CITY APPROVED REVISION & CORRECTIONS					
NO.	DESCRIPTION	REVISE (R) CORRECT (C) ADD (A) VOID (V) SHEET NO's	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE

PRELIMINARY PLAN ONLY – NOT FOR RECORDATION

FOR

CAMERON VALLEY SUBDIVISION

PP2025-000430 (SUBMITTAL DATE: SEPTEMBER 8, 2025)

CITY of PFLUGERVILLE, TEXAS

NOTES:

1. HOA WILL BE ESTABLISHED PRIOR TO RECORDATION OF ANY FINAL PLAT FOR THE SINGLE FAMILY NEIGHBORHOOD, WITH OWNERSHIP AND MAINTENANCE RESPONSIBILITIES BY THE HOA FOR ALL OPEN SPACE, PRIVATE PARK, LANDSCAPE, AND DETENTION AREAS.
   - 1.1. LOT 4, BLOCK 15 AND LOT 4, BLOCK 16 ARE SPECIFICALLY MENTIONED AS HOA OWNED AND MAINTAINED.
2. ALL PASS THROUGH LOTS TO BE OWNED AND MAINTAINED BY HOA.
3. ALL WALL AND FENCE EASEMENTS TO BE MAINTAINED BY HOA.
4. BELOW IS A LIST OF STUDIES PERFORMED/USED IN PREPARATION OF THIS DEVELOPMENT.
   - 4.1. TRAFFIC IMPACT ANALYSIS (DONE WITH THIS DEVELOPMENT)
     - 4.1.1. TITLE: JESSE BOHLS AND CAMERON ROAD TRAFFIC IMPACT ANALYSIS
     - 4.1.2. AUTHOR: LEGACY ENGINEERING GROUP (OSCAR GARZA, P.E.)
     - 4.1.3. DATE: 6/3/2025
   - 4.2. GEOTECHNICAL REPORT (DONE WITH THIS DEVELOPMENT)
     - 4.2.1. TITLE: PRELIMINARY GEOTECHNICAL ENGINEERING REPORT, STEGER LANE
     - 4.2.2. AUTHOR: UES (SCOTT TAYLOR, P.E.)
     - 4.2.3. DATE: UPDATED MEMO 10/22/2025
   - 4.3. STORMWATER ANALYSIS, STUDYING FLOODPLAIN (DONE WITH THIS DEVELOPMENT)
     - 4.3.1. TITLE: STORMWATER MANAGEMENT REPORT, CAMERON VALLEY SUBDIVISION
     - 4.3.2. AUTHOR: VIEWPOINT ENGINEERING (WILL BUZZELLI, P.E.)
     - 4.3.3. DATE: 12/15/2025
5. ALL OVERHEAD ELECTRIC WITHIN THE BOUNDARY OF THE PRELIMINARY PLAN TO BE LOCATED UNDERGROUND.
6. CITY OF PFLUGERVILLE HAS ADOPTED THE 2021 INTERNATIONAL FIRE CODE (IFC) AS THEIR CODE OF RECROD.
7. SIDEWALKS, TRAILS, AND BIKE LANES ARE SHOWN PER THE MASTER MOBILITY PLAN.
8. UTILITY PROVIDERS BELOW.
   - 8.1. WATER PROVIDER: MANVILLE SUD
   - 8.2. WASTEWATER PROVIDER: CITY OF PFLUGERVILLE
   - 8.3. ELECTRIC PROVIDER: ONCOR ELECTRIC
9. BIKE LANE FEES IN LIEU WILL BE PROVIDED WITH THE FINAL PLAT OF THE APPROPRIATE PHASES.
   - 9.1. CAMERON RD - PHASE 1 (APPROX. 1,200 LF BIKE LANE), PHASE 2 (APPROX. 700 LF BIKE LANE) AND PHASE 4 (APPROX. 500 LF BIKE LANE).
   - 9.2. STEGER LN (NAME TO CHANGE) - PHASE 1 (APPROX. 475 LF BIKE LANE), PHASE 2 (APPROX. 825 LF BIKE LANE)
   - 9.3. STEGER LN EXTENSION - BIKE LANES ARE BEING PROVIDED.

PRELIMINARY PLAN NOTES:

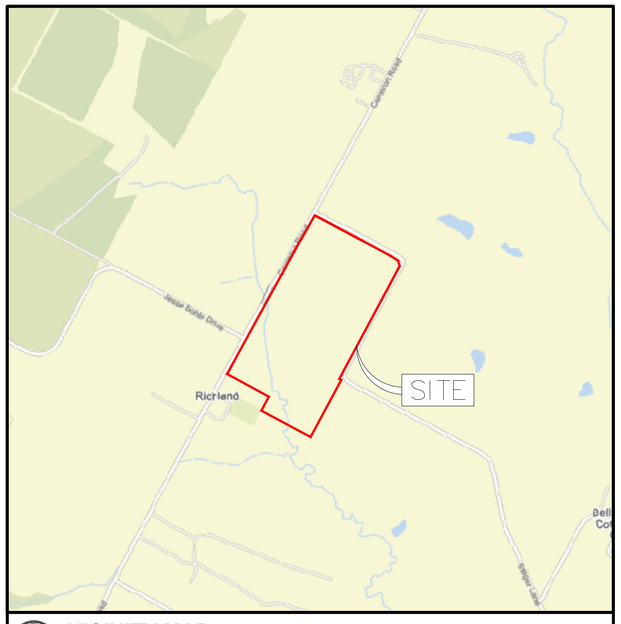
1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE (FULL PURPOSE JURISDICTION)
2. WATER AND WASTEWATER SHALL BE PROVIDED BY MANVILLE AND CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES,
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
4. EASEMENT(S) 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 (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 FIVE (5) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON THE EASTERN SIDE OF THE DEVELOPMENT ALONG THE EXISTING STEGER LN (NAME TO CHANGE), SIDEWALK WILL BE INSTALLED ON THE EAST SIDE WITHIN THE R.O.W. OF STEGER LN (NAME TO CHANGE).
8. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF STEGER LN (EXTENSION),
9. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON THE NORTH SIDE OF THE DEVELOPMENT ALONG THE EXISTING STEGER LN (NAME TO CHANGE). SIDEWALK WILL BE INSTALLED WITHIN THE APPROPRIATE PHASES.
10. A TEN (10) FOOT WIDE SIDEWALK SHALL BE ON ALONG CAMERON RD. THE SIDEWALK WILL BE INSTALLED WITHIN APPROPRIATE PHASES.
11. A MINIMUM OF A 5-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ROBIN LOVE LN., TYLRT GLORY DR., BRENTS BLESSING DR., MARK HOPE LN., MARCY GRACE DR., FOREST PEACE PATH, GIBBY PATH, WAYNES HONR DR., AND MARY LEE WAY STREETS.
12. 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, AS AMENDED, INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
13. 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, BOTH AS AMENDED.
14. WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE # 1203-15- 02-24, AS AMENDED,
15. PRIVATE PARKS ARE TO BE OWNED AND MAINTAINED BY THE HOA.
16. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
17. 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.
18. 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, AS AMENDED.
19. 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.
20. 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.
21. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0295H FOR FEDERAL EMERGENCY MANAGEMENT AGENCY, TRAVIS COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
22. 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.
23. 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 RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

PRELIMINARY SUBMITTALS		
NO.	DESCRIPTION	DATE
1.	1ST SUBMITTAL	8/29/2025
2.	2ND SUBMITTAL	11/3/2025
3.	3RD SUBMITTAL	12/15/2025
4.	4TH SUBMITTAL	2/9/2026
5.	5TH SUBMITTAL	3/2/2026

OWNER:
MANCAVE COMMUNITIES
17050 WATERSPRITE LAKES RD
BOCA RATON, FL 33496
PH: 214-779-9922
CONTACT: JULIAN REYNOLDS

ENGINEER:
VIEWPOINT ENGINEERING
2121 E 6TH ST, SUITE 203
AUSTIN, TEXAS 78702
PH: 737-717-3097
CONTACT: WILL BUZZELL P.E.
STATE OF TEXAS REGISTRATION NO. F-23395

SURVEYOR:
UP ENGINEERING (A BOWMAN COMPANY)
111 TOWER DR, STE. 235
SAN ANTONIO, TX 78232
PH: 210-764-4331
CONTACT: TREY NEBAUER, RPLS



VICINITY MAP
SCALE: 1" = 1000'
0 500 1000

CITY OF PFLUGERVILLE PLANNING DEPARTMENT
100 W MAIN ST,
PFLUGERVILLE, TX 78660
PH: 512-990-6300

CITY OF PFLUGERVILLE ENGINEERING DEPARTMENT
15500 SUN LIGHT NEAR WAY, #B
PFLUGERVILLE, TEXAS 78660
PH: 512-989-1052

Sheet List Table

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18	EXISTING DRAINAGE AREA MAP
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28	WATER DETAILS (1 OF 4)
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32	WASTEWATER UTILITY PLAN
33	OFFSITE-WWL UTILITY PLAN & PROFILE (1 OF 3)
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37	WASTEWATER DETAILS (2 OF 2)

CAMERON VALLEY SUBDIVISION LOT TABLE

	SIZE	LOTS	LOT TYPE
PHASE 1 (SF-R)	50'X125'	80	SINGLE FAMILY
	60'X125'	44	SINGLE FAMILY
	75'X125'	19	SINGLE FAMILY
	TOTAL SINGLE FAMILY	143	
	N/A	1	POND LOTS
	N/A	4	LANDSCAPE LOTS
	N/A	8	PRIVATE PARK/OPEN SPACE/PASS THROUGH LOT
	N/A	1	COMMERCIAL LOTS
	GRAND TOTAL PHASE 1	157	
	SIZE	LOTS	LOT TYPE
PHASE 2 (SF-R)	50'X125'	53	SINGLE FAMILY
	60'X125'	8	SINGLE FAMILY
	75'X125'	2	SINGLE FAMILY
	TOTAL SINGLE FAMILY	63	
	N/A	0	POND LOTS
	N/A	2	LANDSCAPE LOTS
	N/A	1	PRIVATE PARK/OPEN SPACE/PASS THROUGH LOT
	GRAND TOTAL PHASE 2	66	
Phase 3 (SF-MU)	N/A	1	TOWNHOME MF OR SINGLE FAMILY COMBO
	N/A	0	LANDSCAPE LOTS
	N/A	0	PRIVATE PARK AND OPEN SPACE LOT
	GRAND TOTAL PHASE 3	1	
Phase 4 (GB-1)	N/A	1	COMMERCIAL LOTS
	N/A	1	LANDSCAPE LOTS
	N/A	2	PRIVATE PARK/OPEN SPACE/PASS THROUGH LOT
	GRAND TOTAL PHASE 4	4	
	PROJECT TOTAL	228	

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

Texas811
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TEXAS ONE CALL DIAL 811 or 800.245.4545
TEXAS811.org
LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND BASED ON OBSERVABLE SURFACE FEATURES ONLY. THE CONTRACTOR SHALL CONTACT THE ONECALL SYSTEM PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND DETERMINE THE EXACT LOCATION OF ALL UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED BY FAILURE TO LOCATE UTILITIES.

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
CAMERON RD
PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCAVE COMMUNITIES
17050 WATERSPRITE LAKES RD, BOCA RATON, FL 33496

TITLE: COVER SHEET

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 1
REV 0
of 37

CIVIL CONSTRUCTION PLANS

CITY OF PFLUGERVILLE GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE STANDARD SPECIFICATIONS.
2. 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.
3. DESIGN PROCEDURES SHALL BE IN COMPLIANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES AND UNIFIED DEVELOPMENT CODE. ALL WAIVERS OR VARIANCES ARE LISTED BELOW:
4. AFTER THE CONSTRUCTION PERMIT HAS BEEN ISSUED AND PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS REPRESENTATIVE SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF PFLUGERVILLE, DESIGN ENGINEER, CONTRACTOR(S), TRAVIS COUNTY(IF IN THE ETJ), OTHER UTILITY COMPANIES, AND ANY OTHER AFFECTED PARTIES. THE CITY OF PFLUGERVILLE SHALL BE CONTACTED TO SET UP THE MEETING AT LEAST 3 BUSINESS DAYS PRIOR TO THE PROPOSED MEETING TIME (512-990-6300) AND AFTER RECEIVING BOTH THE REQUIRED NUMBER OF SIGNED PLANS AND THE SWP3.
5. THE CONTRACTOR SHALL GIVE THE CITY OF PFLUGERVILLE CONSTRUCTION INSPECTOR AT LEAST 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
6. ANY CHANGES OR REVISIONS TO THESE APPROVED PLANS MUST BE SUBMITTED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO CONSTRUCTION OF THE REVISION.
7. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL, OR OTHER PUBLIC INFRASTRUCTURE DAMAGED OR REMOVED WILL BE BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
8. BENCHMARK INFORMATION:
   - #1 CONTROLLED POINT, IRON SET ROD W/CAP LOCATED EASTSIDE OF THE SITE ON THE WESTSIDE SHOULDER OF STEGER LN., N: 10129522.76, E: 3180624.15 ELEVATION = 608.91
   - #2 CONTROLLED POINT, IRON SET ROD W/CAP LOCATED NORTHEAST OF THE SITE ON THE NORTH SIDE SHOULDER OF STEGER LN., N: 10130727.23, E: 3181169.02 ELEVATION= 580.51
   - HORIZONTAL DATUM FOR THIS SURVEY IS NORTH AMERICAN DATUM OF 1983 (2011), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. COORDINATES ARE SHOWN IN GRID AND NO GROUND-TO-GRID SCALE FACTOR HAS BEEN APPLIED.
9. BLASTING OR BURNING SHALL NOT BE PERMITTED ON THIS PROJECT.
10. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE AND SUBMITTING A REVISION TO THE CITY. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG. FOR CITY OF PFLUGERVILLE WATER AND WASTEWATER UTILITY LOCATES, CALL 512-990-6400.
11. THE SUBGRADE MATERIAL IN CAMERON VALLEY SUBDIVISION WAS TESTED BY UES PROFESSIONAL SOLUTIONS 44, LLC. ON AUGUST 2, 2014 AND THE STREET SECTION DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED CRITERIA. THE STREET SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS: STREET ROW BASE THICKNESS ASPHALT THICKNESS (JESSE BOHLS DR., ROBIN LOVE LANE, TYLER GLORY BEND, BRENTS BEND, MARY GRACE DR., MORGANS WAY, FOREST PEACE PATH, GIBBY PATH, MARY LEE WAY, THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISION OF THE CONSTRUCTION PLANS. 3. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING.
12. PRIOR TO FINAL ACCEPTANCE OF A STREET OUTSIDE THE CITY LIMITS, STREET NAME SIGNS CONFORMING TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS SHALL BE INSTALLED BY THE DEVELOPER.
13. THE CITY OF PFLUGERVILLE HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.
14. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF PFLUGERVILLE IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
15. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. REVEGETATION OF ALL DISTURBED AREAS OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING; AT THE CONTRACTOR'S OPTION.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY.
17. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.
18. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
19. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTIONS(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
20. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND BE SEALED BY A REGISTERED TEXAS PROFESSIONAL ENGINEER.
21. PRIOR TO SUBDIVISION CONSTRUCTION ACCEPTANCE, THE ENGINEER/DEVELOPER-OWNER SHALL SUBMIT TO THE CITY OF PFLUGERVILLE DOCUMENTATION THAT THE SUBDIVISION WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
22. AN ENGINEER'S CONCURRENCE LETTER, RECORD DRAWINGS (ONE 22" X 34" FULL SIZE, TWO 11" X 17" HALF SIZE AND ONE DIGITAL COPY IN PDF FORMAT), WARRANTY BOND FOR 35% OF THE PUBLIC IMPROVEMENTS AND FINAL ASPHALT TEST REPORT SHALL BE SUBMITTED TO THE CITY OF PFLUGERVILLE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE.

CITY OF PFLUGERVILLE STREET AND DRAINAGE NOTES

1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE EXPENSE OF THE CONTRACTOR OR OWNER. ANY TESTING SHALL BE PAID FOR BY THE CONTRACTOR. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY TESTING.
2. ALL MANHOLE LIDS SHALL BE 32" OR LARGER, UNLESS EXPRESSLY APPROVED IN WRITING BY THE CITY ENGINEER. ALL MANHOLE LIDS SHALL READ "CITY OF PFLUGERVILLE".
3. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28 DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615-60.
4. WHERE PI'S ARE OVER 20, SUBGRADES MUST BE STABILIZED UTILIZING A METHOD ACCEPTABLE TO THE CITY ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND AN APPROPRIATE SUBGRADE STABILIZATION IF SULFATES ARE DETERMINED TO BE PRESENT.
5. BARRICADES BUILT TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
6. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND INSTALLED AS DIRECTED BY THE CITY OF PFLUGERVILLE PRIOR TO CITY ACCEPTANCE OF THE SUBDIVISION.
7. BLUE REFLECTOR MARKERS SHALL BE LOCATED ON THE CENTERLINE OF THE PAVEMENT ACROSS FROM ALL FIRE HYDRANTS. PAVEMENT MARKERS AT INTERSECTIONS SHALL BE FOUR-SIDED.
8. ALL STORM SEWER SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
9. PROJECTS USING LIME STABILIZATION SHALL BE REQUIRED TO PLACE LIME IN SLURRY FORM.
10. REQUIRED MATERIAL TESTING:

UTILITY TESTING REQUIREMENTS

LABORATORY TESTING OF SOILS
- MOISTURE DENSITY RELATIONSHIP (PROCTOR) (CITY OF PFLUGERVILLE SPECIFICATIONS G4.05(B) (TEX114E))
- ATTERBERG LIMITS (ASTM D4318)
- FIELD SOIL GRADATIONS (CITY OF PFLUGERVILLE SPECIFICATIONS G4.04(B)(1)) MOISTURE DENSITY FIELD TESTING
- DENSITIES- WET UTILITIES (CITY OF PFLUGERVILLE SPECIFICATION G4.05(B))
- DENSITIES- DRY UTILITIES (CITY OF PFLUGERVILLE SPECIFICATION G4.05(B))

CONCRETE TESTING
- CONCRETE CYLINDERS (CITY OF PFLUGERVILLE SPECIFICATIONS G4.04(C))

STREETS TESTING REQUIREMENTS

LABORATORY TESTING OF SOILS
- MOISTURE DENSITY RELATIONSHIP (PROCTOR) (CITY OF PFLUGERVILLE SPECIFICATIONS SD3.06B (TEX114E), SD4.04(B)(1) (TEX-113E))
- ATTERBERG LIMITS (ASTM D4318)
- FIELD SOIL GRADATIONS
- LIME SERIES (CITY OF PFLUGERVILLE SPECIFICATIONS SD2.03(C), SD3.06(B))
- SULFATE TESTING (CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES SECTION DG2.3D-TABLE 2.2)

MOISTURE DENSITY FIELD TESTING
- LIME GRADATIONS (CITY OF PFLUGERVILLE SPECIFICATIONS SD2.03(C), SD3.06(B))
- DENSITIES- SUBGRADE (CITY OF PFLUGERVILLE SPECIFICATION SD2.03(C), SD3.06(B))
- DENSITIES- ROAD BASE (CITY OF PFLUGERVILLE SPECIFICATION SD4.06(B)(3)(A))

HOT MIX ASPHALTIC CONCRETE TESTING
- EXTRACTIONS/ GRADATIONS (CITY OF PFLUGERVILLE SPECIFICATION SD1.08(E)(2))
- SPECIFIC GRAVITY OF MIX (CITY OF PFLUGERVILLE SPECIFICATION SD1.06(B), SD1.08(E)(2))
- HVEEM STABILIES (SET OF 3) (CITY OF PFLUGERVILLE SPECIFICATION SD1.08(E)(2))
- MOLDING SPECIMEN (SET OF 3) (CITY OF PFLUGERVILLE SPECIFICATION SD1.08(E)(2))
- CORES FOR DENSITY (CITY OF PFLUGERVILLE SPECIFICATION SD1.08(E)(2))

CONCRETE TESTING
- CONCRETE CYLINDERS (ASTM C31, C39)

MISCELLANEOUS CONCRETE TESTING REQUIREMENTS (CITY OF PFLUGERVILLE SPECIFICATION C2.05)

CITY OF PFLUGERVILLE WATER AND WASTEWATER NOTES:

1. PIPE MATERIAL FOR WATER MAINS SHALL BE PVD (AWWA C-900, MIN CLASS 150), OR DUCTILE IRON (AWWA C-100, MIN 150). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (200 PSI, DR9).
2. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150) OR DUCTILE IRON (AWWA C-100, MIN. CLASS 150). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (SDR 26). SDR-35 WASTEWATER IS NOT ALLOWED IN THE RIGHT OF WAY OR PUBLIC EASEMENT.
3. ALL WASTEWATER MAIN, EXCLUDING SERVICE LINES, SHALL BE MANDREL TESTED PER TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) CRITERIA. A MANDREL TEST WILL NOT BE PERFORMED UNTIL BACKFILL HAS BEEN IN PLACE FOR A MINIMUM 30 DAYS.
4. WATER LINES SHALL HAVE A MINIMUM FORTY-EIGHT 48 INCHES OF COVER MEASURED FROM EITHER THE TOP OF THE PIPE OR VALVE ACTUATING NUT (WHICHEVER IS APPLICABLE) TO THE FINISHED GROUND SURFACE. WASTEWATER LINES SHALL HAVE A MINIMUM OF 48 INCHES OF COVER BELOW THE ACTUAL SUBGRADE. THE SEPARATION BETWEEN WASTEWATER MAINS AND OTHER UTILITIES SHALL BE IN ACCORDANCE WITH THE RULES ADOPTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
5. WHERE A WATER OR WASTEWATER LINE CROSSES BELOW A STORM SEWER STRUCTURE AND THE TOP OF THE PIPE IS WITHIN 18" OF THE BOTTOM OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1' ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON PIPE WITH SIZES LARGER THAN 12". CONCRETE ENCASEMENT SHALL CONFORM TO THE CITY OF PFLUGERVILLE STANDARD DETAIL.
6. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL BE BOLTED COVERS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED. ALL MANHOLES SHALL BE COATED WITH 10 MIL OF RAVEN LINING SYSTEM OR APPROVED EQUAL.
7. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO THE CITY OF PFLUGERVILLE STANDARD DETAIL.
8. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C-100, MIN. CLASS 150).
9. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH A MINIMUM 8-MIL POLYETHYLENE FILM PRIOR TO PLACING CONCRETE.
10. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTION TO EXISTING LINES.
11. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AND SHALL PROVIDE EQUIPMENT INCLUDED PUMPS, GAUGES, SUPPLIES, AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY CITY OF PFLUGERVILLE PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF PFLUGERVILLE TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM.
12. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF PFLUGERVILLE AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
13. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF PFLUGERVILLE.
14. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
15. A DOUBLE CHECK BACKFLOW DEVICE IN A VAULT SHALL BE INSTALLED ADJACENT THE RIGHT OF WAY OR PUBLIC EASEMENT ON PRIVATE PROPERTY ON ALL PRIVATE FIRE LINES.
16. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:

WATER SERVICE	"W" ON TOP OF CURB
WASTEWATER SERVICE	"S" ON TOP OF CURB
VALVE	"V" ON FACE OF CURB

17. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 A.M.
18. ALL FIRE HYDRANTS SHALL BE NATIONAL STANDARD HOSE THREAD.
19. ALL MATERIAL TESTS, INCLUDING SOIL DENSITY TESTS AND RELATED SOIL ANALYSIS, SHALL BE ACCOMPLISHED BY AN INDEPENDENT LABORATORY FUNDED BY THE DEVELOPER IN ACCORDANCE WITH THE SPECIFICATIONS.
20. THE CITY ONLY PROVIDES UP TO A 2" DISPLACEMENT METER. LARGER METERS MUST BE SUPPLIED BY THE CONTRACTOR AND MUST INCLUDE THE NEPTUNE E-CODER R900I READER SYSTEM. TURBINE METERS SHALL NOT BE USED EXCEPT FOR NEPTUNE PROTECTUS III OR NEPTUNE TRUFLOW. THE LOW FLOW SIDE OF THE PROTECTUS III MUST BE A T-10 POSITIVE DISPLACEMENT METER. FOR QUESTIONS CONCERNING METER SELECTION, PLEASE CONTACT THE CITY'S DEVELOPMENT ENGINEERING DEPARTMENT AT 512-990-6300.

EROSION AND SEIDMENTATION CONTROL NOTES:

1. EROSION CONTROL MEASURES, SITE WORK, AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE'S SUBDIVISION CODE AND CONSTRUCTION STANDARDS MANUAL, EXCEPT AS NOTED BELOW AND APPROVED BY CITY COUNCIL.
2. SLOPES SHALL BE SODDED OR SEEDED WITH THE APPROPRIATE GRASS, GRASS MIXTURES, OR GROUND COVER SUITABLE TO THE AREA AND SEASON TO WHICH THEY ARE APPLIED.
3. SILT FENCES, ROCK BERMS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY OF PFLUGERVILLE FOR EFFECTIVENESS. ADDITIONALLY MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
4. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.

STANDARD TREE PROTECTION NOTES:

1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED.
2. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING CONSISTENT WITH THE CITY'S CONSTRUCTION DETAIL(S)
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, FENCE MATERIAL, AND FENCE SIGNAGE.
4. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT CONSISTENT WITH THE APPROVED PLAN. TREE PROTECTION FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES AND BE PLACED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRZ, WHICHEVER IS GREATER.
5. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN TRENCHING OR SOIL BUILD-UP WITHIN A TREE'S CRZ OR DRIPLINES, WHICHEVER IS GREATER.
6. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
7. WHEN CONSTRUCTION OCCURS IMMEDIATELY OUTSIDE OF THE CRZ OR DRIPLINE OF A PRESERVED TREE, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT PRIOR TO EXCAVATION OR GRADE CUTTING. THE PURPOSED OF THIS PROVISION IS TO MINIMIZE DAMAGE TO THE REMAINING ROOTS OF PRESERVED TREES. THE CONTRACTOR SHALL CONTACT CITY FORESTER OR ADMINISTRATOR FOR SUPERVISION.
8. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE ROOT ZONE.
9. ANY TRENCHING SHALL BE AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE. TRENCH LINES SHALL NOT RUN WITHIN THE CRZ. BORING, TUNNELING OR OTHER TECHNIQUES MAY BE APPROVED BY THE CITY FORESTER OR ADMINISTRATOR IF THERE ARE NO OTHER ALTERNATIVES AVAILABLE. REFER TO TREE PROTECTION DETAIL -TRENCHING AND BORING STANDARDS.
10. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN SIX (6") INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, OF TREES, NO TOPSOIL IS PERMITTED ON ROOT FLARES OR WITHIN SIX (6") INCHES OF TREE TRUNKS.
11. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHALL BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO CITY STANDARDS PURSUANT TO SECTION 5 OF THEN TREE TECHNICAL MANUAL AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
13. ALL OAK TREE CUTS, INTENTIONAL OR UNINTENTIONAL SHALL BE PAINTED IMMEDIATELY (WITHIN 10 MINUTES), TREE PAINT MUST BE KEPT ON SITE AT ALL TIMES. ALL PRUNING OR CUTTING TOOLS MUST BE STERILIZED BETWEEN TREES TO PREVENT THE SPREAD OF DISEASE.
14. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED. REFER TO THE CITY OF PFLUGERVILLE TREE TECHNICAL MANUAL FOR APPROPRIATE REMOVAL METHODS.
15. DEVIATIONS FROM THE ABOVE NOTES ARE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
16. (PRE-CONSTRUCTION CONFERENCE) THE DEMOLITION, GRADING AND UNDERGROUND CONTRACTORS CONSTRUCTION SUPERINTENDENT AND OTHER PERTINENT PERSONNEL ARE REQUIRED TO MEET WITH THE CITY FORESTER AND/OR ADMINISTRATOR PRIOR TO BEGINNING WORK TO REVIEW PROCEDURES, TREE PROTECTION MEASURES AND TO ESTABLISH HAUL ROUTES, STAGING AREAS, CONTACTS, WATERING, ETC.
17. (VERIFICATION OF TREE PROTECTION) THE PROJECT ARBORIST, LANDSCAPE ARCHITECT OR CONTRACTOR SHALL VERIFY, IN WRITING, THAT ALL PRECONSTRUCTION CONDITIONS HAVE BEEN MET (TREE FENCING, EROSION CONTROL, PRUNING, ETC.) AND ARE IN PLACE. WRITTEN VERIFICATION MUST BE SUBMITTED TO AND APPROVED BY THE CITY FORESTOR OR THE ADMINISTRATOR BEFORE DEMOLITION OR GRADING BEGINS.

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TEXAS ONE CALL DIAL 811 or 800.245.4545 TEXAS811.org
LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND BASED ON OBSERVABLE SURFACE FEATURES ONLY. THE CONTRACTOR SHALL CONTACT THE ONECALL SYSTEM PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND DETERMINE THE EXACT LOCATION OF ALL UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED BY FAILURE TO LOCATE UTILITIES.

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS — WILLIAM BUZZELLI — 133535 — LICENSED PROFESSIONAL ENGINEER — 3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION PHASE 1 (PP2025-000430)
CAMERON RD & STEGER LN
PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANVE COMMUNITIES
17050 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: GENERAL NOTES

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 2 of 37
REV 0

CIVIL CONSTRUCTION PLANS

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

PRELIMINARY PLAN

CAMERON VALLEY SUBDIVISION
CITY OF PFLUGERVILLE
TEXAS, 78660

SURVEYOR'S CERTIFICATION
STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF :

THAT I, Richard Neubauer III, 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 UNER MY PERONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN ESEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

STATE OF TEXAS · REGISTERED · RICHARD L. NEUBAUER III · 6897 · PROFESSIONAL · SURVEYOR

Richard L Neubauer III 03/30/2026
RICHARD L. NEUBAUER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6897

PROJECT BENCHMARK				
POINT #	ELEVATION	NORTHING	EASTING	DESCRIPTION
1	608.91	10129522.76	3180624.15	CP IRON ROD SET W/CAP "UP CONTROL"
2	580.51	10130727.23	3181169.02	CP IRON ROD SET W/CAP "UP CONTROL"
3	603.39	10131182.97	3180206.21	TBM

LAND USE TABLE	
DESCRIPTION	AC
SINGLE FAMILY LOTS 1-206	33.99
ADDITIONAL LOTS	19.59
FEMA FLOODPLAIN DETENTION AREAS	6.86
LANDSCAPE	1.58
ROW	11.44
ROW DEDICATION	1.65
EASEMENTS ALONG CAMERON RD.	1.57
TOTAL	76.68

MEADOWLARK PRESERVE, LLC
LOT 34, BLOCK B, MEADOWLARK PRESERVE, PHASE 2
DOC. NO. 2021255886, O.P.R.

NOTES:
1. PROPERTY BOUNDARY SHOWN IS BASED ON ALTA SURVEY COMPLETED BY UP ENGINEERING & SURVEYING IN JULY 2024.
2. DRAINAGE ANALYSIS HAS NOT BEEN COMPLETED AND WILL BE NEEDED PRIOR TO FINALIZING ANY SITE PLAN.
3. ALL PARK, OPEN SPACE, DETENTION POND, LANDSCAPE, AND PASS THROUGH LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (HOA) ESTABLISHED FOR THIS SUBDIVISION. THE HOA SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND OPERATION OF SAID PRIVATE PARK AND OPEN SPACE AREAS. RESTRICTIVE COVENANTS SHALL BE FILED OF RECORD,ESTABLISHING THE HOA AND PROVIDING FOR THE ASSESSMENT AND COLLECTION OF DUES OR OTHER FUNDING MECHANISMS TO ENSURE THE CONTINUED MAINTENANCE AND OPERATION OF THESE PRIVATE FACILITIES. THE CITY OF PFLUGERVILLE SHALL HAVE NO RESPONSIBILITY OR OBLIGATION FOR MAINTENANCE, REPAIR, OR OPERATION OF THESE LOTS.

CAMERON VALLEY SUBDIVISION LOT TABLE			
	SIZE	LOTS	LOT TYPE
PHASE 1 (SF-R)	50'X125'	80	SINGLE FAMILY
	60'X125'	44	SINGLE FAMILY
	75'X125'	19	SINGLE FAMILY
	TOTAL SINGLE FAMILY	143	
	N/A	1	POND LOTS
	N/A	4	LANDSCAPE LOTS
	N/A	8	PRIVATE PARK/OPEN SPACE/ PASS THROUGH LOT
	N/A	1	COMMERCIAL LOTS
	GRAND TOTAL PHASE 1	157	
PHASE 2 (SF-R)	SIZE	LOTS	LOT TYPE
	50'X125'	53	SINGLE FAMILY
	60'X125'	8	SINGLE FAMILY
	75'X125'	2	SINGLE FAMILY
	TOTAL SINGLE FAMILY	63	
	N/A	0	POND LOTS
	N/A	2	LANDSCAPE LOTS
	N/A	1	PRIVATE PARK/OPEN SPACE/ PASS THROUGH LOT
	GRAND TOTAL PHASE 2	66	
Phase 3 (SF-M/U)	N/A	1	TOWNHOME/ DRIVE/SINGLE FAMILY/ COMBO
	N/A	0	LANDSCAPE LOTS
	N/A	0	PRIVATE PARK/AND/OPEN SPACE/LOT
	GRAND TOTAL PHASE 3	1	
Phase 4 (OB-1)	N/A	1	COMMERCIAL LOTS
	N/A	1	LANDSCAPE LOTS
	N/A	2	PRIVATE PARK/OPEN SPACE/ PASS THROUGH LOT
	GRAND TOTAL PHASE 4	4	
	PROJECT TOTAL	228	

LEGAL DESCRIPTION:

BEING TRACT 1, A 40.93-ACRE TRACT IN OUT OF THE G.B. ZIMPLEMAN AND J.V. BERGEN SURVEY NUMBER 285, ABSTACT NUMBER 2370, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THE CALLED 40.902 ACRE TRACT RECORDED IN VOL. 11833 PG. 562. TRAVIS COUNTY TEXAS, AND TRACT 2, A 35.79-ACRE TRACT IN THE G.B. ZIMPLEMAN AND J.V. BERGEN SURVEY NUMBER 285 ABSTRACT NUMBER 2370 AND THE THOMAS HANCOCK SURVEY NUMBER 392, BEING ALL OF THE CALLED 35.743 ACRE TRACT RECORDED IN DOCUMENT NO. 20150128370, TRAVIS COUNTY TEXAS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	193.41'	700.00'	15°49'52"	S70°14'28"E	192.80'
C2	186.72'	700.00'	15°16'59"	S70°30'54"E	186.17'

KEYNOTES
1. 2.5' WALL, FENCE, AND LANDSCAPE EASEMENT
2. PROPOSED 5' SIDEWALK
3. PROPOSED 6' SIDEWALK
4. PROPOSED 10' SIDEWALK

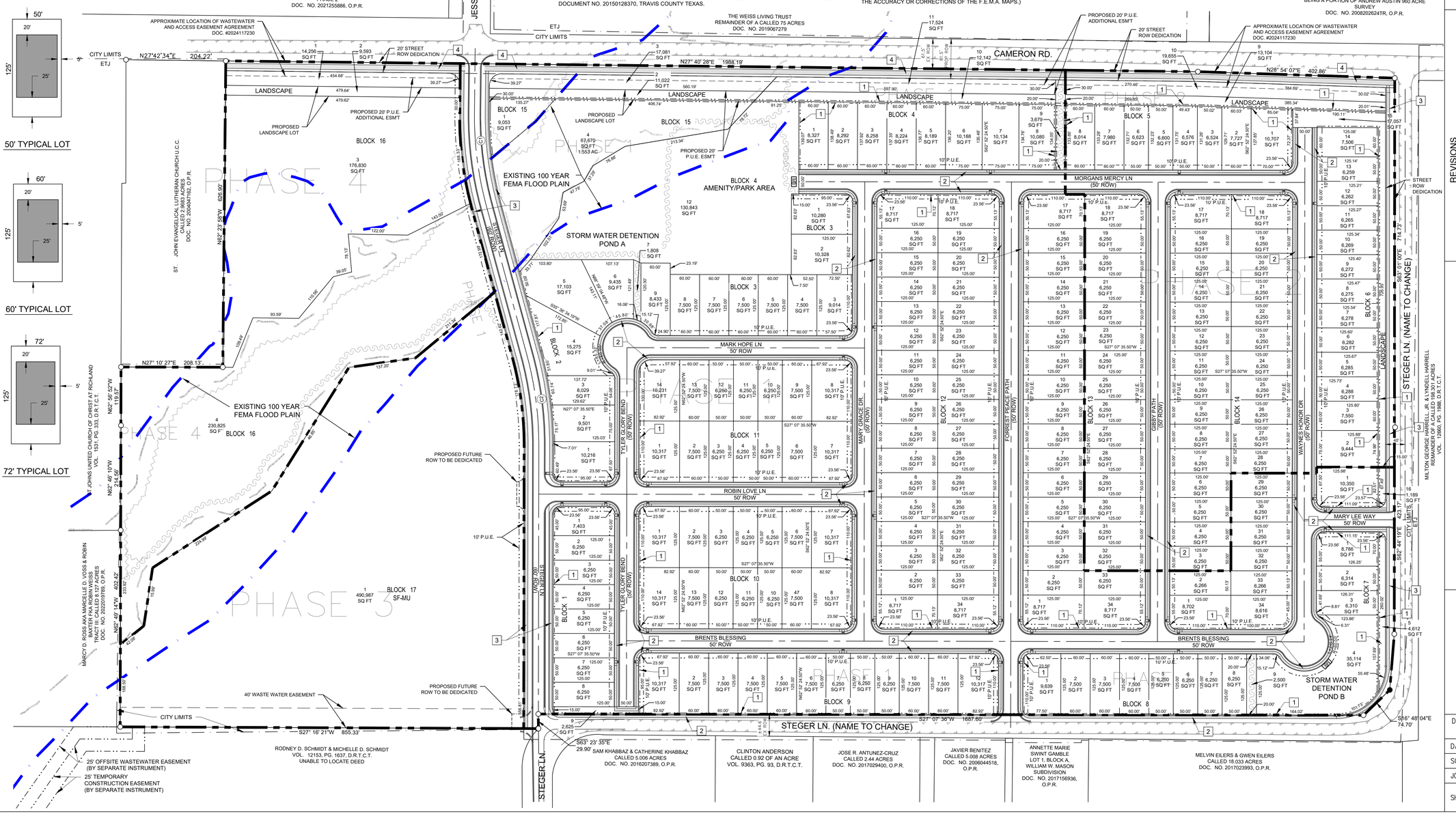
FLOODPLAIN INFORMATION:

A PORTION OF THE SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN THE FLOOD ZONE AREA "A" (NO BASE FLOOD ELEVATION DETERMINED), AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 48453C0295H, EFFECTIVE DATE: SEPTEMBER 26, 2008, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS. (SURVEYOR DOES NOT GURANTEE OR WARRANT THE ACCURACY OR CORRECTIONS OF THE F.E.M.A. MAPS.)

