PRELIMINARY PLAN ONLY;
NOT FOR RECORDATION

PRELIMINARY PLANS
FOR
WEISS KELLY SUBDIVISION
PFLUGERVILLE, TX 78660

SUBMITTAL LOG

FIRST SUBMITTAL	SEPTEMBER 23, 2024
SECOND SUBMITTAL	NOVEMBER 18, 2024
THIRD SUBMITTAL	DECEMBER 23, 2024
FOURTH SUBMITTAL	JANUARY 13, 2025
FIFTH SUBMITTAL	FEBRUARY 3, 2025
SIXTH SUBMITTAL	MARCH 3, 2025

ZONING:

MF - 10 (MULTIFAMILY RESIDENTIAL)

WATERSHED STATUS:

THIS SITE IS LOCATED WITHIN THE WILLBARGER CREEK-COLORADO RIVER WATERSHED. THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

FLOODPLAIN INFORMATION:

ZONE X, FIRM PANEL NO. 48453C0285H, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE SEPTEMBER 26, 2008) AND ZONE A, FIRM PANEL NO. 48453C0285H, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE SEPTEMBER 26, 2008)

LEGAL DESCRIPTION:

ABS 277 SUR 11 FLINT E ACR 17.722 (1-D-1)

BENCHMARK NOTE:

BM #1: "X" CUT ON A BACK OF CURB ON THE NORTHEAST SIDE OF KELLY LANE, LOCATED ±210 FEET NORTHWEST FROM THE INTERSECTION OF KELLY LANE AND WEISS LANE.
N: 10140103.98'
E: 3171106.93'
ELEV: 622.75'

BM #2: IRON ROD IN THE MEDIAN OF WEISS LANE, ±1,215 FEET SOUTHWEST FROM THE INTERSECTION OF KELLY LANE AND WEISS LANE.
N: 10138905.61'
E: 3170727.00'
ELEV: 622.80'

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

VERTICAL DATUM: NAV88 (1988)

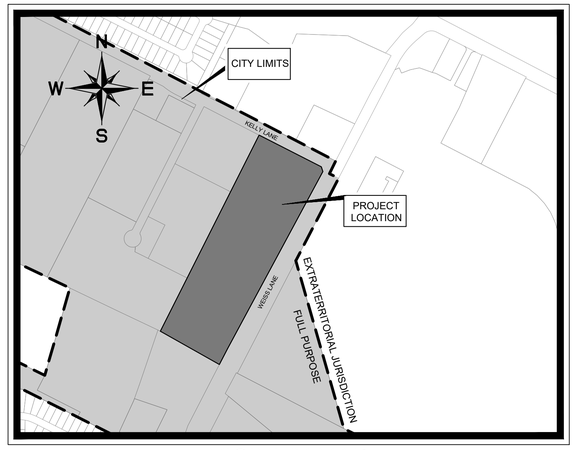
GENERAL PLAN NOTES:

1. THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY THE 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 RONNY W RINDERKNECHT, 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 MINIMUM 10-FOOT PUBLIC SIDEWALK SHALL BE PROVIDED ALONG THE LOT FRONTAGE OF WEISS LANE AND KELLY LANE.
8. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.
9. WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE # 1203-15-02-24.
10. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
11. 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.
12. 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.
13. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
14. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
15. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0285H FOR TRAVIS COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
16. 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.
17. 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.
18. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

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 UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

ENGINEER'S REPORT AND DRAINAGE REPORT TO BE SUBMITTED WITH PRELIMINARY PLAN SET.

ENGINEER AND DRAINAGE REPORT:
COMPANY: KIMLEY-HORN & ASSOCIATES
ENGINEER: ANDREW B. GRAHAM, P.E.
DATE: 9/23/2024



VICINITY MAP
SCALE: 1" = 500'

PROJECT INFORMATION	
TOTAL ACREAGE	17.46 ACRES
LOT LAND USE DESCRIPTIONS	
LOT 1	17.46 ACRE, MULTIFAMILY DETACHED
PARKLAND DEDICATION CALCULATION	
UNIT COUNT	175 UNITS @ 2.7 PEOPLE PER UNIT
DENSITY	10 UNITS PER ACRE
PARKLAND DEDICATION REQUIRED (6.6 ACRES PER 1,000 POPULATION)	3.12 ACRES
FEE-IN-LIEU ($43,560 PER ACRE)	$135,841.86
PARKLAND DEVELOPMENT FEE	$117,250.00

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	KIMLEY-HORN GENERAL NOTES
3	CITY OF PFLUGERVILLE GENERAL NOTES
4	EXISTING CONDITIONS AND TREE SURVEY
5	TREE LIST
6	EROSION CONTROL PLAN
7	LOT CONFIGURATION PLAN
8	EXISTING DRAINAGE AREA MAP
9	PROPOSED DRAINAGE AREA MAP
10	OVERALL UTILITY PLAN
11	FLOODPLAIN REVISION MAP

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

03/02/2025
DATE

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, MICHAEL SWAYNE, R.P.L.S, DO HEREBY CERTIFY THAT I PERFORMED AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, UPON WHICH THIS PRELIMINARY PLAN IS BASED, AND THAT THE EXTERIOR CORNER MONUMENTS SHOWN ON SAID BOUNDARY SURVEY, MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION (BUT NOT THE INTERIOR LOT LINES), WERE PROPERLY PLACED AS SHOWN ON SAID BOUNDARY SURVEY.

KIMLEY-HORN & ASSOCIATES
400 N. OKLAHOMA DR, SUITE 105
CELINA, TX 75009
ATTN: MICHAEL SWAYNE, R.P.L.S
(469) 501-2172
MICHAEL.SWAYNE@KIMLEY-HORN.COM

STATE OF TEXAS
REGISTERED
MICHAEL J. SWAYNE
7143
PROFESSIONAL
LAND SURVEYOR

OWNER/DEVELOPER:
TAYLOR MORRISON
810 HESTER'S CROSSING, SUITE 235
ROUND ROCK, TEXAS 78681
ATTN: RYAN MATTOX
(512) 774-6239
RMATTOX@TAYLORMORRISON.COM

SURVEYOR
KIMLEY-HORN & ASSOCIATES
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ATTN: MICHAEL SWAYNE, R.P.L.S.
(469) 501-2172
MICHAEL.SWAYNE@KIMLEY-HORN.COM

PREPARED BY:

Kimley»Horn
5301 SOUTHWEST PKWY SUITE 300, BUILDING 2
AUSTIN, TEXAS 78735
CERTIFICATE OF REGISTRATION #928
Tel. No.(512) 646-2237
Fax No.(512) 418-1791

UTILITY CONTACTS:

1. TELECOM COMPANY, **WILLIAM THROCKMORTON, AT&T, (512) 560-4834**
   WILL.THORCKMORTON@CHARTER.COM
2. ELECTRIC COMPANY, **BETTY HARRIS, ONCOR, (682) 600-4761**
   BETTY.HARRIS2@ONCOR.COM
3. GAS COMPANY, **GEORGE TURCIOS, ATMOS, (512) 550-8857**
   GEORGE.TURCIOS@ATMOSENERGY.COM
4. CITY WATER/UTILITIES DEPARTMENT, **CITY OF PFLUGERVILLE UTILITIES, (512) 990-6100**

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF PFLUGERVILLE APPROVAL DATE	DATE IMAGED	DESIGN ENGINEER APPROVAL

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
Austin, Texas 78746
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
TBPE FIRM NO. F-928 / TBPLS FIRM NO. 10194693

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STATE OF TEXAS
ANDREW B. GRAHAM
139295
LICENSED
PROFESSIONAL ENGINEER
2/27/25

KHA PROJECT 069264941
DATE MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: DDS
DRAWN BY: EP, RG
CHECKED BY: ABG

COVER SHEET

PRELIMINARY PLAN
WEISS KELLY SUBDIVISION
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1 OF 11

PP2024-000341

Plotted By:Pontiuso, Emily Date:February 27, 2025 08:57:46am File Path:K:\SAU_Civil\069264941 - Weiss-Kelly\Cad\PRELIMINARY PLAN\PlanSheets\C - Cover Sheet.dwg
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KH GENERAL NOTES

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 KH 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 AND VERIFY ALL 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. IT 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. SHOWN 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 MOVE, BRACE, SHORE, DAMAGE 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 UTILITIES SHALL 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 REQUIRE ENGINEER REVIEW SHALL BE 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. (KH) 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 ABOVE STATED 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 FACE, 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/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH 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 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 OF 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 TO 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 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 AGGREGATE AND IRON THE WASH-DOWN PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN PAD 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.
21. TEMPORARY SEEDING OR OTHER APPROPRIATE 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.
22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROCEEDS.
23. 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 ALSO WITH UNIFORM, DENSE VEGETATIVE COVER.
24. 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 ALL 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 IT IS RESPONSIBLE FOR, 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 IF REQUIRED BY THE CITY OR IF UTILIZING ELECTRONIC SUBMITTAL.
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 THE AND AREAS NOT CONSTRUCTED UNDER THE PROJECT'S EROSION CONTROL PLAN, 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. KH 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. KH 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 ARE THE ONLY UTILITIES THAT EXIST ON THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS 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 STARTING 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, OBTAIN ANY REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. KH 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 ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A C

GENERAL NOTES
REVISED MAY 23, 2023
ANY CHANGES TO THESE NOTES SHOULD BE CLOUDED ON THE PLAN SET.

