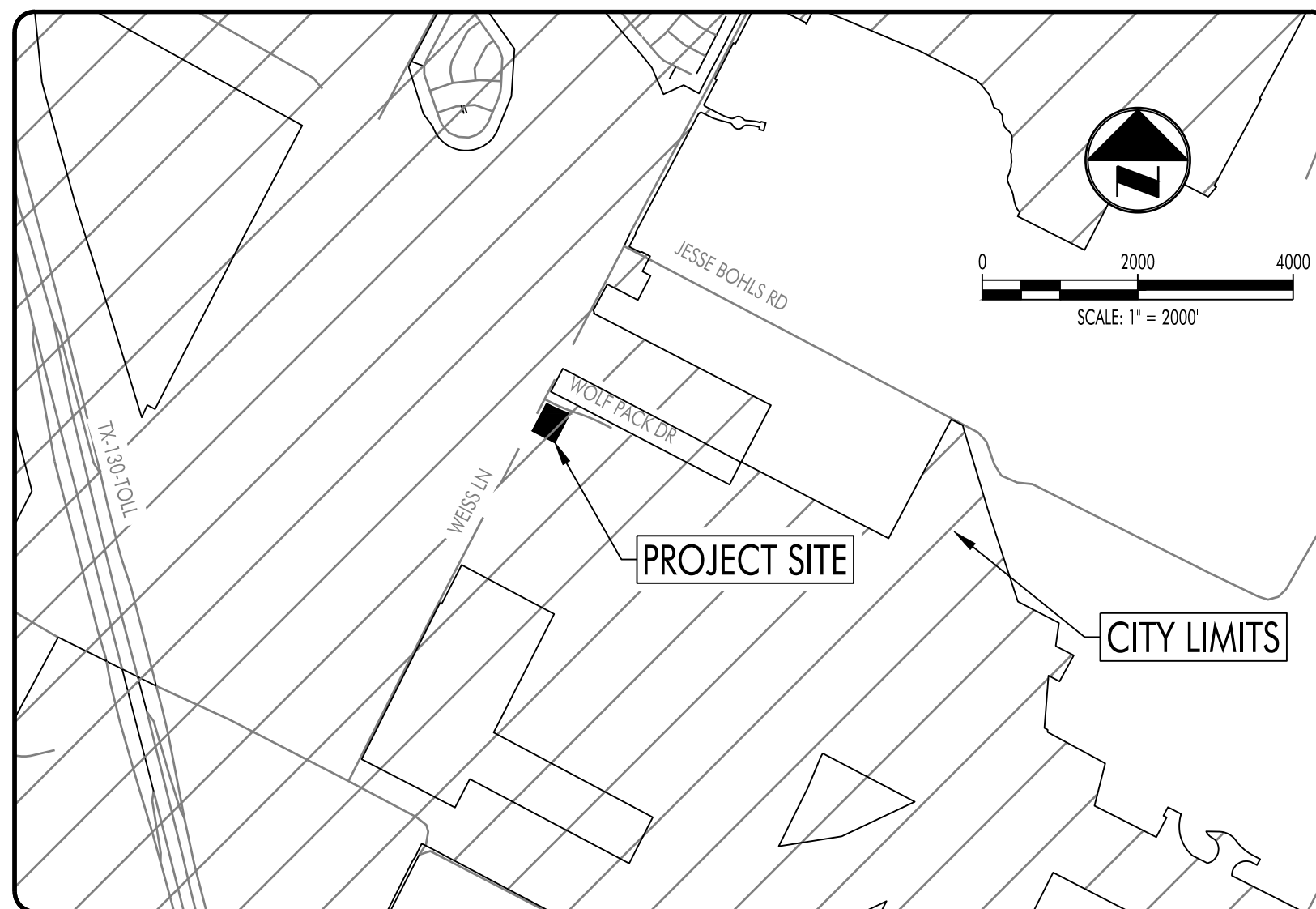


SITE LOCATION MAP



BENCHMARKS

T.B.M. #1 80D NAIL SET AT INTERSECTION OF WEISS LN AND NORTH ROW OF WOLF PACK DR
 N: 10131955.3700' E: 3167192.2400'
 ELEV. = 642.88'
 TEXAS STATE PLANE COORDINATES (NAD83), CENTRAL TEXAS ZONE

T.B.M. #2 80D NAIL SET AT WEISS LN NORTH ROW OF WOLF PACK DR. CP NO.1
 N: 10131819.2200' E: 3167480.1190'
 ELEV. = 640.04'
 TEXAS STATE PLANE COORDINATES (NAD83), CENTRAL TEXAS ZONE

SCALING FACTOR TO CONVERT FROM GRID TO SURFACE: MULTIPLY BY COMBINED SCALE FACTOR OF 1.000069089

LEGAL DESCRIPTION

LOT 1 - SWD - BOARD OF TRUSTEES OF THE PFLUGERVILLE ISD TO TRAVIS COUNTY EMERGENCY SERVICES (3.00 AC.) DISTRICT NO. 2, A POLITICAL SUBDIVISION AND EMERGENCY SERVICES DISTRICT OF THE STATE OF TEXAS 09-26-2019 DOC. #2019149944

REMNANT PARCEL - BOARD OF TRUSTEES OF THE PFLUGERVILLE ISD REMNANT OF 149.96 ACRES
 DOC. #2014175132
 DOC. #2014175133

UTILITY PROVIDERS:

1. WATER, WASTEWATER & STORM SEWER - CITY OF PFLUGERVILLE
 15500 SUN LIGHT NEAR WAY #B
 PFLUGERVILLE, TX 78660
 512.990.6400
2. WATER - MANVILLE (WEISS LANE)
 13805 S.SH HWY 95
 COUPLAND, TX 78615
 512.856.2488
3. TELEPHONE - AT&T
4. POWER - ONCOR ELECTRIC
 350 TEXAS AVENUE
 ROUND ROCK, TX 78664
5. GAS - ATMOS
 3110 NORTH I.H. 35
 512.310.3801

NOTES:

1. NO PORTION OF THE ABOVE LEGALLY DESCRIBED PROPERTY IS WITHIN THE DESIGNATED 1% ANNUAL CHANCE FLOODPLAIN AREA AS DESIGNATED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) ON COMMUNITY PANEL NO. 48453C0290J, DATED AUGUST 18, 2014 FOR THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.
2. THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER.
3. SEE SHEET 06 FOR GENERAL NOTES.

**PRELIMINARY PLANS ONLY
 SUBMITTED FOR
 TCESD 2 WEISS LN SUBDIVISION
 WEISS LN & WOLF PACK DR
 PFLUGERVILLE, TX 78660**

Sheet List Table

Sheet Number	Sheet Title	Sheet Description
01	CVR	COVER SHEET
02	SRV	SURVEY
03	PP	PRELIMINARY PLAN
04	PP-1	LOT 1 DETAILED VIEW
05	PP-2	WW EASEMENT DETAILED VIEW
06	C00	GENERAL NOTES
07	C10	EXISTING CONDITIONS AND PROPOSED GRADING PLAN
08	C60	UTILITY PLAN
09	C70	CONSTRUCTION DETAILS

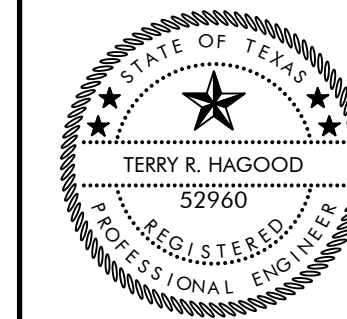
TOTAL LOT ACREAGE

LOT NO.	AREA (ACRES)
1	3.00
REMN.	140.64
TOTAL	143.64

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

STATE OF TEXAS ★
 COUNTY OF TRAVIS ★

I, TERRY R. HAGOOD, DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF PFLUGERVILLE, TEXAS.