LEGEND
- EASEMENT
- CITY LIMITS
- FLOODPLAIN
- BOUNDARY
- STREET CENTERLINE
- PAVEMENT
- SET IRON ROD
- FND. IRON ROD
- PRIMARY 10' MOBILITY TRAIL TO BE BUILT WITH PHASE 1
- SECONDARY 5' PRIVATE HIKE/BIKE TRAIL TO BE BUILT WITH PHASE 1
- PROPOSED SIDEWALK
- PROPOSED MAILBOX

0 50' 100' 200'
SCALE: 1" =100'

PFLUGERVILLE ISD
BEING A PORTION OF ANDREW AUSTIN 960 ACRE SURVEY
DOC. NO. 2008202624TR, O.P.R.



Bowman
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TBPE Firm Registration No. F-14309
111 Tower Dr., Suite 325
San Antonio, Texas 78232
Phone: (210) 774-5504
www.bowman.com

REVISIONS		
REVISION	DESCRIPTION	DATE

DESIGN	DRAWN	CHKD

DATE: 03/30/2026
SCALE:
JOB No.
SHEET NO. 3 of 37

V:\PLS\HORIZ\26002 PFLUGERVILLE SF SUBDIVISION\CONSULTANT DOCS\SURVEY\20260330\BCG - PRELIMINARY PLAN.dwg, PRELIM PLAN, March 30, 2026, 1:45 PM, David Morales

VPE GENERAL NOTES

NOTE:
1. CITY OF PFLUGERVILLE GENERAL NOTES TO SUPERSEDE VPE GENERAL NOTES WHEN CONFLICT ARISE.

OVERALL:
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST, IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED,
2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE VPE GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY,
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW ANY DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK, NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IF IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS,
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS. COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT ARE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM. SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES. JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC...) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (VPE) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE LATEST ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC...,) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND IMPROVEMENTS. ANY FOUND SHALL BE REPORTED TO VPE IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC.,. TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC.,. THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES,
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY,
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR,

46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS,
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING,
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING,
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN,
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS,
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:
1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE (AND DISTURBANCE,
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000".
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES. BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE,
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED,
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING,
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER,
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT, THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN,
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER,
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY,
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS.

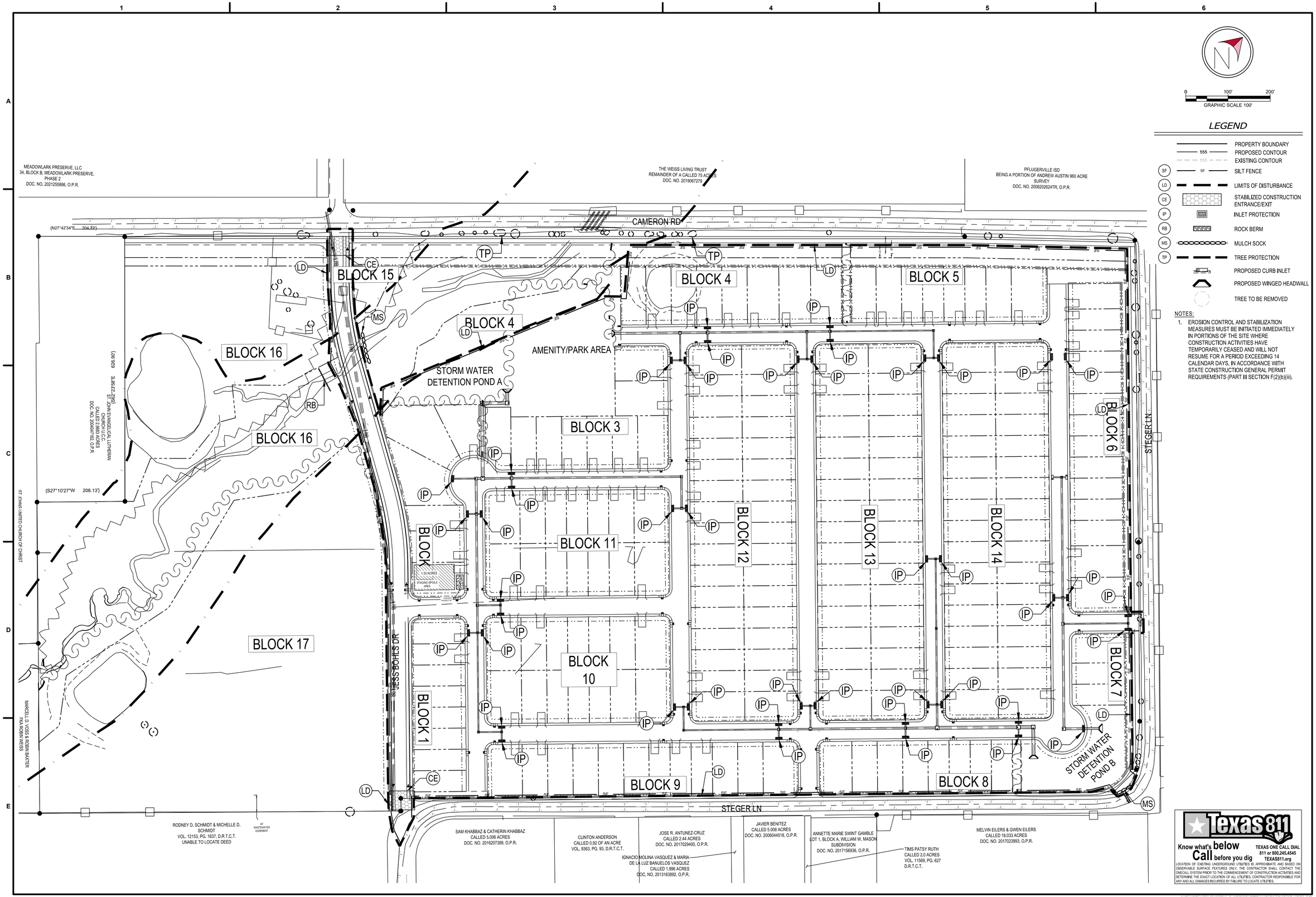
ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY, AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP,
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS, IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE
21. AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE,
22. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE,
23. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES,
24. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER,
25. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:
1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT, A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:
1. VPE IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. VPE DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED, THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNER OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR. NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:
a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER.
b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER.
c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO THE START OF ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. VPE DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

GRADING:
1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN AND MAINTAIN A CITY GRADING PERMIT.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEI

1
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A
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D
E
MEADOWLARK PRESERVE, LLC
LOT 1A, BLOCK A, MEADOWLARK
PRESERVE SUBDIVISION
DOC. NO. 2021235866, O.P.R.
THE WEISS LIVING TRUST
REMAINDER OF A CALLED 75 ACRES
DOC. NO. 2009087379
PFLUGERVILLE ISD
BEING A PORTION OF ANDREW
AUSTIN 960 ACRE SURVEY
DOC. NO. 2006200247R, O.P.R.
(N27°42'34"E 204.22')
N27°42'34"E 204.22'
N27°40'28"E 1,995.19'
(N28°06'11"E 402.84')
N28°54'07"E 402.86'
REMOVE EXISTING FENCE
REMOVE EXISTING STRUCTURES
(S27°10'27"W 208.13')
N27°10'27"E 208.13'
(S30°19'27"W 2,603.23')
N27°07'30"E 2,605.91'
[N27°07'32"E 2,605.91']
[S27°15'57"W 855.13']
S27°16'21"W 855.33'
[S63°03'32"E 29.89']
S63°23'35"E 29.90'
[S27°07'29"W 1,687.51']
S27°07'36"W 1,687.60'
FL 24" CMP
INV=577.07
INV=577.10
RODNEY D. SCHMIDT &
MICHELLE D. SCHMIDT
VOL. 9363, PG. 1637,
D.R.T.C.T.
UNABLE TO LOCATE DEED
SAM KHABBAZ & CATHERIN
ROABBAZ
CALLED 5.004 ACRES
DOC. NO. 2018207389,
O.P.R.
CLINTEN ANDERSON
CALLED 0.92 OF AN ACRE
VOL. 9363, PG. 63,
D.R.T.C.T.
JOSE R. ANTUNEZ-CRUZ
CALLED 2.44 ACRES
DOC. NO. 2017029400,
O.P.R.
JAVIER BENITEZ
CALLED 5.008 ACRES
DOC. NO. 2006044518,
O.P.R.
ANNETTE MARIE SWINT
GAMBLE
LOT 1, BLOCK A, MILLIUM
ESTATES SUBDIVISION
DOC. NO. 2017156936,
O.P.R.
MELVIN ELKINS & OMEN
ELKINS
CALLED 10.000 ACRES
DOC. NO. 2007023993,
O.P.R.
DOC. NO. 2021235866, O.P.R.
DOC. NO. 2021235866, O.P.R.
DOC. NO. 2021235866,



NOTES:

1. EROSION CONTROL AND STABILIZATION MEASURES MUST BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS, IN ACCORDANCE WITH STATE CONSTRUCTION GENERAL PERMIT REQUIREMENTS (PART III SECTION F(2)(b)(iii).

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LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND BASED ON OBSERVABLE SURFACE FEATURES ONLY. THE CONTRACTOR SHALL CONTACT THE ONECALL SYSTEM PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND DETERMINE THE EXACT LOCATION OF ALL UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED BY FAILURE TO LOCATE UTILITIES.

REVISIONS			
REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

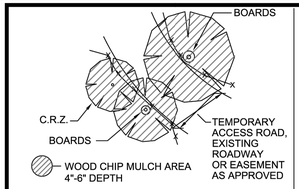
VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

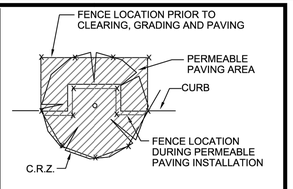
PROJECT: CAMERON VALLEY SUBDIVISION PHASE 1 (PP2025-000430)
ADDRESS: 17000 CAMERON RD, PFLUGERVILLE, TEXAS 78660
APPLICANT: MANCANVE COMMUNITIES 17000 WATERSPRITE LAKES RD. BOCA RATON, FL 33496
TITLE: EROSION CONTROL PLAN

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 6
REV 0
of 37

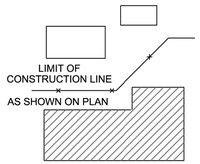
25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION
CIVIL CONSTRUCTION PLANS



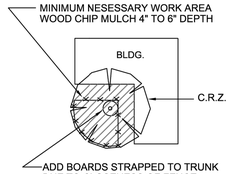
LINEAR CONSTRUCTION THROUGH TREES



TREES IN PAVING AREA

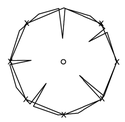


NATURAL AREAS

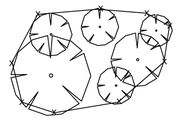


TREES NEAR CONSTRUCTION ACTIVITY

CRITICAL ROOT ZONE (C.R.Z.)
RADIUS = 1 FT. PER INCH OF TRUNK DIAMETER

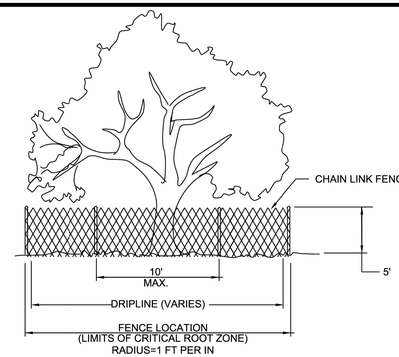


INDIVIDUAL TREE

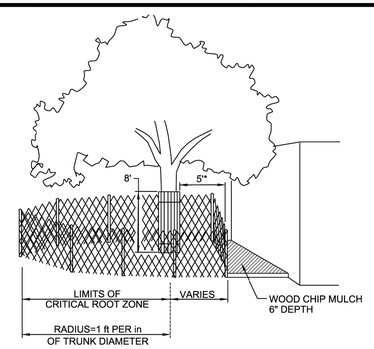


GROUP OF TREES

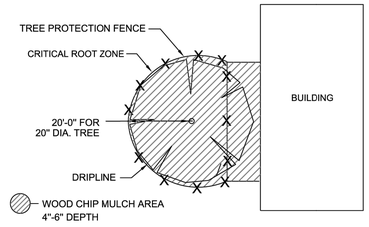
ISSUE DATE:	CITY OF PFLUGERVILLE	610S-1
REVISIONS	TREE PROTECTION FENCE LOCATIONS	
DATE / APPROVED / DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
SCALE: N.T.S.	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



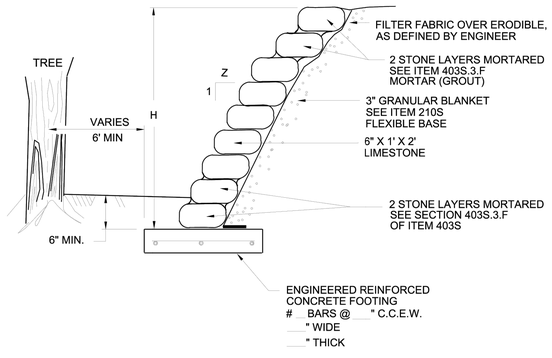
ISSUE DATE:	CITY OF PFLUGERVILLE	610S-2
REVISIONS	TREE PROPTECTION FENCE TYPE A - CHAIN LINK	
DATE / APPROVED / DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
SCALE: N.T.S.	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.



ISSUE DATE:	CITY OF PFLUGERVILLE	610S-4
REVISIONS	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	
DATE / APPROVED / DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
SCALE: N.T.S.	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



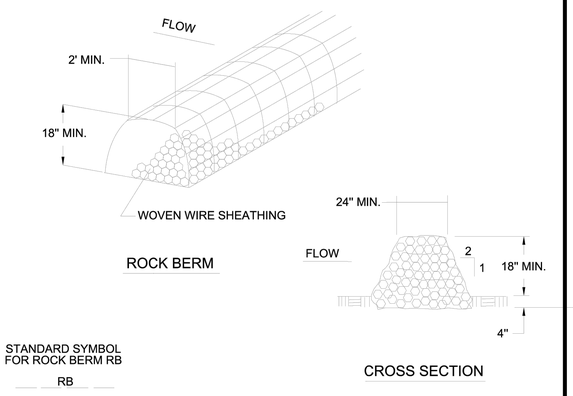
THIS STANDARD APPLIES ONLY UNDER THE FOLLOWING CONDITIONS:

A. H AND Z ARE SPECIFIED ON THE DRAWING.
B. GROUNDWATER IS NO HIGHER THAN THE BOTTOM OF THE FOOTING.
C. THE MATERIAL BELOW THE FOOTING IS FIRM AND STABLE.
D. THE MATERIAL BEHIND THE WALL HAS A LEVEL SURFACE.
E. THE MATERIAL IN FRONT OF THE WALL HAS A SLOPE NO STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL.
F. THE FACE OF THE WALL IS NO STEEPER THAN 1 HORIZONTAL TO 2 VERTICAL.
G. SURCHARGE LOADS BEHIND THE WALL ARE NO CLOSER THAN DISTANCE H FROM THE TOP OF WALL.

NOTES:

1. DESIGN AND CONSTRUCTION OF ROCK WALL SHALL CONFORM TO THE REQUIREMENTS OF CITY CODE 16-7-2, PLACEMENT OF FENCES IN STREET CORNER AREAS, AND THE CITY OF PFLUGERVILLE TRANSPORTATION CRITERIA MANUAL FOR MINIMUM SIGHT DISTANCE.
2. CONCRETE SHALL CONFORM TO ITEM 403S,"CONCRETE FOR STRUCTURES".

ISSUE DATE:	CITY OF PFLUGERVILLE	610S-6 1 OF 2
REVISIONS	SLOPE PROTECTION AND TREE WELLS	
DATE / APPROVED / DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
SCALE: N.T.S.	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

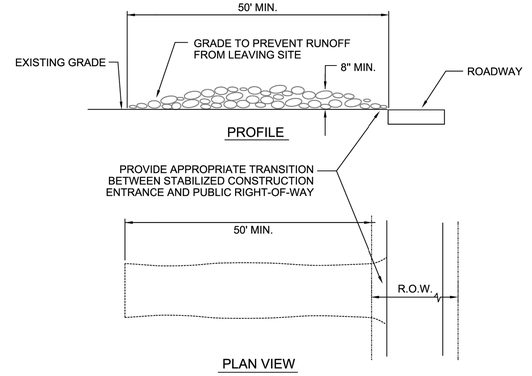


STANDARD SYMBOL FOR ROCK BERM RB
RB

NOTES:

1. USE ONLY OPEN GRADED ROCK 3" to 5" DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 1" OPENING AND MINIMUM WIRE DIAMETER OF 20 GAUGE.
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 6", WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTATION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

ISSUE DATE:	CITY OF PFLUGERVILLE	639S-1
REVISIONS	ROCK BERM	
DATE / APPROVED / DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
SCALE: N.T.S.	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



NOTES:

1. STONE SIZE: 3"-5" OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 50'.
3. THICKNESS: NOT LESS THAN 8".
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

ISSUE DATE:	CITY OF PFLUGERVILLE	641S-1
REVISIONS	STABILIZED CONSTRUCTION ENTRANCE	
DATE / APPROVED / DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
SCALE: N.T.S.	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

REVISIONS

REV	DATE	DESCRIPTION	INIT

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

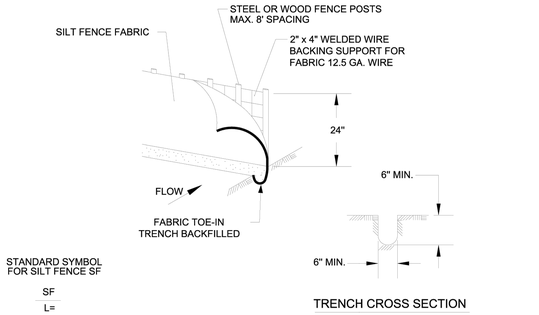
PROJECT: CAMERON VALLEY SUBDIVISION PHASE 1 (PP2025-000430)
PARKER ROAD
PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANVE COMMUNITIES
17000 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: EROSION CONTROL DETAILS (1 OF 2)

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 7 of 37
REV 0

CIVIL CONSTRUCTION PLANS



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 12 INCHES. IF WOOD POSTS CANNOT ACHIEVE 12 INCHES DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH MUST BE A MINIMUM OF 6" DEEP AND 6" WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6". THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

ISSUE DATE:		
REVISIONS		
DATE	APPROVED	DRAWN

SCALE: N.T.S.

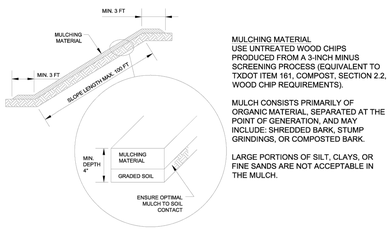
CITY OF PFLUGERVILLE

642S-1

SILT FENCE

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



MULCHING MATERIAL
USE UNTREATED WOOD CHIPS PRODUCED FROM A 3-INCH MINUS SCREENING PROCESS (EQUIVALENT TO TXDOT ITEM 161, COMPOST, SECTION 2.2, WOOD CHIP REQUIREMENTS).

MULCH CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, OR COMPOSTED BARK.

LARGE PORTIONS OF SILT, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MULCH.

NOTES:

1. MULCHING ON SLOPES OF 3:1 OR FLATTER USE A MINIMUM DEPTH OF 4 INCHES.
2. MULCHING IS PERFORMED AFTER GRADING AND SOIL SURFACE PREPARATION IS COMPLETED. THE EFFECTIVENESS OF THE MULCHING MATERIAL DEPENDS ON GOOD CONTACT BETWEEN THE SOIL AND MULCHING MATERIAL. PROVIDE A SMOOTH MULCHING APPLICATION SURFACE BY TRACKING, ROLLING, RAKING, ETC. TO ENSURE OPTIMAL MULCH TO SOIL CONTACT.
3. APPLY MULCHING MATERIAL A MINIMUM OF 3 FEET OVER THE SHOULDER AND BEYOND THE BASE OF THE SLOPE OR INTO EXISTING VEGETATION WHERE POSSIBLE TO PREVENT RILL FORMATION AND TRANSPORT OF THE MATERIAL. THE MULCHING MATERIAL SHALL BE PLACED EVENLY AND UNIFORMLY TO PROVIDE 100% COVERAGE.
4. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH; IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.
5. THE MULCHED AREA SHALL BE INSPECTED REGULARLY AND AFTER EACH LARGE RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE INMMEDIATELY, WITH ADDITONAL MULCHING MATERIAL PLACED ON TOP OF THE MULCH TO REACH THE RECOMMENDED THICKNESS.
6. WHEN THE MULCH IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED.

ISSUE DATE:		
REVISIONS		
DATE	APPROVED	DRAWN

SCALE: N.T.S.

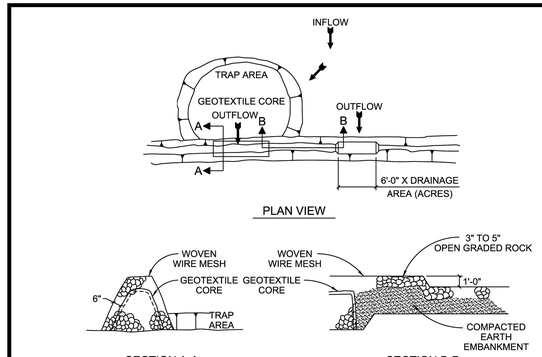
CITY OF PFLUGERVILLE

645S-1

MULCHING

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



INSTALLATION:

- LOCATE THE SEDIMENT TRAP SO AS TO DISTURB AS FEW TREES AS POSSIBLE.
- CLEAR AND GRUB THE AREA UNDER THE EMBANKMENT OF ALL VEGETATION AND ROOT MATS.
- LAYOUT THE WIRE MESH AND THEN THE GEOTEXTILE FABRIC.
- CONSTRUCT THE GEOTEXTILE CORE AND CORRESPONDING ROCK EMBANKMENT TO THE DESIGNATED HEIGHT AND CONFIGURATION.
- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN WALKED ACROSS THE STRUCTURE RETAINS IT'S SHAPE. SECURE WITH TIE WIRE.
- PLACE THE EMBANKMENT MATERIAL IN 8 TO 12 INCH LIFTS AND MACHINE COMPACT.

INSPECTION AND MAINTENANCE GUIDELINES:

- INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. REPAIR SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
- TRASH AND OTHER DEBRIS SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO HALF OF THE DESIGN DEPTH OF THE TRAP.
- SEDIMENT REMOVED FROM THE TRAP SHALL BE DEPOSITED IN AN APPROVED SPOILS AREA AND IN SUCH A MANNER THAT IT WILL NOT CAUSE ADDITIONAL SILTATION.

ISSUE DATE:		
REVISIONS		
DATE	APPROVED	DRAWN

SCALE: N.T.S.

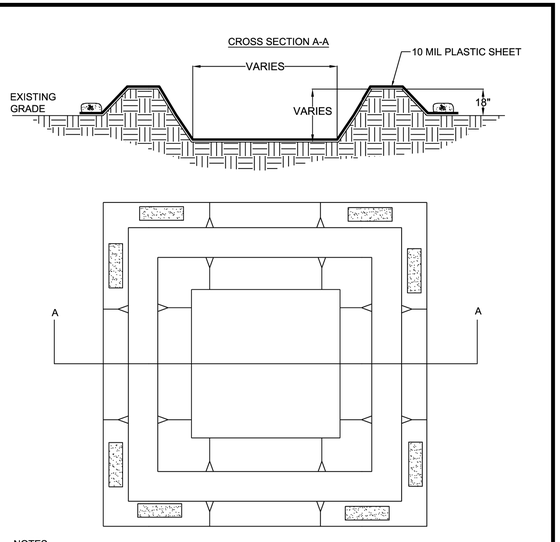
CITY OF PFLUGERVILLE

650S-1

SEDIMENT TRAP

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



NOTES:

1. SET LENGTH AND WIDTH AS NECESSARY TO PROVIDE ADEQUATE SPACE FOR WASHOUT ACTIVITIES.
2. IF RESTRICTED BY DEPTH DUE TO BELOW GRADE APPURTENANCES, PLACE EARTHEN BERMS AT GRADE.
3. USE EXCAVATED MATERIAL TO CREATE EARTHEN BERMS SURROUNDING THE AREA TO BE DESIGNATED AS A CONCRETE WASHOUT.
4. PLACE 10MIL OR GREATER PLASTIC SHEETING.
5. SECURE SHEETING ON OUTSIDE OF BERM AREA USING SAND BAGS OR ROCK EQUIVALENT.

ISSUE DATE:		
REVISIONS		
DATE	APPROVED	DRAWN

SCALE: N.T.S.

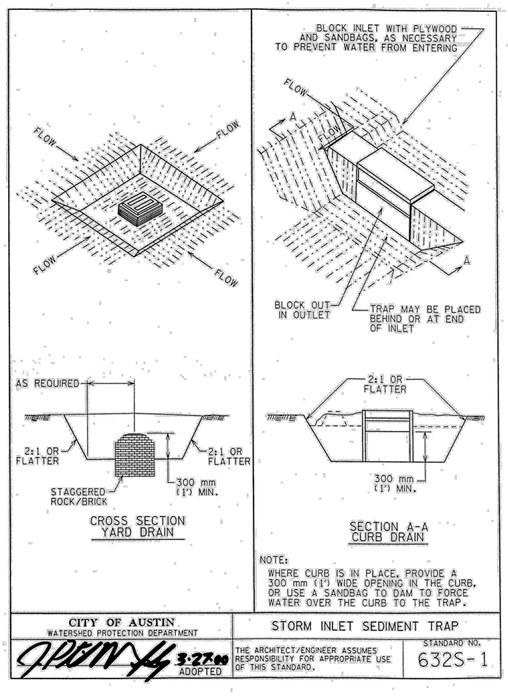
CITY OF PFLUGERVILLE

650S-3

CONCRETE TRUCK WASHOUT

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



NOTE:
WHERE CURB IS IN PLACE, PROVIDE A 300 mm (1') WIDE OPENING IN THE CURB, OR USE A SANDBAG TO DAM TO FORCE WATER OVER THE CURB TO THE TRAP.

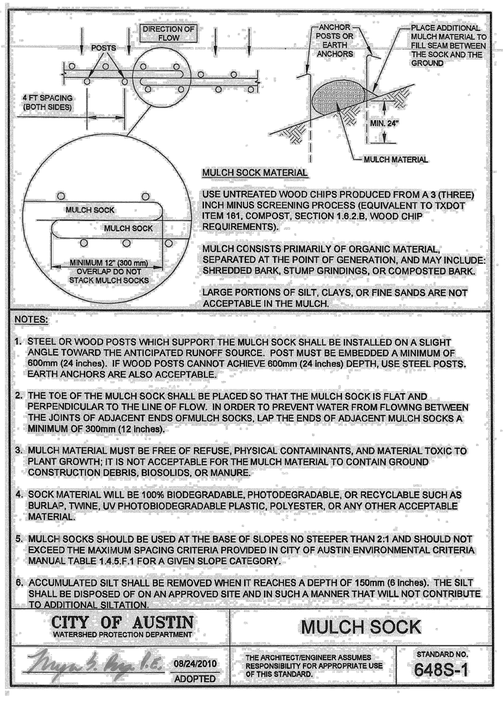
CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

3-27-00
ADOPTED

STORM INLET SEDIMENT TRAP

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 632S-1



MULCH SOCK MATERIAL

USE UNTREATED WOOD CHIPS PRODUCED FROM A 3 (THREE) INCH MINUS SCREENING PROCESS (EQUIVALENT TO TXDOT ITEM 161, COMPOST, SECTION 1.6.2.B, WOOD CHIP REQUIREMENTS).

MULCH CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, OR COMPOSTED BARK.

LARGE PORTIONS OF SILT, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MULCH.

NOTES:

1. STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 600mm (24 inches). IF WOOD POSTS CANNOT ACHIEVE 600mm (24 inches) DEPTH, USE STEEL POSTS. EARTH ANCHORS ARE ALSO ACCEPTABLE.
2. THE TOE OF THE MULCH SOCK SHALL BE PLACED SO THAT THE MULCH SOCK IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. IN ORDER TO PREVENT WATER FROM FLOWING BETWEEN THE JOINTS OF ADJACENT ENDS OFMULCH SOCKS, LAP THE ENDS OF ADJACENT MULCH SOCKS A MINIMUM OF 300mm (12 inches).
3. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH; IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.
4. SOCK MATERIAL WILL BE 100% BIODEGRADABLE, PHOTODEGRADABLE, OR RECYCLABLE SUCH AS BURLAP, TWINE, UV PHOTOBIODEGRADABLE PLASTIC, POLYESTER, OR ANY OTHER ACCEPTABLE MATERIAL.
5. MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES NO STEEPER THAN 2:1 AND SHOULD NOT EXCEED THE MAXIMUM SPACING CRITERIA PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL TABLE 1.4.5.F.1 FOR A GIVEN SLOPE CATEGORY.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

08/24/2010
ADOPTED

MULCH SOCK

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 648S-1

REVISIONS

REV	DATE	DESCRIPTION	INIT

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
2455 FM 685
PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANVE COMMUNITIES
17060 WATERSPRITE LAKES RD. BOCA RATON, FL 33486

TITLE: EROSION CONTROL DETAILS (2 OF 2)

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 8
REV 0
of 37

CIVIL CONSTRUCTION PLANS

P:\PFLUGERVILLE\25002 PFLUGERVILLE SF SUBDIVISION\DRAWINGS\CIVIL\EROSION\EC2.DWG

LEGEND

- SAVED TREES
- REMOVED TREES

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TEXAS811.org

LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND BASED ON OBSERVABLE SURFACE FEATURES ONLY. THE CONTRACTOR SHALL CONTACT THE ONECALL SYSTEM PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND DETERMINE THE EXACT LOCATION OF ALL UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED BY FAILURE TO LOCATE UTILITIES.

REV	DATE	DESCRIPTION	INIT

REVISIONS

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
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VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: **CAMERON VALLEY SUBDIVISION**
PHASE 1 (PP2025-000430)
CAMERON RD.
PFLUGERVILLE, TEXAS 78660

APPLICANT: **MANCANVE COMMUNITIES**
17000 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: **TREE PROTECTION PLAN**

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 9 of 37
REV 0

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

CIVIL CONSTRUCTION PLANS

TREE SURVEY				
POINT	DIAMETER (IN.)	CRZ (FT)	SPECIES	ONSITE (ON) / OFFSITE (OFF)
8702	11	11	CEDAR	OFF
8762	11	11	HACKBERRY	OFF
8763	11	11	HACKBERRY	OFF
8764	9	9	HACKBERRY	OFF
8765	12	12	HACKBERRY	OFF
9570	20	20	ASH	ON
9571	16	16	LIVE OAK	ON
9697	10	10	CEDAR	ON
9865	18	18	HACKBERRY	ON
10112	11	11	CHITTAMWOOD	ON
10113	19	19	HACKBERRY	ON
10114	19-13	26	MESQUITE	ON
10115	9	9	HACKBERRY	ON
10116	16-10-10	26	MESQUITE	ON
10117	10	10	HACKBERRY	ON
10118	11-11-9	21	MESQUITE	ON
10119	20	20	MESQUITE	ON
10120	14	14	HACKBERRY	ON
10121	14	14	HACKBERRY	ON
10122	9	9	HACKBERRY	ON
10123	17	17	HACKBERRY	ON
10124	19	19	HACKBERRY	ON
10125	11	11	HACKBERRY	ON
10126	15	15	HACKBERRY	ON
10171	12	12	HACKBERRY	ON
10172	18	18	BUR OAK	ON
10173	10-9	15	HACKBERRY	ON
10174	10	10	CEDAR ELM	ON
10175	10	10	HACKBERRY	ON
10176	10-10	15	HACKBERRY	ON
10201	11	11	CEDAR	OFF
10207	10	10	HACKBERRY	OFF
10232	16.5-15	24	MULBERRY	OFF
11355	14	14	HACKBERRY	OFF
11375	10-8-8	18	HACKBERRY	OFF
11385	14	14	HACKBERRY	OFF
11386	26	26	HACKBERRY	OFF
11388	14	14	HACKBERRY	OFF
11389	14	14	HACKBERRY	OFF

TREE SURVEY				
	DIAMETER (IN.)	CRZ (FT)	SPECIES	ONSITE (ON) / OFFSITE (OFF)
11390	11.5-10	17	HACKBERRY	OFF
11391	20	20	HACKBERRY	OFF
11392	23	23	HACKBERRY	OFF
11393	11	11	HACKBERRY	OFF
11394	11	11	HACKBERRY	OFF
11395	9	9	HACKBERRY	OFF
11402	15-12	21	CEDAR	OFF
11440	19	19	HACKBERRY	OFF
11443	16-15-9-9-9	37	MESQUITE	ON
11540	11	11	HACKBERRY	ON
11541	9	9	HACKBERRY	ON
11551	8-8-7	16	MESQUITE	ON
11552	8-7-7-7-5	21	MESQUITE	ON
11553	16	16	HACKBERRY	ON
11554	14	14	HACKBERRY	ON
11555	16	16	HACKBERRY	ON
11556	20	20	MESQUITE	ON
13001	14	14	ASH	OFF
13002	12-6	15	ASH	OFF
13003	9-8-7-4	19	HACKBERRY	OFF
13004	9	9	HACKBERRY	OFF
13005	8-7-6-5-5	20	CEDAR	OFF
13006	12-5	17	HACKBERRY	OFF
13007	16-7-7	25	HACKBERRY	OFF
13008	9-4	11	HACKBERRY	ON
13009	8-6	11	HACKBERRY	ON
13010	8-8	12	HACKBERRY	ON
13011	8	8	GUM-BUMELIA	ON
13012	8	8	HACKBERRY	ON
13013	10	10	HACKBERRY	ON
13014	8	8	HACKBERRY	ON
13015	8	8	HACKBERRY	ON
13016	11-7	15	HACKBERRY	ON
13017	9	9	HACKBERRY	ON
13018	9-5-5	14	HACKBERRY	ON
13019	9-8-4-4-4-4	21	HACKBERRY	ON
13020	13	13	ASH	ON
13021	12-8-8	20	GUM-BUMELIA	ON
13022	8	8	HACKBERRY	ON

TREE SURVEY				
POINT	DIAMETER (IN.)	CRZ (FT)	SPECIES	ONSITE (ON) / OFFSITE (OFF)
13023	9	9	HACKBERRY	ON
13024	8	8	HACKBERRY	ON
13025	10	10	HACKBERRY	ON
13026	9	9	HACKBERRY	ON
13027	10	10	HACKBERRY	ON
13028	9-6	12	HACKBERRY	ON
13029	9-7	14	HACKBERRY	ON
13030	8	8	HACKBERRY	ON
13031	8	8	HACKBERRY	ON
13032	9	9	HACKBERRY	ON
13033	8	8	HACKBERRY	ON
13034	8-6	11	HACKBERRY	ON
13035	9	9	HACKBERRY	ON
13036	10	10	HACKBERRY	ON
13037	11	11	HACKBERRY	ON
13038	10	10	HACKBERRY	ON
13039	11	11	HACKBERRY	ON
13040	15	15	HACKBERRY	ON
13041	8-6	11	HACKBERRY	ON
13042	8	8	HACKBERRY	ON
13043	10-5-5-4	17	HACKBERRY	ON
13044	8-4	6	HACKBERRY	ON
13045	14-8-6-5	24	HACKBERRY	ON
13046	8	8	HACKBERRY	ON
13047	14	14	HACKBERRY	ON
13048	8-7	12	HACKBERRY	ON
13049	18	18	HACKBERRY	ON
13050	18	18	HACKBERRY	ON
13054	8	8	HACKBERRY	ON
13055	8-6	11	HACKBERRY	ON
13056	8-8-8	16	HACKBERRY	ON
13057	8-6-4-4	15	HACKBERRY	ON
13058	10	10	HACKBERRY	ON
13059	8-6	11	HACKBERRY	ON
13060	11	11	HACKBERRY	ON
13061	12	12	HACKBERRY	ON
13062	14	14	ELM	ON
13063	8-8	12	HACKBERRY	ON
13064	10	10	HACKBERRY	ON
13065	8	8	HACKBERRY	ON

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REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
FIRM No. F-23395
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AUSTIN, TEXAS 78702

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PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
CAMERON ROAD
PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANVE COMMUNITIES
17050 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: TREE TABLES

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 10 of 37
REV 0

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION
VPE PROJECT NO. 25002
CIVIL CONSTRUCTION PLANS

TREE SURVEY (ONSITE)

