

Plotted By: Pontuso, Emily, Date: November 17, 2025, 09:18:33am File Path: K:\scou-civil\065403900_Heatherwilde-sfr\Cad\exhibit\A\plan\sheet510 - General Notes.dwg
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GENERAL NOTES
REVISED MAY 23, 2023
ANY CHANGES TO THESE NOTES SHOULD BE CLOUDED ON THE PLAN SET.

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

- GENERAL NOTES
- 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 UNITED 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 E.T.J.), OTHER UTILITY COMPANIES, AND ANY OTHER AFFECTED PARTIES. THE CITY OF PFLUGERVILLE SHALL BE CONTACTED TO SET UP THE MEETING AT LEAST 3 BUSINESS DAYS PRIOR TO THE PROPOSED MEETING TIME (512-990-6300) AND AFTER RECEIVING BOTH THE REQUIRED NUMBER OF SIGNED PLANS AND THE SWP3.
 - 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: BM #1: MAG NAIL WITH "AWARD" WASHER SET IN TRAFFIC ISLAND WITHIN HEATHERWILDE BOULEVARD RIGHT-OF-WAY, NAVD 88, GEOD 18, GRID NORthing: 10,147,276.13, GRID EASTING: 3,151,715.32, ELEVATION: 754.39'
BM #2: MAG NAIL WITH "AWARD" WASHER SET IN TRAFFIC ISLAND WITHIN HEATHERWILDE BOULEVARD RIGHT-OF-WAY, NAVD88, GEOD 18, GRID NORthing: 10,147,079.45, GRID EASTING: 3,151,517.72, ELEVATION: 747.67'
 - 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, 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 THE PFARM SUBDIVISION WAS TESTED BY ECS SOUTHWEST, LLP ON 1/22/2024 AND THE STREET SECTION DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED CRITERIA. THE STREET SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:
STREET: WILLIAM ANDERSON DRIVE, ROW: 50', BASE THICKNESS: 14", ASPHALT THICKNESS: 3.5"

- 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.
- PRIOR TO FINAL ACCEPTANCE OF A STREET UNDER 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 TDR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
- AN ENGINEER'S CONCURRENCE LETTER, RECORD DRAWINGS (ONE 22" X 34" FULL SIZE, TWO 11" X 17" HALF-SIZE AND ONE DIGITAL COPY IN PDF FORMAT), WARRANTY BOND FOR 35% OF THE PUBLIC IMPROVEMENTS AND FINAL ASPHALT TEST REPORT SHALL BE SUBMITTED TO THE CITY OF PFLUGERVILLE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE.

CONSTRUCTION SEQUENCE NOTES

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

EROSION AND SEDIMENTATION 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.

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 ANY 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 TRIFLOW. THE LOW FLOW SIDE OF THE PROTECTUS III MUST BE A T-10 POSITIVE DISPLACEMENT METER. FOR QUESTIONS CONCERNING METER SELECTION, PLEASE CONTACT THE CITY'S DEVELOPMENT ENGINEERING DEPARTMENT AT 512-990-6300.

UNDERGROUND UTILITY LINES

- ALL NEW TELECOMMUNICATION UTILITY LINES AND ALL NEW ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED. ALL SUCH UTILITIES SHALL BE INSTALLED OUTSIDE OF THE CITY OF PFLUGERVILLE RIGHT OF WAY IN A PUBLIC UTILITY EASEMENT (P.U.E.) OR SPECIFIC USE EASEMENT.
- WHERE ELECTRICAL SERVICE IS TO BE PLACED UNDERGROUND, ELECTRIC UTILITY SERVICE 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 THIS ORDINANCE SHALL DEVELOP POLICIES AND COST REIMBURSEMENT PROCEDURES WITH RESPECT TO THE INSTALLATIONS AND EXTENSION OF UNDERGROUND SERVICE.
- TELEPHONE AND CABLE TELEVISION LINES MAY BE CONSTRUCTED OVERHEAD WHERE OVERHEAD ELECTRIC UTILITY LINES ARE PERMITTED.
- NOTWITHSTANDING THE PROVISIONS OF THIS ORDINANCE, TEMPORARY CONSTRUCTION SERVICE MAY BE PROVIDED BY OVERHEAD UTILITY LINES AND FACILITIES WITHOUT OBTAINING A VARIANCE OR EXCEPTION FROM THE PROVISIONS HEREOF.
- ALL UTILITY INSTALLATIONS REGULATED BY THE PROVISIONS SET FORTH HEREIN SHALL CONFORM WITH ALL CITY OF PFLUGERVILLE ORDINANCES AND REGULATIONS, AS WELL AS THE REGULATIONS AND SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANIES.

TREE PROTECTION NOTES

- 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(S).
- 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 DRIP LINES, WHICHEVER IS GREATER.
- STANDARD TREE PROTECTION FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES AND BE PLACED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIP LINE) 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 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.
 - PRE-CONSTRUCTION CONFERENCE) THE DEMOLITION, GRADING AND UNDERGROUND CONTRACTORS, CONSTRUCTION SUPERINTENDENT AND OTHER PERTINENT PERSONNEL ARE REQUIRED TO MEET WITH THE CITY FORESTER AND/OR ADMINISTRATOR PRIOR TO BEGINNING WORK TO REVIEW PROCEDURES, TREE PROTECTION MEASURES AND TO ESTABLISH HAUL ROUTES, STAGING AREAS, CONTACTS, WATERING, ETC.
 - (VERIFICATION OF TREE PROTECTION) THE PROJECT ARBORIST, LANDSCAPE ARCHITECT OR CONTRACTOR SHALL VERIFY, IN WRITING, THAT ALL PRECONSTRUCTION CONDITIONS HAVE BEEN MET (TREE FENCING, EROSION CONTROL, PRUNING, ETC.) AND ARE IN PLACE. WRITTEN VERIFICATION MUST BE SUBMITTED TO AND APPROVED BY THE CITY FORESTER OR THE ADMINISTRATOR BEFORE DEMOLITION OR GRADING BEGINS.