CITY CONTACTS:
ENGINEERING MAIN LINE: 512-990-6300
PLANNING DEPARTMENT: 512-990-6300
PUBLIC WORKS MAIN LINE: 512-990-6400
STORMWATER INSPECTIONS:
UTILITIES MAIN LINE: 512-990-6100
UTILITIES ON-CALL: 512-251-5768

GENERAL 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. BENCHMARKS: BM #1: "X" CUT ON A BACK OF CURB ON THE NORTHEAST SIDE OF KELLY LANE, LOCATED ±210 FEET NORTHWEST FROM THE INTERSECTION OF KELLY LANE AND WEISS LANE. N: 10140103.98', E: 3171106.93', ELEV: 622.75'. BM #2: IRON ROD IN THE MEDIAN OF WEISS LANE, ±1,215 FEET SOUTHWEST FROM THE INTERSECTION OF KELLY LANE AND WEISS LANE. N: 10138905.61', E: 3170727.00', ELEV: 622.80'
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 THE WEISS KELLY SUBDIVISION WAS TESTED BY RABA KISTNER CONSULTANTS INC. (RKCI) ON 2/9/2024 AND THE STREET SECTION DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED CRITERIA. THE STREET SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS: NO PROPOSED PUBLIC STREETS.
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 INSPECTION(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. 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.

CONSTRUCTION SEQUENCE NOTES
1. HOLD PRE-CONSTRUCTION MEETING CONFERENCE WITH CONTRACTOR, THE CITY OF PFLUGERVILLE, AND DESIGN ENGINEER.
2. INSTALL TEMPORARY EROSION CONTROL MEASURES ACCORDING TO THE PLANS AND SPECIFICATIONS PRIOR TO ANY CLEARING, GRADING, EXCAVATING, ETC.
3. CONTACT THE CITY'S ENVIRONMENTAL SPECIALIST TO INSPECT AND APPROVE THE EROSION CONTROL DEVICES.
4. BEGIN CONSTRUCTION OF PROJECT AS FOLLOWS: DEMOLITION, PLACE MATERIALS, EXCAVATE, INSTALL UTILITIES, INSTALL STORM SEWER, INSPECT AND KEEP RECORDS ON TEMPORARY EROSION CONTROLS ON A REGULAR BASIS PER SWPP AND ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILD UP. ENSURE THAT ALL OTHER PROVIDER'S (ATT, ATMOS, ONCOR, ETC) UNDERGROUND UTILITY CROSSING ARE COMPLETED, INSTALL STREET IMPROVEMENTS.
5. INSTALL ALL PAVEMENT MARKINGS ACCORDING TO PLANS.
6. CLEAN UP SITE AND REVEGETATE ALL GRADED AND DISTURBED AREAS.
7. FINAL WALK THROUGH AND ACCEPTANCE OF WORK.
8. REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES.
9. COMPLETE ANY NECESSARY FINAL DRESS UP OF ANY AREAS DISTURBED.
10. PROVIDE AS-BUILT MARK-UP DRAWINGS TO THE ENGINEER.

EROSION AND SEDIMENTATION 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. ADDITIONAL 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.

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 OTHE 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.

UNDERGROUND UTILITY LINES
1. ALL NEW TELECOMMUNICATION UTILITY LINES AND ALL NEW ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED. ALL SUCH UTILITIES SHALL BE INSTALLED OUTSIDE OF THE CITY OF PFLUGERVILLE RIGHT OF WAY IN A PUBLIC UTILITY EASEMENT(P.U.E.) OR SPECIFIC USE EASEMENT.
2. WHERE ELECTRICAL SERVICE IS TO BE PLACED UNDERGROUND, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL ALSO BE PLACED UNDERGROUND.
3. ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
4. NOTHING HEREIN SET FORTH SHALL PROHIBIT OR RESTRICT ANY UTILITY COMPANY FROM RECOVERING THE DIFFERENCE BETWEEN THE COST OF OVERHEAD FACILITIES AND UNDERGROUND FACILITIES. THE SUBDIVIDER SHALL BE REQUIRED TO REIMBURSE THE UTILITY COMPANY FOR SUCH COST DIFFERENTIAL.
5. EACH UTILITY COMPANY WHOSE FACILITIES ARE SUBJECT TO THE PROVISIONS OF THIS ORDINANCE SHALL DEVELOP POLICIES AND COST REIMBURSEMENT PROCEDURES WITH RESPECT TO THE INSTALLATIONS AND EXTENSION OF UNDERGROUND SERVICE.
6. TELEPHONE AND CABLE TELEVISION LINES MAY BE CONSTRUCTED OVERHEAD WHERE OVERHEAD ELECTRIC UTILITY LINES ARE PERMITTED.
7. NOTWITHSTANDING THE PROVISIONS OF THIS ORDINANCE, TEMPORARY CONSTRUCTION SERVICE MAY BE PROVIDED BY OVERHEAD UTILITY LINES AND FACILITIES WITHOUT OBTAINING A VARIANCE OR EXCEPTION FROM THE PROVISIONS HEREOF.
8. ALL UTILITY INSTALLATIONS REGULATED BY THE PROVISIONS SET FORTH HEREIN SHALL CONFORM WITH ALL CITY OF PFLUGERVILLE ORDINANCES AND REGULATIONS, AS WELL AS THE REGULATIONS AND SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANIES.

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.
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 CRITICAL ROOT ZONE (CRZ) OR DRIPLINES, WHICHEVER IS GREATER.
6. (STANDARD) 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; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
A. SOIL COMPACTION IN ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY FORESTER OR ADMINISTRATOR.
C. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT
D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING AND FIRES.
7. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
8. 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 PURPOSE OF THIS PROVISION IS TO MINIMIZE DAMAGE TO THE REMAINING ROOTS OF PRESERVED TREES. THE CONTRACTOR SHALL CONTACT THE CITY FORESTER OR ADMINISTRATOR FOR SUPERVISION.
9. 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.
10. 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.
11. 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 6 INCHES OF TREE TRUNKS.
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 4 OF THE 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 FORESTER OR THE ADMINISTRATOR BEFORE DEMOLITION OR GRADING BEGINS.

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 LL 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)

BENCHMARKS

BM #1: "X" CUT ON A BACK OF CURB ON THE NORTHEAST SIDE OF KELLY LANE, LOCATED ±210 FEET NORTHWEST FROM THE INTERSECTION OF KELLY LANE AND WEISS LANE.
N: 10140103.98'
E: 3171106.93'
ELEV: 622.75'

BM #2: IRON ROD IN THE MEDIAN OF WEISS LANE, ±1,215 FEET SOUTHWEST FROM THE INTERSECTION OF KELLY LANE AND WEISS LANE.
N: 10138905.61'
E: 3170727.00'
ELEV: 622.80'