Terry R. Hagood
 Terry R. Hagood
 Registered Professional Engineer

08/02/2021
 Date

THIS PRELIMINARY PLAN HAS BEEN REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE. ALL CONSTRUCTION ON THE SUBJECT SITE MUST BE CONSTRUCTED CONSISTENT WITH THESE PLANS.

CITY APPROVED REVISIONS & CORRECTIONS

NO.	DESCRIPTION	REVISE (R) CORRECT (C) ADD (A) VOID (V) SHEET NO.'S	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE	APPROVAL DATE
1					
2					
3					
4					
5					

**SURVEYOR
 BRYAN TECHNICAL SERVICES, INC.**

911 NORTH MAIN
 TAYLOR, TEXAS 76574
 BRUCE BRYAN
 (512) 352-9090

BRUCE@BRYANTECHNICALSERVICES.COM

**ENGINEER
 HAGOOD ENGINEERING ASSOCIATES, INC.**

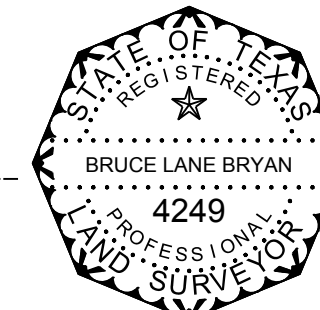
900 E. MAIN STREET
 ROUND ROCK, TEXAS 78664
 TERRY R. HAGOOD, P.E.
 (512) 244-1546
 TERRYH@HEAENG.COM

**OWNER
 TCESD #2**
 203 E. PECAN STREET
 PFLUGERVILLE, TEXAS 78661
 (512) 989-4559
 VGONAZALEZ@PFLUGERVILLEFIRE.ORG



SURVEYOR'S CERTIFICATION
 STATE OF TEXAS
 KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF TRAVIS
 THAT I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON 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 PLAT ARE SHOWN HEREON.
 (SEAL)

B. Bryan

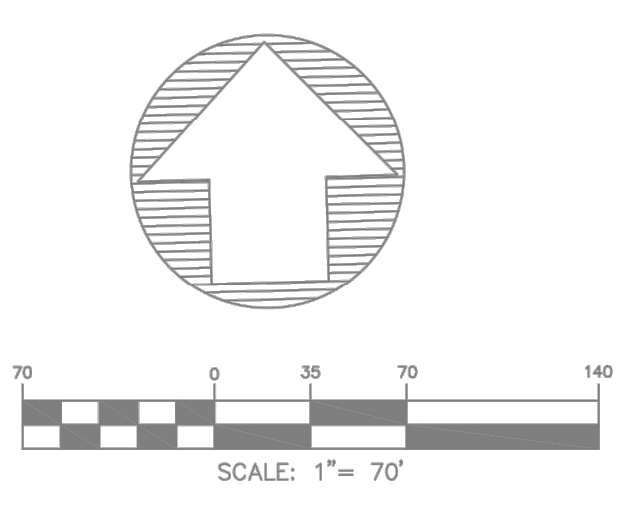


SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

900 E. Main Street Round Rock, TX 78664 Phone (512) 244-1546 Fax (512) 244-1010 www.heag-eng.com TBPE Registration No. F-12709 JOB NO. 17-042 © 2021 HEA, Inc.	JOB NO: 17-042
HAGOOD ENGINEERING ASSOCIATES	DRAWN BY: LS
	CHECKED BY: TRH
	P.I.C.: TRH
	FILE NO: 17-042CVR
	DATE: 08/02/2021
	SHEET: 01 OF 10



Point #	Raw Description	Elevation	Northing	Easting
11	CP NLS 80D BTS	642.876	10131955.3700	3167192.2400
12	CP NLS 80D BTS	640.036	10131819.2200	3167480.1190
13	CP NLS 80D BTS	632.513	10131370.9100	3167258.0150
14	CP NLS 80D BTS	634.284	10131496.0500	3167003.7750



SURVEYORS NOTES:
 THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT; VERTICAL VALUES BASED ON NAVD 1988, GEOID MODEL 2012A; ALL OBSERVATIONS COLLECTED BASED ON THE ALLTERRA CENTRAL VIRTUAL REFERENCE STATION (VRS) NETWORK.

R=2355.00'
 D=325.75'
 CH=S 66°15'43" E
 C=325.49'

LOT 1
 3.00 AC.
 130,625.83 SF
 BLOCK "A"

NOTE: ALL DOCUMENTS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DISTANCES ARE EXPRESSED AS GRID VALUES. TO CONVERT TO SURFACE VALUES PLEASE DIVIDE BY A CORRECTION FACTOR OF 0.99999999772.

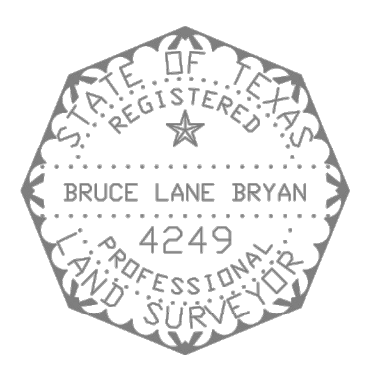
TO: HAGOOD ENGINEERING ASSOCIATES

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH, 2020.

03-25-2020

DATE

B. L. Bryan
 BRUCE L. BRYAN, R.P.L.S.
 TEXAS REGISTRATION NO. 4249



SITE PLAN SURVEY

TCESD NO. 2 FIRE STATION NO. 6 DESIGN SURVEY, PFLUGERVILLE, TRAVIS COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76754 PHONE: (512) 352-9090

FIRM No. 10128500
 www.bryantechservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: BLB CHECKED BY: BLB
 SCALE: 1" = 70' APPROVED BY: BLB
 PROJECT NO. 20-175 DATE: MARCH 24, 2020