PROTECTION STATUS AND CLASS	PROPOSED REMOVAL (X) OR CREDIT (C)	TREE #	SIZE (INCHES)	SPECIES	MITIGATION (REPLACEMENT INCHES: REMOVED INCHES)		CREDIT (PRESERVED INCHES: CREDIT INCHES)	
					RATIO	INCHES REQUIRED	RATIO	INCHES CREDIT
P - Class 3	C	9570	20	ASH			2:1	40
P - Class 2	C	9571	16	LIVE OAK			1:1	16
NP - Class 1	X	9697	10	CEDAR	N/A	0		
NP - Class 1	X	9865	18	HACKBERRY	N/A	0		
P - Class 2	X	10112	11	CHITTAMWOOD	1:1	11		
NP - Class 1	X	10113	19	HACKBERRY	N/A	0		
P - Class 2	X	10114	8	MESQUITE	1:1	8		
NP - Class 1	X	10115	8.5	HACKBERRY	N/A	0		
P - Class 4	X	10116	26	MESQUITE	2.5:1	65		
NP - Class 1	X	10117	10	HACKBERRY	N/A	0		
P - Class 3	X	10118	21	MESQUITE	2:1	42		
P - Class 3	X	10119	20	MESQUITE	2:1	40		
NP - Class 1	X	10120	13.5	HACKBERRY	N/A	0		
NP - Class 1	X	10121	13.5	HACKBERRY	N/A	0		
NP - Class 1	X	10122	9	HACKBERRY	N/A	0		
NP - Class 1	X	10123	17	HACKBERRY	N/A	0		
NP - Class 1	X	10124	18.5	HACKBERRY	N/A	0		
NP - Class 1	X	10125	10.5	HACKBERRY	N/A	0		
NP - Class 1	X	10126	15	HACKBERRY	N/A	0		
NP - Class 1	C	10171	11.5	HACKBERRY			N/A	0
P - Class 2	C	10172	17.5	RED OAK			1:1	17.5
P - Class 2	C	10173	14.5	RED OAK			1:1	14.5
NP - Class 1	C	10174	10	CEDAR			N/A	0
NP - Class 1	C	10175	9.5	HACKBERRY			N/A	0
NP - Class 1	C	10176	15	HACKBERRY			N/A	0
P - Class 4	C	11443	37	MESQUITE			2.5:1	92.5
NP - Class 1	X	11540	11	HACKBERRY	N/A	0		
NP - Class 1	X	11541	8.5	HACKBERRY	N/A	0		
P - Class 2	X	11551	15.5	MESQUITE	1:1	15.5		
P - Class 3	X	11552	21	MESQUITE	2:1	42		
NP - Class 1	X	11553	15.5	HACKBERRY	N/A	0		
NP - Class 1	X	11554	14	HACKBERRY	N/A	0		
NP - Class 1	X	11555	15.5	HACKBERRY	N/A	0		
P - Class 3	X	11556	20	MESQUITE	2:1	40		
NP - Class 1	X	13007	25	HACKBERRY	N/A	0		
NP - Class 1	C	13008	11	HACKBERRY			N/A	0
NP - Class 1	C	13009	11	HACKBERRY			N/A	0
NP - Class 1	C	13010	12	HACKBERRY			N/A	0
P - Class 2	C	13011	8	GUM-BUMELIA			1:1	8
NP - Class 1	C	13012	8	HACKBERRY			N/A	0
NP - Class 1	C	13013	10	HACKBERRY			N/A	0
NP - Class 1	C	13014	8	HACKBERRY			N/A	0
NP - Class 1	C	13015	8	HACKBERRY			N/A	0
NP - Class 1	C	13016	14.5	HACKBERRY			N/A	0
NP - Class 1	C	13017	9	HACKBERRY			N/A	0
NP - Class 1	C	13018	14	HACKBERRY			N/A	0
NP - Class 1	C	13019	21	HACKBERRY			N/A	0
P - Class 2	C	13020	13	ASH			1:1	13
P - Class 3	C	13021	20	GUM-BUMELIA			2:1	40
NP - Class 1	C	13022	8	HACKBERRY			N/A	0
NP - Class 1	C	13023	9	HACKBERRY			N/A	0
NP - Class 1	C	13024	8	HACKBERRY			N/A	0
NP - Class 1	C	13025	10	HACKBERRY			N/A	0
NP - Class 1	C	13026	9	HACKBERRY			N/A	0
NP - Class 1	C	13027	10	HACKBERRY			N/A	0
NP - Class 1	C	13028	12	HACKBERRY			N/A	0
NP - Class 1	C	13029	13.5	HACKBERRY			N/A	0
NP - Class 1	C	13030	8	HACKBERRY			N/A	0
NP - Class 1	C	13031	8	HACKBERRY			N/A	0
NP - Class 1	C	13032	9	HACKBERRY			N/A	0
NP - Class 1	C	13033	8	HACKBERRY			N/A	0
NP - Class 1	C	13034	11	HACKBERRY			N/A	0
NP - Class 1	C	13035	9	HACKBERRY			N/A	0
NP - Class 1	C	13036	10	HACKBERRY			N/A	0
NP - Class 1	C	13037	11	HACKBERRY			N/A	0
NP - Class 1	C	13038	10	HACKBERRY			N/A	0
NP - Class 1	C	13039	11	HACKBERRY			N/A	0
NP - Class 1	C	13040	15	HACKBERRY			N/A	0
NP - Class 1	C	13041	11	HACKBERRY			N/A	0
NP - Class 1	C	13042	8	HACKBERRY			N/A	0
NP - Class 1	C	13043	17	HACKBERRY			N/A	0
NP - Class 1	C	13044	6	HACKBERRY			N/A	0
NP - Class 1	C	13045	23.5	HACKBERRY			N/A	0
NP - Class 1	C	13046	8	HACKBERRY			N/A	0
NP - Class 1	C	13047	14	HACKBERRY			N/A	0
NP - Class 1	C	13048	11.5	HACKBERRY			N/A	0
NP - Class 1	C	13049	18	HACKBERRY			N/A	0
NP - Class 1	C	13050	18	HACKBERRY			N/A	0
NP - Class 1	C	13054	8	HACKBERRY			N/A	0
NP - Class 1	C	13055	11	HACKBERRY			N/A	0
NP - Class 1	C	13056	16	HACKBERRY			N/A	0
NP - Class 1	C	13057	15	HACKBERRY			N/A	0
NP - Class 1	C	13058	10	HACKBERRY			N/A	0
NP - Class 1	C	13059	11	HACKBERRY			N/A	0
NP - Class 1	X	13060	11	HACKBERRY	N/A	0		
NP - Class 1	C	13061	12	HACKBERRY			N/A	0
P - Class 2	C	13062	14	ELM			1:1	14
NP - Class 1	C	13063	12	HACKBERRY			N/A	0
NP - Class 1	C	13064	10	HACKBERRY			N/A	0
NP - Class 1	C	13065	8	HACKBERRY			N/A	0

TREE DEFICIT (-) / CREDIT EXCESS (+)
-8 INCH

TREE SURVEY (OFFSITE)

PROTECTION STATUS AND CLASS	PROPOSED REMOVAL (X) OR CREDIT (C)	TREE #	SIZE (INCHES)	SPECIES	MITIGATION (REPLACEMENT INCHES: REMOVED INCHES)		CREDIT (PRESERVED INCHES: CREDIT INCHES)	
					RATIO	INCHES REQUIRED	RATIO	INCHES CREDIT
NP - Class 1	C	8702	10.5	CEDAR			N/A	0
NP - Class 1	C	8762	10.5	HACKBERRY			N/A	0
NP - Class 1	C	8763	11	HACKBERRY			N/A	0
NP - Class 1	C	8764	9	HACKBERRY			N/A	0
NP - Class 1	C	8765	12	HACKBERRY			N/A	0
NP - Class 1	C	10201	11	CEDAR			N/A	0
NP - Class 1	C	10207	10	HACKBERRY			N/A	0
P - Class 3	C	10232	24	MULBERRY			2:1	48
NP - Class 1	C	11355	14	HACKBERRY			N/A	0
NP - Class 1	C	11375	18	HACKBERRY			N/A	0
NP - Class 1	C	11385	13.5	HACKBERRY			N/A	0
NP - Class 1	C	11386	26	HACKBERRY			N/A	0
NP - Class 1	C	11388	14	HACKBERRY			N/A	0
NP - Class 1	C	11389	14	HACKBERRY			N/A	0
NP - Class 1	C	11390	16.5	HACKBERRY			N/A	0
NP - Class 1	C	11391	20	HACKBERRY			N/A	0
NP - Class 1	C	11392	23	HACKBERRY			N/A	0
NP - Class 1	C	11393	10.5	HACKBERRY			N/A	0
NP - Class 1	C	11394	11	HACKBERRY			N/A	0
NP - Class 1	C	11395	9	HACKBERRY			N/A	0
NP - Class 1	C	11402	21	CEDAR			N/A	0
NP - Class 1	C	11440	18.5	HACKBERRY			N/A	0
P - Class 2	C	13001	14	ASH			1:1	14
P - Class 2	C	13002	15	ASH			1:1	15
NP - Class 1	C	13003	18.5	HACKBERRY			N/A	0
NP - Class 1	C	13004	9	HACKBERRY			N/A	0
NP - Class 1	C	13005	19.5	CEDAR			N/A	0
NP - Class 1	C	13006	16.5	HACKBERRY			N/A	0

TREE DEFICIT (-) / CREDIT EXCESS (+)
77 INCH

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REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
3/27/2026

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VPE PROJECT NO. 25002

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

DWN BY: EH,SG,DM
CHK BY: WB

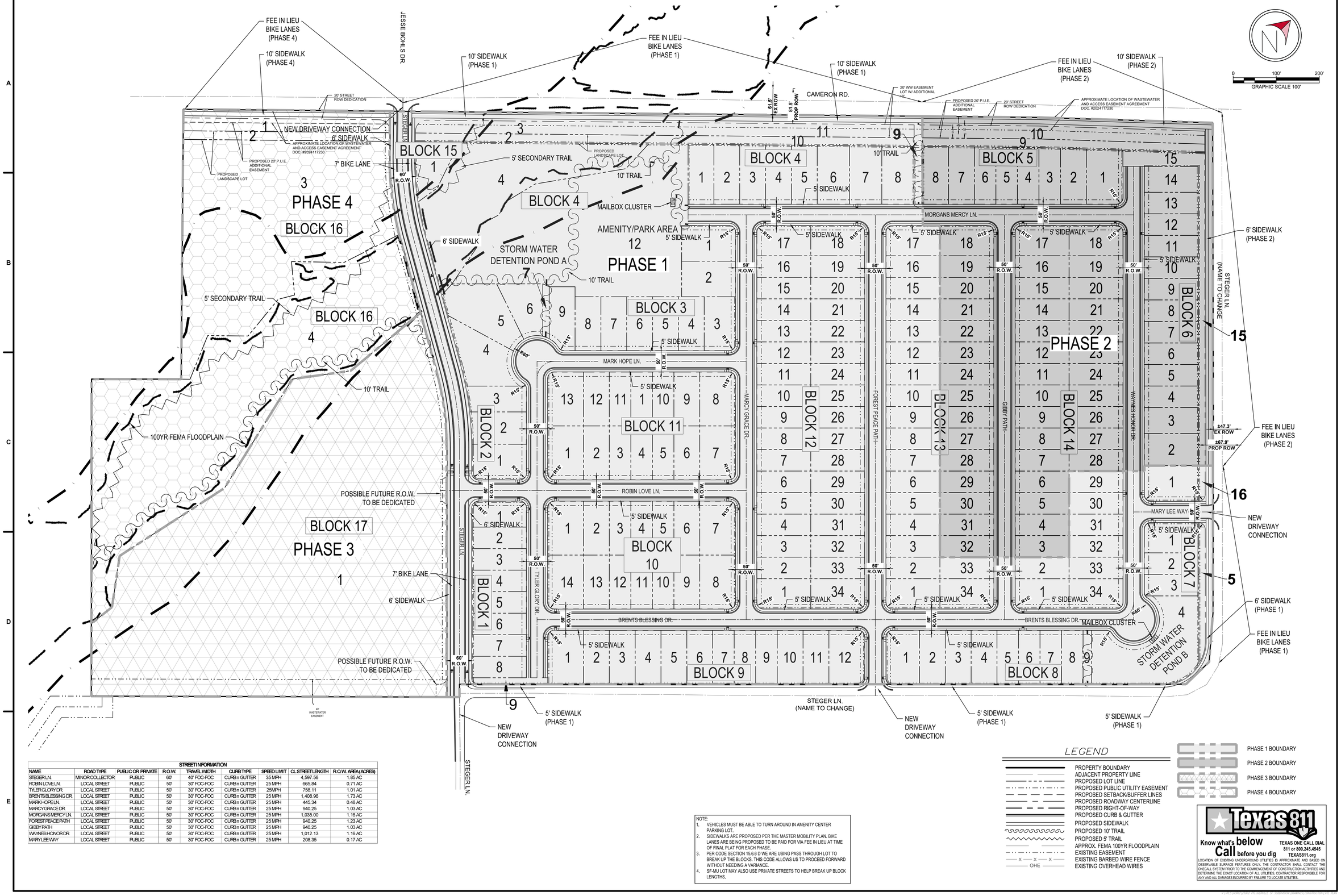
PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
CAMERON ROAD
PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANVE COMMUNITIES
17050 WATERSPRITE LAKES RD, BOCA RATON, FL 33496

TITLE: TREE MITIGATION CALCS

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 11 of 37
REV 0

CIVIL CONSTRUCTION PLANS



STREET INFORMATION								
NAME	ROAD TYPE	PUBLIC OR PRIVATE	R.O.W.	TRAVEL WIDTH	CURB TYPE	SPEED LIMIT	CL STREET LENGTH	R.O.W. AREA (ACRES)
STEGER LN.	MINOR COLLECTOR	PUBLIC	60'	40' FOC-FOC	CURB in GUTTER	35 MPH	4,597.56	1.85 AC
ROBIN LOVE LN.	LOCAL STREET	PUBLIC	50'	30' FOC-FOC	CURB in GUTTER	25 MPH	665.84	0.71 AC
TYLER GLORY DR.	LOCAL STREET	PUBLIC	50'	30' FOC-FOC	CURB in GUTTER	25MPH	758.11	1.01 AC
BRENTS BLESSING DR.	LOCAL STREET	PUBLIC	50'	30' FOC-FOC	CURB in GUTTER	25 MPH	1,408.96	1.73 AC
MARK HOPE LN.	LOCAL STREET	PUBLIC	50'	30' FOC-FOC	CURB in GUTTER	25 MPH	445.34	0.48 AC
MARCY GRACE DR.	LOCAL STREET	PUBLIC	50'	30' FOC-FOC	CURB in GUTTER	25 MPH	940.25	1.03 AC
MORGANS MERCY LN.	LOCAL STREET	PUBLIC	50'	30' FOC-FOC	CURB in GUTTER	25 MPH	1,035.00	1.16 AC
FOREST PEACE PATH	LOCAL STREET	PUBLIC	50'	30' FOC-FOC	CURB in GUTTER	25 MPH	940.25	1.23 AC
GIBBY PATH	LOCAL STREET	PUBLIC	50'	30' FOC-FOC	CURB in GUTTER	25 MPH	940.25	1.03 AC
WAYNES HONOR DR.	LOCAL STREET	PUBLIC	50'	30' FOC-FOC	CURB in GUTTER	25 MPH	1,012.13	1.16 AC
MARY LEE WAY	LOCAL STREET	PUBLIC	50'	30' FOC-FOC	CURB in GUTTER	25 MPH	208.35	0.17 AC

NOTE:
1. VEHICLES MUST BE ABLE TO TURN AROUND IN AMENITY CENTER PARKING LOT.
2. SIDEWALKS ARE PROPOSED PER THE MASTER MOBILITY PLAN. BIKE LANES ARE BEING PROPOSED TO BE PAID FOR VIA FEE IN LIEU AT TIME OF FINAL PLAT FOR EACH PHASE.
3. PER CODE SECTION 15.6.6 D WE ARE USING PASS THROUGH LOT TO BREAK UP THE BLOCKS. THIS CODE ALLOWS US TO PROCEED FORWARD WITHOUT NEEDING A VARIANCE.
4. SF-MU LOT MAY ALSO USE PRIVATE STREETS TO HELP BREAK UP BLOCK LENGTHS.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SETBACK/BUFFER LINES
- PROPOSED ROADWAY CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED 10' TRAIL
- PROPOSED 5' TRAIL
- APPROX. FEMA 100YR FLOODPLAIN
- EXISTING EASEMENT
- EXISTING BARBED WIRE FENCE
- EXISTING OVERHEAD WIRES
- PHASE 1 BOUNDARY
- PHASE 2 BOUNDARY
- PHASE 3 BOUNDARY
- PHASE 4 BOUNDARY

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STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/27/2026

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FIRM No. F-23395
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CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION PHASE 1 (PP2025-000430)
CAMERON RD.
PFLUGERVILLE, TEXAS 78660

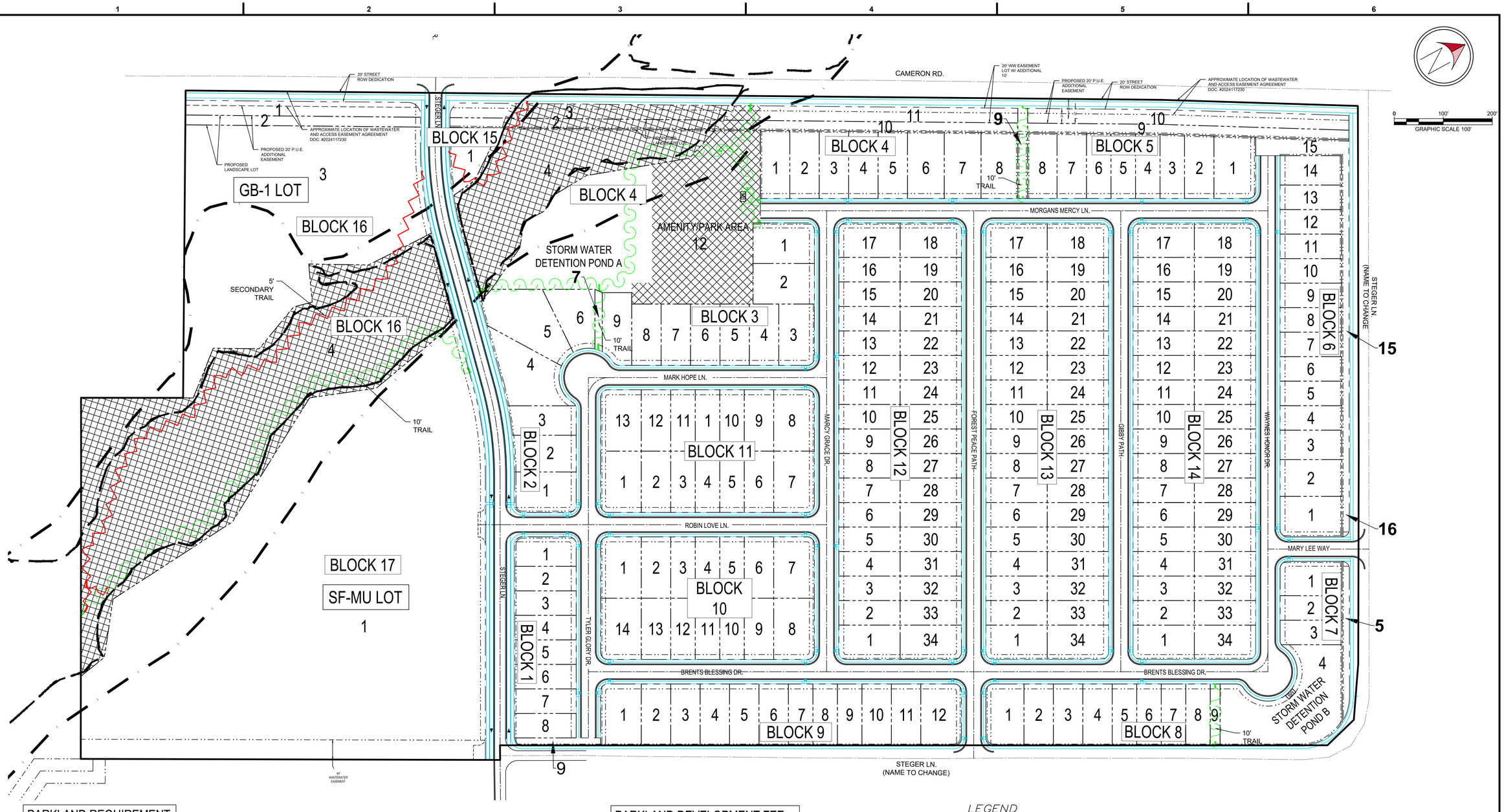
APPLICANT: MANCANVE COMMUNITIES
17000 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: OVERALL PHASING PLAN

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 12
REV 0
of 37

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

CIVIL CONSTRUCTION PLANS



PARKLAND REQUIREMENT

$$\frac{6.6 * (\text{NUMBER OF UNITS}) * (\text{PERSONS PER UNIT})}{1000} = \text{ACRES TO BE DEDICATED}$$

SF-R: (6.6 * 206 * 3.0)/1000 = 4.08 ACRES REQUIRED + SF-MU: (6.6 * 110 * 2.7)/1000 = 1.96 ACRES REQUIRED = 6.04 ACRES TOTAL

PARKLAND PROVIDED

PRIVATE AMENITY = 1.71 ACRES

PRIVATE FLOODPLAIN PARKLAND = 7.38 ACRES * (0.5 ACRE/ FP ACRE) = 3.69 ACRES = 3.02 ACRES (50% OF REQUIREMENT ALLOWED)

TOTAL PRIVATE PARKLAND PROVIDED = 4.73 ACRES

PARKLAND DEVELOPMENT FEE

SINGLE FAMILY (0-6 UNITS/ACRE): $745/UNIT * 206 = $153,470
SFMU (6-10 UNITS/ACRE): $670/UNIT * 110 = $73,700

TOTAL FEE = $227,170

PARKLAND DEDICATION FEE

SINGLE FAMILY: $43,560/UNIT * 4.08 = $177,724.80
SFMU: $43,560/UNIT * 1.96 = $85,377.60

TOTAL FEE = $263,102.40

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SETBACK/BUFFER LINES
- PROPOSED ROADWAY CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB & GUTTER
- APPROX. FEMA 100YR FLOODPLAIN
- EXISTING EASEMENT
- EXISTING BARBED WIRE FENCE
- EXISTING OVERHEAD WIRES
- 10' CONCRETE TRAIL
- 5' SECONDARY TRAIL
- CONCRETE SIDEWALK
- PRIVATE PARKLAND/AMENITY
- FLOODPLAIN PARKLAND

NOTE:

1. PUBLIC PARKLAND FOR THE SF-MU LOT WILL BE CONFIRMED AS THE LOT GETS DEVELOPED. IF THE SF-MU LOT DOESN'T HAVE 10 UNITS PER ACRE, THE CALCULATION WILL NEED TO BE UPDATED AND PRELIM WILL NEED TO BE AMENDED.
2. PARK DEVELOPMENT FEE WILL BE ASSESSED AND PAID WITH THE FINAL PLAT.
3. FEES SUBJECT TO CHANGE DEPENDANT ON CREDITS GIVEN PER INFRASTRUCTURE BUILT
4. CALCULATIONS OF REQUIRED PARKLAND IS FOR THE SF-R PORTION OF THE SITE ONLY. WHEN SF-MU COMES ONLINE, PARKLAND CALCULATIONS WILL NEED TO BE UPDATED AND SUBMITTED BACK TO CITY OF PFLUGERVILLE P&Z.

Texas 811
Know what's below. Call before you dig.
TEXAS ONE CALL DIAL 811 or 800.245.4545
TEXAS811.org
LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND BASED ON OBSERVABLE SURFACE FEATURES ONLY. THE CONTRACTOR SHALL CONTACT THE ONECALL SYSTEM PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND DETERMINE THE EXACT LOCATION OF ALL UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED BY FAILURE TO LOCATE UTILITIES.

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
CAMERON RD.
PFLUGERVILLE, TEXAS 78660

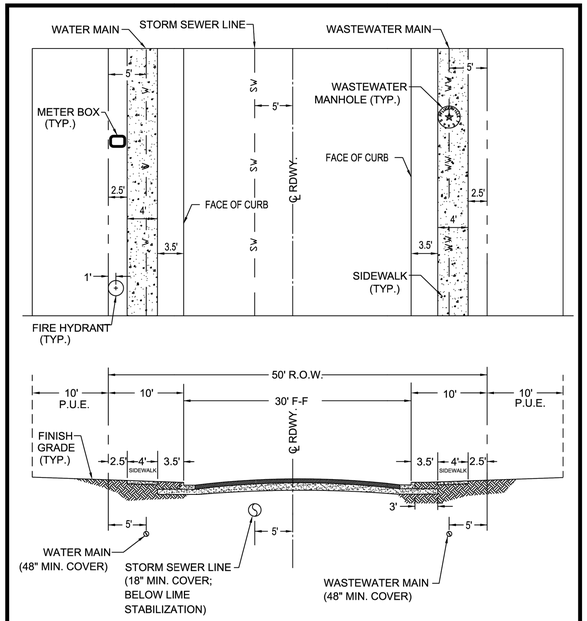
APPLICANT: MANCANIVE COMMUNITIES
17055 WATERSPRITE LAKES RD. BOCA RATON, FL 33498

TITLE: PARK PLAN

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 13
REV 0
of 37

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

CIVIL CONSTRUCTION PLANS



ISSUE DATE:		
REVISIONS		
DATE	APPROVED	DRAWN
SCALE: N.T.S.		

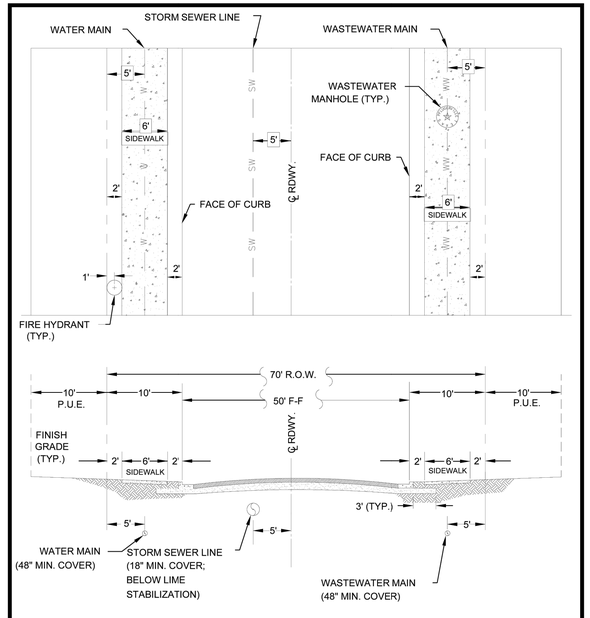
CITY OF PFLUGERVILLE

1000S-15A

ROAD SECTION WITH TYPICAL UTILITY ASSIGNMENTS-LOCAL STREETS

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



ADOPTED: 01/26/2021		
Patricia A. Davis, M.S.C.E., P.E		
Scale: N.T.S.		
REVISIONS		
DATE	APPROVED	DRAWN

CITY OF PFLUGERVILLE

1000S-15C

ROAD SECTION WITH TYPICAL UTILITY ASSIGNMENTS-MAJOR COLLECTOR

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

Table 2.1 STREET DESIGN REQUIREMENTS

Classification	ROW	Travel Lanes**	Pavement Width*	Median Width	Curve Radius	Design Speed	Curb Return Radius	Maximum Grade
Major/Principal Arterials	120'	6	68'- 76'	4'- 18'	1750'	50	25	7%
Minor Arterials	100'	4	48'- 56'	4'- 18'	940'	45	25	7%
Major Collectors	70'	3-4	44'- 48'	n/a	465'	35	25	10%
Minor Collectors	60'	2-3	36'- 40'	n/a	465'	35	25	10%
Local Streets	50'	2	30'	n/a	300'	30	25	15%
Industrial Streets °	80'	3-4	42'- 60'	n/a	465'	35	40	8%
Typical Rural	70'	2	22'	n/a	300'	30	25	10%
Rural Collector	100'	3	34'	n/a	465'	35	40	10%
Urban 3-Lane	80'	3-4	48'	n/a	465'	35	40	7% -10%
Urban Main Street °°	100'	2	58'	n/a	300'	30	40	7% -10%

* For adding bike lanes maintain an minimum width of 5.5' each and allow for a 1.5' buffer between the bike and travel lanes.
** Travel Lane widths may vary depending on adding bike lanes.
° For Industrial Streets median width may vary from 14-16'.
°° For Urban Main Streets angled parking must be provided.

D. The pavement shall be centered in the ROW. Additional ROW may be required to allow for a continual and consistent curb base behind the curb. However, where roadway construction proposed in existing ROW, the City Engineer may allow for the pavement to be off-set if the acquisition of future ROW will provide the necessary curb base.

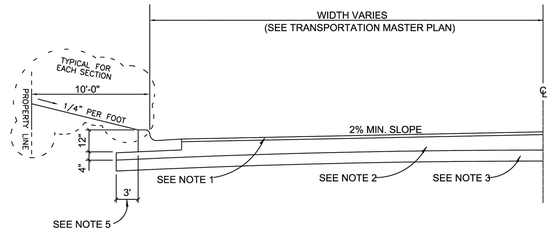
E. A roadway median for a Major or Minor Arterial Street shall have a typical cross-section width of sixteen (16) feet minimum. The exact widths and design shall be subject to approval by the City Engineer, who shall take into consideration safety, maintenance, effect on nearby property, and the existing median width of connecting streets.

DG2.2 VERTICAL DESIGN

A. The maximum permitted street grade shall conform to Table 2.1.

B. The minimum permitted grade for streets with curbs and gutters shall be one-half of one percent (0.5%).

CROSS SECTION FOR 6" CROWN



VARIABLE WIDTH STREET (FACE TO FACE)

NOTES:
1. 2" HOT MIX ASPHALTIC CONCRETE.
2. FLEXBASE SHALL BE PLACED IN LIFTS NOT EXCEEDING 6" COMPACTED DEPTH AND TO A MIINIMUM 100% OF THE MAXIMUM DENSITY AS DETERMINED BY TEX-113E.
3. LIME STABILIZATION SHALL BE USED UNLESS A QUALIFIED GEOTECHNICAL REPORT RECOMMENDS THAT IT IS NOT NECESSARY.
4. COMBINED THICKNESS OF FLEXIBLE BASE COURSE, TREATED SUBGRADE OR SUBBASE SHALL BE AS REQUIRED TO SUPPORT TRAFFIC LOADS AND VOLUME ON SUBGRADE.
5. SUBGRADE SHALL BE EXTENDED 3'-0" BEHIND CURB.

ISSUE DATE:		
REVISIONS		
DATE	APPROVED	DRAWN
SCALE: N.T.S.		

CITY OF PFLUGERVILLE

1000S-17A

TYPICAL HALF CROSS-SECTIONS FOR H.M.A.C. SURFACED STREETS

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

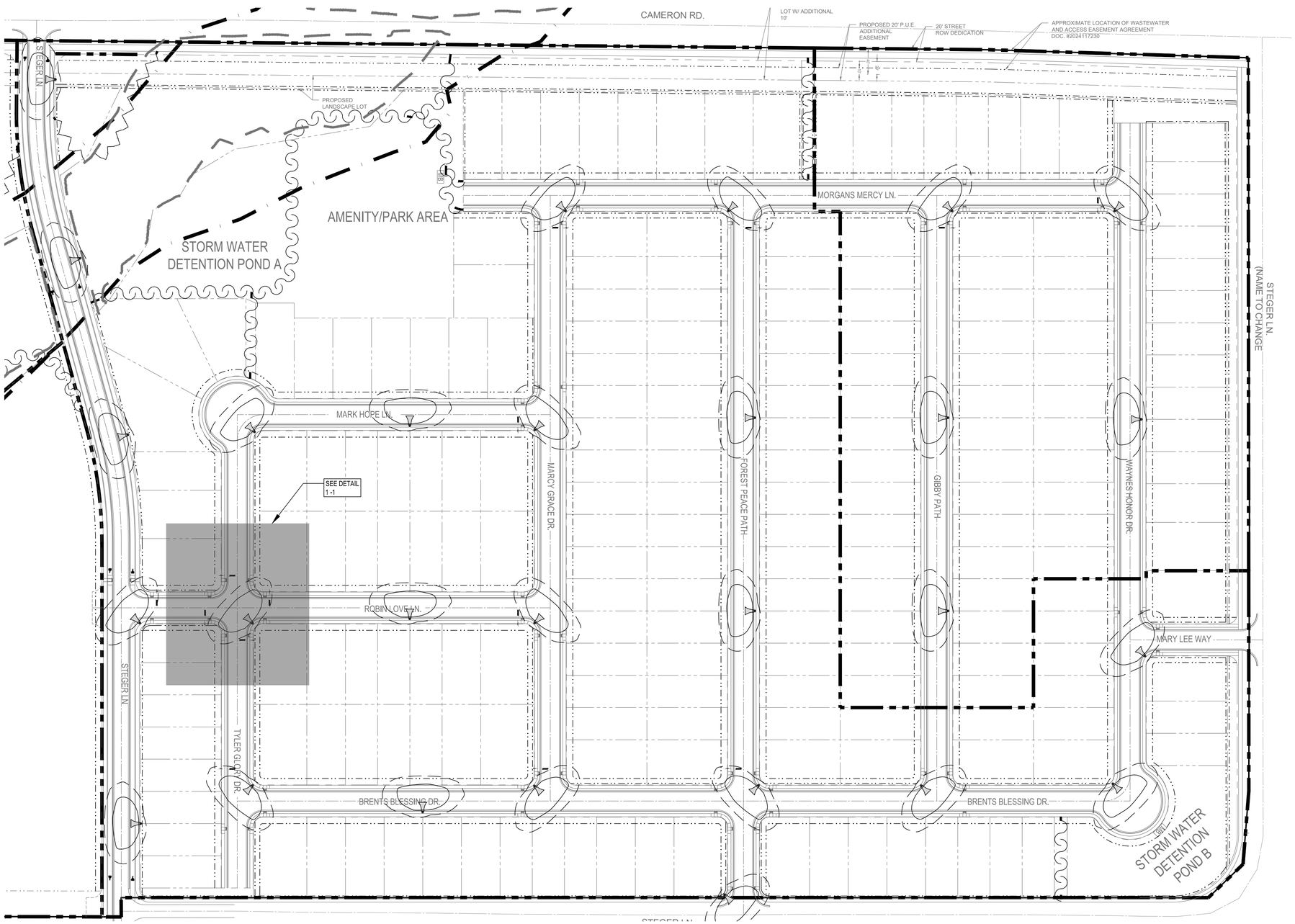
PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
CAMERON ROAD
PFLUGERVILLE, TEXAS 78660

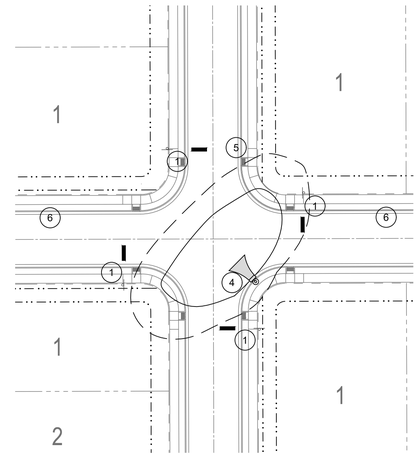
APPLICANT: MANCANVE COMMUNITIES
17050 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: PAVING DETAILS

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 14
REV 0
of 37

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION
CIVIL CONSTRUCTION PLANS





DETAIL 1 - 1
SCALE : 1" = 40'

NOTE:
ALL STREET LIGHTS SHALL BE LED, DOWNCAST AND FULL CUT OFF TYPE

0 80' 160'
GRAPHIC SCALE 80'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB & GUTTER
- FL — PROPOSED FIRE LANE STRIPPING
- 1 — PROPOSED STOP SIGN, STOP BAR, AND ROAD NAME
- 2 — PROPOSED SPEED LIMIT SIGN
- 3 — PROPOSED FIRE HYDRANT REFL MARKER
- 4 — PROPOSED LIGHT
- 5 — CONTRACTOR BUILT SIDEWALK
- 6 — HOME BUILDER SIDEWALK

LIGHTING SCHEDULE

SYMBOL	QTY	MODEL	DESCRIPTION	VOLTS	MOUNTING	HEIGHT	ARM LENGTH
	18	AMERICAN ELECTRIC LIGHITING, ATB0-P203-R3-4K	AUTOBAHN SMALL P203 PACKAGE ROADWAY TYPE III 4000K/5000K	120V / P1 / 2W	POLE	30'	8'

REVISIONS

REV	DATE	DESCRIPTION	INT

PRELIMINARY
NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL DISCUSSION ONLY AND IS BASED UPON LIMITED DUE DILIGENCE.

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. #####

DWN BY: DESIGNER
CHK BY: ENGINEER

PROJECT: >>PROJ NAME<< (0.15, BOLD)
>>PROJ SITE DESC (0.15, BOLD)<<
>>PROJ SITE ADDRESS (0.10)<<
>>PROJ SITE COUNTY<< >>PROJ STATE<< (0.10)

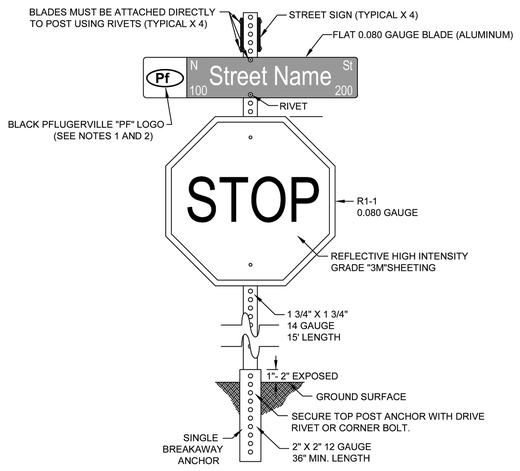
APPLICANT: REDOAK DEVELOPMENT GROUP
2121 E 6TH STREET, SUITE 203, AUSTIN, TEXAS 78702

TITLE: LIGHTING & SIGNAGE PLAN

PROJECT NO. #####
DATE March 25, 2026
SHEET # 15
REV 0
of 0

CIVIL CONSTRUCTION PLANS

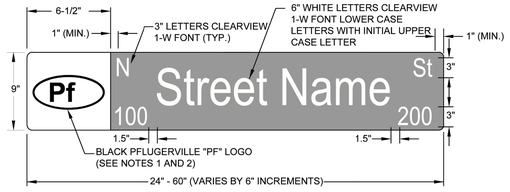
Texas 811
Know what's below Call before you dig
TEXAS ONE CALL DIAL 811 or 800.245.4545 TEXAS811.org
LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND BASED ON OBSERVABLE SURFACE FEATURES ONLY. THE CONTRACTOR SHALL CONTACT THE ONECALL SYSTEM PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND DETERMINE THE EXACT LOCATION OF ALL UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED BY FAILURE TO LOCATE UTILITIES.



