



SECTION 4:

DEVELOPMENT HANDBOOK

STANDARD CERTIFICATIONS, NOTES, FORMS

- **PLAT CERTIFICATION SIGNATURE BLOCKS**
- **PLAT COVERSHEET INFORMATION**
- **PLAT NOTES**
- **CONSTRUCTION PLAN NOTES**
- **FORMS FOR VACATING PLATS AND EASEMENTS**
- **UTILITY PROVIDER CONTACTS**

UPDATED: October 1, 2012

SECTION 4: CERTIFICATIONS, NOTES, FORMS

PRELIMINARY PLAN SIGNATURE BLOCK:

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF _____:

THAT I, _____, 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.

(SEAL)

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

SECTION 4: CERTIFICATIONS, NOTES, FORMS

SUBDIVISION PLAT (FINAL, MINOR, AMENDED) SIGNATURE BLOCKS:

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____:

THAT _____, BEING THE OWNER OF ___ ACRES OF LAND OUT OF THE _____ SURVEY NO. ___, ABSTRACT NO. _____ IN _____ COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN VOLUME ___, PAGE _____, OF THE REAL PROPERTY RECORDS OF _____ COUNTY, TEXAS DOES HEREBY SUBDIVIDE _____ ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS _____, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ___ DAY OF _____, ___, AD

OWNER'S NAME
OWNER'S ADDRESS

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF _____ 20___, A.D.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

(SEAL)

NOTARY SIGNATURE AND DATE

SECTION 4: CERTIFICATIONS, NOTES, FORMS

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF _____:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

(SEAL)

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

ENGINEER'S FLOOD PLAIN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. _____, DATE _____, ____ FOR _____ COUNTY, TEXAS.

(SEAL)

SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER
-OR-

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO.

_____, DATE _____, ____ FOR _____ COUNTY, TEXAS.

(SEAL)

SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER

SECTION 4: CERTIFICATIONS, NOTES, FORMS

CITY CERTIFICATION

APPROVED THIS ____ DAY OF _____, ____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

CHAIRMAN

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

PLANNING DIRECTOR

ATTEST:

CITY SECRETARY

CITY CERTIFICATION FOR MINOR PLAT

APPROVED THIS ____ DAY OF _____, 20__, BY THE PLANNING DIRECTOR OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY OF PFLUGERVILLE.

PLANNING DIRECTOR

ATTEST:

CITY SECRETARY

CITY CERTIFICATION FOR AMENDED PLAT:

THIS AMENDED PLAT COMPLIES WITH THE CRITERIA FOR ELIGIBILITY OF AMENDED PLATS AND IS HEREBY APPROVED THIS ____ DAY OF _____, ____, BY THE PLANNING DIRECTOR OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY OF PFLUGERVILLE.

PLANNING DIRECTOR

ATTEST:

CITY SECRETARY

SECTION 4: CERTIFICATIONS, NOTES, FORMS

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O’CLOCK _____.M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK

TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT _____ O’CLOCK _____.M., THIS THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

SECTION 4: CERTIFICATIONS, NOTES, FORMS

TRAVIS COUNTY COMMISSIONERS COURT CERTIFICATION: (FINAL PLAT IS IN THE ETJ)

COMMISSIONERS' COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE __ DAY OF _____, 20__, A.D., AT ____ O'CLOCK __.M., DULY RECORDED ON THE __ DAY OF _____, 20__, A.D., AT __ O'CLOCK __.M, OF SAID COUNTY AND STATE IN _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE __ DAY OF _____ 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

SECTION 4: CERTIFICATIONS, NOTES, FORMS

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY COURT, THIS THE ___ DAY OF _____ 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

SECTION 4: CERTIFICATIONS, NOTES, FORMS

REQUIRED PLAT COVERSHEET INFORMATION:

Owner/Subdivider: Name
 Contact Info

Engineer: Name
 Contact Info

Surveyor: Name
 Contact Info

Legal Description: ____

Benchmarks: (Minimum of 2; identify Location, Elevation, Northing and Easting)

Total Number of Blocks: ____

Total Number of Lots: ____ Total Acreage: ____

	Linear Feet:	Acres:
Street 1:	_____	_____
Street 2:	_____	_____
Total:	_____	_____

For Plats associated with multi-phased residential developments, the following shall be provided on the plat for the residential and public parkland use:

	Lots	Acres
Residential:	_____	_____
Non-Residential:	_____	_____
Private Open Space:	_____	_____
Detention:	_____	_____

	Lots	Acres
Residential included in this phase:	_____	_____
Previous residential phases:	_____	_____
Total residential:	_____	_____

	Lots	Acres
Public parkland included in this phase:	_____	_____
Total parkland required:	_____	_____
Total parkland dedicated to date:	_____	_____

SECTION 4: CERTIFICATIONS, NOTES, FORMS

STANDARD PRELIMINARY PLAT NOTES:

Applicability of certain notes has been clarified through italicized commentary within parenthesis and is not to be included in the plat notes.

