

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 484530280J, 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	342 LF	60'	0.47 AC.
ALBA BONITA DR. ROW DEDICATION	596 LF	50'	0.69 AC.
NORTHPOINTE EAST TRACT: SUBTOTAL AREA			35.12 AC.
COLORADO SANDS ROW (DOC. #2024017970)	1,456 LF	85'	3.02 AC.
TOTAL AREA			38.14 AC.

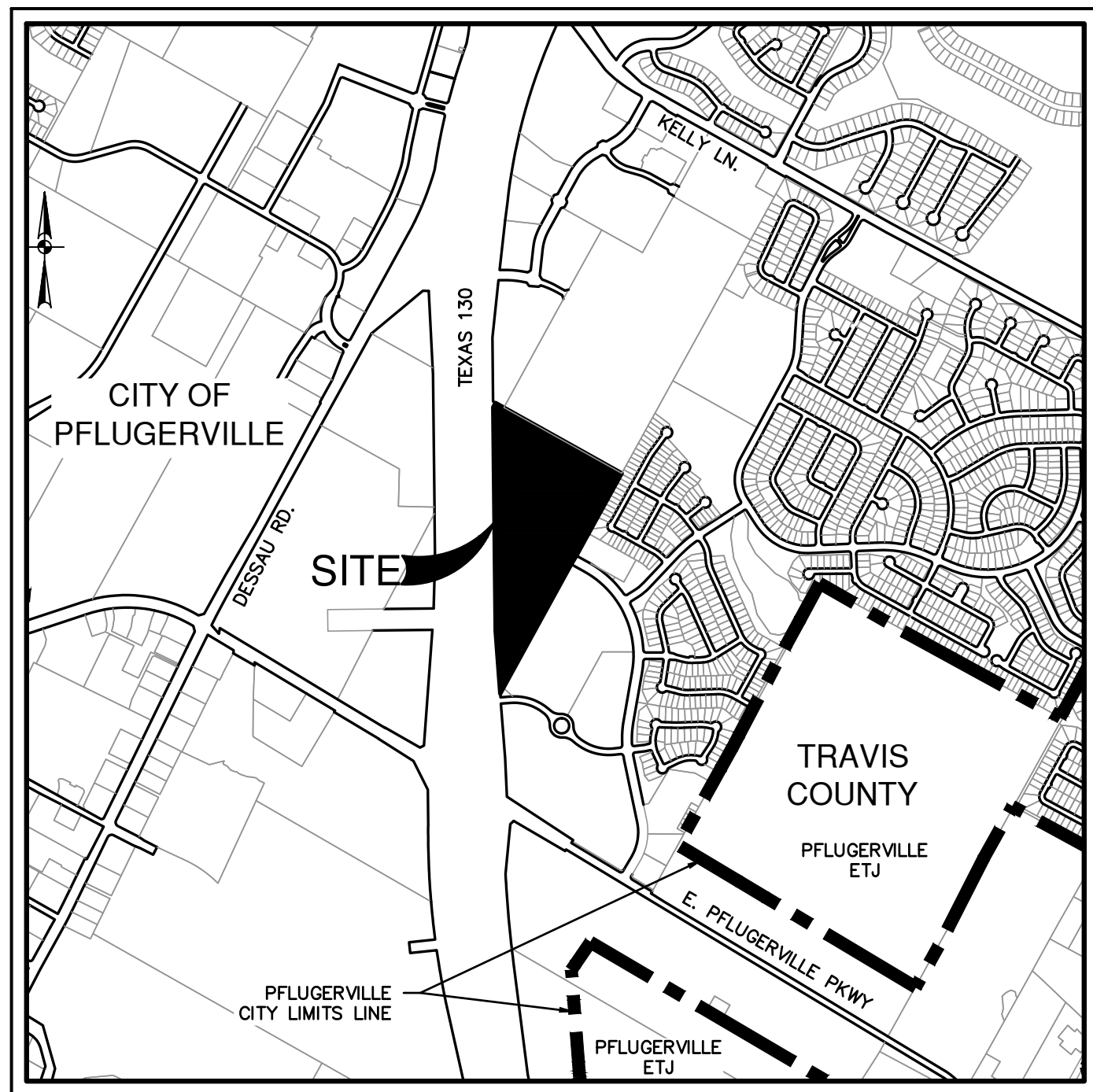
FINAL LOT USES AND DETAILS WILL BE FINALIZED DURING THE SITE PLAN PROCESS WHICH ADHERE TO THE PUD ZONING. DOCUMENTS WILL BE RECORDED AT OR PRIOR TO THE FIRST FINAL PLAT IN THE SUBDIVISION.

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.