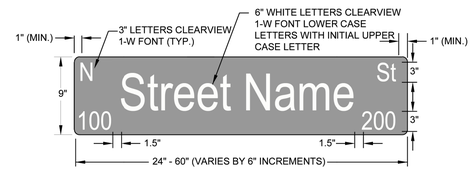
NOTES:

1. STREET SIGNS WITH PFLUGERVILLE LOGO TO BE USED ON ARTERIAL AND COLLECTOR STREETS ONLY.
2. PFLUGERVILLE "PF" LOGO WILL BE PROVIDED BY CITY'S STREET DEPARTMENT AND APPLIED TO THE SIGN BY THE CONTRACTOR. CONTRACTOR TO CONTACT CITY OF PFLUGERVILLE STREET SUPERINTENDENT AT 512-990-6400 TO OBTAIN THE LOGO.
3. ALL SIGN DIMENSIONS TO BE PER THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL.
4. "NO OUTLET" SIGN REQUIRED AT INTERSECTIONS WITH CUL-DE-SACS OR STREET WITH NO OUTLET.
5. FOR PRIVATE DRIVES, BROWN BACKGROUND (BROWN FILM OVER HIGH INTENSITY PRISMATIC) WITH WHITE LEGEND SHOULD BE USED IN ACCORDANCE WITH DETAIL SD-25C.

ADOPTED: 01/26/2021 Patricio A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	801S-1 1 OF 2
REVISIONS	STANDARD STREET SIGN IN CITY LIMITS	
DATE APPROVED DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



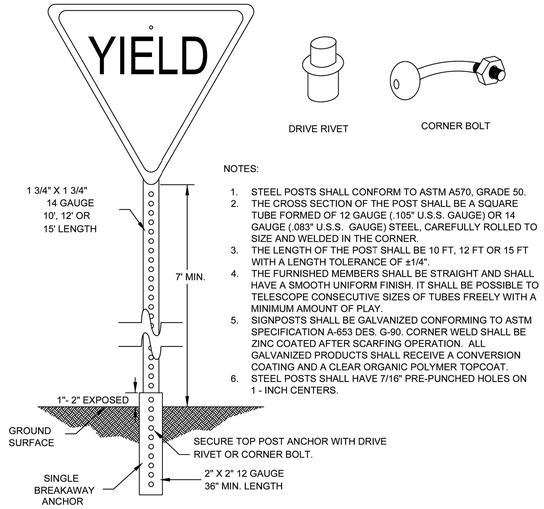
STREET SIGNS FOR COLLECTOR AND ARTERIAL ROADWAYS



STREET SIGNS FOR LOCAL ROADWAYS

HEIGHT	9"
LENGTH	24" (MIN.) TO 60" (MAX.), VARIES 6" INCREMENTS IN LENGTH
THICKNESS	0.080"
SUBSTRATE	FLAT ALUMINUM SHEETING WITH 3/4" RADIUS CIRCULAR FILLETS AT CORNERS CONFORMING TO THE REQUIREMENTS OF ASTM B 209, ALLOYS 6061-T-6, OR 5052-H38.
SIGN FACE MATERIALS	BLUE FILM (3M 1175C ELECTRONIC CUTTABLE BLUE) OVER HIGH INTENSITY PRISMATIC SHEETING
LEGEND	LEGENDS SHALL BE CLEARVIEW 1-W FONT STYLE. REDUCED SPACING BETWEEN LETTERS OR WORDS SHALL NOT BE USED AS A MEANS OF REDUCING THE OVERALL SIZE OF A STREET NAME SIGN UNLESS APPROVED BY THE CITY SIGN SHOP SUPERVISOR.
COLOR	WHITE LEGEND ON BLUE BACKGROUND

ADOPTED: 01/26/2021 Patricio A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	801S-1 2 OF 2
REVISIONS	STANDARD STREET SIGN IN CITY LIMITS	
DATE APPROVED DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



NOTES:

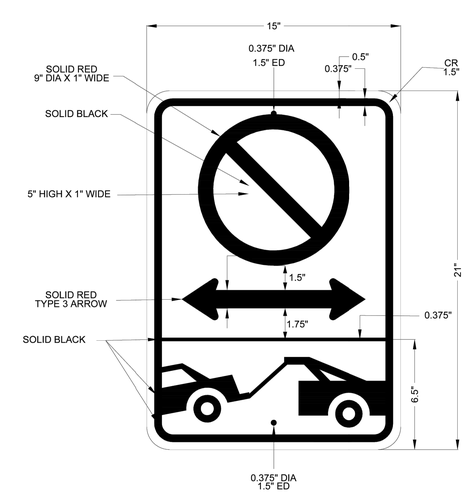
1. STEEL POSTS SHALL CONFORM TO ASTM A570, GRADE 50.
2. THE CROSS SECTION OF THE POST SHALL BE A SQUARE TUBE FORMED OF 12 GAUGE (.105" U.S.S. GAUGE) OR 14 GAUGE (.083" U.S.S. GAUGE) STEEL, CAREFULLY ROLLED TO SIZE AND WELDED IN THE CORNER.
3. THE LENGTH OF THE POST SHALL BE 10 FT, 12 FT OR 15 FT WITH A LENGTH TOLERANCE OF ±1/4".
4. THE FURNISHED MEMBERS SHALL BE STRAIGHT AND SHALL HAVE A SMOOTH UNIFORM FINISH. IT SHALL BE POSSIBLE TO TELESCOPE CONSECUTIVE SIZES OF TUBES FREELY WITH A MINIMUM AMOUNT OF PLAY.
5. SIGNPOSTS SHALL BE GALVANIZED CONFORMING TO ASTM SPECIFICATION A-653 DES. G-90. CORNER WELD SHALL BE ZINC COATED AFTER SCARFING OPERATION. ALL GALVANIZED PRODUCTS SHALL RECEIVE A CONVERSION COATING AND A CLEAR ORGANIC POLYMER TOPCOAT.
6. STEEL POSTS SHALL HAVE 7/16" PRE-PUNCHED HOLES ON 1 - INCH CENTERS.

ELEMENTS OF SECTION

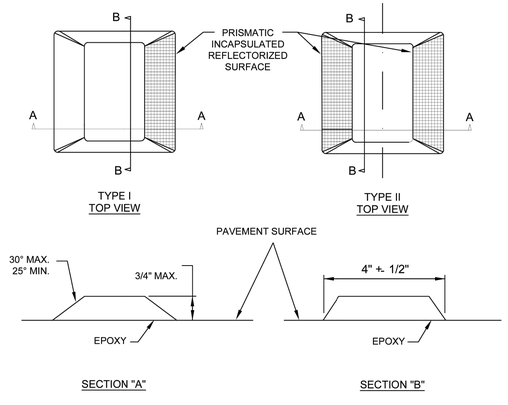
P/N	TUBE SIZE INCHES	WALL THICKNESS U.S. STD. GAUGE & INCH	AREA SQ. IN.	WT./FT. LBS.	I In.[4]	S In.	R In.[3]
16D12	1 3/4 X 1 3/4	14 (.083)	.392	1.71	.230	.201	.716
20F12	2 X 2	12 (.105)	.590	2.42	.372	.372	.794

I = MOMENT OF INERTIA S = SECTION MODULUS R = RADIUS OF GYRATION

ADOPTED: 01/26/2021 Patricio A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	801S-2
REVISIONS	STANDARD STREET SIGN POSTS	
DATE APPROVED DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



ADOPTED: 01/26/2021 Patricio A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	824-3
REVISIONS	NO PARKING SIGN	
DATE APPROVED DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



NOTE:

MINIMUM AREA OF MARKER EXPOSED TO TRAFFIC SHALL NOTE BE LESS THAN 12.5 SQUARE INCHES.

ADOPTED: 01/26/2021 Patricio A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	863S-1
REVISIONS	PAVEMENT MARKERS (REFLECTORIZED - TYPE I & II)	
DATE APPROVED DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



GROUND MOUNTED STREET NAME SIGN

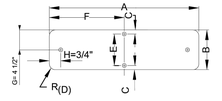
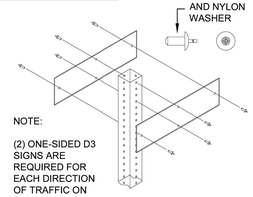


TABLE - D3 SIGNS

A	B	C	D	E	F	T
24"	9"	1/2"	3/4"	8"	12"	0.08"
30"	9"	1/2"	3/4"	8"	15"	0.08"
36"	9"	1/2"	3/4"	8"	18"	0.08"
42"	9"	1/2"	3/4"	8"	21"	0.08"
48"	9"	1/2"	3/4"	8"	24"	0.08"
54"	9"	1/2"	3/4"	8"	27"	0.08"



NOTE:

(2) ONE-SIDED D3 SIGNS ARE REQUIRED FOR EACH DIRECTION OF TRAFFIC ON EACH POLE.

SIGN TO POLE INSTALLATION

HEIGHT	9"
LENGTH	24" MIN. 54 MAX. 6" INCREMENTS OF LENGTH
THICKNESS	0.08"
SUBSTRATE	ALUMINUM ALLOY, 6061-T-6, OR TYPE IV 5052-H38 (ASTM B-209)
SIGN FACE MATERIALS	GREEN FILM OVER HIGH INTENSITY PRISMATIC SHEETING
LEGENDS AND SYMBOLS	SERIES D (USUAL) SERIES C OR B FOR MAXIMUM LENGTH SIGN BLANK, IF NECESSARY
COLOR	WHITE LEGEND ON GREEN BACKGROUND WITH ¼" WHITE BORDER

ADOPTED: 01/26/2021 Patricio A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	824-2 1 OF 3
REVISIONS	GROUND MOUNTED TRAFFIC AND STREET NAME SIGNS	
DATE APPROVED DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
PARCEL NO. TBD
PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANVE COMMUNITIES
17050 WATERSPRITE LAKES RD, BOCA RATON, FL 33496

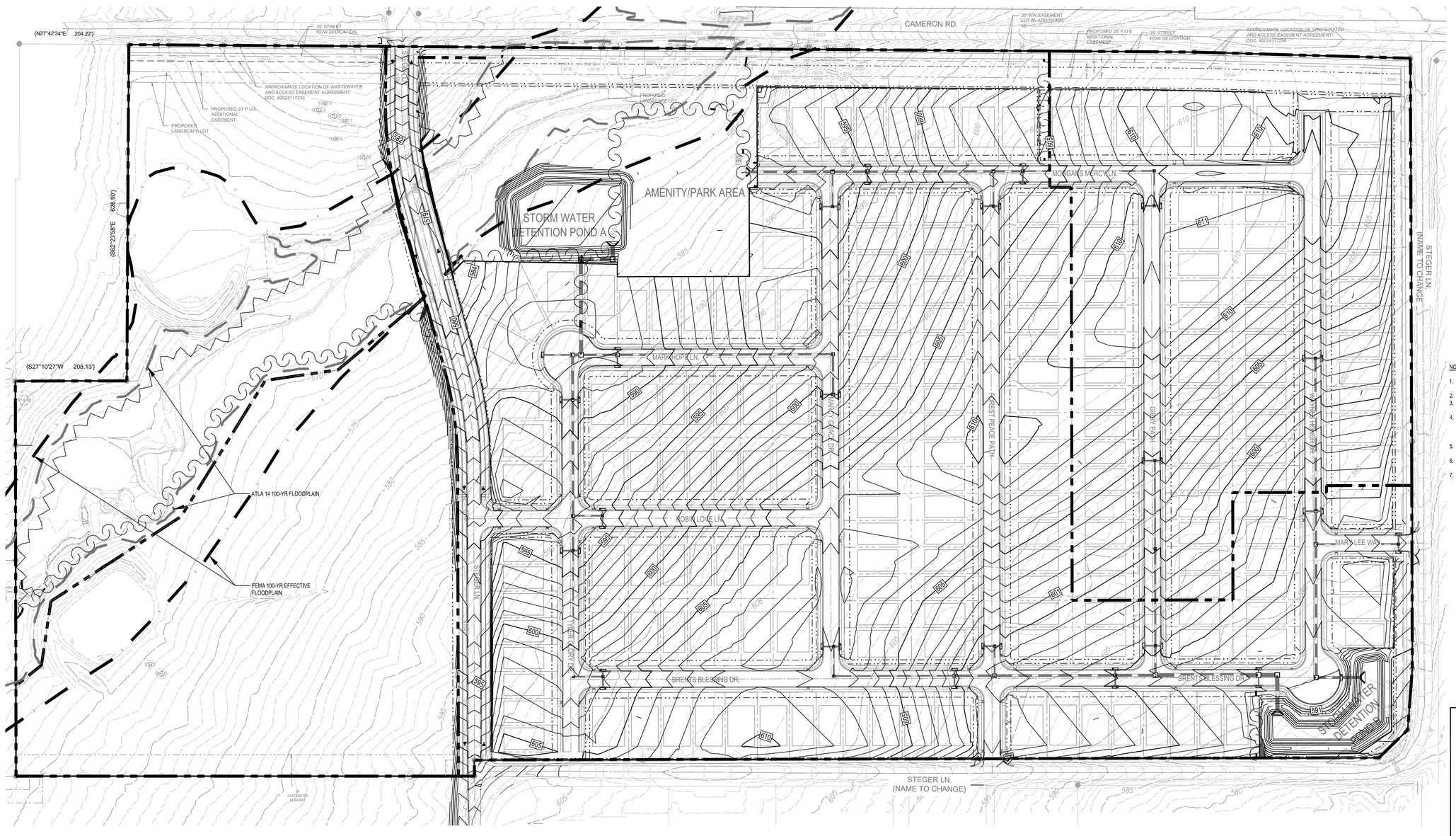
TITLE: LIGHTING AND SIGNAGE DETAILS

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 16
REV 0
of 37

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

CIVIL CONSTRUCTION PLANS

P:\PFLUGERVILLE\25002 PFLUGERVILLE SF SUBDIVISION\DRAWINGS\LIGHTING\LIGHTING.DWG



0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- PROPERTY BOUNDARY
- 555 PROPOSED CONTOUR
- 555 EXISTING CONTOUR
- 615.50 PROPOSED SPOT ELEVATION
- 615.50 EXISTING SPOT ELEVATION
- TC:615.50 PROPOSED TOP OF CURB ELEVATION
- TW:615.50 PROPOSED TOP OF WALL ELEVATION
- BW:615.50 PROPOSED BOTTOM OF WALL ELEVATION
- EW:615.50 PROPOSED END OF WALL ELEVATION
- DRAINAGE FLOW DIRECTION
- HIGH POINT STREET HIGH POINT
- LOW POINT STREET LOW POINT
- PROPOSED RETAINING WALL
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM JUNCTION BOX
- PROPOSED STORM WINGED HEADWALL

NOTES:

1. ALL PROPOSED ELEVATIONS ARE TOP OF PAVEMENT OR NATURAL GROUND UNLESS OTHERWISE NOTED.
2. ALL TOP OF WALL ELEVATIONS ARE TO TOP OF GRADE AT WALL.
3. ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
4. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS: NOT EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE.
5. MAINTAIN EXISTING GRADE IN TREE WELLS. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO AREA INLETS.
6. NO HOMES OR OTHER STRUCTURES MAY BE CONSTRUCTED WITHIN THE NOAA ATLAS 14 100-YEAR FLOODPLAIN.
7. FINISHED FLOOR OF ANY BUILDINGS LOCATED WITHIN 200-FEET OF THE NOAA ATLAS 14 100-YEAR FLOODPLAIN LIMITS MUST BE ELEVATED A MINIMUM OF TWO FEET.

GRADING GENERAL NOTES

1. CONTRACTOR SHALL CUT 3' BEHIND BACK OF CURB TO SUBGRADE ELEVATION.
2. PROPOSED PRIVATE RETAINING WALLS LOCATED ON PRIVATE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER.
3. GLOBAL STABILITY AND STRUCTURAL DESIGN OF RETAINING WALLS PROVIDED BY OTHERS.
4. THE END ELEVATION CALLS FOR RETAINING WALLS DEPICT GROUND ELEVATION. TOP OF WALL ELEVATIONS WILL VARY ABOVE GROUND.
5. ALL PERIMETER SLOPES TO NATURAL GROUND ARE TO BE 4:1 MAX, UNLESS OTHERWISE NOTED.
6. ALL SIDEWALKS SHALL MAINTAIN A MAXIMUM 2% CROSS SLOPE.
7. PROPOSED CONTOURS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO USE SPOT ELEVATIONS FOR GRADING CONSTRUCTION.

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REVISIONS

REV	DESCRIPTION	DATE	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

DWN BY: EH,SG,DM
CHK BY: WB

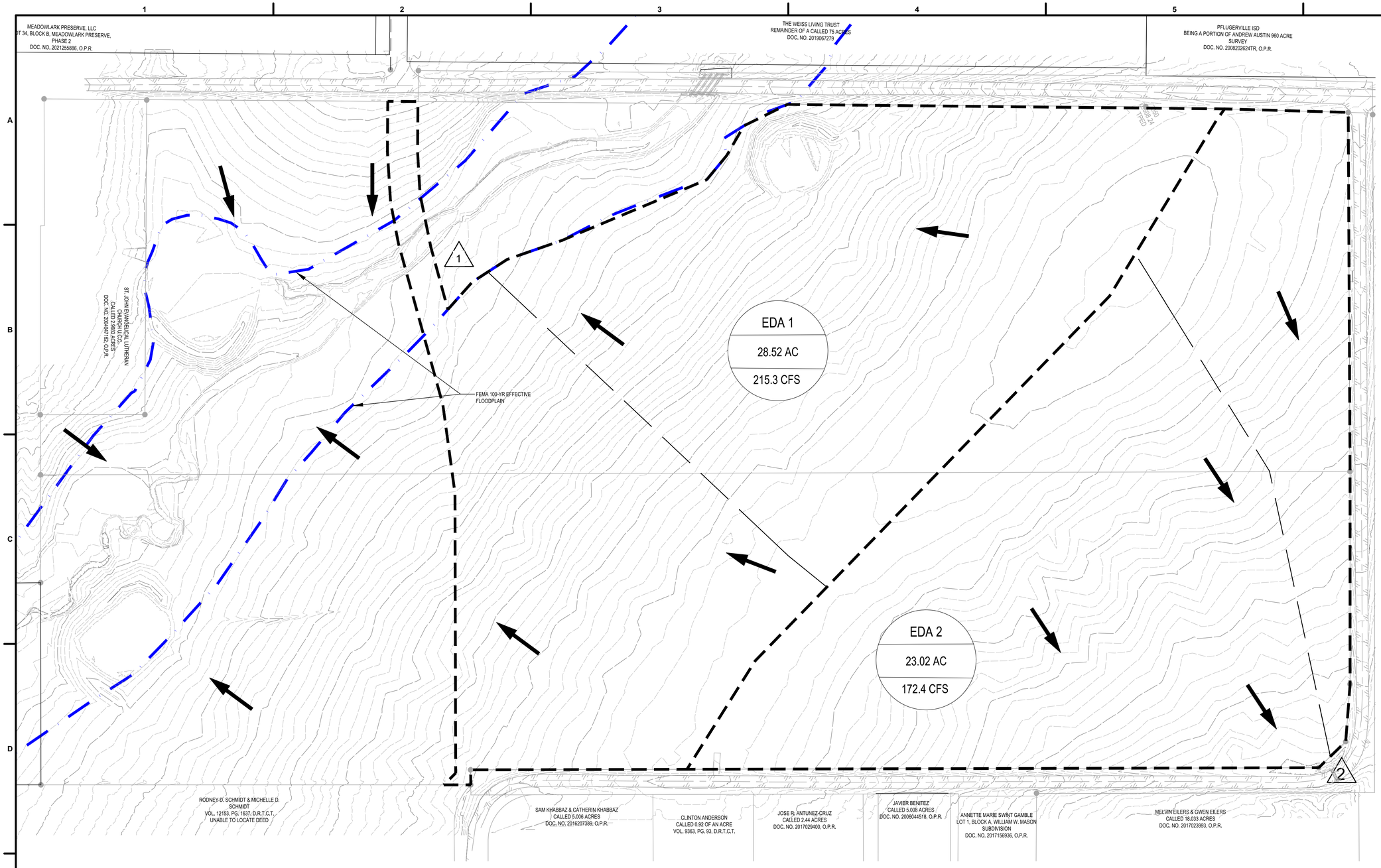
PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
CAMERON RD.
PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANVE COMMUNITIES
17060 WATERSPRITE LAKES RD. BOCA RATON, FL 33498

TITLE: PROPOSED GRADING PLAN

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 17
REV 0
of 37

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION
VPE PROJECT NO. 25002
CIVIL CONSTRUCTION PLANS



EX-1

0 100' 200'

GRAPHIC SCALE 100'

DRAINAGE LEGEND

9.9 ac — AREA DESIGNATOR, AREA IN ACRES

PROPERTY BOUNDARY

EXISTING DRAINAGE DIVIDE

EXISTING OFFSITE SUB BASIN

TIME OF CONCENTRATION

EXISTING FLOW DIRECTION

555 — EXISTING CONTOUR

Drainage Calculation Table
Existing Condition

Point of Analysis (POA)	Drainage Area Name	Area (Ac.)	TC (min)	Impervious Cover (%)	CN	Flow (cfs) 2-yr	10-yr	25-yr	100-yr
POA 1	EDA 1	28.52	19.4	0.00%	84	69.97	122.17	157.42	215.27
	TOTAL					69.97	122.17	157.42	215.27
POA 2	EDA 2	23.02	19.9	0.00%	84	55.87	97.71	125.97	172.36
	TOTAL					55.87	97.71	125.97	172.36

TIME OF CONCENTRATION
Existing Condition

Rainfall (in), 2-yr 24hr 4	Point of Analysis	Area (Ac.)	Sheet Flow				Shallow Concentrated Flow: Unpaved				Shallow Concentrated Flow: Paved				Channel Flow			Actual	Design
Drainage Area Name			n	S	L	T_1	L	S		T_2	L	S		T_2	V	L	T_3	T_t min	T_t min
EDA-1	POA-1	28.52	0.15	0.51%	100	15.1	821.32	4.00%		4.2	0	0.10%		0	6.00	0	0.0	19.36	19.36
EDA-2	POA 2	23.02	0.15	0.64%	100	13.8	976.5	2.75%		6.1	0	0.10%		0	6.00	0	0.0	19.87	19.87

IMPERVIOUS COVER
Existing Condition

Drainage Area	Total Drainage Area (Acres)	Building Impervious Area (Sq. Ft.)	Building Impervious Area (Acres)	Driveway Impervious Area (Sq. Ft.)	Driveway Impervious Area (Acres)	Roadway Impervious Area (Sq. Ft.)	Roadway Impervious Area (Acres)			Total Impervious Cover Area (Sq. Ft.)	Total Impervious Cover Area (Acres)	Impervious Area (Ft/Ft)
EX 1	28.52		0		0		0.00			0	0.00	0.00
EX 2	23.02		0		0		0.00			0	0.00	0.00

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REVISIONS

REV	DATE	DESCRIPTION	INIT

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/27/2026

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION PHASE 1 (PP2025-000430)
14455 HWY 130
PFLUGERVILLE, TEXAS 78660

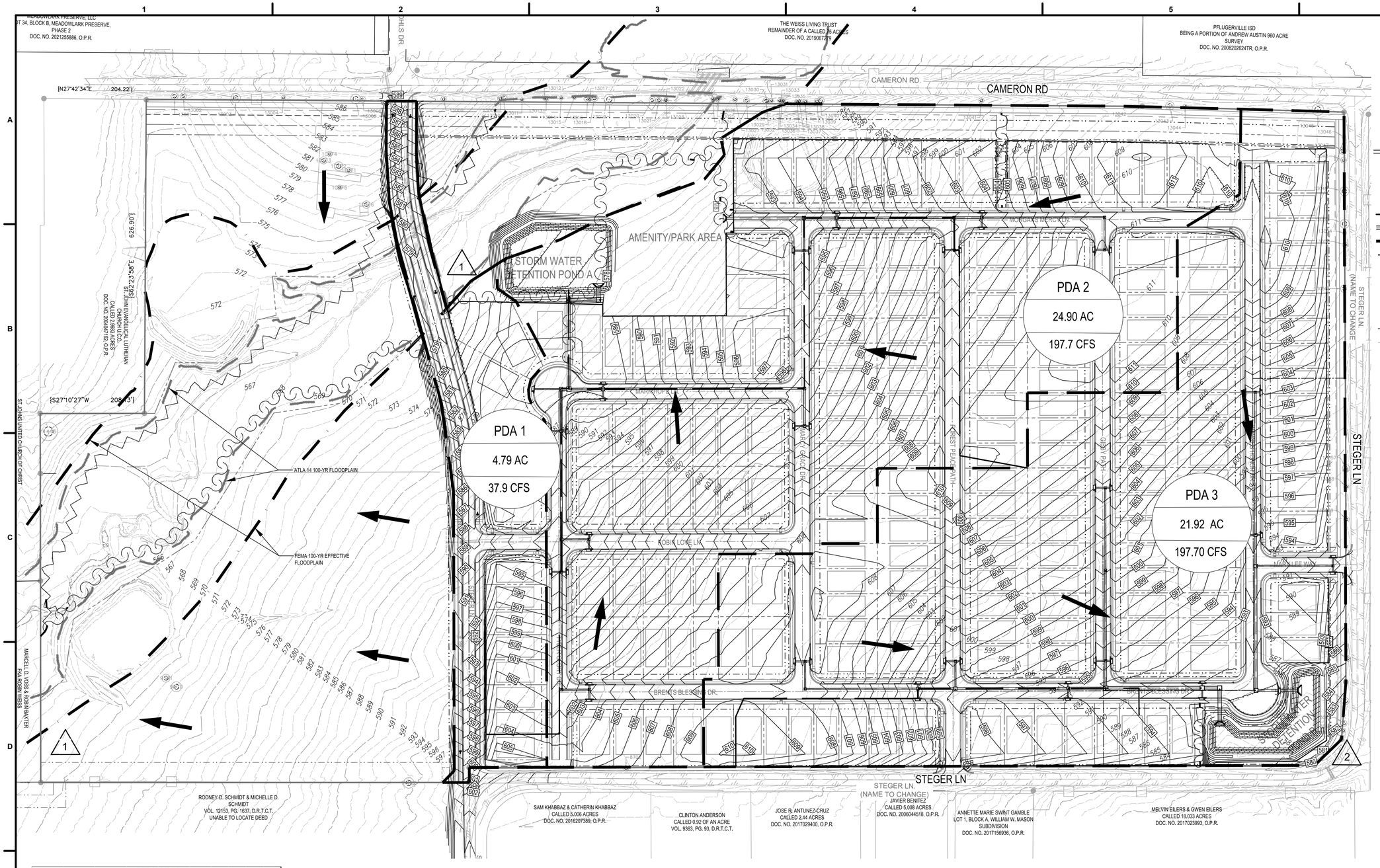
APPLICANT: MANCANVE COMMUNITIES
17060 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: EXISTING DRAINAGE AREA MAP

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 18
REV 0
of 37

CIVIL CONSTRUCTION PLANS

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION



Drainage Calculation Table
Existing Condition

Point of Analysis (POA)	Drainage Area Name	Area (Ac.)	TC (min)	Impervious Cover (%)	CN	Flow (cfs) 2-yr	10-yr	25-yr	100-yr
POA-1	EDA1	28.52	19.4	0.00%	84	69.97	122.17	157.42	215.27
	TOTAL					69.97	122.17	157.42	215.27
POA-2	EDA2	23.02	19.9	0.00%	84	55.87	97.71	125.97	172.36
	TOTAL					55.87	97.71	125.97	172.36

Drainage Calculation Table
Proposed Condition

Point of Analysis (POA)	Drainage Area Name	Area (Ac.)	TC (min)	Impervious Cover (%)	CN	Flow (cfs) 2-yr	10-yr	25-yr	100-yr
POA-1	PDA-1	4.79	18.7	53.26%	84	14.6	22.9	28.5	37.9
	PDA-2	24.90	18.1	51.00%	84	75.6	119.1	148.7	197.7
	POND A					*69.0*	*120.3*	*156.4*	*214.4*
	TOTAL					69.0	120.3	156.4	214.4
POA-2	PDA-3	21.92	15.0	51.18%	84	71.3	119.1	148.7	197.7
	POND B					*55.2*	*95.8*	*125.7*	*170.8*
	TOTAL					55.2	95.8	125.7	170.8

TIME OF CONCENTRATION
Proposed Condition Areas

	Point of Analysis	Area (Ac.)	Sheet Flow				Shallow Concentrated Flow								Channel Flow				Actual	Design
							Unpaved				Paved									
Drainage Area Name			n	S	L	T_t	L	S		T_2	L	S		T_2	V	L	T_3	T_t, min	T_t, min	
PDA-1	POA-1	4.79	0.150	0.50%	100	15.3		1.5%		0.0	366	2.75%		1.809525	6.00	583	1.62	18.69	18.69	
PDA-2	POA-1	24.90	0.150	1.00%	100	11.6		1.5%		0.0	380	1.25%		2.786624	6.00	1364	3.79	18.14	18.14	
PDA-3	POA-2	21.92	0.150	1.00%	100	11.6		1.5%		0.0	388	2.40%		2.053411	6.00	515	1.43	15.05	15.05	

IMPERVIOUS COVER
Proposed Conditions

Drainage Area	Total Drainage Area (Acres)	Building Impervious Area (Sq. Ft.)	Building Impervious Area (Acres)	Driveway/Parking Impervious Area (Sq. Ft.)	Driveway Impervious Area (Acres)	Roadway Impervious Area (Sq. Ft.)	Roadway Impervious Area (Acres)	Sidewalk Impervious Area (Sq. Ft.)	Sidewalk Impervious Area (Acres)	Total Impervious Cover Area (Sq. Ft.)	Total Impervious Cover Area (Acres)	Impervious Area (Ft/Ft)
DA1	4.79	43850	1.01	6500	0.15	59944.26	1.38	839.23	0.02	111133.49	2.55	0.53
DA2	24.90	339163	7.79	44998.98	1.03	137334.6	3.15	31671.6	0.73	553168.18	12.70	0.51
DA3	21.92	292865.78	6.72	48499.6	1.11	119081.05	2.73	28278.39	0.65	488724.82	11.22	0.51

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REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER
3/27/2026

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FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
CAMERON RD
PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANVE COMMUNITIES
17060 WATERSPRITE LAKES RD, BOCA RATON, FL 33496

TITLE: PROPOSED DRAINAGE AREA MAP

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 19
REV 0
of 37

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION
CIVIL CONSTRUCTION PLANS

R:\PES\WORK\25002 PFLUGERVILLE SF SUBDIVISION\DRAWINGS\CONSTRUCTION\PP-DA.dwg

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25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

STATE OF TEXAS
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FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
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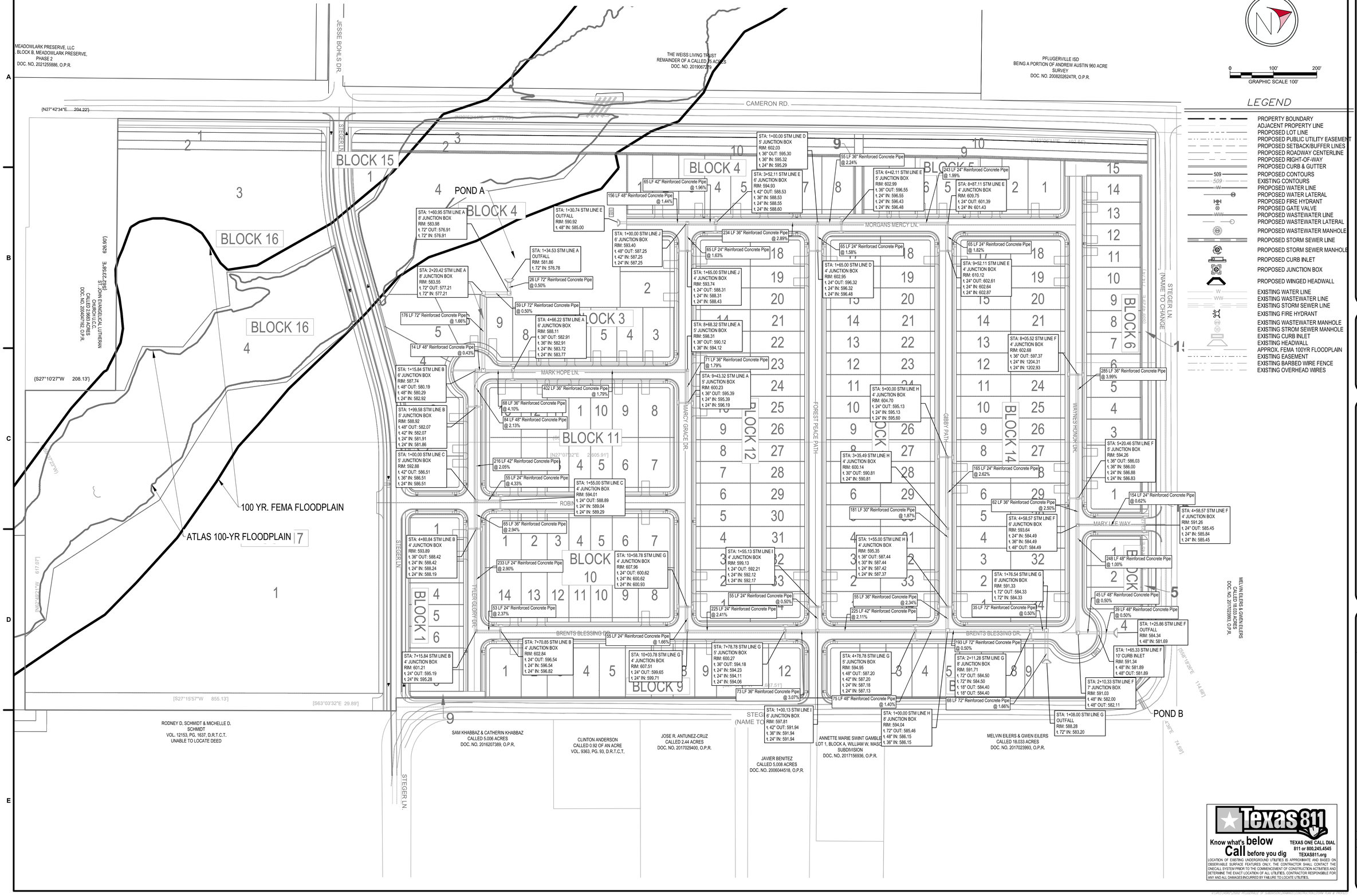
PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
CAMERON RD.
PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANVE COMMUNITIES
11000 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: INLET DRAINAGE AREA MAP

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 20
REV 0
of 37

CIVIL CONSTRUCTION PLANS



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SETBACK/BUFFER LINES
- PROPOSED ROADWAY CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB & GUTTER
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER LATERAL
- PROPOSED WASTEWATER MANHOLE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CURB INLET
- PROPOSED JUNCTION BOX
- PROPOSED WINGED HEADWALL
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- EXISTING STROM SEWER MANHOLE
- EXISTING CURB INLET
- EXISTING HEADWALL
- APPROX. FEMA 100YR FLOODPLAIN
- EXISTING EASEMENT
- EXISTING BARBED WIRE FENCE
- EXISTING OVERHEAD WIRES

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		REVISIONS	

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/27/2026

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2121 E 6th STREET, SUITE 203
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FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION PHASE 1 (PP2025-000430)
CAMERON RD.
PFLUGERVILLE, TEXAS 78660

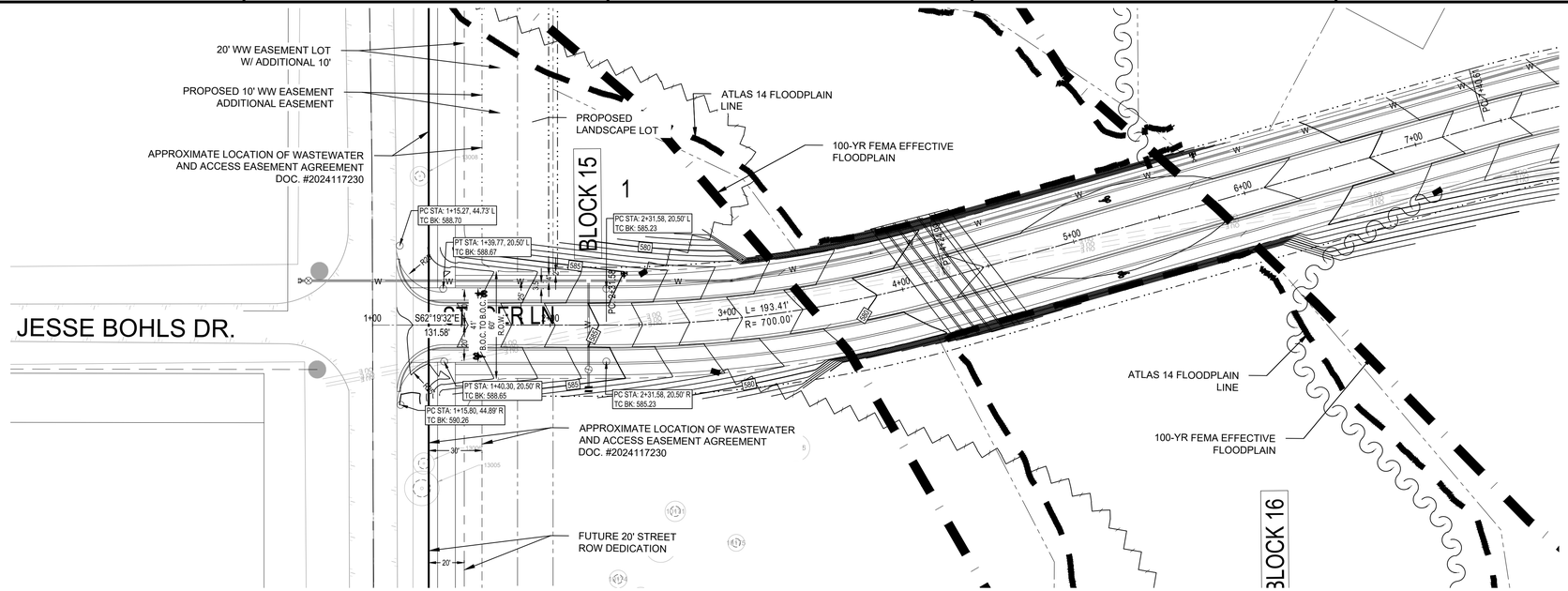
APPLICANT: MANCANVE COMMUNITIES
17000 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: OVERALL STORM PLAN

