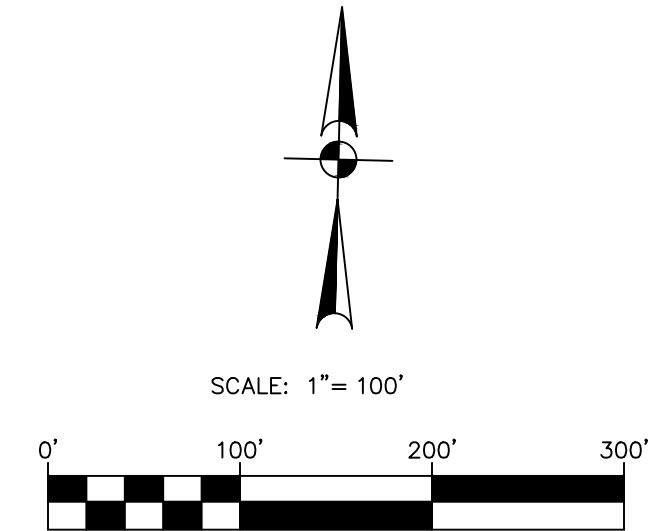


UTILITIES:

1. LOTS 1, 2, 3, AND 4 WILL BE SERVED BY PROPOSED WASTEWATER OF VARYING SIZES FROM THE OFFSITE WASTEWATER, CONTINUED THROUGH THE SITE, AND CONTINUED BY OTHERS IN THE COLORADO SAND RIGHT OF WAY.
2. LOTS 1, 2, 3, AND 4 WILL BE SERVED BY A 16" PROPOSED WATERLINE OFF OF COLORADO SAND DRIVE PROPOSED BY OTHERS. WATERLINE STUBS PROPOSED BY OTHERS WILL BE PROVIDED TO SERVE THESE LOTS.
3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
4. ELAN DRIVE WILL CONTAIN MINIMAL STORM SEWER THAT WILL TIE INTO THE COLORADO SAND DRIVE DRAINAGE SYSTEM AND DISCHARGE TO THE PROPOSED POND.
5. THE PROPOSED WASTEWATER LINE WITH THIS DEVELOPMENT WILL HAVE THE CAPACITY TO SERVICE BOTH NORTHPOINTE EAST AND WEST. BASED ON CONVERSATIONS WITH THE CITY OF PFLUGERVILLE, IT WAS DETERMINED THAT THE COST WAS PROHIBITIVE IN TYING THE WASTEWATER LINE INTO THE SYSTEM EAST ON SH-130. THEREFORE, A CROSSING UNDERNEATH SH-130 IS REQUIRED.
6. CONTRACTOR TO KEEP EXISTING GRADES WITHIN FEMA 100-YEAR FLOODPLAIN.

LEGEND

- PROPOSED PROPERTY BOUNDARY
- ADJACENT PROPERTY/LOT LINE
- PROPOSED WASTEWATER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING TOPOGRAPHY
- BENCHMARK
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING WASTEWATER MANHOLE
- EXISTING LIGHT POST
- EXISTING ELECTRICAL/COMM BOX
- EXISTING UTILITY POLE
- PROPOSED WASTEWATER MANHOLE



**PAPE-DAWSON**  
**ENGINEERS**  
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1800 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512.644.8711  
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601