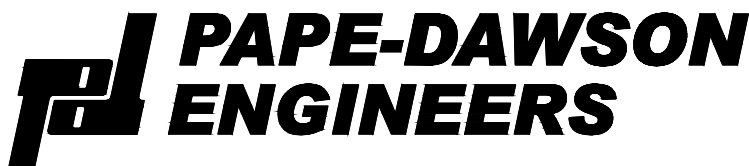
LOCATION MAP

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

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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:

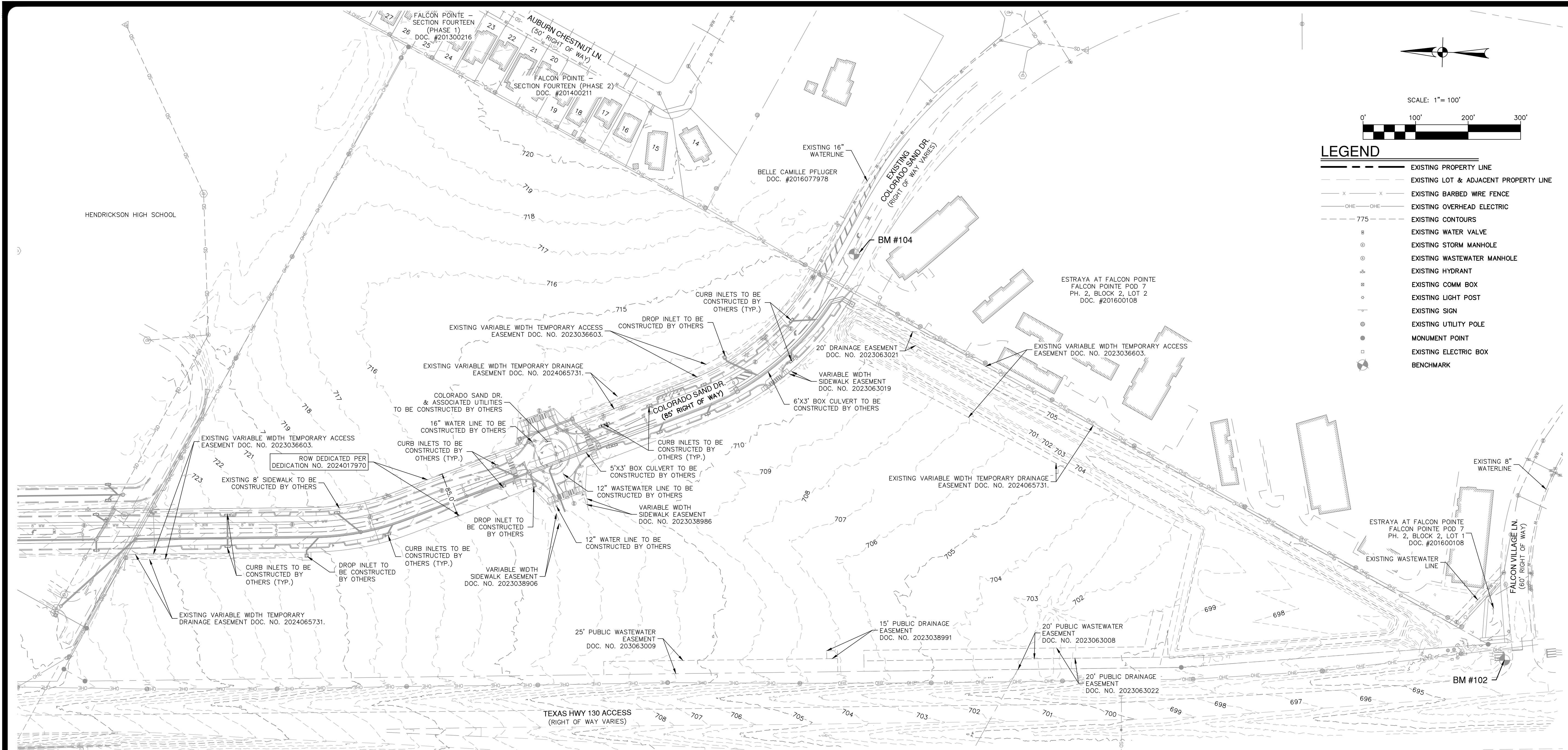
NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 484530280J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

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.

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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'

NORTHPOINTE EAST TRACT

TEXAS HWY 130
PFLUGERVILLE, TEXAS

EXISTING CONDITIONS

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MOPAC EXPY., SUITE 200 | AUSTIN, TX 78759 | 512.464.8711
TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10028601



