

OWNER: BECKWAY CONSTRUCTION LLC
 CONTACT: ROSS McGUISTON
 1900 S LAKELINE BLVD.
 CEDAR PARK, TEXAS 78613
 (806)535-2266

LEGAL DESCRIPTION:
 LOT 1, BLOCK A, WUTHRICH HILLS FARMS, SECTION ONE,
 DOC. NO. 200600135, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

ZONING: GENERAL BUSINESS (GB1)

ACREAGE: 4.809 ACRES (TOTAL SITE)
 NUMBER OF LOTS: 3
 LOT 1A: 2.78 ACRES
 LOT 2A: 1.49 ACRES
 LOT 3A: 0.55 ACRES

ADDRESS: 600 E OXFORD DR, PFLUGERVILLE, TX 78660

UTILITIES: WATER AND WASTEWATER ARE TO BE PROVIDED BY THE CITY OF PFLUGERVILLE

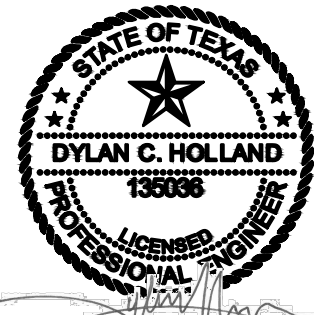
SUBMITTAL DATE:
 MARCH 16, 2023

ENGINEER: DYLAN C. HOLLAND P.E.
 COMPANY: TRE & ASSOCIATES LLC
 ADDRESS: 6101 WEST COURTYARD DR. BLDG. 1, SUITE 100
 AUSTIN, TX 78730
 PHONE: (512)358-4049

BENCHMARKS:
 BENCHMARK NO.1: MAG NAIL SET IN R.O.W.
 NAD 83 GRID COORDINATES
 N: 10131408.500
 E: 3151760.310
 ELEVATION=731.43'

BENCHMARK NO.2: ATS CONTROL BENCHMARK
 NAD 83 GRID COORDINATES
 N: 10131924.528
 E: 3152510.505
 ELEVATION=709.34'

ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAIN 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.



SUBMITTED BY:

[Signature]

[Signature]

07/17/2023

DATE

DYLAN C. HOLLAND, P.E.
 TRE & ASSOCIATES, LLC
 6101 WEST COURTYARD DRIVE, BLDG 1, SUITE 100
 AUSTIN, TEXAS 78730
 (512) 358-4049

STUDIES ASSOCIATED WITH PROJECT:

TITLE	AUTHOR	DATE
FIRE HYDRANT FLOW TEST	CITY OF PFLUGERVILLE	3/14/2023

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO #48453C0290J FOR TRAVIS COUNTY, TEXAS, DATED 08-18-2014.

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATION FOR THE CURRENT STATUS OF THIS TRACT.

REVISION NO.	DATE MADE	SHEET NO.	MADE BY	ACCEPTED BY	DATE MADE

PRELIMINARY PLANS FOR WASH N' ROLL PFLUGERVILLE 600 E OXFORD DR, PFLUGERVILLE, TX 78660 REPLAT OF LOT I, BLOCK A WUTHRICH HILL FARMS SECTION ONE MARCH 16, 2023

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

OWNER:
 1900 LAKELINE LLC
 12201 W. PARKER LN.
 CEDAR PARK, TEXAS 78613
 (806)535-2266

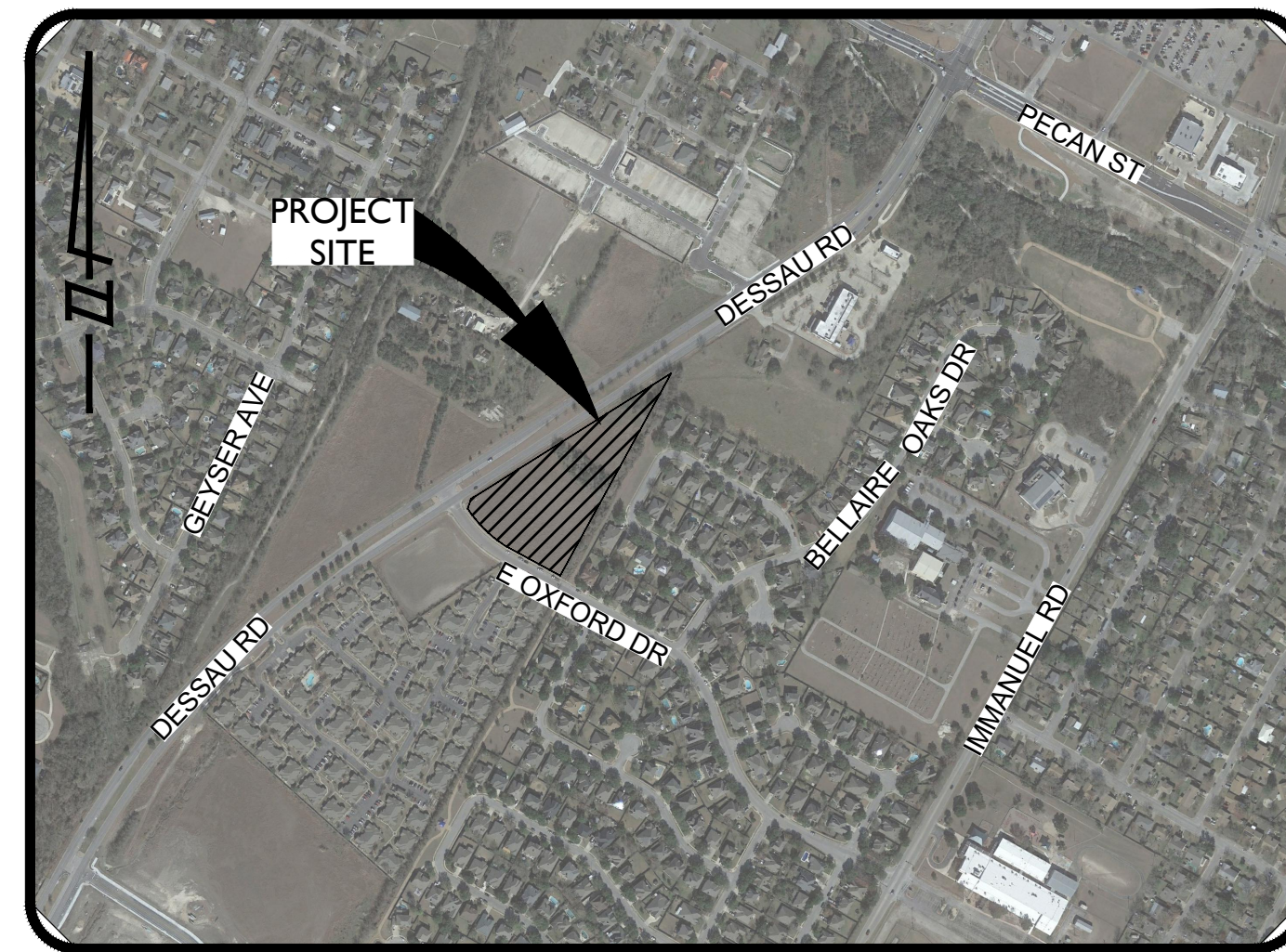
ENGINEER:
 TRE & ASSOCIATES, LLC
 6101 W. COURTYARD DR. BLDG. 1
 STE.100 AUSTIN, TX 78730
 (512)358-4049

SURVEYOR:
 ATS ENGINEERS, INSPECTORS & SURVEYORS
 TBPLS FIRM# 10126000
 4910 WEST HWY 290
 AUSTIN, TEXAS 78735
 (512) 328-6995

PROJECT ADDRESS:
 600 E OXFORD DR, PFLUGERVILLE, TX 78660



VICINITY MAP
 N.T.S.



LOCATION MAP
 N.T.S.



Engineering Solutions
 TBPE FIRM No. 13987
 110 Mesa Park, Suite 200
 El Paso, Texas 79912
 Office: (915) 852-9093
 Fax: (915) 629-8506
 6101 W. Courtyard Dr., Bldg. 1, Ste. 100
 Austin, Texas 78730
 Office: (512) 358-4049
 Fax: (512) 366-5374

Sheet List Table

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4	EXISTING CONDITIONS, PROPOSED GRADING, & TREE SURVEY PLAN
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7	PROPOSED OVERALL DRAINAGE AREA MAP
8	PROPOSED SUB-DRAINAGE AREA MAP
9	FIRE PROTECTION PLAN

STANDARD PLAN NOTES:

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE.
- 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.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- 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.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25- 8A.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
- ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- (COMMERCIAL SUBDIVISIONS) SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0290J FOR TRAVIS COUNTY, EFFECTIVE 08-18-2014.
- ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR 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.

FILE: P:\1849-Beckway Construction\12321 Wash N' Roll Pflugerville\CAD\Sheets\COVER.dwg LAYOUT: COVER SHEET DATE: 7/18/2023 2:21:36 PM BY: JCHURCH

CONSTRUCTION PLANS
 FOR
 WASH N' ROLL PFLUGERVILLE
 PRELIMINARY PLAN
 JOB NO: 1849.12321

CASE NUMBER 2023-6-PP

CITY OF PFLUGERVILLE GENERAL CONSTRUCTION NOTES

EFFECTIVE OCTOBER 18, 2016

- 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.
3. DESIGN PROCEDURES SHALL BE IN COMPLIANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES AND UNIFIED DEVELOPMENT CODE.
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.
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 (TWO REQUIRED):
BENCHMARK NO.1: MAG NAIL SET IN R.O.W.
NAD 83 GRID COORDINATES
N: 10131408.500
E: 3151760.310
ELEVATION=731.43'
BENCHMARK NO.2: ATS CONTROL BENCHMARK
NAD 83 GRID COORDINATES
N: 10131924.528
E: 3152510.505
ELEVATION=709.34'
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.
11. THE SUBGRADE MATERIAL IN [NAME OF SUBDIVISION] WAS TESTED BY [NAME OF PROFESSIONAL SOIL LAB] ON [DATE] AND THE STREET SECTION DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED CRITERIA.
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.
14. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
15. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS.
17. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS.
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.
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.

