

OWNER/DEVELOPER:
URBAN MOMENT
1005 E. ST. ELMO ROAD
BUILDING 5
AUSTIN, TX 78745
512-657-1549

APPLICANT/AGENT
CIVIL ENGINEER:
JASON A. BASS, P.E.
HALFF ASSOCIATES, INC.
13620 BRIARWICK DR.
BUILDING C, SUITE 100
AUSTIN, TX 78729
512-777-4600

ARCHITECT:
JON ANDERSON
ANDERSON ARCHITECTS
1643 N. ALVERNON WAY, #106
TUCSON, AZ 85712
480-389-1510

SURVEYOR:
JONATHAN L. BOURGEOIS
HALFF ASSOCIATES, INC.
13620 BRIARWICK DR.
BUILDING C, SUITE 100
AUSTIN, TX 78729
512-777-4600

LANDSCAPE ARCHITECT:
BRANDON HAY
HALFF ASSOCIATES, INC.
13620 BRIARWICK DR.
BUILDING C SUITE 100
AUSTIN, TX 78729
512-777-4600

ELECTRICITY PROVIDER:
ONCOR ELECTRIC

DOMESTIC WATER PROVIDER:
CITY OF PFLUGERVILLE
100 E MAIN STREET
SUITE 100
PFLUGERVILLE, TX 78691
512-990-6100
HTTPS://UTILITYBILLING.PFLUGERVILLETX.GOV

WASTEWATER SERVICE PROVIDER:
CITY OF PFLUGERVILLE
100 E MAIN STREET
SUITE 100
PFLUGERVILLE, TX 78691
512-990-6100
HTTPS://UTILITYBILLING.PFLUGERVILLETX.GOV

ZONING:
PLANNED UNIT DEVELOPMENT
ADOPTED BY ORD. #1514-21-09-14

PROPOSED USE:
SINGLE-FAMILY DETACHED, SINGLE-FAMILY YARD HOMES,
COMMERCIAL, PARKS

LAND USE SUMMARY:
THE SUBJECT SITE IS CURRENTLY UNDEVELOPED.

ACREAGE:
96.341 ACRES

LEGAL DESCRIPTION:
96.341 ACRES IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162,
TRAVIS COUNTY, TEXAS, BEING ALL OF TRACT 3, A CALLED 48.170 ACRE
TRACT OF LAND CONVEYED TO MELANIE ELAINE SAMUELSON (½ INTEREST)
AND RUSSELL HENRY KUEMPEL (½ INTEREST) IN AN EXECUTOR'S DEED DATED
DECEMBER 8TH 2009, RECORDED IN DOCUMENT NO. 200905387 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF TRACT 4,
ALSO A CALLED 48.170 ACRE TRACT OF LAND, CONVEYED TO MELANIE ELAINE
SAMUELSON (½ INTEREST) AND RUSSELL HENRY KUEMPEL (½ INTEREST) IN AN
EXECUTOR'S DEED DATED DECEMBER 8TH 2009, RECORDED IN DOCUMENT
NO. 2009205387 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS.

BENCHMARKS:

CP/BM 50, XCUT IN CONC
ELEVATION: 610.06
GRID COORDINATES
N: 10124060.93
E: 3169657.35
SURFACE COORDINATES
N: 10125093.34
E: 3169974.32

CP/BM 51, XCUT IN CONC
ELEVATION: 600.07
GRID COORDINATES
N: 10126916.26
E: 3169839.55
SURFACE COORDINATES
N: 10127928.95
E: 3169156.43

CP/BM 52, XCUT IN CONC
ELEVATION: 594.37
GRID COORDINATES
N: 10127207.32
E: 3170100.94
SURFACE COORDINATES
N: 10128220.04
E: 3170507.96

WATERSHED / DETENTION:
THE SUBJECT SITE IS IN THE WILBARGER CREEK WATERSHED.

GENERAL SITE DEVELOPMENT PLAN NOTES:

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- 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 PUBLIC 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, RELOCATIONS, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- A MINIMUM OF A 4-FT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF LOCAL STREETS, AND 6-FT WIDE ALONG PROPERTY FRONTAGE ON CAMERON ROAD.
- 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 BE 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 ORD. #1203-15-02-24 AND CITY RESOLUTION #1224-06-06-25-8A, BOTH AS AMENDED, EXCEPT FOR AS AMENDED IN THE CAMERON 96 PUD, ADOPTED BY ORD. #1514-21-09-14.
- WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEES SHALL BE AS REQUIRED BY THE CAMERON 96 PUD, EXCEPT FOR AS AMENDED IN THE CAMERON 96 PUD, ADOPTED BY ORD. #1514-21-09-14.
- 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 AS AMENDED.
- 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 AS AMENDED.
- 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.
- A 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 9/26/2008, AND PANEL #48453C0295H FOR TRAVIS COUNTY, EFFECTIVE 9/26/2008.
- 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.
- A SETTLEMENT AGREEMENT BETWEEN MANVILLE'S WATER SUPPLY CORPORATION AND ATLANTIC URBAN ACQUISITION COMPANY LLC HAS BEEN EXECUTED TO RELEASE THE PROPERTY FROM MANVILLE'S OCN NO 11144 FOR WATER SERVICE.
- CERTIFICATE OF OCCUPANCY WILL NOT BE GRANTED UNTIL TRAIL SCOPE HAS BEEN CONSTRUCTED AND ACCEPTED BY THE CITY.

REVISIONS / CORRECTIONS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL / DATE

SURVEYOR'S CERTIFICATION

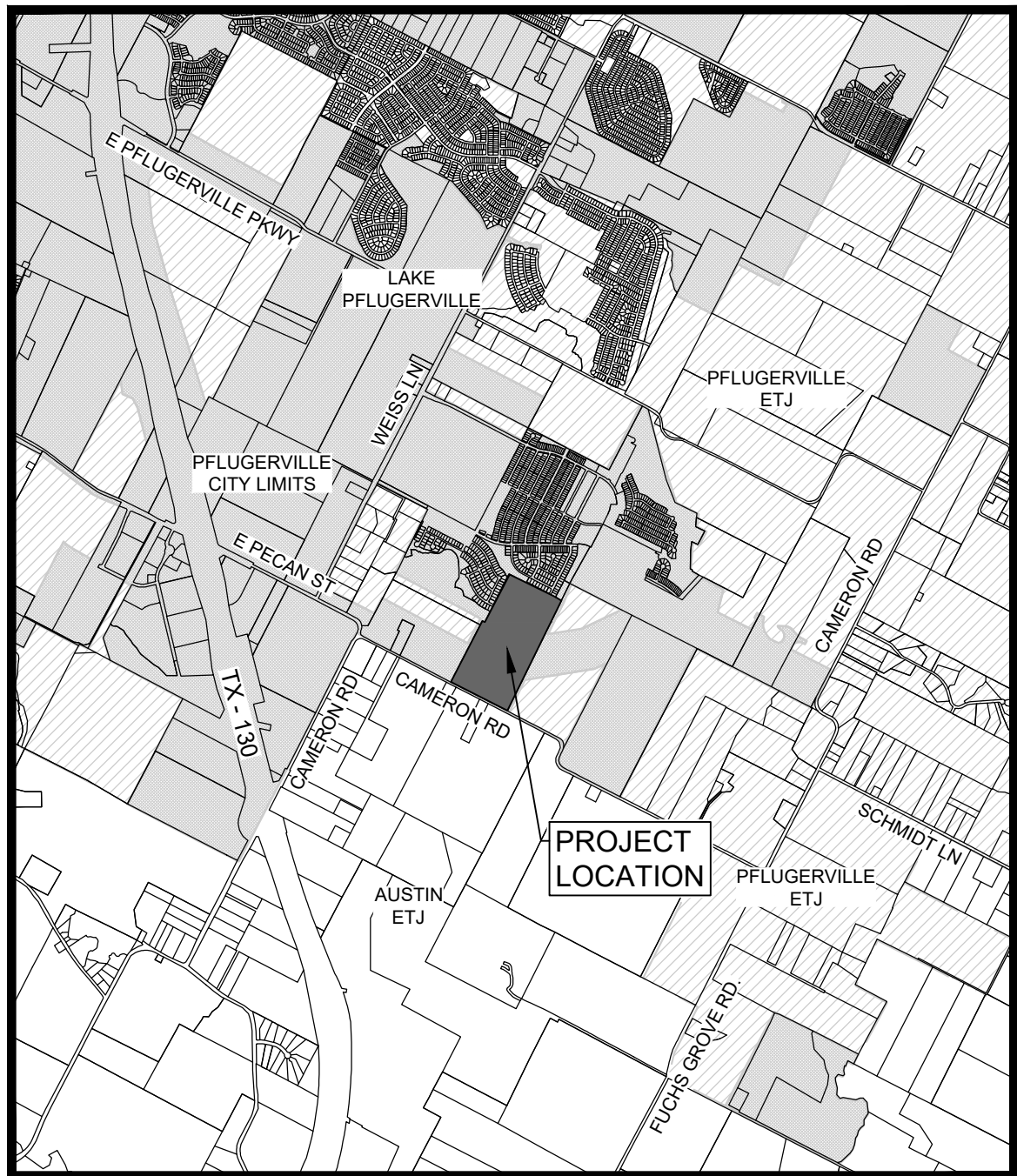
STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:
THAT I, JONATHAN L. BOURGEOIS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAN FOR CAMERON 96 16336 CAMERON ROAD PFLUGERVILLE, TEXAS 78660 SEPTEMBER 21, 2023

CASE NUMBER: PP2109-03

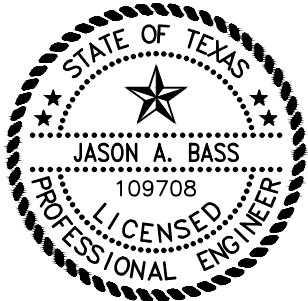


LOCATION MAP

1" = 4000'

SUBMITTED FOR APPROVAL BY:

ENGINEER OF RECORD
JASON A. BASS, P.E.



09/21/2023

APPROVED BY:

CITY OF PFLUGERVILLE PLANNING

DATE

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21	TRAIL EXHIBIT

PROPOSED LAND USE	LOTS	ACREAGE
SINGLE-FAMILY DETACHED	84 LOTS	15.885
SINGLE-FAMILY YARD HOMES	1 LOT	30.373
COMMERCIAL MIXED	1 LOT	4.123
PARKS/OPEN SPACE	4 LOTS	39.587
4,406 LF STREETS	50' ROW	5.045
1,446 LF ROW DEDICATION	40'	1.328

CIVIL ENGINEER



HALFF ASSOCIATES, INC.
TBPELS ENGINEERING FIRM #F-312
TBPELS SURVEYING FIRM #F-10029607
13620 BRIARWICK DRIVE
BLDG C, STE 100
AUSTIN, TX 78729
(512) 777-4600

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 (DIG TESS) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

SHEET TITLE:

COVER SHEET

01 OF 21

SHEET NUMBER:

CASE NUMBER: PP2109-03

1:137000s3780002CADDPreliminary PlansPP SheetsC-NOTE-37800.002.dwg

HALFF.snb

ANSI full bleed D (22.00 x 34.00 inches)

Ian Stewart

2:27:40 PM

9/21/2023

CITY OF PFLUGERVILLE GENERAL CONSTRUCTION NOTES

EFFECTIVE OCTOBER 18, 2016

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE STANDARD SPECIFICATIONS.
- 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.
- 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:
- 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 SWFP.
- THE CONTRACTOR SHALL GIVE THE CITY OF PFLUGERVILLE CONSTRUCTION INSPECTOR AT LEAST 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- 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.
- 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.
- BENCHMARKS (TWO REQUIRED):
SURFACE COORDINATES
CP/BM#50 X CUT IN CONC.
N: 10125093.34, E: 3169974.32, ELEV: 610.06
CP/BM#51 X CUT IN CONC.
N: 10127928.95, E: 3169156.43, ELEV: 600.07
CP/BM#52 X CUT IN CONC.
N: 10128220.04, E: 3170507.96, ELEV: 594.37
- BLASTING OR BURNING SHALL NOT BE PERMITTED ON THIS PROJECT.
- 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.
- THE SUBGRADE MATERIAL IN URBANA CAMERON DEVELOPMENT WAS TESTED BY RABA KISTNER ON OCTOBER 15, 2021 AND THE PAVING DESIGN WAS DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED CRITERIA. 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. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
- ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTIONS(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
- 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.
- 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.

CITY OF PFLUGERVILLE EROSION AND SEDIMENTATION CONTROL NOTES

- 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.
- 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.
- 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.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER.
- 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.

CITY OF PFLUGERVILLE STREET AND DRAINAGE NOTES:

- 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.
- 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".
- 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.
- WHERE PIS 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.
- 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.
- 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.
- 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.
- ALL STORM SEWER SHALL BE CLASS III ROP UNLESS OTHERWISE NOTED.

- PROJECTS USING LIME STABILIZATION SHALL BE REQUIRED TO PLACE LIME IN SLURRY FORM.
- REQUIRED MATERIAL TESTING:

UTILITY TESTING REQUIREMENTS

LABORATORY TESTING OF SOILS

- MOISTURE DENSITY RELATIONSHIP (PROCTOR) (CITY OF PFLUGERVILLE SPECIFICATIONS G4.05(B) (TEX-114E))
- 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 (TEX-114E), 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 STABILES (SET OF 3) (CITY OF PFLUGERVILLE SPECIFICATION SD1.08(E)(2))
- MOLDING SPECIMEN (SET OF 3) (CITY OF PFLUGERVILLE SPECIFICATION SD1.06(E)(2))
- CORES FOR DENSITY (CITY OF PFLUGERVILLE SPECIFICATION SD1.08(E)(2))

CONCRETE TESTING

- CONCRETE CYLINDERS (ASTM C31, C39)

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

CITY OF PFLUGERVILLE WATER AND WASTEWATER NOTES:

- 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).
- 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.
- 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.
- WATER LINES SHALL HAVE A MINIMUM FORTY-EIGHT (48) INCHES OF COVER MEASURED FROM EITHER THE TOP OF THE PIPE OR VALVE ACTUATING NUT (WHICHEVER IS APPLICABLE) TO THE FINISHED GROUND SURFACE. WASTEWATER LINES SHALL HAVE A MINIMUM OF 48 INCHES OF COVER BELOW THE ACTUAL SUBGRADE. THE SEPARATION BETWEEN WASTEWATER MAINS AND OTHER UTILITIES SHALL BE IN ACCORDANCE WITH THE RULES ADOPTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- 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.
- 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.
- ALL PIPE BEDDING MATERIAL SHALL CONFORM TO THE CITY OF PFLUGERVILLE STANDARD DETAIL.
- ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C-100, MIN. CLASS 150).
- ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH A MINIMUM 8-MIL POLYETHYLENE FILM PRIOR TO PLACING CONCRETE.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF PFLUGERVILLE.
- ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
- 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.
- 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
- 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.
- ALL FIRE HYDRANTS SHALL BE NATIONAL STANDARD HOSE THREAD.
- 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.
- 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. 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.

STANDARD TREE PROTECTION NOTES

- ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED.
- ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING CONSISTENT WITH THE CITY'S CONSTRUCTION DETAILS.
- TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, FENCE MATERIAL, AND FENCE SIGNAGE.
- 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.

- 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.
- 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:
 - SOIL COMPACTION IN ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
 - 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.
 - WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
 - OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING AND FIRES.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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.
- 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.
- DEVIATIONS FROM THE ABOVE NOTES ARE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
- 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, ECT.
- 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.

EXCEPTIONS TO CONSTRUCTION WITHIN THE CRITICAL ROOT ZONE (CRZ)

- IF APPROVED BY THE CITY FORESTER, EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL.
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING, PROVIDED THAT THE FENCE DOES NOT ENCROACH INTO THE CRZ BY 50% MEASURED FROM THE BASE OF THE TREE, AND FENCING REMAINS A MINIMUM OF 5' FROM THE BASE OF THE TREE.
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY FORESTER TO DISCUSS ALTERNATIVES.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED PURSUANT TO TREE PROTECTION CONSTRUCTION DETAIL.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH FOUR (4) TO SIX (6) INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN DAMAGE TO THE FINE, WATER ABSORBING ROOTS, SUPPLEMENTAL WATERING SHALL BE REQUIRED:
 - TREES SHALL BE WATERED ONCE EVERY TWO WEEKS DURING PERIODS OF HOT, DRY WEATHER.
 - TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
 - A SIGNED WATERING CONTRACT SHALL BE REQUIRED PRIOR TO THE START OF CONSTRUCTION.

- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS. THE CONTRACTOR SHALL CONTACT THE CITY FORESTER OR ADMINISTRATOR FOR SUPERVISION.
- ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.

CITY OF PFLUGERVILLE STANDARD UNDERGROUND UTILITY NOTES

- ALL NEW TELECOMMUNICATION UTILITY LINES AND ALL NEW ELECTRIC UTILITY LATERAL AND SERVICES LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE PERMITTED BY THE CITY. ALL SUCH UTILITIES SHALL BE INSTALLED OUTSIDE CITY OF PFLUGERVILLE RIGHT-OF-WAY IN A PUBLIC UTILITY EASEMENT (P.U.E.) OR SPECIFIC USE PERMIT.
- WHERE ELECTRICAL SERVICE IS TO BE PLACED UNDERGROUND, ELECTRIC UTILITY SERVICES LINES FOR STREET OR SITE LIGHTING SHALL ALSO BE PLACED UNDERGROUND.
- 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.
- 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.
- EACH UTILITY COMPANY WHOSE FACILITIES ARE SUBJECT TO THE PROVISIONS OF THE CITY'S ENGINEERING DESIGN MANUAL SHALL DEVELOP POLICIES AND COST REIMBURSEMENT PROCEDURES WITH RESPECT TO THE INSTALLATION AND EXTENSION OF UNDERGROUND SERVICE.
- TELEPHONE AND CABLE TELEVISION LINES MAY BE CONSTRUCTED OVERHEAD WHEN OVERHEAD ELECTRIC UTILITY LINES ARE PERMITTED PER THE ENGINEERING DESIGN MANUAL. MISCELLANEOUS DESIGN (REVISED 02/24/15) GUIDELINES DG9-2.
- NOTWITHSTANDING THE PROVISIONS OF THE ENGINEERING DESIGN MANUAL, TEMPORARY CONSTRUCTION SERVICE MAY BE PROVIDED BY OVERHEAD UTILITY LINES AND FACILITIES WITHOUT OBTAINING A VARIANCE OR EXCEPTION FROM THE PROVISIONS OF THE ENGINEERING DESIGN MANUAL.
- ALL UTILITY INSTALLATIONS REGULATED BY THE PROVISION OF THE ENGINEERING DESIGN MANUAL, AS AMENDED, SHALL CONFIRM TO ALL CITY OF PFLUGERVILLE ORDINANCES AND REGULATIONS, AS WELL AS THE REGULATIONS AND SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANIES.