1. This plat lies within the City of Pflugerville (full purpose jurisdiction) or; (ETJ).
2. Water and wastewater shall be provided by _____.
3. A 10-ft. Public Utility Easement adjacent to all public right-of-way is hereby dedicated.
4. 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.
5. (*Commercial subdivision*) A six (6) foot wide sidewalk shall be provided on both sides of the street
6. (*Residential subdivision: Applicable to lots adjacent to a Major Collector or Arterial Streets*) A six (6) foot wide sidewalk shall be provided on both sides of _____ street(s).
7. (*Residential subdivision: Applicable to lots adjacent to a Local Street and Minor Collectors*) A minimum of a 4-ft. wide public sidewalk shall be provided on both sides of _____ street(s).
8. This subdivision is subject to all City of Pflugerville ordinances related to Tree Preservation.
9. No objects including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement.
10. The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for inspection, operation, and maintenance.
11. All drainage easements on private property shall be maintained by the property owner or his/her assigns.
12. All electric utility infrastructure including but not limited to telephone, cable television, electric utility lateral and service lines shall be installed in accordance with the City of Pflugerville Engineering Design Guidelines.

SECTION 4: CERTIFICATIONS, NOTES, FORMS

STANDARD FINAL PLAT NOTES:

Applicability of certain notes has been clarified through italicized commentary within parenthesis and is not to be included in the plat notes.

1. This plat lies within the City of Pflugerville full purpose jurisdiction or; ETJ.
2. No improvements including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement.
3. The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for inspection, operation, and maintenance.
4. All drainage easements on private property shall be maintained by the property owner or his/her assigns.
5. Community Impact Fees for individual lots shall be paid prior to issuance of any building permits. The assessed impact fee rate for 1 service unit with a 5/8 inch domestic water meter size shall be *(applicable rate)* and for wastewater shall be *(applicable rate)*.
6. 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.
7. On-site storm water detention facilities shall be provided to reduce post-development peak rates of discharge of the 2 year, 10 year, 25 year and 100 year storm events.
8. Streetlights shall be installed and operational by the subdivider with public improvements per all City of Pflugerville standards. A street lighting plan shall be approved by the applicable electric utility provider as well as the City of Pflugerville.
9. 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 Guidelines.
10. A 10-ft PUE shall be dedicated along all street frontage.
11. This subdivision is subject to all City of Pflugerville ordinances related to Tree Preservation.
12. *(Commercial subdivision)* A six (6) foot wide sidewalk shall be provided on both sides of the street
13. *(Residential subdivision: Applicable to lots adjacent to a Major Collector or Arterial Streets)* A six (6) foot wide sidewalk shall be provided on both sides of _____ street(s).
14. *(Residential subdivision: Applicable to lots adjacent to a Local Street and Minor Collectors)* A minimum of a 4-ft. wide public sidewalk shall be provided on both sides of _____ street(s).
15. Water and wastewater shall be provided by _____.

SECTION 4: CERTIFICATIONS, NOTES, FORMS

16. 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.

SECTION 4: CERTIFICATIONS, NOTES, FORMS

CONSTRUCTION PLAN: GENERAL SUBDIVISION CONSTRUCTION NOTES

1. All construction shall be in accordance with the City of Pflugerville Standard Specifications.
2. All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In reviewing these plans, the City of Pflugerville must rely on the adequacy of the work of the design engineer.
3. Design procedures shall be in compliance with the City of Pflugerville Engineering Design Guidelines and Unified Development Code. All waivers or variances are listed below:
4. After the construction permit has been issued and prior to the beginning construction, the owner or his representative shall convene 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 notified at least 48 hours prior to the proposed meeting time (512-990-6300).
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): [list]
9. Blasting or burning shall not be permitted on this project.
10. The contractor shall verify all depths and locations of existing utilities prior to beginning construction. Any discrepancies with the construction plans found in the field shall be brought to the attention of the design engineer immediately. The design engineer shall be responsible for revising the plans as appropriate and submitting a revision to the City. Use One call utility System: Dial 1-800-344-8377, 48 hours BEFORE you dig. For City of Pflugerville water and wastewater utility locates, call 512-251-9935.