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 21
REV 0
of 37

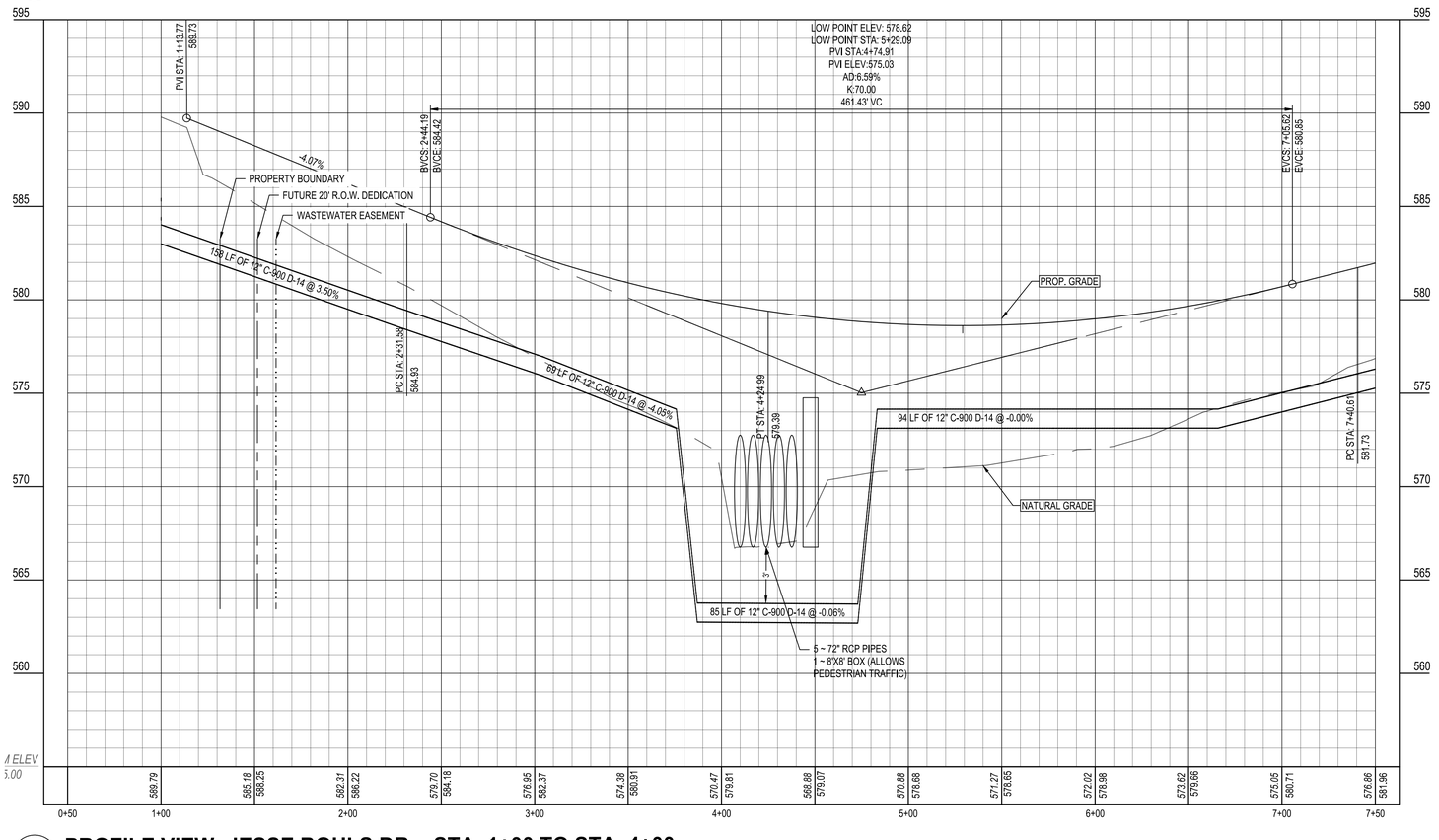
25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

CIVIL CONSTRUCTION PLANS



PLAN VIEW: JESSE BOHLS DR. - STA. 1+00 TO STA. 4+00

SCALE: 1" = 40'



PROFILE VIEW: JESSE BOHLS DR. - STA. 1+00 TO STA. 4+00

SCALE: (H) 1" = 40' ‖ (V) 1" = 4'



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SETBACK/BUFFER LINES
- PROPOSED ROADWAY CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB & GUTTER
- 509 PROPOSED CONTOURS
- 509 EXISTING CONTOURS
- W PROPOSED WATER LINE
- PROPOSED WATER LATERAL
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- WW PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER LATERAL
- PROPOSED WASTEWATER MANHOLE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CURB INLET
- PROPOSED JUNCTION BOX
- PROPOSED WINGED HEADWALL
- W EXISTING WATER LINE
- WW EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
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- EXISTING WASTEWATER MANHOLE
- EXISTING STROM SEWER MANHOLE
- EXISTING CURB INLET
- EXISTING HEADWALL
- APPROX. FEMA 100YR FLOODPLAIN
- EXISTING EASEMENT
- EXISTING BARBED WIRE FENCE
- EXISTING OVERHEAD WIRES

REVISIONS

REV	DATE	DESCRIPTION	INIT

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

STATE OF TEXAS
WILLIAM BUZZELLI
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PROFESSIONAL ENGINEER
3/27/2026

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FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
CAMERON RD
PFLUGERVILLE, TEXAS 78660

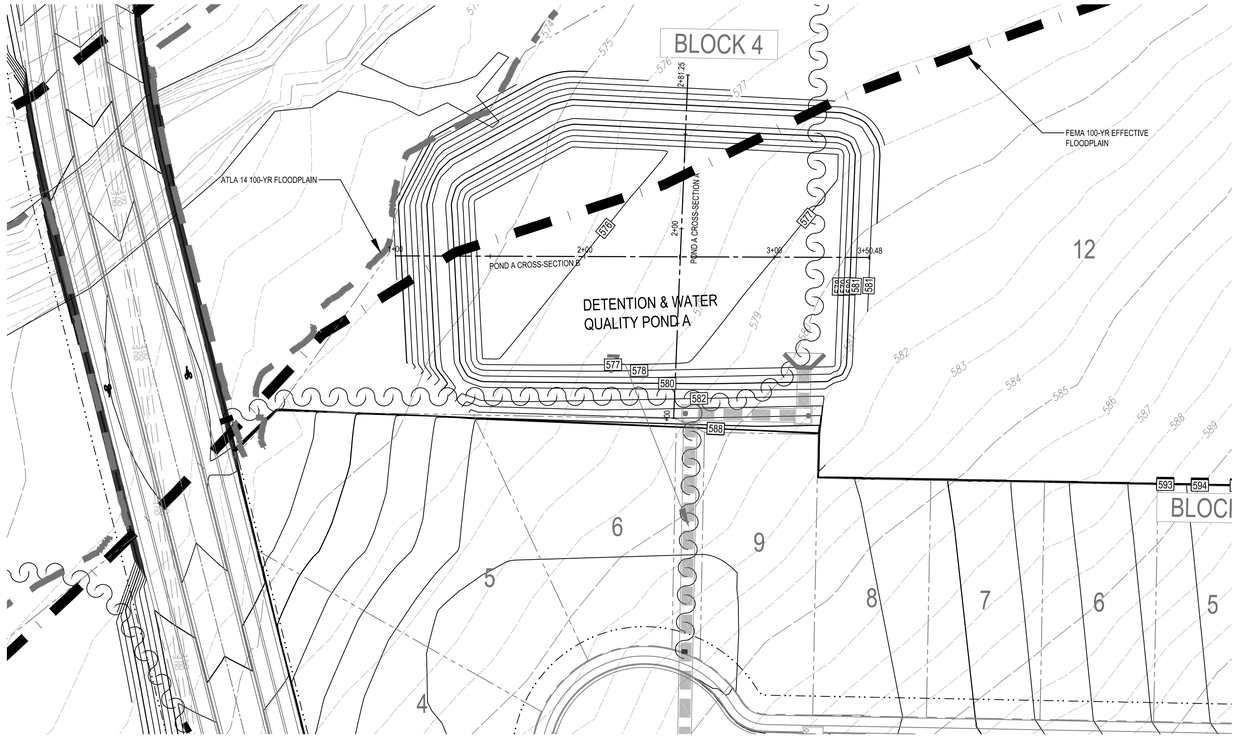
APPLICANT: MANCANVE COMMUNITIES
17060 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: CULVERT CROSSING

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 22
REV 0
of 37

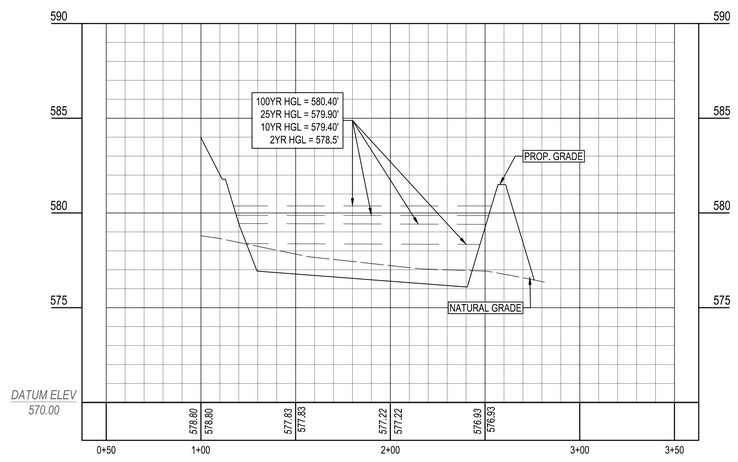
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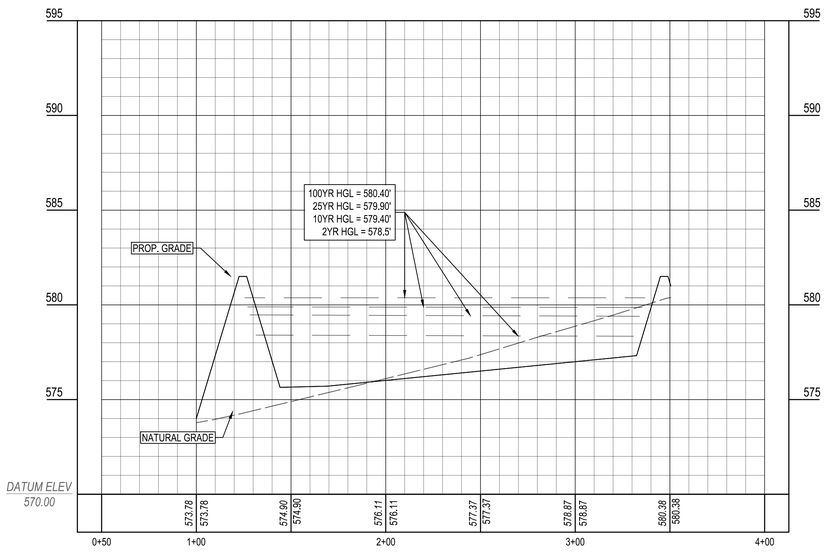
PLAN VIEW: POND A

SCALE: 1" = 40'



PROFILE VIEW: POND A CROSS SECTION A

SCALE: (H) 1" = 40' || (V) 1" = 4'



PROFILE VIEW: POND A CROSS SECTION - B

SCALE: (H) 1" = 40' || (V) 1" = 4'



0 0 30' 60'

GRAPHIC SCALE 30'

LEGEND

- PROPERTY BOUNDARY
- 509 PROPOSED CONTOUR
- 509 EXISTING CONTOUR
- 615.50 PROPOSED SPOT ELEVATION
- 615.50 EXISTING SPOT ELEVATION
- TW:615.50 PROPOSED TOP OF WALL ELEVATION
- BW:615.50 PROPOSED BOTTOM OF WALL ELEVATION
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- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM JUNCTION BOX
- PROPOSED STORM WINGED HEADWALL

POND NOTES:

1. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
2. THE POND IS TO BE WATERTIGHT.
3. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR AT LEAST 20' FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.
4. THE STORM PIPES AND HEADWALLS THAT DRAIN INTO THE POND ARE TO BE INSTALLED WITH WATER TIGHT JOINTS TO AT LEAST THE ELEVATION OF THE TOP OF THE POND.
5. THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR A PERIOD OF AT LEAST ONE MONTH TO OBSERVE WATER INFLOW AND OUTFLOW TO ENSURE THE POND IS HOLDING WATER. THIS MONITORING INFORMATION SHALL BE SUPPLIED TO THE ENGINEER AND THE OWNER.

REVISIONS			
REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
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LICENSED
PROFESSIONAL ENGINEER
3/27/2026

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viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
CAMERON ROAD
PFLUGERVILLE, TEXAS 78660

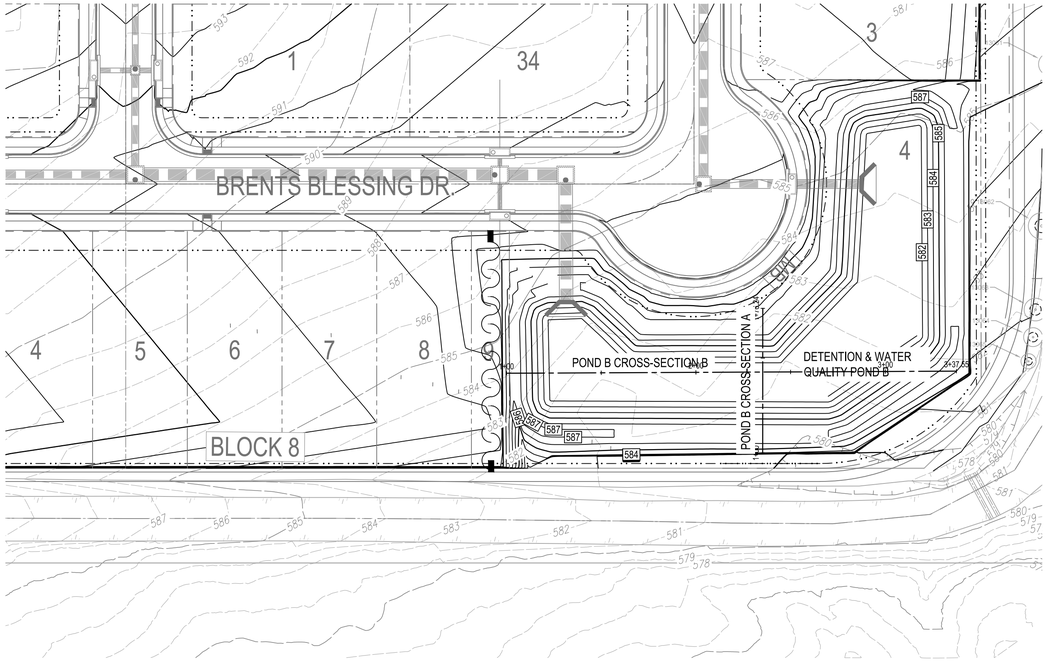
APPLICANT: MANCANVE COMMUNITIES
17060 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: POND A PLAN

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 23
REV 0
of 37

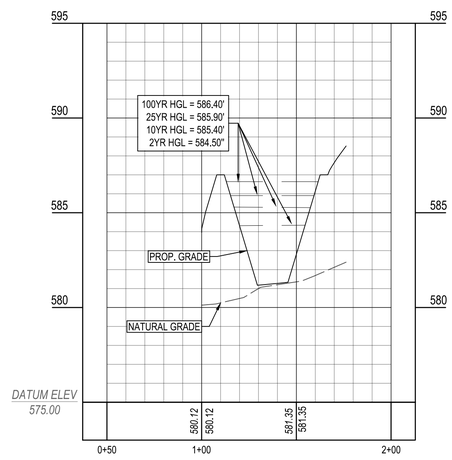
25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

CIVIL CONSTRUCTION PLANS



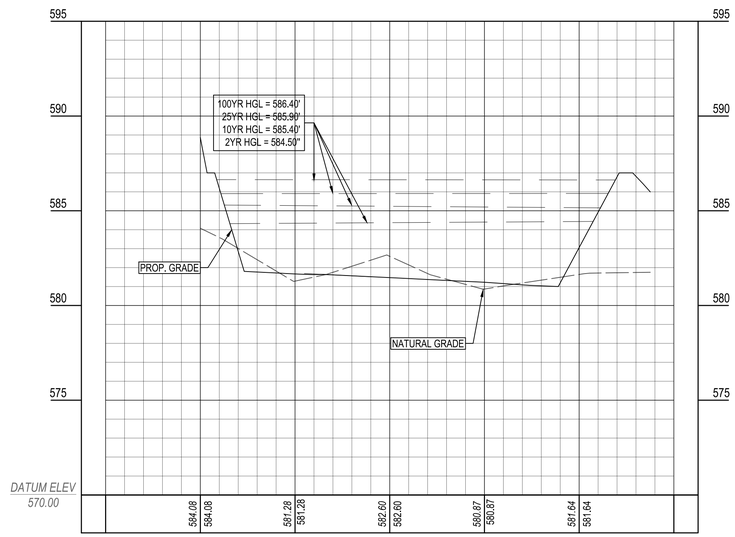
PLAN VIEW: POND B

SCALE: 1" = 40'



PROFILE VIEW: POND B CROSS SECTION A

SCALE: (H) 1" = 40' || (V) 1" = 4'



PROFILE VIEW: POND B CROSS SECTION - B

SCALE: (H) 1" = 40' || (V) 1" = 4'



0 0 30' 60'

GRAPHIC SCALE 30'

LEGEND

- PROPERTY BOUNDARY
- 509 PROPOSED CONTOUR
- 509 EXISTING CONTOUR
- B15.50 PROPOSED SPOT ELEVATION
- 615.50 EXISTING SPOT ELEVATION
- TW:615.50 PROPOSED TOP OF WALL ELEVATION
- BW:615.50 PROPOSED BOTTOM OF WALL ELEVATION
- EW:615.50 PROPOSED END OF WALL ELEVATION
- DRAINAGE FLOW DIRECTION
- PROPOSED RETAINING WALL
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM JUNCTION BOX
- PROPOSED STORM WINGED HEADWALL

POND NOTES:

1. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
2. THE POND IS TO BE WATERTIGHT.
3. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR AT LEAST 20' FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.
4. THE STORM PIPES AND HEADWALLS THAT DRAIN INTO THE POND ARE TO BE INSTALLED WITH WATER TIGHT JOINTS TO AT LEAST THE ELEVATION OF THE NORMAL POOL OF THE POND.
5. THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR A PERIOD OF AT LEAST ONE MONTH TO OBSERVE WATER INFLOW AND OUTFLOW TO ENSURE THE POND IS HOLDING WATER. THIS MONITORING INFORMATION SHALL BE SUPPLIED TO THE ENGINEER AND THE OWNER.

REVISIONS			
REV	DATE	DESCRIPTION	INIT



ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
24655 WALNUT RIDGE
PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANVE COMMUNITIES
17060 WATERSPRITE LAKES RD, BOCA RATON, FL 33496

TITLE: POND B PLAN

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 24 of 37
REV 0

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION
VPE PROJECT NO. 25002
CIVIL CONSTRUCTION PLANS

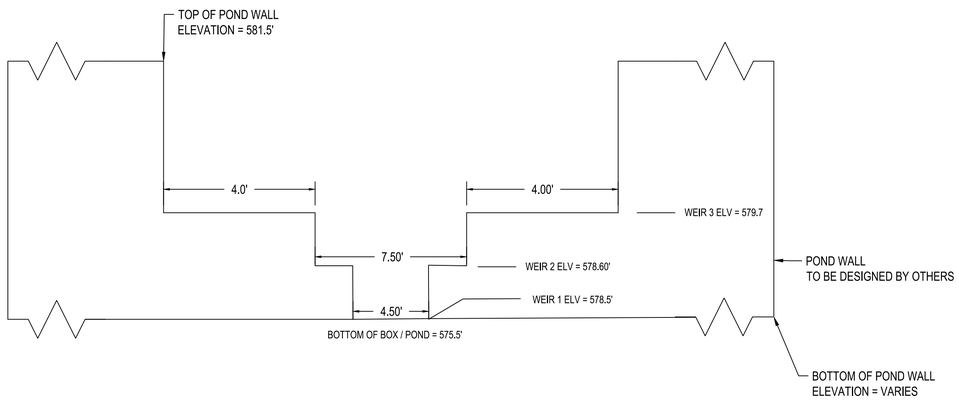
POND A Stage Storage Table Detention				
Elevation	Area (ft^2)	Volume (ft^3)	Total Volume (ft^3)	Area (ac)
575.5	-	0	0	-
576	5,625	2,812.50	2,812.50	0.13
577	17,597	26,395.50	26,395.50	0.40
578	22,862	45,724.00	48,536.50	0.52
579	24,706	49,412.00	75,807.50	0.57
580	26,602	26,602.00	102,409.50	0.61
581	28,550	28,550.00	130,959.50	0.66
581.5	29,560	14,780.00	145,739.50	0.68

POND A OUTFALL STRUCTURE				
STRUCTURE	COEFFICIENT	ELEVATION	DIAMETER	LENGTH
	(FT^0.5/S)	*(FT)*	*(INCH)*	*(FT)*
WEIR 1	3	575.5	—	4.5
WEIR 2	3	578.6	—	7.5
WEIR 3	3	579.7	—	8

POND A STAGE STORAGE FLOW			
STORM EVENT	ELEVATION	STORAGE	PEAK FLOW
(YR)	*(FT)*	*(FT3)*	*(CFS)*
2 YR	578.5	62172	68.5
10 YR	579.4	86448.3	119.6
25 YR	579.9	99749.3	155.8
100 YR	580.4	113829.5	214.4

NOTE:

-CONTRACTOR TO PROVIDE STRUCTURAL WALL DESIGN BY STRUCTURAL ENGINEER. PRIOR TO CONSTRUCTION OF THIS STRUCTURE, SHOP DRAWING MUST BE PROVIDED TO CIVIL ENGINEER FOR REVIEW AND APPROVAL.



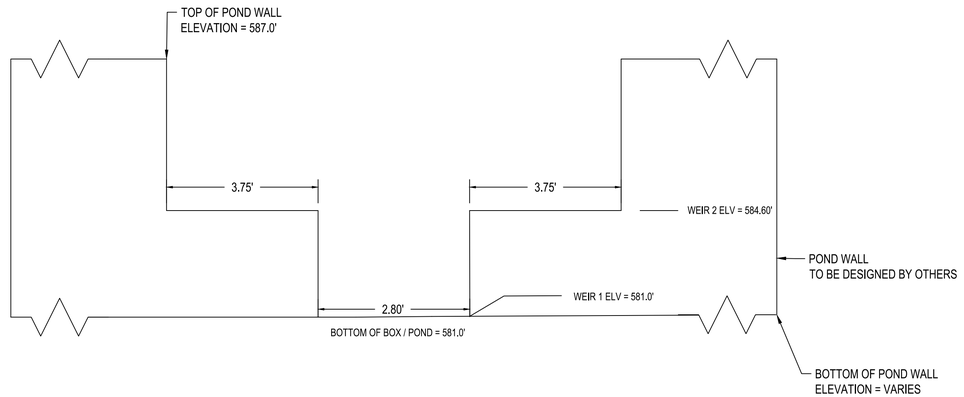
DETAIL: POND A OUTLET CONTROL STRUCTURE

SCALE: NTS

POND B Stage Storage Table Detention				
Elevation	Area (ft^2)	Volume (ft^3)	Total Volume	Area (ac)
581	-	0	0	-
582	8,782	8,782.00	8,782.00	0.20
583	10,779	21,558.00	21,558.00	0.25
584	12,833	25,666.00	34,448.00	0.29
585	14,944	29,888.00	51,446.00	0.34
586	17,110	17,110.00	68,556.00	0.39
587	19,327	19,327.00	87,883.00	0.44

POND B STAGE STORAGE FLOW			
STORM EVENT	ELEVATION	STORAGE	PEAK FLOW
(YR)	*(FT)*	*(FT3)*	*(CFS)*
2 YR	584.5	42947	55.2
10 YR	585.4	58290	95.8
25 YR	585.9	66845	125.7
100 YR	586.4	76286.8	170.8

POND B OUTFALL STRUCTURE				
STRUCTURE	COEFFICIENT	ELEVATION	DIAMETER	LENGTH
	(FT^0.5/S)	*(FT)*	*(INCH)*	*(FT)*
WEIR 1	3	581	—	2.8
WEIR 2	3	585	—	7.5



DETAIL: POND B OUTLET CONTROL STRUCTURE

SCALE: NTS

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
CAMERON ROAD
PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANVE COMMUNITIES
17050 WATERSPRITE LAKES RD, BOCA RATON, FL 33496

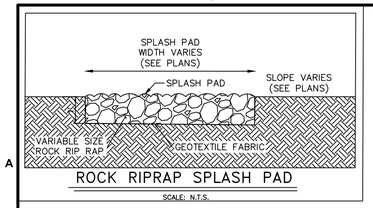
TITLE: POND DETAILS (1 OF 2)

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 25 of 37
REV 0

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

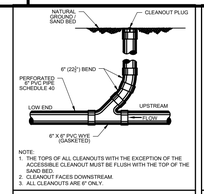
CIVIL CONSTRUCTION PLANS

P:\PFLUGERVILLE\25002 PFLUGERVILLE SF SUBDIVISION\DRAWINGS\CIVIL\CIVIL\POND.TEW



ROCK RIPRAP SPLASH PAD

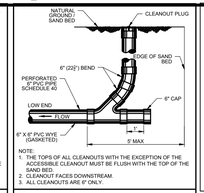
SCALE: N.T.S.



NOTE:
1. THE TOPS OF ALL CLEANOUTS WITH THE EXCEPTION OF THE ACCESSIBLE CLEANOUT MUST BE FLUSH WITH THE TOP OF THE SAND BED.
2. CLEANOUT FACES DOWNSTREAM.
3. ALL CLEANOUTS ARE 6" ONLY.

STANDARD CLEANOUT

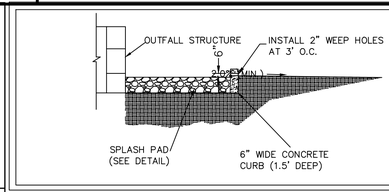
N.T.S.



NOTE:
1. THE TOPS OF ALL CLEANOUTS WITH THE EXCEPTION OF THE ACCESSIBLE CLEANOUT MUST BE FLUSH WITH THE TOP OF THE SAND BED.
2. CLEANOUT FACES DOWNSTREAM.
3. ALL CLEANOUTS ARE 6" ONLY.

TERMINAL END CLEANOUT

N.T.S.



WQ POND LEVEL SPREADER DETAIL (TYP)

N.T.S.

NOTE:

1. CONTRACTOR TO REFERENCE RETAINING WALL PLANS FOR STRUCTURAL DETAILS. DETAILS PROVIDED FOR REFERENCE ONLY.
2. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING.

GABION WALL NOTES

594S DESCRIPTION

THIS ITEM SHALL INCLUDE FURNISHING, ASSEMBLING, FILLING, AND TYING ROCK-FILLED WIRE MESH COMPARTMENTED GABIONS AND REVET MATTRESSES IN ACCORDANCE WITH THE LINES, GRADES, AND DIMENSIONS SHOWN ON THE DRAWINGS OR OTHERWISE ESTABLISHED IN THE FIELD BY THE ENGINEER OR DESIGNATED REPRESENATIVE.

594S.2 MATERIALS

(1) GABION AND REVET MATTRESS WIRE

GABION WIRE SHALL BE GALVANIZED STEEL, CLASS 3 OR A COATING, SOFT TEMPER CONFORMING TO ASTM A 641, AND SHALL SPECIFICALLY MEET THE REQUIREMENTS GIVEN BELOW FOR GABIONS (12 GUAGE WIRE) AND/OR REVET MATTRESSES (13.5 WIRE GUAGE) AS CALLED OUT IN DRAWINGS. PVC COATING OF WIRE MAY BE FUSEBONDED OR EXTRUDED ONTO THE WIRE. GALVANIZATION OF WELDED WIRE SHALL BE PERFORMED EITHER BEFORE OR AFTER WELDING.

CHARACTERISTIC	GABIONS	REVET MATTRESSES
WIRE GUAGE	12 GUAGE	13.5 GUAGE
MAX. TENSILE STRENGTH (ASTM 641)	70,000 PSI. (483 mPa)	75,000 PSI. (517 mPa)
NOMINAL WIRE DIAMETER (ASTM A 641)	0.106 INCH (2.7 mm)	0.0866 INCH (2.2 mm)
MINIMUM DIAMETER (ASTM A 641, TABLE 3)	0.102 INCH (2.6 mm)	0.0826 INCH (2.9 mm)
GALVANIZED, ZINC (ASTM A 641, TABLE 1)	0.80 OZF/^{2} (245 GR/M^2)	0.70 OZF/^{2} (215 GR/M^2)

(2) GABION MESH

(A) WOVEN MESH
WOVEN MESH SHALL BE OF A UNIFORM NONRAVELING, DOUBLE TWIST HEXAGONAL PATTERN NOMINALLY OF DIMENSIONS 3.25 INCHES BY 4.5 INCHES (83 mm BY 144mm), SELVEDGE WIRE SHALL BE 10 GUAGE (NOMINAL DIAMETER OF 3.4 mm).

(B) WELDED MESH
MESH OPENING SHALL BE NOMINALLY 3 INCHES BY 3 INCHES (75 mm BY 75 mm). STRENGTH OF WELDS SHALL BEET THE FOLLOWING REQUIREMENTS WHEN TESTED IN ACCORDANCE WITH SECTION 13.4 OF ASTM, A-974:

TYPE OF STRUCTURE	WIRE SIZE (DIAMETER)	MINIMUM AVERAGE WELD SHEAR STRENGTH
	GUAGE (mm)	ENGLISH UNITS (SI UNITS)
GABIONS	12 (2.7)	475 lbf (2.10 kN)
REVET MATRESS	13.5 (2.2)	292 lbf (1.30 kN)

(C) MANUFACTURING
TWISTED WIRE MESH GABIONS SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A-975, WHILE WELDED WIRE MESH GABIONS SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A-974.

(3) REVET MATTRESSES

(A) WOVEN MESH
WOVEN MESH SHALL BE OF A UNIFORM NONRAVELING, DOUBLE TWIST HEXAGONAL PATTERN NOMINALLY OF DIMENSIONS 2.5 INCHES BY 3.25 INCHES (64 mm BY 83mm). SELVEDGE WIRE SHALL BE 12 GUAGE (NOMINAL DIAMETER OF 2.7 mm).

(B) WELDED MESH
MESH OPENING SHALL BE NOMINALLY 1.5 INCHES BY 3 INCHES (38 mm BY 76 mm), STRENGTH OF WELDS SHALL BEET THE REQUIREMENTS LISTED IN TABLE 2 FOR 13.5 GUAGE (2.2 mm) WIRE WHEN TESTED IN ACCORDANCE WITH SECTION 13.4 OF ASTM, A-974:

(C) MANUFACTURING
TWISTED WIRE MESH REVET MATRESSES SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A-975, WHILE WELDED WIRE MESH REVET MATRESSES SHALL BE MANUFACTURED IN CONFORMANCE WITH ASTM A-974.

(4) PVC COATING

SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND REVET MATTRESSES.

(5) STONE

(A) GABION BASKET STONES
STONE FILL SHALL BE DURABLE AND OF SUITABLE QUALITY TO ENSURE PERMINANENCE IN THE STRUCTURE. THE STONE USED TO FILL THE GABION BASKETS SHALL BE A CLEAN, SOUND, AND DURABLE ROCK MEETING THE FOLLOWING REQUIREMENTS. IT SHALL HAVE A WEARING LOSS LESS THAN 30% WHEN THE STONE IS TESTED WITH THE LOS ANGELES ABRASION MACHINE IN ACCORDANCE WITH ASTM TEST METHOD C535 (TxDOT TEST METHOD TEX-410A) THE LOSS OF MATERIAL EXPERIENCED DURING FIVE CYCLES OF MAGNESIUM SULFATE EXPOSURE CONDUCTED IN ACCORDANCE WITH TxDOT TEST METHOD TEX-411A FOR ROCK RIP RAP SHALL NOT EXCEED 18%. THE STONE SHALL BE WELL GRADED TO PRODUCE A DENSE FILL, ANGULAR IN TEXTURE, WHILE MEETING THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE SIZE US (SI)	PERCENT BY WEIGHT (MASS) % PASSING EACH INDIVIDUAL SIEVE
8 INCH (200 mm)	100
4 INCH (100 mm)	0-5
3 INCH (75 mm)	0

THE MINIMUM UNIT WEIGHT (UNIT MASS) OF A ROCKFILLED GABION SHALL BE 120 pcf [1.92 MEGAGRAMS (mg) PER CUBIC METER]. VERIFICATION OF UNIT WEIGHT (MASS) SHALL BE PERFORMED WHEN ORDERED BY THE ENGINEER, BY CONSTRUCTING A TEST GABION WITH MATERIALS SUPPLIED FOR CONSTRUCTION WITH THE SAME EFFORT AND METHOD INTENDED FOR PRODUCTION GABIONS.

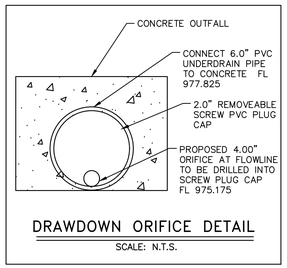
(6) CONNECTIONS

SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND REVET MATTRESSES.

(7) FASTENER SYSTEM

SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND REVET MATTRESSES.

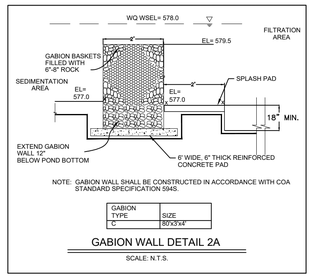
(8) PANEL TO PANEL JOINT STRENGTH
SEE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO 594S GABIONS AND



DRAWDOWN ORIFICE DETAIL

SCALE: N.T.S.

POND A



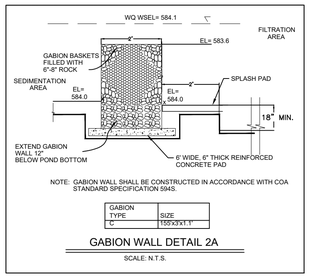
NOTE: GABION WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA STANDARD SPECIFICATION 594S.

GABION TYPE	SIZE
C	80'x3'x4'

GABION WALL DETAIL 2A

SCALE: N.T.S.

POND B

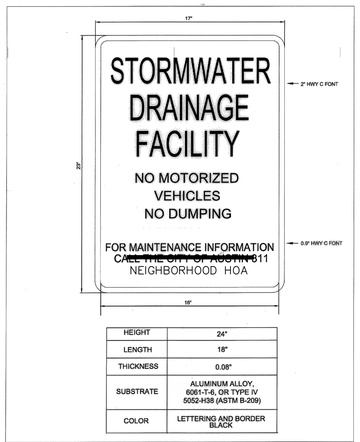


NOTE: GABION WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA STANDARD SPECIFICATION 594S.

GABION TYPE	SIZE
C	155'x3'x1.1'

GABION WALL DETAIL 2A

SCALE: N.T.S.



HEIGHT	24"
LENGTH	18"
THICKNESS	0.08"
SUBSTRATE	ALUMINUM ALLOY, 6061-T-6, OR TYPE IV 5052-H38 (ASTM B-209)
COLOR	LETTERING AND BORDER BLACK

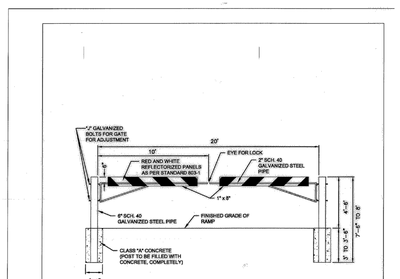
CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS

STORM WATER FACILITY SIGN

E. Denk, P.E. 1/4/2016 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 662S-3



NOTE:
RAMP BARRICADE SUBSIDIARY TO ITEM 403-G CONCRETE STRUCTURES

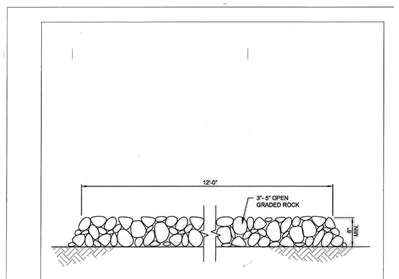
CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS

POND PIPE GATE AT RAMP DETAIL

E. Denk, P.E. 1/4/2016 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 662S-1



NOTES:
1. STONE SIZE: 75–125 mm (3–5") OPEN GRADED ROCK.
2. THICKNESS: NOT LESS THAN 200 mm (8").
3. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.