No.	REVISIONS	DATE	BY

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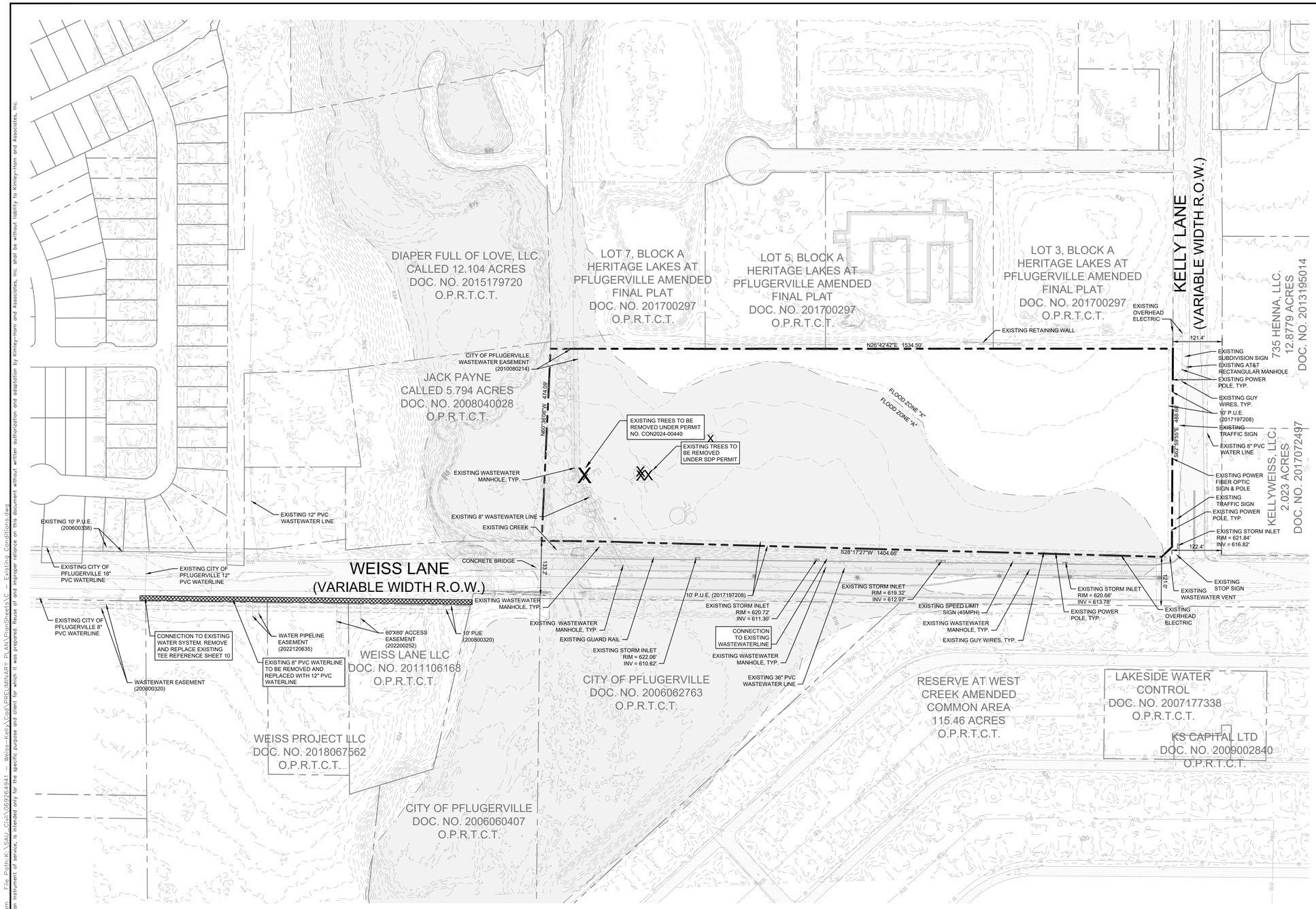
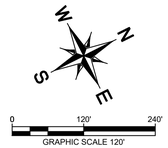
STATE OF TEXAS
ANDREW B. GRAHAM
139295
LICENSED
PROFESSIONAL ENGINEER
2/27/25

KHA PROJECT	069264941
DATE	MARCH 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDS
DRAWN BY:	EP, RG
CHECKED BY:	ABG

CITY OF PFLUGERVILLE
GENERAL NOTES

PRELIMINARY PLAN
WEISS KELLY
SUBDIVISION
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS





LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- EXISTING FENCE
- DEMOLITION AREA: ITEMS TO BE REMOVED
- TREE TO REMAIN
- TREE TO BE REMOVED
- HERITAGE TREE

NOTES:

1. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR DEMOLITION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL AND UTILITY AGENCIES AFFECTED BY DEMOLITION PRIOR TO STARTING DEMOLITION.
2. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA.
3. PRIOR TO DEMOLITION, PROPER PHASING OF EROSION CONTROL DEVICES ARE TO BE INSTALLED.
4. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, STORM INLET STRUCTURES OR ANY OTHER APPURTENANCE, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. ALL DEMOLITION AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
6. ALL BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ARE GENERALLY LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES. DURING THE PROGRESS OF WORK, THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
7. CONTRACTOR MAY LIMIT SAW CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL, REPLACEMENT, AND/OR REPAIR.
8. ALL PAVING AND CURB TO BE REMOVED ARE TO BE REMOVED USING FULL-DEPTH SAWCUT 2' OFF EXISTING BACK OF CURB.
9. ANY ADDITIONAL CONCRETE PAVING, FOOTINGS OR STRUCTURES NOT IDENTIFIED ON THIS PLAN SHALL BE LOCATED BY CONTRACTOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION AS SITE CONTAINS PRIVATE AND PUBLIC UTILITIES. CONTRACTOR SHALL CALL 811 "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE 811 "CALL BEFORE YOU DIG" PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR REPAIRING ANY DAMAGE DONE TO THESE FACILITIES.
11. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND GAS LINES REQUIRED TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ROAD RIGHT OF WAYS DURING CONSTRUCTION.
12. REFERENCE SHEET 5 FOR TREE TABLE

BENCHMARKS

BM #1: "X" CUT ON A BACK OF CURB ON THE NORTHEAST SIDE OF KELLY LANE, LOCATED ±210 FEET NORTHWEST FROM THE INTERSECTION OF KELLY LANE AND WEISS LANE.
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STATE OF TEXAS
ANDREW B. GRAHAM
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KHA PROJECT	069264941
DATE	MARCH 2025
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EXISTING CONDITIONS AND TREE SURVEY

PRELIMINARY PLAN
WEISS KELLY SUBDIVISION
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
4 OF 11

PP2024-000341

Plotted By:Pantuso, Emily Date:February 27, 2025 08:58:19am File Path:K:\SAU-Civil\069264941 - Weiss-Kelly\Cad\PRELIMINARY PLAN\PlanSheets\C - Existing Conditions.dwg
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Tree #	Species	DBH	MS Notes	Condition	Notes	Summary
2768	Cedar Elm	11		Very Poor	very poor structure	Very poor due to stem/all major limb failure and decay. Tree is not a suitable preservation candidate.
2769	**Hackberry**	**18**		**Poor**		**Unregulated and in poor condition due to stem failure/canopy loss and a large wound/entrance for decay. Girdling/circling roots also present.**
2770	Cedar Elm	8		Fair	fair structure & vitality	
2771	Cedar Elm	10	7x5	Fair	fair structure & vitality	
2772	**Hackberry**	**11**		**Poor**		**Unregulated and in poor condition.**
2773	Hackberry	12		Very Poor		Unregulated and in very poor condition.
2774	Chinaberry	8		Invasive		Invasive-removal recommended.
2775	Hackberry	14		Fair	fair structure & vitality	
2776	Hackberry	13		Very Poor	very poor structure & vitality	Unregulated and in very poor condition.
2777	Hackberry	17	13x8	Fair	fair structure & vitality	
2778	Hackberry	15	10x10	Fair	fair structure & vitality	
2779	Hackberry	8		Fair	fair structure & vitality	
2780	Cedar Elm	9		Fair	fair structure & vitality	
2781	Hackberry	16		Fair	fair structure & vitality	
2782	Cedar Elm	10		Fair	fair structure & vitality	
2783	Cedar Elm	10		Fair	fair structure & vitality	
2784	Cedar Elm	14	8x6x5	Fair	fair structure & vitality	
2785	Cedar Elm	9	6x5	Fair	fair structure & vitality	
2786	Hackberry	9		Fair	fair structure & vitality	
2787	Cedar Elm	10		Very Poor		Very poor due to partially failed codom stem with deeply included union. Stem is a hazard/ risk of further failure and has compromised the remaining stem with a large wound/decay entrance. Not suitable for preservation.
2788	**Hackberry**	**20**	**15x10**	**Poor**		**Unregulated and in poor-very poor condition due to failures and decay.**
2789	Hackberry	12	6x6x5	Fair	fair structure & vitality	
2790	Cedar Elm	10	8x3	Fair	fair structure & vitality	
2791	Cedar Elm	10	7x6	Fair	fair structure & vitality	
2792	Cedar Elm	9	6x6	Fair	fair structure & vitality	
2793	**Hackberry**	**14**	**8x8**	**Poor**		**Unregulated and in poor condition.**
2794	Hackberry	10		Fair	fair structure & vitality	
2795	Hackberry	23		Fair	fair structure & vitality	
2796	Cedar Elm	9		Fair	fair structure & vitality	
2797	Cedar Elm	9	6x5	Fair	fair structure & vitality	
2798	Cedar Elm	9		Fair	fair structure & vitality	
2799	Hackberry	9		Fair	fair structure & vitality	
2800	Cedar Elm	8		Fair	fair structure & vitality	
9778	Cedar Elm	8	6x6	Fair	fair structure & vitality	
9779	Cedar Elm	10	7x5	Fair	fair structure & vitality	
9780	Cedar Elm	10	7x6	Fair	fair structure & vitality	
9781	Cedar Elm	15	10x6x4	Fair	fair structure & vitality	
9782	Cedar Elm	9		Fair	fair structure & vitality	
9783	Cedar Elm	8		Fair	fair structure & vitality	
9784	Hackberry	18	9x9x8	Very Poor	very poor structure	Unregulated and in very poor condition.
9785	Hackberry	10		Fair	fair structure & vitality	
9786	Cedar Elm	9		Fair	fair structure & vitality	Root collar excavation recommended.
9787	Hackberry	12		Fair	fair structure & vitality	
9788	Cedar Elm	8	7x2	Fair	fair structure & vitality	
9789	Cedar Elm	13		Fair	fair structure & vitality	Waist measurement due to swell caused by stem attachment.
9790	Cedar Elm	9		Fair	fair structure & vitality	Waist measurement due to fused stems.
9791	Cedar Elm	9		Fair	fair structure & vitality	
9792	Cedar Elm	8	6x6	Fair	fair structure & vitality	
9793	Hackberry	16		Fair	fair structure & vitality	
9794	Hackberry	20		Fair	fair structure & vitality	
9795	Hackberry	21		Very Poor	very poor structure & vitality	Unregulated and in very poor condition.
9796	**Hackberry**	**19**		**Poor**	**poor structure,very poor structure**	**Unregulated and in poor-very poor condition.**
9797	Black Willow	14	6x5x5x5	Fair	fair structure & vitality	
9798	Hackberry	15		Fair	fair structure & vitality	
9799	American Elm	21		Fair	fair structure & vitality	Overextend limb (typical of species) dipping down low WSW. Tree has lost a large limb and some smaller ones, but with mitigation work to clean it up it will be a fair candidate for preservation.
9800	American Elm	19		Very Poor		Both stems have failed and the tree may be entirely dead (no obvious new growth remaining). Removal recommended by hand if preserving adjacent American elm.
9801	Mesquite	9	6x5	Fair	fair structure & vitality	