CITY OF PFLUGERVILLE STREET AND DRAINAGE NOTES:

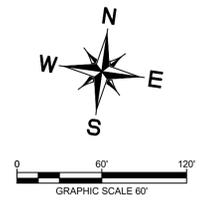
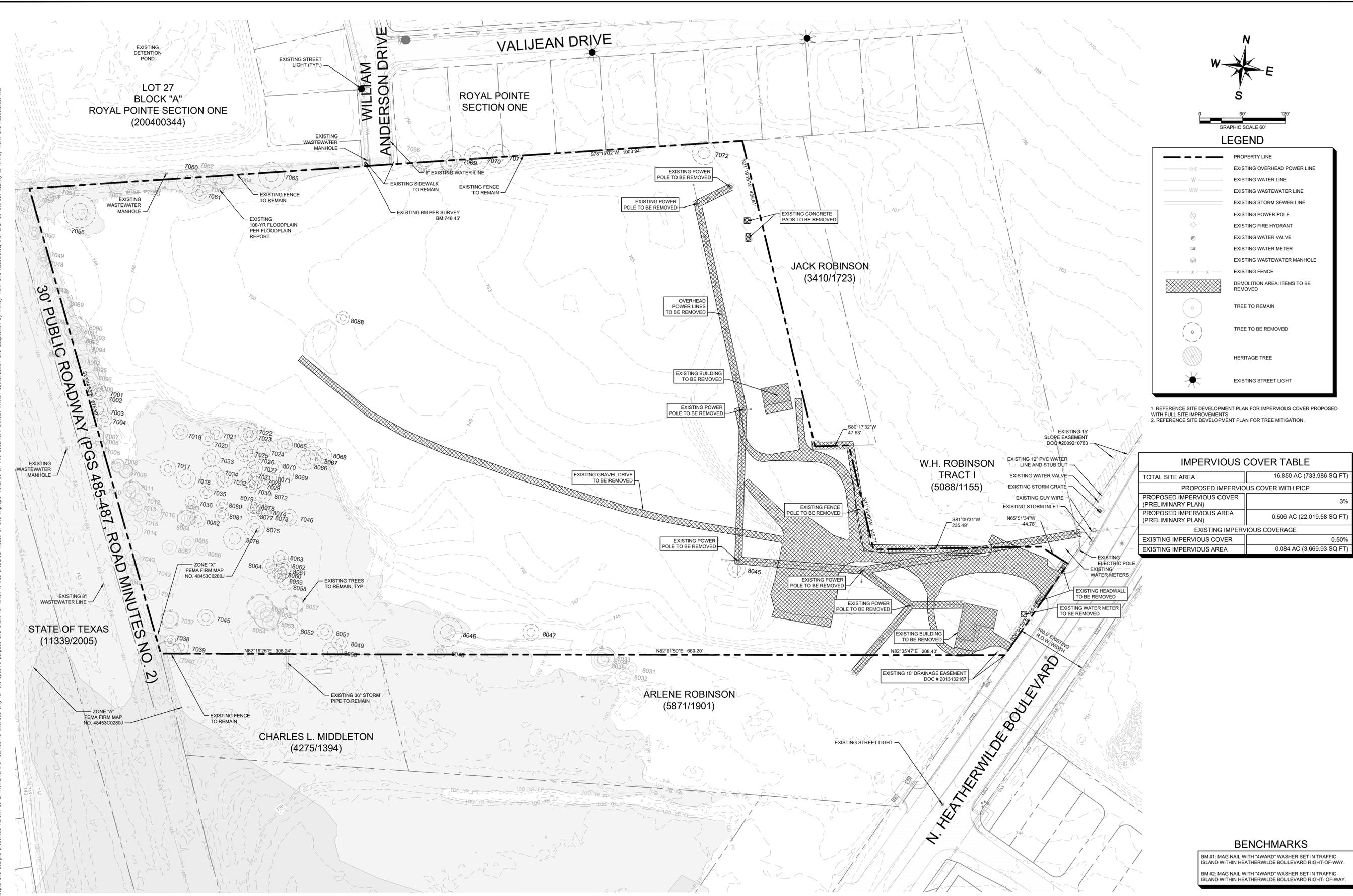
- ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE EXPENSE OF THE CONTRACTOR OR OWNER. ANY TESTING SHALL BE PAID FOR BY THE CONTRACTOR. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE 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 ASTM A615-60.
- 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.
- BARRICADES BUILT TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS SHALL BE CONSTRUCTED ON LL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
- 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 RCP 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)) (TEXT114E)
 - 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 S03.06B) (TEXT114E), SD4.04(B)(1) (TEXT113E)
 - 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), S03.06(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))
 - HVEM STABILLES (SET OF 3) (CITY OF PFLUGERVILLE SPECIFICATION SD1.08(B)(2))
 - MOLDING SPECIMEN (SET OF 3) (CITY OF PFLUGERVILLE SPECIFICATION SD1.08(E)(2))
 - CORES FOR DENSITY (CITY OF PFLUGERVILLE SPECIFICATION SD1.08(E)(2))CONCRETE TESTING
 - CONCRETE CYLINDERS (ASTM C31, C39)MISCELLANEOUS CONCRETE TESTING REQUIREMENTS (CITY OF PFLUGERVILLE SPECIFICATION C2.05)

BENCHMARKS

BM #1: MAG NAIL WITH "AWARD" WASHER SET IN TRAFFIC ISLAND WITHIN HEATHERWILDE BOULEVARD RIGHT-OF-WAY.
BM #2: MAG NAIL WITH "AWARD" WASHER SET IN TRAFFIC ISLAND WITHIN HEATHERWILDE BOULEVARD RIGHT-OF-WAY.