11/22/2024

Shelly Mitchell

NO. REVISION

DATE

JOB NO. 51084-01

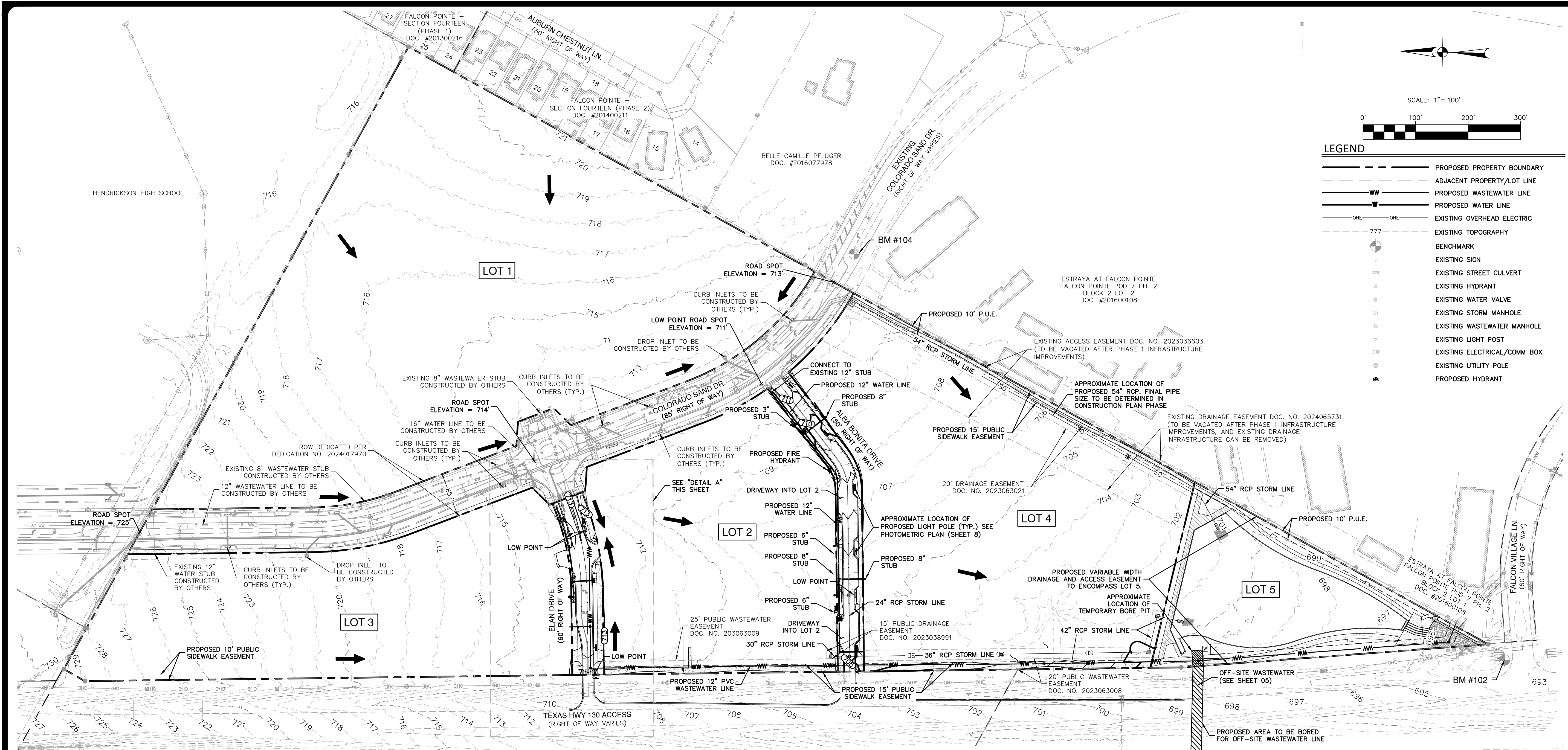
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DESIGNER TR

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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
1800 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512.464.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

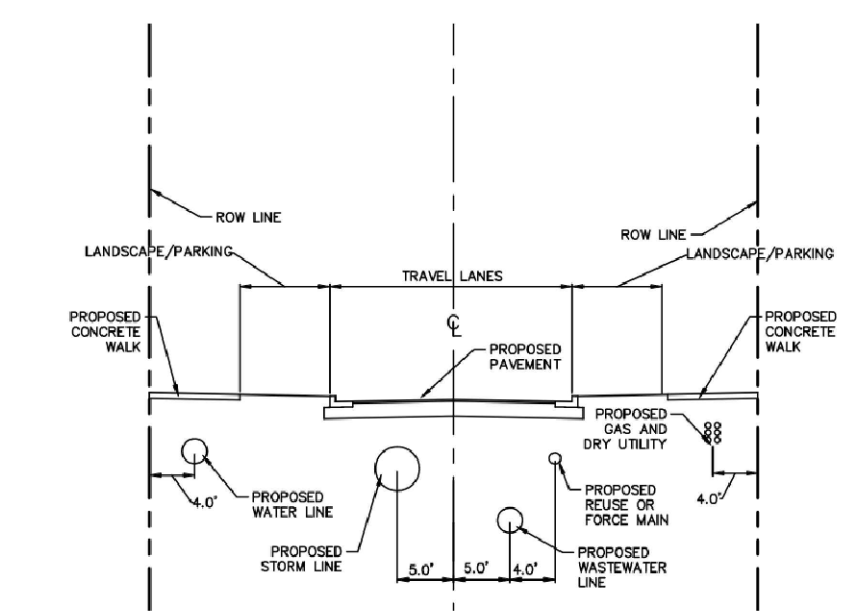
NORTHPOINTE EAST TRACT
TEXAS HWY 130
PFLUGERVILLE, TEXAS
UTILITY & GRADING PLAN

JOB NO. 51084-01
DATE AUGUST 2024
DESIGNER TR
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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