STREETS AND DRAINAGE

- 1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE EXPENSE OF THE CONTRACTOR OR OWNER.
2. ALL MANHOLE LIDS SHALL BE 32" OR LARGER, UNLESS EXPRESSLY APPROVED IN WRITING BY THE CITY ENGINEER.
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.
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.
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 STABILITIES (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)

WATER AND WASTEWATER

- 1. PIPE MATERIAL FOR WATER MAINS SHALL BE PVD (AWWA C-900, MIN CLASS 150), OR DUCTILE IRON (AWWA C-100, MIN 150).
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).
3. ALL WASTEWATER MAIN, EXCLUDING SERVICE LINES, SHALL BE MANDREL TESTED PER TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) CRITERIA.
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.
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.
6. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER.
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.
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.
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 R9001 READER SYSTEM.
21. 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/SEDIMENTATION AND TREE PROTECTION

NOTE: THIS SECTION IS INTENDED TO ASSIST THOSE PERSONS PREPARING WATER POLLUTION ABATEMENT PLANS (WPAP) OR STORM WATER POLLUTION PREVENTION PLANS (SW3P) THAT COMPLY WITH FEDERAL, STATE AND/OR

LOCAL STORM WATER REGULATIONS. THESE SUGGESTED DETAILS AND SPECIFICATIONS ARE GENERALLY INTENDED FOR HEAVY CIVIL PROJECTS IN PUBLIC RIGHTS-OF-WAY OR EASEMENTS.

- 1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND WATER POLLUTION ABATEMENT PLAN.
3. APPLY GRASS SEED PER TABLE BELOW:

Table with 3 columns: TIME OF YEAR, SEED TYPE, AMOUNT OF SEED PER 1,000 SF. Rows include OCTOBER - FEBRUARY (UNHULLED BERMUDA OR WINTER RYE, 3 LBS) and MARCH - SEPTEMBER (HULLED BERMUDA, 1 LB).

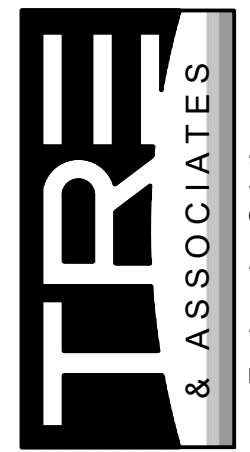
- 4. ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN.
5. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF FOUR (4) INCHES.
6. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 90% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 10 SQUARE FEET EXIST.
7. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL SHALL BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
8. THE CONTRACTOR SHALL HYDROMULCH OR SOD (AS SHOWN ON PLANS) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
9. EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINE.
10. TO AVOID SOIL COMPACTION, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIPLINE AREAS.
11. WHERE A FENCE IS CLOSER THAN FOUR (4) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT (8) FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE FENCING.
12. TREES SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
13. ANY ROOT EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL.
14. CONTRACTOR SHALL PRUNE VEGETATION TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
15. THE CONTRACTOR SHALL INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING 1/4 INCH TO VERIFY THAT THEY HAVE NOT BEEN SIGNIFICANTLY DISTURBED.
16. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT IMMEDIATELY ADJACENT TO A PROTECTED TREE, ERECT THE FENCE APPROXIMATELY TWO TO FOUR FEET (2'-4') BEHIND THE AREA IN QUESTION.
17. NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES SHALL BE STORED ON THE PROJECT SITE.
18. IF EROSION AND SEDIMENTATION CONTROL SYSTEMS ARE EXISTING FROM PRIOR CONTRACTS, OWNER'S REPRESENTATIVE AND THE CONTRACTOR SHALL EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEMS FOR DAMAGE PRIOR TO CONSTRUCTION.
19. INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS ONTO THE GROUND IS NOT ALLOWED.

HIKE AND BIKE TRAIL

- A. THE CITY SHALL REQUIRE THE PROVISION OF PEDESTRIAN AND BICYCLE FACILITIES AT THE LOCATIONS SHOWN ON THE CITY OF PFLUGERVILLE COMPREHENSIVE MASTER PLAN.
B. TRAILS ALONG DRAINAGE CHANNELS MAY BE LOCATED IN THE 100 YEAR OR 25 YEAR FLOOD PLAIN.
C. TRAILS CAN BE LOCATED ADJACENT TO STREETS PROVIDED THE STREET RIGHT-OF-WAY IS WIDENED BY 10 FEET TO ACCOMMODATE THE TRAIL.
D. TRAILS LOCATED NEITHER ADJACENT TO A STREET NOR ALONG A DRAINAGE CHANNEL MUST HAVE A RIGHT-OF-WAY OR ACCESS EASEMENT 20 FEET WIDE.
E. TRAILS MUST BE DESIGNED TO PROVIDE DISTINCT AREAS FOR WALKING AND BICYCLING/RIDING IN AREAS SEPARATE FROM AND IN ADDITION TO TRADITIONAL SIDEWALKS AS REQUIRED BY THE PLANNING DIRECTOR.
F. RESIDENTIAL BLOCKS GREATER THAN 1,000 FEET IN LENGTH MUST HAVE A HIKE AND BIKE TRAIL PASS THROUGH AT MID-BLOCK WITH A MINIMUM TEN (10) FOOT TRAIL ON A PRIVATELY MAINTAINED LOT THAT IS A MINIMUM OF 20 FEET IN WIDTH.
G. TRAILS, DEPENDING ON LOCATION, MAY REQUIRE A PUBLIC ACCESS EASEMENT AND/OR DRAINAGE EASEMENT.

UNDERGROUND UTILITY LINES

- A. 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.
B. WHERE ELECTRICAL SERVICE IS TO BE PLACED UNDERGROUND, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL ALSO BE PLACED UNDERGROUND.
C. 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.
D. NOTHING HEREIN SET FORTH SHALL PROHIBIT OR RESTRICT ANY UTILITY COMPANY FROM RECOVERING THE DIFFERENCE BETWEEN THE COST OF OVERHEAD FACILITIES AND UNDERGROUND FACILITIES.
E. 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.
F. TELEPHONE AND CABLE TELEVISION LINES MAY BE CONSTRUCTED OVERHEAD WHERE OVERHEAD ELECTRIC UTILITY LINES ARE PERMITTED.
G. 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.
H. 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.



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Table with columns: PROJECT NO., DESIGNED BY, DRAWN BY, CHECKED BY, DATE, NO., BY, DATE, REVISION DESCRIPTION.

WASH N' ROLL PFLUGERVILLE
PRELIMINARY PLAN
PFLUGERVILLE, TEXAS

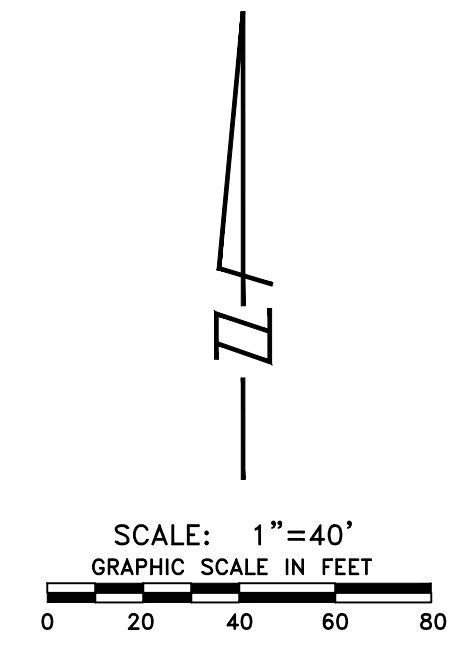
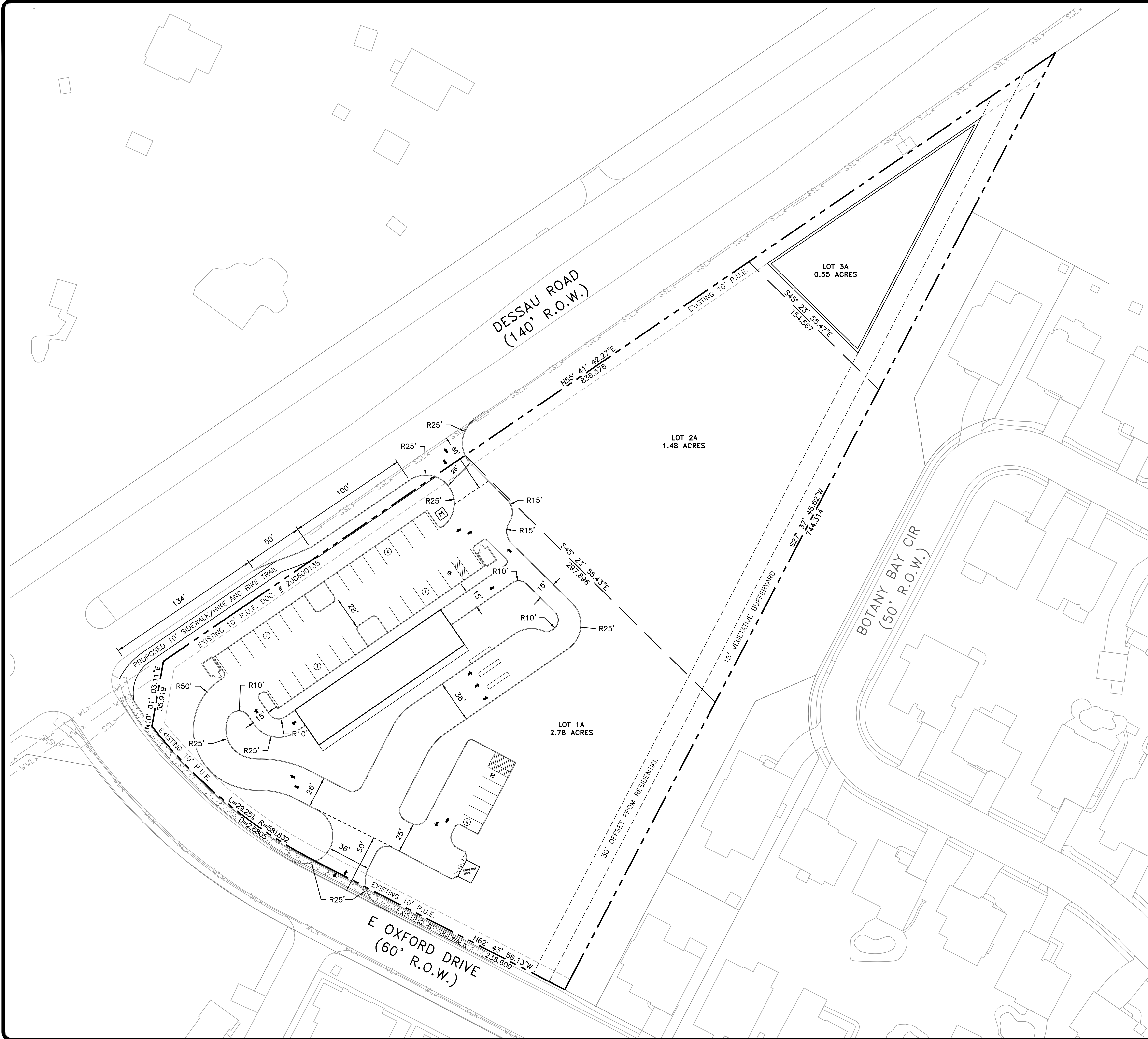
GENERAL NOTES

NOTICE: ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.