TREE SURVEY WITH ARBORIST NOTES

Pflugerville Tree Survey

Protection Status and Class	Proposed Removal (X) or Credit (C)	Tree #	Species	Size	Condition	Mitigation (replacement in.: Removed in.		Credit (Preserved in.: Credit in.)	
						Ratio	Inches Req'd.	Ratio	Inches Credit
P-CLASS 2	*N/A*	*2768*	*Cedar Elm*	*11*	*Very Poor*				
P-CLASS 3	N/A	2769	Hackberry	18	Poor				
P-CLASS 2	N/A	2770	Cedar Elm	8	Fair				
P-CLASS 2	N/A	2771	Cedar Elm	10	Fair				
P-CLASS 2	N/A	2772	Hackberry	11	Poor				
P-CLASS 2	*N/A*	*2773*	*Hackberry*	*12*	*Very Poor*				
P-CLASS 2	N/A	2774	Chinaberry	8	Invasive				
P-CLASS 2	N/A	2775	Hackberry	14	Fair				
P-CLASS 2	*N/A*	*2776*	*Hackberry*	*13*	*Very Poor*				
P-CLASS 2	N/A	2777	Hackberry	17	Fair				
P-CLASS 2	N/A	2778	Hackberry	15	Fair				
P-CLASS 2	*N/A*	*2779*	*Hackberry*	*8*	*Fair*				
P-CLASS 2	N/A	2780	Cedar Elm	9	Fair				
P-CLASS 2	N/A	2781	Hackberry	16	Fair				
P-CLASS 2	N/A	2782	Cedar Elm	10	Fair				
P-CLASS 2	N/A	2783	Cedar Elm	10	Fair				
P-CLASS 2	N/A	2784	Cedar Elm	14	Fair				
P-CLASS 2	N/A	2785	Cedar Elm	9	Fair				
P-CLASS 2	N/A	2786	Hackberry	9	Fair				
P-CLASS 2	*N/A*	*2787*	*Cedar Elm*	*10*	*Very Poor*				
P-CLASS 3	N/A	2788	Hackberry	20	Poor				
P-CLASS 2	N/A	2789	Hackberry	12	Fair				
P-CLASS 2	N/A	2790	Cedar Elm	10	Fair				
P-CLASS 2	N/A	2791	Cedar Elm	10	Fair				
P-CLASS 2	N/A	2792	Cedar Elm	9	Fair				
P-CLASS 2	N/A	2793	Hackberry	14	Poor				
P-CLASS 2	N/A	2794	Hackberry	10	Fair				
P-CLASS 3	X	2795	Hackberry	23	Fair	2:1	46		
P-CLASS 2	X	2796	Cedar Elm	9	Fair	1:1	9		
P-CLASS 2	N/A	2797	Cedar Elm	9	Fair				
P-CLASS 2	N/A	2798	Cedar Elm	9	Fair				
P-CLASS 2	N/A	2799	Hackberry	9	Fair				
P-CLASS 2	N/A	2800	Cedar Elm	8	Fair				
P-CLASS 2	N/A	9778	Cedar Elm	8	Fair				
P-CLASS 2	N/A	9779	Cedar Elm	10	Fair				
P-CLASS 2	N/A	9780	Cedar Elm	10	Fair				
P-CLASS 2	N/A	9781	Cedar Elm	15	Fair				
P-CLASS 2	N/A	9782	Cedar Elm	9	Fair				
P-CLASS 2	N/A	9783	Cedar Elm	8	Fair				
P-CLASS 3	*N/A*	*9784*	*Hackberry*	*18*	*Very Poor*				
P-CLASS 2	N/A	9785	Hackberry	10	Fair				
P-CLASS 2	N/A	9786	Cedar Elm	9	Fair				
P-CLASS 2	N/A	9787	Hackberry	12	Fair				
P-CLASS 2	N/A	9788	Cedar Elm	8	Fair				
P-CLASS 2	N/A	9789	Cedar Elm	13	Fair				
P-CLASS 2	N/A	9790	Cedar Elm	9	Fair				
P-CLASS 2	N/A	9791	Cedar Elm	9	Fair				
P-CLASS 2	N/A	9792	Cedar Elm	8	Fair				
P-CLASS 2	X	9793	Hackberry	16	Fair	1:1	16		
P-CLASS 3	X	9794	Hackberry	20	Fair	2:1	40		
P-CLASS 3	*X*	*9795*	*Hackberry*	*21*	*Very Poor*	*2:1*	*42*		
P-CLASS 3	X	9796	Hackberry	19	Poor	2:1	38		
P-CLASS 2	N/A	9797	Black Willow	14	Fair				
P-CLASS 2	N/A	9798	Hackberry	15	Fair				
P-CLASS 3	N/A	9799	American Elm	21	Fair				
P-CLASS 3	*N/A*	*9800*	*American Elm*	*19*	*Very Poor*				
P-CLASS 2	N/A	9801	Mesquite	9	Fair				
Total Inches Mitigation and Credit							**191**		**0**
Mitigation - Credit + Diameter inches proposed for mitigation						**191**			

TABLE KEY
UNPROTECTED
REMOVED
SAVED
POOR COND
PROTECTED SAVED
FLOODPLAIN TREE
REMOVED PER UTILITY
OFF-SITE*

MITIGATION CALCULATIONS

BENCHMARKS

BM #1: "X" CUT ON A BACK OF CURB ON THE NORTHEAST SIDE OF KELLY LANE, LOCATED ±210 FEET NORTHWEST FROM THE INTERSECTION OF KELLY LANE AND WEISS LANE.
N: 10140103.98'
E: 3171106.93'
ELEV: 622.75'

BM #2: IRON ROD IN THE MEDIAN OF WEISS LANE, ±1,215 FEET SOUTHWEST FROM THE INTERSECTION OF KELLY LANE AND WEISS LANE.
N: 10138905.61'
E: 3170727.00'
ELEV: 622.80'

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STATE OF TEXAS
ANDREW B. GRAHAM
139295
LICENSED
PROFESSIONAL ENGINEER
2/27/25