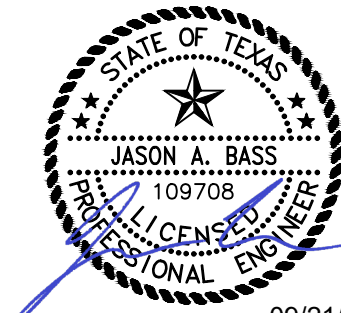
CAMERON 96
PRELIMINARY PLAN
CAMERON ROAD
PFLUGERVILLE, TEXAS



HALFF ASSOCIATES, INC.
13820 BRIARWICK DRIVE
AUSTIN, TEXAS 78725
(512) 777-4600
FBI/LEIS ENGINEERING FIRM #F-532
TDRS ENGINEERING FIRM #F-532
13820 BRIARWICK DRIVE
AUSTIN, TEXAS 78725
(512) 777-4600

Revision	Date	Description							
No.									

FOR PERMIT REVIEW ONLY



09/21/2023

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JASON A. BASS, P.E. NO. 109788 ON 09/21/2023. ALTERATION OF A PREVIOUSLY SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT. THE RECORD COPY OF THIS DOCUMENT IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. 13820 BRIARWICK DRIVE, AUSTIN, TEXAS 78725. FBI/LEIS ENGINEERING FIRM #F-532

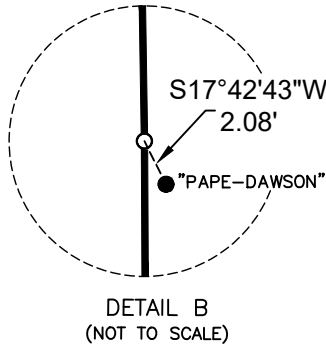
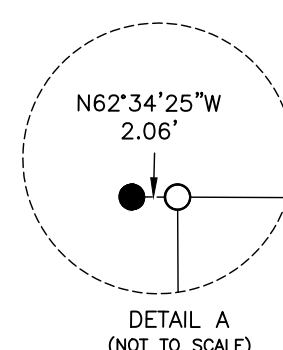
Project No.: 37800.002
Issued: 09/21/2023
Drawn By: PMH
Checked By: JAB
Scale:
Sheet Title

GENERAL NOTES

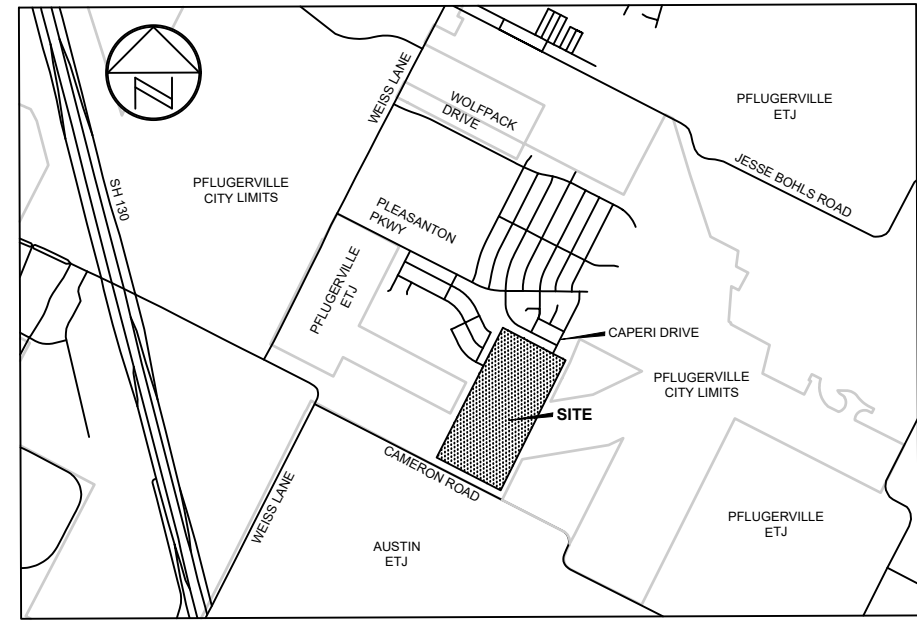
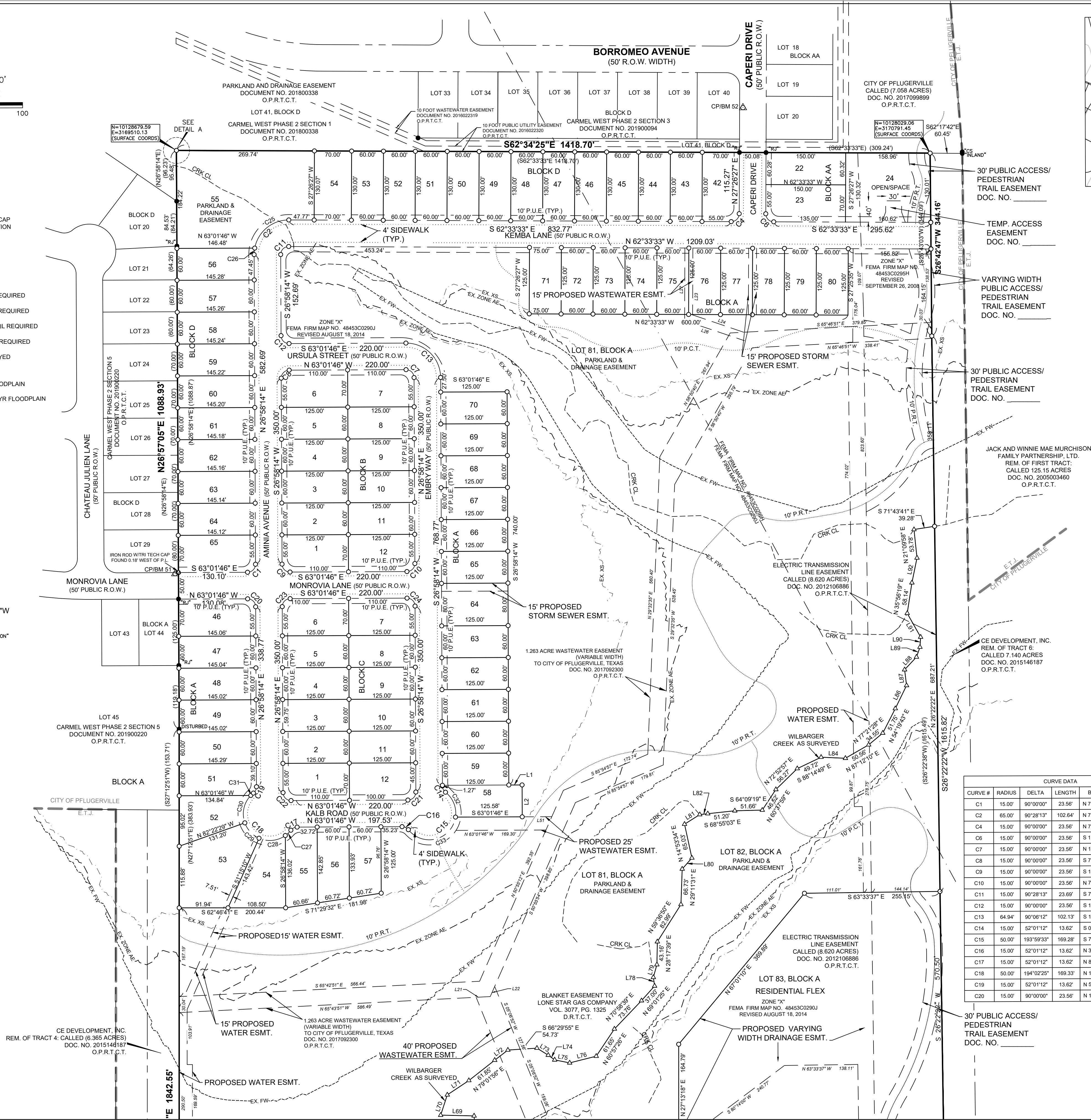
02 OF 21

Sheet Number

- LEGEND:
- △ CALCULATED POINT
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD SET W/ "HALF ASSOC. INC." CAP TO BE SET PRIOR TO FINAL PLAT RECORDATION
 - "R" 1/2" IRON ROD SET W/ "R" CAP FOUND
 - "CS" 1/2" IRON ROD SET W/ "CS" CAP FOUND
 - "INLAND" 1/2" IRON ROD SET W/ "INLAND" CAP FOUND
 - △ CP/BM CONTROL POINT/BENCHMARK
 - 6' R.S. MINIMUM 4' FOOT SUBDIVISION SIDEWALK REQUIRED
 - 10' P.C.T. MINIMUM 6' FOOT CAMERON RD. SIDEWALK REQUIRED
 - 10' P.R.T. MINIMUM 10' FOOT PUBLIC CONNECTOR TRAIL REQUIRED
 - 10' P.R.T. MINIMUM 10' FOOT PUBLIC REGIONAL TRAIL REQUIRED
 - CRK CL WILBARGER CREEK CENTERLINE AS SURVEYED
 - EX. FW FLOODWAY PER FEMA FIRM MAP
 - EX. ZONE AE ZONE "AE" PER FEMA FIRM MAP 100YR FLOODPLAIN
 - EX. XS ZONE "X" SHADED PER FEMA FIRM MAP 500YR FLOODPLAIN
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - D.R.T.C.T. DEED PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - () RECORD INFORMATION



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



LINE DATA			LINE DATA		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S 63°01'46" E	25.00'	L26	N 44°15'15" W	118.90'
L2	S 26°57'11" W	60.00'	L27	N 27°26'27" E	136.61'
L3	S 25°15'24" E	31.68'	L28	S 62°46'41" E	11.50'
L4	S 84°40'22" E	20.14'	L29	N 27°13'19" E	15.00'
L5	S 85°52'39" E	53.44'	L30	N 62°46'41" W	11.50'
L6	S 87°39'50" E	48.79'	L31	N 34°35'41" E	10.80'
L7	N 68°55'52" E	38.41'	L32	N 27°39'36" E	33.85'
L8	S 06°58'58" E	8.86'	L33	N 80°27'25" E	63.49'
L9	N 28°05'36" W	36.79'	L34	N 07°31'10" W	17.78'
L10	N 27°13'18" E	181.15'	L35	S 63°34'10" E	145.51'
L11	N 79°45'21" E	43.28'	L36	S 62°46'42" E	99.99'
L12	S 83°22'41" E	18.12'	L37	N 63°01'46" W	55.68'
L13	S 73°16'38" E	23.01'	L38	N 68°30'57" E	22.87'
L14	N 68°52'38" E	48.61'	L39	N 66°22'08" E	36.48'
L15	N 63°33'37" W	16.50'	L40	S 11°12'02" E	56.04'
L16	N 26°26'23" E	15.00'	L41	N 41°26'03" E	29.32'
L17	N 63°33'37" W	16.50'	L42	S 45°31'22" E	26.27'
L18	S 65°43'51" E	26.55'	L43	S 62°36'59" E	33.52'
L19	N 60°55'54" E	20.81'	L44	N 78°13'00" E	29.70'
L20	S 27°26'27" W	125.82'	L45	S 89°39'07" E	42.81'
L21	S 44°03'07" E	101.61'	L46	N 43°46'37" E	41.82'

LINE DATA			LINE DATA		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L47	N 12°03'24" E	35.46'	L91	N 02°12'31" W	51.33'
L48	N 23°00'17" E	43.43'	L92	N 38°48'57" E	47.70'
L49	N 61°32'02" W	62.90'	L93	S 67°38'16" E	41.32'
L50	N 45°18'28" E	40.14'	L94	S 61°13'57" E	129.67'
L51	N 33°32'05" E	48.78'	L95	S 63°33'37" W	5.05'
L52	N 79°40'53" E	31.34'	L96	N 26°26'23" E	15.00'
L53	S 30°58'08" E	25.02'	L97	S 63°33'37" E	5.05'
L54	S 26°34'23" E	15.11'	L98	N 26°26'22" E	48.16'
L55	S 51°31'25" E	28.69'	L99	N 62°46'45" W	119.50'
L56	S 76°51'27" E	51.58'	L100	S 27°13'19" W	106.51'
L57	N 18°49'20" E	16.47'	L101	N 27°13'19" E	55.51'
L58	N 42°52'45" E	24.86'	L102	S 67°38'16" E	64.50'
L59	N 68°32'34" E	27.73'	L103	S 67°38'16" E	41.32'
L60	N 85°00'56" E	33.94'	L104	S 61°13'57" E	129.67'
L61	S 69°09'44" E	15.17'	L105	S 67°38'16" E	41.32'
L62	S 60°21'57" E	45.81'	L106	S 61°13'57" E	129.67'
L63	N 53°12'57" E	48.40'	L107	S 87°32'51" E	9.76'
L64	N 20°06'48" E	29.87'	L108	N 26°45'10" W	10.00'
L65	N 70°20'38" E	32.67'	L109	N 63°14'50" W	33.58'
L66	N 46°37'59" E	19.74'	L110	N 26°45'10" W	9.92'
L67	N 31°02'42" E	19.02'	L111	S 08°29'35" W	21.06'

CURVE DATA					
CURVE #	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	15.00'	90°00'00"	23.56'	N 71°58'14" E	21.21'
C2	65.00'	90°28'13"	102.64'	N 72°12'20" E	92.30'
C3	15.00'	90°00'00"	23.56'	N 72°26'27" E	21.21'
C4	15.00'	90°00'00"	23.56'	S 17°33'33" E	21.21'
C5	15.00'	90°00'00"	23.56'	S 18°01'46" W	21.21'
C6	15.00'	90°00'00"	23.56'	S 18°01'46" W	21.21'
C7	15.00'	90°00'00"	23.56'	S 18°01'46" W	21.21'
C8	15.00'	90°00'00"	23.56'	S 18°01'46" W	21.21'
C9	15.00'	90°00'00"	23.56'	S 18°01'46" W	21.21'
C10	15.00'	90°00'00"	23.56'	S 18°01'46" W	21.21'
C11	15.00'	90°28'13"	23.56'	N 72°12'20" W	21.21'
C12	15.00'	90°00'00"	23.56'	S 18°01'46" E	21.21'
C13	64.94'	90°06'12"	102.13'	S 18°01'46" E	91.92'
C14	15.00'	52°01'12"	13.62'	S 00°57'38" W	13.16'
C15	50.00'	194°02'25"	169.33'	S 18°01'46" W	99.25'
C16	15.00'	52°01'12"	13.62'	S 37°01'10" W	13.16'
C17	15.00'	52°01'12"	13.62'	N 08°22'22" W	13.16'
C18	50.00'	194°02'25"	169.33'	S 18°01'46" W	99.25'
C19	15.00'	52°01'12"	13.62'	S 52°58'50" E	13.16'
C20	15.00'	90°00'00"	23.56'	S 18°01'46" W	21.21'

CURVE DATA					
CURVE #	RADIUS	DELTA	LENGTH	BEARING	CHORD
C21	15.00'	90°00'00"	23.56'	S 71°58'14" W	21.21'
C22	15.00'	90°00'00"	23.56'	S 18°01'46" W	21.21'
C23	15.00'	90°00'00"	23.56'	S 18°01'46" W	21.21'
C24	15.00'	90°00'00"	23.56'	S 18°01'46" W	21.21'
C25	65.00'	79°33'14"	90.25'	S 77°39'50" W	83.17'
C26	61.59'	11°31'24"	12.39'	S 32°25'43" W	12.37'
C27	50.00'	16°37'34"	14.51'	N 73°15'48" E	14.46'
C28	50.00'	59°40'35"	52.08'	S 68°35'07" E	49.76'
C29	50.00'	46°22'21"	40.47'	S 15°33'39" E	39.37'
C30	50.00'	63°46'20"	55.65'	S 39°30'41" W	52.82'
C31	50.00'	7°35'35"	6.63'	S 75°11'39" W	6.62'
C32	50.00'	60°33'19"	52.92'	N 05°16'26" E	50.49'
C33	50.01'	133°19'36"	116.38'	S 77°42'21" E	91.84'
C34	484.95'	17°21'39"	146.94'	N 18°32'29" E	146.38'
C35	514.95'	16°19'13"	146.68'	N 19°03'42" E	146.18'
C36	25.00'	89°59'56"	39.27'	N 72°13'17" E	35.36'

CAMERON 96 PRELIMINARY PLAN

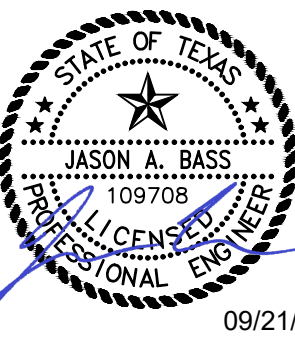
CAMERON ROAD
PFLUGERVILLE, TEXAS

HALFF

HALFF ASSOCIATES, INC.
13620 BRIARWICK DRIVE
BLOOMINGTON, IL 61710
(312) 777-4800

Revision	Description	No.	Date

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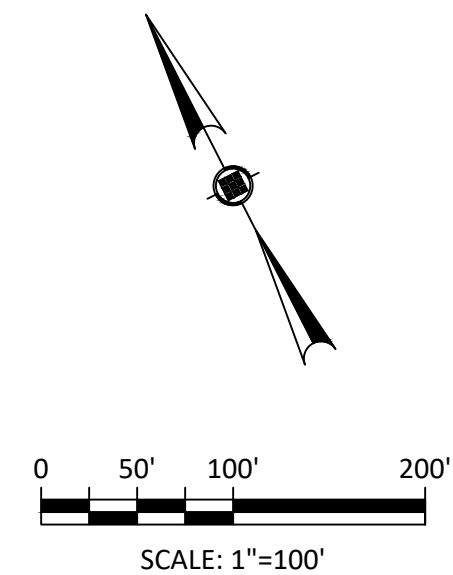
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Issued: 09/21/2023
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Checked By: JAB
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PRELIMINARY PLAN
(SHEET 1 OF 2)

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Sheet Number



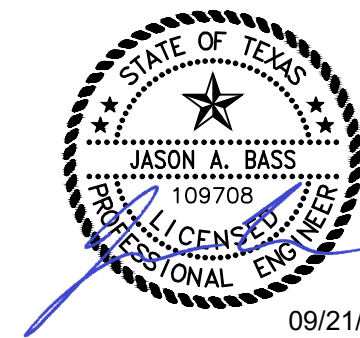
CAMERON 96
PRELIMINARY PLAN
CAMERON ROAD
PFLUGERVILLE, TEXAS



HALFF ASSOCIATES, INC.
 TBPELS ENGINEERING FIRM #F-312
 TBPELS SURVEYING FIRM #F-10029607
 13620 BRIARWICK DRIVE
 BLDG C, STE 100
 AUSTIN, TX 78729
 (512) 777-4600