07/17/2023

FILE: P:\1849-Beckway Construction\12321 Wash N' Roll Pflugerville\CAD\Sheets\PLAN.dwg LAYOUT: PRELIMINARY PLAN DATE: 7/18/2023 2:22:04 PM BY: JCHURCH



LEGEND

	SITE BOUNDARY
	LOT LINE
	EXISTING EASEMENT LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	PROPOSED MAILBOX LOCATION

BENCHMARKS
 BENCHMARK NO.1 (TBM 1): MAG NAIL SET IN R.O.W.
 NAD 83 GRID COORDINATES
 N: 10131408.500
 E: 3151760.310
 ELEVATION=731.43'
 BENCHMARK NO.2 (TBM 2): ATS CONTROL BENCHMARK
 NAD 83 GRID COORDINATES
 N: 10131924.528
 E: 3152510.505
 ELEVATION=709.34'

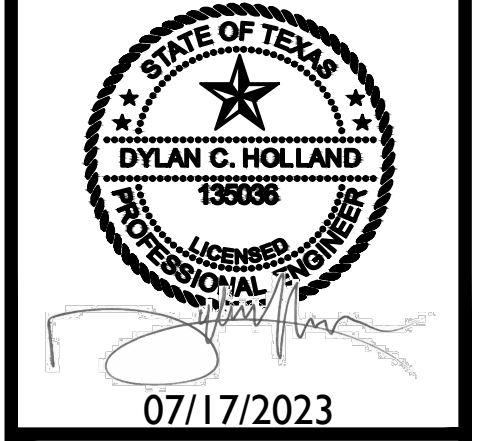


PROJECT NO. 1849-12321	DESIGNED BY: DCH
DWG FILE: PLAN	DRAWN BY: JC
DATE: March 23	CHECKED BY: AHR
NO.	BY
	DATE
	REVISION DESCRIPTION

WASH N' ROLL PFLUGERVILLE
 PRELIMINARY PLAN
 PFLUGERVILLE, TEXAS

PRELIMINARY PLAN

NOTICE:
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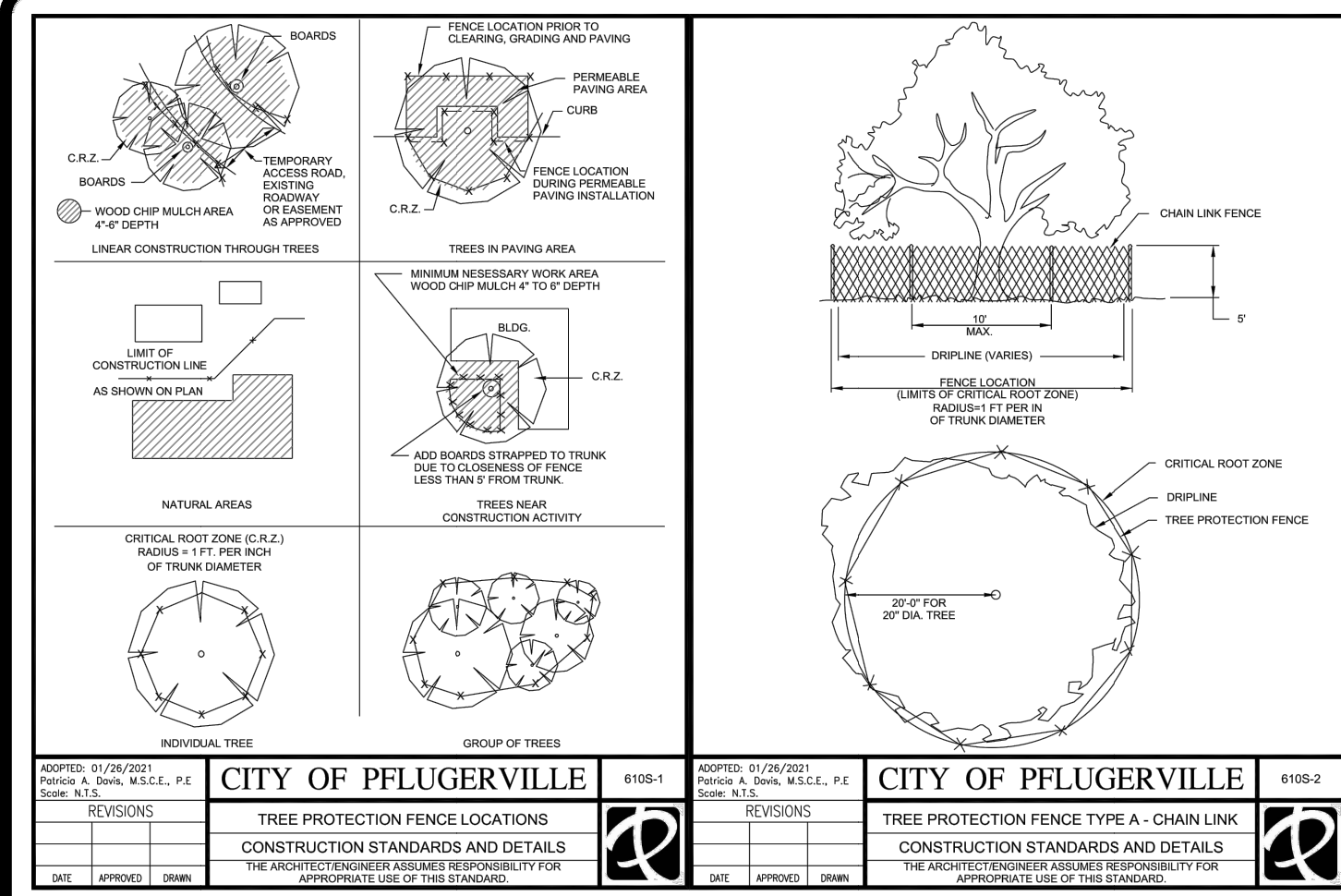


07/17/2023

CASE NUMBER 2023-6-PP

SHEET 3 OF 9

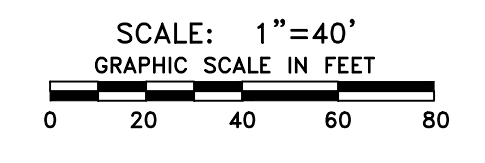
FILE: P:\1849-Beckway Construction\12321 Wash N' Roll Pflugerville\CAD\Sheets\GRAB.dwg LAYOUT: GRADING DATE: 7/18/2023 2:22:38 PM BY: JCHURCH



CITY OF PFLUGERVILLE TREE PROTECTION STANDARDS AND DETAILS
CITY OF PFLUGERVILLE TREE PROTECTION FENCE TYPE A - CHAIN LINK CONSTRUCTION STANDARDS AND DETAILS

TREE PROTECTION NOTES

- ALL TREES IDENTIFIED FOR PRESERVATION ON AN APPROVED TREE PROTECTION PLAN SHALL BE FLAGGED AND ENCIRCLED WITH PROTECTIVE CHAIN-LINK FENCING INSTALLED ALONG THE CRITICAL ROOT ZONE (CRZ) OR A DRIPLINE OF THE TREE, WHICHEVER IS GREATER, IN ACCORDANCE WITH THE TREE TECHNICAL MANUAL. IF THERE ARE PHYSICAL CONSTRAINTS PREVENTING THE PLACEMENT OF THE PROTECTIVE FENCING AT THE CRZ OR DRIPLINE OF THE TREE, WHICHEVER IS GREATER, THE PLANNING DIRECTOR MAY ALLOW FOR THE FENCING TO ENCRUSH INTO THE CRZ BY UP TO FIFTY PERCENT (50%), BUT AT NO POINT MAY RESULT IN A FENCE CLOSER THAN FIVE (5) FEET FROM THE BASE OF THE TREE. NO CONSTRUCTION, SUCH AS TRENCHING OR REGRADING, IS TO OCCUR WITHIN AN AREA THAT CONSTITUTES MORE THAN FIFTY PERCENT (50%) OF THE CRZ FOR EACH TREE BEING PRESERVED. TREE PROTECTIVE FENCING SHALL REMAIN IN PLACE PURSUANT TO THE APPROVED TREE PROTECTION PLAN THROUGHOUT THE CONSTRUCTION PROCESS, AND MAY NOT BE REMOVED UNTIL SUCH TIME THE PLANNING DIRECTOR ALLOWS FOR THE REMOVAL OF SUCH FENCING.
- GRADE CHANGES SHALL NOT BE PERMITTED WITHIN THE CRZ UNLESS OTHERWISE PERMITTED BY THE PLANNING DIRECTOR. IF GRADING WITHIN THE CRZ IS APPROVED, GRADING SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. GRADE CHANGES UNDER SPECIALLY APPROVED CIRCUMSTANCES SHALL NOT ALLOW MORE THAN SIX (6) INCHES OF FILL SOIL ADDED OR ALLOW MORE THAN SIX (6) INCHES OF EXISTING SOIL TO BE REMOVED FROM NATURAL GRADE UNLESS MITIGATED. GRADE FILLS OVER SIX (6) INCHES OR IMPERVIOUS OVERLAY SHALL INCORPORATE AN APPROVED PERMANENT AERATION SYSTEM, PERMEABLE MATERIAL, OR OTHER APPROVED MITIGATION. GRADE CUTS EXCEEDING SIX (6) INCHES SHALL INCORPORATE RETAINING WALLS OR AN APPROPRIATE TRANSITION EQUIVALENT.
- NO GRADING OR TREE REMOVAL SHALL OCCUR ON A LOT UNTIL THE TREE PROTECTION PLAN HAS BEEN APPROVED.
- COMPLIANCE WITH THE CRITERIA IN THIS SECTION SHALL BE DEMONSTRATED IN THE FIELD AS WELL AS ON THE APPLICABLE PLAN.
- TREE PROTECTION PLAN ADJUSTMENTS MADE DURING CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLANNING DIRECTOR PRIOR TO IMPLEMENTING SUCH ADJUSTMENTS. AN APPLICANT WHO REMOVES PROTECTED TREES IN VIOLATION OF THIS SUBCHAPTER SHALL BE REQUIRED TO FULLY MITIGATE DAMAGES CAUSED BY THE TREE REMOVAL AND IS SUBJECT TO PENALTIES UNDER SECTION 12.11 OF THIS SUBCHAPTER.