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. DATE SIGNED: 08/02/2021

JOB NO. 17-042 | HEA, Inc. DATE SIGNED: 08/02/2021

ISSUED FOR: AGENCY REVIEW

**PRELIMINARY PLAN FOR
TCESD 2 WEISS LN SUBDIVISION
WEISS LN & WOLF PACK DR
PFLUGERVILLE, TX 78660**

NO.	DATE	DESCRIPTION	REVISIONS

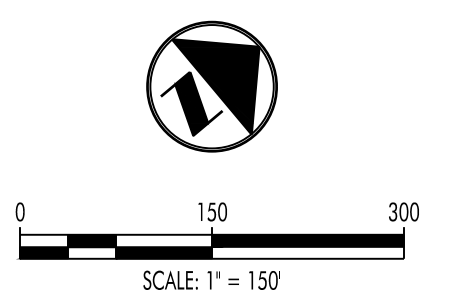
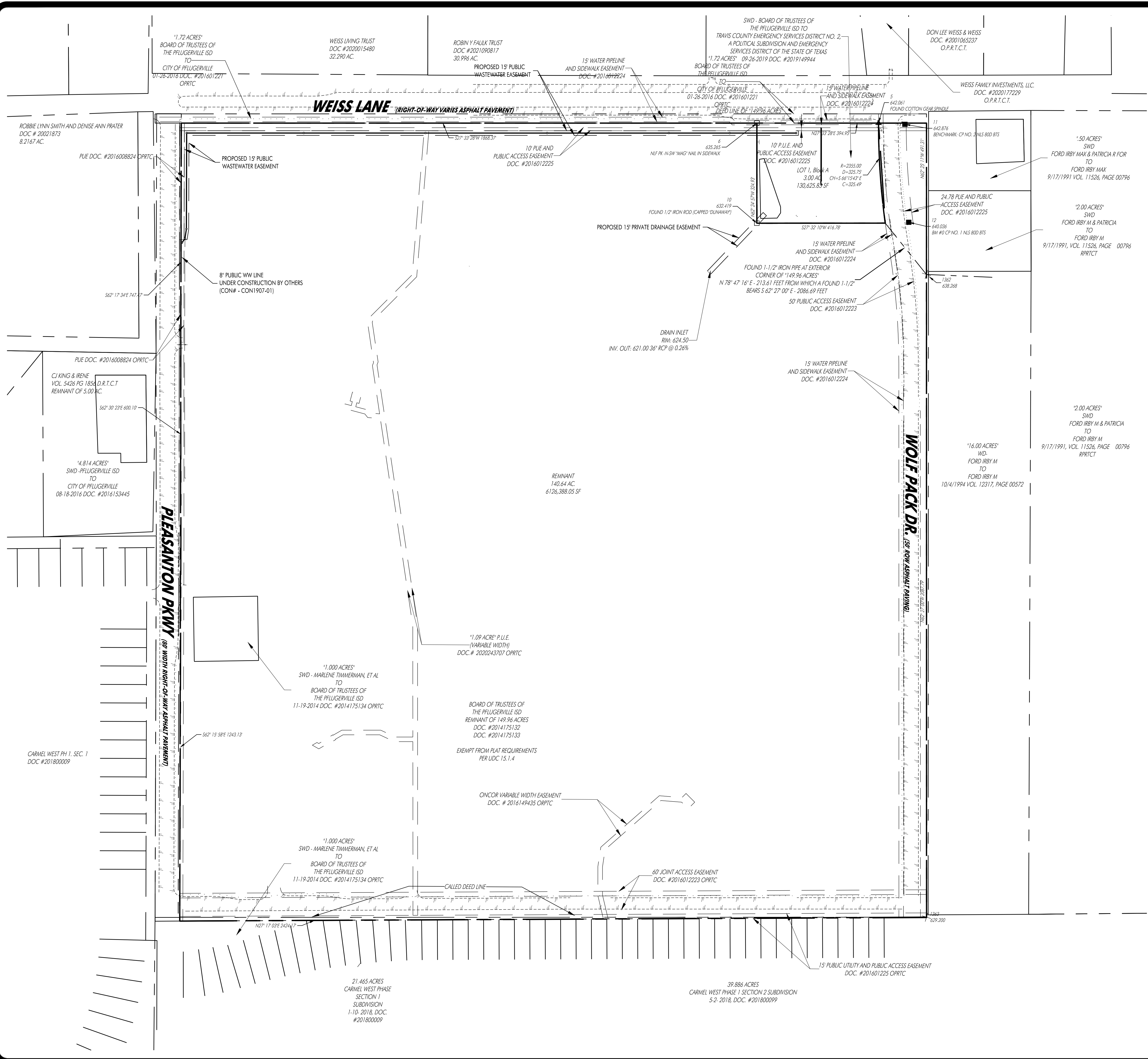
HEA PROJECT NO: 17-042
ISSUED DATE: 08/02/2021

PRELIMINARY PLAN

SHEET NO.
PP

03
PRELIMINARY PLAN NO.
PP2103-02

Aug 02, 2021 10:27am Z:\HEA\HEA Projects\Projects 17-0001\17-042 TCESD 2 Fire Station & Pflugerville CAD Files\Civil\PP\17-042PP.dwg



LEGEND

●	○	IRON ROD FOUND/SET
■	□	CONCRETE MONUMENT FOUND/SET
▲	△	NAIL FOUND/SET
○	○	PIPE FOUND
⊙	⊙	STORMWATER MANHOLE (DRAWN TO SCALE)
⊕	⊕	JUNCTION BOX (DRAWN TO SCALE)
⊖	⊖	GRATE INLET (DRAWN TO SCALE)
⊗	⊗	WASTEWATER MANHOLE (DRAWN TO SCALE)
⊘	⊘	WASTEWATER CLEANOUT
⊙	⊙	GAS TEST STATION
⊙	⊙	GAS METER
⊙	⊙	ELECTRIC METER
⊙	⊙	LIGHT POLE
⊙	⊙	SIGNAL LIGHT POLE
⊙	⊙	UTILITY POLE
⊙	⊙	TELEPHONE MANHOLE
⊙	⊙	FIRE HYDRANT
⊙	⊙	GATE VALVE
⊙	⊙	IRRIGATION CONTROL VALVE
⊙	⊙	WATER METER
---	---	EXISTING CONTOURS
---	---	PROPOSED CONTOUR
---	---	PROPOSED CURB AND GUTTER
---	---	PROPOSED ASPHALT
---	---	PROPOSED X" DIA. GAS LINE
---	---	PROPOSED X" DIA. STORM SEWER LINE
---	---	PROPOSED X" DIA. WASTEWATER LINE
---	---	PROPOSED X" DIA. WATER LINE
---	---	EXISTING CHAIN LINK FENCE
---	---	EXISTING WIRE FENCE
---	---	EXISTING WOOD FENCE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	EXISTING ASPHALT
---	---	EXISTING OVERHEAD ELECTRIC LINE
---	---	EXISTING UNDERGROUND ELECTRIC LINE
---	---	EXISTING OVERHEAD TELEPHONE LINE
---	---	EXISTING UNDERGROUND TELEPHONE LINE
---	---	EXISTING WATER LINE (SIZE VARIES)
---	---	EXISTING WASTEWATER LINE (SIZE VARIES)
---	---	EXISTING FORCE MAIN (SIZE VARIES)
---	---	EXISTING FIBER OPTIC LINE
---	---	EXISTING GAS LINE (SIZE VARIES)
⊙	⊙	BENCHMARK LOCATION
⊙	⊙	EXISTING TREE TO REMAIN (SIZE VARIES)
⊙	⊙	EXISTING TREE TO BE REMOVED (SIZE VARIES)
⊙	⊙	MONARCH/HERITAGE TREE (SIZE VARIES)
⊙	⊙	PARKING COUNT
---	---	PARCEL LINES

1. THE ASSESSED ROADWAY IMPACT FEE WILL BE ASSESSED AND ESTABLISHED WITH THE FINAL PLAT 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 ISSUED AFTER 1/23/21.



Terry R. Hagood

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. 0799. THIS DOCUMENT AND THE IT IS HEREBY HEREOF THE EXPRESS WRITTEN CONSENT OF THE ENGINEER AND THEY ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PRACTICE ACT.