KIMLEY-HORN & ASSOCIATES, INC.		5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100 AUSTIN, TEXAS 78746 PHONE: 512-946-2200 WWW.KIMLEY-HORN.COM © 2025 KIMLEY-HORN AND ASSOCIATES, INC. TEBE Firm No. 928		No.		REVISIONS		DATE		BY	
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Plotted By: Pontuso, Emily, Date: November 17, 2025, 09:18:58am, File Path: K:\suo-civil\069403900_Heatherwilde sfa\cadd\preliminary\plansheets\C - Existing Conditions and Demo Plan.dwg
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LEGEND

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

1. REFERENCE SITE DEVELOPMENT PLAN FOR IMPERVIOUS COVER PROPOSED WITH FULL SITE IMPROVEMENTS.
2. REFERENCE SITE DEVELOPMENT PLAN FOR TREE MITIGATION.

IMPERVIOUS COVER TABLE

TOTAL SITE AREA	16.850 AC (733,986 SQ FT)
PROPOSED IMPERVIOUS COVER WITH PICP	
PROPOSED IMPERVIOUS COVER (PRELIMINARY PLAN)	3%
PROPOSED IMPERVIOUS AREA (PRELIMINARY PLAN)	0.506 AC (22,019.58 SQ FT)
EXISTING IMPERVIOUS COVERAGE	
EXISTING IMPERVIOUS COVER	0.50%
EXISTING IMPERVIOUS AREA	0.084 AC (3,669.93 SQ FT)

NO.	REVISIONS	DATE	BY

Kimley & Horn
 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
 AUSTIN, TEXAS 78746
 PHONE: 512-466-2220
 WWW.KIMLEY-HORN.COM
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 TPE Firm No. 828

Professional Engineer
 ANDREW B. GRAHAM
 139235
 11/17/2025

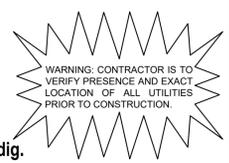
KHA PROJECT	065041100
DATE	NOVEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	ABG
DRAWN BY	EAP
CHECKED BY	BLG

EXISTING CONDITIONS AND TREE SURVEY

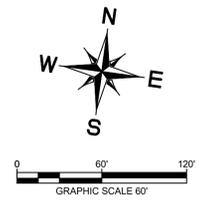
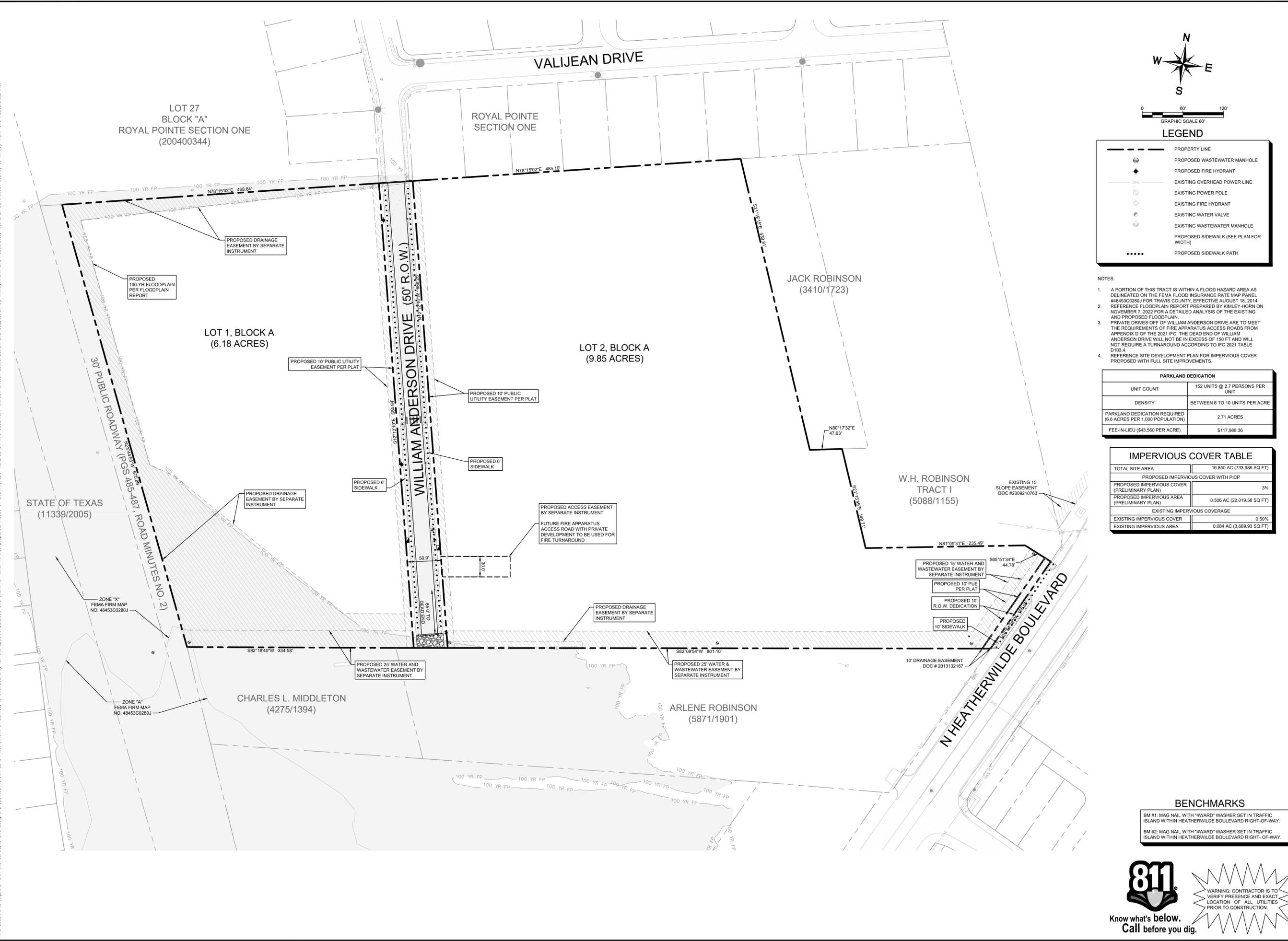
THE PFARM SUBDIVISION
 18516 HEATHERWILDE BOULEVARD,
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
4 OF 14