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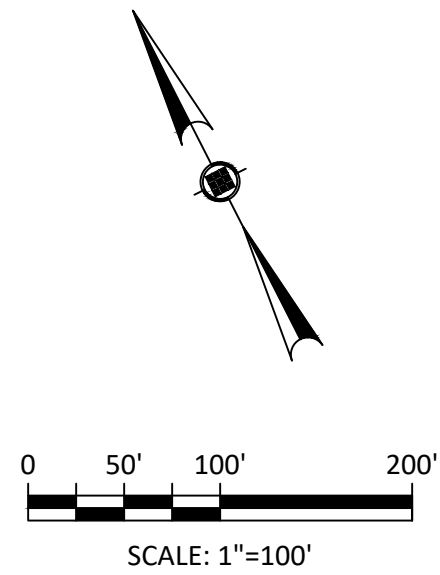
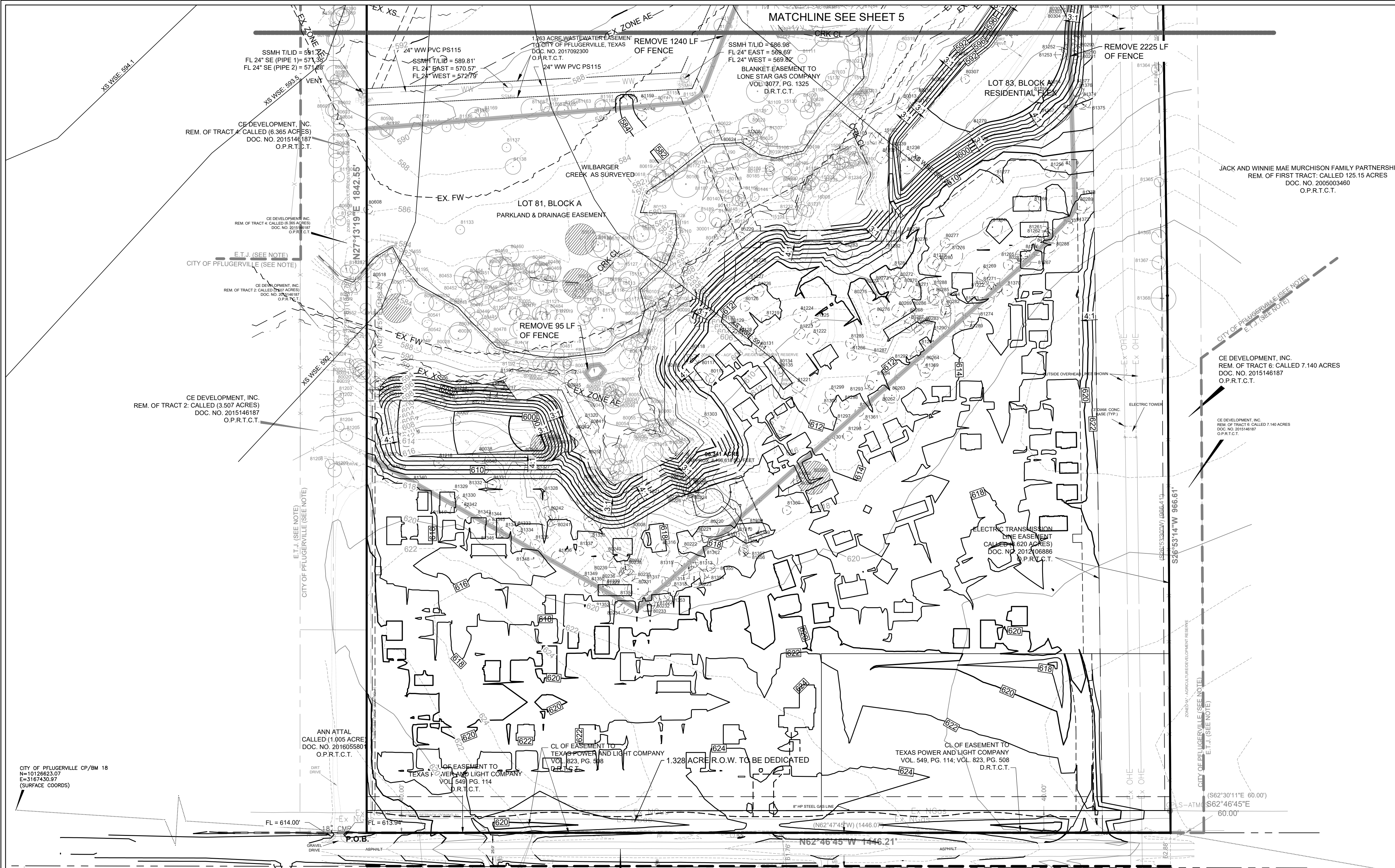
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Issued:	09/21/2023
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Sheet Title	

EXISTING CONDITIONS AND
PROPOSED GRADING
(SHEET 1 OF 2)

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Sheet Number

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE ROUND ROCK AREA "ONE CALL" SYSTEM AT 1-800-344-8377 (DIG TESS) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

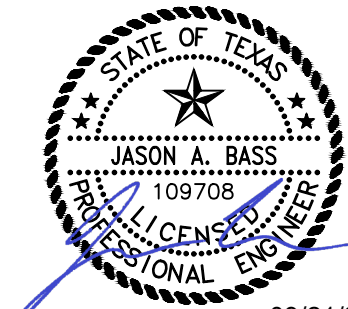


**CAMERON 96
PRELIMINARY PLAN**

CAMERON ROAD
PFLUGERVILLE, TEXAS

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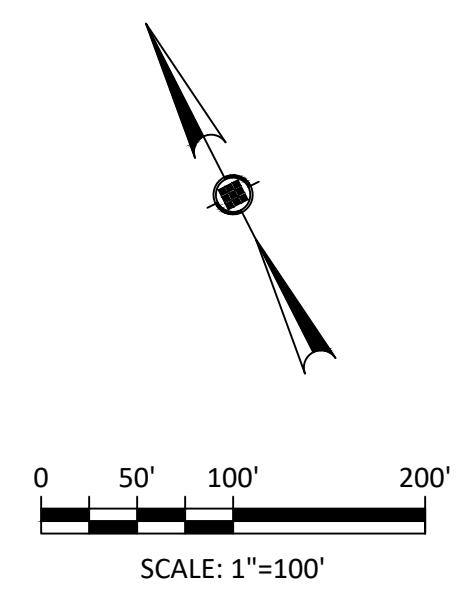
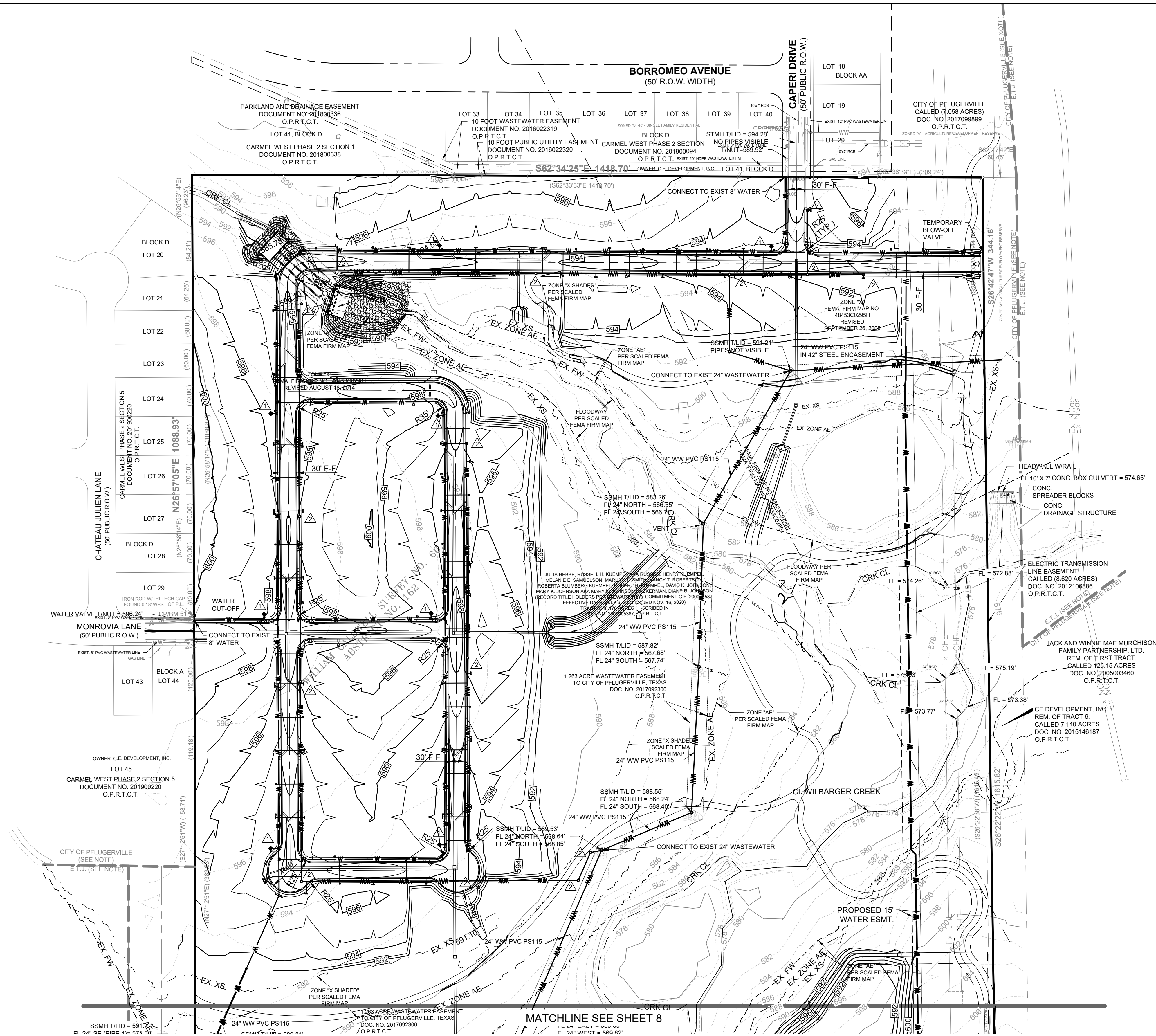


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Project No.:	37800.002
Issued:	09/21/2023
Drawn By:	PMH
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EXISTING CONDITIONS AND PROPOSED GRADING (SHEET 2 OF 2)	

06 OF 21
Sheet Number

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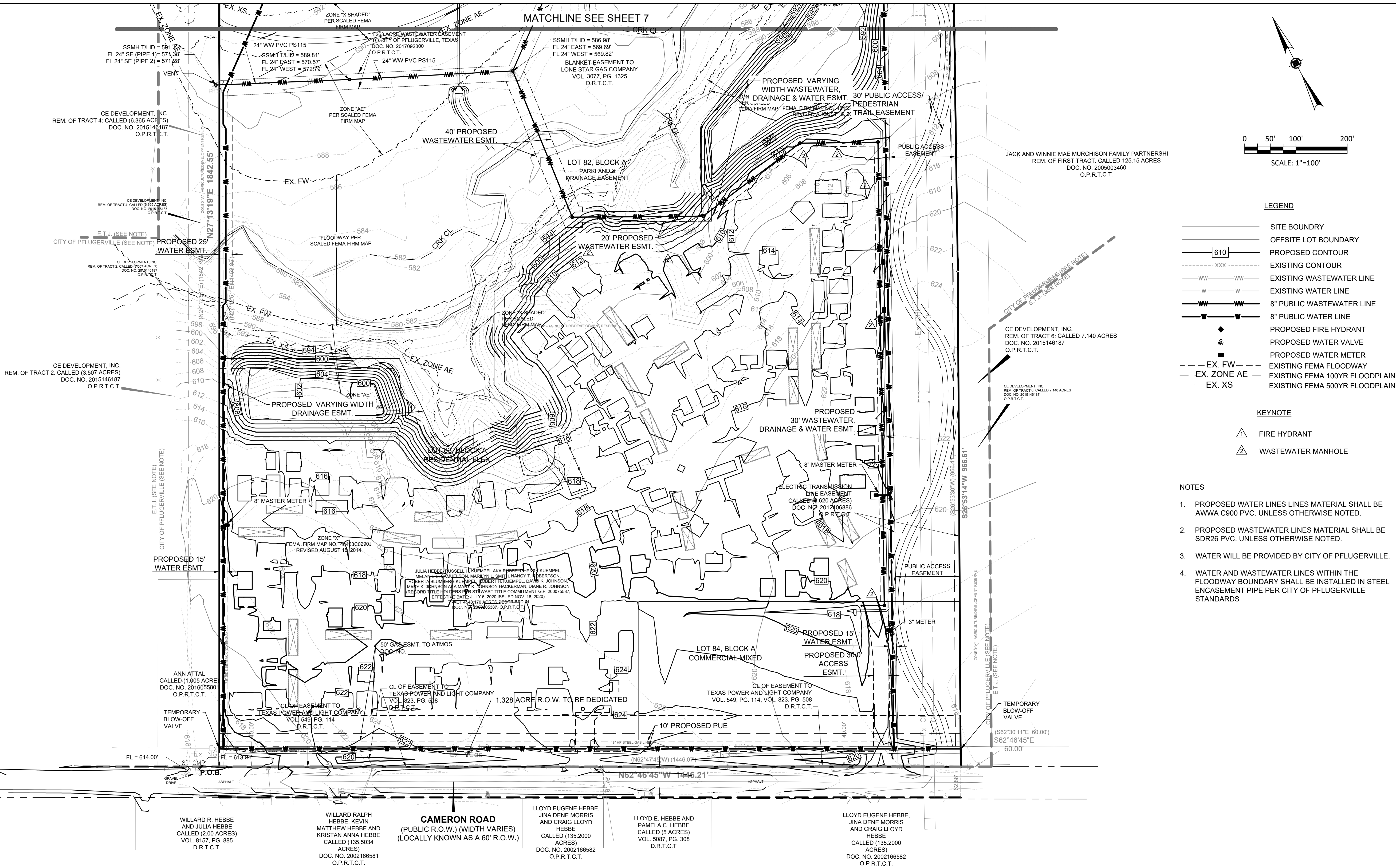
- | | |
|---|--------------------------------|
|  | SITE BOUNDARY |
|  | OFFSITE LOT BOUNDARY |
|  | PROPOSED CONTOUR |
|  | EXISTING CONTOUR |
|  | EXISTING WASTEWATER LINE |
|  | EXISTING WATER LINE |
|  | 8" PUBLIC WASTEWATER LINE |
|  | 8" PUBLIC WATER LINE |
|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED WATER VALVE |
|  | PROPOSED WATER METER |
|  | PROPOSED STREET LIGHT |
|  | EXISTING FEMA FLOODWAY |
|  | EXISTING FEMA 100YR FLOODPLAIN |
|  | EXISTING FEMA 500YR FLOODPLAIN |

- NOTES
1. PROPOSED WATER LINES MATERIAL SHALL BE AWWA C900 PVC. UNLESS OTHERWISE NOTED.
 2. PROPOSED WASTEWATER LINES MATERIAL SHALL BE SDR26 PVC. UNLESS OTHERWISE NOTED.
 3. WATER WILL BE PROVIDED BY CITY OF PFLUGERVILLE.
 4. WATER AND WASTEWATER LINES WITHIN THE FLOODWAY BOUNDARY SHALL BE INSTALLED IN STEEL ENCASEMENT PIPE PER CITY OF PFLUGERVILLE STANDARDS.

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AUSTIN, TEXAS 78729
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Project No.:	37800.002
Issued:	09/21/2023
Drawn By:	PMH
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Sheet Title	
WATER AND WASTEWATER UTILITY PLAN (SHEET 1 OF 2)	
07 OF 21	
Sheet Number	



FIRE DEPARTMENT NOTES:

- STRUCTURES THAT DO NOT FRONT AN ACCESS DRIVE SHALL NOT BE MORE THAN TWO STORIES IN HEIGHT IN ORDER TO FACILITATE EMERGENCY RESCUE FROM UPPER FLOORS WITH GROUND LADDERS.
- BUILDING IDENTIFICATION. APPROVED BUILDING IDENTIFICATION SIGNAGE WILL BE REQUIRED FOR EACH BUILDING LOCATED AT THIS COMPLEX. THE SIZE, DESIGN AND PLACEMENT OF BUILDING IDENTIFICATION SIGNS MUST BE APPROVED BY THE PFLUGERVILLE FIRE DEPARTMENT PRIOR TO INSTALLATION.
- VERTICAL CLEARANCE. A MINIMUM VERTICAL CLEARANCE OF 14 FEET WILL BE MAINTAINED FOR THE ENTIRE LENGTH AND WIDTH OF THE DESIGNATED EMERGENCY ACCESS DRIVES.
- TRAFFIC CALMING DEVICES. TRAFFIC CALMING DEVICES SHALL BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION.
- MEDIANS AND APPARATUS OBSTRUCTIONS. ACCESS DRIVES SHALL BE DESIGNED SO AN EMERGENCY VEHICLE CAN TURN ONTO THE ACCESS DRIVE FROM THE STREET WHILE REMAINING IN ITS LANE AT THE INITIATION OF THE TURN. IN ADDITION, THE EMERGENCY VEHICLE MUST BE ABLE TO COMPLETE ANY TURNS NECESSARY AND BE ESTABLISHED IN ITS LANE PRIOR TO PASSING THROUGH OR BY A CENTER POST KEYPAD ISLAND MEDIAN OR OTHER POTENTIAL OBSTRUCTION. AS A GENERAL RULE, TO ACCOMMODATE ESD2 APPARATUS, MEDIANS MUST BE SET BACK A MINIMUM OF 50 FEET. SETBACK REQUIREMENTS MAY BE MODIFIED FOR MEDIANS PROVIDED WITH ROLL-OVER CURBS WHEN APPROVED BY THE FIRE CODE OFFICIAL.
- ACCESS CONTROL GATES. APPROVAL OF THE SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL ACCESS CONTROL GATES. IF ACCESS CONTROL GATES WILL BE INSTALLED THE GENERAL CONTRACTOR MUST CONTACT TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 AT (512) 989-4531 FOR INFORMATION REGARDING GATE REQUIREMENTS. ACCESS GATES, WHEN FULLY OPEN, CANNOT REDUCE THE REQUIRED WIDTH OF THE ACCESS DRIVE ACROSS WHICH THEY ARE INSTALLED.



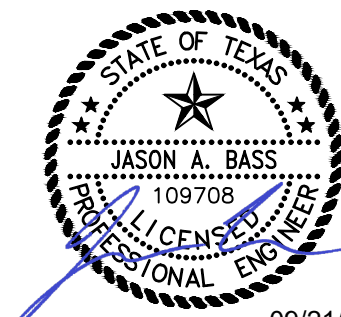
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CAMERON 96
PRELIMINARY PLAN
CAMERON ROAD
PFLUGERVILLE, TEXAS



Revision No.	Date	Description

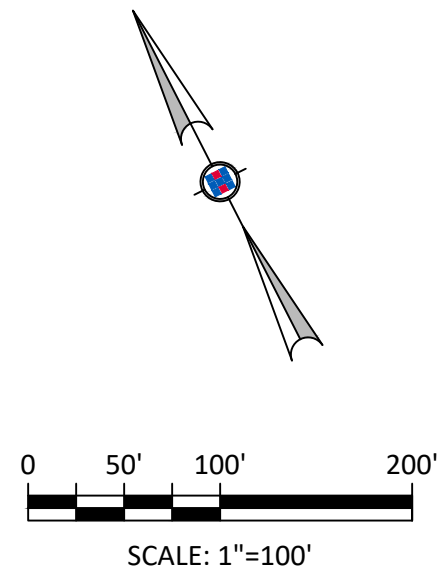
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Project No.:	37800.002
Issued:	09/21/2023
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WATER AND
WASTEWATER UTILITY
PLAN (SHEET 2 OF 2)



LEGEND

- SITE BOUNDARY
- OFFSITE LOT BOUNDARY
- EXISTING WASTEWATER LINE
- 8" PUBLIC WASTEWATER LINE, REF SUBDIVISION PLAN SET
- 8" PUBLIC WATER LINE, REF SUBDIVISION PLAN SET
- 8" PRIVATE WATER LINE
- BUILDING EXTERIOR NOT WITHIN 300' OF HYDRANT
- PROPOSED PRIVATE FIRE HYDRANT
- 26" FIRE LANE

KEYNOTE

- PROPOSED PRIVATE FIRE HYDRANT

NOTES

- PROPOSED WATER LINES MATERIAL SHALL BE AWWA C900 PVC. UNLESS OTHERWISE NOTED.
- PROPOSED WASTEWATER LINES MATERIAL SHALL BE SDR26 PVC. UNLESS OTHERWISE NOTED.
- WATER WILL BE PROVIDED BY CITY OF PFLUGERVILLE.
- WATER AND WASTEWATER WITHIN THE FLOODPLAIN BOUNDARY WILL BE INSTALLED ENCASED IN STEEL PIPE WITH 6" CONCRETE ENCASEMENT.