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DATE SIGNED: 08/02/2021
ISSUED FOR: AGENCY REVIEW

**PRELIMINARY PLAN FOR
TCESD 2 WEISS LN SUBDIVISION
WEISS LN & WOLF PACK DR
PFLUGERVILLE, TX 78660**

NO.	DATE	DESCRIPTION	REVISIONS

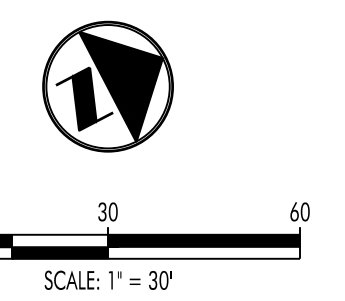
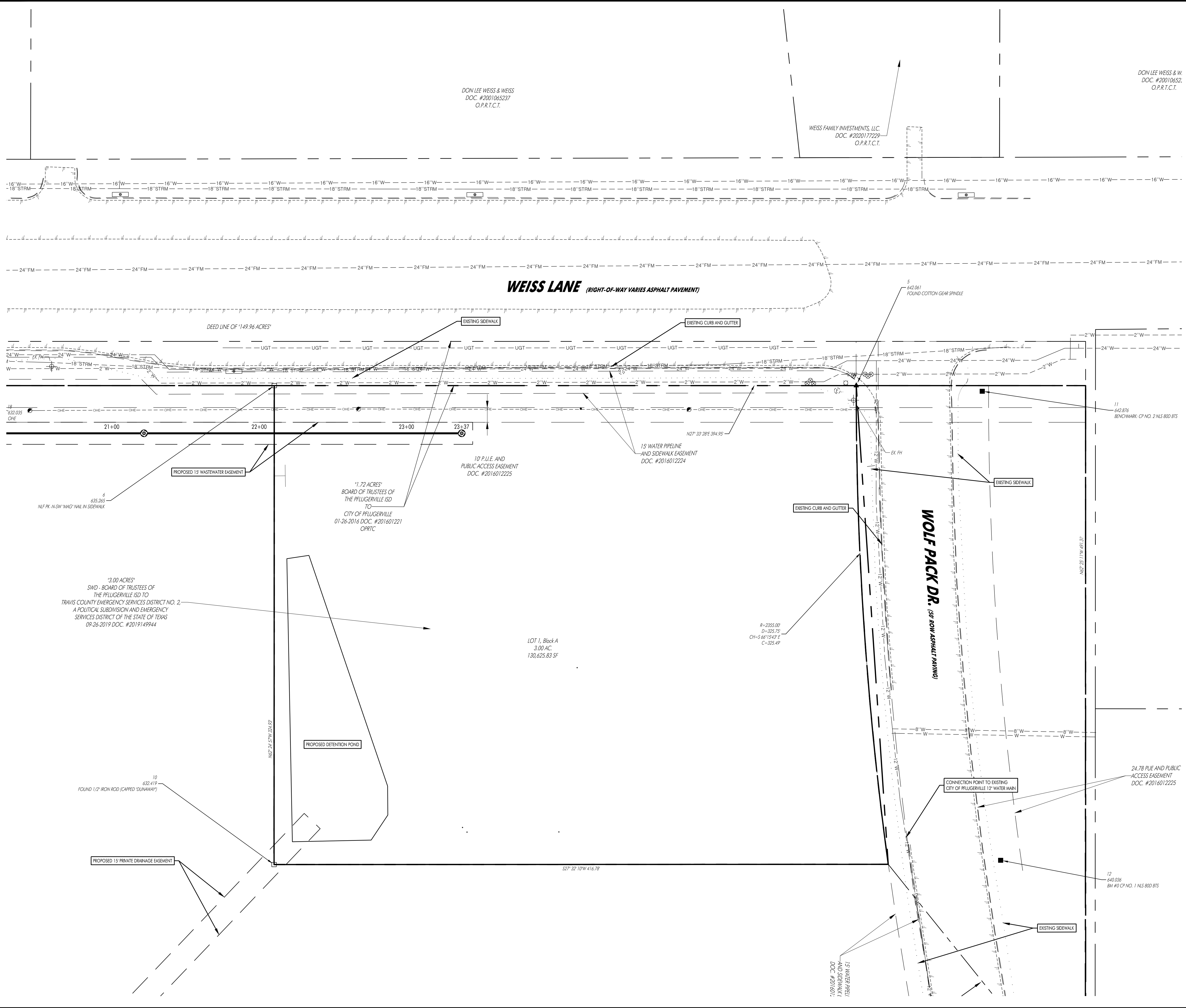
HEA PROJECT NO. 17-042
ISSUED DATE: 08/02/2021

LOT 1 DETAILED VIEW

SHEET NO.
PP-1

04
PRELIMINARY PLAN NO.
PP2103-02

Aug 02, 2021 10:27am Z:\HEA\HEA Projects\Projects 17-0001\17-042 TCESD2 Fire Station 6 Pflugerville CAD Files\Civil\PP17-042PP.dwg



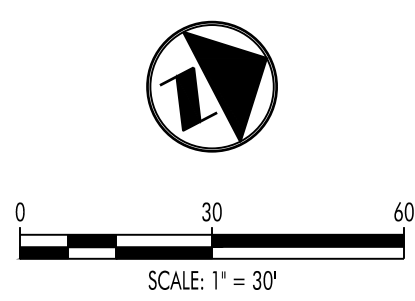
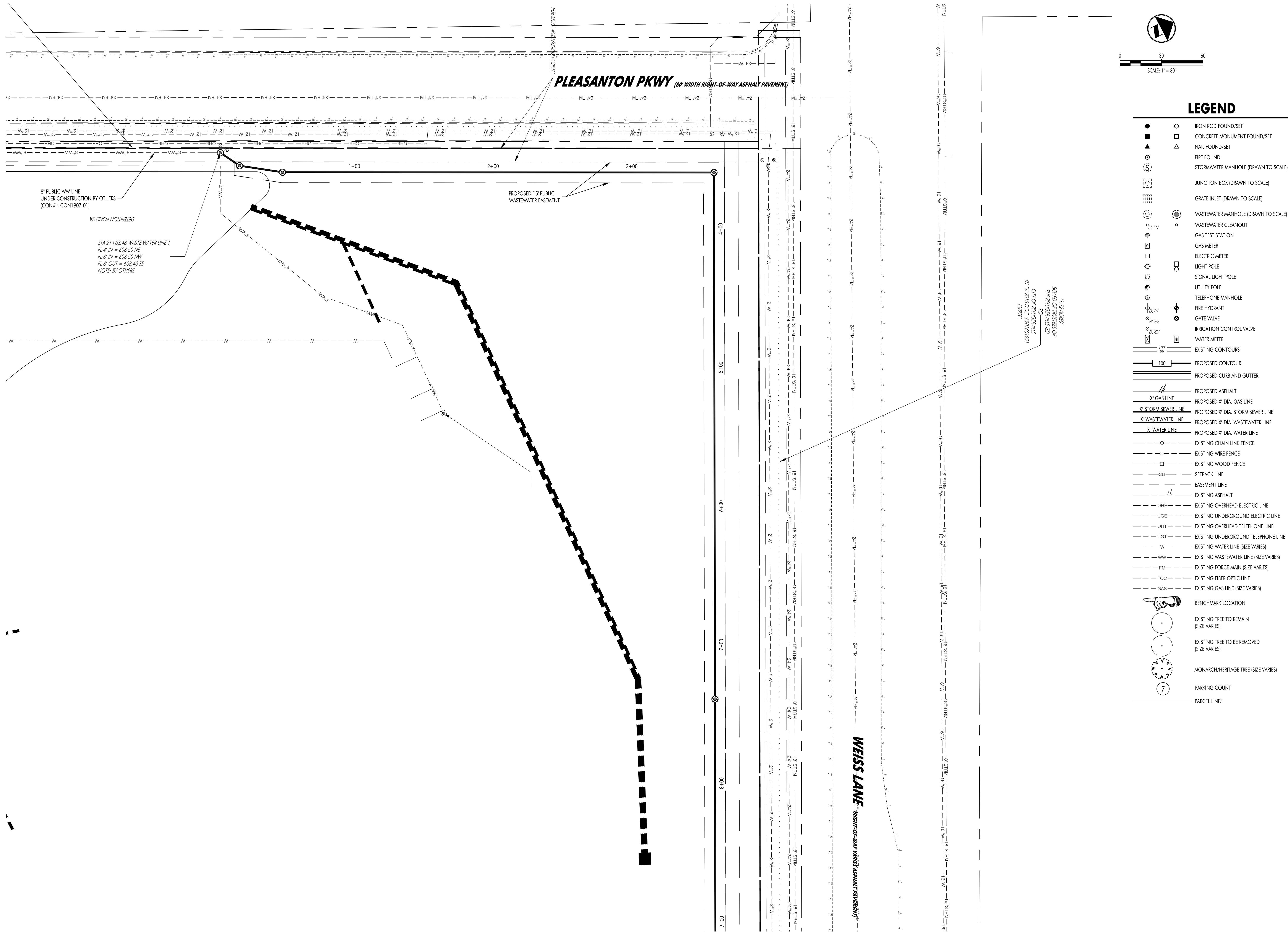
LEGEND