BENCHMARKS
 BM #1: MAG NAIL WITH "WARD" WASHER SET IN TRAFFIC ISLAND WITHIN HEATHERWILDE BOULEVARD RIGHT-OF-WAY.
 BM #2: MAG NAIL WITH "WARD" WASHER SET IN TRAFFIC ISLAND WITHIN HEATHERWILDE BOULEVARD RIGHT-OF-WAY.



Plotted By: Pontuso, Emily. Date: November 17, 2025. 09:19:38am. File Path: K:\300-civil\065403000_1neatherwilde_sfa\030\preliminary\A\plan\001.dwg - Overall Site Plan.dwg
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LEGEND

	PROPERTY LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING OVERHEAD POWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WASTEWATER MANHOLE
	PROPOSED SIDEWALK (SEE PLAN FOR WIDTH)
	PROPOSED SIDEWALK PATH

- NOTES:
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #8453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014. REFERENCE FLOODPLAIN REPORT PREPARED BY KIMLEY-HORN ON NOVEMBER 7, 2022 FOR A DETAILED ANALYSIS OF THE EXISTING AND PROPOSED FLOODPLAIN.
 - PRIVATE DRIVES OFF OF WILLIAM ANDERSON DRIVE ARE TO MEET THE REQUIREMENTS OF FIRE APPARATUS ACCESS ROADS FROM APPENDIX D OF THE 2021 IFC. THE DEAD END OF WILLIAM ANDERSON DRIVE WILL NOT BE IN EXCESS OF 150 FT AND WILL NOT REQUIRE A TURNAROUND ACCORDING TO IFC 2021 TABLE D103.4.
 - REFERENCE SITE DEVELOPMENT PLAN FOR IMPERVIOUS COVER PROPOSED WITH FULL SITE IMPROVEMENTS.

PARKLAND DEDICATION

UNIT COUNT	152 UNITS @ 2.7 PERSONS PER UNIT
DENSITY	BETWEEN 6 TO 10 UNITS PER ACRE
PARKLAND DEDICATION REQUIRED (6.6 ACRES PER 1,000 POPULATION)	2.71 ACRES
FEE-IN-LIEU (\$43,560 PER ACRE)	\$117,988.36

IMPERVIOUS COVER TABLE

TOTAL SITE AREA	16.850 AC (733,986 SQ FT)
PROPOSED IMPERVIOUS COVER WITH PICP	
PROPOSED IMPERVIOUS COVER (PRELIMINARY PLAN)	3%
PROPOSED IMPERVIOUS AREA (PRELIMINARY PLAN)	0.506 AC (22,019.58 SQ FT)
EXISTING IMPERVIOUS COVERAGE	
EXISTING IMPERVIOUS COVER	0.50%
EXISTING IMPERVIOUS AREA	0.084 AC (3,669.93 SQ FT)

No.	REVISIONS	DATE	BY

Kimley-Horn

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
 Austin, Texas 78746
 PHONE: 512-465-2220
 WWW.KIMLEY-HORN.COM
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 TPE Firm No. 628