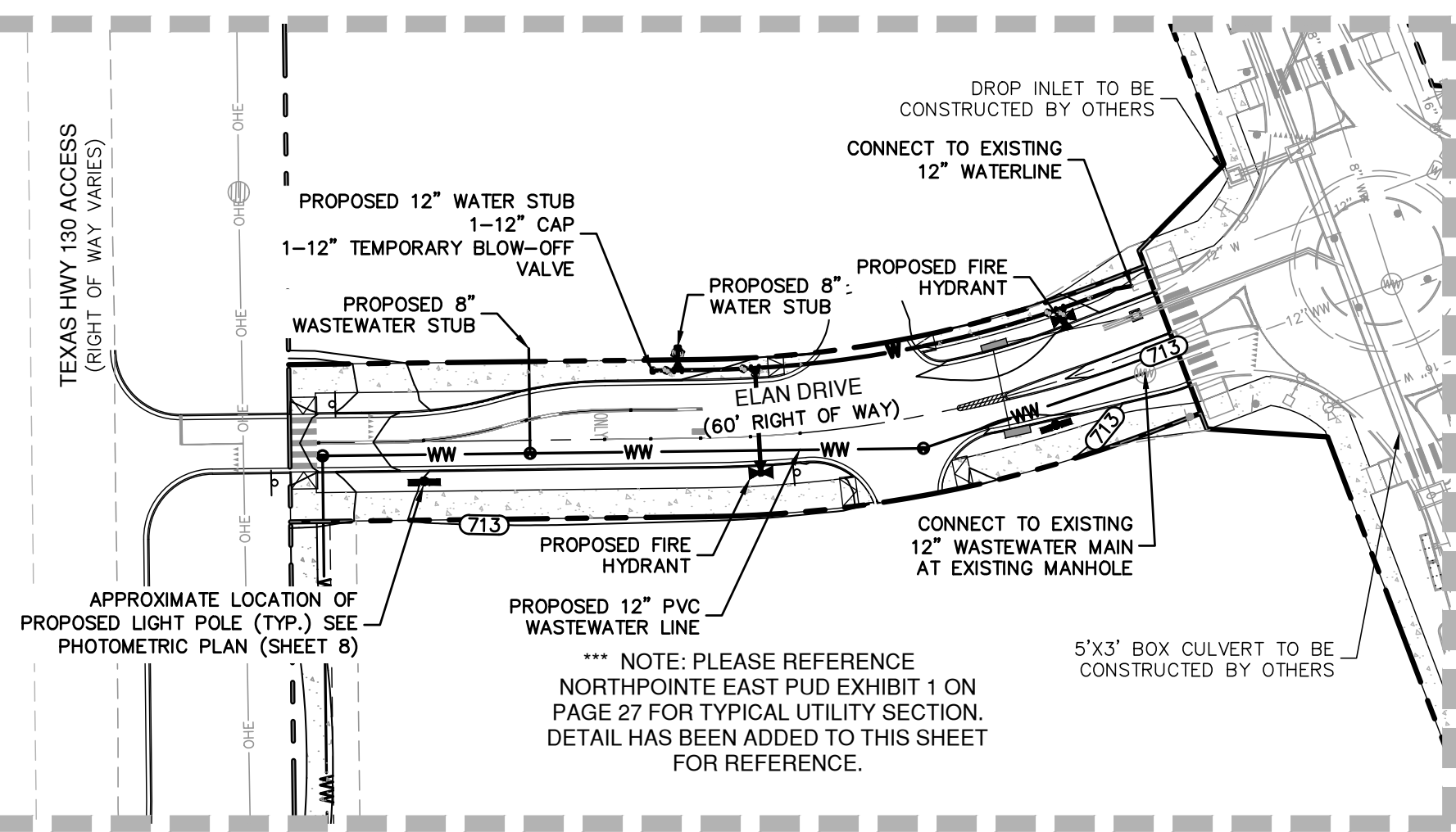
- NOTES:
- ALL UTILITIES MAY BE PLACED IN THE RIGHT OF WAY (ROW).
 - THE UTILITY ADJUSTMENT SPACING ARE FOR THE TYPICAL CASE AND CAN BE MODIFIED FOR OCCASIONAL SPECIAL DESIGN REQUIREMENTS.
 - THE MINIMUM SEPARATION WILL BE MAINTAINED FROM WATER MAINS.
 - TRANSFORMERS, GAS METERS AND OTHER DRY UTILITY EQUIPMENT WILL BE LOCATED IN EASEMENTS OUTSIDE THE RIGHT OF WAY.
 - THE UTILITY SPACING 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.
 - IRREGULAR LINES WILL BE LOCATED IN THE CENTER OF THE LANDSCAPE AREAS WHERE POSSIBLE.

BENCHMARKS:

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GRID EAST: 3,160,151.41
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- 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'