SECTION 4: CERTIFICATIONS, NOTES, FORMS

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. The street sections are to be constructed as follows:

<u>Street</u>	<u>ROW</u>	<u>Base Thickness</u>	<u>Asphalt Thickness</u>
(list all streets)			

The Geotechnical Engineer shall inspect the subgrade for compliance with the design assumptions made during preparation of the Soils Report. Any adjustments that are required shall be made through revision of the construction plans. 3. Manhole frames, covers, valves, cleanouts, etc. shall be raised to finished grade prior to final paving.

12. Prior to final acceptance of a street outside the City limits, street name signs conforming to the Texas Manual on Uniform Traffic Control Devices standards shall be installed by the developer.
13. The City of Pflugerville has not reviewed these plans for compliance with the Americans With Disabilities Act. All sidewalks shall comply with the Americans With Disabilities Act. It is the responsibility of the owner to provide compliance with all legislation related to accessibility within the limits of construction shown in these plans.
14. Excess soil shall be removed at the contractor's expense. Notify the City of Pflugerville if the disposal site is inside the City's jurisdictional boundaries.
15. All areas disturbed or exposed during construction shall be revegetated in accordance with the plans and specifications. Revegetation of all disturbed areas or exposed areas shall consist of sodding or seeding; at the Contractor's option.
16. It shall be the responsibility of the Contractor to inspect temporary erosion controls on a daily basis. Adjust the controls and/or remove any sediment buildup as necessary.
17. Contractor will be responsible for keeping roads and drives adjacent to and near the site free from soil, sediment and debris. Contractor will not remove soil, sediment or debris from any area or vehicle by means of water, only shoveling and sweeping will be allowed. Contractor will be responsible for dust control from the site.
18. Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate authorities.
19. All wet utilities shall be installed and all densities must have passed inspections(s) prior to the installation of dry utilities.

SECTION 4: CERTIFICATIONS, NOTES, FORMS

20. A traffic control plan, in accordance with the Texas Manual of Uniform Traffic Control Devices, shall be submitted to the City for review and approval prior to any partial or complete roadway closures. Traffic Control plans shall be site specific and be sealed by a registered Texas professional Engineer.
21. Prior to subdivision construction acceptance, the engineer/developer-owner shall submit to the City of Pflugerville documentation that the subdivision was inspected by TDLR or a registered accessibility specialist (RAS) and the subdivision is in compliance with the requirements of the TABA.
22. An engineer's concurrence letter, record drawings (one 22" x 34" full size, two 11" x 17" half size and one digital copy in pdf format), maintenance 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.

SECTION 4: CERTIFICATIONS, NOTES, FORMS

CONSTRUCTION PLAN: STREET AND DRAINAGE NOTES

1. All testing shall be done by an independent laboratory at the expense of the Contractor or Owner. Any testing shall be paid for by the Contractor. A City inspector shall be present during all tests. Testing shall be coordinated with the City inspector and he shall be given a minimum of 24 hours notice prior to any testing.
2. All manhole lids shall be 32" or larger, unless expressly approved in writing by the City Engineer. All manhole lids shall read "City of Pflugerville".
3. Unless otherwise specified by the Engineer, all concrete is to be Class "A" (5 sack, 3000 psi ~ 28 days), and all reinforcing steel to be ASTM A615-60.
4. Where PI's are over 20, subgrades must be stabilized utilizing a method acceptable to the City Engineer. The Geotechnical Engineer shall recommend an appropriate subgrade stabilization if sulfates are determined to be present.
5. Barricades built to the Texas Manual on Uniform Traffic Control Devices standards shall be constructed on all dead-end streets and as necessary during construction to maintain job and public safety.
6. Traffic Control signs and pavement markings shall be in accordance with the Texas Manual on Uniform Traffic Control Devices and installed as directed by the City of Pflugerville prior to City acceptance of the subdivision.
7. Blue reflector markers shall be located on the centerline of the pavement across from all fire hydrants. Pavement markers at intersections shall be four-sided.
8. All storm sewer shall be class III RCP unless otherwise noted.
9. Projects using lime stabilization shall be required to place lime in slurry form.