KHA PROJECT	06504100
DATE	NOVEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	ABG
DRAWN BY:	EAP
CHECKED BY:	BLG

LOT AND STREET CONFIGURATION PLAN

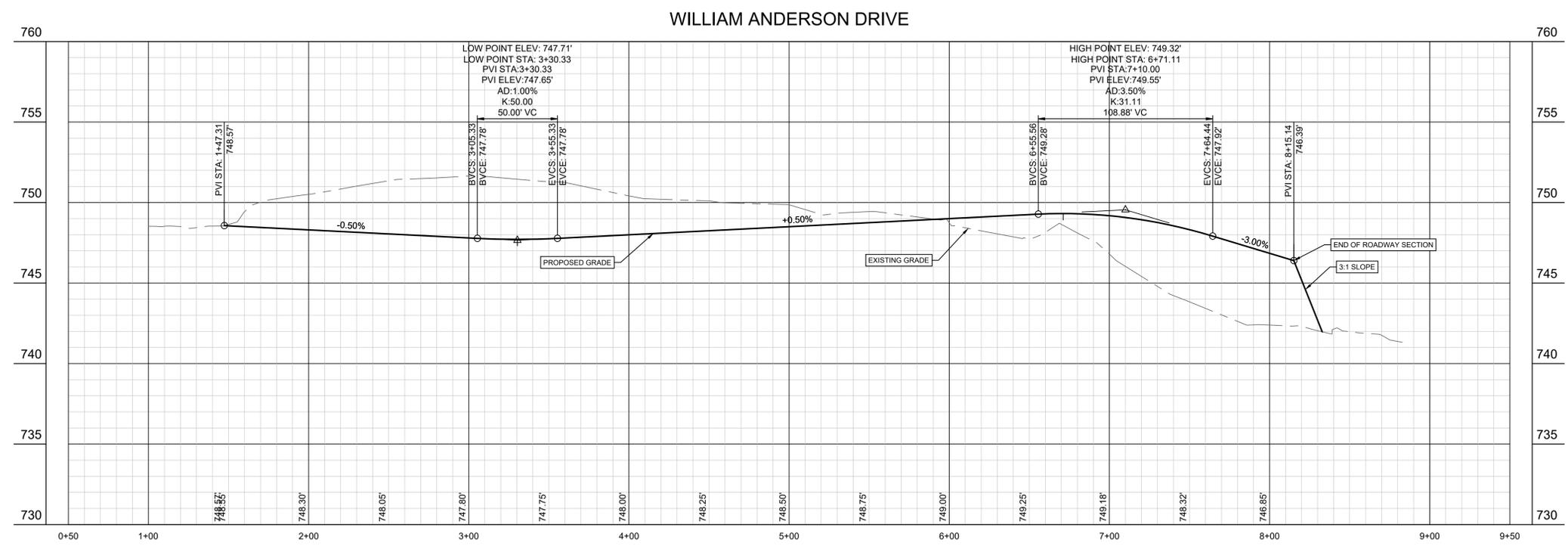
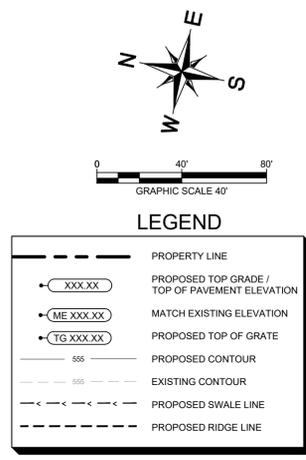
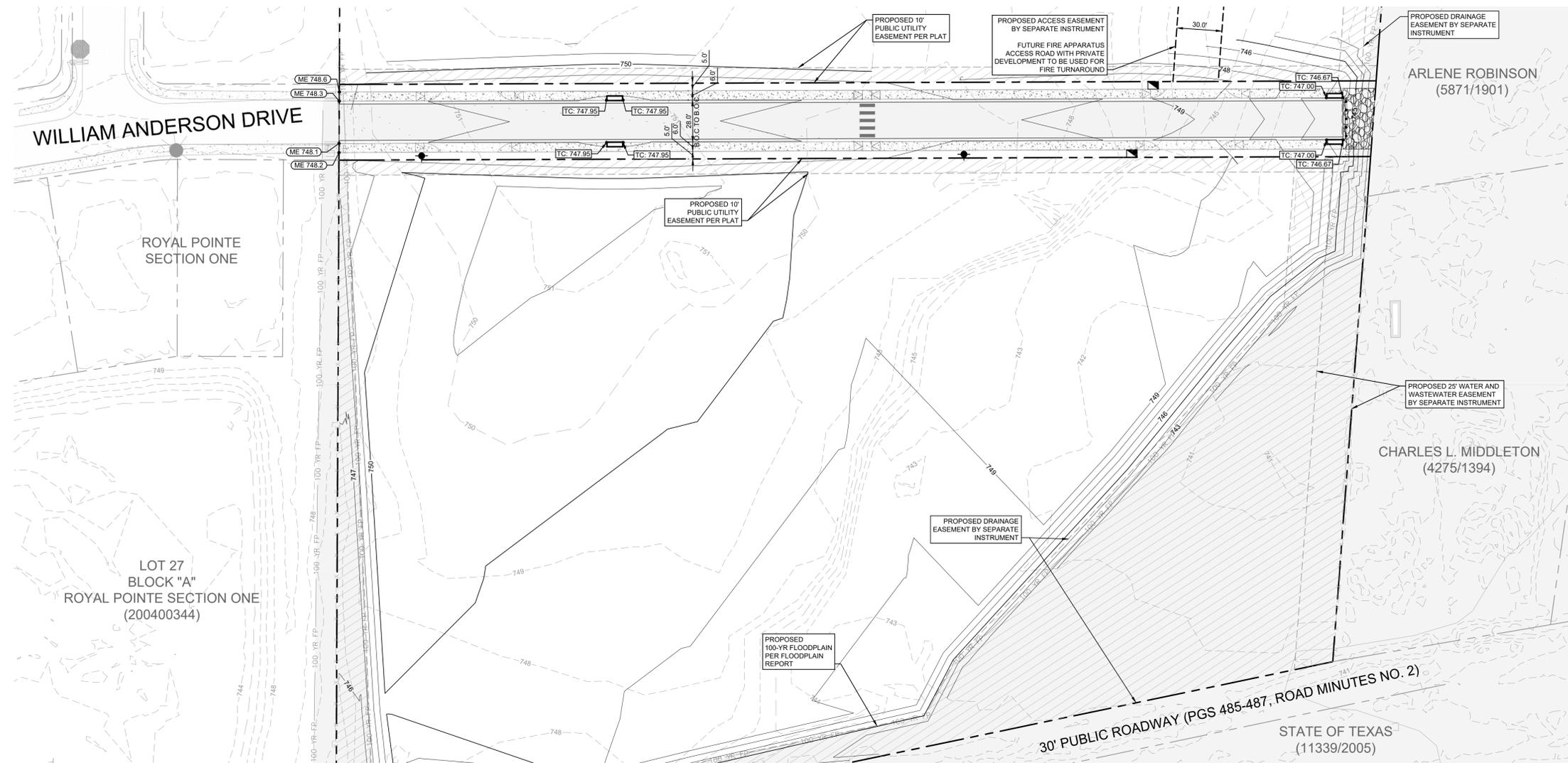
THE PFARM SUBDIVISION
 18516 HEATHERWILDE BOULEVARD,
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