LEGEND

---	SITE BOUNDARY
---	LOT LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING EASEMENT LINE
Wx	EXISTING WATER LINE
WWx	EXISTING WASTEWATER LINE
SSx	EXISTING STORM SEWER LINE
SF	PROPOSED SILT FENCE
TP	PROPOSED TREE PROTECTION
○	EXISTING TREE TO REMAIN
○	EXISTING TREE TO BE REMOVED
○	EXISTING STREET LIGHT

BENCHMARKS

BENCHMARK NO.1 (TBM 1): MAG NAIL SET IN R.O.W.
 NAD 83 GRID COORDINATES
 N: 10131408.500
 E: 3151760.310
 ELEVATION=731.43'

BENCHMARK NO.2 (TBM 2): ATS CONTROL BENCHMARK
 NAD 83 GRID COORDINATES
 N: 10131924.528
 E: 3152510.505
 ELEVATION=709.34'

TREE LEGEND

TREE #	TREE TYPE & DIAMETER SIZE IN INCHES	MITIGATION \$
6446	CHINABERRY 12	-
6447	HACKBERRY 8, 7, 3	-
6448	HACKBERRY 7.5	-
6449	HACKBERRY 6	-
6450	HACKBERRY 11	-
6451	HACKBERRY 5, 5	-
6452	CHINABERRY 14	-
6453	MULBERRY 6, 3	-
6454	HACKBERRY 8	-
6455	CHINABERRY 11	-
6456	CHINABERRY 8	-
6457	CHINABERRY 8.5	-
6458	CHINABERRY 10, 5	-
6459	CHINABERRY 7.5, 6	-
6460	CHINABERRY 12	-
6461	CHINABERRY 10, 8	-
6462	MULBERRY 7, 6	-
6463	HACKBERRY 6	-
6464	HACKBERRY 6	-
6465	HACKBERRY 5.5, 5	-
6466	HACKBERRY 8.5	-
6467	HACKBERRY 6.5	-
6468	HACKBERRY 4, 4, 3.5, 2, 1	-
6469	MULBERRY 6, 4	-
6511	CEDAR ELM 10, 6	-

TREE LEGEND

TREE #	TREE TYPE & DIAMETER SIZE IN INCHES	MITIGATION \$
6512	HACKBERRY 6	-
6513	HACKBERRY 6	-
6514	HACKBERRY 6	-
6515	HACKBERRY 6	-
6516	HACKBERRY 7	-
6517	HACKBERRY 12	-
6518	HACKBERRY 6	-
6519	MULBERRY 8, 8	-
6520	HACKBERRY 7	-
6521	HACKBERRY 15	-
6522	HACKBERRY 12, 7	-
6523	HACKBERRY 9, 8	-
6524	HACKBERRY 6	-
* 6525	HACKBERRY 6	-
6526	HACKBERRY 8	-
* 6527	HACKBERRY 6	-
* 6528	HACKBERRY 6	-
* 6529	HACKBERRY 6	-
* 6530	HACKBERRY 6	-
* 6531	HACKBERRY 6	-
* 6532	HACKBERRY 6	-
* 6533	HACKBERRY 6	-
* 6534	HACKBERRY 8	-
* 6535	HACKBERRY 10	-
* 6536	HACKBERRY 6	-
* 6537	HACKBERRY 6	-
* 6538	HACKBERRY 7	-
* 6539	HACKBERRY 6	-
* 6540	HACKBERRY 8	-
* 6541	HACKBERRY 7	-
* 6542	HACKBERRY 6	-
* 6543	HACKBERRY 8	-
6544	Intentionally deleted (same as 6543)	-

* = TREES TO BE REMOVED

TREE LEGEND

TREE #	TREE TYPE & DIAMETER SIZE IN INCHES	MITIGATION \$
6545	HACKBERRY 6	-
6546	HACKBERRY 13	-
6547	HACKBERRY 12	-
6548	HACKBERRY 17	-
6549	HACKBERRY 14	-
6550	HACKBERRY 7	-
6551	HACKBERRY 13	-
6552	HACKBERRY 8, 6, 6	-
6553	intentionally deleted (same as 6552)	-
* 6554	HACKBERRY 9, 9, 9	-
* 6555	HACKBERRY 10, 7, 6	-
* 6556	HACKBERRY 6	-
6557	HACKBERRY 15	-
6558	HACKBERRY 11	-
6559	HACKBERRY 12, 6	-
6560	HACKBERRY 12	-
6561	HACKBERRY 17	-
6562	HACKBERRY 8	-
* 6563	HACKBERRY 7	-
6564	HACKBERRY 8	-
6565	HACKBERRY 12	-
6566	HACKBERRY 7	-
6567	HACKBERRY 6	-
6568	HACKBERRY 14	-
6569	HACKBERRY 7	-
6570	UNKNOWN 17	-
6571	HACKBERRY 12	-
6572	HACKBERRY 7	-
6573	HACKBERRY 8	-
6574	HACKBERRY 8	-
6575	HACKBERRY 8	-
6576	HACKBERRY 6	-
* 6577	HACKBERRY 8, 6, 6	-
* 6578	HACKBERRY 7	-
* 6579	HACKBERRY 12, 4	-
* 6580	HACKBERRY 6	-
* 6581	HACKBERRY 7, 6	-
* 6582	HACKBERRY 6	-
* 6583	HACKBERRY 5, 4, 4, 3	-
* 6584	HACKBERRY 13, 13	-
6585	HACKBERRY 7	-
6586	HACKBERRY 6	-

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PROJECT NO.: 1849-12321
 DWG FILE: GRAB
 DATE: March 23

DESIGNED BY: DCH
 DRAWN BY: JC
 CHECKED BY: AHR

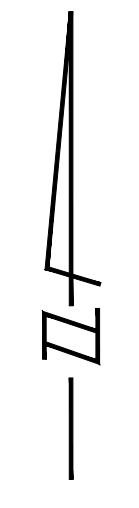
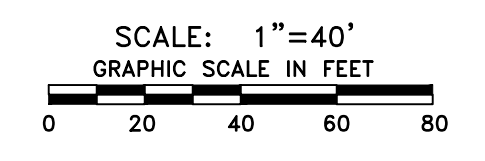
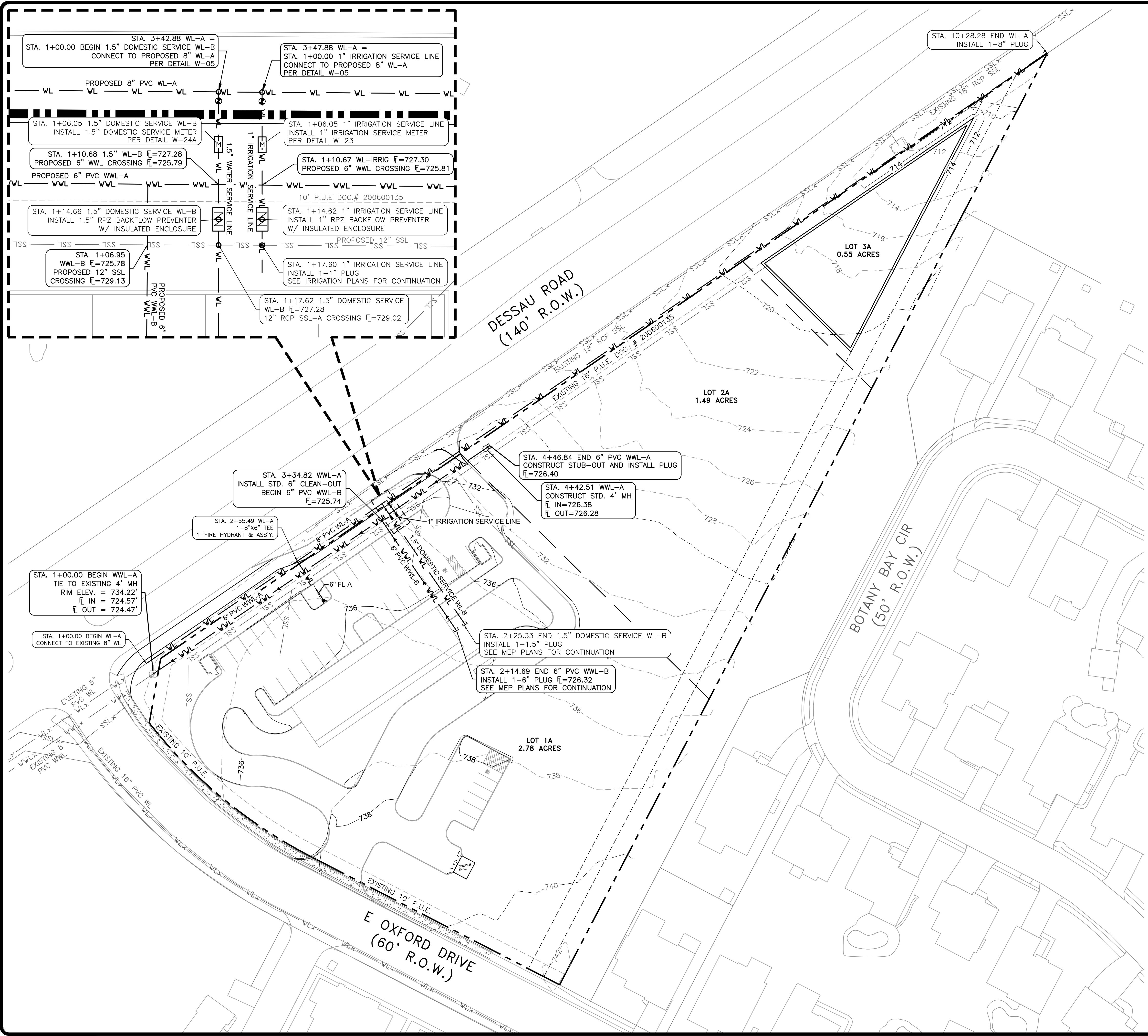
NO.	BY	DATE	REVISION DESCRIPTION