SECTION 4: CERTIFICATIONS, NOTES, FORMS

CONSTRUCTION PLAN: WATER AND WASTEWATER NOTES

1. Pipe material for water mains shall be PVD (AWWA C-900, min class 200), or Ductile Iron (AWWA C-100, min 200). Water services (2" or less) shall be polyethylene tubing (200 psi, DR9).
2. Pipe material for pressure wastewater mains shall be PVC (AWWA C-900, min. class 150) or Ductile Iron (AWWA C-100, min. class 200). Pipe material for gravity wastewater mains shall be PVC (SDR 26). SDR-35 wastewater is not allowed in the right of way or public easement.
3. All wastewater main, excluding service lines, shall be mandrel tested per TCEQ (Texas Commission on Environmental Quality) criteria. A mandrel test will not be performed until backfill has been in place for a minimum 30 days.
4. Unless otherwise accepted by the City Engineer, depth of cover for all lines out of the pavement shall be 42" min. and depth of cover for all lines under pavement shall be a min. of 30" below subgrade.
5. Where a water or wastewater line crosses below a storm sewer structure and the top of the pipe is within 18" of the bottom of the utility structure, the pipe shall be encased with concrete for a distance of at least 1' on either side of the ditch line of the utility structure or the storm sewer. Concrete encasement will not be required for ductile iron pipe with sizes larger than 12". Concrete encasement shall conform to the City of Pflugerville standard detail.
6. All manholes shall be concrete with cast iron ring and cover. All manholes located outside of the pavement shall be bolted covers. Tapping of fiberglass manholes shall not be allowed. All manholes shall be coated with 10 mil of Raven Lining System or approved equal.
7. All pipe bedding material shall conform to the City of Pflugerville Standard Detail.
8. All fire hydrant leads shall be ductile iron pipe (AWWA C-100, min. class 200).
9. All iron pipe and fittings shall be wrapped with a minimum 8-mil .
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.

SECTION 4: CERTIFICATIONS, NOTES, FORMS

Quality and pressure testing shall be monitored by City of Pflugerville personnel. Water samples will be collected by the City of Pflugerville to verify each treated line has attained an initial chlorine concentration of 50 ppm.

12. The Contractor shall coordinate testing with the City of Pflugerville and provide no less than 24 hours notice prior to performing sterilization, quality testing or pressure testing.
13. The Contractor shall not open or close any valves unless authorized by the City of Pflugerville.
14. All valve boxes and covers shall be cast iron.
15. A double check backflow device in a vault shall be installed adjacent the right of way or public easement on private property on all private fire lines.
16. All water service, wastewater service and valve locations shall be appropriately marked as follows:

Water service	“W” on top of curb
Wastewater service	“S” on top of curb
Valve	“V” on face of curb
17. The Contractor is hereby notified that connecting to, shutting down, or terminating existing utility lines may have to occur at off-peak hours. Such hours are usually outside normal working hours and possibly between 12 a.m. and 6 a.m.
18. All fire hydrants shall be National Standard Hose Thread.
19. All material tests, including soil density tests and related soil analysis, shall be accomplished by an independent laboratory funded by the developer in accordance with the specifications.

SECTION 4: CERTIFICATIONS, NOTES, FORMS

VACATING A SUBDIVISION, EASEMENT OR RIGHT OF WAY

SUBDIVISION PLAT: Refer to Subchapter 15 of the Unified Development Code for application requirements and process. If any utility easements exist within the subdivision, evidence must be provided from at least all utility providers having franchises with the City of Pflugerville that the easements are no longer necessary. Templates are provided in this section for vacating a plat and contacting utility providers. The vacation of a subdivision plat may be considered without notice or public hearing and is subject to the approval of the Planning and Zoning Commission.

STANDARD VACATION PLAT NOTES:

A portion of this plat is within _____ a subdivision of record in Document No. ____, official public records, Travis County, Texas, which shall be vacated concurrently with the filing of this plat

EASEMENT: The owner of the property in which the easement is located must complete and sign the *Petition to Vacate*. Field notes and a survey of the easement to be vacated must be provided with the Petition. All utility providers having franchises with the City of Pflugerville must be contacted and each must complete and sign the *Consent to Vacate* form. After completing the *Petition to Vacate* and receiving each signed *Consent to Vacate* form from the utility providers, submit all the information to the City of Pflugerville Planning Department for processing. Please be aware that the Pflugerville City Council will ultimately approve any vacation.