BENCHMARKS

BM #1: MAG NAIL WITH "WARD" WASHER SET IN TRAFFIC ISLAND WITHIN HEATHERWILDE BOULEVARD RIGHT-OF-WAY.
 BM #2: MAG NAIL WITH "WARD" WASHER SET IN TRAFFIC ISLAND WITHIN HEATHERWILDE BOULEVARD RIGHT-OF-WAY.



Plotted By: Pontuso, Emily Date: November 17, 2025 09:35:57am File Path: K:\s\p\2025\09\35\57\00\preliminary\plan\stree\p&f.dwg
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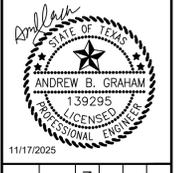


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No.	REVISIONS	DATE	BY

Kimley-Horn
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 AUSTIN, TEXAS 78746
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 TPE Firm No. 928



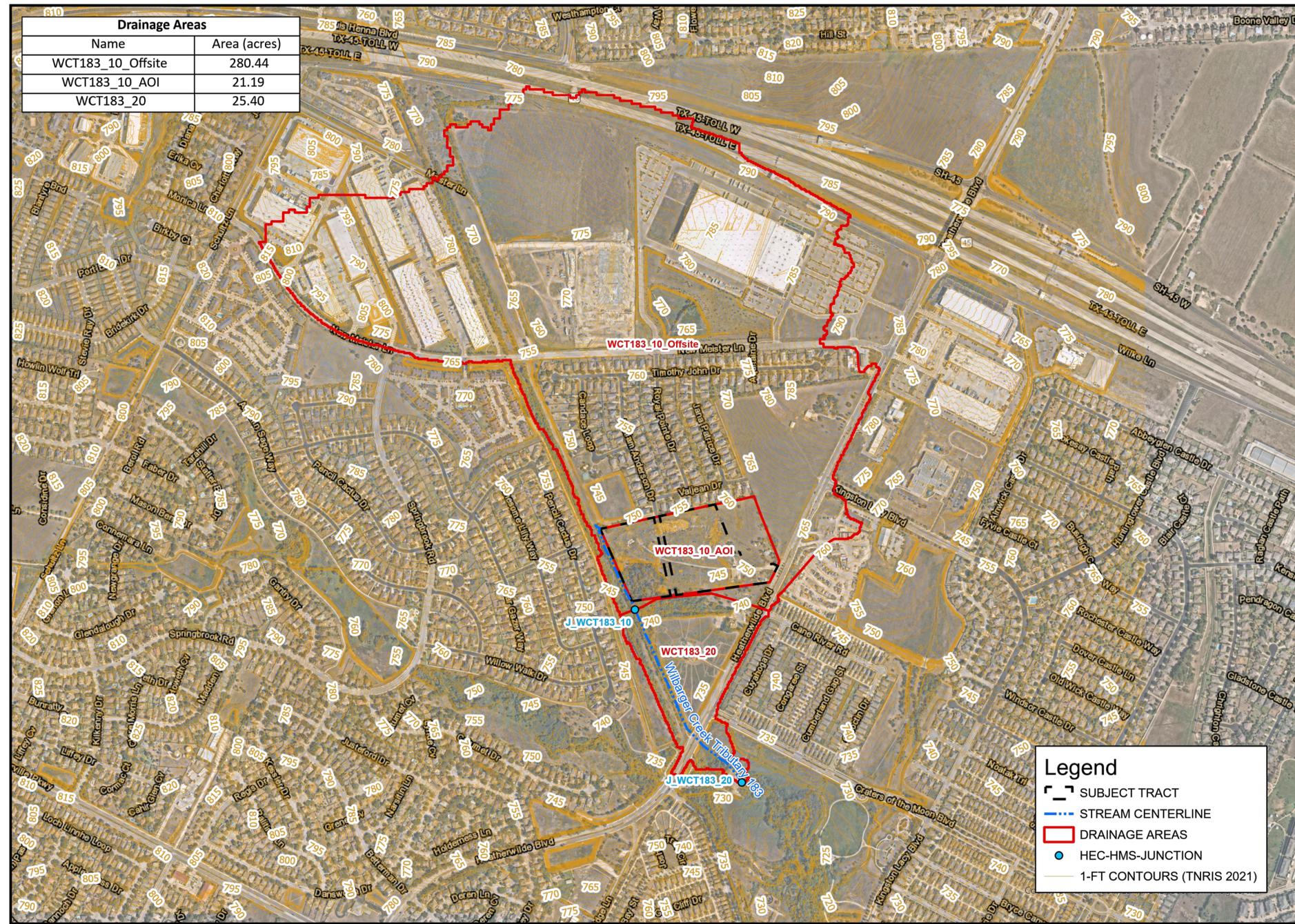
KHA PROJECT	065041100
DATE	NOVEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	ABG
DRAWN BY	EAP
CHECKED BY	BLG