FIRE DEPARTMENT NOTES:

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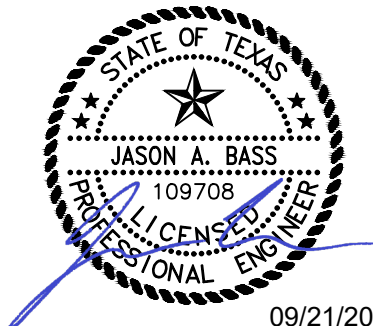
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CAMERON 96
PRELIMINARY PLAN
CAMERON ROAD
PFLUGERVILLE, TEXAS



Revision No.	Date	Description

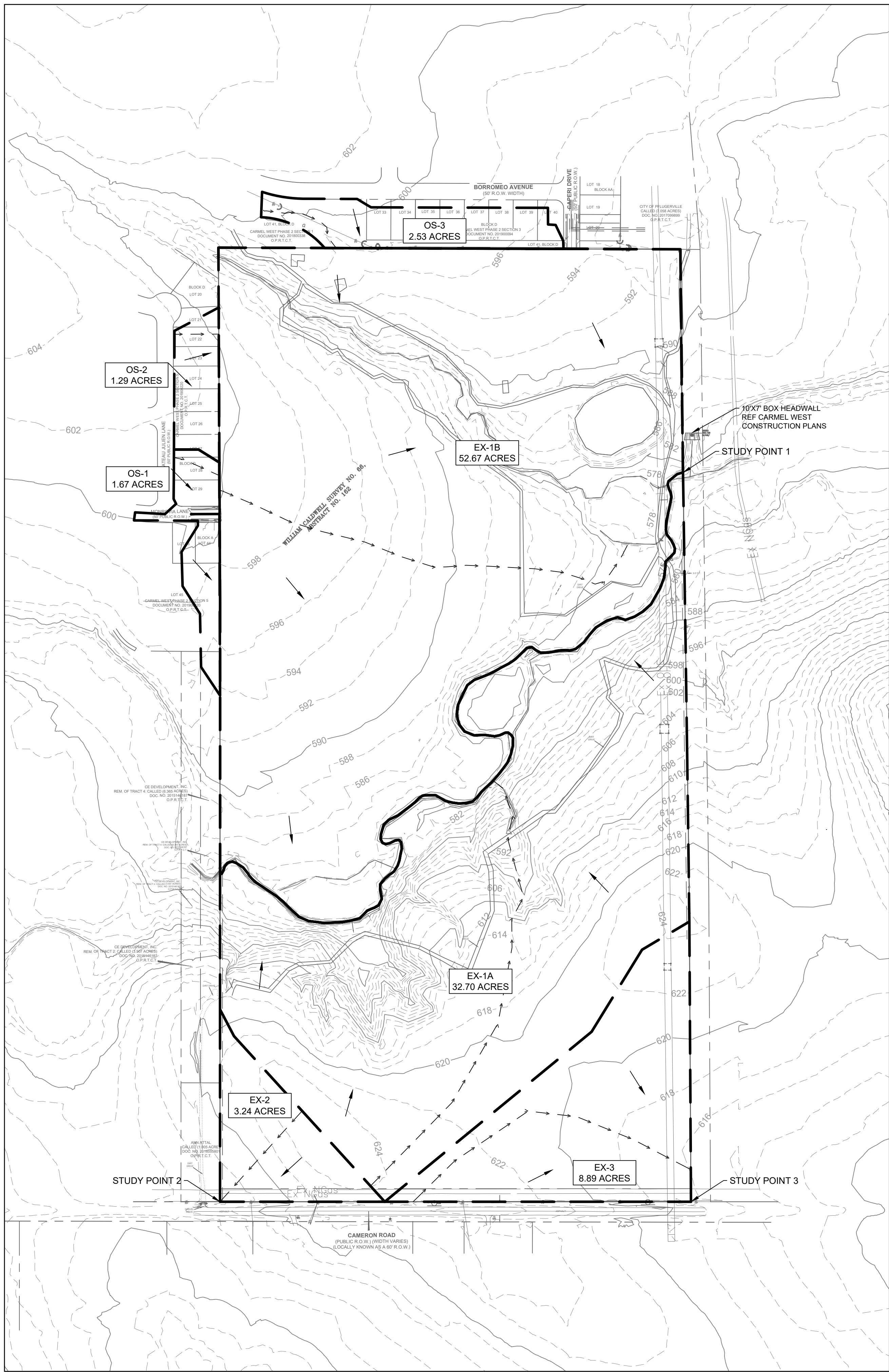
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Project No.:	37800.002
Issued:	09/21/2023
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FIRE PROTECTION PLAN
RESIDENTIAL FLEX



Time of Concentration (TR-55)									
			EX-1A	EX-1B	EX-2	EX-3	OS-1	OS-2	OS-3
Sheet Flow									
Manning's roughness coef.*	n	n/a	0.060	0.060	0.060	0.060	0.150	0.150	0.150
Flow Length	L	feet	100	100	100	100	100	100	56
2-year, 24-hour rainfall	P2	inches	4.03	4.03	4.03	4.03	4.03	4.03	4.03
Slope	s	ft/ft	0.006	0.010	0.002	0.004	0.020	0.020	0.020
Travel time	Tt	hours	0.115	0.092	0.166	0.132	0.146	0.146	0.092
Shallow Concentrated Flow									
Flow Length	L	feet	810	1265	276	481	51	36	125
Slope	s	ft/ft	0.016	0.017	0.024	0.008	0.020	0.020	0.020
Surface (1=paved or 2=unpaved)		n/a	2	2	2	2	2	2	2
Velocity	V	ft/sec	2.05	2.11	2.48	1.40	2.29	2.29	2.29
Travel time	Tt	hours	0.110	0.167	0.031	0.095	0.006	0.004	0.015
Shallow Concentrated Flow									
Flow Length	L	feet	520			17			
Slope	s	ft/ft	0.060			0.002			
Surface (1=paved or 2=unpaved)		n/a	2			2			
Velocity	V	ft/sec	3.95			0.71			
Travel time	Tt	hours	0.037			0.007			
Channel Flow									
Cross Sectional Area	A	Sq ft		48					
Wetted Perimeter	P2	feet		23.500					
Slope	s	%		1.4					
Manning's roughness coef.*	n	n/a		0.05					
Flow Length	L	feet		94.000					
Travel time	Tt	hours		0.005					
Total Time of Concentration									
Tc	hours		0.261	0.263	0.197	0.301	0.152	0.150	0.107
Tc	min.		15.6	15.8	11.8	18.0	9.1	9.0	6.4
Lag Time									
Tl	hours		0.156	0.158	0.118	0.180	0.091	0.090	0.064
Tl	min.		9.4	9.5	7.1	10.8	5.5	5.4	3.8

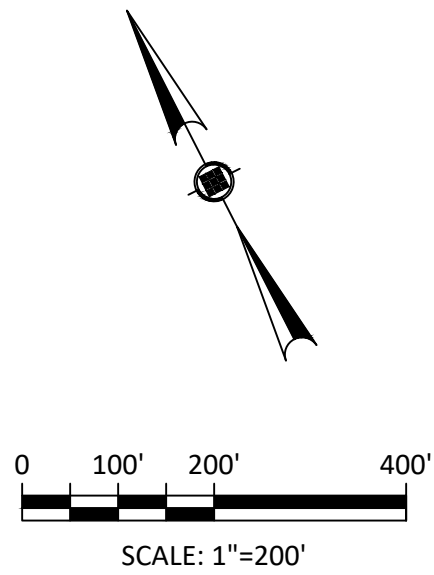
*SOURCE: USDA NRCS TR-55 URBAN HYDROLOGY FOR SMALL WATERSHEDS, TABLE 3-1

RUNOFF CURVE NUMBER CALCULATION FOR AGRICULTURAL LANDS IN HYDROLOGIC SOIL GROUP D								
DRAINAGE AREA	AREA (AC)	ROW CROP CN*	ROW CROP AREA (AC)	SF RESIDENTIAL CN*	SF RESIDENTIAL AREA (AC)	BRUSH CN*	BRUSH AREA (AC)	COMPOSITE CN
EX-1A	32.70	91	13.52	90	0.00	77	19.18	82.8
EX-1B	52.67	91	28.32	90	0.00	77	24.35	84.5
EX-2	3.24	91	3.24	90	0.00	77	0.00	91.0
EX-3	8.89	91	8.89	90	0.00	77	0.00	91.0
OS-1	1.67	91	0.00	90	1.67	77	0.00	90.0
OS-2	1.29	91	0.00	90	1.29	77	0.00	90.0
OS-3	2.53	91	0.00	90	2.53	77	0.00	90.0

*SOURCE: USDA NRCS TR-55 URBAN HYDROLOGY FOR SMALL WATERSHEDS, TABLE 2-2a THROUGH 2-2c

EXISTING DRAINAGE CALCULATIONS							
(SCS Type III Storm)							
DRAINAGE	AREA	Tc	COMPOSITE	Q			NOTES
AREA	(AC)	(MIN)	CN	(CFS)			
				2YR	25YR	100YR	
EX-1A	32.70	15.6	82.8	65.75	175.86	262.66	TO STUDY POINT 1
EX-1B	52.67	15.8	84.5	113.66	291.35	430.44	TO STUDY POINT 1
EX-2	3.24	11.8	91.0	9.40	21.51	30.93	TO STUDY POINT 2
EX-3	8.89	18.0	91.0	21.73	49.81	71.64	TO STUDY POINT 3
OS-1	1.67	9.1	90.0	4.72	10.99	15.86	TO STUDY POINT 1, REF CARMEL WEST SUBDIVISION
OS-2	1.29	9.0	90.0	3.65	8.49	12.25	TO STUDY POINT 1, REF CARMEL WEST SUBDIVISION
OS-3	2.53	6.4	90.0	7.15	16.65	24.02	TO STUDY POINT 1, REF CARMEL WEST SUBDIVISION

PEAK FLOW COMPARISON AT STUDY POINT (CFS)				
EXISTING CONDITION	2YR	SP1	SP2	SP3
	25YR	194.63	9.40	21.73
	100YR	502.45	21.51	37.96
		743.89	30.93	71.64



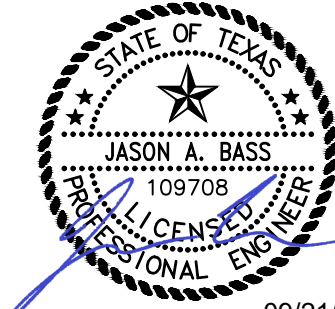
LEGEND	
	SITE BOUNDARY
	OFFSITE LOT BOUNDARY
	EXISTING CONTOUR
	DRAINAGE AREA
	TC FLOW PATH
	DRAINAGE FLOW DIRECTION

CAMERON 96
PRELIMINARY PLAN
CAMERON ROAD
PFLUGERVILLE, TEXAS



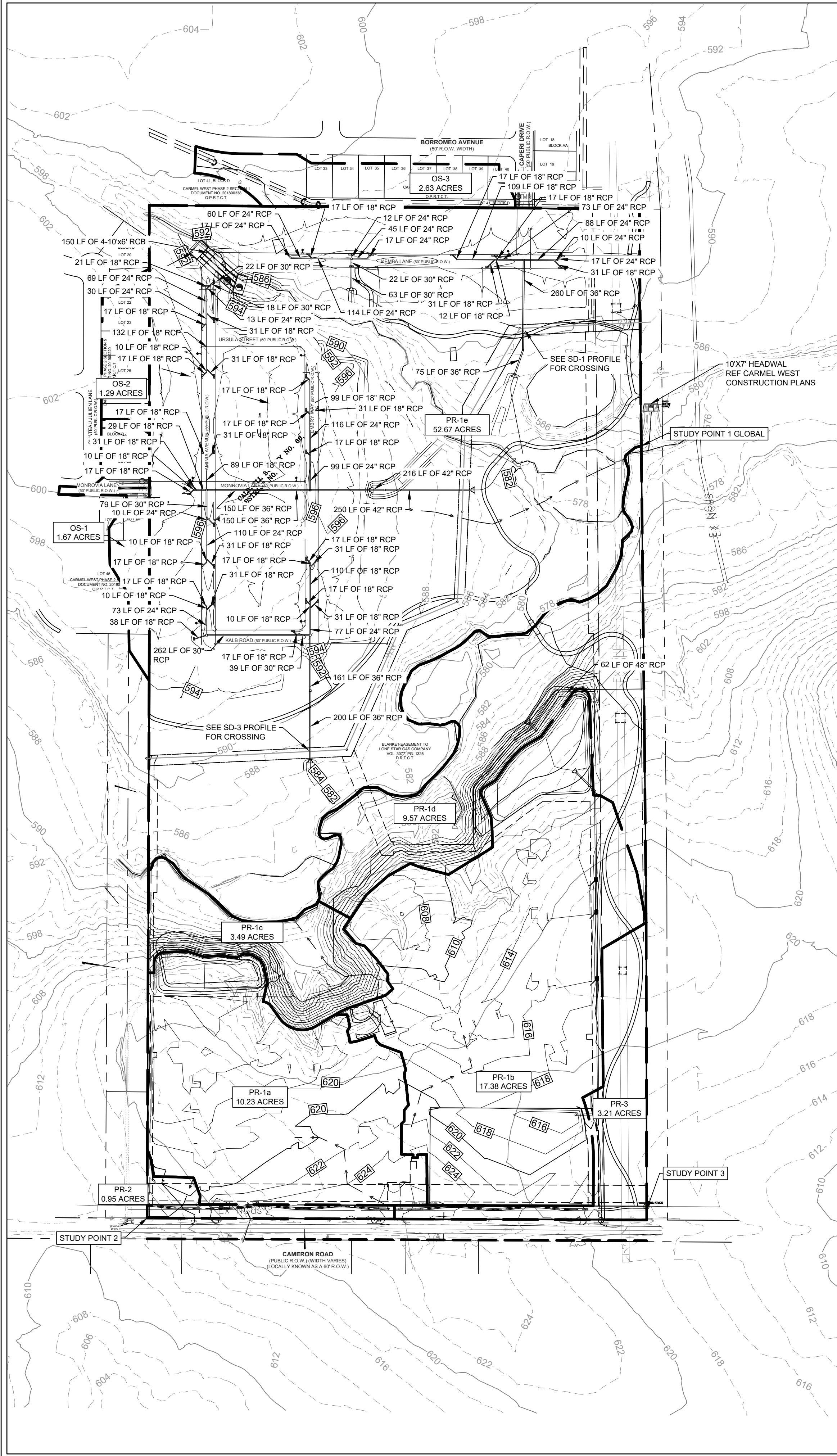
Revision No.	Date	Description

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Project No.:	37800.002
Issued:	09/21/2023
Drawn By:	PMH
Checked By:	JAB
Scale:	
Sheet Title	EXISTING OVERALL DRAINAGE AREA MAP AND CALCULATIONS SHEET



		Time of Concentration (TR-55)										
			PR-1a	PR-1b	PR-1c	PR-1d	PR-1e	PR-2	PR-3	OS-1	OS-2	OS-3
Sheet Flow												
Manning's roughness coef. *	n	n/a	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150
Flow Length	L	feet	100	65	52	100	100	100	100	100	100	56
2-year, 24-hour rainfall	P2	inches	4.03	4.03	4.03	4.03	4.03	4.03	4.03	4.03	4.03	4.03
Slope	s	ft/ft	0.011	0.024	0.048	0.027	0.024	0.0198	0.006	0.020	0.020	0.020
Travel time	Tt	hours	0.185	0.096	0.061	0.129	0.136	0.146	0.234	0.146	0.146	0.092
Shallow Concentrated Flow												
Flow Length	L	feet	132	48	30	83	76	38	176	51	36	125
Slope	s	ft/ft	0.020	0.019	0.237	0.039	0.022	0.019	0.014	0.020	0.020	0.020
Surface (1=paved or 2=unpaved)	n/a	2	2	2	2	2	2	2	2	2	2	2
Velocity	V	ft/sec	2.29	2.26	7.88	3.22	2.40	2.23	1.92	2.29	2.29	2.29
Travel time	Tt	hours	0.016	0.006	0.001	0.007	0.009	0.005	0.026	0.006	0.004	0.015
Shallow Concentrated Flow												
Flow Length	L	feet	41	153	74	61	301	63	130			
Slope	s	ft/ft	0.034	0.020	0.163	0.061	0.014	0.020	0.012			
Surface (1=paved or 2=unpaved)	n/a	2	2	2	2	2	2	2	2			
Velocity	V	ft/sec	3.00	2.29	6.55	3.98	1.92	2.30	1.80			
Travel time	Tt	hours	0.004	0.019	0.003	0.004	0.044	0.008	0.020			
Shallow Concentrated Flow												
Flow Length	L	feet	124	166	229	231	298		134			
Slope	s	ft/ft	0.012	0.020	0.051	0.106	0.029		0.015			
Surface (1=paved or 2=unpaved)	n/a	1	1	2	2	2			2			
Velocity	V	ft/sec	2.22	2.91	3.64	5.27	2.76		1.96			
Travel time	Tt	hours	0.016	0.016	0.017	0.012	0.030		0.019			
Total Time of Concentration		Tc	hours	0.220	0.136	0.083	0.153	0.219	0.158	0.298	0.152	0.150
		Tc	min.	13.2	8.2	5.0	9.2	13.4	9.5	17.9	9.1	9.0
Lag Time		Tl	hours	0.132	0.082	0.050	0.092	0.131	0.095	0.179	0.091	0.090
		Tl	min.	7.9	4.9	3.0	5.5	8.0	5.7	10.7	5.4	3.8