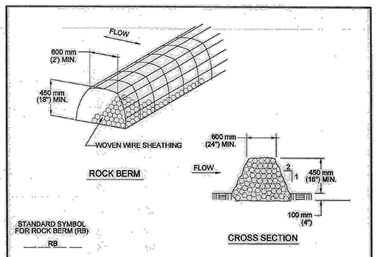
CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS

POND MAINTENANCE ROAD CROSS SECTION

E. Denk, P.E. 1/4/2016 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 662S-2



NOTES:
1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC/ CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

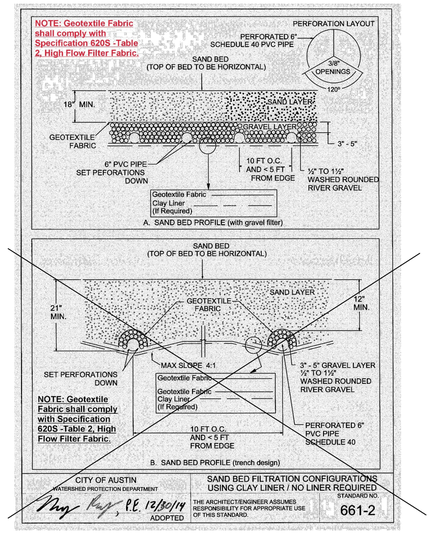
CITY OF AUSTIN — WATERSHED PROTECTION DEPARTMENT

ROCK BERM

Mary K. Myers, P.E. 8/24/2010 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 639S-1



CITY OF AUSTIN — WATERSHED PROTECTION DEPARTMENT

SAND BED FILTRATION CONFIGURATIONS USING CLAY LINER / NO LINER REQUIRED

Mary Myers, P.E. 12/30/14 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 661-2

REVISIONS

REV	DATE	DESCRIPTION
		INIT

STATE OF TEXAS — WILLIAM BUZZELLI — 133535 — LICENSED PROFESSIONAL ENGINEER

3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

DWN BY: EH,SG,DM
CHK BY: WB

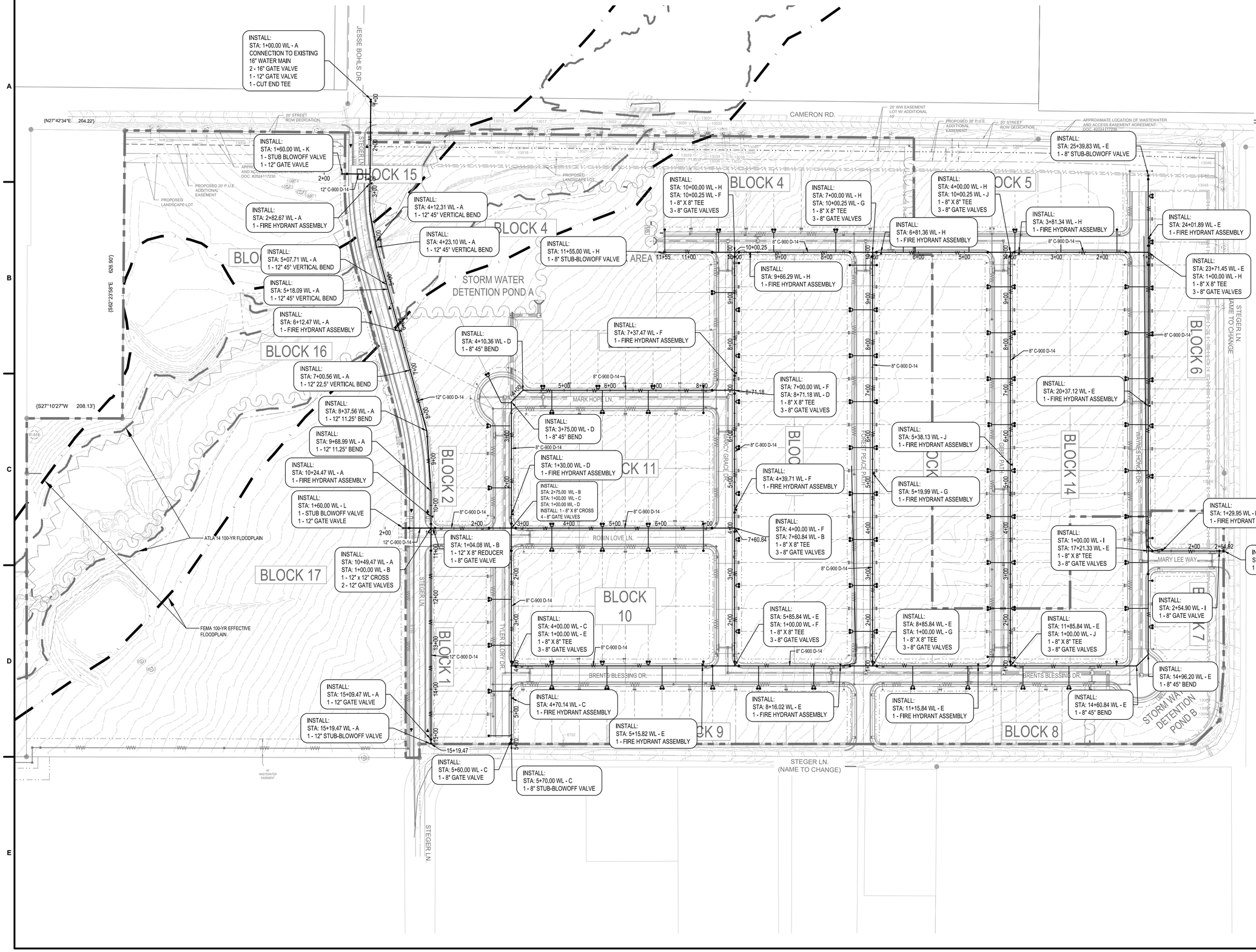
PROJECT: CAMERON VALLEY SUBDIVISION PHASE 1 (PP2025-000430) CAMERON RD & PFLUGER LN PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANVE COMMUNITIES 17000 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: POND DETAILS (2 OF 2)

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 26
REV 0
of 37

CIVIL CONSTRUCTION PLANS



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SETBACK/BUFFER LINES
- PROPOSED ROADWAY CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB & GUTTER
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER LATERAL
- PROPOSED WASTEWATER MANHOLE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CURB INLET
- PROPOSED JUNCTION BOX
- PROPOSED WINGED HEADWALL
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- EXISTING STROM SEWER MANHOLE
- EXISTING CURB INLET
- EXISTING HEADWALL
- APPROX. FEMA 100YR FLOODPLAIN
- EXISTING EASEMENT
- EXISTING BARBED WIRE FENCE
- EXISTING OVERHEAD WIRES

WATER GENERAL NOTES:

1. FIRE HYDRANTS, VALVES, FITTINGS, ETC. SHOWN AS A GRAPHICAL REPRESENTATION ONLY. CONTRACTOR TO LOCATE AND CONSTRUCT THESE IMPROVEMENTS BASED ON THE CURRENT CITY/JURISDICTIONAL DESIGN STANDARDS AND DETAILS. CONTRACTOR TO NOTIFY ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED PRIOR TO BEGINNING CONSTRUCTION.
2. WATER AND SANITARY SEWER SEPARATION (VERTICAL AND HORIZONTAL) SHALL BE MAINTAINED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
3. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES AND VALVES.
5. ALL FIRE HYDRANTS TO BE LOCATED AT PCCRS OR LOT LINES.
6. ALL WATERLINES ARE 8" UNLESS OTHERWISE NOTED.
7. ALL WATERLINE CURVES ARE CONCENTRIC AND PARALLEL TO THE STREET CENTERLINES UNLESS OTHERWISE NOTED.
8. ALL GATE VALVES AND WATER METERS SHALL BE PLACED CLEAR OF BARRIER-FREE RAMPS.
9. ADJUSTED SERVICES DUE TO CONFLICTS (I.E. MANHOLES, INLETS, TRENCH CONFLICTS OR NON-STANDARD PLACEMENT) =
10. MANVILLE SUD IS THE WATER PROVIDER FOR THIS DEVELOPMENT
11. A WATER MODEL WILL BE REQUIRED WITH THE CONSTRUCTION PLANS WHICH VERIFY THE WATER DISTRIBUTION SYSTEM WILL BE CAPABLE OF PROVIDING A MAXIMUM FIRE FLOW OF 1000 GPM AT 20 PSI RESIDUAL PRESSURE. THIS FLOW WILL BE IN ADDITION TO THE MAXIMUM DOMESTIC DEMAND CALCULATED FOR THE PROJECT.

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TEXAS811.org
LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND BASED ON OBSERVABLE SURFACE FEATURES ONLY. THE CONTRACTOR SHALL CONTACT THE ONECALL SYSTEM PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND DETERMINE THE EXACT LOCATION OF ALL UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED BY FAILURE TO LOCATE UTILITIES.

REVISIONS

REV	DATE	DESCRIPTION
INT		

STATE OF TEXAS — LICENSED PROFESSIONAL ENGINEER — WILLIAM BUZZELLI — 133535 — 3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
CAMERON RD.
PFLUGERVILLE, TEXAS 78660

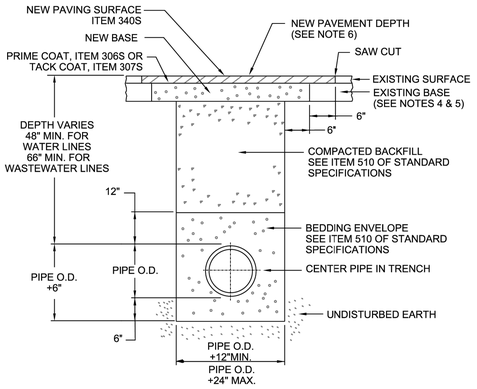
APPLICANT: MANCANVE COMMUNITIES
17000 WATERSPRITE LAKES RD, BOCA RATON, FL 33496

TITLE: WATER UTILITY PLAN

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 27
REV 0
of 37

CIVIL CONSTRUCTION PLANS

THIS DETAIL FOR USE ONLY ON CITY OF PFLUGERVILLE C.I.P. PROJECTS.



NOTES:

1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE A MINIMUM OF 12" WIDER THAN THE UNDISTURBED SIDES OF THE TRENCH, SYMMETRICAL ABOUT THE CENTER LINE OF THE EXCAVATION.
2. ANY CONCRETE PAVING SHALL BE SAW CUT 6" WIDER THAN UNDISTURBED SIDES OF EXCAVATION.
3. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH COLD MIX OR TEMPORARY HOT MIX ASPHALTIC CONCRETE.
4. ROAD BASE AND SURFACE MATERIALS IN THE TRENCH CUT SHALL BE REPLACED IN KIND OF EQUAL THICKNESS, OR MINIMUM BASE THICKNESS OF 10", WHICHEVER IS GREATER.
5. ALL DAMAGED AREAS OF PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED WITH MINIMUM OF 8" OF BASE OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.
6. SURFACE PAVEMENT SHALL BE OF THE KIND AND THICKNESS AS EXISTING, OR MINIMUM 2", WHICHEVER IS GREATER.

ISSUE DATE:

REVISIONS

DATE	APPROVED	DRAWN

SCALE: N.T.S.

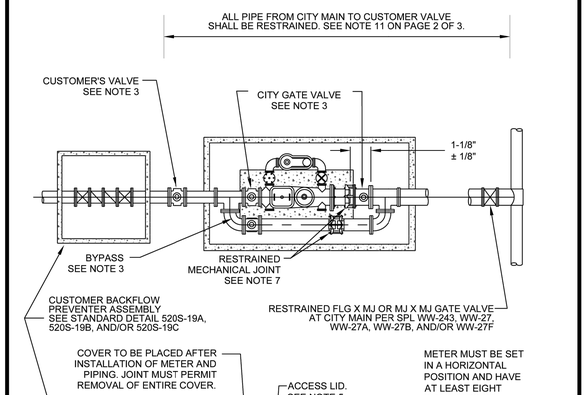
CITY OF PFLUGERVILLE

510S-3

TYPICAL TRENCH WITH PAVED SURFACE

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



ADOPTED: 01/26/2021
Patricio A. Davis, M.S.C.E., P.E
Scale: N.T.S.

REVISIONS

DATE	APPROVED	DRAWN

CITY OF PFLUGERVILLE

520S-17
1 OF 3

FIRE LINE METER INSTALLATION

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

NOTES:

1. VAULT PER SPL WW-298 OR APPROVED EQUAL. VAULT SHALL INCLUDE THRUST COLLAR WALL PIPES IF CAST IN PLACE. ALL PIPE SHALL BE RESTRAINED REGARDLESS IF VAULT PRE-CAST OR CAST IN PLACE, RESTRAINED BOTH WAYS. H20 LOADING REQUIRED FOR ALL VAULTS.
2. METER VAULT SHALL BE BEHIND CURB AND/OR WALK, AND NOT IN VEHICULAR TRAFFIC AREA.
3. MAIN LINE AND BYPASS GATE VALVES WILL BE RESILIENT SEAT TYPE WITH CORROSION RESISTANT FUSION BONDED EPOXY COATING INSIDE AND OUTSIDE, NON-RISING STEM. MAIN LINE VALVES SHALL HAVE HAND-WHEELS. BYPASS VALVES SHALL HAVE HAND-WHEELS. PROPERTY OWNER'S VALVE SHALL NOT BE LOCATED IN THE CITY OF PFLUGERVILLE METER VAULT. HAND-WHEEL EXCEPTION: IF HAND-WHEEL IS NOT LOCATED WITHIN 12" HORIZONTALLY OF ACCESS HATCH, GATE VALVE SHALL BE INSTALLED WITH OPERATING NUT ACCESSIBLE FROM RING AND COVER LOCATED ON VAULT LID PER SPL WW-622.
4. APPROVAL REQUIRED IF HEIGHT OF VAULT EXCEEDS 72", CONTACT THE PIPELINE ENGINEERING DIVISION OF PFLUGERVILLE WATER UTILITY. METER SHALL BE LEGIBLE TO READ FROM TOP OF VAULT.
5. ACCESS LID SHALL BE 4'x6' DOUBLE LEAF PER SPL WW-614 H2O LOADING REQUIRED WITH SLAM LOCK BY HALLIDAY PRODUCTS OR APPROVED EQUAL. LOCK TO INCLUDE SECURITY OPERATOR.
6. ALL BURIED PIPE SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY CITY OF PFLUGERVILLE STANDARD SPECIFICATIONS 510.3 14; BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY 510.3 25. ALL BURIED PIPE SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT PER SPL WW-27D.
7. FITTINGS IN VAULT SHALL BE FLANGED WITH EXCEPTION OF ONE RESTRAINED MJ ON MAIN AND BYPASS LINES EACH PER SPL WW-27A.
8. VOIDS AT PIPE WALL HOLES SHALL BE FILLED WITH NON-SHRINK GROUT, OR OTHER SEAL OR SEALANT PER SPL WW-146A.
9. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.
10. BYPASS AND MAIN PIPE SHALL BE SAME DIAMETER. ALL PIPE FROM CITY MAIN TO CUSTOMERS VALVE SHALL BE D.I.
11. ALL EQUIPMENT IN VAULT SHALL BE REMOVABLE WITHOUT ADDITIONAL RESTRAINT OR SUPPORT OF PIPE.
12. ALL CLEARANCES INDICATED ARE MINIMUM, ADDITIONAL CONSIDERATION SHALL BE MADE FOR ACCESS TO ALL COMPONENTS IN VAULT. ALL CLEARANCES SHALL BE INCLUDED ON PLANS SUBMITTED FOR APPROVAL TO PFLUGERVILLE WATER UTILITY.
13. LOCATION OF ACCESS DOORS ARE SHOWN TO INDICATE POSSIBLE LOCATION. AN ENGINEER LICENSED BY THE STATE OF TEXAS SHALL DETERMINE SIZE OF VAULT, LOCATION OF ACCESS DOOR AND/OR VALVE CASINGS APPROPRIATE FOR EQUIPMENT, ACCESS, MAINTENANCE AND CLEARANCES. METER VAULTS PER SPL W-298 ARE ACCEPTABLE IF ALL DESIGN PARAMETERS ARE MET AND SO DETERMINED BY TEXAS LICENSED ENGINEER.

ADOPTED: 01/26/2021
Patricio A. Davis, M.S.C.E., P.E
Scale: N.T.S.

REVISIONS

DATE	APPROVED	DRAWN

CITY OF PFLUGERVILLE

520S-17
2 OF 3

FIRE LINE METER INSTALLATION

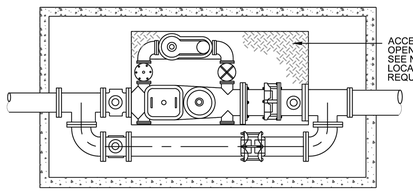
CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

NOTES:

14. IN ALL CASES, MINIMUM CLEARANCE FROM WALL TO TEST PORTS SHALL BE 24". LICENSED ENGINEER SHALL CONFIRM WITH METER MANUFACTURER LOCATION OF TEST PORTS PRIOR TO SUBMITTAL OF PLANS TO PFLUGERVILLE WATER UTILITY FOR APPROVAL. PLANS SHALL INDICATE LOCATION OF TEST PORTS.
15. VAULT SIZES INDICATED ON WATER METER SCHEDULE ARE SUGGESTIONS. ACTUAL EQUIPMENT, PIPE LAYOUT, CLEARANCE, ACCESS AND OTHER INFORMATION SHALL BE TAKEN INTO CONSIDERATION BY AN ENGINEER LICENSED BY THE STATE OF TEXAS.

MINIMUM CLEARANCES	
6"	-FLOOR TO ANY PART OF FIRELINE METER ASSEMBLY -INTERIOR WALL TO FLANGE.
12"	-INTERIOR WALL TO PARALLEL PIPE, VALVE OR METER. -ALL AROUND FIRELINE METER ASSEMBLY
24"	-INTERIOR WALL TO TEST PORTS
48"	-TOP OF PIPE TO INTERIOR TOP OF VAULT



WATER METER SCHEDULE				
WATER METER SIZE	SIZE OF BY-PASS	BY-PASS VALVE W/HANDWHEEL	MAIN LINE VALVE WITH HANDWHEEL	VAULT SIZE PER SPL WW-298, SEE NOTE 15
6" x 2"	6"	6"	6"	8' x 12'
8" x 2"	8"	8"	8"	10' x 12'
10" x 2"	10"	10"	10"	10' x 15'

ADOPTED: 01/26/2021
Patricio A. Davis, M.S.C.E., P.E
Scale: N.T.S.

REVISIONS

DATE	APPROVED	DRAWN

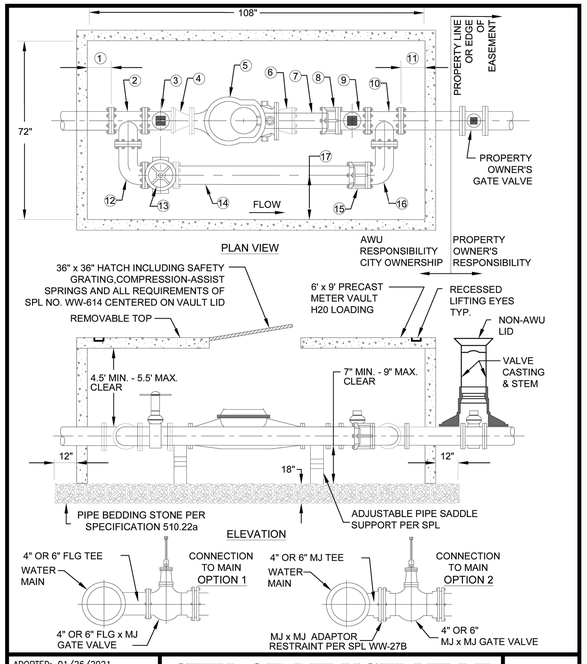
CITY OF PFLUGERVILLE

520S-17
3 OF 3

FIRE LINE METER INSTALLATION

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



ADOPTED: 01/26/2021
Patricio A. Davis, M.S.C.E., P.E
Scale: N.T.S.

REVISIONS

DATE	APPROVED	DRAWN

CITY OF PFLUGERVILLE

520-AW-06
1 OF 2

3", 4" AND 6" COMPOUND & TURBINE METER INSTALLATIONS

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

LARGE METER INSTALLATIONS

DIMENSIONS IN INCHES		3" TURBINE	3" COMPOUND	4" TURBINE	4" COMPOUND	6" TURBINE	6" COMPOUND
No.	METER LINE	4" BYPASS	4" BYPASS	4" BYPASS	4" BYPASS	6" BYPASS	6" BYPASS
1	CLEARANCE FROM VALVE WALL TO TEE	8"	8"	12"	12"	6"	6"
2	FLANGED TEE	13"	13"	13"	13"	16"	16"
3	COA GATE VALVE SQUARE NUT	9"	9"	9"	9"	10 1/2"	10 1/2"
4	3" X 4" FLANGED REDUCER 3" METER ONLY	7"	7"	–	–	–	–
5	METER	17"	19"	20"	23"	24"	27"
6	3" X 4" FLANGED REDUCER 3" METER ONLY	7"	7"	–	–	–	–
7+8	(7) FLANGED X PLAIN END DI PIPE + (8) RESTRAINED FLANGE COUPLING ADAPTER RFCA OR (7) FLANGE X DI PIPE + (8) DISMANTLING JOINT DJ	17"	15"	20"	17"	19"	16"
9	COA GATE VALVE SQUARE NUT	9"	9"	9"	9"	10 1/2"	10 1/2"
10	FLANGED TEE	13"	13"	13"	13"	16"	16"
11	CLEARANCE FROM INSIDE WALL TO TEE	8"	8"	12"	12"	6"	6"
	TOTAL INCHES	108.0"	108.0"	108.0"	108.0"	108.0"	108.0"
	BYPASS LINE						
1	CLEARANCE FROM INSIDE WALL TO TEE	8"	8"	12"	12"	6"	6"
	1/2 TEE	6 1/2"	6 1/2"	6 1/2"	6 1/2"	8"	8"
12	FLANGED 90° ELBOW	6 1/2"	6 1/2"	6 1/2"	6 1/2"	8"	8"
13	BYPASS GATE VALVE WITH HAND WHEEL	9"	9"	9"	9"	10 1/2"	10 1/2"
14+15	(14) FLANGED X PLAIN END DI PIPE + (15) RESTRAINED FLANGE COUPLING ADAPTOR RFCA OR (14) FLANGE X FLANGE DI PIPE + (15) DISMANTLING JOINT DJ	57"	57"	49"	49"	53 1/2"	53 1/2"
16	FLANGED 90° ELBOW	6 1/2"	6 1/2"	6 1/2"	6 1/2"	8"	8"
	1/2 TEE	6 1/2"	6 1/2"	6 1/2"	6 1/2"	8"	8"
11	CLEARANCE FROM VALVE WALL TO TEE	8"	8"	12"	12"	6"	6"
	TOTAL INCHES	108.0"	108.0"	108.0"	108.0"	108.0"	108.0"
17	CLEARANCE FROM INSIDE WALL TO CENTER OF BYPASS LINE	23"	23"	23"	23"	20"	20"

NOTES:
1. METER VAULT MUST BE PLACED AT THE PROPERTY LINE WITHIN PUBLIC RIGHT-OF-WAY OR WITHIN A DEDICATED WATER METER EASEMENT. METER SHALL NOT BE PLACED IN THE PATH OF VEHICULAR TRAFFIC INCLUDING ROADWAYS, DRIVEWAYS AND PARKING LOTS. METERS MAY NOT BE PLACED IN SIDEWALKS UNLESS SPECIFICALLY APPROVED BY PFLUGERVILLE WATER. METERS MUST BE ACCESSIBLE TO SERVICE VEHICLES AND SHALL NOT BE ENCLOSED WITHIN PROPERTY FENCES.
2. ALL PIPE AND FITTINGS FROM MAIN TO CUSTOMER VALVE SHALL BE RESTRAINED.
3. FACTORY NOTCHES WHERE PIPING GOES THROUGH VAULT WALL SHALL BE FILLED WITH NON-SHRINK GROUT PER SPL NO. WW-704A.

ADOPTED: 01/26/2021
Patricio A. Davis, M.S.C.E., P.E
Scale: N.T.S.

REVISIONS

DATE	APPROVED	DRAWN

CITY OF PFLUGERVILLE

520-AW-06
2 OF 2

3", 4" AND 6" COMPOUND & TURBINE METER INSTALLATIONS

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

REVISIONS

REV	DATE	DESCRIPTION	INIT

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
PARCEL NO. TBD
PFLUGERVILLE, TEXAS 78660

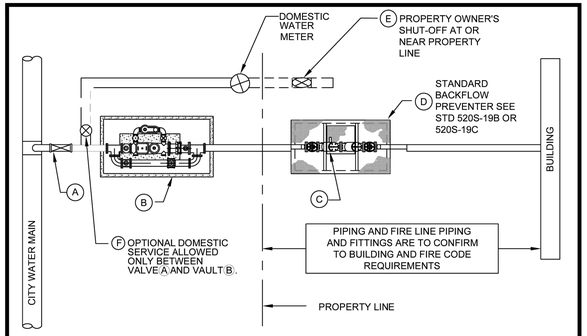
APPLICANT: MANCANVE COMMUNITIES
17060 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: WATER DETAILS (1 OF 4)

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 28
REV 0
of 37

CIVIL CONSTRUCTION PLANS

P:\PFLUGERVILLE\25002 PFLUGERVILLE SF SUBDIVISION\DRAWINGS\CAD\SHEETS\28.DWG



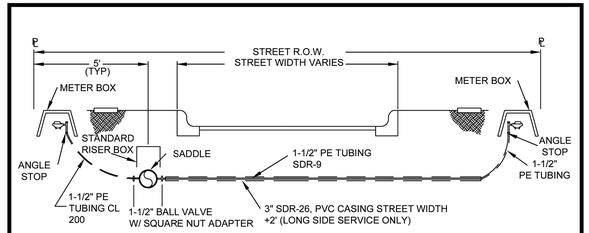
MATERIALS:

- (A) TAPPING, RESTRAINED OR FLANGED VALVE (GATE, IRON BODY WITH MJ OUTLET).
- (B) FIRELINE OR MASTER METER, SEE STD. DETAIL 520S-17.
- (C) CUSTOMER'S BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY CROSS CONNECTION ORDINANCES. SEE SPL OR APPROVEL EQUAL.
- (D) VAULT AND ACCESS DOOR SHALL BE PER SPL-METER VAULTS OR SPL-ACCESS DOORS FOR METER VAULTS, RESPECTIVELY, OR APPROVED EQUAL. SEE STD. DETAIL 520S-19B OR 19C. VAULT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
- (E) CUSTOMER'S SHUT-OFF VALVE ON DOMESTIC WATER LINE.
- (F) DOMESTIC WATER SERVICE LINE VALVE.

NOTES:

1. FIRE LINE SHALL BE A MINIMUM OF 6" & GREATER THAN OR EQUAL TO METER SIZE IN THE STREET RIGHT-OF-WAY. PLANS SHALL BE PREPARED BY A LICENSED ENGINEER.
2. ALL BURIED PIPE SHALL BE WRAPPED COMPLETELY WITH A MINIMUM OF 8 MIL POLYETHYLENE FILM.
3. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF PFLUGERVILLE STANDARD SPECIFICATIONS: BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (24).
4. FOR STD. DETAILS 520S-19A, 19B, AND 19C, MASTER METER MEANS METER FOR FIRE AND DOMESTIC SERVICE.
5. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

ADOPTED: 01/26/2021 Patricia A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	520S-19A
REVISIONS	STANDARD FIRE LINE INSTALLATION WITH OR WITHOUT MASTER METER	
DATE / APPROVED / DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



SHORT SIDE SERVICE

1-1/2" DOUBLE STRAP SERVICE SADDLE SMITH BLAIR ALL BRONZE, NPT
1-1/2" BALL VALVE W/ SQUARE NUT ADAPTER
1-1/2" POLYETHYLENE TUBING, CL 200, SDR9
1-1/2" X 3/4" CENTER, U-BRANCH
3/4" ANGLE STOP, 2 REQUIRED
LARGE, ROUND TWO-WAY METER BOX

LONG SIDE SERVICE

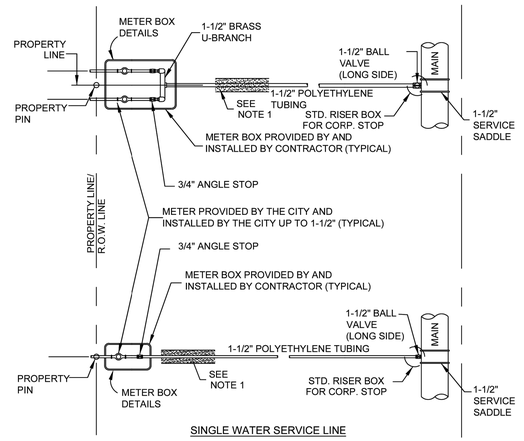
1-1/2" SADDLE, TWO STRAP SMITH BLAIR, BRONZE
1-1/2" BALL VALVE W/ SQUARE NUT ADAPTER
1-1/2" POLYETHYLENE TUBING, CL 200, SDR9
1-1/2" X 3/4" CENTER, U-BRANCH
3", SDR-26, PVC CASING (LONG SIDE SERVICE ONLY)
3/4" ANGLE STOP, 2 REQUIRED
1-1/2" MIPTX COMP
1-1/2" BRASS 1/4 BEND
LARGE, ROUND TWO-WAY METER BOX
1-1/2" X 6" BRASS NIPPLE

NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AT THE CENTERLINE AS SHOWN ON DETAIL "A".
2. METER BOXES SHALL BE SET TO CONFORM TO FINISHED GRADE.
3. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR-9. (1"-1 1/2") CLASS 200
4. ROTATE THE BALL VALVE SO THAT THE OPERATING NUT IS ACTUATED FROM THE VERTICAL POSITION RATHER THAN THE HORIZONTAL. SEE STD. RISER FOR CORP. STOP DETAIL, (DWG # 511-AW-07).
5. SERVICE CASING SHALL NOT BE INSTALLED BY WATER JETTING UNDER ROADWAY.
6. CASING REQUIRED FOR ALL PAVEMENT CROSSINGS. 3" SDR-26 REQUIRED FOR OPEN-CUT. GALVANIZED CASING PIPE REQUIRED FOR JACK AND BORE. LIMITS OF CASING SHOULD EXTEND TWO FEET BEYOND THE BACK-OF-CURB.
7. THERE SHALL BE A 6" ENVELOPE OF 3/8" ROCK AROUND ALL SERVICE PIPE.
8. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
9. METER BOX COVER TO BE CAPABLE OF HOUSING IRON AUTOMATIC METER READING DEVICE. USE ARMOCAST PRODUCTS CO. - PART NO. A6001922-IT OR APPROVED EQUAL.
10. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.

ADOPTED: 01/26/2021 Patricia A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	520-AW-02 1 OF 2
REVISIONS	TYP. WATER SERVICE - ELEVATION	
DATE / APPROVED / DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

DOUBLE WATER SERVICE LINE

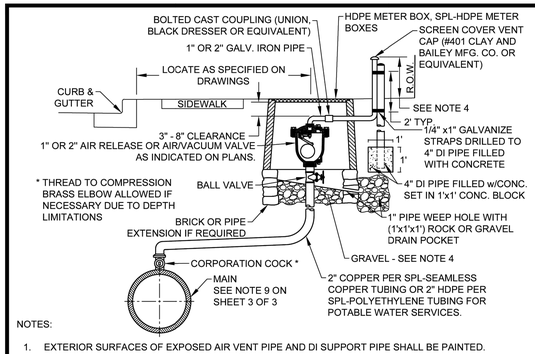


SINGLE WATER SERVICE LINE

NOTES:

1. THERE SHALL BE A 6" ENVELOPE OF 3/8" ROCK AROUND ALL SERVICE PIPE. CASING REQUIRED FOR ALL PAVEMENT CROSSINGS. 3" SDR-26 REQUIRED FOR OPEN-CUT. GALVANIZED
2. CASING PIPE REQUIRED FOR JACK AND BORE. LIMITS OF CASING SHOULD EXTEND TWO FEET BEYOND THE BACK-OF-CURB.
3. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER. 4. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.

ADOPTED: 01/26/2021 Patricia A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	520-AW-02 2 OF 2
REVISIONS	SINGLE / DOUBLE WATER SERVICE - PLAN	
DATE / APPROVED / DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



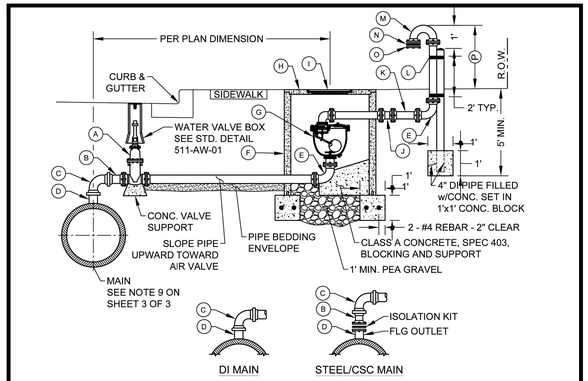
NOTES:

1. EXTERIOR SURFACES OF EXPOSED AIR VENT PIPE AND DI SUPPORT PIPE SHALL BE PAINTED. POTABLE WATER PIPE SHALL BE PAINTED SAFETY BLUE.
2. AIR VENT PIPE INSTALLATION SHALL BE AS NEAR AS PRACTICAL TO RIGHT-OF-WAY LINE WITH MINIMUM CLEARANCE OF 18" FROM ANY OBSTACLE.
3. HDPE METER BOX PENETRATION SHALL BE CORE BIT DRILLED. VOID SHALL BE FILLED WITH LINKSEAL LS 300 OR APPROVED EQUAL.
4. COMPACTED COARSE GRAVEL OR BROKEN STONE MIXED WITH SAND SLOPED TO DRAIN.
5. IN UNDEVELOPED AREAS, THE AIR VENT PIPE SHALL BE 4' MIN. IN HEIGHT SUPPORTED BY A 4" DIA. DI PIPE WHICH HAS BEEN FILLED WITH CONCRETE (SUPPORT PIPE SHALL BE 6' LONG, BURIED IN CLASS A CONCRETE OR CLSM 3' BELOW FINAL GRADE AND EXTENDING 3' ABOVE FINAL GRADE). INSTALL ONE DELINEATOR STAKE WITHIN 3' OF THE VAULT ON THE VEHICULAR ACCESS SIDE OF VAULT OR AS DIRECTED BY AUSTIN WATER. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES. IN DEVELOPED AREAS, THE AIR VENT PIPE SHALL BE 8" - 12" IN HEIGHT AND LOCATED NOT TO CONFLICT WITH SIDEWALK, DRIVEWAY, OR OTHER PEDESTRIAN TRAFFIC.
6. THE AIR VALVE AND ASSOCIATED PIPING SHALL BE INSTALLED ABOVE THE HIGHEST ELEVATION OF THE WATER MAIN. AIR VALVE PIPING, FROM THE WATER MAIN TO THE AIR VALVE, SHALL MAINTAIN A CONSTANT RISE, WITH NO DIPS, TO THE TOP OF THE GROUND.

1" - 2" AIR RELEASE OR AIR/VACUUM VALVE INSTALLATION - TYPE I

RECLAIMED WATER: ALL RECLAIMED PVC PIPE SHALL BE MANUFACTURED PURPLE PIPE. HDPE PIPE SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER PIPE AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL PIPE AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL-POLYETHYLENE ENCASEMENT FOR DUCTILE IRON PIPE. ALL COVERS SHALL HAVE **"RECLAIMED WATER"** CAST INTO THEM.

ADOPTED: 01/26/2021 Patricia A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	511-AW-04 1 OF 3
REVISIONS	AIR RELEASE AND AIR/VACUUM VALVE	
DATE / APPROVED / DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



A. GATE VALVE (FLG x FLG). GATE VALVE SHALL NOT BE INSTALLED DIRECTLY ABOVE WATER MAIN.
B. PIPE FLG x FACTORY RESTRAINED JOINT SPIGOT END.
C. 90° BEND w/FACTORY RESTRAINED JOINT BELL ENDS, SPL-RESTRAINED JOINT DUCTILE IRON PIPE FITTINGS.
D. FOR DI MAIN: WELDED-ON OUTLET w/FACTORY RESTRAINED JOINT SPIGOT END.
FOR STEEL/CSC MAIN: WELDED-ON FLANGED OUTLET w/ISOLATION KIT AND FLG x FACTORY RESTRAINED SPIGOT END.
E. 90° BEND (FLG x FLG).
F. CLASS III RCP VAULT 60" MIN. I.D.
G. AIR RELEASE VALVE w/GOOSENECK PER AIR RELEASE VALVES FOR WATER SPL-AIR RELEASE/VACUUM RELEASE VALVE FOR WATER OR AIR RELEASE/VACUUM RELIEF VALVES FOR POTABLE WATER SPL-AIR RELEASE/VACUUM RELEASE VALVE FOR POTABLE WATER OR AIR RELEASE/VACUUM RELIEF VALVES FOR RECLAIMED WATER SPL-AIR RELEASE/AIR VACUUM VALVE FOR RECLAIMED WATER SPL-AIR RELEASE/AIR VACUUM VALVE FOR WASTEWATER.
H. REINFORCED PRECAST CONCRETE LID (AASHTO H-20 LOADING).
I. COA FRAME AND 32" COVER WITH LETTERING MODIFIED FOR WATER.
J. BOLTED CAST COUPLING (SMITH-BLAIR 441 OMNI CAST COUPLING OR APPROVED EQUAL).
K. AIR VENT PIPE, 3" PIPE - GALVANIZED IRON, 4" AND LARGER PIPE - DI ONLY.
L. 1/4" x1" GALVANIZE STRAPS DRILLED TO 4" DI PIPE FILLED w/CONCRETE (SEE NOTE 7).
M. RETURN BEND (FLG x FLG).
N. No. 16 MESH BRASS CLOTH
O. COMPANION FLANGE (SEE NOTE 5).
P. 4' MIN. - UNDEVELOPED AREAS.