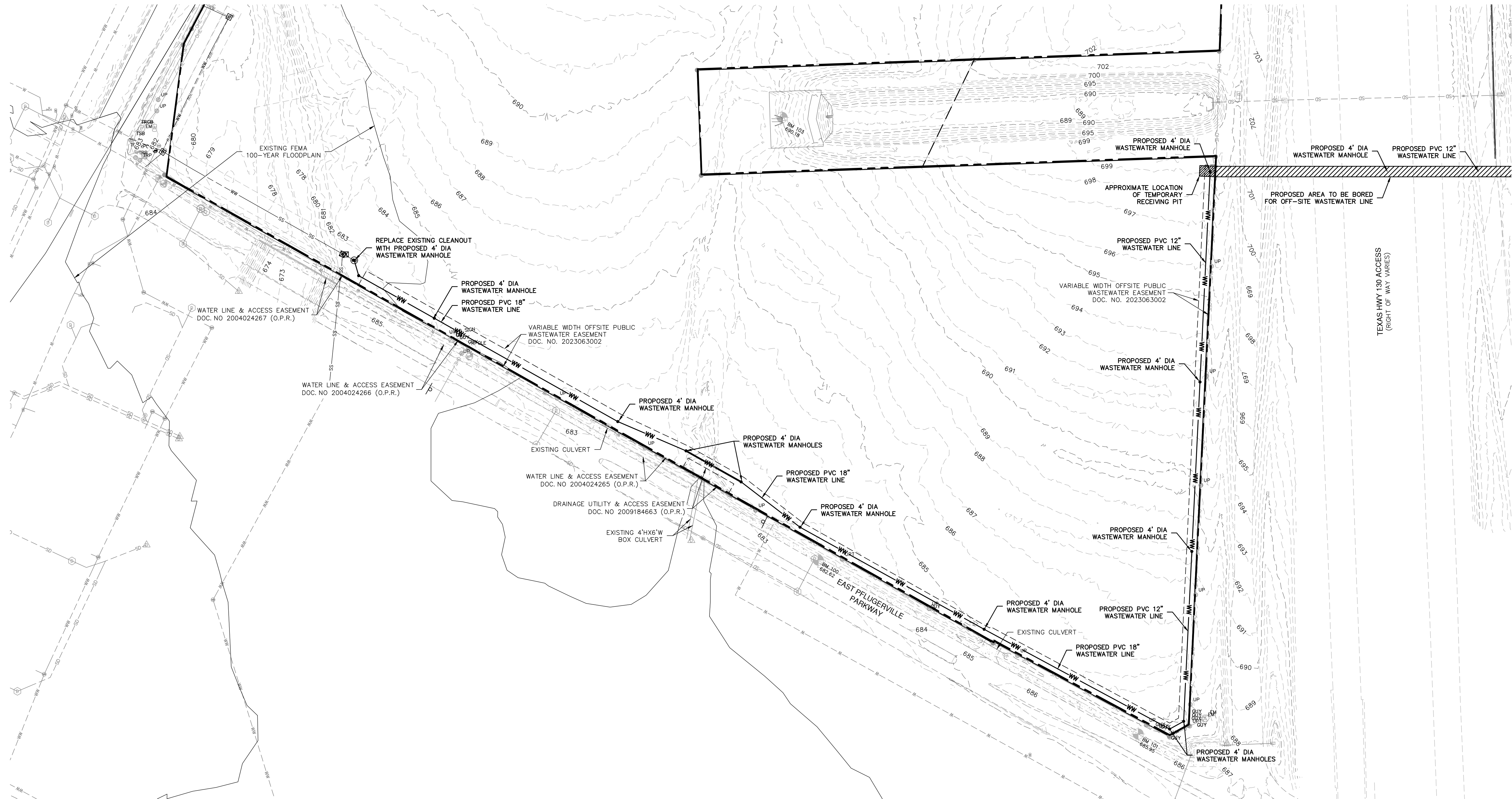
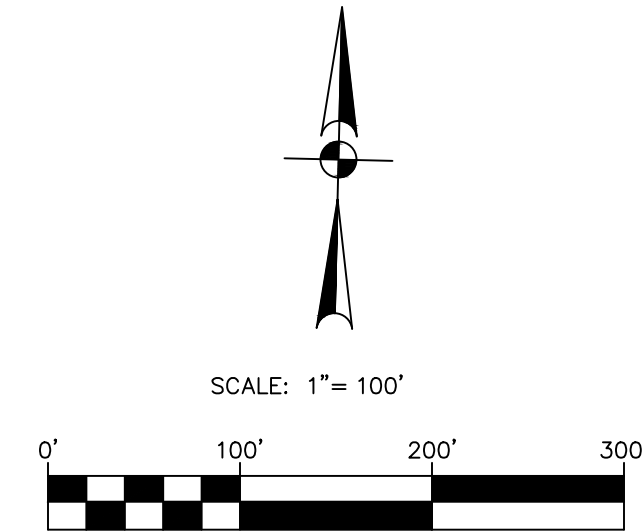
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