*SOURCE: USDA NRCS TR-55 URBAN HYDROLOGY FOR SMALL WATERSHEDS, TABLE 3-1

RUNOFF CURVE NUMBER CALCULATION FOR AGRICULTURAL LANDS IN HYDROLOGIC SOIL GROUP D													
DRAINAGE AREA	AREA (AC)	COMMERCIAL CN*	COMMERCIAL AREA (AC)	RF RESIDENTIAL CN*	RF RESIDENTIAL AREA (AC)	SF RESIDENTIAL CN*	SF RESIDENTIAL AREA (AC)	OPEN SPACE CN*	OPEN SPACE AREA (AC)	BRUSH CN*	BRUSH AREA (AC)	COMPOSITE CN	
PR-1a	10.23	95	0.00	90	8.67	90	0.00	80	1.56	77	0.00	88.5	
PR-1b	17.38	95	3.23	90	13.00	90	0.00	80	1.15	77	0.00	90.3	
PR-1c	3.49	95	0.00	90	0.00	90	0.00	84	3.49	77	0.00	84.0	
PR-1d	9.57	95	0.00	90	0.00	90	0.00	84	9.57	77	0.00	84.0	
PR-1e	52.67	95	0.00	90	0.00	90	22.43	80	8.63	77	21.61	83.0	
PR-2	0.95	95	0.00	90	0.16	90	0.00	80	0.79	77	0.00	81.7	
PR-3	3.21	95	0.00	90	0.45	90	0.00	80	2.76	77	0.00	81.4	
OS-1	1.67	95	0.00	90	0.00	90	1.67	80	0.00	77	0.00	90.0	
OS-2	1.29	95	0.00	90	0.00	90	1.29	80	0.00	77	0.00	90.0	
OS-3	2.53	95	0.00	90	0.00	90	2.53	80	0.00	77	0.00	90.0	

*SOURCE: USDA NRCS TR-55 URBAN HYDROLOGY FOR SMALL WATERSHEDS, TABLE 2-2a THROUGH 2-2c

PROPOSED DRAINAGE CALCULATIONS WITHOUT DETENTION (SCS Type III Storm)									
DRAINAGE AREA	AREA (AC)	Tc (MIN)	COMPOSITE CN	Q (CFS)			NOTES		
				2YR	25YR	100YR			
PR-1a	10.23	13.2	88.5	27.30	65.93	95.97	DRAINS TO STUDY POINT 1		
PR-1b	17.38	8.2	90.3	53.29	123.79	178.56	DRAINS TO STUDY POINT 1		
PR-1c	3.49	5.0	84.0	9.51	24.68	36.58	BYPASS FLOW TO STUDY POINT 1		
PR-1d	9.57	9.2	84.0	24.37	63.57	94.32	BYPASS FLOW TO STUDY POINT 1		
PR-1e	52.67	13.4	83.0	105.91	283.25	423.06	DRAINS TO STUDY POINT 1		
PR-2	0.95	9.5	81.7	2.56	6.41	9.41	DRAINS TO STUDY POINT 2		
PR-3	3.21	17.9	81.4	6.76	17.03	25.05	DRAINS TO STUDY POINT 3		
OS-1	1.67	9.1	90.0	4.72	10.99	15.86	DRAINS TO STUDY POINT 1		
OS-2	1.29	9.0	90.0	3.65	8.49	12.25	DRAINS TO STUDY POINT 1		
OS-3	2.53	6.4	90.0	7.15	16.65	24.02	DRAINS TO STUDY POINT 1		

PROPOSED DRAINAGE CALCULATIONS WITH DETENTION (SCS Type III Storm)									
DRAINAGE AREA	AREA (AC)	Tc (MIN)	COMPOSITE CN	Q (CFS)			NOTES		
				2YR	25YR	100YR			
PR-1a	10.23	13.2	88.5	11.34	31.99	65.01	DRAINS TO STUDY POINT 1 VIA DETENTION POND		
PR-1b	17.38	8.2	90.3	13.38	52.58	105.21	DRAINS TO STUDY POINT 1 VIA DETENTION POND		
PR-1c	3.49	5.0	84.0	9.51	24.68	36.58	BYPASS FLOW TO STUDY POINT 1		
PR-1d	9.57	9.2	84.0	24.37	63.57	94.32	BYPASS FLOW TO STUDY POINT 1		
PR-1e	52.67	13.4	83.0	105.91	283.25	423.06	DRAINS TO STUDY POINT 1		
PR-2	0.95	9.5	81.7	2.56	6.41	9.41	DRAINS TO STUDY POINT 2		
PR-3	3.21	17.9	81.4	6.76	17.03	25.05	DRAINS TO STUDY POINT 3		
OS-1	1.67	9.1	90.0	4.72	10.99	15.86	DRAINS TO STUDY POINT 1		
OS-2	1.29	9.0	90.0	3.65	8.49	12.25	DRAINS TO STUDY POINT 1		
OS-3	2.53	6.4	90.0	7.15	16.65	24.02	DRAINS TO STUDY POINT 1		

PEAK FLOW COMPARISON AT STUDY POINT (CFS)				
		SP1	SP2	SP3
		2YR	25YR	100YR
EXISTING CONDITION	2YR	194.63	9.40	21.73
	25YR	502.45	21.51	37.96
	100YR	743.89	30.93	71.64
PROPOSED CONDITION W/O	2YR	225.75	2.56	6.76
	25YR	572.43	6.41	17.03
	100YR	844.36	9.41	25.05
PROPOSED CONDITION WITH	2YR	170.03	2.56	6.76
	25YR	437.33	6.41	17.03
	100YR	716.40	9.41	25.05

POND STAGE STORAGE TABLE (PR-1a)				
WSE	VOLUME	VOLUME	VOLUME	
FT	CY	CF	AC-FT	
606.00	0.00	0.0	0.00	
607.00	113.33	3060.0	0.07	
608.00	501.11	13530.0	0.31	
609.00	1205.48	32548.0	0.75	
610.00	2119.07	57215.0	1.31	
611.00	3142.11	84837.0	1.95	
611.02				
612.00	4278.33	115515.0	2.65	

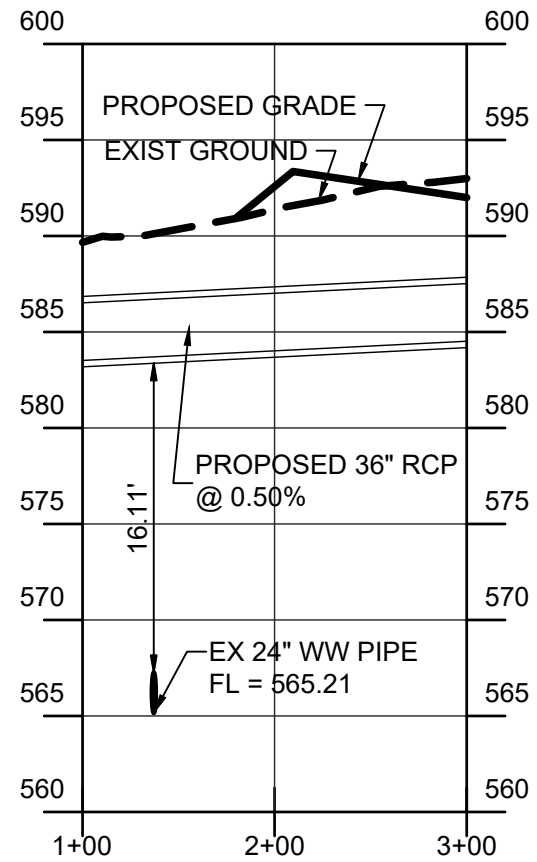
MAX WSE

POND STAGE STORAGE TABLE (PR-1b)				
WSE	VOLUME	VOLUME	VOLUME	
FT	CY	CF	AC-FT	
604.00	0.00	0.0	0.00	
605.00	97.44	2631.0	0.06	
606.00	547.33	14778.0	0.34	
607.00	1604.15	43312.0	0.99	
608.00	3222.52	87008.0	2.00	
609.00	5113.37	138061.0	3.17	
609.49				
610.00	7126.41	192413.0	4.42	

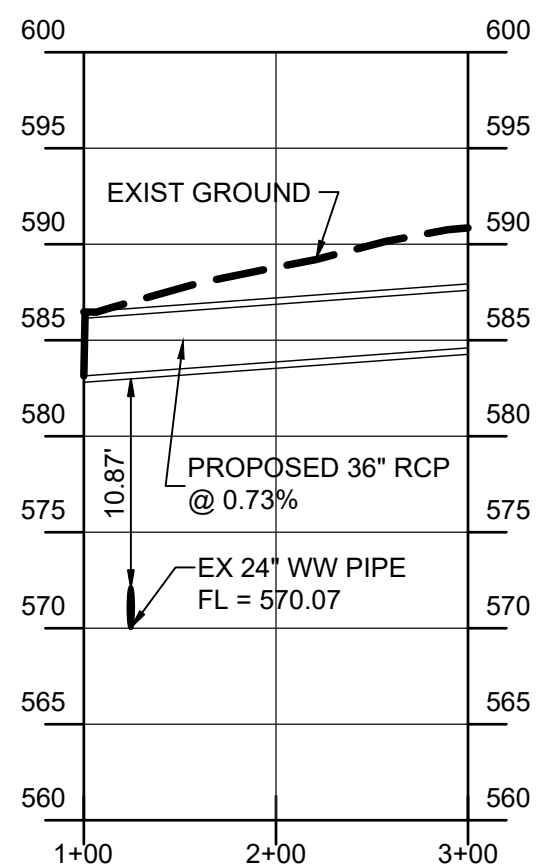
MAX WSE



THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE ROUND ROCK AREA "ONE CALL" SYSTEM AT 1-800-544-5877 (DIG TESS) 8 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES. AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANIES' APPROVAL, AT THE EXPENSE OF THE CONTRACTOR.



SD-1 PROFILE



SD-3 PROFILE

CAMERON 96 PRELIMINARY PLAN

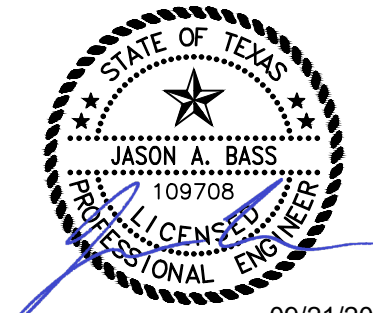
CAMERON ROAD
PFLUGERVILLE, TEXAS



HALFF ASSOCIATES, INC.
13820 BRIARWICK DRIVE
PFLUGERVILLE, TEXAS 78067
(512) 777-4800

Revision No.	Date	Description

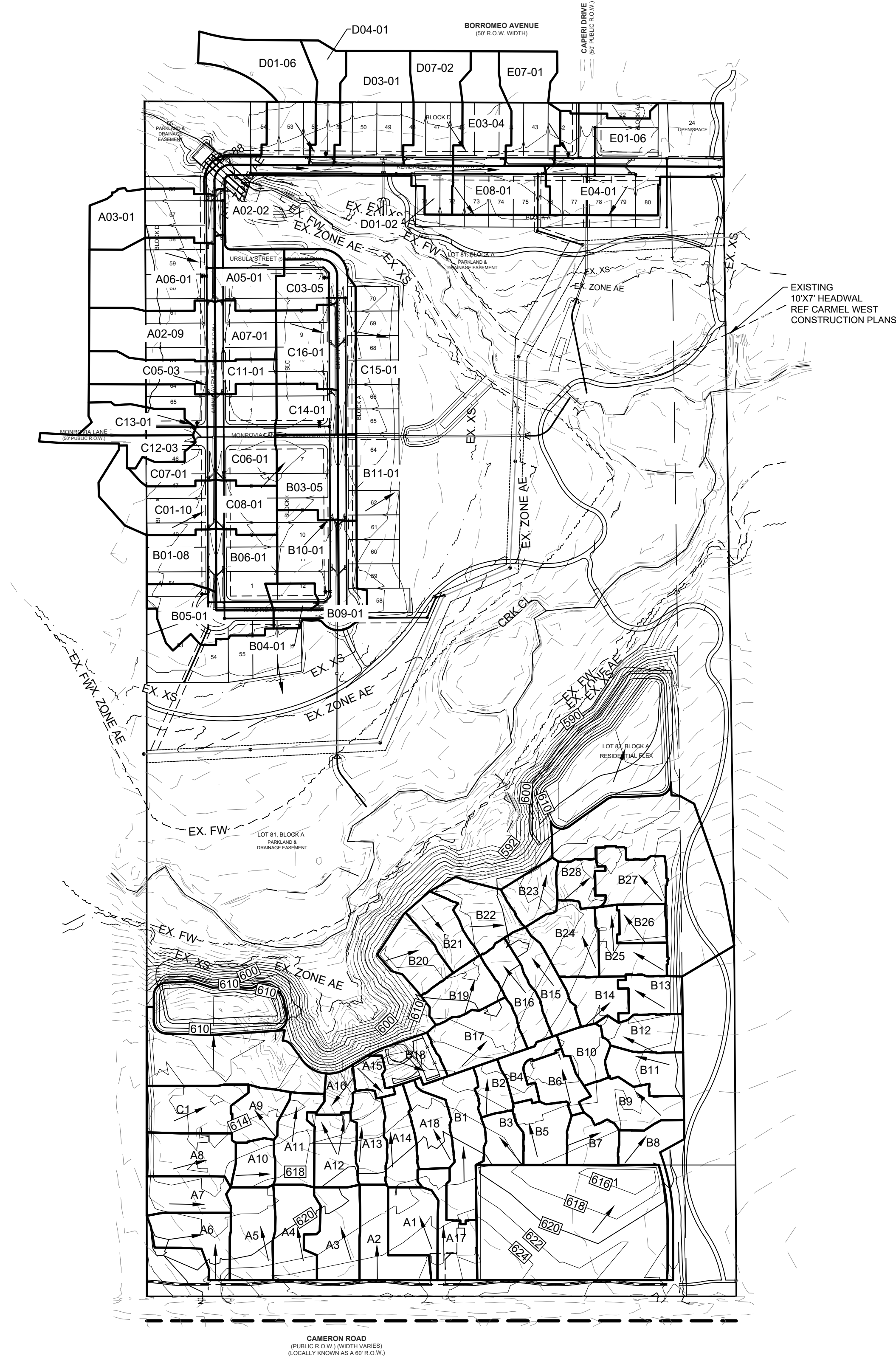
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Project No.: 37800.002
Issued: 09/21/2023
Drawn By: PMH
Checked By: JAB
Scale:
Sheet Title

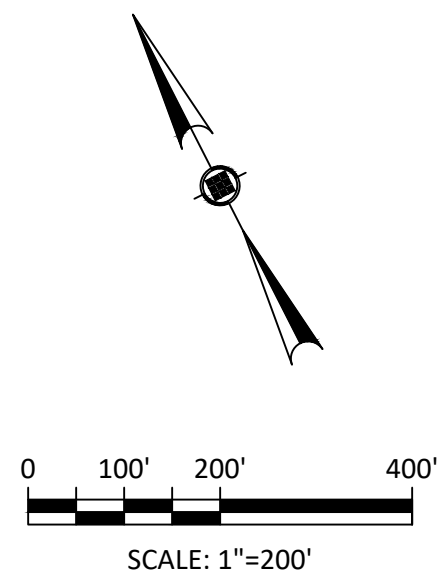
PROPOSED OVERALL DRAINAGE AREA MAP AND CALCULATIONS SHEET



ID	Acreage	Tc	I 25	I 100	% IMP	C tot	Q 25	Q 100
-	ac	min	in/hr	in/hr	%	-	cfs	cfs
A.02-02	0.06	5	11.3	14.9	85.5	0.87	0.59	0.78
A.02-09	0.86	5	11.3	14.9	52.2	0.69	6.73	8.86
A.03-01	0.87	5	11.3	14.9	54.5	0.70	6.93	9.13
A.05-01	0.54	5	11.3	14.9	67.2	0.77	4.72	6.22
A.06-01	1.13	5	11.3	14.9	55.8	0.71	9.10	11.97
A.07-01	0.45	5	11.3	14.9	61.9	0.74	3.79	4.99
B.01-08	0.5	5	11.3	14.9	67.9	0.78	4.39	5.78
B.03-05	0.67	5	11.3	14.9	63.8	0.75	5.72	7.53
B.04-01	0.17	5	11.3	14.9	54.5	0.70	1.35	1.78
B.05-01	0.69	5	11.3	14.9	62.8	0.75	5.85	7.70
B.06-01	0.62	5	11.3	14.9	66.5	0.77	5.40	7.11
B.09-01	0.45	5	11.3	14.9	67.1	0.77	3.93	5.18
B.10-01	0.68	5	11.3	14.9	64.8	0.76	5.85	7.70
B.11-01	0.22	5	11.3	14.9	58.9	0.73	1.81	2.39
C.01-10	0.82	5	11.3	14.9	49.9	0.68	6.31	8.30
C.03-05	0.39	5	11.3	14.9	62.5	0.75	3.30	4.34
C.05-03	0.5	5	11.3	14.9	60.7	0.74	4.17	5.49
C.06-01	0.81	5	11.3	14.9	63.7	0.75	6.91	9.10
C.07-01	0.81	5	11.3	14.9	61.8	0.74	6.82	8.98
C.08-01	0.41	5	11.3	14.9	64.7	0.76	3.52	4.64
C.11-01	0.23	5	11.3	14.9	68.1	0.78	2.02	2.67
C-12-03	0.33	5	11.3	14.9	75.5	0.82	3.05	4.02
C.13-01	0.41	5	11.3	14.9	56.0	0.71	3.31	4.35
C.14-01	0.42	5	11.3	14.9	62.8	0.75	3.56	4.69
C.15-01	0.5	5	11.3	14.9	64.2	0.76	4.28	5.64
C.16-01	0.65	5	11.3	14.9	65.8	0.77	5.63	7.41
D.01-02	0.52	5	11.3	14.9	73.3	0.81	4.74	6.24
D.01-06	1.23	5	11.3	14.9	29.9	0.57	7.96	10.47
D.03-01	1.11	5	11.3	14.9	52.9	0.70	8.74	11.51
D.04-01	0.46	5	11.3	14.9	37.8	0.61	3.20	4.21
D.07-02	0.82	5	11.3	14.9	56.3	0.71	6.63	8.72
E.01-06	1.28	5	11.3	14.9	42.4	0.64	9.26	12.19
E.03-04	0.68	5	11.3	14.9	57.9	0.72	5.56	7.32
E.04-01	0.84	5	11.3	14.9	74.8	0.81	7.74	10.19
E.07-01	0.8	5	11.3	14.9	53.5	0.70	6.33	8.33
E.08-01	0.65	5	11.3	14.9	73.8	0.81	5.95	7.83