KHA PROJECT 069264941
DATE MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: DDS
DRAWN BY: EP, RG
CHECKED BY: ABG

TREE LIST

PRELIMINARY PLAN
WEISS KELLY SUBDIVISION
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
5 OF 11

PP2024-000341

Plotted By:Pantuso, Emily Date:February 27, 2025 09:06:18am File Path:K:\SAU_Civil\069264941 - Weiss-Kelly\Cad\PRELIMINARY PLAN\PlanSheets\C - Existing Conditions.dwg
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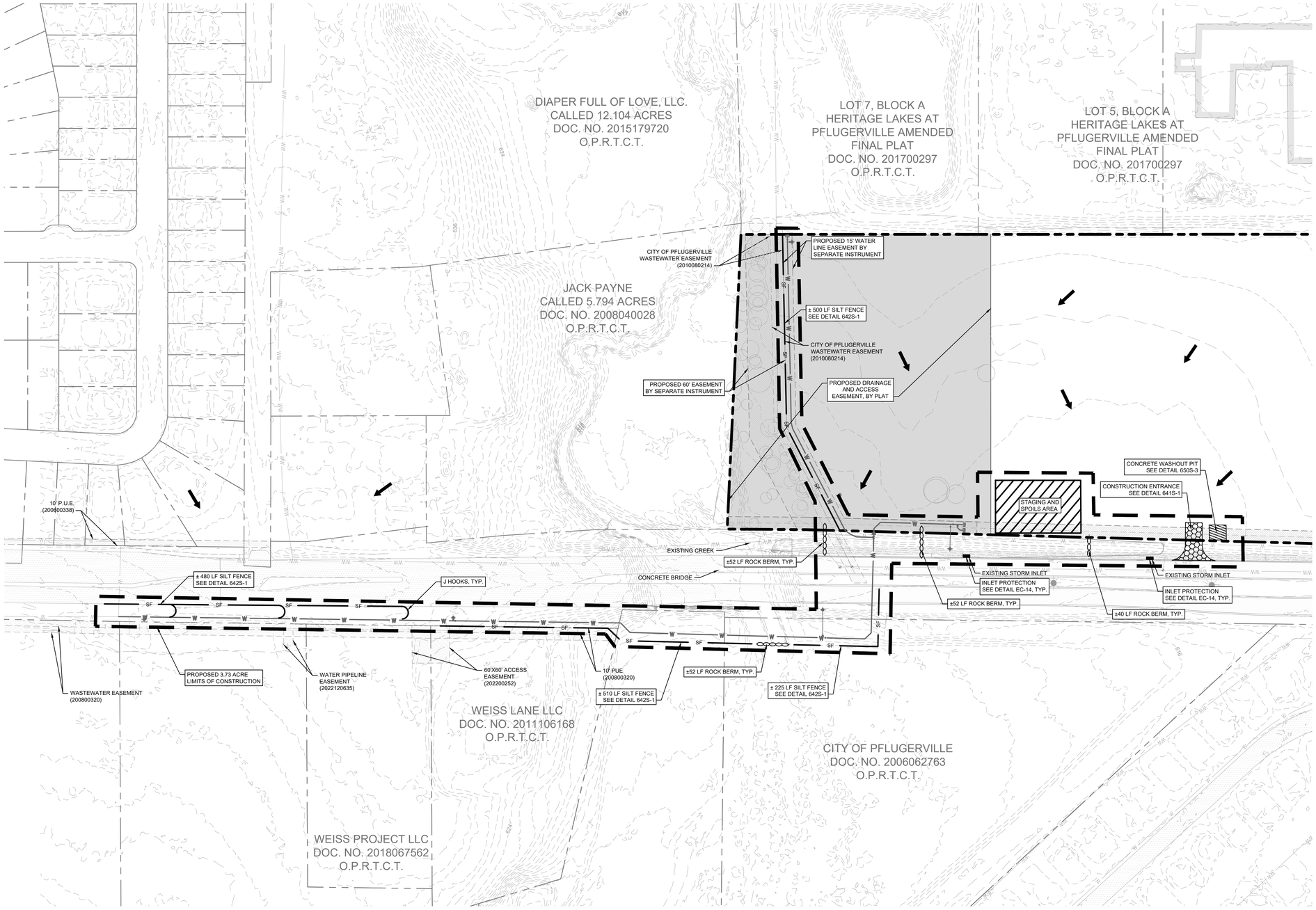

LEGEND

- PROPERTY LINE
- SF — SILT FENCE
- TP — TREE PROTECTION
- PROPOSED INLET PROTECTION
- CONCRETE WASHOUT PIT
- CONSTRUCTION ENTRANCE
- ROCK BERM
- 450 — EXISTING CONTOURS
- 450 — PROPOSED CONTOURS
- LIMITS OF CONSTRUCTION AREA
- FLOW ARROW
- TREE TO REMAIN
- HERITAGE TREE TO REMAIN
- STAGING AND SPOILS AREA

NOTES:

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF CEDAR PARK RULES AND REGULATIONS
4. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
6. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
7. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED BY THE CITY DURING CONSTRUCTION.
8. REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 3.
9. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING [ECM 1.4.4.B.3, SECTION 5, I.]. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY [ECM 1.4.4.D.4].
10. ALL DISTURBED AREAS TO BE RE-VEGETATED PER CITY OF PFLUGERVILLE STANDARDS.
11. SEE LANDSCAPE ARCHITECT PLANS FOR TREE PRESERVATION PLAN AND TREE LIST.

EROSION CONTROL NOTES:

1. EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. OFF-SITE SOIL BORROW AND SPOIL AREAS 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 OFFSITE SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT.
5. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY TCEQ & THE E.P.A. CONTRACTOR SHALL COMPLY WITH ALL TCEQ & E.P.A. STORMWATER POLLUTION PREVENTION REQUIREMENTS.

SITE MAP NOTES:

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS, AND SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

EROSION CONTROL SCHEDULE AND PHASING:

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

PHASE 1 - GRADING
- A. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON EROSION CONTROL PLAN, NOTES & DETAIL SHEET, AND LANDSCAPE PLANS.
- B. BEGIN CLEARING AND GRADING OF SITE.
- C. SEED AND RE-VEGETATE SLOPES WHERE SHOWN.

PHASE 2 - UTILITIES
- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
- B. INSTALL STORM DRAINS AND OTHER UTILITIES AS SPECIFIED ON PLAN SHEETS.
- C. INSTALL INLET PROTECTION AS INLETS ARE INSTALLED.

PHASE 3 - PAVING
- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
- B. STABILIZE SUBGRADE.
- C. PAVE PARKING LOT AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
- D. REMOVE TEMPORARY CONSTRUCTION ENTRANCE.

PHASE 4 - LANDSCAPING AND SOIL STABILIZATION
- A. RE-VEGETATE LOT AND PARKWAYS.
- B. LANDSCAPE CONTRACTOR SHALL RE-VEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
- C. REMOVE EROSION CONTROL DEVICES WHEN GROUND COVER ESTABLISHED.

BENCHMARKS

BM #1: "X" CUT ON A BACK OF CURB ON THE NORTHEAST SIDE OF KELLY LANE, LOCATED ±210 FEET NORTHWEST FROM THE INTERSECTION OF KELLY LANE AND WEISS LANE.
N: 10140103.98'
E: 3171106.93'
ELEV: 622.75'

BM #2: IRON ROD IN THE MEDIAN OF WEISS LANE, ±1,215 FEET SOUTHWEST FROM THE INTERSECTION OF KELLY LANE AND WEISS LANE.
N: 10138905.61'
E: 3170727.00'
ELEV: 622.80'

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
ANDREW B. GRAHAM
139295
LICENSED
PROFESSIONAL ENGINEER
2/27/25

KHA PROJECT	069264941
DATE	MARCH 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDS
DRAWN BY:	EP, RG
CHECKED BY:	ABG