WASH N' ROLL PFLUGERVILLE
 PRELIMINARY PLAN
 PFLUGERVILLE, TEXAS

EXISTING CONDITIONS,
 PROPOSED GRADING, &
 TREE SURVEY PLAN

CASE NUMBER 2023-6-PP

FILE: P:\1849-Beckway Construction\12321 Wash N' Roll Pflugerville\CAD\Sheets\UTIL.dwg LAYOUT: UTILITY PLAN DATE: 7/18/2023 2:23:33 PM BY: JCHURCH



LEGEND

---	SITE BOUNDARY
---	LOT LINE
- - - - -	EXISTING MAJOR CONTOUR
- - - - -	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
- - - - -	EXISTING EASEMENT LINE
W _x	EXISTING WATER LINE
WW _x	EXISTING WASTEWATER LINE
SS _x	EXISTING STORM SEWER LINE
WL	PROPOSED WATER LINE
WW	PROPOSED WASTEWATER LINE
SSL	PROPOSED STORM SEWER LINE



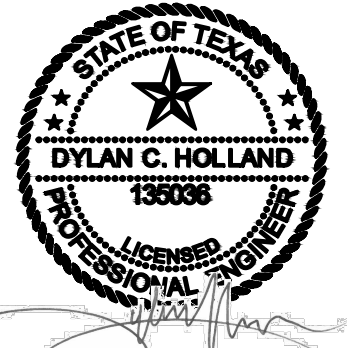
Engineering Solutions
 TPBE FIRM No. 13887
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 El Paso, Texas 79912
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 Fax: (915) 852-9595

PROJECT NO. 1849-12321	DESIGNED BY: DCH
DWG FILE: UTIL	DRAWN BY: JC
DATE: March 23	CHECKED BY: AHR
NO.	BY
DATE	REVISION DESCRIPTION

WASH N' ROLL PFLUGERVILLE
 PRELIMINARY PLAN
 PFLUGERVILLE, TEXAS

WATER & WASTEWATER
 UTILITY PLAN

NOTICE:
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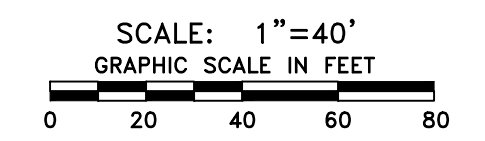
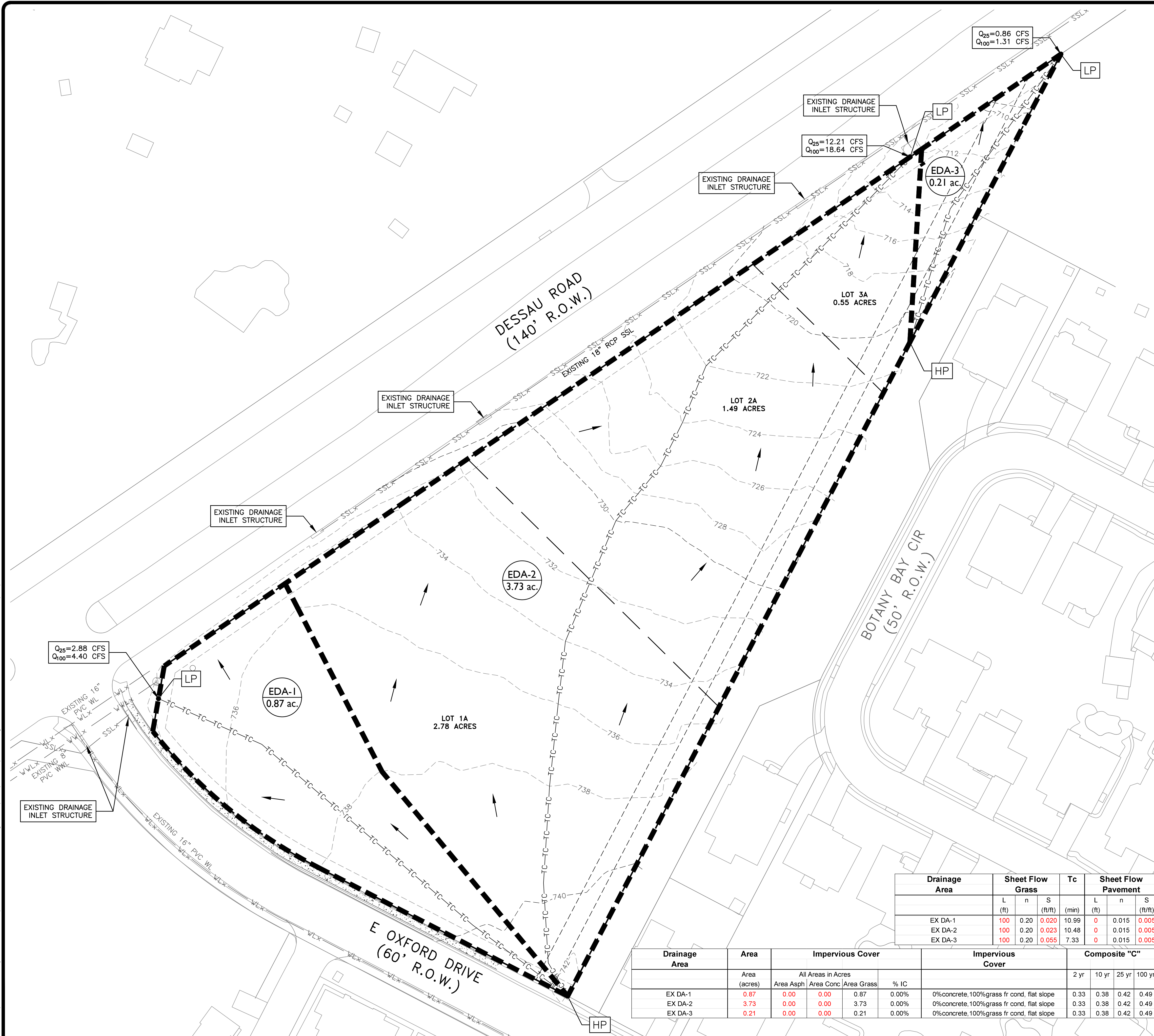


07/17/2023

CASE NUMBER 2023-6-PP

SHEET 5 OF 9

FILE: P:\1849-Beckway Construction\12321 Wash N' Roll Pflugerville\CAD\Sheets\DRAIN.dwg LAYOUT: EXISTING OVERALL DATE: 7/18/2023 2:24:27 PM BY: UCHURCH



LEGEND

- SITE BOUNDARY
- LOT LINE
- - - - 720 - - - - EXISTING MAJOR CONTOUR
- - - - 722 - - - - EXISTING MINOR CONTOUR
- - - - EXISTING EASEMENT LINE
- W_x EXISTING WATER LINE
- WW_x EXISTING WASTEWATER LINE
- SS_x EXISTING STORM SEWER LINE
- TC-TC-TC-TC-TC- EXISTING TIME OF CONCENTRATION PATH
- EXISTING DRAINAGE FLOW ARROW
- EDA-1 # ac. ■ EXISTING DRAINAGE AREA
- HP HIGH POINT
- LP LOW POINT

TRE & ASSOCIATES
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 TBPE FIRM No. 13987
 6101 W. Courtyard Dr., Suite 100 Austin, Texas 78746
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PROJECT NO. 1849-12321	DESIGNED BY: DCH
DWG FILE: DRAIN	DRAWN BY: JC
DATE: March 23	CHECKED BY: AHR
NO.	BY
DATE	REVISION DESCRIPTION