STREET PLAN AND PROFILE

THE PFARM SUBDIVISION
 18516 HEATHERWILDE BOULEVARD,
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

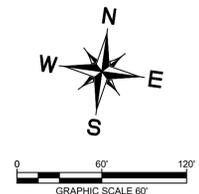
SHEET NUMBER
7 OF 14

Plotted By: Pontuso, Emily; Date: November 17, 2023; 09:20:45am; File Path: K:\New-Draws\069403900_Heatherwilde SFR\069403900_Heatherwilde SFR\Drawings\069403900_Heatherwilde SFR\069403900_Heatherwilde SFR.dwg
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Drainage Areas	
Name	Area (acres)
WCT183_10_Offsite	280.44
WCT183_10_AOI	21.19
WCT183_20	25.40

Kimley»Horn
 1400 Woodloch Forest Drive, Suite 225
 The Woodlands, TX 77380
 Phone: (281) 475-2816
 TPE FIRM No. 928



LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	EXISTING DRAINAGE DIVIDE
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN HEADWALL
	EXISTING FLOW DIRECTION
	EXISTING CONTOUR

NOTES:
 1. REFERENCE FLOODPLAIN REPORT BY KIMLEY-HORN AND ASSOCIATES DATED DECEMBER 20, 2022.

HEATHERWILDE SFR
 PFLUGERVILLE, TX

REVISED EXISTING CONDITION
 DRAINAGE AREA MAP

PROJ NO.: 069403900
 DATE: NOVEMBER 2023
 DESIGN: SPH
 DRAWN: SPH
 CHECKED: THB

SHEET
4

1 inch = 750 feet

NO.	REVISIONS	DATE	BY

Kimley»Horn
 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
 AUSTIN, TEXAS 78746
 PHONE: (512) 466-2200
 WWW.KIMLEY-HORN.COM
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 TPE FIRM No. 928

STATE OF TEXAS
 ANDREW B. GRAHAM
 139295
 LICENSED PROFESSIONAL ENGINEER
 11/17/2025

EXISTING DRAINAGE
 AREA MAP

THE PFARM
 SUBDIVISION
 18516 HEATHERWILDE BOULEVARD,
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

TIME OF CONCENTRATION & LAG TIME
 REVISED EXISTING WATERSHED CONDITIONS
 TR-55 Methodology
 Wilbarger Creek WCT183

Basin	SHEET FLOW					SHALLOW CONCENTRATED FLOW					OPEN CHANNEL FLOW					TOTAL						
	Length (ft)	Elev ₁	Elev ₂	Slope (ft/ft)	Manning's "n"	T _{c1} (min)	Length (ft)	Elev ₁	Elev ₂	Slope (ft/ft)	Condition	V _{avg} (ft/s)	T _{c2} (min)	Length (ft)	Elev ₁	Elev ₂	V _{avg} (ft/s)	T _{c3} (min)	T _{cTOTAL} (min)	0.6 * T _c (min)		
WCT183_10 Offsite	100	797.0	795.0	0.0200	0.150	8.7	2280	795.000	785.000	0.0132	Unpaved	1.85	20.5	2289	749	4.00	9.45	38.7	23.23			
AOI	100	796.0	782.0	0.0397	0.150	6.6	1480	762.030	740.900	0.0143	Unpaved	1.93	12.8	0	-	4.00	0.00	19.4	11.66			
WCT183_20	TIME OF CONCENTRATION PATH NOT IMPACTED BY FUTURE DEVELOPMENT																					
WCT183_20																				---	---	31.45