EROSION CONTROL PLAN

PRELIMINARY PLAN
WEISS KELLY SUBDIVISION
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
6 OF 11

PP2024-000341

Plotted By:Pontuso, Emily Date:February 27, 2025 08:58:46am File Path:K:\SAU_Civil\069264941 - Weiss-Kelly\Cad\PRELIMINARY PLAN\PlanSheets\C - Erosion Control Plan.dwg
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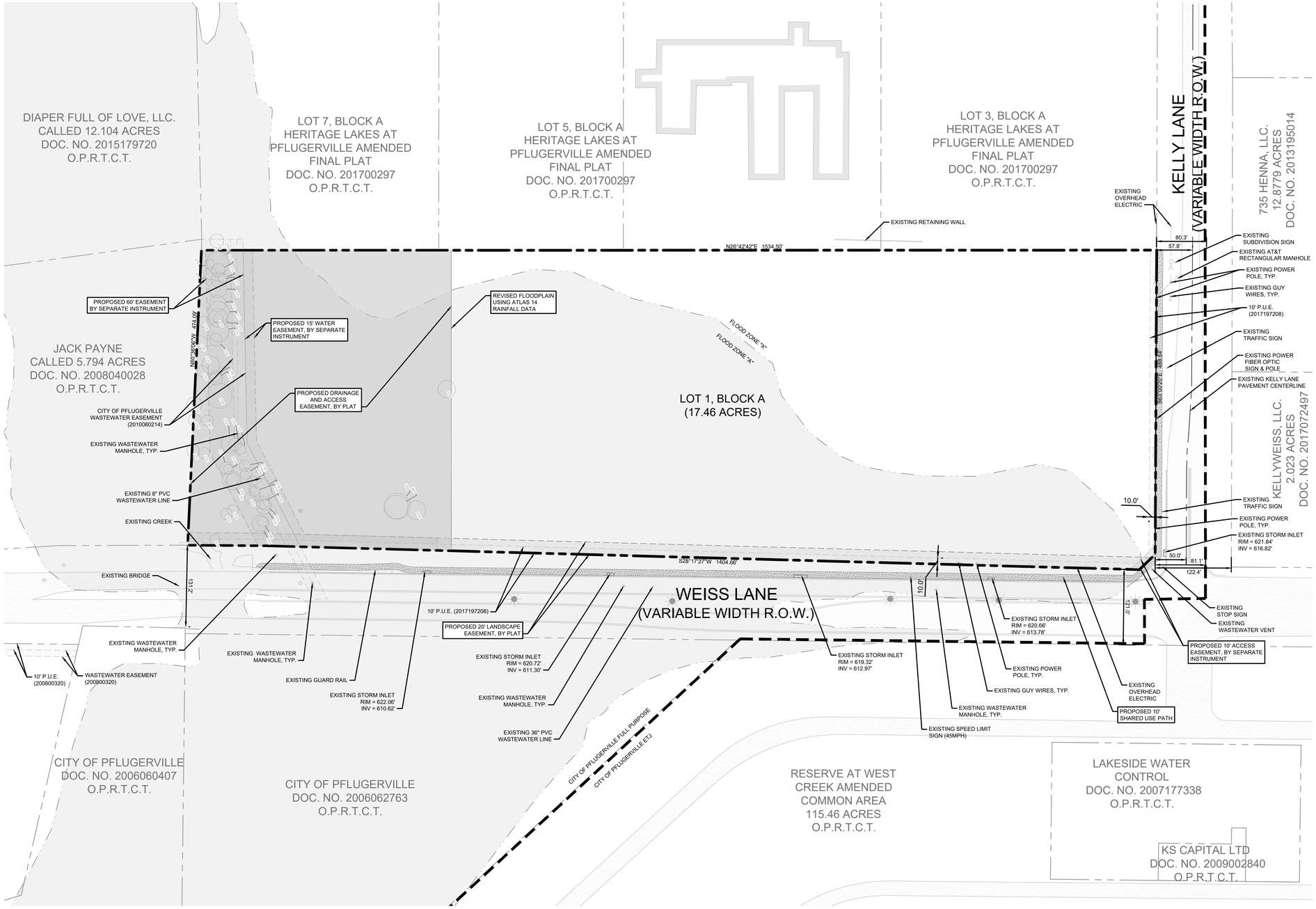

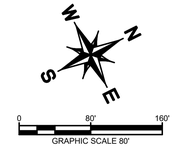

LEGEND

- PROPERTY LINE
- CITY LIMITS
- PROPOSED SIDEWALK PATH
- PROPOSED FIRE HYDRANT
- OHP — EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- PROPOSED SIDEWALK

NOTES:

1. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C028H FOR TRAVIS COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
2. PRIVATE DRIVES OFF OF WEISS LN AND KELLY LN ARE TO MEET REQUIREMENTS OF FIRE APPARATUS ACCESS ROADS FROM APPENDIX D OF THE 2021 IFC.
3. REFERENCE SITE DEVELOPMENT PLAN FOR IMPERVIOUS COVER PROPOSED WITH FULL SITE IMPROVEMENTS.

PARKLAND DEDICATION	
UNIT COUNT	175 UNITS @ 2.7 PERSONS PER UNIT
DENSITY	10 UNITS PER ACRE
PARKLAND DEDICATION REQUIRED (6.6 ACRES PER 1,000 POPULATION)	3.12 ACRES
FEE-IN-LIEU ($43,560 PER ACRE)	$135,841.86

IMPERVIOUS COVER TABLE	
TOTAL SITE AREA	17.46 AC (760,558 SQ FT)
ALLOWED IMPERVIOUS COVER	
ALLOWED IMPERVIOUS COVER	60%
ALLOWED IMPERVIOUS AREA	10.48 (456,335 SQ FT)
EXISTING IMPERVIOUS COVER WITH SDP	
EXISTING IMPERVIOUS COVER	0%
EXISTING IMPERVIOUS AREA	0.00 AC (0 SQ FT)
PROPOSED IMPERVIOUS COVER	
PROPOSED IMPERVIOUS COVER	50%
PROPOSED IMPERVIOUS AREA	8.66 ACRES (377,230 SQ FT)

BENCHMARKS

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ELEV: 622.80'

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
ANDREW B. GRAHAM
139295
LICENSED
PROFESSIONAL ENGINEER
2/27/25

KHA PROJECT	069264941
DATE	MARCH 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDS
DRAWN BY:	EP,RG
CHECKED BY:	ABG

LOT CONFIGURATION PLAN

PRELIMINARY PLAN
WEISS KELLY SUBDIVISION
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
7 OF 11

PP2024-000341

Plotted By:Pantuso, Emily Date:February 27, 2025 08:59:08am File Path:K:\SAU_Civil\069264941 - Weiss-Kelly\Cad\PRELIMINARY PLAN\Plan Sheets\C - Lot and Street Configuration Plan.dwg
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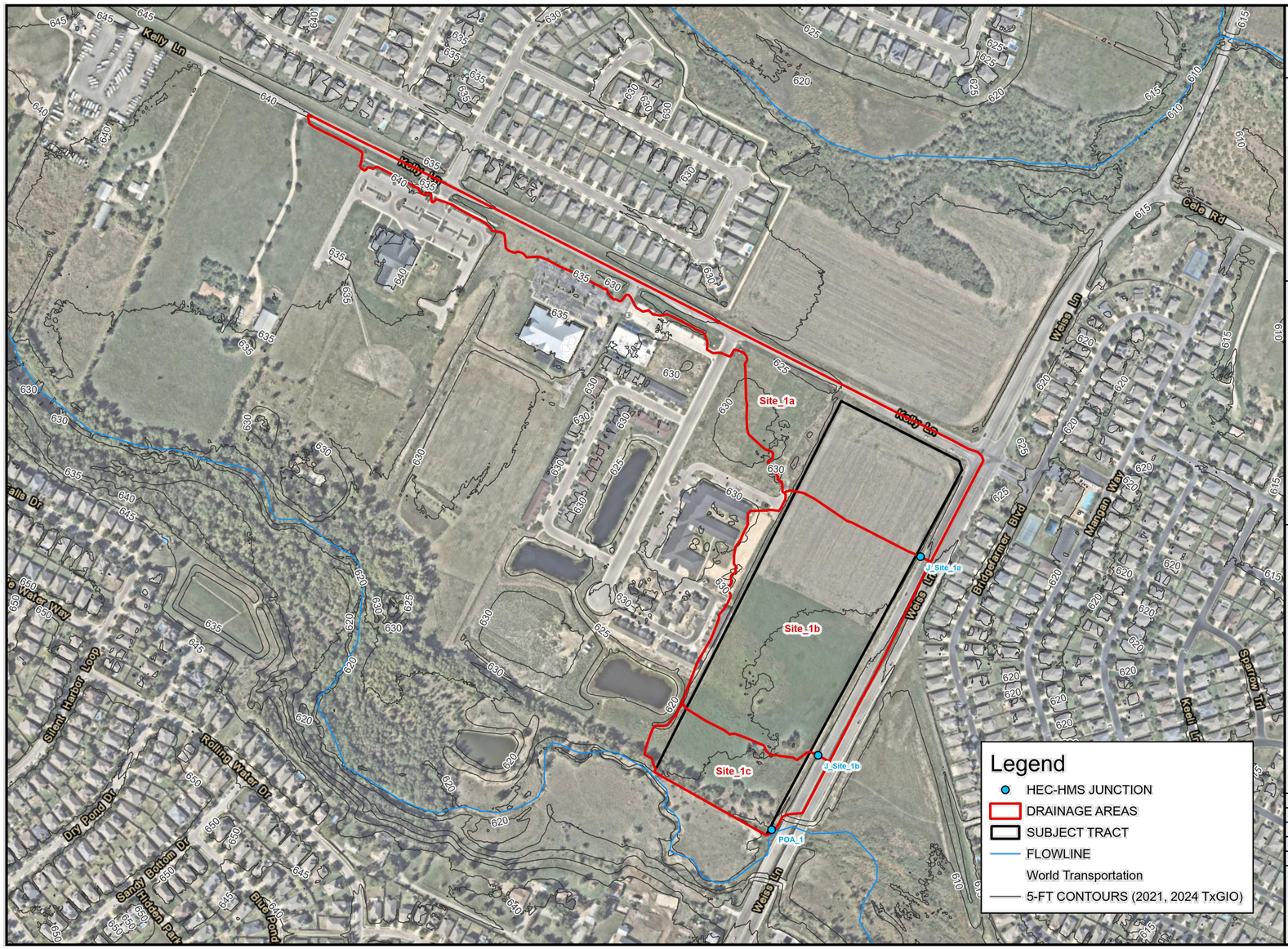