GRATE INLET IN SAG														
DESIGN CALCULATION					CARRYOVER		INLET SPECIFIC						PONDING	
INLET	AREA	C100	I100	Q	FROM UPSTREAM	Q.TOTAL	SLOPE	INLET SIZE	OPEN AREA	CLOG FACTOR	REDUCED AREA	DEPTH	BYPASS	
LOCATION	(AC)		(IN/HR)	(CFS)	(CFS)	(CFS)	(FT/FT)	(FTXFT)	(SF)	(%)	(SF)	(IN)	(CFS)	
A1	0.48	0.77	14.89	5.52	0	5.52	0.0476	4X4	8.16	35%	5.30	2.84	0	
A2	0.52	0.77	14.89	5.93	0	5.93	0.0476	4X4	8.16	35%	5.30	2.97	0	
A3	0.57	0.77	14.89	6.57	0	6.57	0.0476	4X4	8.16	35%	5.30	3.19	0	
A4	0.54	0.77	14.89	6.20	0	6.20	0.0476	4X4	8.16	35%	5.30	3.06	0	
A5	0.57	0.77	14.89	6.49	0	6.49	0.0476	4X4	8.16	35%	5.30	3.16	0	
A6	0.49	0.77	14.89	5.56	0	5.56	0.0476	4X4	8.16	35%	5.30	2.85	0	
A7	0.42	0.77	14.89	4.79	0	4.79	0.0476	4X4	8.16	35%	5.30	2.58	0	
A8	0.53	0.77	14.89	6.08	0	6.08	0.0476	4X4	8.16	35%	5.30	3.02	0	
A9	0.34	0.77	14.89	3.91	0	3.91	0.0476	4X4	8.16	35%	5.30	2.25	0	
A10	0.26	0.77	14.89	2.95	0	2.95	0.0476	4X4	8.16	35%	5.30	1.87	0	
A11	0.47	0.77	14.89	5.34	0	5.34	0.0476	4X4	8.16	35%	5.30	2.77	0	
A12	0.43	0.77	14.89	4.98	0	4.98	0.0476	4X4	8.16	35%	5.30	2.65	0	
A13	0.38	0.77	14.89	4.37	0	4.37	0.0476	4X4	8.16	35%	5.30	2.43	0	
A14	0.39	0.77	14.89	4.43	0	4.43	0.0476	4X4	8.16	35%	5.30	2.45	0	
A15	0.15	0.77	14.89	1.77	0	1.77	0.0476	4X4	8.16	35%	5.30	1.33	0	
A16	0.18	0.77	14.89	2.04	0	2.04	0.0476	4X4	8.16	35%	5.30	1.46	0	
A17	0.45	0.77	14.89	5.13	0	5.13	0.0476	4X4	8.16	35%	5.30	2.70	0	
A18	0.40	0.77	14.89	4.62	0	4.62	0.0476	4X4	8.16	35%	5.30	2.52	0	
C1	0.59	0.77	14.89	6.75	0	6.75	0.0476	4X4	8.16	35%	5.30	3.24	0	
B1	0.68	0.77	14.89	7.83	0	7.83	0.0476	4X4	8.16	35%	5.30	3.52	0	
B2	0.22	0.77	14.89	2.48	0	2.48	0.0476	4X4	8.16	35%	5.30	3.58	0	
B3	0.27	0.77	14.89	3.06	0	3.06	0.0476	4X4	8.16	35%	5.30	1.91	0	
B4	0.24	0.77	14.89	2.72	0	2.72	0.0476	4X4	8.16	35%	5.30	1.77	0	
B5	0.42	0.77	14.89	4.81	0	4.81	0.0476	4X4	8.16	35%	5.30	2.59	0	
B6	0.34	0.77	14.89	3.88	0	3.88	0.0476	4X4	8.16	35%	5.30	2.24	0	
B7	0.32	0.77	14.89	3.71	0	3.71	0.0476	4X4	8.16	35%	5.30	2.18	0	
B8	0.39	0.77	14.89	4.44	0	4.44	0.0476	4X4	8.16	35%	5.30	2.45	0	
B9	0.51	0.77	14.89	5.83	0	5.83	0.0476	4X4	8.16	35%	5.30	2.94	0	
B10	0.29	0.77	14.89	3.37	0	3.37	0.0476	4X4	8.16	35%	5.30	2.04	0	
B11	0.39	0.77	14.89	4.52	0	4.52	0.0476	4X4	8.16	35%	5.30	2.48	0	
B12	0.38	0.77	14.89	4.37	0	4.37	0.0476	4X4	8.16	35%	5.30	2.43	0	
B13	0.31	0.77	14.89	3.60	0	3.60	0.0476	4X4	8.16	35%	5.30	2.13	0	
B14	0.34	0.77	14.89	3.86	0	3.86	0.0476	4X4	8.16	35%	5.30	2.23	0	
B15	0.44	0.77	14.89	5.05	0	5.05	0.0476	4X4	8.16	35%	5.30	2.67	0	
B16	0.42	0.77	14.89	4.80	0	4.80	0.0476	4X4	8.16	35%	5.30	2.58	0	
B17	0.63	0.77	14.89	7.25	0	7.25	0.0476	4X4	8.16	35%	5.30	3.40	0	
B18	0.34	0.77	14.89	3.94	0	3.94	0.0476	4X4	8.16	35%	5.30	2.26	0	
B19	0.42	0.77	14.89	4.82	0	4.82	0.0476	4X4	8.16	35%	5.30	2.59	0	
B20	0.43	0.77	14.89	4.91	0	4.91	0.0476	4X4	8.16	35%	5.30	2.62	0	
B21	0.39	0.77	14.89	4.46	0	4.46	0.0476	4X4	8.16	35%	5.30	2.46	0	
B22	0.49	0.77	14.89	5.59	0	5.59	0.0476	4X4	8.16	35%	5.30	2.86	0	
B23	0.33	0.77	14.89	3.74	0	3.74	0.0476	4X4	8.16	35%	5.30	2.19	0	
B24	0.54	0.77	14.89	6.20	0	6.20	0.0476	4X4	8.16	35%	5.30	3.06	0	
B25	0.42	0.77	14.89	4.85	0	4.85	0.0476	4X4	8.16	35%	5.30	2.60	0	
B26	0.25	0.77	14.89	2.91	0	2.91	0.0476	4X4	8.16	35%	5.30	1.85	0	
B27	0.48	0.77	14.89	5.52	0	5.52	0.0476	4X4	8.16	35%	5.30	2.84	0	
B28	0.25	0.77	14.89	2.88	0	2.88	0.0476	4X4	8.16	35%	5.30	1.84	0	

RAISED WYE INLET													
E1	3.44	0.874	14.89	44.77	0	44.77	0.0476	4x4	6.00	0%	6	16.02	0



LEGEND

-
- SITE BOUNDARY
 OFFSITE LOT BOUNDARY
 EXISTING CONTOUR
 PROPOSED CONTOUR
 DRAINAGE AREA
 DRAINAGE FLOW DIRECTION

NOTE:
1) ALL INLET DRAINAGE AREAS ARE ASSUMED TO HAVE A TIME OF CONCENTRATION OF 5 MINUTES.



Know what's below.
Call before you dig.

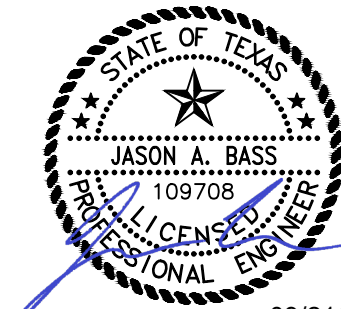
THE INFORMATION SHOWN IN THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE ROCK AREA "ONE CALL" SYSTEM AT 1-800-344-8377 (DIGITEST) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.



HALFF ASSOCIATES, INC.
TBPELS ENGINEERING FIRM #F-312
TBPELS SURVEYING FIRM #F-10029607
13620 BRIARWICK DRIVE
BLDG C, STE 100
AUSTIN, TX 78729
(512) 777-4600

[illegible]

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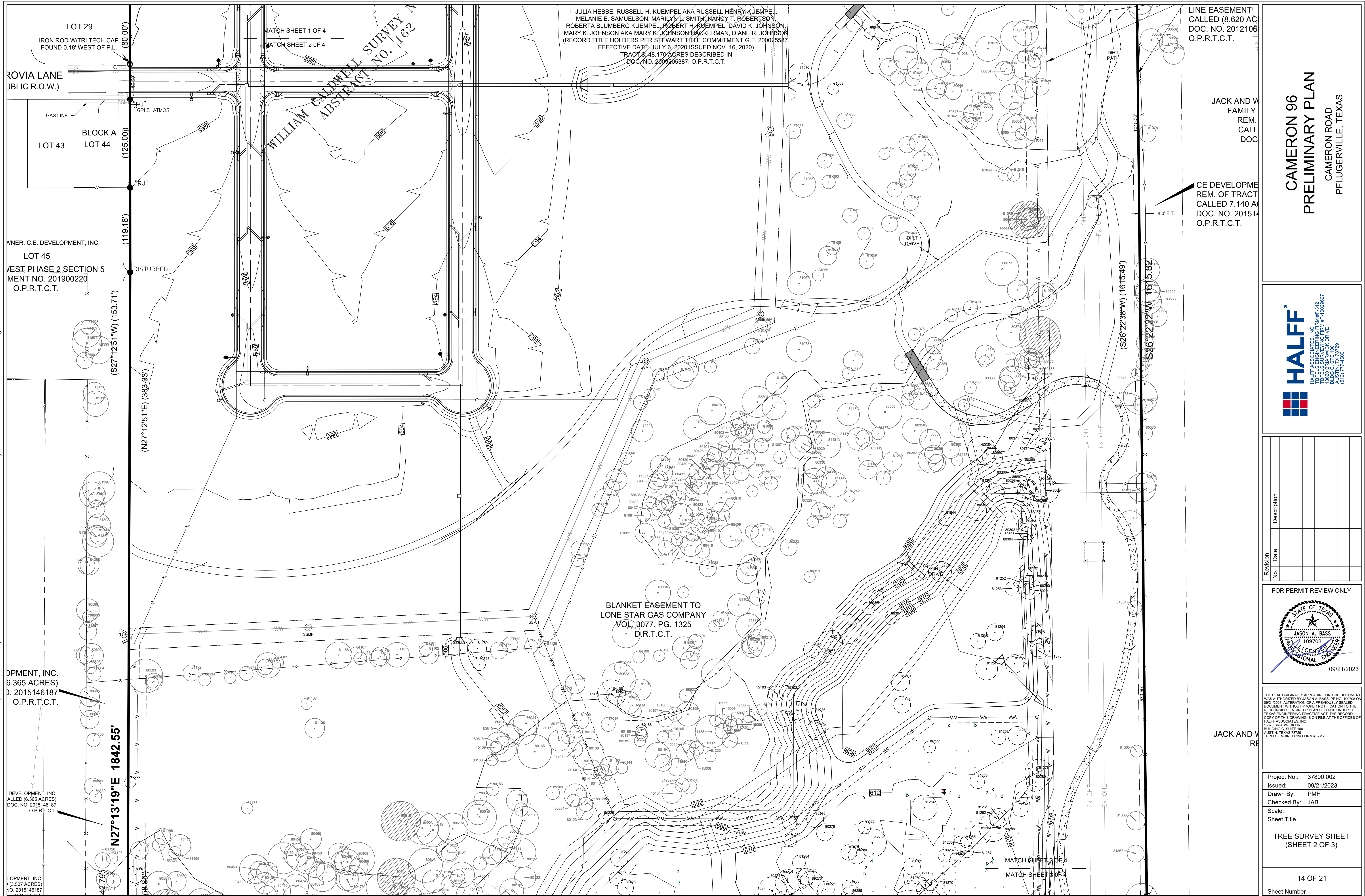


09/21/2023

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BUILDING C, SUITE 100
AUSTIN, TEXAS 78729
TRPFLS ENGINEERING FIRM #F-312

Project No.:	37800.002
Issued:	09/21/2023
Drawn By:	PMH
Checked By:	JAB
Scale:	
Sheet Title	

PROPOSED SUB-DRAINAGE
AREA MAP AND
CALCULATIONS SHEET

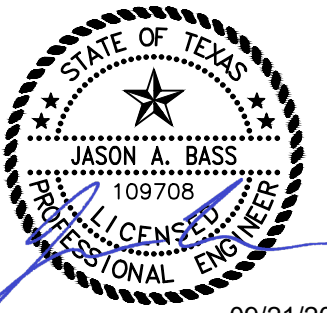


LINE EASEMENT
CALLED (8.620 AC)
DOC. NO. 2012106
D.P.R.T.C.T.

JACK AND W
FAMILY
REM.
CALL
DOC

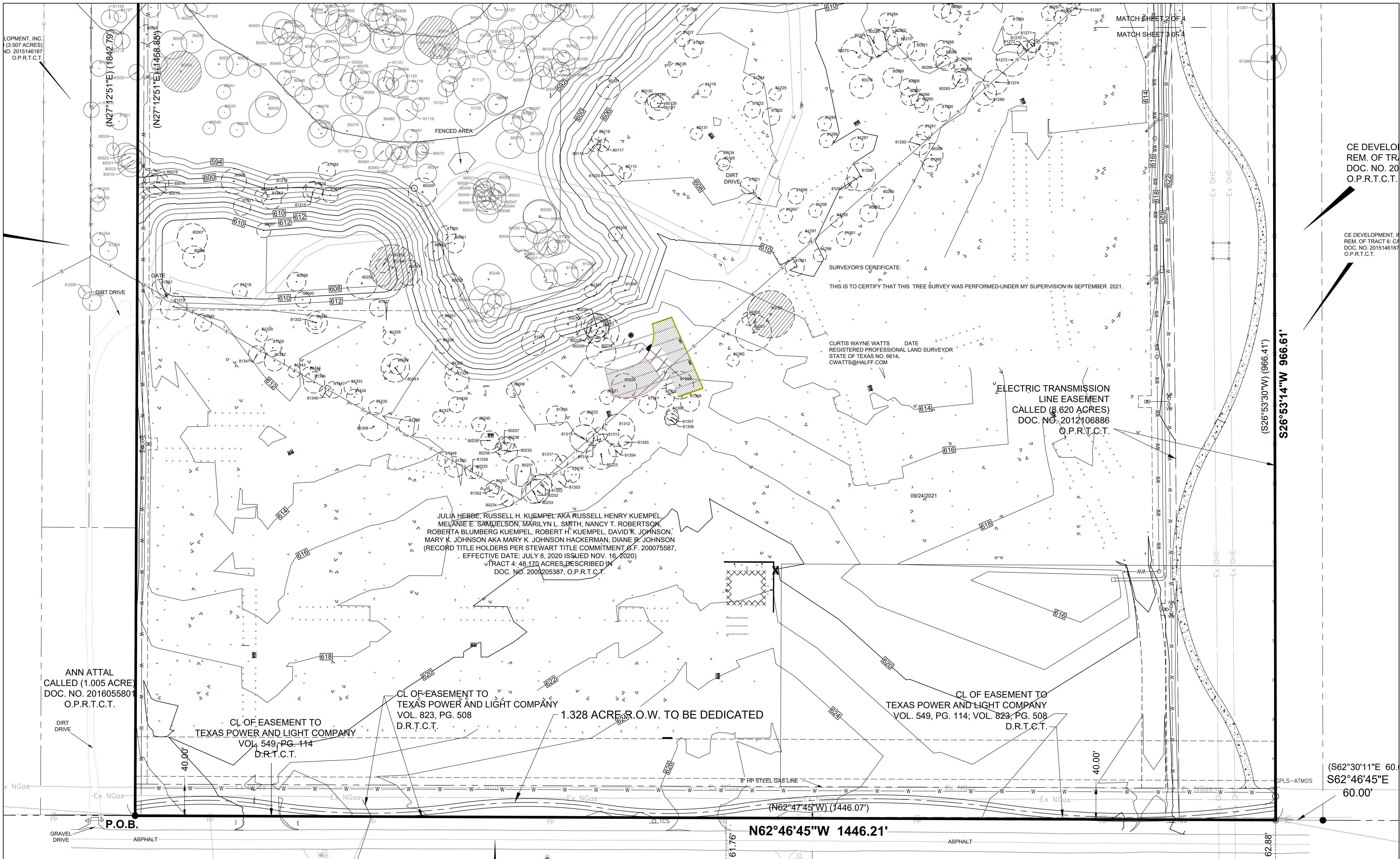
CE DEVELOPME
REM. OF TRACT
CALLED 7.140 A
DOC. NO. 201514
O.P.R.T.C.T.

CAMERON 96
PRELIMINARY PLAN
CAMERON ROAD
PFLUGERVILLE, TEXAS

[illegible]

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Project No.:	37800.002
Issued:	09/21/2023
Drawn By:	PMH
Checked By:	JAB
Scale:	
Sheet Title	
TREE SURVEY SHEET (SHEET 2 OF 3)	
14 OF 21	
Sheet Number	



WILLARD R. HEBBE AND JULIA HEBBE CALLED (2.00 ACRES) VOL. 8157, PG. 885 D.R.T.C.T.	WILLARD RALPH HEBBE, KEVIN MATTHEW HEBBE AND KRISTAN ANNA HEBBE CALLED (135.5034 ACRES) DOC. NO. 2002166581 O.P.R.T.C.T.	CAMERON ROAD (PUBLIC R.O.W.) (WIDTH VARIES) (LOCALLY KNOWN AS A 60' R.O.W.)	LLOYD EUGENE HEBBE, JINA DENE MORRIS AND CRAIG LLOYD HEBBE CALLED (135.2000 ACRES) DOC. NO. 2002166582 O.P.R.T.C.T.	LLOYD E. HEBBE AND PAMELA C. HEBBE CALLED (5 ACRES) VOL. 5087, PG. 308 D.R.T.C.T	LLOYD EUGENE HEBBE, JINA DENE MORRIS AND CRAIG LLOYD HEBBE CALLED (135.2000 ACRES) DOC. NO. 2002166582 O.P.R.T.C.T.
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CAMERON 96
PRELIMINARY PLAN
CAMERON ROAD
PFLUGERVILLE, TEXAS

CE DEVELOP
REM. OF TR
DOC. NO. 20
O.P.R.T.C.T.

CE DEVELOPMENT, I
REM. OF TRACT 6, CA
DOC. NO. 2015146187
O.P.R.T.C.T.