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

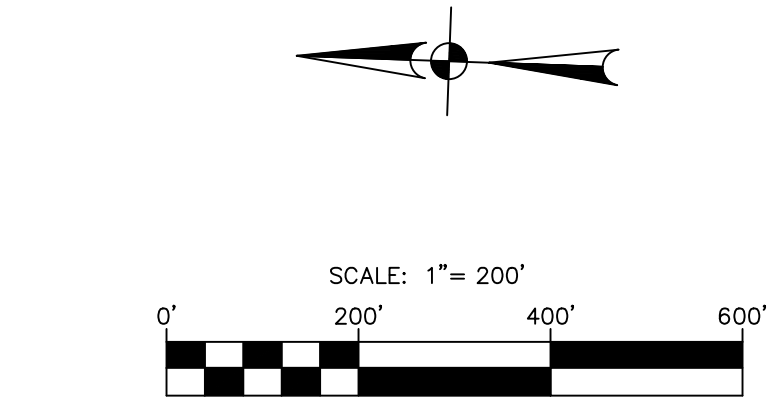
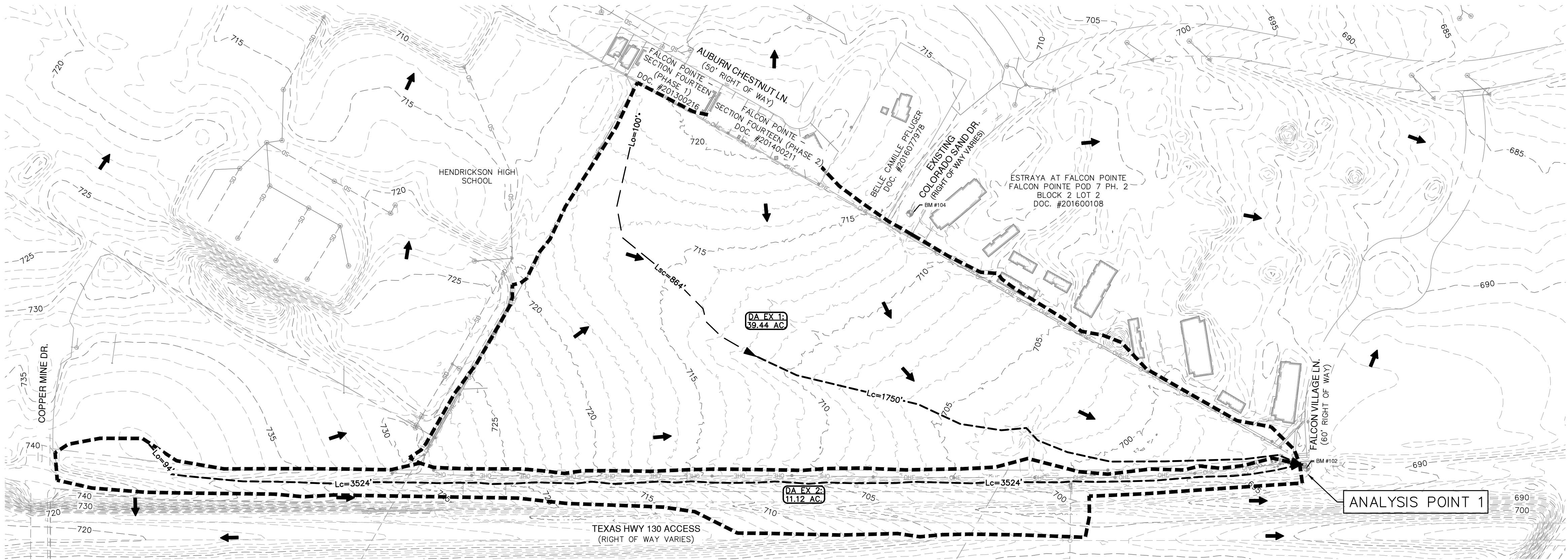
- PROPOSED PROPERTY BOUNDARY
- ADJACENT PROPERTY/LOT LINE
- PROPOSED WASTEWATER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING TOPOGRAPHY
- BENCHMARK
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING WASTEWATER MANHOLE
- EXISTING LIGHT POST
- EXISTING ELECTRICAL/COMM BOX
- EXISTING UTILITY POLE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



PAPE-DAWSON
ENGINEERS
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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



- LEGEND**
- UNIT BOUNDARY
 - EXISTING CONTOUR
 - DRAINAGE AREA BOUNDARY
 - OVERLAND FLOW
 - SHALLOW CONCENTRATED FLOW
 - CHANNELIZED FLOW
 - DIRECTION OF FLOW
 - DRAINAGE CALCULATION POINT
 - 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 ²)	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)	
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	107.0
			25	256.6
			100	357.8



11/22/2024
Shelly Mitchell

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1800 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.464.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