WASH N' ROLL PFLUGERVILLE
 PRELIMINARY PLAN
 PFLUGERVILLE, TEXAS

EXISTING OVERALL
 DRAINAGE AREA MAP

NOTICE:
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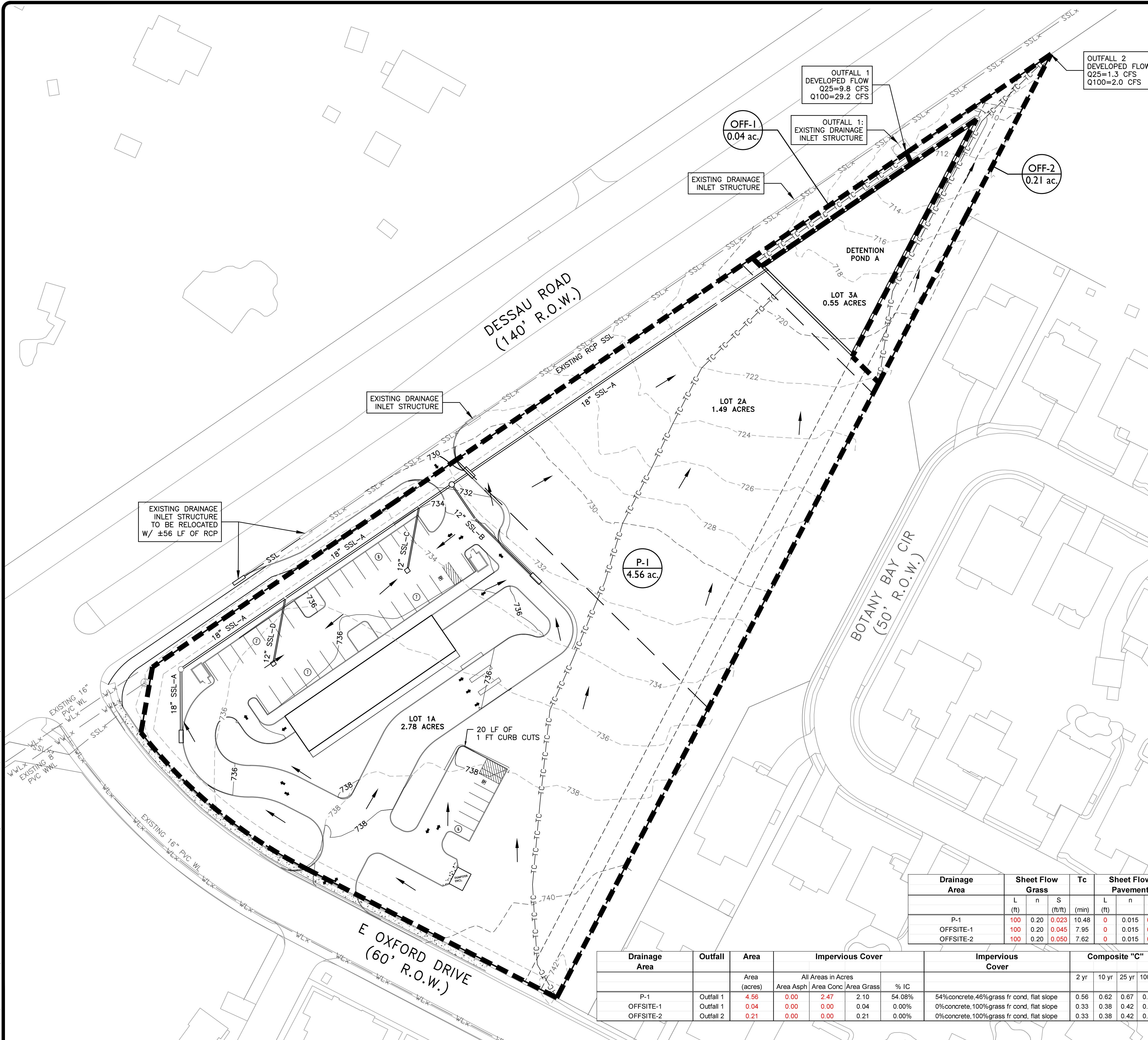
07/17/2023

Drainage Area	Sheet Flow Grass			Tc (min)	Sheet Flow Pavement			Tc (min)	Shallow Conc. Grass Lawn		Shallow Conc. Pavement		Tc Total (min)	Tc Design (min)	T lag Design (min)		
	L (ft)	n	S (ft/ft)		L (ft)	n	S (ft/ft)		L (ft)	S (ft/ft)	L (ft)	S (ft/ft)					
EX DA-1	100	0.20	0.020	10.99	0	0.015	0.005	0.00	330	0.015	2.78	0	0.010	0.00	13.77	13.77	8.26
EX DA-2	100	0.20	0.023	10.48	0	0.015	0.005	0.00	714	0.040	3.69	0	0.010	0.00	14.17	14.17	8.50
EX DA-3	100	0.20	0.055	7.33	0	0.015	0.005	0.00	178	0.037	0.96	0	0.010	0.00	8.30	8.30	4.98

Drainage Area	Area (acres)	Impervious Cover				Composite "C"	Tc Total (min)	Tc Design (min)	T lag Design (min)	Intensity				Design Discharge, Q							
		Area Asp	Area Conc	Area Grass	% IC					2 yr (in/hr)	10 yr (in/hr)	25 yr (in/hr)	100 yr (in/hr)	2 yr (cfs)	10 yr (cfs)	25 yr (cfs)	100 yr (cfs)				
EX DA-1	0.87	0.00	0.00	0.87	0.00%	0%concrete,100%grass fr cond, flat slope	0.33	0.38	0.42	0.49	13.77	13.77	8.26	4.40	6.47	7.89	10.33	1.26	2.14	2.88	4.40
EX DA-2	3.73	0.00	0.00	3.73	0.00%	0%concrete,100%grass fr cond, flat slope	0.33	0.38	0.42	0.49	14.17	14.17	8.50	4.34	6.39	7.79	10.20	5.34	9.05	12.21	18.64
EX DA-3	0.21	0.00	0.00	0.21	0.00%	0%concrete,100%grass fr cond, flat slope	0.33	0.38	0.42	0.49	8.30	8.30	4.98	5.38	7.93	9.68	12.67	0.37	0.63	0.86	1.31

CASE NUMBER 2023-6-PP

FILE: P:\1849-Beckwey Construction\12321 Wash N' Roll Pflugerville\CAD\Sheets\DRAIN.dwg LAYOUT: PROPOSED OVERALL DATE: 7/18/2023 2:24:28 PM BY: JCHURCH



SCALE: 1"=40'
GRAPHIC SCALE IN FEET

LEGEND

- SITE BOUNDARY
- LOT LINE
- - - 720 - - - EXISTING MAJOR CONTOUR
- - - 722 - - - EXISTING MINOR CONTOUR
- 720 --- PROPOSED MAJOR CONTOUR
- 722 --- PROPOSED MINOR CONTOUR
- - - - - EXISTING EASEMENT LINE
- W_x EXISTING WATER LINE
- WW_x EXISTING WASTEWATER LINE
- SS_x EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED INLET
- PROPOSED MANHOLE
- TC-TC-TC-TC-TC-TC- PROPOSED TIME OF CONCENTRATION PATH
- PROPOSED DRAINAGE FLOW ARROW
- PDA-1 # ac. PROPOSED DRAINAGE AREA

HEC-HMS POND DISCHARGE - OUTFALL 1

DESIGN STORM	EXISTING FLOW (CFS)	DEVELOPED FLOW DETENTION POND (CFS)	DEVELOPE D FLOW OFFSITE (CFS)	TOTAL DEVELOPED FLOW (CFS)	FLOW DELTA (CFS)
2 YR	8.6	4.4	0.1	4.5	-4.1
10 YR	16.7	6.2	0.2	6.4	-10.3
25 YR	22.6	9.6	0.2	9.8	-12.8
100 YR	33.6	28.8	0.4	29.2	-4.4

HEC-HMS POND DISCHARGE - OUTFALL 2

DESIGN STORM	EXISTING FLOW (CFS)	DEVELOPED FLOW OFFSITE (CFS)	FLOW DELTA (CFS)
2 YR	1.9	0.5	-1.4
10 YR	3.7	1.0	-2.7
25 YR	5.0	1.3	-3.7
100 YR	7.4	2.0	-5.4

Drainage Area	Sheet Flow Grass			Tc			Sheet Flow Pavement			Tc			Shallow Conc. Grass Lawn		Tc		Shallow Conc. Pavement		Tc		Tc Total		Tc Design		T lag Design	
	L (ft)	n	S (ft/ft)	(min)	L (ft)	n	S (ft/ft)	(min)	L (ft)	n	S (ft/ft)	(min)	L (ft)	S (ft/ft)	(min)	(min)	(min)	(min)	(min)	(min)	(min)	(min)	(min)	(min)	(min)	
P-1	100	0.20	0.023	10.48	0	0.015	0.005	0.00	311	0.031	1.84	248	0.045	0.96	13.28	13.28	7.97	4.47	6.58	8.02	10.50	11.36	18.70	24.48	35.90	
OFFSITE-1	100	0.20	0.045	7.95	0	0.015	0.005	0.00	56	0.045	0.27	0	0.010	0.00	8.22	8.22	4.93	5.40	7.96	9.71	12.71	0.06	0.11	0.15	0.22	
OFFSITE-2	100	0.20	0.050	7.62	0	0.015	0.005	0.00	224	0.038	1.19	0	0.010	0.00	8.80	8.80	5.28	5.26	7.76	9.47	12.39	0.36	0.62	0.83	1.27	

Drainage Area	Outfall	Area (acres)	Impervious Cover		Composite "C"		Tc		Tc Design		T lag Design		Intensity				Design Discharge, Q				
			Area Asp	Area Conc	Area Grass	% IC	2 yr	10 yr	25 yr	100 yr	(min)	(min)	(min)	(min)	2 yr (in/hr)	10 yr (in/hr)	25 yr (in/hr)	100 yr (in/hr)	2 yr (cfs)	10 yr (cfs)	25 yr (cfs)
P-1	Outfall 1	4.56	0.00	2.47	2.10	54.08%	0.56	0.62	0.67	0.75	13.28	13.28	7.97	4.47	6.58	8.02	10.50	11.36	18.70	24.48	35.90
OFFSITE-1	Outfall 1	0.04	0.00	0.00	0.04	0.00%	0.33	0.38	0.42	0.49	8.22	8.22	4.93	5.40	7.96	9.71	12.71	0.06	0.11	0.15	0.22
OFFSITE-2	Outfall 2	0.21	0.00	0.00	0.21	0.00%	0.33	0.38	0.42	0.49	8.80	8.80	5.28	5.26	7.76	9.47	12.39	0.36	0.62	0.83	1.27

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Cell: (915) 852-9595
Fax: (915) 852-9594
TBEPE FIRM No. 13987
8101 W. Courtyard Dr., Bldg. 1, Suite 100 Austin, Texas 78746
Office: (512) 336-5349
Cell: (512) 336-5374

PROJECT NO.	DESIGNED BY:	DCH		
1849-12321	DRAIN	JC		
DWG FILE:	CHECKED BY:	AHR		
March 23				
DATE:	NO.	BY	DATE	REVISION DESCRIPTION