- IRON ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- ▲ NAIL FOUND/SET
- ⊙ PIPE FOUND
- ⊙ STORMWATER MANHOLE (DRAWN TO SCALE)
- ⊙ JUNCTION BOX (DRAWN TO SCALE)
- ⊙ GRATE INLET (DRAWN TO SCALE)
- ⊙ WASTEWATER MANHOLE (DRAWN TO SCALE)
- ⊙ WASTEWATER CLEANOUT
- ⊙ GAS TEST STATION
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ LIGHT POLE
- ⊙ SIGNAL LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ TELEPHONE MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ GATE VALVE
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ WATER METER
- EXISTING CONTOURS
- PROPOSED CONTOUR
- PROPOSED CURB AND GUTTER
- PROPOSED X" DIA. GAS LINE
- PROPOSED X" DIA. STORM SEWER LINE
- PROPOSED X" DIA. WASTEWATER LINE
- PROPOSED X" DIA. WATER LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- SB SETBACK LINE
- EASEMENT LINE
- EXISTING ASPHALT
- OHE EXISTING OVERHEAD ELECTRIC LINE
- UGE EXISTING UNDERGROUND ELECTRIC LINE
- OHT EXISTING OVERHEAD TELEPHONE LINE
- UGT EXISTING UNDERGROUND TELEPHONE LINE
- W EXISTING WATER LINE (SIZE VARIES)
- WW EXISTING WASTEWATER LINE (SIZE VARIES)
- FM EXISTING FORCE MAIN (SIZE VARIES)
- FOC EXISTING FIBER OPTIC LINE
- GAS EXISTING GAS LINE (SIZE VARIES)
- ⊙ BENCHMARK LOCATION
- ⊙ EXISTING TREE TO REMAIN (SIZE VARIES)
- ⊙ EXISTING TREE TO BE REMOVED (SIZE VARIES)
- ⊙ MONARCH/HERITAGE TREE (SIZE VARIES)
- ⊙ PARKING COUNT
- PARCEL LINES

DON LEE WEISS & WEISS
DOC. #2001065297
O.P.R.T.C.T.

WEISS FAMILY INVESTMENTS, LLC.
DOC. #2020177229
O.P.R.T.C.T.

DON LEE WEISS & W.
DOC. #20010652.
O.P.R.T.C.T.



LEGEND

- IRON ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- ▲ NAIL FOUND/SET
- △ PIPE FOUND
- ⊙ STORMWATER MANHOLE (DRAWN TO SCALE)
- ⊕ JUNCTION BOX (DRAWN TO SCALE)
- ⊞ GRATE INLET (DRAWN TO SCALE)
- ⊗ WASTEWATER MANHOLE (DRAWN TO SCALE)
- WASTEWATER CLEANOUT
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- ⊙ GAS METER
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- ⊙ EXISTING TREE TO BE REMOVED (SIZE VARIES)
- ⊙ MONARCH/HERITAGE TREE (SIZE VARIES)
- ⊙ PARKING COUNT
- PARCEL LINES

HAGOOD
ENGINEERING ASSOCIATE

900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.heagood.com
TSP# Registration No. F-12709

STATE OF TEXAS
TERRY R. HAGOOD
52960
Professional Seal

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DATE SIGNED: 08/02/2021
ISSUED FOR: AGENCY REVIEW

**PRELIMINARY PLAN FOR
TCESD 2 WEISS LN SUBDIVISION
WEISS LN & WOLF PACK DR
PFLUGERVILLE, TX 78660**

NO.	DATE	DESCRIPTION	REVISIONS

HEA PROJECT NO. 17-042
ISSUED DATE: 08/02/2021

**WW EASEMENT
DETAILED VIEW**

SHEET NO.
PP-2

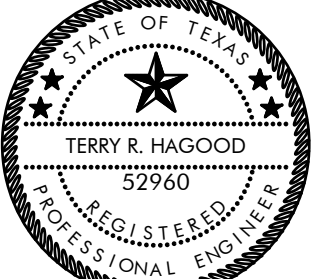
05
PRELIMINARY PLAN NO.
PP2103-02

STANDARD PRELIMINARY PLAN NOTES

1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE (FULL PURPOSE JURISDICTION).
2. 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.
3. A 10-FT PUE SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
4. EASEMENTS DEDICATED TO THE PUBLIC SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR (PROPERTY OWNER(S)), 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.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. 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.
7. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
8. 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.
9. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
10. THE SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
11. 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.
12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE, AS AMENDED.
13. CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
14. 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.
15. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
16. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0290J FOR TRAVIS COUNTY, EFFECTIVE 08/18/2014.
17. ALL PROPOSED FENCES, WALLS AND LANDSCAPING 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.
18. 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. THE ASSESSED ROADWAY IMPACT FEE WILL BE ASSESSED AND ESTABLISHED WITH THE FINAL PLAT 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 ISSUED AFTER 12/31/2021.



900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.heeng.com
TSP# Registration No. F-12709



TERRY R. HAGOOD
Terry R. Hagood

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DATE SIGNED: 08/02/2021
ISSUED FOR:

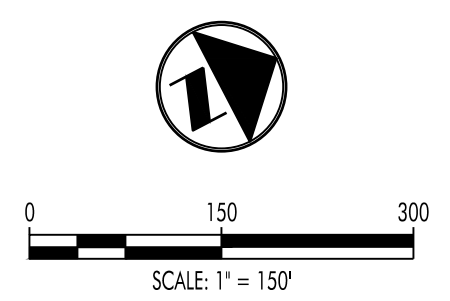
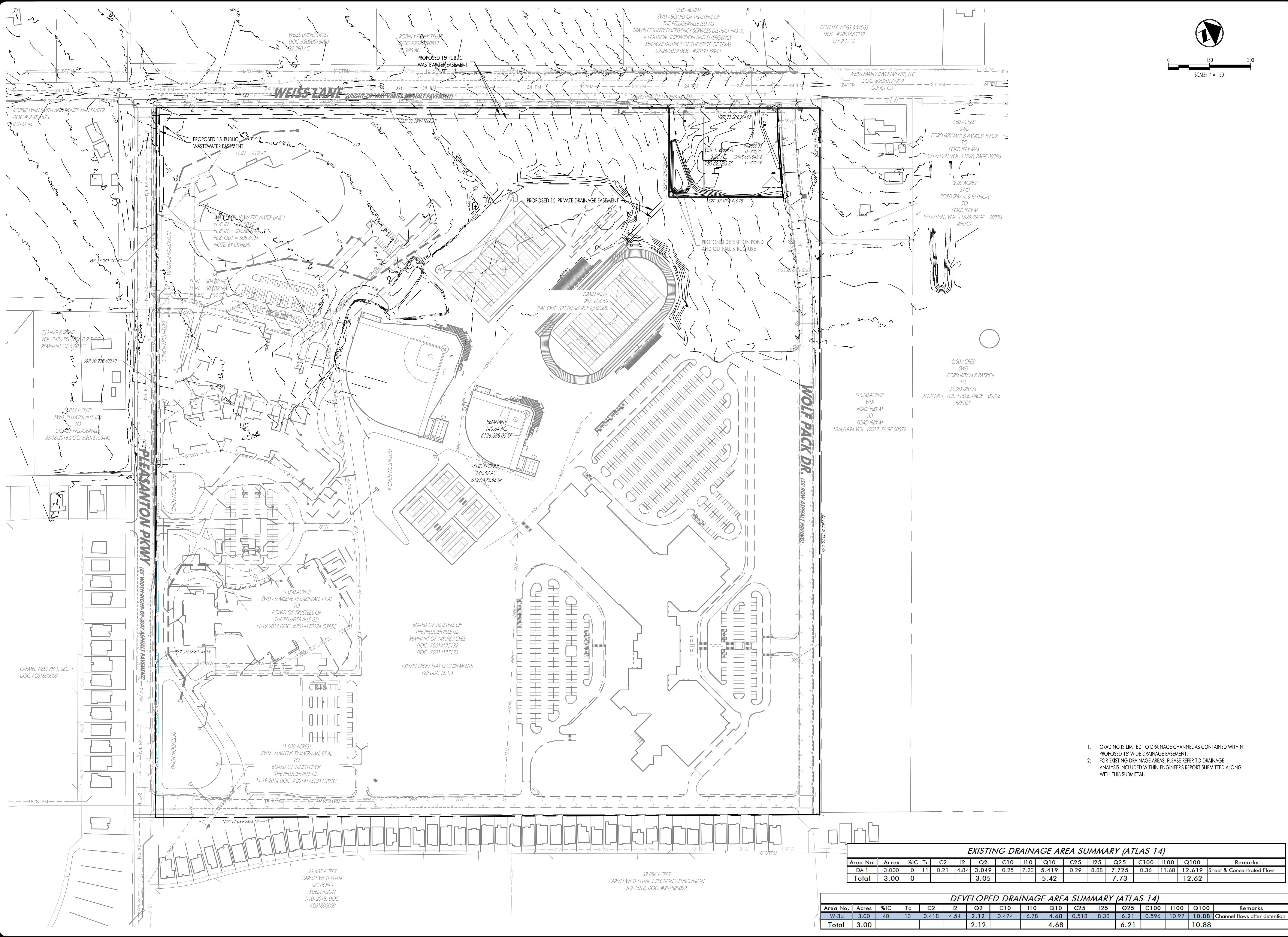
**PRELIMINARY PLAN FOR
TCESD 2 WEISS LN SUBDIVISION
WEISS LN & WOLF PACK DR
PFLUGERVILLE, TX 78660**

NO.	DATE	DESCRIPTION

HEA PROJECT NO: 17-042
ISSUED DATE: 08/02/2021

GENERAL NOTES

SHEET NO.
C00
06
PRELIMINARY PLAN NO.
PP2103-02



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STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
52960
TERRY R. HAGOOD

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DATE SIGNED: 08/02/2021
ISSUED FOR: AGENCY REVIEW

**PRELIMINARY PLAN FOR
TCESD 2 WEISS LN SUBDIVISION
WEISS LN & WOLF PACK DR
PFLUGERVILLE, TX 78660**

1. GRADING IS LIMITED TO DRAINAGE CHANNEL AS CONTAINED WITHIN PROPOSED 15' WIDE DRAINAGE EASEMENT.
2. FOR EXISTING DRAINAGE AREAS, PLEASE REFER TO DRAINAGE ANALYSIS INCLUDED WITHIN ENGINEERS REPORT SUBMITTED ALONG WITH THIS SUBMITTAL.

EXISTING DRAINAGE AREA SUMMARY (ATLAS 14)

Area No.	Acres	%IC	Tc	C2	I2	Q2	C10	I10	Q10	C25	I25	Q25	C100	I100	Q100	Remarks
DA 1	3.00	0	11	0.21	4.84	3.049	0.25	7.23	5.419	0.29	8.88	7.725	0.36	11.68	12.619	Sheet & Concentrated Flow
Total	3.00	0				3.05			5.42			7.73			12.62	

DEVELOPED DRAINAGE AREA SUMMARY (ATLAS 14)

Area No.	Acres	%IC	Tc	C2	I2	Q2	C10	I10	Q10	C25	I25	Q25	C100	I100	Q100	Remarks
W-3a	3.00	40	13	0.418	4.54	2.12	0.474	6.78	4.68	0.518	8.33	6.21	0.596	10.97	10.88	Channel flows after detention
Total	3.00					2.12			4.68			6.21			10.88	

REVISIONS

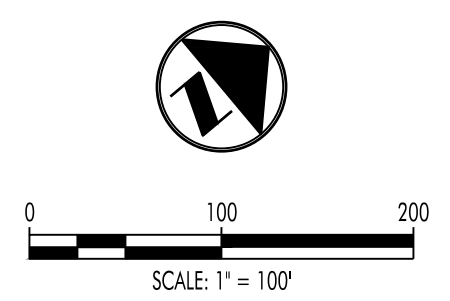
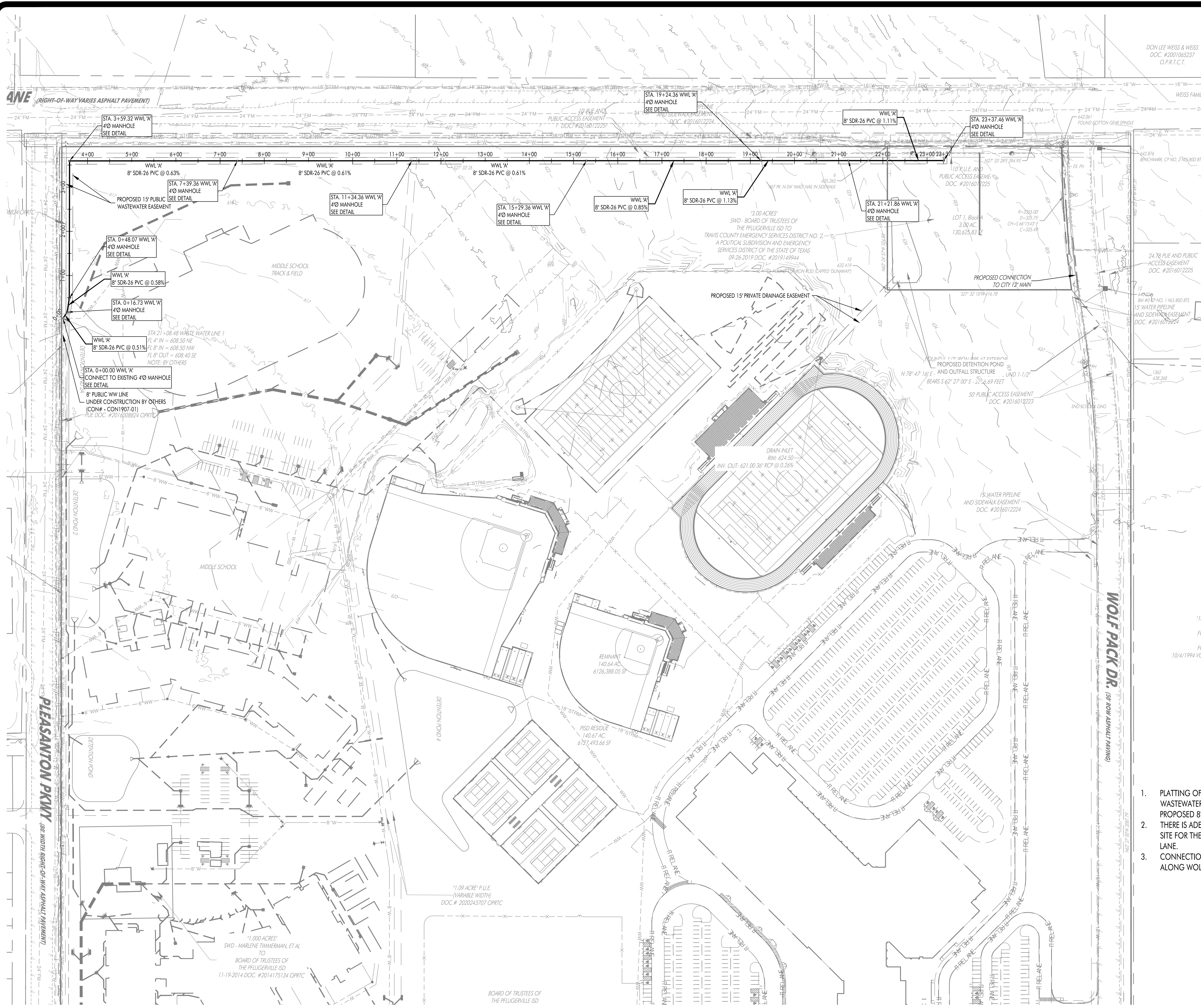
NO.	DATE	DESCRIPTION