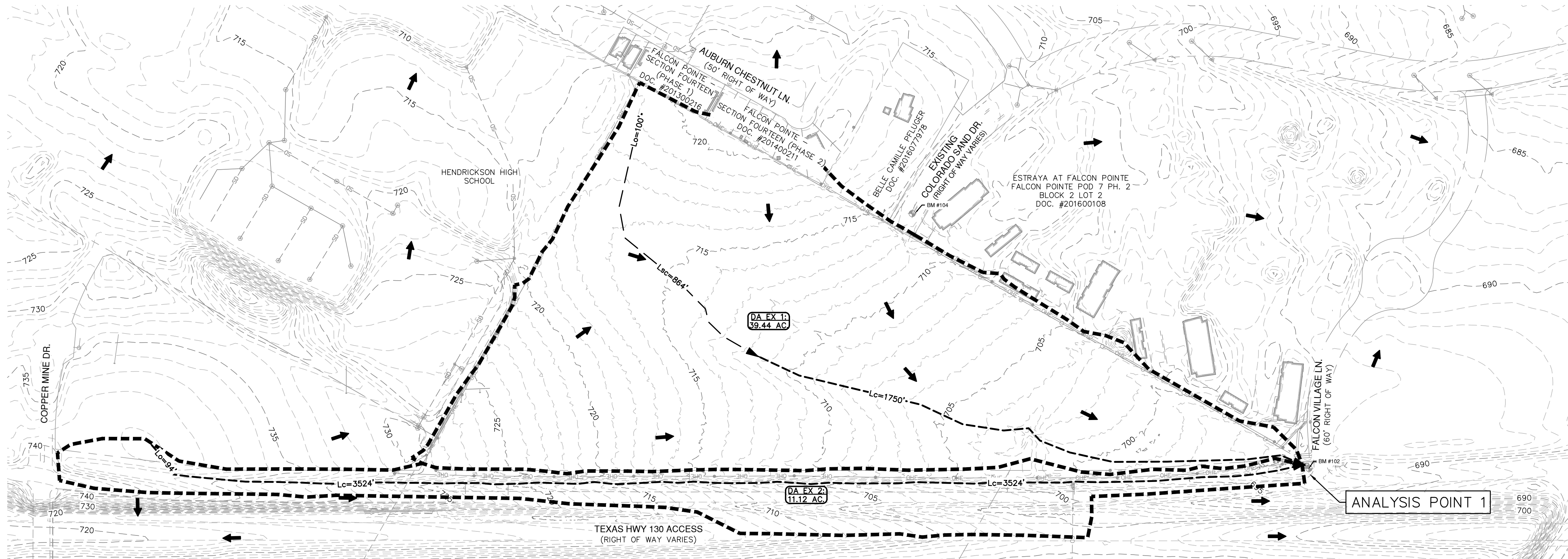
**NORTHPOINTE EAST TRACT**  
**TEXAS HWY 130**  
**PFLUGERVILLE, TEXAS**  
**OFFSITE WASTEWATER PLAN**

JOB NO. 51084-01  
DATE AUGUST 2024  
DESIGNER TR  
CHECKED BT DRAWN JR  
SHEET 05 OF 08



Date: Nov 22, 2024, 11:12am User ID: ogrenier  
File: \\pape-dawson.com\user-pd\Projects\51084\01\212 Preliminary\Civil\0851084-01.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



#### LEGEND

---	UNIT BOUNDARY
- - - - -	EXISTING CONTOUR
- - - - -	DRAINAGE AREA BOUNDARY
---	OVERLAND FLOW
---	SHALLOW CONCENTRATED FLOW
---	CHANNELIZED FLOW
→	DIRECTION OF FLOW
①	DRAINAGE CALCULATION POINT
DA EX 1 39.44 AC	DRAINAGE AREA LABEL

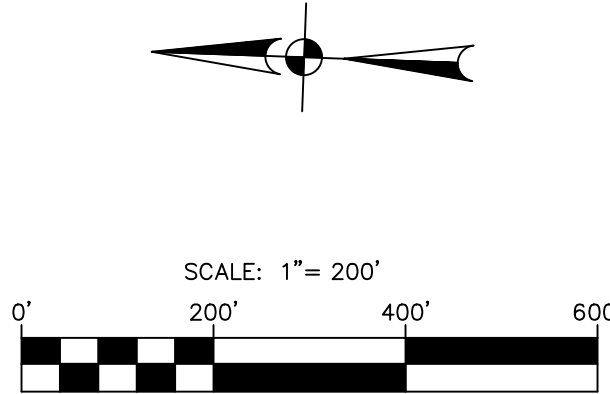
#### NOTES:

- EXISTING CONDITIONS FOR THIS PRELIMINARY PLAN ASSUMES THAT THE EXISTING SITE IS IN A GREENFIELD CONDITION.
- DRAINAGE CALCULATIONS SHOWN ON THIS SHEET WERE CALCULATED USING THE UPDATED CITY OF PFLUGERVILLE ATLAS 14 HYDROLOGY DATA.