3" OR LARGER AIR/VACUUM VALVE INSTALLATION - TYPE II

ADOPTED: 01/26/2021 Patricia A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	511-AW-04 2 OF 3
REVISIONS	AIR RELEASE AND AIR/VACUUM VALVE	
DATE / APPROVED / DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

NOTES:

1. ON 10" AND LARGER TWO PIECE COMBINATION AIR VALVES, THE OUTLET PIPING OF THE SMALL VALVE SHALL BE VENTED WITHIN THE VAULT INTO THE LARGER VENT PIPE.
2. AIR VENT PIPE 6" AND LARGER SHALL BE DI (CLASS 350 MIN.) PIPE FLANGE FITTINGS AND EXTERIOR SURFACES OF ALL EXPOSED PIPE SHALL BE PAINTED. POTABLE WATER PIPE SHALL BE PAINTED SAFETY BLUE. SURFACE PREPARATION SHALL BE PER PAINT MANUFACTURER'S REQUIREMENTS.
3. ENTIRE AIR VENT ASSEMBLY SHALL BE LOCATED WITHIN EASEMENT OR R.O.W.
4. CONCRETE PIPE PENETRATIONS SHALL BE CORE BIT DRILLED. VOID SHALL BE SEALED w/LINKSEAL LS 300 OR APPROVED EQUAL.
5. CROSS SECTIONAL AREA OF OPENING TO BE EQUAL TO OR GREATER THAN CROSS SECTIONAL AREA OF AIR VENT PIPE.
6. AIR/VACUUM VALVE SHALL BE INSTALLED IN A MANNER WHICH WILL ALLOW REMOVAL OF ASSEMBLY WITHOUT REMOVAL OF PRECAST CONCRETE LID.
7. IN UNDEVELOPED AREAS, THE AIR VENT PIPE SHALL BE 4' MIN. IN HEIGHT SUPPORTED BY A 4" DIA. DI PIPE WHICH HAS BEEN FILLED WITH CONCRETE (SUPPORT PIPE SHALL BE 6' LONG, BURIED IN CLASS A CONCRETE OR CLSM 3' BELOW FINAL GRADE AND EXTENDING 3' ABOVE FINAL GRADE). INSTALL ONE DELINEATOR STAKE WITHIN 3' OF THE VAULT ON THE VEHICULAR ACCESS SIDE OF VAULT OR AS DIRECTED BY AUSTIN WATER. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES. IN DEVELOPED AREAS, THE AIR VENT PIPE SHALL BE LOCATED NOT TO CONFLICT WITH SIDEWALK, DRIVEWAY, OR OTHER PEDESTRIAN TRAFFIC.
8. GATE VALVE, PIPE, AND FITTINGS FROM MAIN TO ARV SHALL BE OF EQUAL DIAMETER AS THE AIR VALVE EXCEPT 3" ARV SHALL HAVE 4" FITTINGS AND A 4"x3" REDUCER AT THE ARV, AND ALL PIPE AND FITTINGS ON THE OUTLET SIDE OF THE ARV SHALL BE EQUAL TO THE SIZE OF THE OUTLET OF THE ARV. VAULTS SHALL BE 5' DIAMETER FOR 3" VALVE; 6' DIAMETER FOR 4", 6", AND 8" VALVES; AND 7' DIAMETER FOR 10" AND 12" VALVES.
9. FOR 24" AND LARGER MAINS, AN 18" OUTLET WITH BLIND FLANGE SHALL BE INSTALLED AT CONNECTION OF ARV.

3" OR LARGER AIR/VACUUM VALVE INSTALLATION - TYPE II

RECLAIMED WATER: ALL RECLAIMED PVC PIPE SHALL BE MANUFACTURED PURPLE PIPE. HDPE PIPE SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER PIPE AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL PIPE AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE ENCASEMENT FOR DUCTILE IRON PIPE. ALL COVERS SHALL HAVE **"RECLAIMED WATER"** CAST INTO THEM.

ADOPTED: 01/26/2021 Patricia A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	511-AW-04 3 OF 3
REVISIONS	AIR RELEASE AND AIR/VACUUM VALVE	
DATE / APPROVED / DRAWN	CONSTRUCTION STANDARDS AND DETAILS	
	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

REV	DATE	DESCRIPTION	INIT
		REVISIONS	

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

STATE OF TEXAS — WILLIAM BUZZELLI — 133535 — LICENSED PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
PARCEL NO.
PFLUGERVILLE, TEXAS 78660

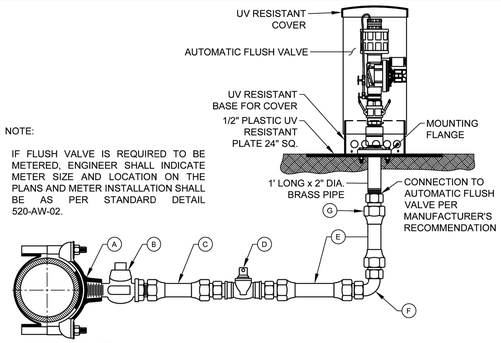
APPLICANT: MANCANVE COMMUNITIES
17050 WATERSPRITE LAKES RD, BOCA RATON, FL 33496

TITLE: WATER DETAILS (2 OF 4)

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 29
REV 0
of 37

CIVIL CONSTRUCTION PLANS

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NOTE:

IF FLUSH VALVE IS REQUIRED TO BE METERED, ENGINEER SHALL INDICATE METER SIZE AND LOCATION ON THE PLANS AND METER INSTALLATION SHALL BE AS PER STANDARD DETAIL 520-AW-02.

A. 2" SERVICE CLAMP
B. 2" CORPORATION STOP MALE THREAD INLET BY COMPRESSION OUTLET
C. 2" COPPER WATER SERVICE TUBING EXTENDED BEYOND PAVEMENT
D. BALL VALVE (SIZE EQUAL TO "E")
E. 2" COPPER TUBING PER SPL-SEAMLESS COPPER TUBING OR 2" HDPE PER SPL-POLYETHYLENE TUBING FOR POTABLE WATER SERVICES FOR POTABLE AND PER SPL-COMBINE W/WW-65 FOR RECLAIMED
F. 2" BRASS 90° BEND, COMPRESSION x COMPRESSION OR HDPE WITH STIFFENERS PER SPL-INSERT STIFFENERS FOR POLYETHYLENE TUBING AT ALL CONNECTIONS
G. 2" BRASS COUPLING, COMPRESSION x FIP

NOTES:

1. AUTOMATIC FLUSH VALVE MAY ALSO BE USED ON TAPPED PLUGS AND CAPS.
2. THE CONTRACTOR SHALL PROVIDE THE FLUSH VALVE ACCESS KEY TO PFLUGERVILLE WATER UPON FLUSH VALVE ACCEPTANCE.
3. VALVE "D" SHALL NOT BE LOCATED MORE THAN 36" BELOW FLUSH VALVE OR MORE THAN 24" HORIZONTALLY FROM FLUSH VALVE. VALVE "D" SHALL NOT BE LOCATED IN A SIDEWALK OR DRIVEWAY.
4. METER BOX (IF REQUIRED) AND FLUSH VALVE SHALL NOT BE LOCATED IN A SIDEWALK, DRIVEWAY, PEDESTRIAN WAY OR TRAFFIC WAY. TEMPORARY FLUSH VALVES SHALL BE LOCATED AS SHOWN ON APPROVED PLANS.
5. A DRAINAGE WAY, CONTAINED WITHIN THE R.O.W. OR AN EASEMENT, SHALL BE PROVIDED FROM FLUSH VALVE TO STORM SEWER SYSTEM OR PUBLIC DRAINAGE WAY.
6. DESIGN ENGINEER SHALL PROVIDE CALCULATIONS WITH PLANS AT THE TIME OF REVIEW INCLUDING FREQUENCY AND FLUSH RATE REQUIRED TO CIRCULATE WATER IN DEAD END MAIN EVERY 72 HOURS.

ADOPTED: 01/26/2021
Patricia A. Davis, M.S.C.E., P.E
Scale: N.T.S.

CITY OF PFLUGERVILLE | 511-AW-05

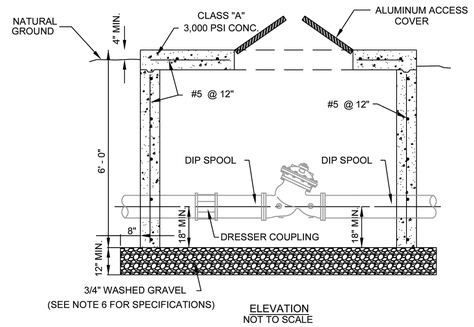
AUTOMATIC FLUSH VALVE

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

REVISIONS

DATE	APPROVED	DRAWN



ELEVATION
NOT TO SCALE

NOTES:

1. FASTEN 1/2" PRESSURE LINE TO CONCRETE WALL WITH FRP STRAPS.
2. CONCRETE FOR VAULT AND ROOF SHALL BE 4000 psi CONCRETE.
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.
4. PRESSURE REDUCING VALVE MODEL TO BE DETERMINED BY PROJECT ENGINEER AND APPROVED BY CITY OF PFLUGERVILLE ENGINEERING DEPARTMENT.
5. ROOF SHALL BE CAST SEPARATELY AND MOUNTED TO VAULT.
6. MANHOLE BASE BEDDING MATERIAL SPECS. FOR 3/4" WASHED GRAVEL: SIEVE SIZE 2", PERCENT SIEVE SIZE 1 1/2", % RETAINED 0-10 SIEVE SIZE 1", RETAINED 45-80 SIEVE SIZE 3/4", SIEVE SIZE 3/8", % RETAINED 95-100
7. SIZES OF PIPES AND FITTINGS TO BE DETERMINED BY PROJECT ENGINEER AND APPROVED BY THE CITY OF PFLUGERVILLE ENGINEERING DEPARTMENT.

ADOPTED: 01/26/2021
Patricia A. Davis, M.S.C.E., P.E
Scale: N.T.S.

CITY OF PFLUGERVILLE | 520S-22B 1 OF 2

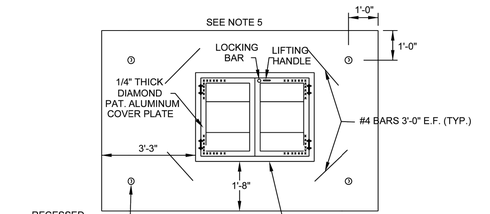
VALVE VAULT

CONSTRUCTION STANDARDS AND DETAILS

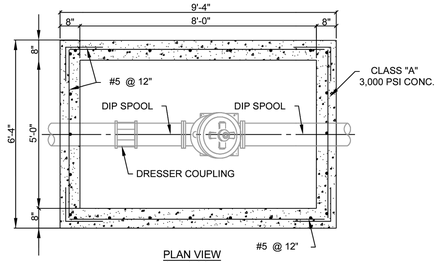
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

REVISIONS

DATE	APPROVED	DRAWN



CONCRETE ROOF
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

ADOPTED: 01/26/2021
Patricia A. Davis, M.S.C.E., P.E
Scale: N.T.S.

CITY OF PFLUGERVILLE | 520S-22B 2 OF 2

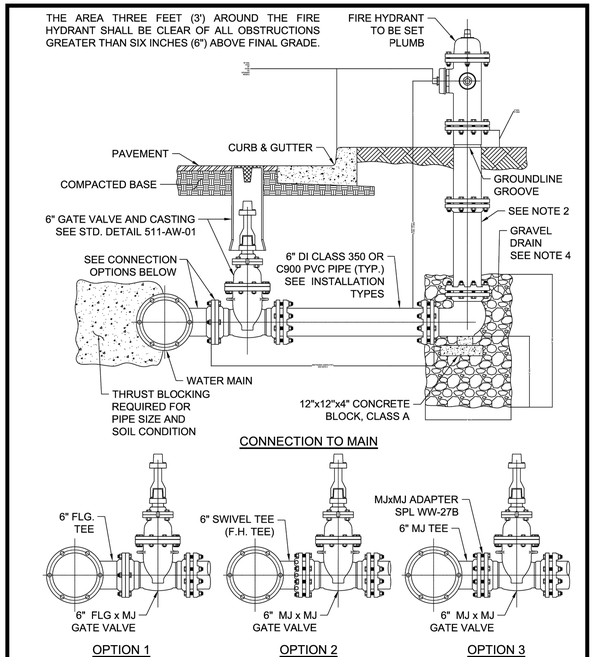
VALVE VAULT

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

REVISIONS

DATE	APPROVED	DRAWN



CONNECTION TO MAIN

OPTION 1 | OPTION 2 | OPTION 3

ISSUE DATE:

CITY OF PFLUGERVILLE | 511-AW-02 1 OF 3

FIRE HYDRANT

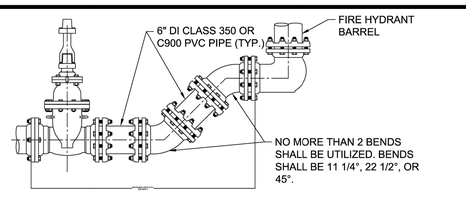
CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

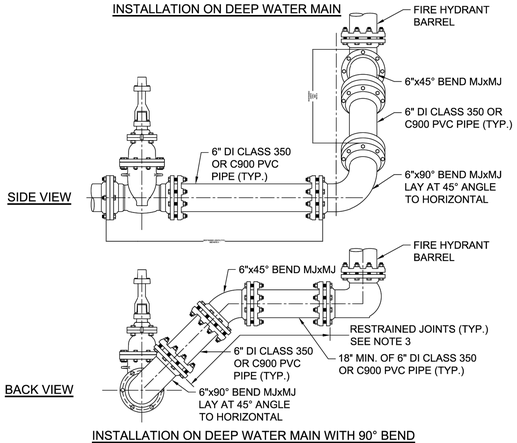
REVISIONS

DATE	APPROVED	DRAWN

SCALE: N.T.S.



INSTALLATION ON DEEP WATER MAIN



INSTALLATION ON DEEP WATER MAIN WITH 90° BEND

ISSUE DATE:

CITY OF PFLUGERVILLE | 511-AW-02 2 OF 3

FIRE HYDRANT

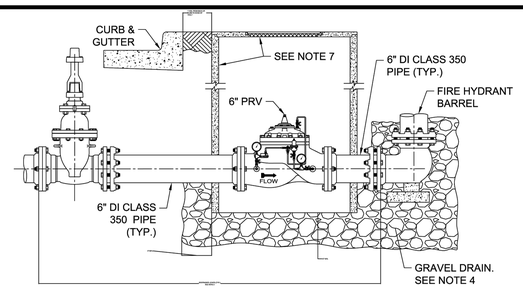
CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

REVISIONS

DATE	APPROVED	DRAWN

SCALE: N.T.S.



INSTALLATION ON WATER MAIN WITH PRESSURE REDUCING VALVE (PRV)

NOTES: APPLICABLE TO ALL INSTALLATION TYPES.

1. NO PART OF A HYDRANT OR ITS NOZZLE CAPS SHALL BE WITHIN 6" OF ANY SIDEWALK OR PEDESTRIAN RAMP. ANY FIRE HYDRANT PLACED NEAR A STREET CORNER SHALL BE LOCATED OUTSIDE THE CURVE RADIUS AND A MINIMUM OF 4' FROM RAMPS.
2. ONE BARREL EXTENSION NOT EXCEEDING 2' LENGTH MAY BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT IN ORDER TO MEET THE REQUIRED BURY DEPTH OF 4' - 5'. BREAK AWAY BOLTS (SHOE TYPES) SHALL BE PROPERLY SPACED AND PLACED.
3. FIRE LINE SHALL HAVE ALL JOINTS RESTRAINED FROM MAIN TO FIRE HYDRANT. JOINTS SHOWN MAY VARY. SEE SPL-DUCTILE IRON PIPE AND FITTINGS, AND SPL-COMPACT DUCTILE IRON FITTINGS FOR RESTRAINT OPTIONS.
4. BELOW EACH HYDRANT, A DRAINAGE PIT 24" IN DIAMETER AND 12" DEEP SHALL BE EXCAVATED AND FILLED WITH COMPACTED COARSE GRAVEL OR BROKEN STONE MIXED WITH COARSE SAND UNDER AND AROUND THE BOWL OF THE HYDRANT, AND TO A LEVEL 12" ABOVE THE HYDRANT DRAIN OPENING (SEE STD. SPEC. 510). THE HYDRANT DRAINAGE PIT SHALL NOT BE CONNECTED TO A SANITARY SEWER. THE DRAIN GRAVEL SHALL BE COVERED WITH FILTER FABRIC. FOR PRV, GRAVEL SHALL EXTEND UNDER THE PRV VAULT 12" MIN. DEPTH UNDER THE VAULT AND 6" MIN. BEYOND VAULT.
5. FOR FIRE HYDRANT LEADS AT A MAIN OUTLET LARGER THAN 6" DIAMETER, OUTLET SHALL BE FLANGED AND A FLG x FLG REDUCER SHALL BE INSTALLED DIRECTLY ON THE OUTLET.
6. WRAP 8 MIL. POLY-FILM WRAP ON ALL BURIED PIPE AND FITTINGS.
7. FOR HYDRANTS WITH PRV: CLASS III R.C.P. VAULT 60" MIN. I.D. WITH REINFORCED PRECAST CONCRETE LID (AASHTO H-20 LOADING) WITH COP FRAME AND 32" COVER WITH LETTERING MODIFIED FOR WATER.

ISSUE DATE:

CITY OF PFLUGERVILLE | 511-AW-02 3 OF 3

FIRE HYDRANT

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

REVISIONS

DATE	APPROVED	DRAWN

SCALE: N.T.S.

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
CAMERON RD
PFLUGERVILLE, TEXAS 78660

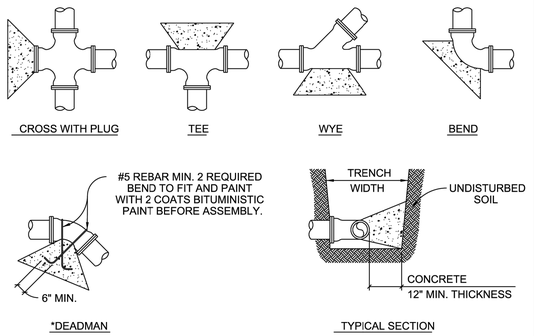
APPLICANT: MANCANVE COMMUNITIES
17050 WATERSPRITE LAKES RD, BOCA RATON, FL 33496

TITLE: WATER DETAILS (3 OF 4)

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 30
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of 37

CIVIL CONSTRUCTION PLANS

P:\PFLUGERVILLE\25002 PFLUGERVILLE SF SUBDIVISION\DRAWINGS\CAD\DETAILS\



ALL THRUST BLOCKS SHALL BE FORMED. LAID FORMS SHALL BE INSPECTED BY THE CITY OF PFLUGERVILLE PRIOR TO THE POURING OF CONCRETE AND SHALL ALSO BE INSPECTED BY THE CITY OF PFLUGERVILLE PRIOR TO COVERING. TYPICAL LOCATIONS WHICH REQUIRE CONCRETE REACTION (THRUST) BLOCKS, FOR PRESSURE MAINS FOUR INCHES (4") AND GREATER. CONCRETE SHALL HAVE 2,500 P.S.I. MINIMUM STRENGTH AT TWENTY EIGHT (28) DAYS AND BEAR AGAINST UNDISTURBED STABLE SOILS, AREA OF CONTACT SHALL BE GOVERNED BY PIPE SIZE, MAXIMUM PRESSURE IN PIPE, AND BEARING CAPACITY OF SOIL. PROTECT FITTINGS, BOLTS, ETC. BY COVERING WITH VISQUEEN OR OTHER ACCEPTABLE MATERIAL. CONCRETE SHALL BE A MINIMUM OF TWELVE INCHES (12") THICK.

PIPE SIZE	THRUST BLOCK AREA REQUIRED	PIPE SIZE	THRUST BLOCK AREA REQUIRED	REMARKS
4"	2.0 SQ. FT.	18"	30.0 SQ. FT.	VALUES ARE FOR 90° BENDS, BASED ON 2000 P.S.F. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I. PLUS 33% SAFETY FACTOR FOR OTHER SOILS AND PRESSURES, THE AREA REQUIRED IS IN DIRECT PROPORTION.
6"	4.0 SQ. FT.	20"	37.0 SQ. FT.	
8"	6.6 SQ. FT.	24"	53.0 SQ. FT.	
10"	10.0 SQ. FT.	27"	80.0 SQ. FT.	
12"	14.0 SQ. FT.	30"	98.0 SQ. FT.	
14"	18.0 SQ. FT.	36"	127.0 SQ. FT.	
16"	24.0 SQ. FT.			

* THE ENGINEER OF RECORD SHALL CALCULATE THE SIZE OF THE DEADMAN REQUIRED AS WELL AS ANY INSTALLATION WHICH IS NOT COVERED BY THE ABOVE.

ISSUE DATE:			
REVISIONS			
DATE	APPROVED	DRAWN	

SCALE: N.T.S.

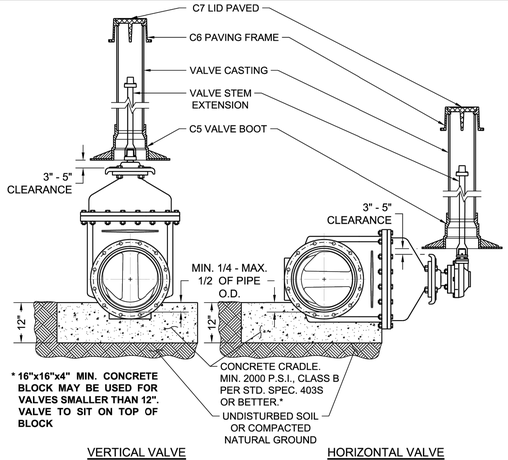
CITY OF PFLUGERVILLE

510S-6

TYP. THRUST BLOCKS FOR WATER AND FORCE MAINS

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



NOTES:

1. WELD SOCKET 2 1/2" x 2" DEEP TO 1" SCH. 40 CARBON STEEL ROUND STEM EXTENSION, FITTED ON OPERATING NUT, [SCH. 80 FOR LENGTHS OVER 10'.]
2. VALVE CASTING SHALL BE 6" DI PIPE WITH BELL OR COLLAR CENTERED OVER VALVE BOOT.
3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.
4. VALVE STEM EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 12" AND 18" FROM FINISHED GRADE.

RECLAIMED WATER: ALL RECLAIMED PVC PIPE SHALL BE MANUFACTURED PURPLE PIPE. HDPE PIPE SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER PIPE AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL PIPE AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL-POLYETHYLENE TUBING FOR POTABLE WATER SERVICES. ALL COVERS SHALL HAVE **"RECLAIMED WATER"** CAST INTO THEM.

ISSUE DATE:			
REVISIONS			
DATE	APPROVED	DRAWN	

SCALE: N.T.S.

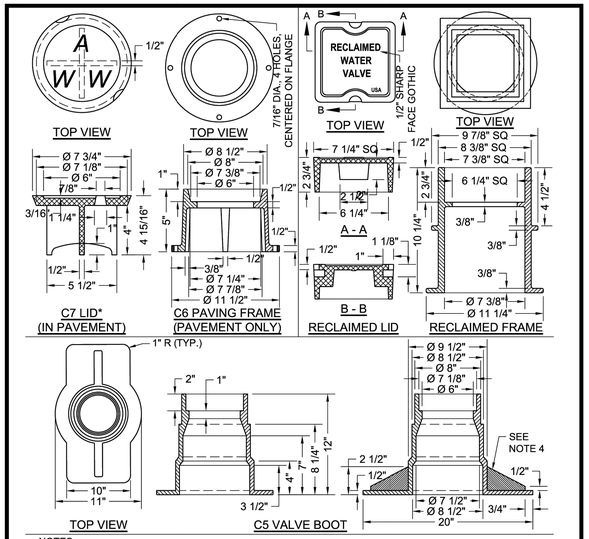
CITY OF PFLUGERVILLE

511-AW-01 1 OF 4

TYPICAL GATE VALVE 4" - 16"

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



NOTES:

1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. THE MANUFACTURER'S IDENTIFICATION AND CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID, FRAME, COLLAR AND BASE.
3. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE.
4. CASTING FINISH BY MANUFACTURER SHALL INCLUDE REMOVAL OF FINS AND FLASHING, AND PAINT WITH BLACK ASPHALT COATING.

WEIGHTS:

C7 LID: 13 LBS
RECLAIMED LID: 15 LBS
C6 FRAME: 23 LBS
RECLAIMED FRAME: 33 LBS
C5 BASE: 78 LBS

* LETTERING SHALL BE 1 1/2" 2 PICK BAR SLOTS REQUIRED

ISSUE DATE:			
REVISIONS			
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SCALE: N.T.S.

CITY OF PFLUGERVILLE

511-AW-01 2 OF 4

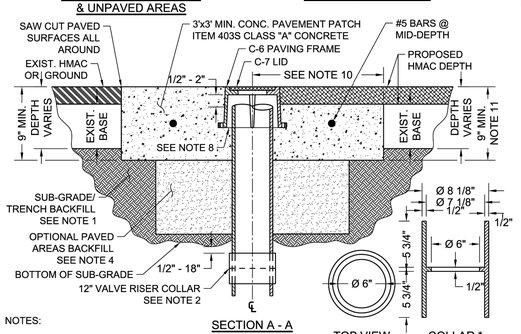
TYPICAL GATE VALVE 4" - 16"

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

FULL DEPTH CONCRETE & UNPAVED AREAS

CONCRETE & H.M.A.C.

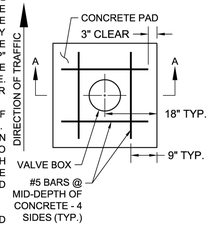


NOTES:

1. SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 201S, SUB-GRADE PREPARATION.
2. TO ADJUST VALVE CASTINGS TO FINAL GRADE, REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR MIN. 12" LENGTH APPROXIMATELY CENTERED ON THE JOINT WITH THE TOP OF SLEEVE LOCATED 1/2" - 18" BELOW SUB-GRADE. THE INSIDE "LIP" OF COLLAR TO BE PAINTED WITH FLUORESCENT WHITE PAINT OR COVERED WITH FLUORESCENT WHITE TAPE. ALTERNATE: FOR OPTIONAL SINGLE PIECE RISER INSTALLATION SEE SHEET 4 OF 4.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO THE NUT OF THE VALVE; NUT SHALL OPERATE WITH NO OBSTRUCTION.
4. WHERE CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL (SPEC. ITEM 402S) TO THE UNDERSIDE OF THE CONCRETE. PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
5. REINFORCING STEEL SHALL MEET SPEC. ITEM 406S.
6. NO MORE THAN 2 SECTIONS OF PIPE SHALL BE USED FROM VALVE TO FINAL GRADE.
7. BELL AND SPIGOT IS ACCEPTABLE FOR DEPTH OVER 18'.

12" VALVE RISER COLLAR

* 12" COLLAR: 39 LBS



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REVISIONS			
DATE	APPROVED	DRAWN	

SCALE: N.T.S.

CITY OF PFLUGERVILLE

511-AW-01 3 OF 4

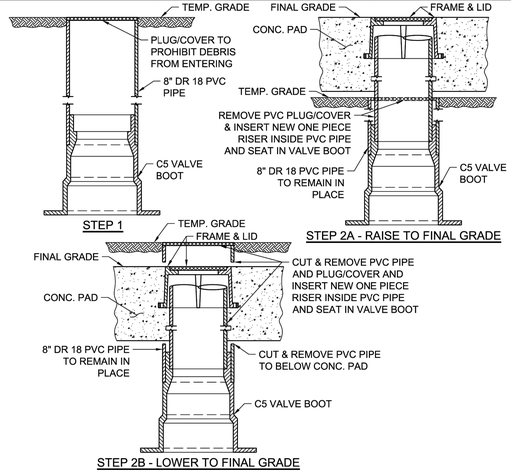
TYPICAL GATE VALVE 4" - 16"

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

NOTES (CON'T):

8. PAVING FRAME SHALL BE FLUSH WITH THE CONC. PAD AND PLACED 1/2" - 2" ABOVE RISER PIPE (FRAME SHALL NOT REST ON RISER.)
9. IN UNPAVED AREAS, INSTALL ONE DELINEATOR STAKE IMMEDIATELY ADJACENT TO THE EDGE OF THE CONCRETE PAD. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES.
10. VALVE SHALL TYPICALLY BE CENTERED IN CONCRETE DIAMOND BUT MAY BE OFFSET WITH A MIN. OF 12" FROM CENTER OF VALVE LID TO EDGE OF CONCRETE IN ALL DIRECTIONS.
11. MIN. TOTAL DEPTH OF ASPHALT PLUS CONC. IS 9" AND MIN. DEPTH OF CONC. PAD SHALL BE 5"



OPTIONAL ONE PIECE VALVE CASTING INSTALLATION

ISSUE DATE:			
REVISIONS			
DATE	APPROVED	DRAWN	

SCALE: N.T.S.

CITY OF PFLUGERVILLE

511-AW-01 4 OF 4

TYPICAL GATE VALVE 4" - 16"

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

REV	DATE	DESCRIPTION	INIT

REVISIONS

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION PHASE 1 (PP2025-000430)
PARCEL NO. 1 PFLUGERVILLE, TEXAS 78660

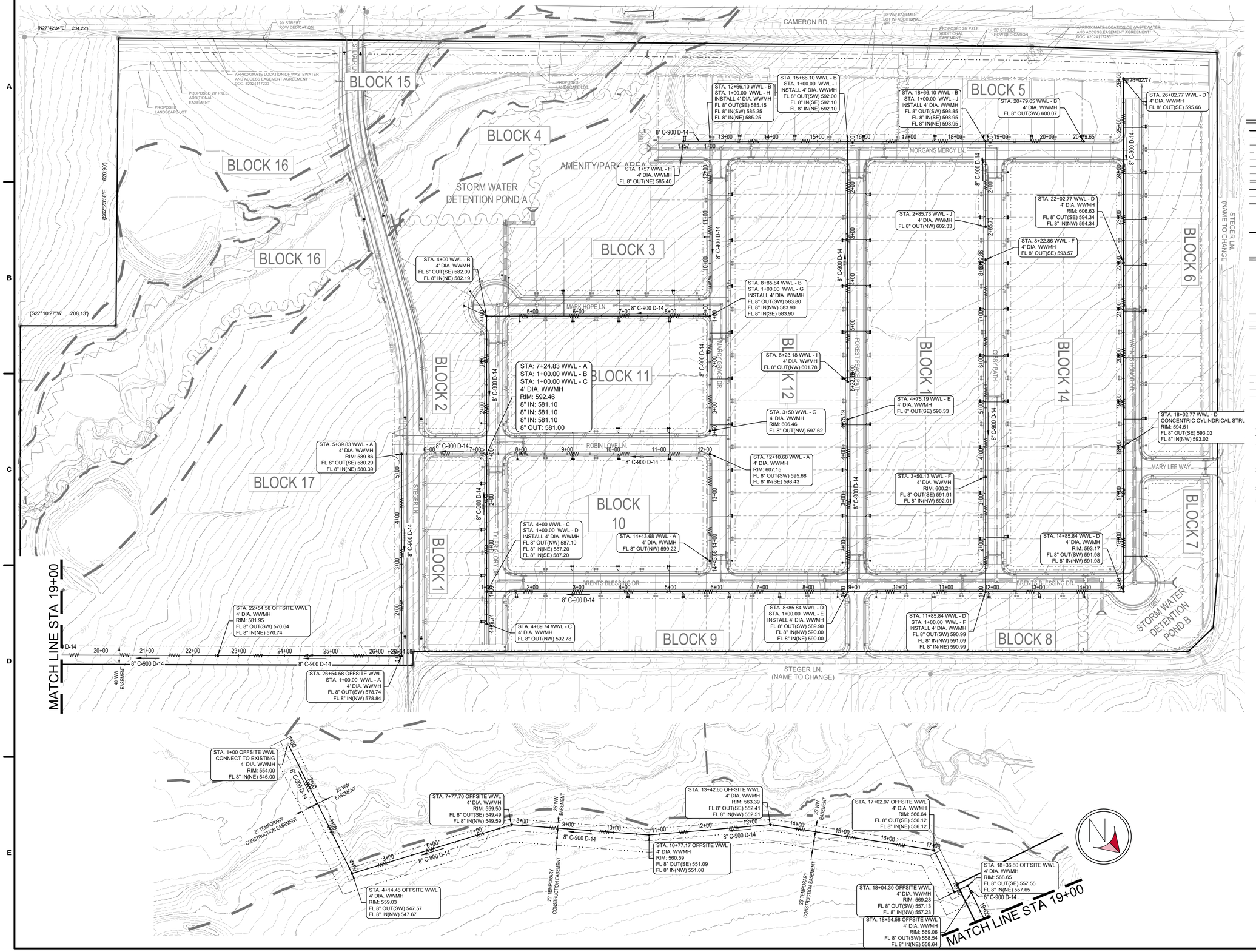
APPLICANT: MANCANVE COMMUNITIES
17000 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: WATER DETAILS (4 OF 4)

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 31 of 37
REV 0

CIVIL CONSTRUCTION PLANS

P:\PFLUGERVILLE\25002 PFLUGERVILLE SF SUBDIVISION\DRAWINGS\CONSTRUCTION\DETAILS



0 80' 160'
GRAPHIC SCALE 80'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SETBACK/BUFFER LINES
- PROPOSED ROADWAY CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB & GUTTER
- 509 PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WASTEWATER LINE
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- PROPOSED STORM SEWER LINE
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- EXISTING HEADWALL
- APPROX. FEMA 100YR FLOODPLAIN
- EXISTING EASEMENT
- EXISTING BARBED WIRE FENCE
- EXISTING OVERHEAD WIRES

WASTEWATER GENERAL NOTES:

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2. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
4. ADJUSTED SERVICES DUE TO CONFLICTS (I.E. MANHOLES, INLETS, TRENCH CONFLICTS OR NON-STANDARD PLACEMENT) = *

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LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND BASED ON OBSERVABLE SURFACE FEATURES ONLY. THE CONTRACTOR SHALL CONTACT THE ONECALL SYSTEM PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND DETERMINE THE EXACT LOCATION OF ALL UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED BY FAILURE TO LOCATE UTILITIES.

REV	DATE	DESCRIPTION	INIT
		REVISIONS	

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION
VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

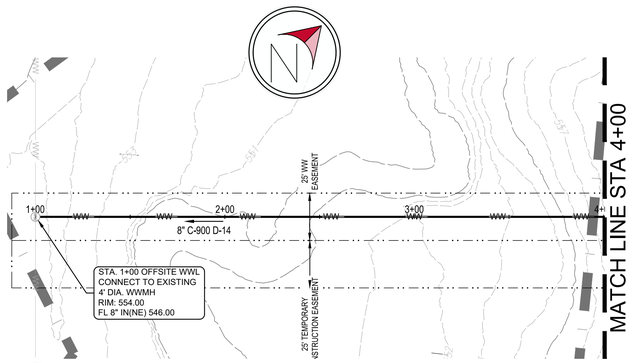
PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
PFLUGERVILLE, TRAVIS COUNTY, TEXAS
PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANVE COMMUNITIES
11066 WATERSPRITE LAKES RD. BOCA RATON, FL 33498

TITLE: WASTEWATER UTILITY PLAN

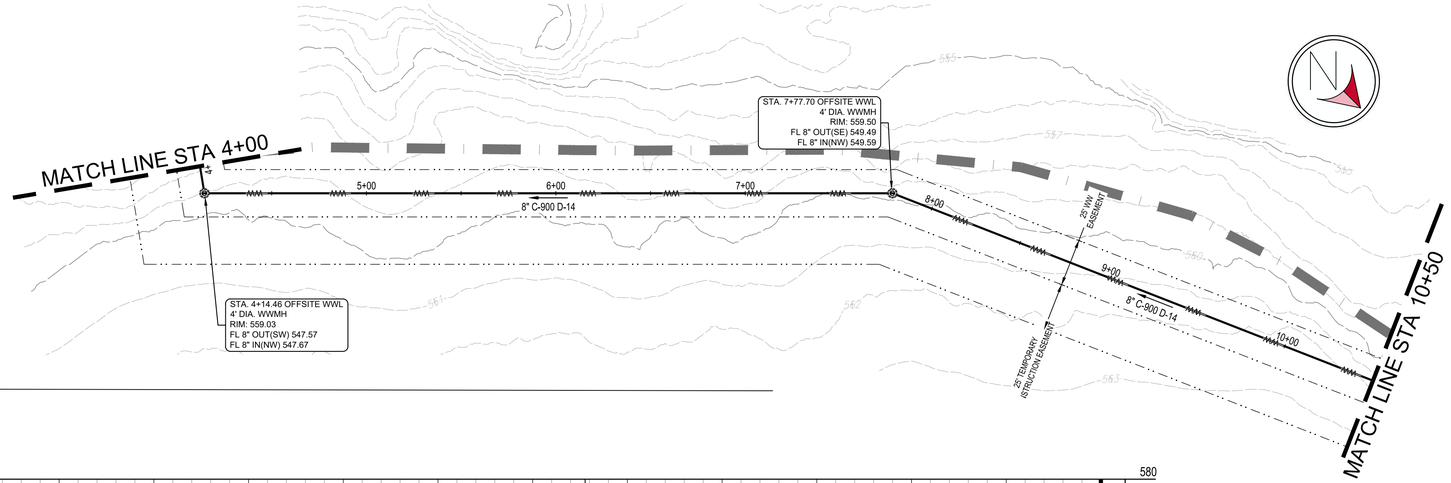
PROJECT NO. 25002
DATE 3/25/2026
SHEET # 32
REV 0
of 37

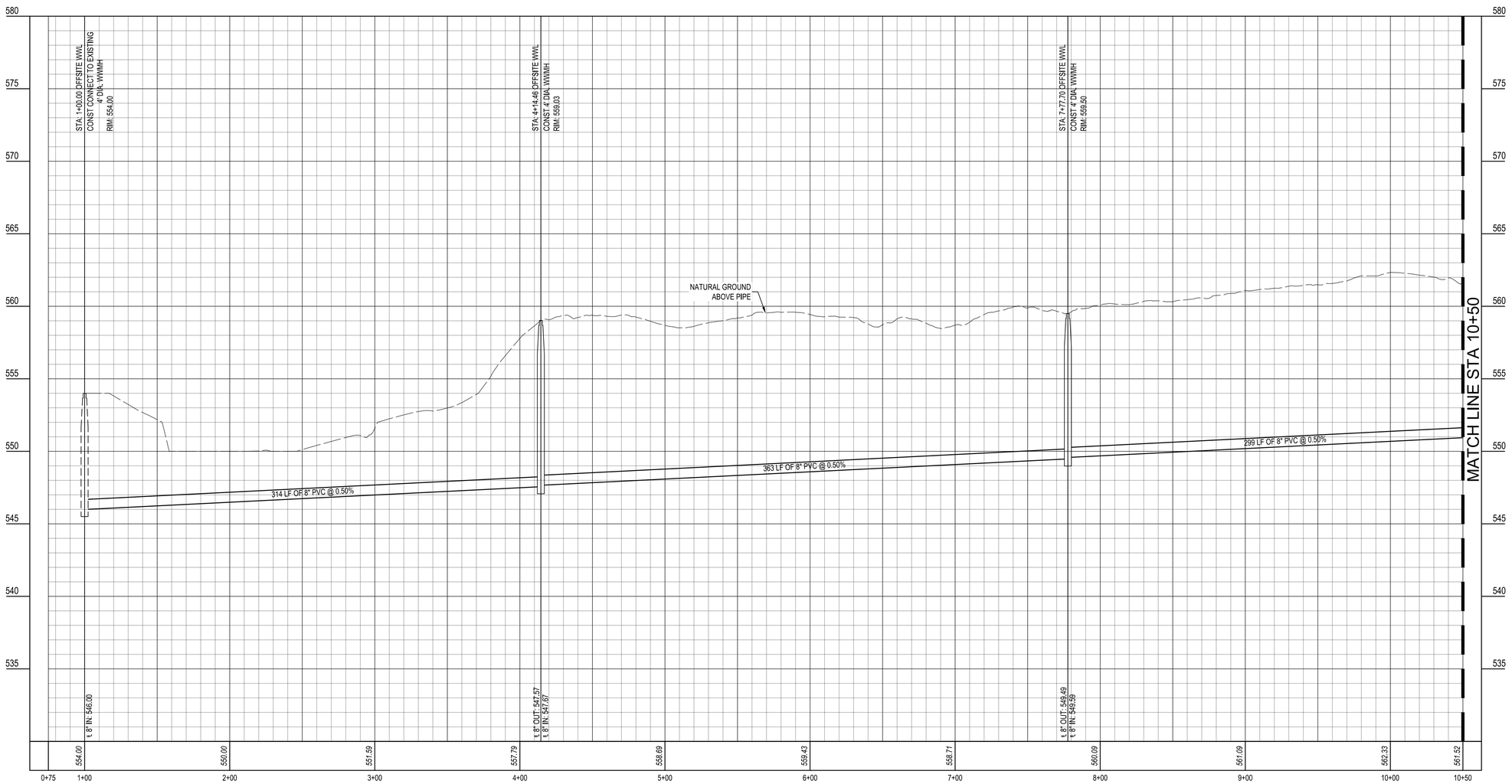
CIVIL CONSTRUCTION PLANS



PLAN VIEW: OFFSITE WWL - STA. 1+00 TO STA. 10+50

SCALE: 1" = 40'





PLAN VIEW: OFFSITE WWL - STA. 1+00 TO STA. 10+50

SCALE: (H) 1" = 40' ‖ (V) 1" = 4'

0 0 40' 80'

GRAPHIC SCALE 40'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SETBACK/BUFFER LINES
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- EXISTING EASEMENT
- X X X EXISTING BARBED WIRE FENCE
- OHE EXISTING OVERHEAD WIRES

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3. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
4. ADJUSTED SERVICES DUE TO CONFLICTS (I.E. MANHOLES, INLETS, TRENCH CONFLICTS OR NON-STANDARD PLACEMENT) = *

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IT IS UNLAWFUL UNDER THE PROVISIONS OF TEXAS OCCUPATIONS CODE CHAPTER 1001 FOR ANY PERSON TO USE OR ATTEMPT TO USE THESE PLANS FOR THE COMPLETION OF ANY PART OF THIS PROJECT EXCEPT FOR THE SPECIFIC PROJECT AND PURPOSE FOR WHICH THEY WERE PREPARED AND PUBLISHED AS INDICATED HEREIN. ANY REUSE WITHOUT THE WRITTEN VERIFICATION OR ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER. ANY SUCH VERIFICATION OR ADAPTATION WILL ENTITLE THE ENGINEER TO FURTHER COMPENSATION AT RATES TO BE AGREED UPON BY THE USER AND THE ENGINEER.