ALLEY OR RIGHT-OF-WAY: All property owners whose property abuts a portion of the alley or right-of-way to be vacated must complete *Section 1* and sign the *Petition to Vacate*. Field notes and a survey of the right-of-way to be vacated must be provided with the Petition. All utility providers having franchises with the City of Pflugerville must be contacted and each must complete and sign the *Consent to Vacate* form. After completing the *Petition to Vacate* and receiving each signed *Consent to Vacate* form from the utility providers, submit all the information to the City of Pflugerville Planning Department for processing. Please be aware that the Pflugerville City Council will ultimately approve any vacation.

For questions, contact the Planning Department at (512) 990-6300.

SECTION 4: CERTIFICATIONS, NOTES, FORMS

SUBDIVISION VACATION PLAT INSTRUMENT:

TOTAL VACATION OF _____

THE STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS _____, A _____ (“PROPRIETOR”), IS THE OWNER OF ALL THE REAL PROPERTY INCLUDED IN _____, A SUBDIVISION LOCATED IN _____ COUNTY, TEXAS, AND WITHIN THE _____ OF THE CITY OF PFLUGERVILLE, TEXAS (“CITY”), THE PLAT OF WHICH IS RECORDED IN VOLUME ____, PAGE _____ OF THE PLAT RECORDS OF _____ COUNTY, TEXAS (THE “PLAT”); AND

WHEREAS, PROPRIETOR NOW WISHES TO VACATE THE PLAT IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SECTION 212.013, TEXAS LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT PROPRIETOR DOES HEREBY DECLARE THAT, SUBJECT TO THE APPROVAL BY THE CITY’S CITY COUNCIL, THE PLAT IS VACATED.

EXECUTED THIS ____ DAY OF _____, _____.

PROPRIETOR:

BY: _____

NAME: _____

TITLE: _____

THE STATE OF TEXAS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20__, BY _____ OF _____, A _____, ON BEHALF OF SAID _____.

NOTARY PUBLIC SIGNATURE

(SEAL)

SECTION 4: CERTIFICATIONS, NOTES, FORMS

EASEMENT OR RIGHT OF WAY VACATION INSTRUMENT:

PETITION TO VACATE A PORTION OF _____ AND RELEASE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

WE, THE UNDERSIGNED PETITIONERS, HEREBY PETITION FOR THE VACATION OF THAT PORTION OF THE _____ HEREINAFTER DESCRIBED. IN SUPPORT OF SAID PETITION, WE SHOW THE FOLLOWING:

1. THE SOLE OWNERS OF THE PROPERTIES WHICH ABUT THAT PORTION OF THE _____ REQUESTED TO BE VACATED HEREIN ARE AS FOLLOWS:
 - A. _____ INDIVIDUAL(S) RESIDING AT _____ IN PFLUGERVILLE, TRAVIS COUNTY, TEXAS, AND OWNER (S) OF THE FOLLOWING DESCRIBED PROPERTY OF RECORD IN _____, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS: _____, A SUBDIVISION OF RECORD IN _____ OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
 - B. _____ INDIVIDUAL(S) RESIDING AT _____ IN PFLUGERVILLE, TRAVIS COUNTY, TEXAS, AND OWNER (S) OF THE FOLLOWING DESCRIBED PROPERTY OF RECORD IN _____, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS: _____, A SUBDIVISION OF RECORD IN _____ OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
2. THE NATURE AND EXTENT OF THE PUBLIC USE, AND THE PUBLIC INTEREST TO BE SUBSERVED, IS SUCH AS TO WARRANT THE VACATION OF THAT PORTION OF A _____ FOOT _____ SITUATED BETWEEN _____ AND _____ AND DESCRIBED IN THE FIELD NOTES MARKED AS EXHIBIT "A" AND DEPICTED IN THE SKETCH MARKED AS EXHIBIT "B", BOTH BEING ATTACHED HERETO AND MADE A PART HEREOF.
3. THE PETITIONERS LIST IN PARAGRAPH 1, ABOVE, FOR THEMSELVES AND FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, FOR AND IN CONSIDERATION OF THE VACATION OF THAT PORTION OF THE _____ DESCRIBED IN ATTACHED EXHIBITS "A" AND "B" AND OTHER VALUABLE CONSIDERATION, HEREBY RELEASE, REMISE, AND FOREVER DISCHARGE THE CITY OF PFLUGERVILLE, ITS OFFICERS, AGENTS, AND EMPLOYEES, FROM ANY AND ALL CLAIMS, ACTIONS, AND DAMAGES, IF ANY, WHATSOEVER WHICH THEY MAY HAVE IN LAW OR EQUITY WITH RESPECT TO ANY DAMAGE TO THEIR PROPERTIES AS A RESULT OF THE SAID VACATION. THIS RELEASE IS NOT TO BE CONSTRUCTED AS AN ADMISSION ON THE PART OF THE CITY OF PFLUGERVILLE OF ANY LIABILITY IN CONSEQUENCE OF THE ABOVE DESCRIBED VACATION.