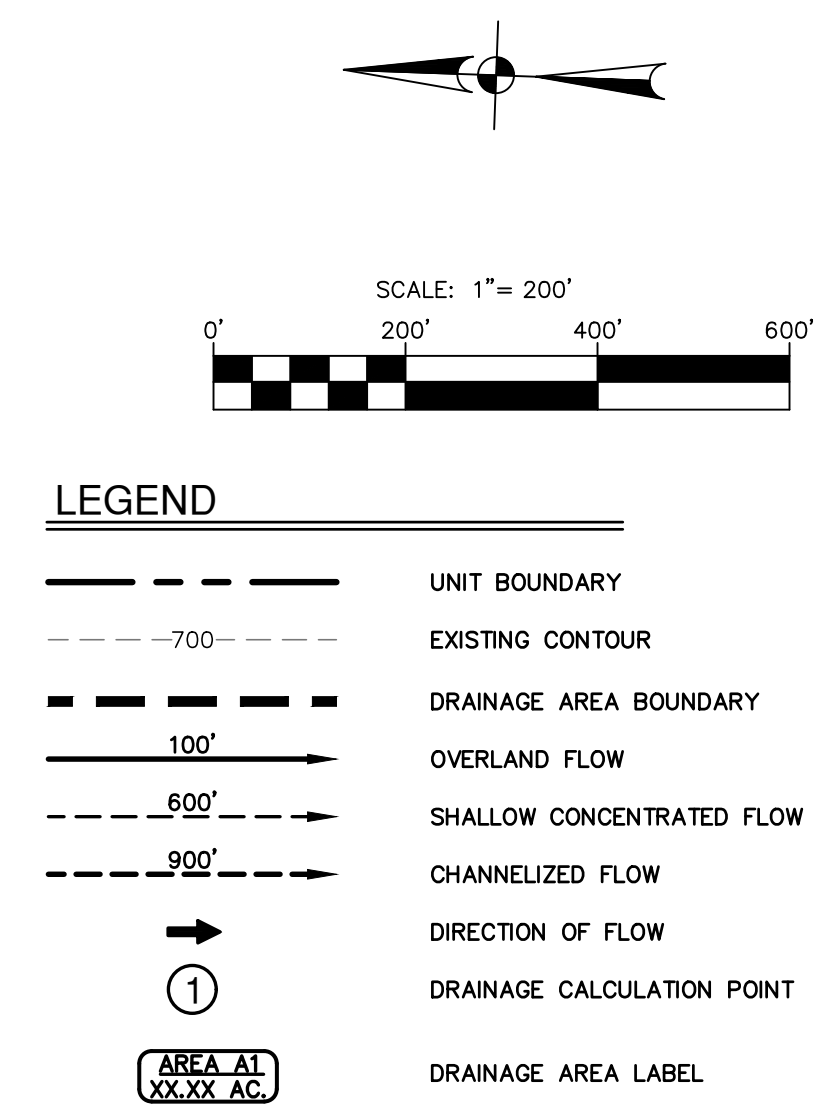
NORTHPOINTE EAST TRACT

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 ²) | Soil Type | IC (ac) | PC (ac) | LC, % | 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.

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

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

Date: Nov 22, 2024, 11:12am User ID: ogrenier
File: \\pape-dawson.com\aus-pd\Projects\510\84\01\212 Preliminary\Civil\DR51084-01.dwg

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11/22/2024

Shelly Mitchell

PAPE-DAWSON
PE ENGINEERS

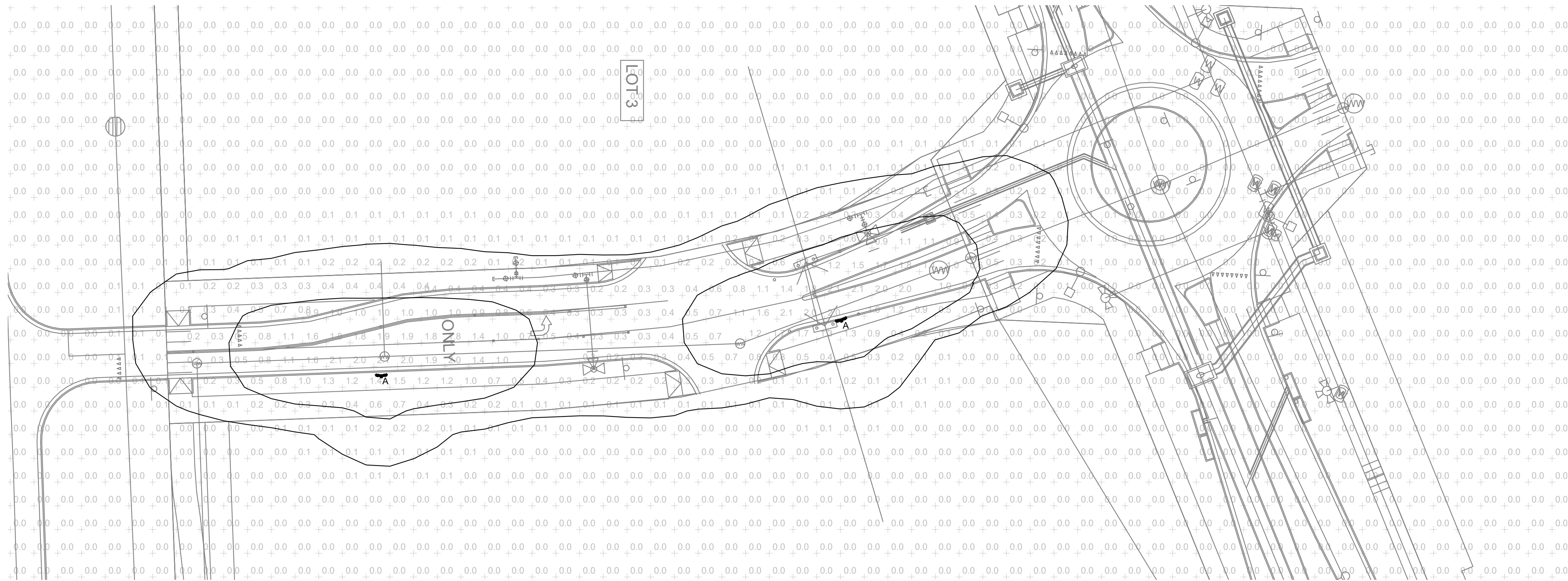
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXP., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.654.9711
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #1028861