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION PHASE 1 (PP2025-000430)
CAMERON ROAD
PFLUGERVILLE, TEXAS 78660

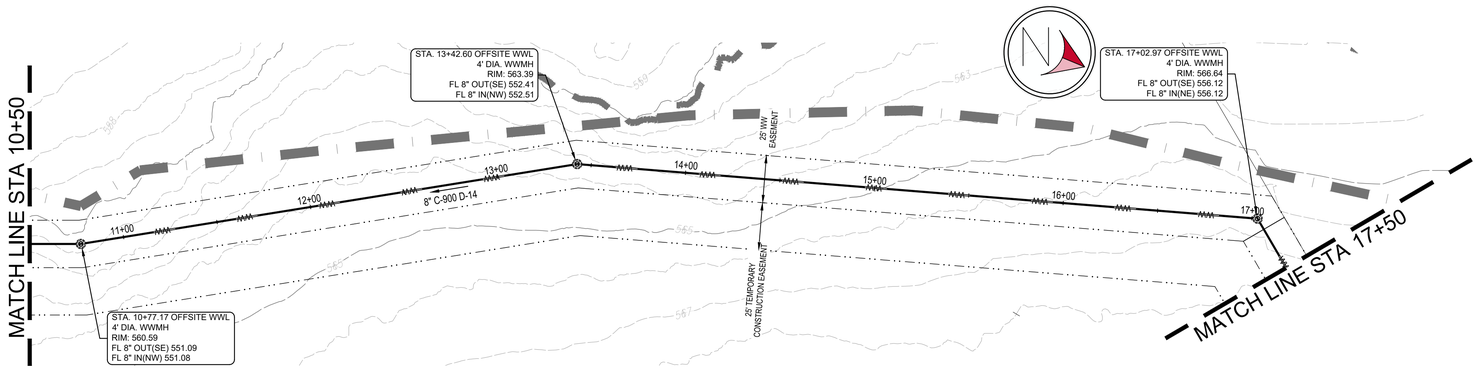
APPLICANT: MANCANVE COMMUNITIES
17060 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: OFFSITE-WWL UTILITY PLAN & PROFILE (1 OF 3)

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 33 of 37
REV 0

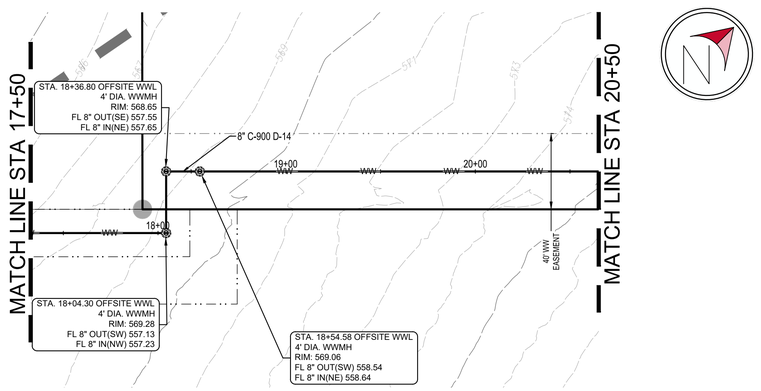
25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

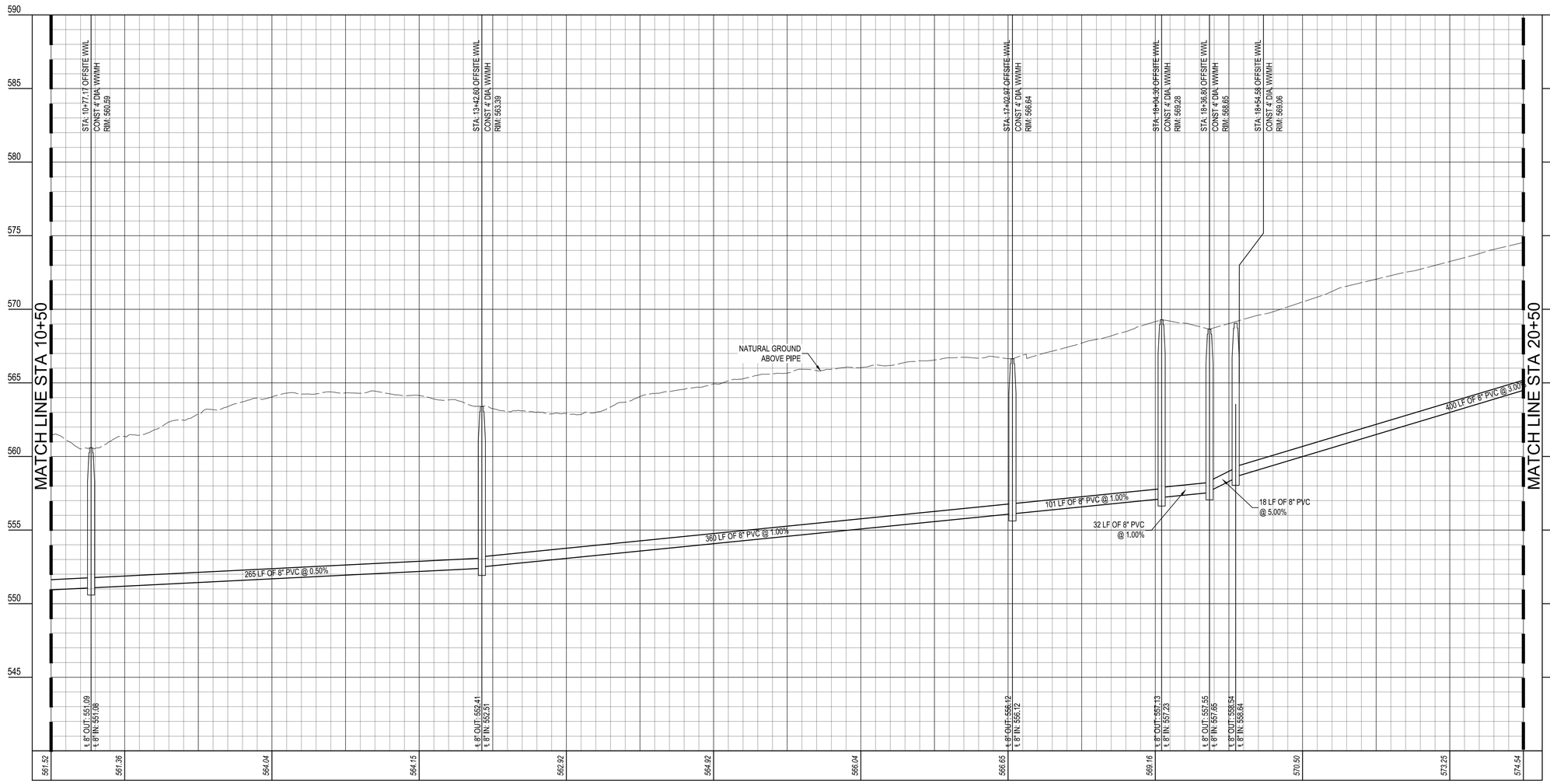
CIVIL CONSTRUCTION PLANS



PLAN VIEW: OFFSITE WWL - STA. 10+50 TO STA. 20+50

SCALE: 1" = 40'





PLAN VIEW: OFFSITE WWL - STA. 10+50 TO STA. 20+50

SCALE: (H) 1" = 40' || (V) 1" = 4'

0 40' 80'
GRAPHIC SCALE 40'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
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REV	DATE	DESCRIPTION	INIT
		REVISIONS	

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
CAMERON ROAD
PFLUGERVILLE, TEXAS 78660

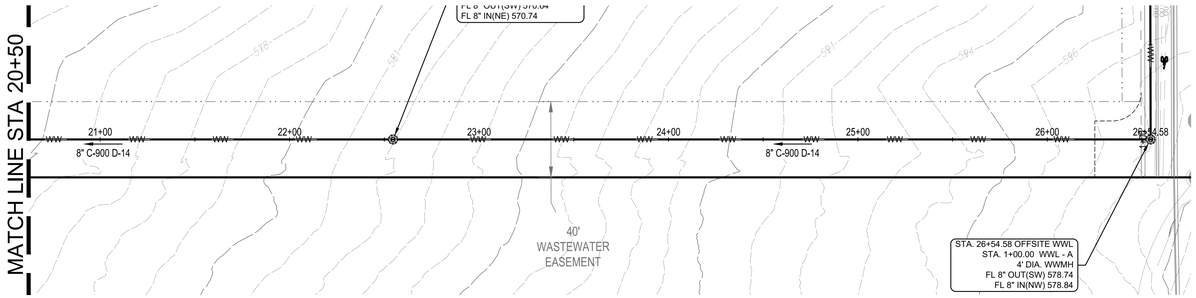
APPLICANT: MANCANVE COMMUNITIES
17000 WATERSPRITE LAKES RD. BOCA RATON, FL 33496

TITLE: OFFSITE-WWL UTILITY PLAN & PROFILE (2 OF 3)

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 34
REV 0
of 37

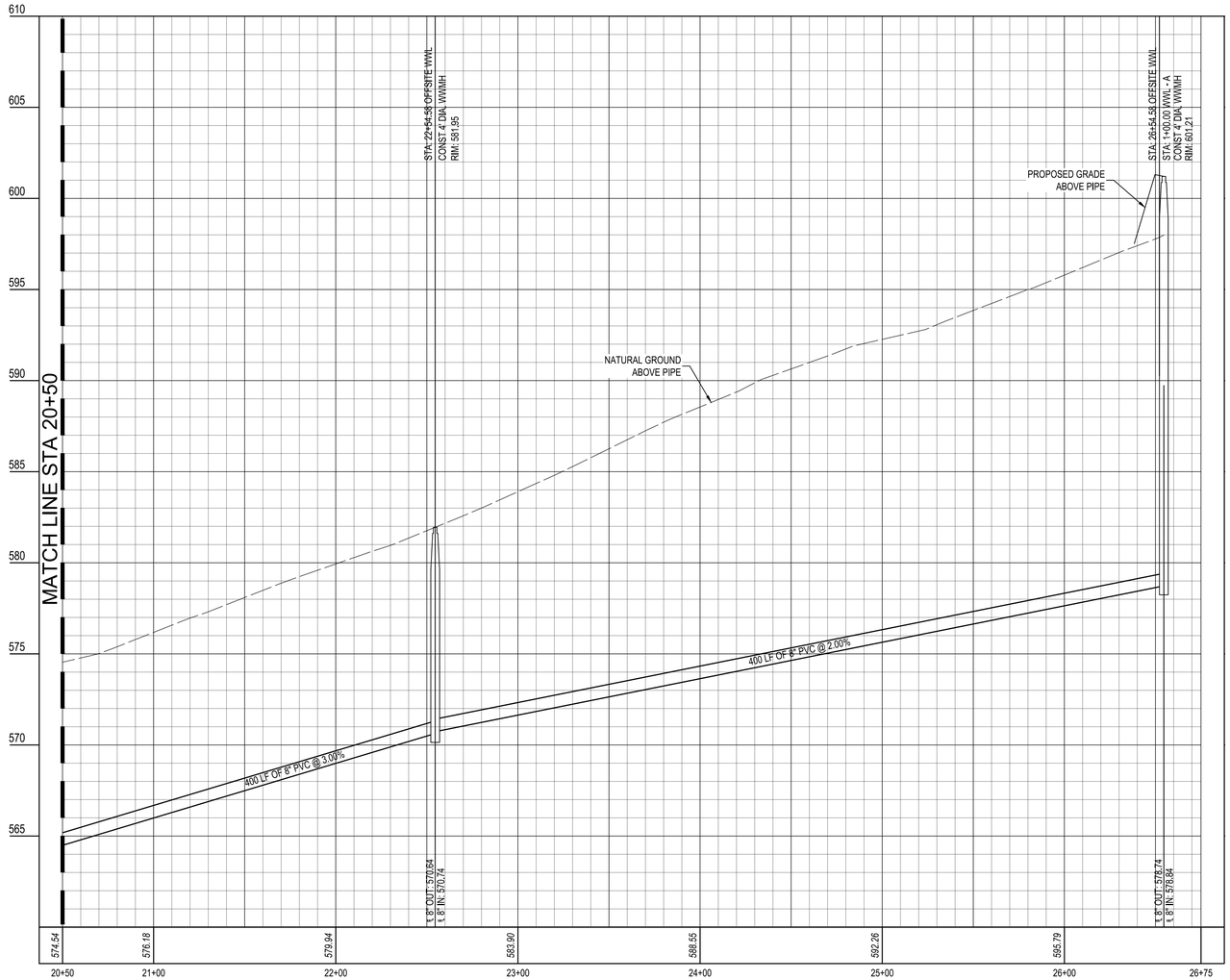
CIVIL CONSTRUCTION PLANS

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION



PLAN VIEW: OFFSITE WWL - STA. 20+50 TO STA. 26+39.05

SCALE: 1" = 40'



PLAN VIEW: OFFSITE WWL - STA. 20+50 TO STA. 26+39.05

SCALE: (H) 1" = 40' || (V) 1" = 4'



0 0 100' 200'

GRAPHIC SCALE 100'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SETBACK/BUFFER LINES
- PROPOSED ROADWAY CENTERLINE
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WASTEWATER GENERAL NOTES:

1. WATER AND SANITARY SEWER SEPARATION (VERTICAL AND HORIZONTAL) SHALL BE MAINTAINED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
2. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.
4. ADJUSTED SERVICES DUE TO CONFLICTS (I.E. MANHOLES, INLETS, TRENCH CONFLICTS OR NON-STANDARD PLACEMENT) = *

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LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND BASED ON OBSERVABLE SURFACE FEATURES ONLY. THE CONTRACTOR SHALL CONTACT THE ONECALL SYSTEM PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND DETERMINE THE EXACT LOCATION OF ALL UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED BY FAILURE TO LOCATE UTILITIES.

REVISIONS

REV	DATE	DESCRIPTION	INIT

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
CAMERON ROAD
PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANVE COMMUNITIES
17060 WATERSPRITE LAKES RD, BOCA RATON, FL 33496

TITLE: OFFSITE-WWL UTILITY PLAN & PROFILE (3 OF 3)

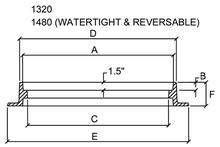
PROJECT NO. 25002
DATE 3/25/2026
SHEET # 35 of 37
REV 0

CIVIL CONSTRUCTION PLANS

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

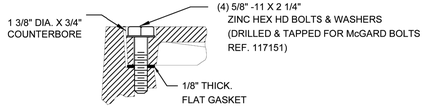
NOTE:

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



THE WATER-TIGHT MANHOLE SETS FEATURE FOUR (4) STAINLESS STEEL BOLTS IN COUNTERSUNK POCKETS AND A SEALING FLAT GASKET IN THE RING SET.

BOLTING PADS REDUCE THE STANDARD CLEAR OPENING BY TWO TO THREE INCHES.

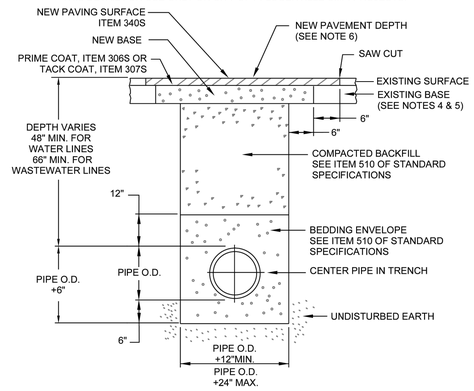


WATER-TIGHT DETAIL

	DIMENSIONS (INCHES)						TOTAL
	A	B	C	D	E	F	WEIGHT
1320	32	1 1/2	30	34 7/16	46	6 1/2	505 LBS
1480	32	1 1/2	30	32 1/4	38	4	350 LBS

ADOPTED: 01/26/2021 Patricia A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	503S-4W
REVISIONS	STANDARD SANITARY SEWER MANHOLE SET	
	CONSTRUCTION STANDARDS AND DETAILS	
DATE / APPROVED / DRAWN	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

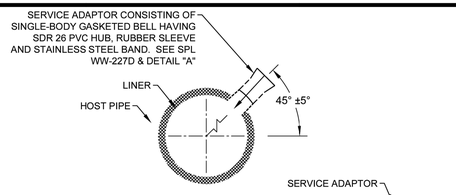
THIS DETAIL FOR USE ONLY ON CITY OF PFLUGERVILLE C.I.P. PROJECTS.

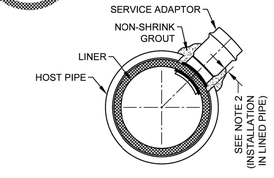


NOTES:

1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE A MINIMUM OF 12" WIDER THAN THE UNDISTURBED SIDES OF THE TRENCH, SYMMETRICAL ABOUT THE CENTER LINE OF THE EXCAVATION.
2. ANY CONCRETE PAVING SHALL BE SAW CUT 6" WIDER THAN UNDISTURBED SIDES OF EXCAVATION.
3. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH COLD MIX OR TEMPORARY HOT MIX ASPHALTIC CONCRETE.
4. ROAD BASE AND SURFACE MATERIALS IN THE TRENCH CUT SHALL BE REPLACED IN KIND OF EQUAL THICKNESS, OR MINIMUM BASE THICKNESS OF 10", WHICHEVER IS GREATER.
5. ALL DAMAGED AREAS OF PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED WITH MINIMUM OF 8" OF BASE OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.
6. SURFACE PAVEMENT SHALL BE OF THE KIND AND THICKNESS AS EXISTING, OR MINIMUM 2", WHICHEVER IS GREATER.

ADOPTED: 01/26/2021 Patricia A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	510S-3
REVISIONS	TYPICAL TRENCH WITH PAVED SURFACE	
	CONSTRUCTION STANDARDS AND DETAILS	
DATE / APPROVED / DRAWN	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	





DETAIL "A" DETAIL "B"

INSTALLATION IN LINED PIPE:

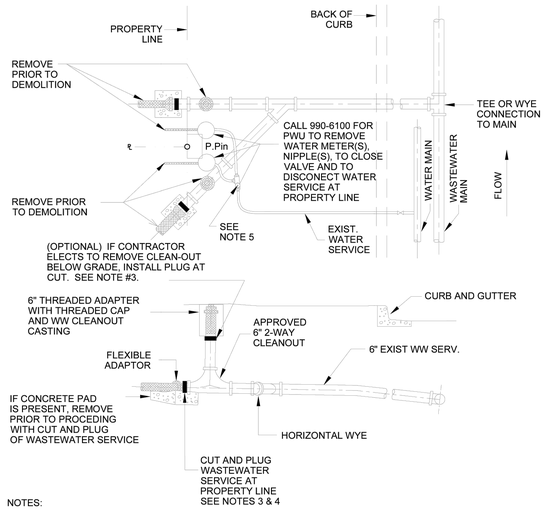
1. MARK LOCATION OF TAP.
2. BREAK & REMOVE HOST PIPE SO THAT OPENING IS AT LEAST 2" BUT NO MORE THAN 3" WIDER THAN DIAMETER OF THE SERVICE ADAPTOR.
3. DO NOT DAMAGE LINER.
4. CORE HOLE THROUGH LINER USING ADAPTOR MANUFACTURER RECOMMENDED BIT.
5. INSTALL SERVICE ADAPTOR.
6. HOLES CUT IN HOST PIPE SHALL BE PACKED WITH NON-SHRINK GROUT (ASTM C1107 GRADE). SEE DETAIL "B"

NOTES:

1. USE ONLY TO TAP EXISTING LINED PIPE.
2. SEE APPROPRIATE STD. FOR SERVICE LINE INFORMATION.
3. THE EDGE OF THE CORE HOLE MUST BE AT LEAST 3' FROM THE ENDS OF THE PIPE, ANY OTHER CORE SERVICE CONNECTIONS, AND ANY FITTINGS.
4. FOR DEEP SERVICE APPLICATIONS SEE SHEET 3 OF 4, EXCEPT SUBSTITUTE A CORED HOLE, AND SERVICE ADAPTOR FOR THE TEE OR WYE.
5. SERVICE CONNECTIONS TO MANHOLES MUST BE MADE USING A PIPE-TO-MANHOLE CONNECTOR WHICH LIMITS THE PIPE SLOPE INTO THE MANHOLE TO 12% MAX.

6" WASTEWATER CONNECTION TO EXISTING LINED MAIN

ADOPTED: 01/26/2021 Patricia A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	520-AW-01C 4 OF 4
REVISIONS	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	
	CONSTRUCTION STANDARDS AND DETAILS	
DATE / APPROVED / DRAWN	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



NOTES:

1. CONTRACTOR SHALL PROTECT EXISTING CLEAN-OUT FROM DAMAGE DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT IF DAMAGED. CONTRACTOR HAS THE OPTION TO REMOVE CLEAN-OUT AND REPLACE WHEN SERVICE IS RE-ESTABLISHED.
2. DISCONNECTS MUST BE COMPLETE AND INSPECTED PRIOR TO COMMENCEMENT OF DEMOLITION.
3. PLUG SHALL BE LISTED ON SPL. PVC PIPE MAY USE PVC PUSH ON CAP.
4. CONTRACTOR SHALL CALL 990-6100 TO REQUEST INSPECTION OF WASTEWATER CUT & PLUG THREE (3) BUSINESS DAYS PRIOR TO THE TIME THAT THE INSPECTION WILL BE NEEDED.
5. BALL VALVE SHALL NOT BE LOCATED UNDER CURB OR PAVEMENT, AND NOT BE LOCATED MORE THAN 24" HORIZONTALLY FROM METER BOX.

ADOPTED: 01/26/2021 Patricia A. Davis, M.S.C.E., P.E Scale: N.T.S.	CITY OF PFLUGERVILLE	520S-2
REVISIONS	TEMPORARY CUT AND PLUG OF W/WW SERVICE LINES FOR DEMOLITION PERMIT	
	CONSTRUCTION STANDARDS AND DETAILS	
DATE / APPROVED / DRAWN	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

REVISIONS

REV	DATE	DESCRIPTION	INIT

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com

VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

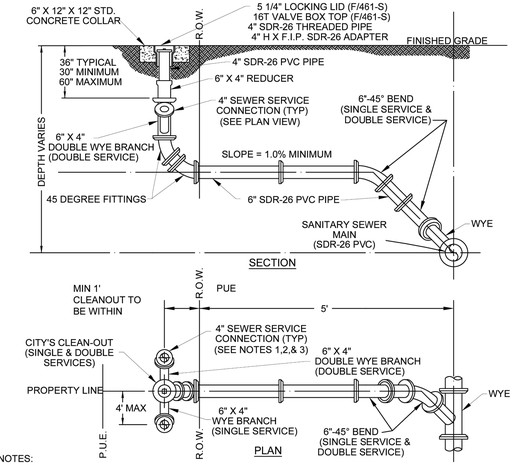
PROJECT: CAMERON VALLEY SUBDIVISION
PHASE 1 (PP2025-000430)
PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANIVE COMMUNITIES
17050 WATERSPRITE LAKES RD. BOCA RATON, FL 33498

TITLE: WASTEWATER DETAILS (1 OF 2)

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 36 of 37
REV 0

CIVIL CONSTRUCTION PLANS



NOTES:

1. THE END OF EACH SERVICE CONNECTION RISER SHALL BE EXTENDED 12" ABOVE FINISH GRADE.
2. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED CAP OR PLUG.
3. CUT OFF BELL END WHEN USING FERCO COUPLING FOR V.C.P. (FOR EXISTING SERVICES ONLY).
4. FOR P.V.C. INSTALLATIONS, CONNECT TO EXISTING "BELL END" AND CONNECT OPPSITE END WITH P.V.C. TO P.V.C. KNOCK ON SLEEVE.
5. ALL WYES SHALL BE VERTICALLY ORIENTATED UNLESS APPROVED.
6. SEWER SERVICE SLOPE TO BE 45° OFF CENTERLINE OF MAIN.
7. ANY DEVIATION FROM THESE METHODS MUST BE APPROVED BY THE CITY OF PFLUGERVILLE ENGINEERING DEPARTMENT.
8. SERVICE LINE MATERIAL SHALL BE P.V.C., SDR-26.

ADOPTED: 01/26/2021
Patricia A. Davis, M.S.C.E., P.E
Scale: N.T.S.

REVISIONS

DATE	APPROVED	DRAWN

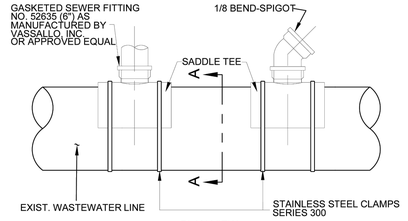
CITY OF PFLUGERVILLE

520-AW-01
1 OF 3

SEWER SERVICE CONNECTIONS

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



SADDLE TEE					
PART NO.	SIZE	L1	H	P	
52635	8"X6"	5.625	5.659	1.448	

PLASTIC TRENDS INC. - 1/8 BEND - SPIGOT					
PART NO.	SIZE	A	B	C	D
G 406	6	11.270	6.146	1.870	6.090

NOTES:

1. FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
2. SADDLE TEE SHALL BE ORIENTATED 45° TO MAIN. (SEE SEWER SERVICE CONNECTIONS DETAIL ON PAGE 1 OF 3.)
3. EXCAVATE AROUND EXISTING 8-INCH PIPE, EXPOSING SUFFICIENT ROOM FOR S.S. CLAMPS.
4. THOROUGHLY CLEAN AND DRY THE MATING SURFACE WITH RAG OR PAPER TOWEL MAKE SURE THEY ARE FREE OF DUST AND MOISTURE.
5. MARK THE SIZE OF THE HOLE TO BE CUT USING THE GASKET SKIRT OR THE SADDLE ITSELF AS THE TEMPLATE.
6. SAW OUT THE SECTION OF THE PIPE WHERE THE SADDLE WILL BE LOCATED, WITH A SABER OR KEY HOLE SAW.
7. TEST TO MAKE SURE SADDLE FITS HOLE PROPERLY.
8. SERVICE PIPE SHALL NOT EXTEND MORE THAN ONE-HALF INCH INTO THE MAIN.
9. PLACE GASKET SKIRT AND SADDLE OVER OPENING AND TIGHTEN BAND CLAMPS EVENLY UNTIL SADDLE IS FIRMLY ATTACHED TO THE PIPE. APPLY PRESSURE ON THE SADDLE AGAINST THE PIPE WHILE TIGHTENING THE CLAMPS AS INDICATED ABOVE. DO NOT OVER TIGHTEN, DO NOT STRIP THREAD.
10. REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAIL.

ADOPTED: 01/26/2021
Patricia A. Davis, M.S.C.E., P.E
Scale: N.T.S.

REVISIONS

DATE	APPROVED	DRAWN

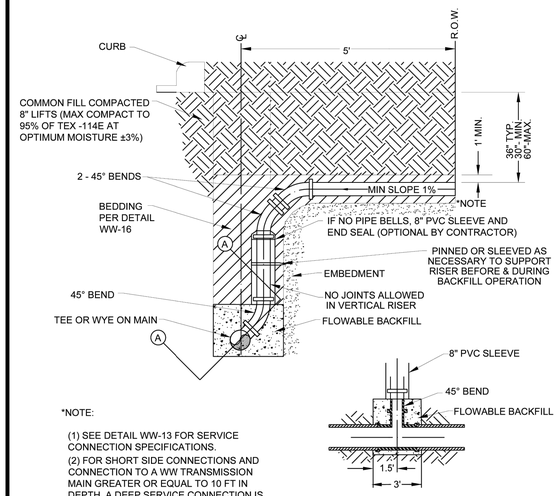
CITY OF PFLUGERVILLE

520-AW-01
2 OF 3

GASKETED SEWER FITTING FOR SEWER SERVICE CONNECTIONS TO EXISTING MAINS

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



*NOTE:

(1) SEE DETAIL WW-13 FOR SERVICE CONNECTION SPECIFICATIONS.
(2) FOR SHORT SIDE CONNECTIONS AND CONNECTION TO A WW TRANSMISSION MAIN GREATER OR EQUAL TO 10 FT IN DEPTH, A DEEP SERVICE CONNECTION IS REQUIRED.

ADOPTED: 01/26/2021
Patricia A. Davis, M.S.C.E., P.E
Scale: N.T.S.

REVISIONS

DATE	APPROVED	DRAWN

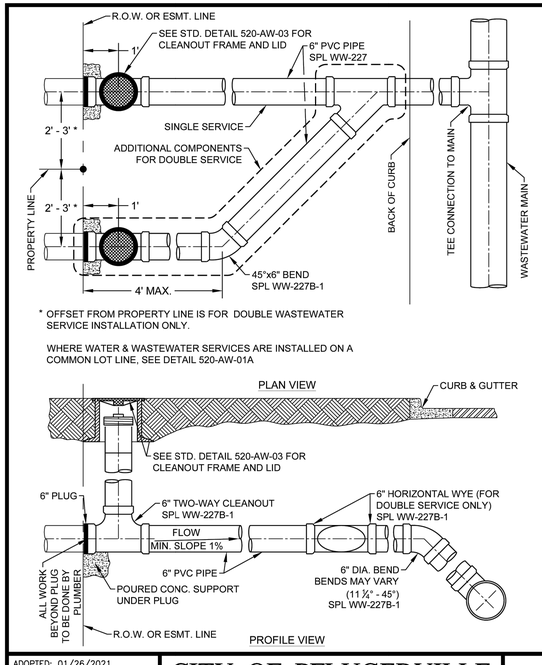
CITY OF PFLUGERVILLE

520-AW-01
3 OF 3

WASTEWATER DEEP SERVICE CONNECTION DETAIL

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



ADOPTED: 01/26/2021
Patricia A. Davis, M.S.C.E., P.E
Scale: N.T.S.

REVISIONS

DATE	APPROVED	DRAWN

CITY OF PFLUGERVILLE

520-AW-01C
1 OF 4

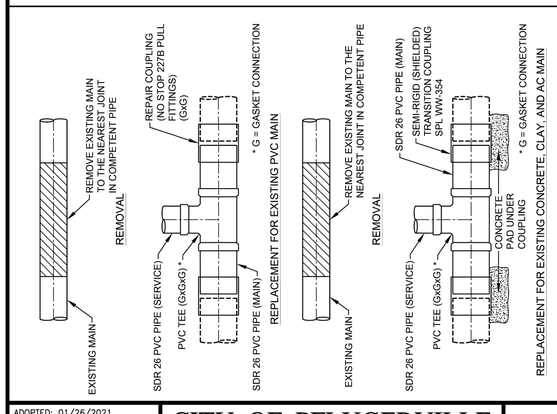
SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

NOTES:

1. DURING SUBDIVISION CONSTRUCTION, UTILITY CONTRACTOR INSTALLS WASTEWATER TEE CONNECTION TO MAIN, 6" STUB, HORIZONTAL WYE FOR DOUBLE SERVICES, 6" SERVICE BRANCH WITH TWO-WAY CLEANOUT(S) AND RISER, FRAME, AND COVER. CLEANOUT(S) TO BE PLUGGED AT PROPERTY LINE OR EASEMENT LINE END. ALL WASTEWATER PIPING SHALL HAVE ELASTOMERIC GASKET TYPE JOINTS AND SLOPE DOWNWARD TO MAIN 1% MIN. TO 45° MAX. DEPTH OF SERVICE AT PROPERTY LINE WILL BE SHOWN ON PLANS BY ENGINEER IF GREATER THAN 4', OTHERWISE THE INSTALLED DEPTH WILL BE 4' MIN. AND 6' MAX. AT PROPERTY LINE. IF WASTEWATER SERVICE LINE TO MAIN REQUIRES DEFLECTION EXCEEDING 45°, SEE SHEET 3 OF 4.
2. PIPING IN STREET RIGHT-OF-WAY AND IN EASEMENT AREA SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY CITY OF PFLUGERVILLE STANDARD SPECIFICATION 510.3 (14); MATERIALS SHALL BE AS SPECIFIED IN 510.2 (2)(A) AND (3)(B); BACKFILL ABOVE THE GRANULAR BEDDING SHALL BE AS REQUIRED BY SECTION 510.3 (25). SERVICE LINES IN THESE AREAS SHALL HAVE A MIN. COVER BELOW FINAL STREET GRADE OF 42".
3. PLUMBER SHALL REMOVE PLUG AND CONNECT TO TWO-WAY CLEANOUT. NO CONNECTION TO CLEANOUT STACK IS ALLOWED.



ADOPTED: 01/26/2021
Patricia A. Davis, M.S.C.E., P.E
Scale: N.T.S.

REVISIONS

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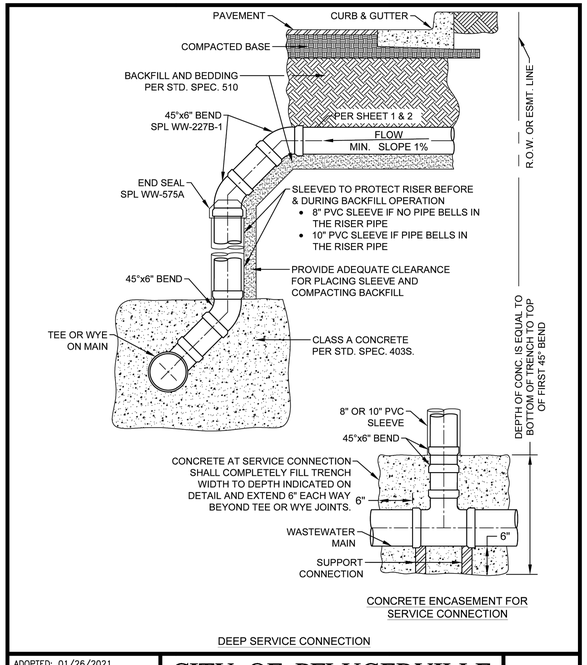
CITY OF PFLUGERVILLE

520-AW-01C
2 OF 4

SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



ADOPTED: 01/26/2021
Patricia A. Davis, M.S.C.E., P.E
Scale: N.T.S.

REVISIONS

DATE	APPROVED	DRAWN

CITY OF PFLUGERVILLE

520-AW-01C
3 OF 4

SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

REVISIONS

REV	DESCRIPTION	DATE	INIT

25002 - PFLUGERVILLE SINGLE-FAMILY SUBDIVISION

STATE OF TEXAS
WILLIAM BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/27/2026

ViewPoint Engineering
2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702
FIRM No. F-23395
viewpointengineering.com
VPE PROJECT NO. 25002

DWN BY: EH,SG,DM
CHK BY: WB

PROJECT: CAMERON VALLEY SUBDIVISION PHASE 1 (PP2025-000430) CAMERON VALLEY PKWY PFLUGERVILLE, TEXAS 78660

APPLICANT: MANCANIVE COMMUNITIES 17055 WATERSPRITE LAKES RD. BOCA RATON, FL 33498

TITLE: WASTEWATER DETAILS (2 OF 2)

PROJECT NO. 25002
DATE 3/25/2026
SHEET # 37
REV 0
of 37

CIVIL CONSTRUCTION PLANS