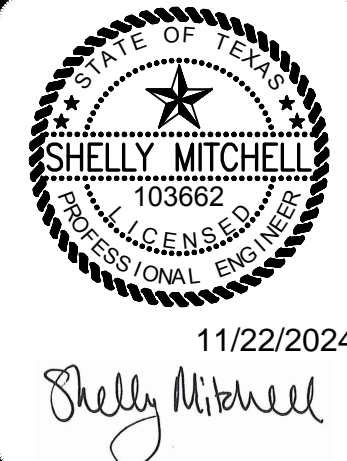
Existing Conditions									
Drainage Area	Area (ac)	Area (mi <sup>2</sup> )	Soil Type	IC (ac)	PC (ac)	LC %	PC CN	IC CN	Weighted CN
E1	39.44	0.0616	D	0.00	39.44	0.00	80	98	80.00
E2	11.12	0.0174	D	4.15	6.97	0.37	80	98	86.72

Drainage Area	Sheet Flow				Existing Conditions			Channel / Pipe Flow			Cumulative	Lag Time
	Length	Manning's	Slope	Tc	Length	Slope	Tc	Length	Velocity	Tc	Tc	
	(ft)	(n)	ft/ft	(min)	(ft)	ft/ft	(min)	(ft)	ft/s	(min)	(min)	(min)
E1	100	0.15	0.007	13.2	864	0.008	7.8	1750	6.0	4.9	25.92	15.5
E2	94	0.15	0.009	11.2				3524	6.0	9.8	21.00	12.6

Analysis Point	Drainage Areas		Runoff Values (EX)	
	#	Area (Ac)	Frequency	Q (cfs)
1	EX1 + EX2	50.56	2	107.0
			25	256.6
			100	357.8



NO.	REVISION	DATE



**PAPE-DAWSON**  
**ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1800 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512-664-8711  
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