HEA PROJECT NO. 17-042
ISSUED DATE: 08/02/2021

**EXISTING
CONDITIONS AND
PROPOSED
GRADING PLAN**

SHEET NO.
C10

07
PRELIMINARY PLAN NO.
PP2103-02



LEGEND

- IRON ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- NAIL FOUND/SET
- PIPE FOUND
- STORMWATER MANHOLE (DRAWN TO SCALE)
- JUNCTION BOX (DRAWN TO SCALE)
- GRATE INLET (DRAWN TO SCALE)
- WASTEWATER MANHOLE (DRAWN TO SCALE)
- WASTEWATER CLEANOUT
- GAS TEST STATION
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- SIGNAL LIGHT POLE
- UTILITY POLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- GATE VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- EXISTING CONTOURS
- PROPOSED CONTOUR
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- PROPOSED X" DIA. GAS LINE
- PROPOSED X" DIA. STORM SEWER LINE
- PROPOSED X" DIA. WASTEWATER LINE
- PROPOSED X" DIA. WATER LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- SETBACK LINE
- EASEMENT LINE
- EXISTING ASPHALT
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATER LINE (SIZE VARIES)
- EXISTING WASTEWATER LINE (SIZE VARIES)
- EXISTING FORCE MAIN (SIZE VARIES)
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE (SIZE VARIES)
- BENCHMARK LOCATION
- EXISTING TREE TO REMAIN (SIZE VARIES)
- EXISTING TREE TO BE REMOVED (SIZE VARIES)
- MONARCH/HERITAGE TREE (SIZE VARIES)
- PARKING COUNT
- PARCEL LINES

1. PLATTING OF THIS PROPERTY IS DEPENDENT ON CONSTRUCTION OF 8" WASTEWATER LINE ALONG PLEASANTON PARKWAY THAT THE PROPOSED 8" GRAVITY MAIN SHALL CONNECT TO.
2. THERE IS ADEQUATE FALL FROM THE POINT OF CONNECTION TO THE SITE FOR THE PROPOSED 8" WASTEWATER GRAVITY MAIN ALONG WEISS LANE.
3. CONNECTION FOR WATER SHALL BE MADE AT THE 12" CITY MAIN ALONG WOLF PACK DR.

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TERRY R. HAGOOD
 REGISTERED PROFESSIONAL ENGINEER
 No. 52960

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 DATE SIGNED: 08/02/2021
 ISSUED FOR: AGENCY REVIEW

**PRELIMINARY PLAN FOR
 TCESD 2 WEISS LN SUBDIVISION
 WEISS LN & WOLF PACK DR
 PFLUGERVILLE, TX 78660**

NO.	DATE	DESCRIPTION

HEA PROJECT NO. 17-042
 ISSUED DATE: 08/02/2021

UTILITY PLAN

SHEET NO.
C60
 08
 SITE PLAN NO.

STABLE CONSTRUCTION ENTRANCE DETAIL

ISSUE DATE: JANUARY 2013
 REVISIONS: []
 CITY OF PFLUGERVILLE 642S-1
 STABILIZED CONSTRUCTION ENTRANCE
 CONSTRUCTION STANDARDS AND DETAILS
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

CONCRETE TRUCK WASHOUT

ISSUE DATE: JANUARY 2013
 REVISIONS: []
 CITY OF PFLUGERVILLE 650S-3
 CONSTRUCTION STANDARDS AND DETAILS
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

SILT FENCE

ISSUE DATE: JANUARY 2013
 REVISIONS: []
 CITY OF PFLUGERVILLE 642S-1
 CONSTRUCTION STANDARDS AND DETAILS
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

EROSION/SEDIMENTATION AND TREE PROTECTION NOTES

NOTE: THIS SECTION IS INTENDED TO ASSIST THOSE PERSONS PREPARING WATER POLLUTION ABATEMENT PLANS (WAP) OR STORM WATER POLLUTION PREVENTION PLANS (SWPPP) THAT COMPLY WITH FEDERAL, STATE AND/OR LOCAL STORM WATER REGULATIONS. THESE SUGGESTED DETAILS AND SPECIFICATIONS ARE GENERALLY INTENDED FOR HEAVY CIVIL PROJECTS IN PUBLIC RIGHTS-OF-WAY OR EASEMENTS.

- THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEANING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESEEDING.
- EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION/SEDIMENTATION CONTROL PLAN AND WATER POLLUTION ABATEMENT PLAN. DEVIATIONS FROM APPROVED PLAN MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY ENGINEER FOR APPROVAL.
- APPLY GRASS SEED PER TABLE BELOW:

TIME OF YEAR	SEED TYPE	AMOUNT OF SEED PER 1,000 SQ FT
OCTOBER - FEBRUARY	UNPAILED BERMAUDA OR WINTER RYE	1 LB
MARCH - SEPTEMBER	MULLED BERMAUDA	3 LBS

- ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF FOUR (4) INCHES.
- RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 80% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 10 SQUARE FEET EXIST.
- A MINIMUM OF FOUR (4) INCHES OF TOPSOIL SHALL BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
- THE CONTRACTOR SHALL HYDROMULCH OR SOO (AS SHOWN ON PLANS) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
- EROSION/SEDIMENTATION CONTROLS SHALL BE RECALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRINFLE.
- IF SOO CONTRACTOR, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRINFLE AREAS.
- WHERE A FENCE IS CLOSER THAN FOUR (4) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT (8) FEET OR TO THE LIMITS OF LOWER BRANCHING IN ADDITION TO THE FENCING.
- TREES SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- ANY ROOT EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PROTECTED FROM THE SOIL. BUCKRILL ROOT PROTECTORS SHALL BE INSTALLED AT SUCH SPACES AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT PROTECTED WITHIN TWO (2) WEEKS, COVER THEM WITH ORGANIC MATERIALS IN A MANNER WHICH REDUCES SOIL EXPOSURE.
- CONTRACTOR SHALL PRUNE VEGEATION TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (BRANCHES, ETC.). ALL PRUNED BRANCHES SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION BRANCHING STANDARDS FOR SHADE TREES).
- THE CONTRACTOR SHALL INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING 1/4 INCH TO BE SURE THEY HAVE BEEN IMPROPERLY DISTURBED. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF ALL EROSION/SEDIMENTATION CONTROLS AND SHALL MAKE AND REPAIR OR MODIFICATIONS NECESSARY TO ASSURE CONTINUED EFFECTIVE OPERATION OF EACH DEVICE.
- WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT IMMEDIATELY ADJACENT TO A PROTECTED TREE, ERECT THE FENCE APPROXIMATELY TWO TO FOUR FEET (2'-4') BEHIND THE AREA IN QUESTION.
- NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES SHALL BE STORED ON THE PROJECT.
- ALL EROSION/SEDIMENTATION CONTROL SYSTEMS ARE EXISTING FROM PREVIOUS CONTRACTS. OWNER'S REPRESENTATIVE AND THE CONTRACTOR SHALL EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROLS SYSTEMS FOR DAMAGE PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING EROSION AND SEDIMENTATION CONTROLS SHALL BE REPAIRED AT OWNER'S EXPENSE. INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS INTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM ACCIDENTAL SPILLS SHALL BE REMOVED AND DISPOSED OF PROPERLY.