SECTION 4: CERTIFICATIONS, NOTES, FORMS

4. BY OUR SIGNATURES AFFIXED HERETO, WE EACH REPRESENT AND WARRANT THAT WE ARE THE OWNERS OF THE PROPERTIES AS SET FORTH IN PARAGRAPH 1 OF THIS DOCUMENT AND, AS SUCH, ARE FULLY AUTHORIZED TO MAKE THIS PETITION.

PRAYER

WE, THE UNDERSIGNED PROPERTY OWNERS, HEREBY PRAY THAT SO MUCH OF SAID _____ AS IS DESCRIBED IN EXHIBITS "A" AND "B", ATTACHED HERETO, BE VACATED OF RECORD BY THE CITY OF PFLUGERVILLE TO THE EXTENT OF PUBLIC USE THEREOF, AND THAT SAID VACATION BE RECORDED IN THE OFFICIAL RECORDS OF THE TRAVIS COUNTY CLERK.

EXECUTED THIS _____ DAY OF _____, 20_____

SECTION 4: CERTIFICATIONS, NOTES, FORMS

**UTILITY CONSENT TO VACATE A PORTION OF
AN ALLEY, EASEMENT OR RIGHT-OF-WAY**

WHEREAS, I THE UNDERSIGNED, AM A DULY AUTHORIZED REPRESENTATIVE OF THE SUBJECT UTILITY COMPANY; AND

WHEREAS, MY COMPANY DOES NOT HAVE FACILITIES LOCATED IN THE ALLEY, EASEMENT OR RIGHT-OF-WAY AS DESCRIBED IN EXHIBIT "A", OR HAS MADE ARRANGEMENTS WITH THE RELEVANT PROPERTY OWNER FOR THE RELOCATION OF ANY EXISTING FACILITIES; AND

WHEREAS, OUR COMPANY HAS NO FUTURE PLANS FOR SUCH FACILITIES IN SAID LOCATION;

NOW THEREFORE; I DO HEREBY GRANT, BY MY SIGNATURE, MY COMPANY'S CONSENT TO THE CITY OF PFLUGERVILLE FOR THE VACATION OF SAID ALLEY, EASEMENT OR RIGHT-OF-WAY AS DESCRIBED HEREIN.

SIGNATURE: _____
TITLE: _____
COMPANY: _____
ADDRESS: _____
TELEPHONE: _____

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S) HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY

(SEAL)

MY COMMISSION EXPIRES:

SECTION 4: CERTIFICATIONS, NOTES, FORMS

UTILITY PROVIDER CONTACTS

AT&T - TEXAS NORTH ENGINEERING

MARK DAVIS
11220 JOSEPH CLAYTON DR., FLOOR 1
AUSTIN, TX 78753
512-870-4760

ATMOS

CHRIS LEBLANC
3110 N. I-35
ROUND ROCK, TX 78681
512-310-3801

ONCOR

PAUL LEMONS
350 TEXAS AVE.
ROUND ROCK, TX 78664
512-244-5693

SUDDENLINK COMMUNICATIONS

PHILLIP WOMACK
111 N COLLEGE RD.
GEORGETOWN, TX 78626
512-931-2964

GRANDE COMMUNICATIONS

GREGORY PEPPER
9601 DESSAU RD., #305
AUSTIN, TX 78754
512-220-4000

CITY OF PFLUGERVILLE - PUBLIC WORKS DEPARTMENT

15500 SUN LIGHT NEAR WAY #B
P O BOX 589
PFLUGERVILLE, TX 78660
512-251-9935

WINDERMERE UTILITY / SOUTHWEST WATER CORPORATION

JOE TORRALVA
512-219-2260

MANVILLE WSC

TONY GRAF
512-251-7852