WASH N' ROLL PFLUGERVILLE
PRELIMINARY PLAN
PFLUGERVILLE, TEXAS

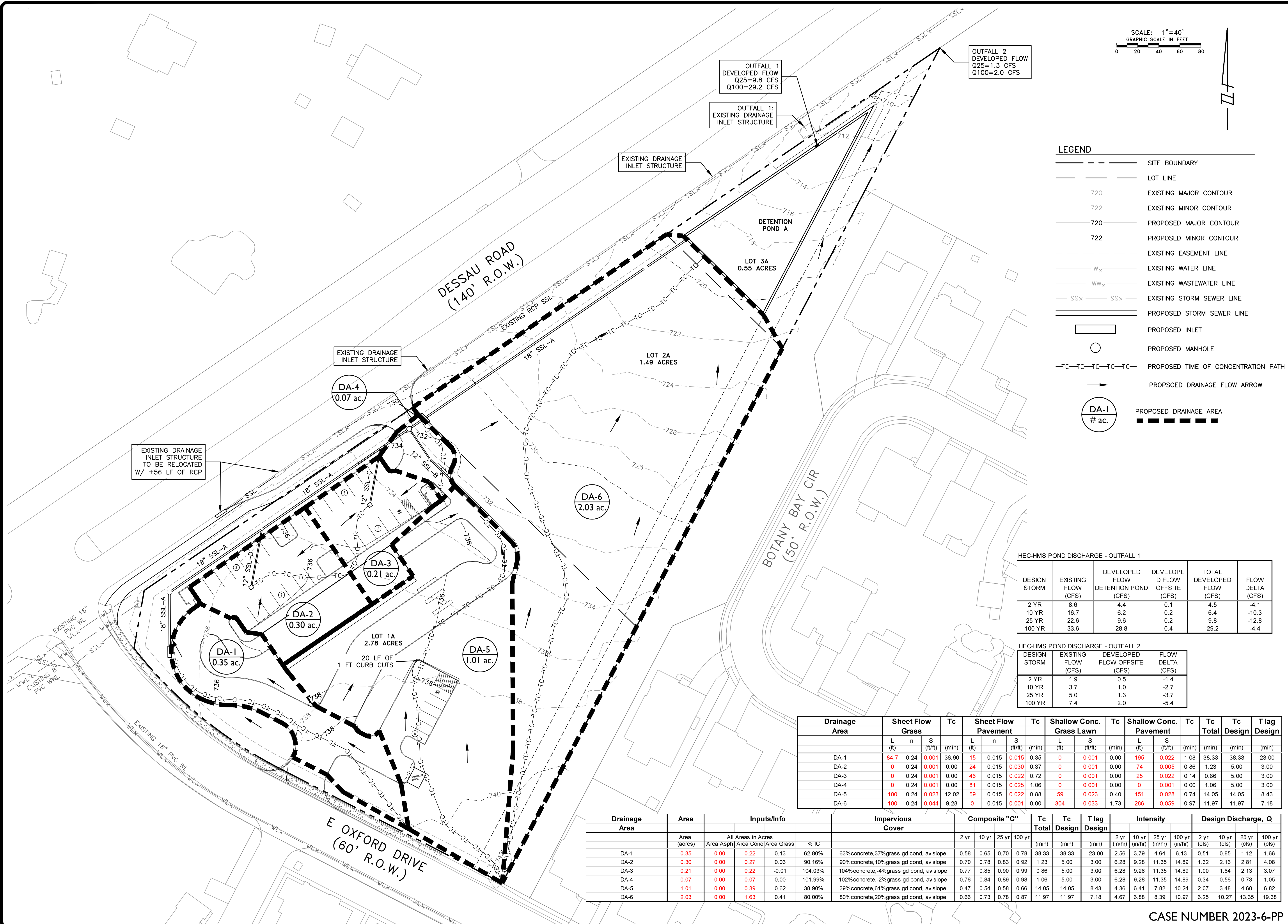
PROPOSED OVERALL
DRAINAGE AREA MAP

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
DYLAN G. HOLLAND
PROFESSIONAL ENGINEER
135506
07/17/2023

CASE NUMBER 2023-6-PP

FILE: P:\1849-Beckey Construction\12321 Wash N' Roll Pflugerville\CAD\Sheets\DRAIN.dwg LAYOUT: PROPOSED SITE DATE: 7/18/2023 2:24:30 PM BY: JCHURCH



SCALE: 1"=40'
GRAPHIC SCALE IN FEET

LEGEND

- SITE BOUNDARY
- LOT LINE
- - - - -720- EXISTING MAJOR CONTOUR
- - - - -722- EXISTING MINOR CONTOUR
- 720— PROPOSED MAJOR CONTOUR
- 722— PROPOSED MINOR CONTOUR
- - - - - EXISTING EASEMENT LINE
- W_x — EXISTING WATER LINE
- WW_x — EXISTING WASTEWATER LINE
- SS_x — EXISTING STORM SEWER LINE
- SS_x — PROPOSED STORM SEWER LINE
- PROPOSED INLET
- PROPOSED MANHOLE
- TC-TC-TC-TC-TC- PROPOSED TIME OF CONCENTRATION PATH
- PROPOSED DRAINAGE FLOW ARROW
- DA-1 # ac. PROPOSED DRAINAGE AREA

HEC-HMS POND DISCHARGE - OUTFALL 1

DESIGN STORM	EXISTING FLOW (CFS)	DEVELOPED FLOW DETENTION POND (CFS)	DEVELOPED FLOW OFFSITE (CFS)	TOTAL DEVELOPED FLOW (CFS)	FLOW DELTA (CFS)
2 YR	8.6	4.4	0.1	4.5	-4.1
10 YR	16.7	6.2	0.2	6.4	-10.3
25 YR	22.6	9.6	0.2	9.8	-12.8
100 YR	33.6	28.8	0.4	29.2	-4.4

HEC-HMS POND DISCHARGE - OUTFALL 2

DESIGN STORM	EXISTING FLOW (CFS)	DEVELOPED FLOW OFFSITE (CFS)	FLOW DELTA (CFS)
2 YR	1.9	0.5	-1.4
10 YR	3.7	1.0	-2.7
25 YR	5.0	1.3	-3.7
100 YR	7.4	2.0	-5.4

Drainage Area	Sheet Flow Grass			Tc (min)	Sheet Flow Pavement			Tc (min)	Shallow Conc. Grass Lawn		Tc (min)	Shallow Conc. Pavement		Tc (min)	Tc Total (min)	Tc Design (min)	T lag Design (min)
	L (ft)	n	S (#/ft)		L (ft)	n	S (#/ft)		L (ft)	S (#/ft)		L (ft)	S (#/ft)				
DA-1	84.7	0.24	0.001	36.90	15	0.015	0.015	0.35	0	0.001	0.00	195	0.022	1.08	38.33	38.33	23.00
DA-2	0	0.24	0.001	0.00	24	0.015	0.030	0.37	0	0.001	0.00	74	0.005	0.86	1.23	5.00	3.00
DA-3	0	0.24	0.001	0.00	46	0.015	0.022	0.72	0	0.001	0.00	25	0.022	0.14	0.86	5.00	3.00
DA-4	0	0.24	0.001	0.00	81	0.015	0.025	1.06	0	0.001	0.00	0	0.001	0.00	1.06	5.00	3.00
DA-5	100	0.24	0.023	12.02	59	0.015	0.022	0.88	59	0.023	0.40	151	0.028	0.74	14.05	14.05	8.43
DA-6	100	0.24	0.044	9.28	0	0.015	0.001	0.00	304	0.033	1.73	286	0.059	0.97	11.97	11.97	7.18

Drainage Area	Area (acres)	Inputs/Info				% IC	Impervious Cover	Composite "C"				Tc Total (min)	Tc Design (min)	T lag Design (min)	Intensity				Design Discharge, Q			
		All Areas in Acres	Area Asphalt	Area Conc	Area Grass			2 yr	10 yr	25 yr	100 yr				2 yr (in/hr)	10 yr (in/hr)	25 yr (in/hr)	100 yr (in/hr)	2 yr (cfs)	10 yr (cfs)	25 yr (cfs)	100 yr (cfs)
DA-1	0.35	0.00	0.22	0.13	62.80%	63%concrete,37%grass gd cond, av slope	0.58	0.65	0.70	0.78	38.33	38.33	23.00	2.56	3.79	4.64	6.13	0.51	0.85	1.12	1.66	
DA-2	0.30	0.00	0.27	0.03	90.16%	90%concrete,10%grass gd cond, av slope	0.70	0.78	0.83	0.92	1.23	5.00	3.00	6.28	9.28	11.35	14.89	1.32	2.16	2.81	4.08	
DA-3	0.21	0.00	0.22	-0.01	104.03%	104%concrete,-4%grass gd cond, av slope	0.77	0.85	0.90	0.99	0.86	5.00	3.00	6.28	9.28	11.35	14.89	1.00	1.64	2.13	3.07	
DA-4	0.07	0.00	0.07	0.00	101.99%	102%concrete,-2%grass gd cond, av slope	0.76	0.84	0.89	0.98	1.06	5.00	3.00	6.28	9.28	11.35	14.89	0.34	0.56	0.73	1.05	
DA-5	1.01	0.00	0.39	0.62	38.90%	39%concrete,61%grass gd cond, av slope	0.47	0.54	0.58	0.66	14.05	14.05	8.43	4.36	6.41	7.82	10.24	2.07	3.48	4.60	6.82	
DA-6	2.03	0.00	1.63	0.41	80.00%	80%concrete,20%grass gd cond, av slope	0.66	0.73	0.78	0.87	11.97	11.97	7.18	4.67	6.88	8.39	10.97	6.25	10.27	13.35	19.38	



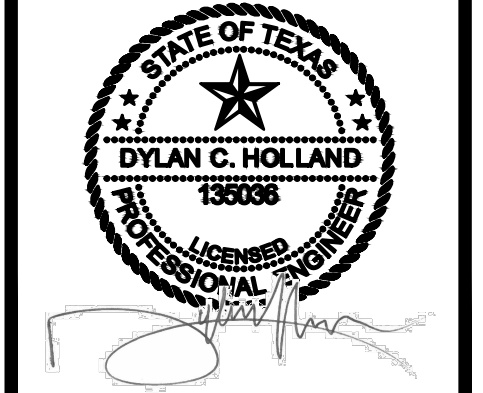
Engineering Solutions
TBPE FIRM No. 13987
110 Mesa Park Drive, Suite 200
El Paso, Texas 79912
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Cell: (915) 852-9593
Fax: (915) 852-9593