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WEISS-KELLY
PFLUGERVILLE, TX

EXISTING DRAINAGE AREA MAP - DETENTION ANALYSIS

PROJ.NO.:	069264941
DATE:	NOVEMBER 2024
DESIGN:	SPH
DRAWN:	SPH
CHECKED:	HDS

N
1 inch = 333 feet

SHEET
3

K:\WDL_Hydro\069264941 - Weiss Kelly\GIS\PRO - Weiss Kelly\PRO - Weiss Kelly.aprx

N
W E S
0 120' 240'
GRAPHIC SCALE 120'

LEGEND

- X-1 / 9.9 ac — AREA DESIGNATOR / AREA IN ACRES
- PROPERTY LINE
- EXISTING STORM DRAIN LINE
- EXISTING DRAINAGE DIVIDE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN HEADWALL
- EXISTING FLOW DIRECTION
- EXISTING CONTOUR
- SHEET FLOW
- SHALLOW CONCENTRATED FLOW
- CHANNEL FLOW

NOTES:

1. ELEVATION OF ALL FINISHED FLOORS LOCATED WITHIN 200 FT OF THE FLOODPLAIN ARE REQUIRED TO BE ELEVATED A MINIMUM OF 2 FT ABOVE THE "AS PROPOSED" 100-YEAR WATER SURFACE ELEVATIONS.

2 YR

HMS Element	Peak Flow (cfs)
POA_1	99.2
Site_1a	44.0
Site_1b	44.7
Site_1c	13.9

25 YR

HMS Element	Peak Flow (cfs)
POA_1	195.6
Site_1a	86.6
Site_1b	89.1
Site_1c	27.9

100 YR

HMS Element	Peak Flow (cfs)
POA_1	254.4
Site_1a	113.1
Site_1b	116.3
Site_1c	36.5

Table 3: Point of Analysis Peak Flow Summary

Storm Event	Existing (cfs)	Proposed (cfs)	Change in Flow (cfs)
2YR	99.2	22.7	-76.7
25YR	195.6	120.6	-75.0
100YR	254.4	240.1	-19.6

BENCHMARKS

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STATE OF TEXAS
ANDREW B. GRAHAM
139295
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2/27/25

KHA PROJECT	069264941
DATE:	MARCH 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDS
DRAWN BY:	EP, RG
CHECKED BY:	ABG

EXISTING DRAINAGE AREA MAP

PRELIMINARY PLAN
WEISS KELLY SUBDIVISION
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
8 OF 11

PP2024-000341

Plotted By:Pontuso, Emily Date:February 27, 2025 08:59:47am File Path:K:\SAU_Civil\069264941 - Weiss-Kelly\Cad\PRELIMINARY PLAN\PlanSheets\C - Existing Drainage Area Map.dwg
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WEISS-KELLY
PFLUGERVILLE, TX

PROPOSED
DRAINAGE AREA MAP
- DETENTION ANALYSIS

PROJ NO.:	069264941
DATE:	MARCH 2025
DESIGN:	SPH
DRAWN:	SPH
CHECKED:	HDS

N
1 inch = 333 feet

SHEET
4

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N W E S

0 120' 240'
GRAPHIC SCALE 120'

LEGEND

- X-1 / 9.9 ac — AREA DESIGNATOR / AREA IN ACRES
- A-1 — INLET NUMBER
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR
- SHEET FLOW
- SHALLOW CONCENTRATED FLOW
- CHANNEL FLOW

NOTES:

1. ON-SITE GRADING WILL BE DESIGNED WITH SITE DEVELOPMENT PERMIT.
2. TIME OF CONCENTRATION PATH IS ASSUMED FROM FUTURE SITE LAYOUT.
3. ELEVATION OF ALL FINISHED FLOORS LOCATED WITHIN 200 FT OF THE FLOODPLAIN ARE REQUIRED TO BE ELEVATED A MINIMUM OF 2 FT ABOVE THE "AS PROPOSED" 100-YEAR WATER SURFACE ELEVATIONS.

Table 2: Pond Volume Summary

Elevation (ft)	Area (ac)
612.0	0.00002
613.0	0.37282
614.0	1.32860
615.0	1.88388
616.0	2.08887
617.0	2.17633
618.0	2.26388
619.0	2.35274
620.0	2.44288
621.0	2.53433
621.5	2.58241

2 YR

HMS Element	Peak Flow (cfs)
POA_1	22.7
Site_1a	30.1
Site_1b	78.5
Site_1c	4.9
Offsite_1	11.3

25 YR

HMS Element	Peak Flow (cfs)
POA_1	120.6
Site_1a	59.1
Site_1b	144.9
Site_1c	9.9
Offsite_1	22.3

100 YR

HMS Element	Peak Flow (cfs)
POA_1	240.1
Site_1a	77.1
Site_1b	188.9
Site_1c	12.9
Offsite_1	29.3

Table 3: Point of Analysis Peak Flow Summary

Storm Event	Existing (cfs)	Proposed (cfs)	Change in Flow (cfs)
2YR	99.2	22.7	-76.7
25YR	195.6	120.6	-75.0
100YR	254.4	240.1	-19.6

Table 4: Pond Results

Storm Event	Inflow (cfs)	Peak Outflow (cfs)	Storage (ac)	Elevation (ft)
2YR	106.9	22.5	5.7	616.5
25YR	199.0	119.4	11.7	619.2
100YR	258.8	238.0	16.3	621.1

BENCHMARKS

BM #1: "X" CUT ON A BACK OF CURB ON THE NORTHEAST SIDE OF KELLY LANE, LOCATED ±210 FEET NORTHWEST FROM THE INTERSECTION OF KELLY LANE AND WEISS LANE.
N: 10140103.98'
E: 3171106.93'
ELEV: 622.75'

BM #2: IRON ROD IN THE MEDIAN OF WEISS LANE, ±1,215 FEET SOUTHWEST FROM THE INTERSECTION OF KELLY LANE AND WEISS LANE.
N: 10138905.61'
E: 3170727.00'
ELEV: 622.80'

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928
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STATE OF TEXAS
ANDREW B. GRAHAM
139295
LICENSED
PROFESSIONAL ENGINEER
2/27/25

KHA PROJECT	069264941
DATE:	MARCH 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDS
DRAWN BY:	EP, RG
CHECKED BY:	ABG

PROPOSED
DRAINAGE AREA
MAP

PRELIMINARY PLAN
WEISS KELLY
SUBDIVISION
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
9 OF 11

PP2024-000341

Plotted By:Pontudo, Emily Date:February 27, 2025 09:00:34am File Path:K:\SAU_Civil\069264941 - Weiss-Kelly\Cad\PRELIMINARY PLAN\PlanSheets\C - Proposed Drainage Area Map.dwg
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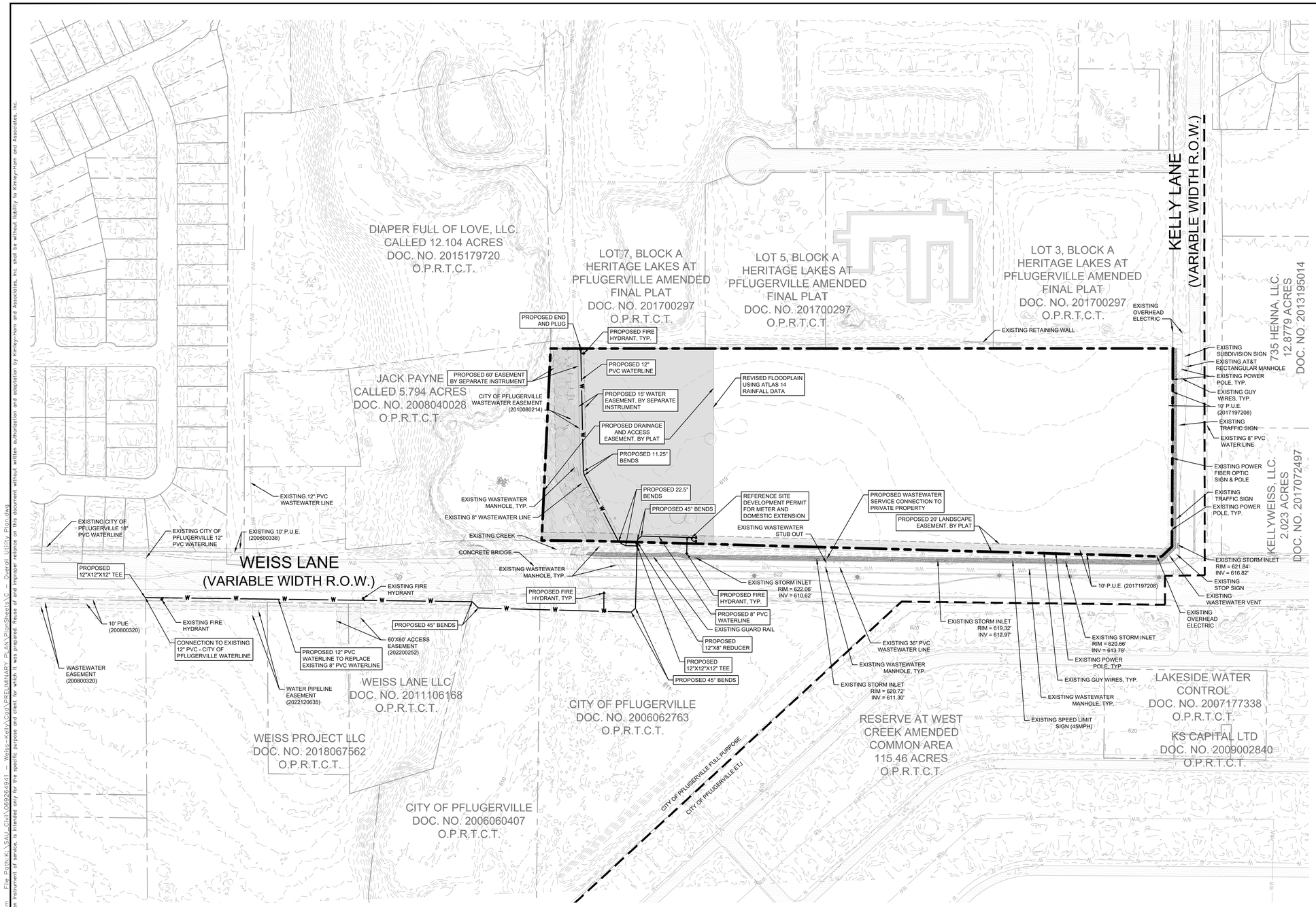