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

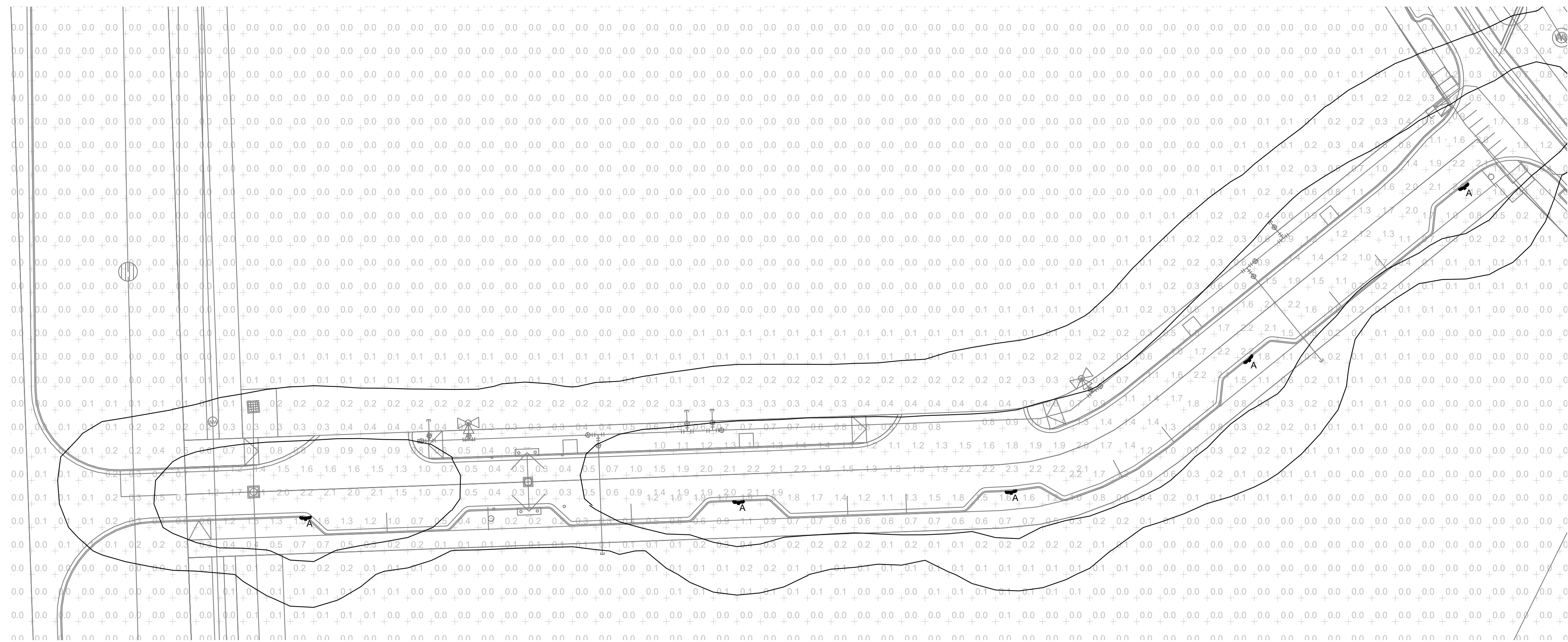
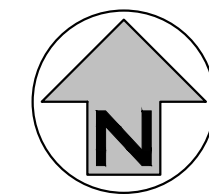
JOB NO. 51084-01
DATE AUGUST 2024
DESIGNER TR
CHECKED BT DRAWN JR
SHEET **07 OF 08**

Wattage							
Label	Manufacturer	Catalog Number	Description	Lumens	Light Loss Factor	Wattage	Mounting Height
A	COOPER LIGHTING SOLUTIONS STREETWORKS (FORMERLY EATON)	VERD-CA2-60-740-U-T2	VERDEON ROADWAY AND AREA LUMINAIRE (2) 70 CR, 4000K, 850mA LEDS AND TYPE II OPTICS	4585	1	63.4	30'

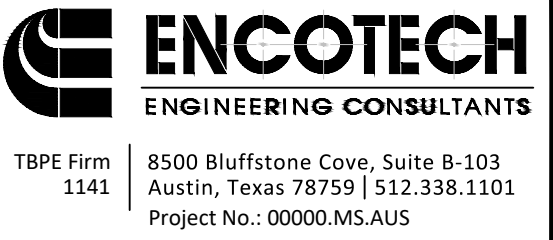
Symbol					
Description	Avg	Max	Min	Max/Min	Avg/Min
North - Roadway	1.0 fc	2.1 fc	0.2 fc	10.5:1	5.0:1
South - Roadway	1.5 fc	2.3 fc	0.3 fc	7.7:1	5.0:1



1 PHOTOMETRIC PLAN - NORTH



2 PHOTOMETRIC PLAN - SOUTH



NORTHPOINTE EAST TRACT
TEXAS HWY 130 - PFLUGERVILLE, TEXAS

[illegible]

PROJECT No:	
P.M.: MM	DRAWN BY: TM
QA/QC BY: MM	DATE: 02/24/2023

SHEET TITLE:
ELECTRICAL
PHOTOMETRIC PLAN

SHEET NUMBER:

**Preliminary Plan
APPROVED
City of Pflugerville
04/11/2023**

08 OF 08