ISSUE DATE: FEBRUARY 2005
 REVISIONS: []
 CITY OF PFLUGERVILLE DMC # 16-16
 TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS
 CONSTRUCTION STANDARDS AND DETAILS

TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS

ISSUE DATE: FEBRUARY 2005
 REVISIONS: []
 CITY OF PFLUGERVILLE DMC # 16-16
 CONSTRUCTION STANDARDS AND DETAILS

STANDARD CASTING AND COVER, AS SPECIFIED (BOLTED WHERE SHOWN ON PLANS)

MANHOLE PLAN

CITY OF PFLUGERVILLE NOTES:

- ALL MANHOLES SHALL BE 48" I.D., R.C.P., CLASS IV, WITH RUBBER O-RING GASKET JOINTS CONFORMING TO ASTM C478, C433 AND C75.
- ALL MANHOLES SHALL HAVE FRAME AND COVER, AS MANUFACTURED BY EAST JORDAN IRON WORKS (AS PER DETAIL # 503S-4W) OR APPROVED EQUIVALENT.
- ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON FRAME AND COVER. (CONFORMING TO ASTM SPECIFICATION A 48, CLASS 30).
- ALL MANHOLES SHALL HAVE AN ECCENTRIC OR CONCENTRIC CONE.
- MANHOLES MAY HAVE A FLAT LID, IF APPROVED BY CITY OF PFLUGERVILLE. BEING 1/2" THICK WITH A MINIMUM 30" OPENING, AS MANUFACTURED BY CALVERT CONCRETE OR APPROVED EQUAL M.P.S. CONFORMING TO ASTM C478, 5000 P.S.I. CONCRETE, TRAFFIC BEARING, AND O-RING JOINT CONFORMING TO ASTM C443.
- INVERTS AND FLEXIBLE SEAL BOOTS, PER ASTM C-923, SHALL BE CAST INTO BASE SECTION.
- MINIMUM DROP BETWEEN INVERTS SHALL BE ONE-TENTH OF A FOOT (0.1').
- GRADE RINGS WITH AN I.D. TO MATCH FRAME'S CLEAR OPENING WITH A MAXIMUM OF FIVE (5) GRADE RINGS ARE ALLOWED.

ISSUE DATE: JANUARY 2013
 REVISIONS: []
 CITY OF PFLUGERVILLE 503S-6 OF 2
 STANDARD MANHOLE - PLAN
 CONSTRUCTION STANDARDS AND DETAILS
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD CASTING AND COVER, AS SPECIFIED. BOLTED MANHOLES WHERE SHOWN ON PLANS PER WATER-TIGHT MANHOLE SET DETAIL.

MANHOLE SECTION

NOTES:

- MANHOLES SHALL BE PRECAST ASTM C-478 BELL AND SPIGOT WITH 1" RING JOINTS.
- SEE PLANS AND MANHOLE SCHEDULE FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZE AND TYPES.
- SEE SPECIFICATIONS ON MATERIALS AND CONSTRUCTION.
- A MIN. 10 MIL COAT OF RAVEN LINING SYSTEMS, KVEN-400 ULTRA HIGH BUILD EPOXY COATING, OR APPROVED EQUAL, TO BE APPLIED TO ENTIRE INTERIOR OF EACH WASTEWATER MANHOLE AND UNDERSIDE OF FLAT TOP.
- ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETED WHEN MANHOLES ARE LOCATED IN THE FLOORPLAN. VENTING SHALL BE PROVIDED IN ACCORDANCE WITH TCSD CMP 317 REGULATIONS.
- MANHOLES TO BE VENTED ARE IDENTIFIED ON MANHOLE SCHEDULE. REFERENCE MANHOLE VENT DETAIL.
- MANHOLES ARE TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, MANHOLES LOCATED IN PAVEMENT TO BE DESIGNED FOR 10-20' TRAFFIC LOADS.
- MANHOLE BASE BEDDING MATERIAL: SEE NOTE 8).

ISSUE DATE: JANUARY 2013
 REVISIONS: []
 CITY OF PFLUGERVILLE 503S-6 OF 2
 STANDARD MANHOLE - SECTION
 CONSTRUCTION STANDARDS AND DETAILS
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

WATER-TIGHT DETAIL

WATER-TIGHT DETAIL

NOTE: LID SHALL HAVE TWO (2) TYPE 4 RIB BARS AND CITY OF PFLUGERVILLE LOGO AND LABELED "SANITARY SEWER"

THE WATER-TIGHT MANHOLE SETS FEATURE FOUR (4) STAINLESS STEEL BOLTS IN COUNTERSINK POCKETS AND A SEALING FLAT GASKET IN THE RING SET. BOLTING PADS REDUCE THE STANDARD CLEAR OPENING BY TWO TO THREE INCHES.

(4) 5/8" - 11 X 2 1/4" ZINC HEX HD BOLTS & WASHERS (DRILLED & TAPPED FOR MCGARD BOLTS REF. 117151)

DIMENSIONS (INCHES)	TOTAL					
	A	B	C	D	E	F
1320	32	1 1/2	30	34	716	48
1480	32	1 1/2	30	32	14	38

WEIGHT: 505 LBS

ISSUE DATE: JANUARY 2013
 REVISIONS: []
 CITY OF PFLUGERVILLE 503S-4W
 STANDARD WASTEWATER MANHOLE SET
 CONSTRUCTION STANDARDS AND DETAILS
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

POWER SLEEVE INTERLOCKED INSIDE OF GASKET (S.S. TYPE 304)

SEAL BOOT CONNECTOR DETAIL

ISSUE DATE: JANUARY 2013
 REVISIONS: []
 CITY OF PFLUGERVILLE 520S-25
 FLEXIBLE SEAL BOOT CONNECTOR
 CONSTRUCTION STANDARDS AND DETAILS
 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STABLE CONSTRUCTION ENTRANCE DETAIL

01

CONCRETE WASHOUT DETAIL

02

SILT FENCE DETAIL

03

EROSION CONTROL GENERAL NOTES

04

TRENCH AND EMBEDMENT DETAIL

05

STANDARD MANHOLE PLAN DETAIL

06

STANDARD MANHOLE SECTION DETAIL

07

SANITARY MANHOLE SET DETAIL

08

SEAL BOOT CONNECTOR DETAIL

09

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PRELIMINARY PLAN FOR
 TCSD 2 WEISS LN SUBDIVISION
 WEISS LN & WOLF PACK DR
 PFLUGERVILLE, TX 78660

HEA PROJECT NO: 17-042
 ISSUED DATE: 08/02/2021

CONSTRUCTION DETAILS

SHEET NO.
C70
 09
 SITE PLAN NO.