HALFF

HALFF ASSOCIATES, INC.
13620 BRIARWICK DRIVE
SUITE 100
PFLUGERVILLE, TEXAS 78067
(512) 777-4800

Revision No.	Date	Description

FOR PERMIT REVIEW ONLY

STATE OF TEXAS
JASON A. BASS
109708
PROFESSIONAL ENGINEER

09/21/2023

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Project No.: 37800.002
Issued: 09/21/2023
Drawn By: PMH
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Sheet Title
TREE SURVEY SHEET
(SHEET 3 OF 3)
15 OF 21
Sheet Number

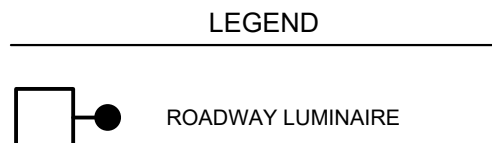
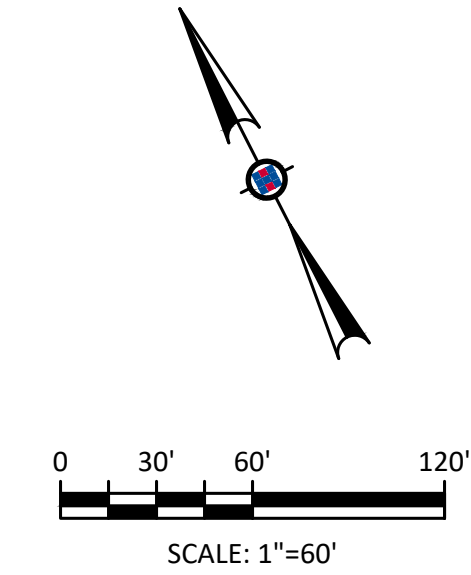
CASE NUMBER: PP2109-03

TAG

R
OS
H

SIZE/TYPE
MULTIPLE TRUNK TREES TOTAL # DENOTED AS BY (X)
DENOTES TREE TO BE REMOVED
OFF-SITE TREE
HERITAGE TREE

15008	9" CEDAR ELM	R	80188	8" ELM	R	80391	12" ELM	R	80585	17" ASH	R	80803	10.5" HACKBERRY(2X)	R	80946	11.5" HACKBERRY	81089	9" BOIS D'ARC (2X)	81233	8" MESQUITE	R	81377	14" HACKBERRY		
15009	10" CEDAR ELM		80194	18" ELM (2X)		80392	17" ELM	R	80587	12" ASH	R	80804	8" HACKBERRY	R	80947	17" MESQUITE(4X)	81090	17" MESQUITE(4X)	81234	17" MESQUITE(2X)		OS 81378	12" MESQUITE		
15010	13" CEDAR ELM (2X)		80195	12" ELM		80393	10" ELM		80591	18" ELM (2X)		80805	8" HACKBERRY		80948	14" MESQUITE(4X)	81091	8" MESQUITE	81235	8.5" MESQUITE		OS 81379	19" BLACK WILLOW(3X)		
15011	9" CEDAR ELM		80196	8" ELM		80394	9" ELM		80592	18" ELM (2X)		80806	8" HACKBERRY(2X)		80949	8" MESQUITE(2X)	81092	10.5" BOIS D'ARC (2X)	R	81236	10.5" MESQUITE(2X)		OS 81380	13.5" HACKBERRY	
15016	10" CEDAR ELM		80197	11" ELM		80395	10" ELM		OS 80593	16" ELM		80807	10" HACKBERRY(4X)		80950	9.5" HACKBERRY	81093	15.5" BOIS D'ARC (4X)		81237	13.5" MESQUITE(4X)		OS 81381	9" HACKBERRY(2X)	
15094	11" CEDAR ELM		80198	17" ELM		80396	11" ELM		OS 80599	8" ELM		80808	8.5" CHINABERRY		80951	9" HACKBERRY	81094	11" MESQUITE(2X)		81238	11.5" MESQUITE(2X)		OS 81382	12" HACKBERRY	
15095	10" CEDAR ELM		80199	21" ELM		80397	12" ELM		OS 80600	9" ELM		80809	23.5" HACKBERRY(4X)		80952	9" BOIS D'ARC (2X)	81095	9.5" BOIS D'ARC (2X)		81239	13" MESQUITE		OS 81383	13.5" HACKBERRY	
15096	9" CEDAR ELM		80201	14" ELM		80398	12" ELM		80601	12" ELM		80810	17.5" HACKBERRY		80953	13.5" MESQUITE(5X)	81096	14.5" BOIS D'ARC (2X)	R	81240	9" BOIS D'ARC (2X)		81384	8.5" HACKBERRY	
15097	12" CEDAR ELM		80202	9" ELM		80399	9" ELM		OS 80602	17" ELM (3X)		80811	10" HACKBERRY		80954	10" BOIS D'ARC (4X)	81097	10" BOIS D'ARC (2X)		81241	9.5" BOIS D'ARC (2X)		81385	11.5" HACKBERRY	
15098	10" CEDAR ELM		80212	12" ELM		80400	8" ELM		OS 80603	9" ELM		80812	15" HACKBERRY		80955	11.5" MESQUITE(6X)	81098	9.5" BOIS D'ARC (2X)		81242	8" MESQUITE(2X)		81386	9" HACKBERRY	
15099	8" CEDAR ELM		80213	20" ELM (2X)		80401	8" ELM		OS 80604	10" ELM		80813	9.5" HACKBERRY		80956	10.5" HACKBERRY(2X)	81099	9" BOIS D'ARC		81243	10" BOIS D'ARC (2X)		OS 81387	12.5" HACKBERRY	
15100	10" CEDAR ELM		80220	16" ELM		80402	8" ELM		OS 80605	14" ELM		80814	17.5" HACKBERRY		80957	11.5" HACKBERRY	81100	8" BOIS D'ARC	R	81244	10.5" MESQUITE(3X)		OS 81388	13.5" HACKBERRY(2X)	
15101	9" CEDAR ELM	R	80221	9" ELM		80403	9" ELM		OS 80606	9" ELM		80815	11" HACKBERRY(3X)		80958	12" MESQUITE(3X)	81101	11" BOIS D'ARC		81245	11" MESQUITE(3X)		OS 81389	22" HACKBERRY(2X)	
15102	11" CEDAR ELM	R	80222	9" ELM		80404	9" ELM		OS 80607	13" ELM (3X)		80816	13" HACKBERRY(2X)		80959	8" HACKBERRY	81102	16" BOIS D'ARC (3X)		81246	14.5" BOIS D'ARC (3X)		OS 81390	12" HACKBERRY	
15103	11" CEDAR ELM	R	80223	19" ELM		80405	8" ELM		R 80608	8" ELM		80817	12.5" HACKBERRY		80960	13" HACKBERRY(6X)	81103	11" CEDAR ELM(3X)		81247	11" BOIS D'ARC (3X)		OS 81391	15.5" BOIS D'ARC (3X)	
15104	14" CEDAR ELM	R	80224	19" ELM		80406	9" ELM		80609	12" ELM		80818	14" HACKBERRY(2X)		80961	8" BOIS D'ARC (3X)	81104	10" BOIS D'ARC		81248	8" MESQUITE		OS 81392	12" HACKBERRY(2X)	
15105	8" CEDAR ELM	R	80225	19" ELM		80407	9" ELM	H	80610	28" ELM (2X)		80819	11" HACKBERRY		80962	8" MESQUITE(5X)	81105	12.5" BOIS D'ARC		81249	13.5" BOIS D'ARC		OS 81393	16.5" HACKBERRY(3X)	
15106	10" ASH	R	80226	14" ELM (2X)		80408	20" ELM		80611	23" ELM (2X)		80820	12" HACKBERRY		80963	21" HACKBERRY(2X)	81106	16" BOIS D'ARC (4X)		81250	8.5" MESQUITE(4X)		OS 81394	10.5" HACKBERRY(3X)	
15107	10" CEDAR ELM	R	80227	21" ELM (3X)		80409	8" ELM		80612	24" ELM		80821	16" HACKBERRY		80964	8" BOIS D'ARC (2X)	81107	15" BOIS D'ARC (2X)	R	81251	8" MESQUITE		OS 81395	18" HACKBERRY(2X)	
15108	18" ASH	R	80228	12" ELM		80410	13" ELM (3X)		80613	24" ELM (2X)		80822	10.5" HACKBERRY		80965	16" HACKBERRY	R	81108	9.5" CEDAR ELM		81252	8.5" BOIS D'ARC		OS 81396	23" HACKBERRY(3X)
15109	8" ASH	R	80229	16" ELM (2X)		80411	27" ELM (2X)		80614	18" ELM (2X)		80823	19.5" HACKBERRY(2X)		80966	18.5" HACKBERRY(2X)	81109	8.5" GREEN ASH(2X)		81253	9.5" MESQUITE(2X)		OS 81397	18" HACKBERRY	
15110	20" ASH	R	80230	17" ELM		80412	10" ELM		80615	22" ELM		OS 80824	8.5" HACKBERRY		80967	17" HACKBERRY	81110	17" CEDAR ELM		81254	12" EASTERN RED CEDAR(5X)		OS 81398	15.5" HACKBERRY	
15111	8" ASH	R	80231	19" ELM		80413	8" ELM		80616	24" ELM (2X)		OS 80825	8.5" HACKBERRY		80968	10.5" HACKBERRY(2X)	81111	8" MESQUITE(3X)		81255	13" EASTERN RED CEDAR		OS 81399	19.5" HACKBERRY(2X)	
15112	19" ASH (2X)	R	80232	15" ELM		80414	16" ELM		80617	9" ELM		80826	10" BOIS D'ARC (4X)		80969	8.5" HACKBERRY	81112	13.5" BLACK WILLOW		81256	11" EASTERN RED CEDAR(5X)		OS 81400	11.5" HACKBERRY	
15113	17" CEDAR ELM	R	80233	15" ELM		80415	8" ELM		80618	16" ASH		80827	11" GREEN ASH(2X)		80970	20" HACKBERRY	81113	14.5" GREEN ASH		81257	15.5" EASTERN RED CEDAR(7X)		OS 81401	21" HACKBERRY(6X)	
15114	10" CEDAR ELM	R	80234	8" ELM		80416	8" ELM		80619	8" ELM		80828	11" HACKBERRY		80971	8" HACKBERRY	81114	13.5" BOIS D'ARC		81258	10.5" CEDAR ELM(4X)		OS 81402	19" HACKBERRY(3X)	
15115	18" CEDAR ELM	R	80235	12" ELM (3X)		80417	10" ELM		80620	21" ASH (2X)		80829	15" BLACK WILLOW		80972	14" HACKBERRY	81115	9.5" BOIS D'ARC		81259	13" EASTERN RED CEDAR(6X)		OS 81403	10" HACKBERRY	
15116	16" CEDAR ELM		80236	8" ELM		80418	10" ELM		80621	18" ELM		80830	10.5" RED MULBERRY(2X)		80973	14" HACKBERRY	81116	9.5" HACKBERRY		81260	10.5" EASTERN RED CEDAR(3X)				
15117	11" ASH	R	80237	9" ELM		80419	10" ASH		80622	14" ELM		80831	9.5" BOIS D'ARC (2X)		80974	16" HACKBERRY	81117	23.5" BOIS D'ARC (3X)		81261	13.5" HACKBERRY(2X)				
15118	12" ASH	R	80238	8" ELM		80420	8" ELM		80623	24" ELM		R 80832	8" ELM		80975	8.5" HACKBERRY	81118	13.5" BOIS D'ARC		81262	11" HACKBERRY				
15119	14" ASH	R	80239	12" ELM		80421	8" ELM	R	80624	20" ELM (3X)		80833	11" GREEN ASH(2X)		80976	11" HACKBERRY	81119	8.5" BOIS D'ARC		81263	14.5" HACKBERRY				
15120	20" CEDAR ELM	R	80240	9" ELM		80422	9" ELM		80625	16" ELM		80834	8" HACKBERRY		80977	8" HACKBERRY	81120	8" HACKBERRY		81264	18" EASTERN RED CEDAR(4X)				
15121	10" ASH	R	80241	18" ELM (2X)		80423	9" ELM		80626	9" ASH		80835	14" GREEN ASH(5X)		80978	9" HACKBERRY	81121	13.5" BOIS D'ARC (2X)		81265	11" MESQUITE(2X)				
15122	10" ASH	R	80242	10" ELM		80425	10" ELM		80627	10" ASH		80836	8" BOIS D'ARC (3X)		80979	11.5" HACKBERRY(2X)	81122	13.5" BOIS D'ARC (2X)		81266	8" MESQUITE(2X)				



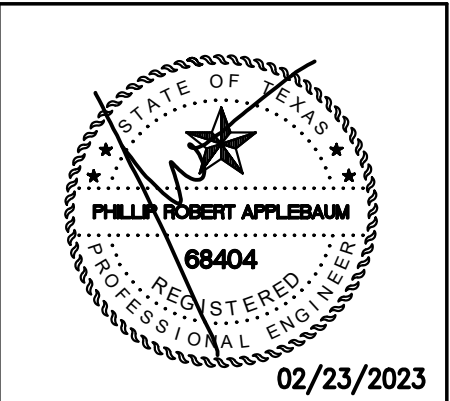
GENERAL NOTES

A: ALL LIGHT POLES ARE WITHIN 300' OF THE OTHER.

CAMERON 96
PRELIMINARY PLAN
CAMERON ROAD
PFLUGERVILLE, TEXAS



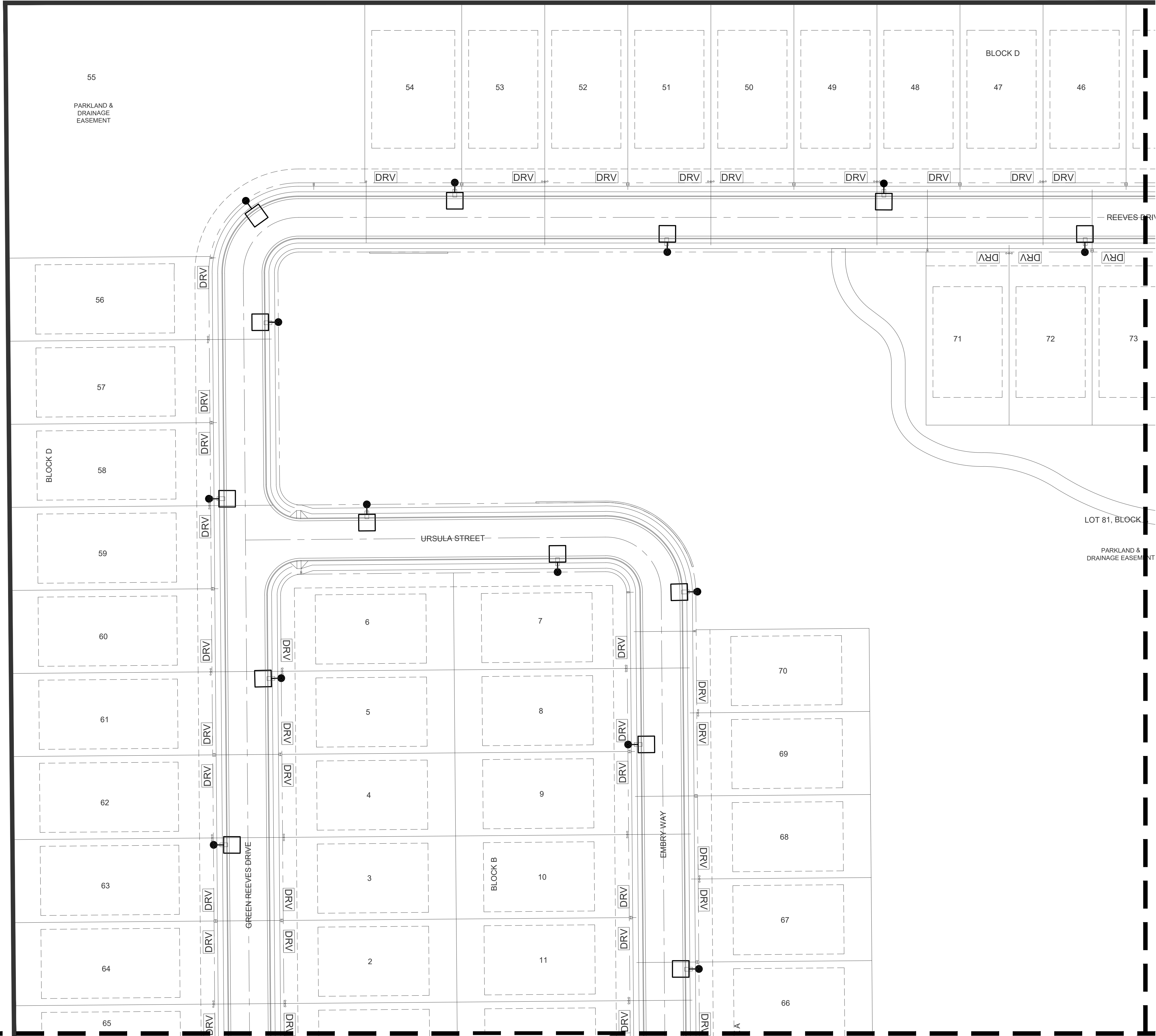
Revision No.	Date	Description



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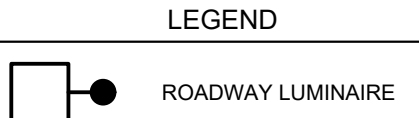
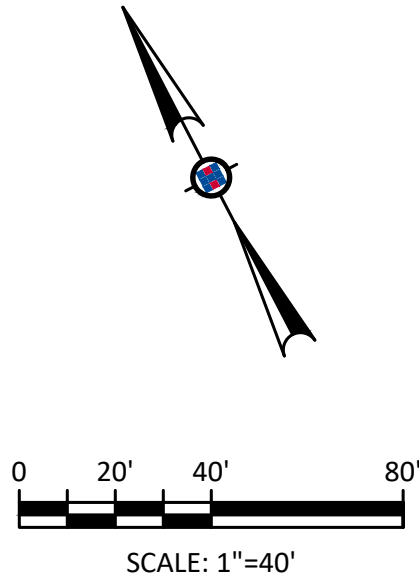
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Issued:	02/23/2022
Drawn By:	BLM
Checked By:	PRA
Scale:	1:60
Sheet Title	

ILLUMINATION
PLAN



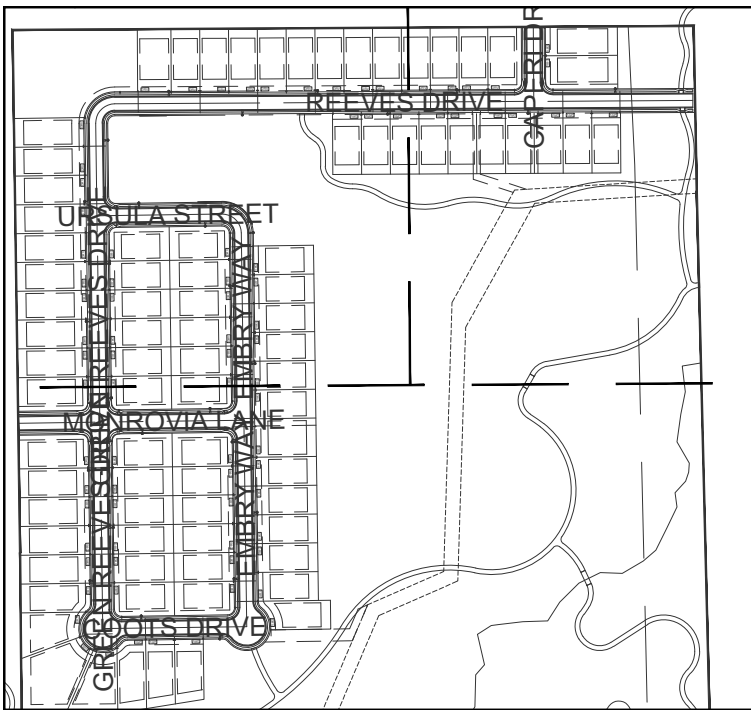
MATCHLINE
SEE SHEET 4

MATCHLINE
SEE SHEET 3



GENERAL NOTES

A. ALL LIGHT POLES ARE WITHIN 300' OF THE OTHER.



KEYPLAN

CAMERON 96
PRELIMINARY PLAN
CAMERON ROAD
PFLUGERVILLE, TEXAS

HALFF

HALFF ASSOCIATES, INC.
TBPELS ENGINEERING FIRM #312
TBPELS ENGINEERING FIRM #1028607
2800 AMERIGLEN BLVD
BLOOMINGDALE, IL 61710
(815) 777-4800