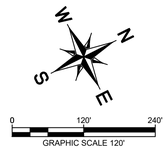

LEGEND

- PROPERTY LINE
- CITY LIMITS
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE

NOTES:

1. REFER TO TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR WATER AND SANITARY SEWER CROSSINGS.
2. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
3. ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY R.O.W. AND EASEMENTS SHOULD COMPLY WITH CITY OF PFLUGERVILLE STANDARDS. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIAL IS REQUIRED.
4. REFER TO SHEET 3 FOR GENERAL NOTES.

BENCHMARKS

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STATE OF TEXAS
ANDREW B. GRAHAM
139295
LICENSED
PROFESSIONAL ENGINEER
2/27/25

KHA PROJECT	069264941
DATE	MARCH 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDS
DRAWN BY:	EP, RG
CHECKED BY:	ABG

OVERALL UTILITY PLAN

PRELIMINARY PLAN
WEISS KELLY SUBDIVISION
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
10 OF 11

PP2024-000341

Plotted By:Pontuso, Emily Date:February 27, 2025 09:02:14am File Path:K:\SAU_Civil\069264941 - Weiss-Kelly\Cad\PRELIMINARY PLAN\PlanSheets\C - Overall Utility Plan.dwg
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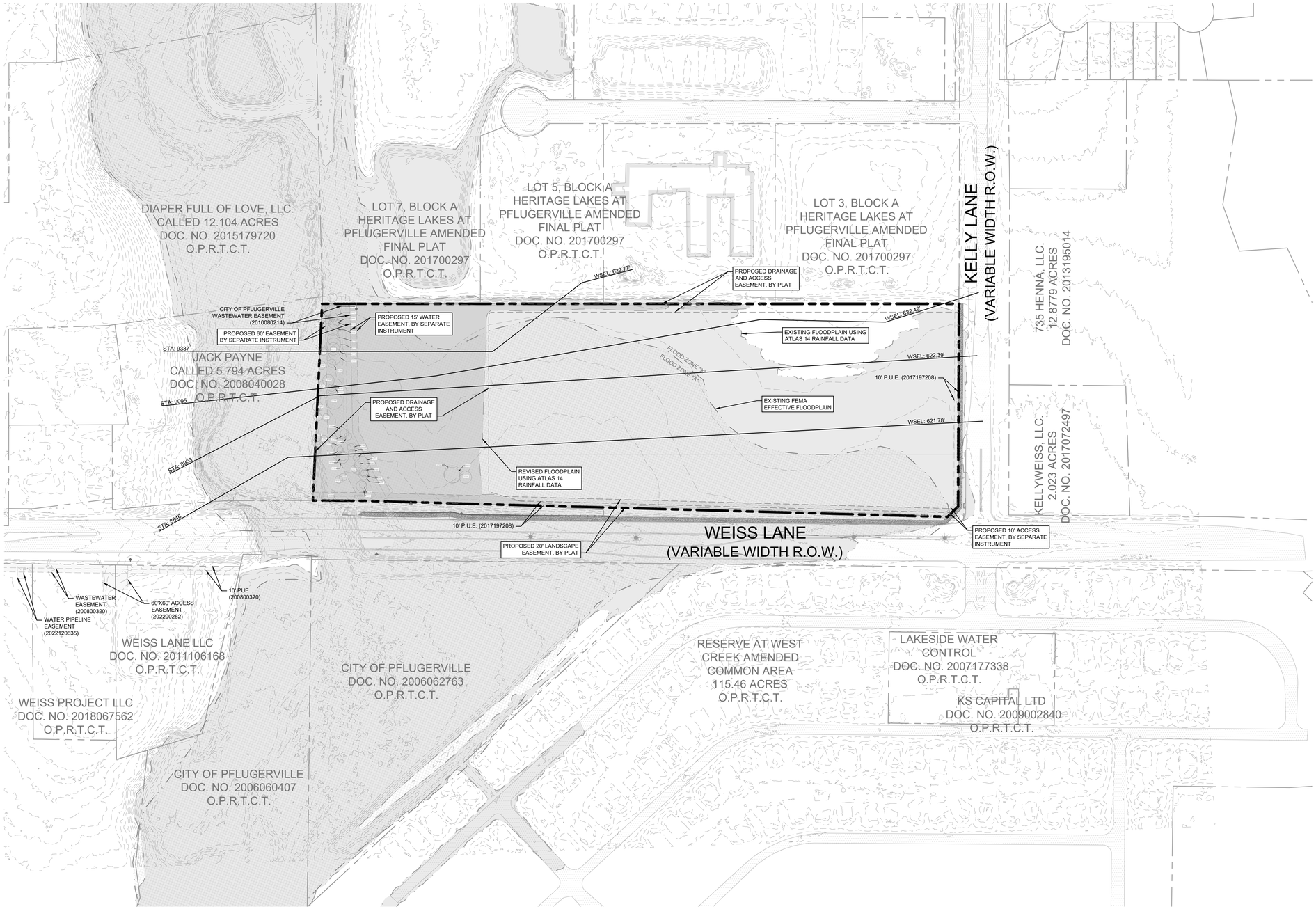

N
W
E
S

0 120' 240'
GRAPHIC SCALE 120'

LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED FIRE HYDRANT
- EXISTING STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE
- FEMA FLOODPLAIN

NOTES:

1. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C028H FOR TRAVIS COUNTY, EFFECTIVE SEPTEMBER 26, 2008.
2. ELEVATION OF ALL FINISHED FLOORS LOCATED WITHIN 200 FT OF THE FLOODPLAIN ARE REQUIRED TO BE ELEVATED A MINIMUM OF 2 FT ABOVE THE "AS PROPOSED" 100-YEAR WATER SURFACE ELEVATIONS.
3. BASED ON THE FLOODPLAIN STUDY BY KIMLEY-HORN AND ASSOCIATES DATED NOVEMBER 2024, THE MINIMUM FINISHED FLOOR ELEVATION IS 624.77 FT.

BENCHMARKS

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STATE OF TEXAS
ANDREW B. GRAHAM
139295
LICENSED
PROFESSIONAL ENGINEER
3/2/25

KHA PROJECT 069264941	
DATE	MARCH 2025
SCALE:	AS SHOWN
DESIGNED BY:	DDS
DRAWN BY:	EP,RG
CHECKED BY:	ABG

FLOODPLAIN REVISION MAP

PRELIMINARY PLAN
WEISS KELLY SUBDIVISION
CITY OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

SHEET NUMBER
11 OF 11

PP2024-000341

Plotted By:Graham, Andy Date:March 02, 2025 03:25:16pm File Path:K:\SAU_Civil\069264941 - Weiss-Kelly\Cad\PRELIMINARY PLAN\PlanSheets\C - Floodplain Revision Map.dwg
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