DESIGNED BY: DCH	CHECKED BY: JCH	DATE: March 23	NO.:	BY:	DATE:	REVISION DESCRIPTION:
PROJECT NO. 1849-12321	DWG FILE: DRAIN	DATE: March 23				

WASH N' ROLL PFLUGERVILLE
PRELIMINARY PLAN
PFLUGERVILLE, TEXAS

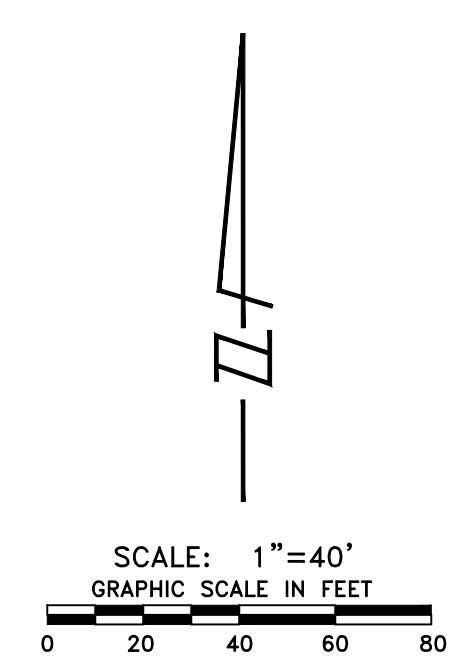
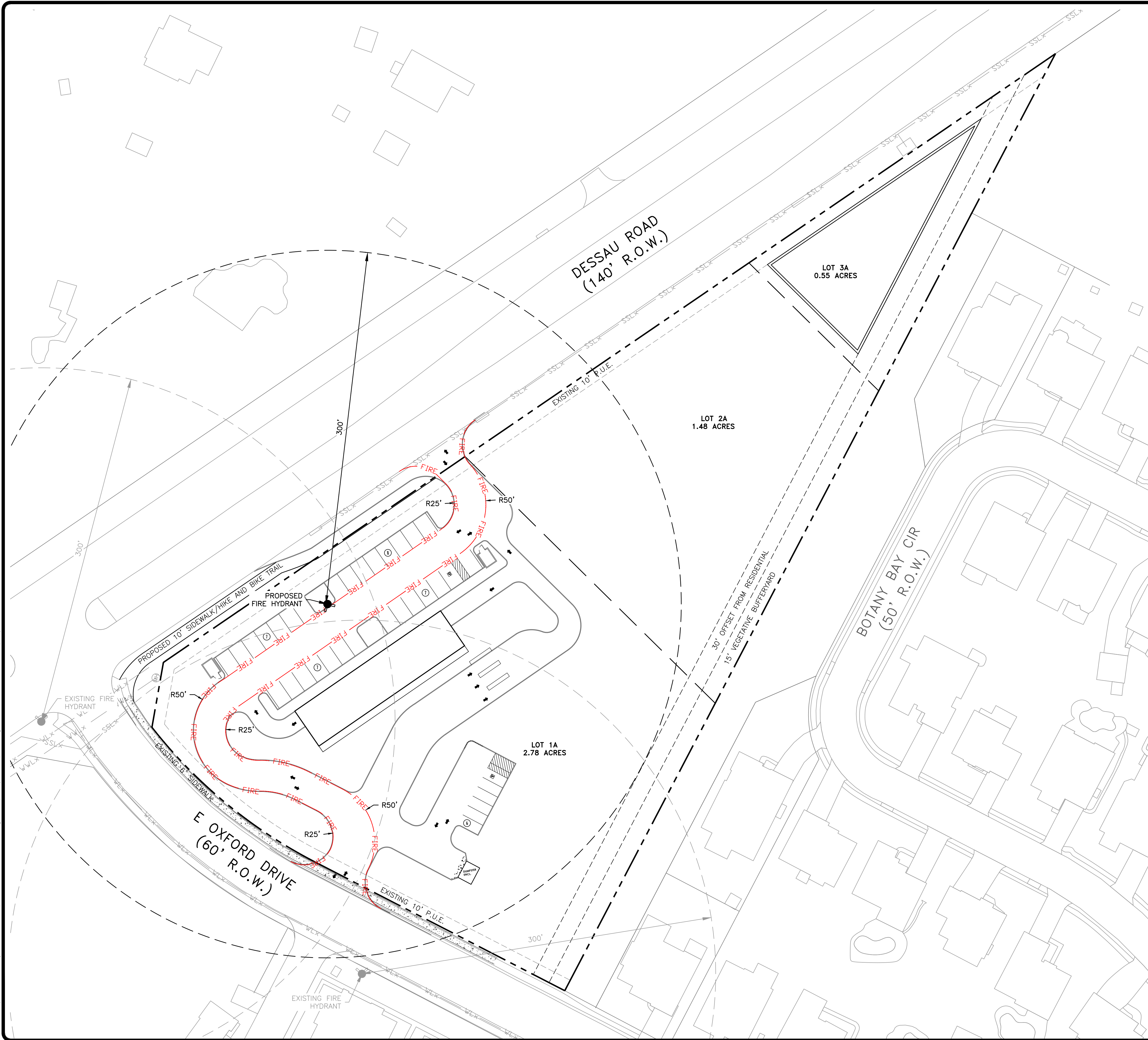
PROPOSED
SUB-DRAINAGE AREA MAP

NOTICE:
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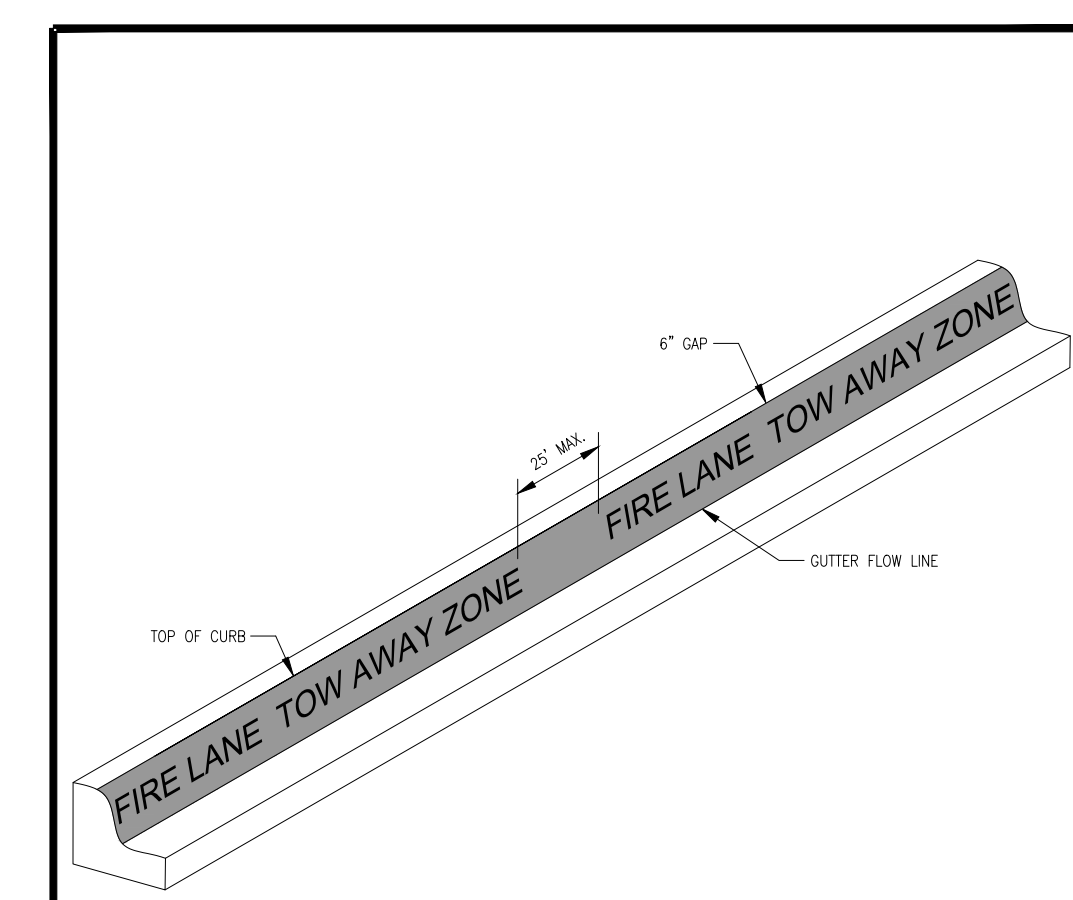
07/17/2023

FILE: P:\1849-Beckway Construction\12321 Wash N' Roll Pflugerville\CAD\Sheets\FIRE.dwg LAYOUT: FIRE DATE: 7/18/2023 2:24:33 PM BY: J.CHURCH



LEGEND

	SITE BOUNDARY
	LOT LINE
	EXISTING EASEMENT LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	PROPOSED FIRE LANE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT



NOTES:
 FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "FIRE LANE TOW AWAY ZONE" IN 4" TALL WHITE LETTERS.
 WORKING MAY NOT BE SPACED GREATER THAN 25' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB
 WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

ISSUE DATE:	MAY 2013	CITY OF PFLUGERVILLE	DRG. # MC-01
REVISIONS		FIRE LANE MARKING DETAIL	MC-01.DWG
DATE	APPROVED	DRAWN	
SCALE:	N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	

TIRE & ASSOCIATES
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 Office: (915) 852-9593
 Cell: (512) 986-5374
 Fax: (915) 852-9595

PROJECT NO.:	1849-12321	DESIGNED BY:	DCH
DWG FILE:	FIRE	DRAWN BY:	JC
DATE:	March 23	CHECKED BY:	AHR
NO.:		DATE	
BY:		REVISION DESCRIPTION	

WASH N' ROLL PFLUGERVILLE
 PRELIMINARY PLAN
 PFLUGERVILLE, TEXAS

FIRE PROTECTION PLAN

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STATE OF TEXAS

 DYLAN C. HOLLAND
 LICENSED PROFESSIONAL ENGINEER
 07/17/2023

CASE NUMBER 2023-6-PP

SHEET 9 OF 9