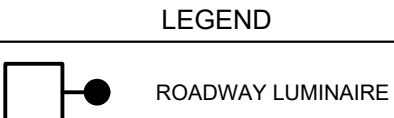
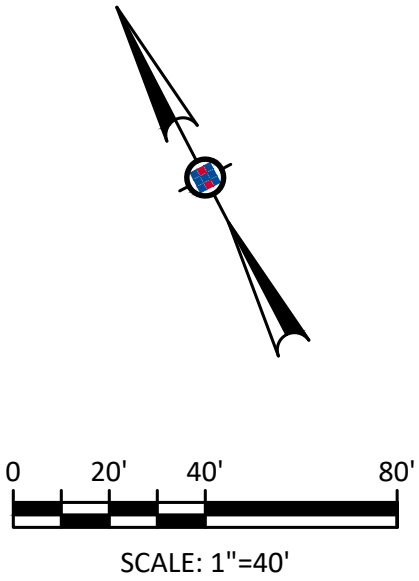
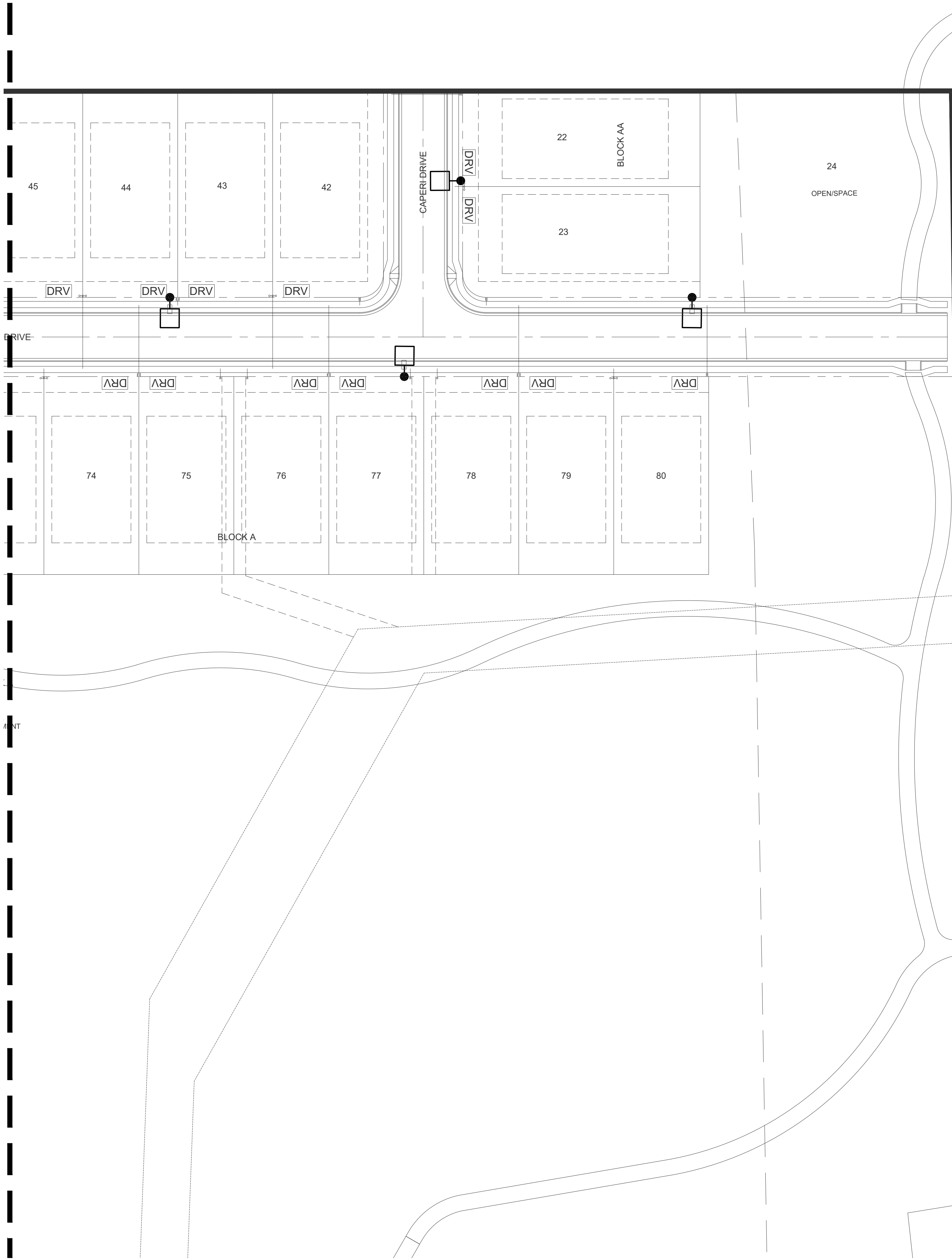
Revision No.	Date	Description

02/23/2023

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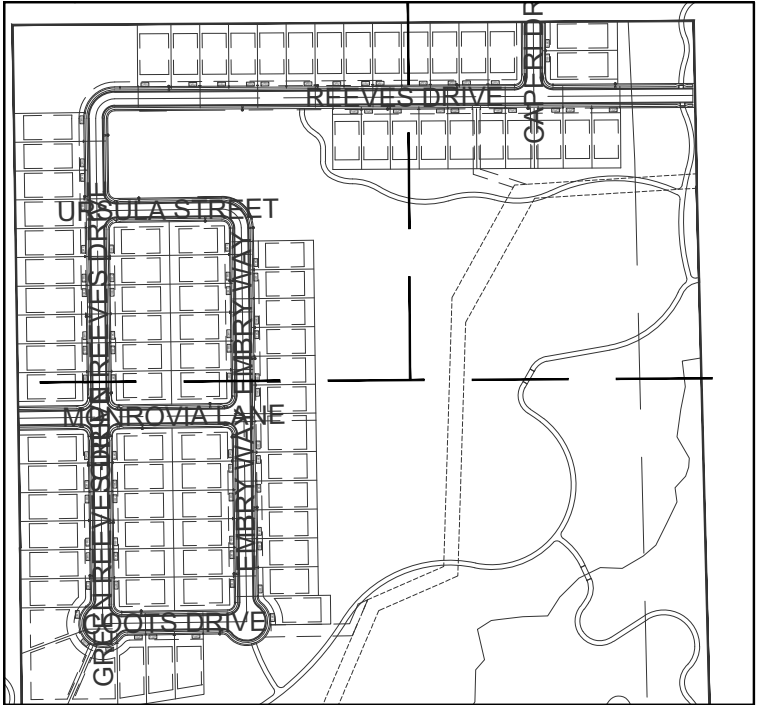
Project No.:	42256.001
Issued:	02/23/2022
Drawn By:	BLM
Checked By:	PRA
Scale:	1:40
Sheet Title	

MATCHLINE
SEE SHEET 2



GENERAL NOTES

A. ALL LIGHT POLES ARE WITHIN 300' OF THE OTHER.

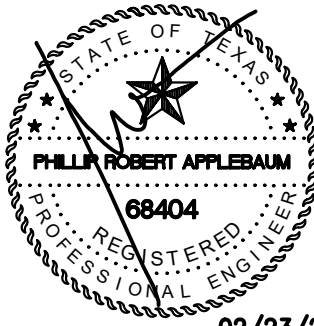


KEYPLAN

CAMERON 96
PRELIMINARY PLAN
CAMERON ROAD
PFLUGERVILLE, TEXAS



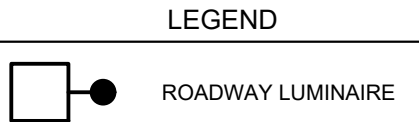
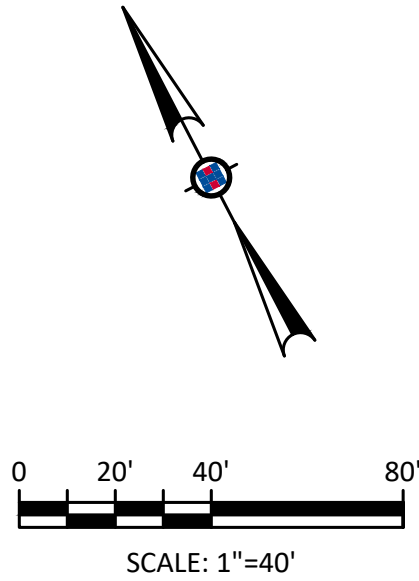
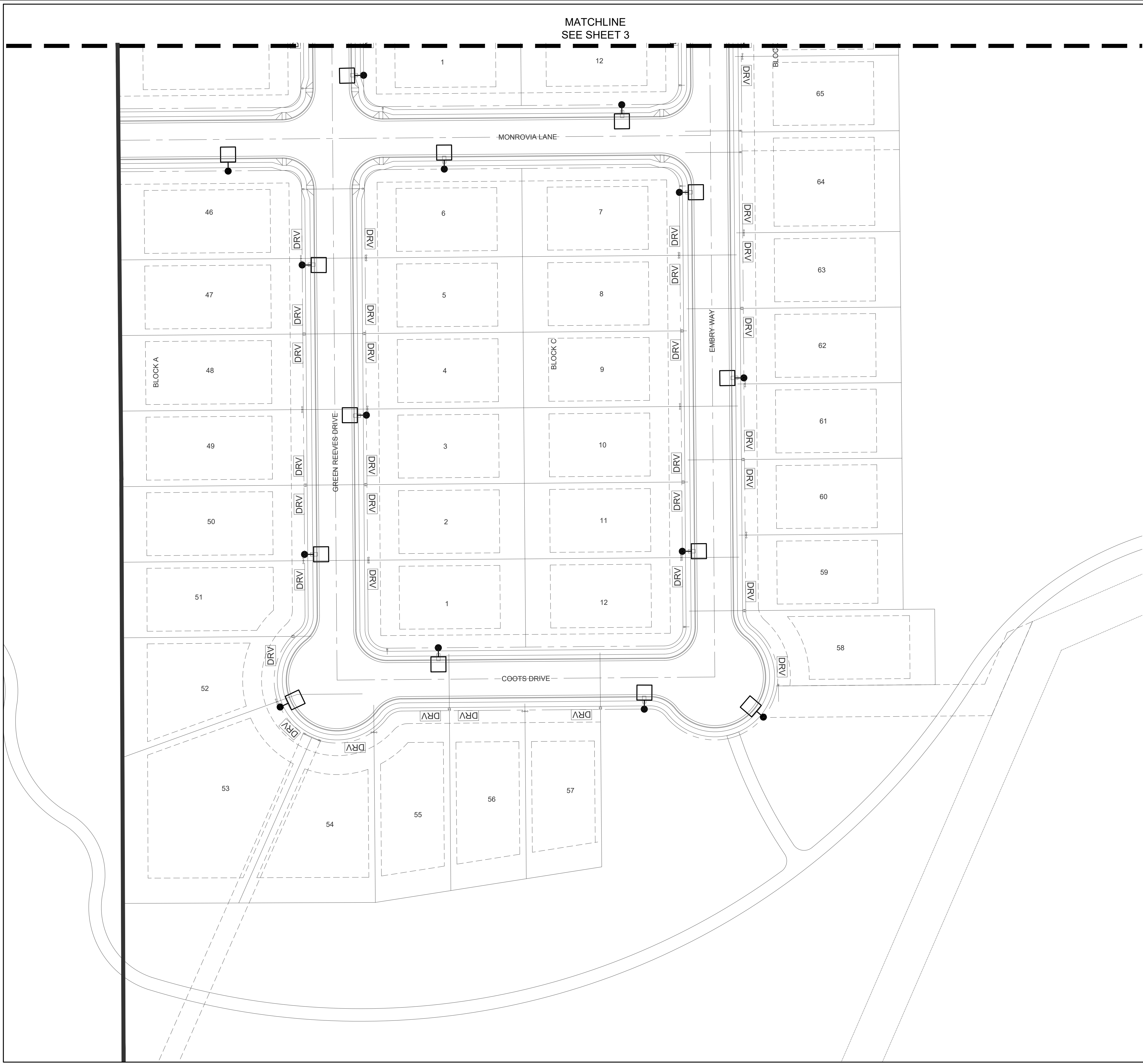
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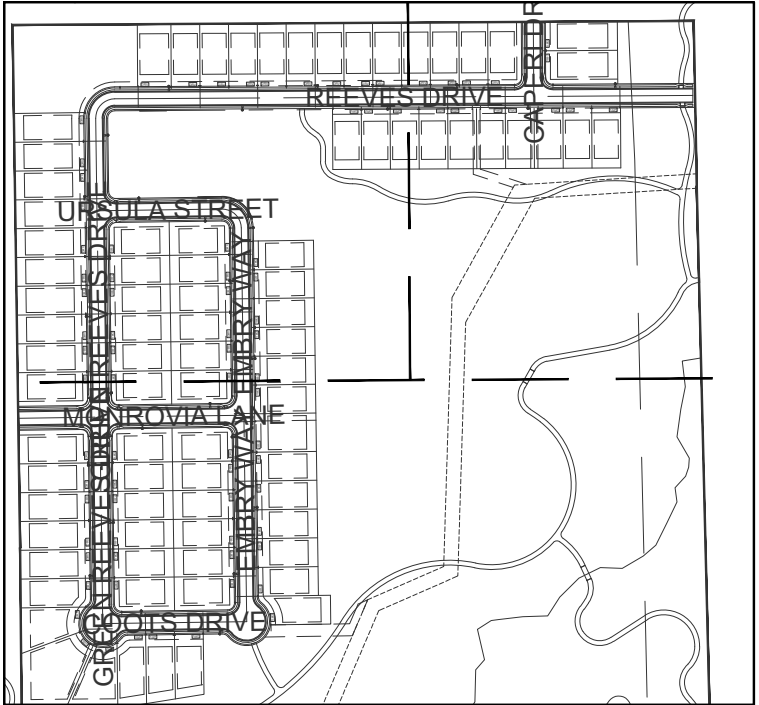
Project No.:	42256.001
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Scale:	1:40
Sheet Title	

ILLUMINATION
PLAN



GENERAL NOTES

A. ALL LIGHT POLES ARE WITHIN 300' OF THE OTHER.

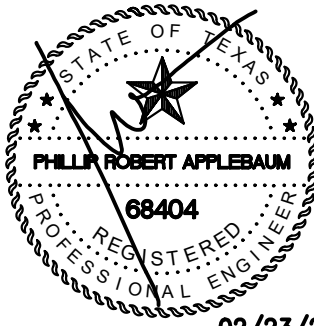


KEYPLAN

CAMERON 96
PRELIMINARY PLAN
CAMERON ROAD
PFLUGERVILLE, TEXAS

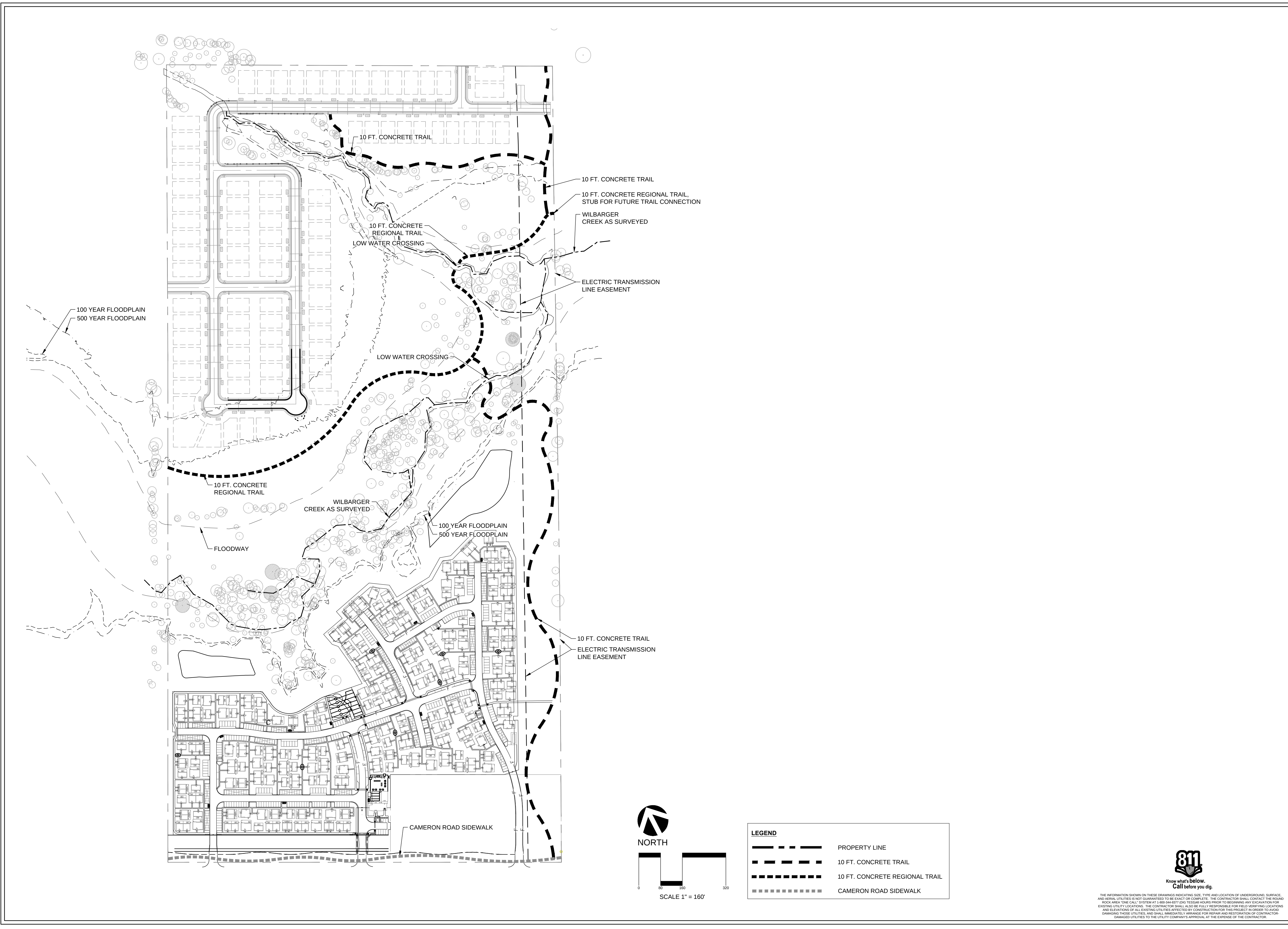


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Issued:	02/23/2022
Drawn By:	BLM
Checked By:	PRA
Scale:	1:40
Sheet Title	ILLUMINATION PLAN
E4 OF E4	
Sheet Number	



CAMERON 96
PRELIMINARY PLAN
CAMERON ROAD
PFLUGERVILLE, TEXAS

HALFF
HALFF ASSOCIATES, INC.
1800 WEST 10TH STREET, SUITE 100
DALLAS, TEXAS 75208
TEL: (214) 760-1000
FAX: (214) 760-1001
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Issued: 06.20.2022
Drawn By: KH, BM
Checked By: BH
Scale:
Sheet Title: TRAIL EXHIBIT

L1.00
Sheet Number

LEGEND

	PROPERTY LINE
	10 FT. CONCRETE TRAIL
	10 FT. CONCRETE REGIONAL TRAIL
	CAMERON ROAD SIDEWALK

811
Know what's below.
Call before you dig.
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