**NORTHPOINTE EAST TRACT**

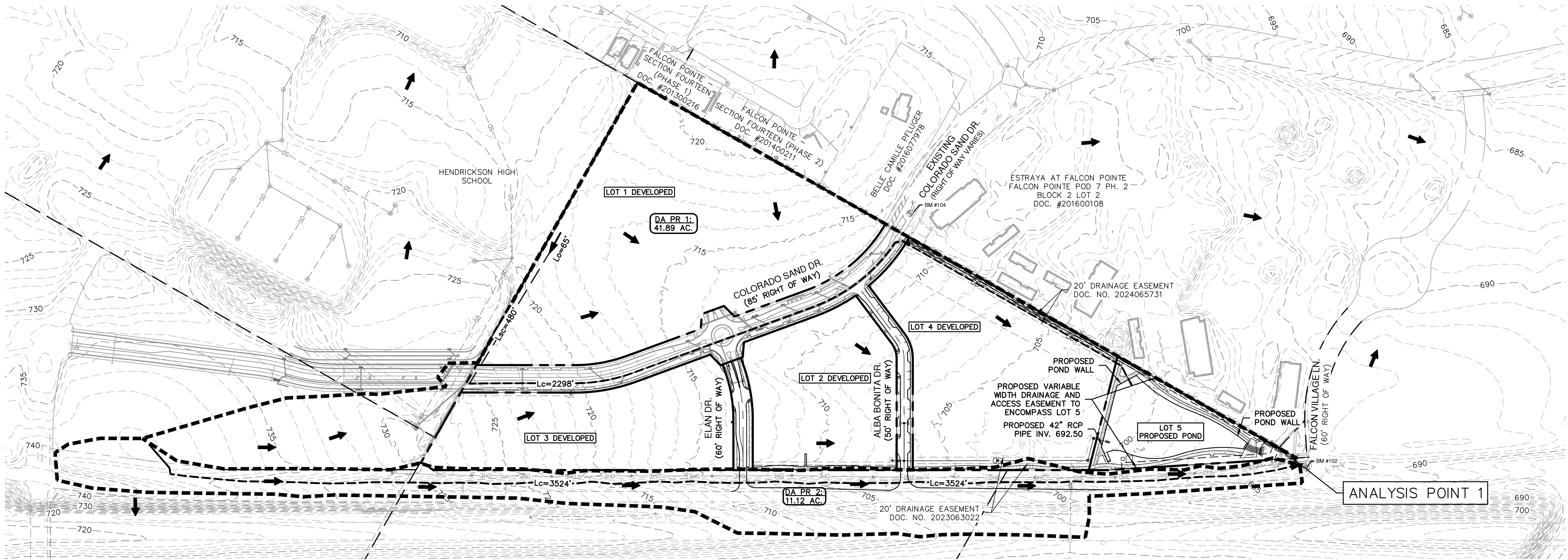
TEXAS HWY 130  
PFLUGERVILLE, TEXAS

EXISTING DRAINAGE MAP PLAN

JOB NO. 51084-01  
DATE AUGUST 2024  
DESIGNER TR  
CHECKED BT DRAWN JR

SHEET 06 OF 08





Proposed Conditions									
Drainage Area	Area (ac)	Area (mi <sup>2</sup> )	Soil Type	IC (ac)	PC (ac)	I.C. %	PC CN	IC CN	Weighted CN
PR1 *	41.89	0.0655	D	33.55	8.34	80.09%	80	98	94.42
PR2	11.12	0.0174	D	4.15	6.97	0.37	80	98	86.72

Note: Pervious CN calculated using Open Space "Good Condition" per Table 2-7 of the Austin DCM.  
\* PR1 consists of 38.13 AC onsite @ 85% impervious cover. Offsite area draining to the proposed detention pond is assumed to be 0% impervious cover. Future development will be required to be detained.

Drainage Area	Proposed Conditions											
	Sheet Flow				Shallow Concentrated Flow			Channel / Pipe Flow			Cumulative	Lag Time
	Length (ft)	Manning's (n)	Slope ft/ft	Tc (min)	Length (ft)	Slope ft/ft	Tc (min)	Length (ft)	Velocity ft/s	Tc (min)	Tc (min)	(min)
PR1	65	0.18	0.010	9.4	480	0.015	3.2	2298	6.0	6.4	19.04	11.4
PR2	94	0.15	0.009	11.2				3524	6.0	9.8	21.00	12.6

Note: Manning "n" values based on Table 2-4 Austin DCM.

	Drainage Areas		Runoff Values (PR)	
	#	Area (Ac)	Frequency	Q (cfs)
1	PR1 + PR2	53.01	2	106.3
			25	248.4
			100	348.3
Pond Out	PR1	41.89	2	83.4
			25	193.6
			100	271.0

Analysis Point	Runoff Values			
	Frequency	EXISTING Q (cfs)	PROPOSED Q (cfs)	
1	2	107.0	106.3	
	25	256.6	248.4	
	100	357.8	348.3	

#### LEGEND

---	UNIT BOUNDARY
- - - - -	EXISTING CONTOUR
---	DRAINAGE AREA BOUNDARY
---	OVERLAND FLOW
---	SHALLOW CONCENTRATED FLOW
---	CHANNELIZED FLOW
→	DIRECTION OF FLOW
①	DRAINAGE CALCULATION POINT
AREA A1 XX.XX AC	DRAINAGE AREA LABEL

#### NOTES:

1. MAXIMUM IMPERVIOUS COVER FOR THE TRACT IS 85% PER PUD DOCUMENTS.
2. PROPOSED CONDITIONS DRAINAGE MAP ASSUMES THE ENTIRE NORTH TRACT IS FULLY DEVELOPED.
3. DRAINAGE CALCULATIONS SHOWN ON THIS SHEET WERE CALCULATED USING THE UPDATED CITY OF PFLUGERVILLE ATLAS 14 HYDROLOGY DATA.
4. THE PROPOSED DETENTION POND LOCATED IN LOT 5 WILL DETAIN COLORADO SAND DRIVE, AND WILL BE A DESIGNATED PUBLIC PARKLAND, TO BE PRIVATELY MAINTAINED.

**PAPE-DAWSON**  
**ENGINEERS**  
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
18001 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512-664-8711  
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

**NORTHPOINTE EAST TRACT**  
TEXAS HWY 130  
PFLUGERVILLE, TEXAS  
PROPOSED DRAINAGE MAP PLAN

JOB NO. 51084-01  
DATE AUGUST 2024  
DESIGNER TR  
CHECKED BT DRAWN JR  
SHEET 07 OF 08