REVISED EXISTING CONDITION IMPERVIOUS COVER

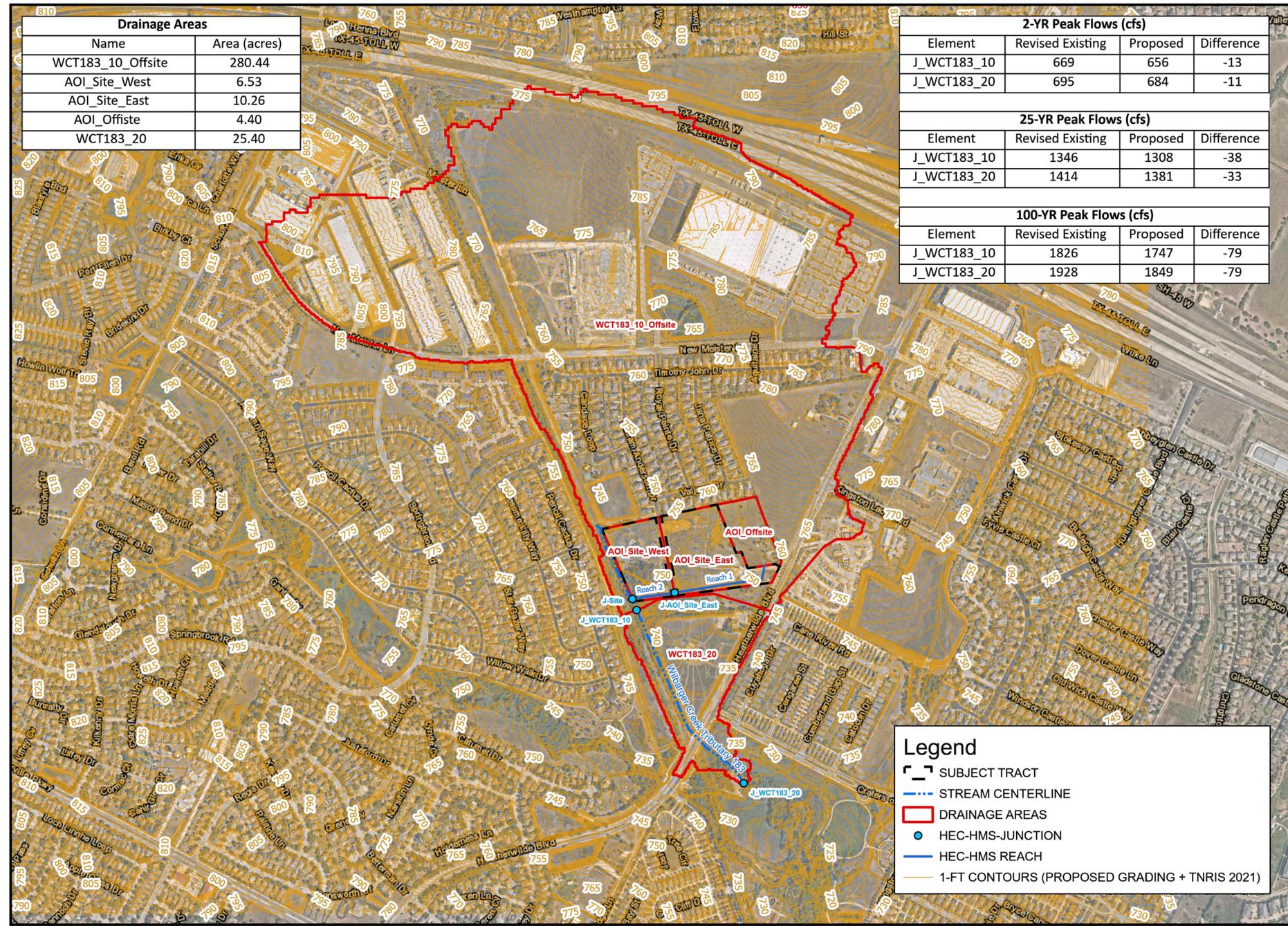
Subbasin	Area (ac)	IC%
WCT183_10_Offsite	280.44	32.95%
WCT183_10_AOI	21.19	1.00%
WCT183_20	25.40	13.16%

BENCHMARKS
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 BM #2: MAG NAIL WITH "WARD" WASHER SET IN TRAFFIC ISLAND WITHIN HEATHERWILDE BOULEVARD RIGHT-OF-WAY.

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Plotted By: Pontuso, Emily; Date: November 17, 2025; 09:21:20am; File Path: K:\soil-civil\069403900_Heatherwilde SFR\069403900_Heatherwilde SFR.dwg; Plotter: HP DesignJet 500; Plot Style: KIMLEY-HORN.ctb; This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



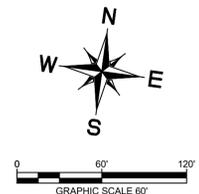
Drainage Areas	
Name	Area (acres)
WCT183_10_Offsite	280.44
AOI_Site_West	6.53
AOI_Site_East	10.26
AOI_Offsite	4.40
WCT183_20	25.40

2-YR Peak Flows (cfs)			
Element	Revised Existing	Proposed	Difference
J_WCT183_10	669	656	-13
J_WCT183_20	695	684	-11

25-YR Peak Flows (cfs)			
Element	Revised Existing	Proposed	Difference
J_WCT183_10	1346	1308	-38
J_WCT183_20	1414	1381	-33

100-YR Peak Flows (cfs)			
Element	Revised Existing	Proposed	Difference
J_WCT183_10	1826	1747	-79
J_WCT183_20	1928	1849	-79

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 Phone: (281) 475-2816
 TPE FIRM No. 928



LEGEND

- X-1: AREA DESIGNATOR
- 9.9 ac: AREA IN ACRES
- 5.5 cfs: Q100 FLOW IN CFS
- : PROPERTY LINE
- : PROPOSED STORM DRAIN LINE
- : EXISTING STORM DRAIN LINE
- : PROPOSED DRAINAGE DIVIDE
- : PROPOSED STORM DRAIN INLET
- : PROPOSED STORM DRAIN MANHOLE
- : PROPOSED STORM DRAIN HEADWALL
- : PROPOSED FLOW DIRECTION
- : PROPOSED CONTOUR
- : EXISTING CONTOUR

NOTES:
 1. DETENTION NOT REQUIRED. REFERENCE FLOODPLAIN REPORT BY KIMLEY-HORN AND ASSOCIATES DATED DECEMBER 20, 2022.

HEATHERWILDE SFR
PFLUGERVILLE, TX

PROPOSED CONDITION
DRAINAGE AREA MAP

Legend

- [] SUBJECT TRACT
- STREAM CENTERLINE
- [] DRAINAGE AREAS
- HEC-HMS-JUNCTION
- HEC-HMS REACH
- 1-FT CONTOURS (PROPOSED GRADING + TNRS 2021)

PROJ NO.: 069403900
 DATE: DECEMBER 2022
 DESIGN: SPH
 DRAWN: SPH
 CHECKED: THB

SHEET
5

1 inch = 750 feet

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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
065041100	NOVEMBER 2025	AS SHOWN	ABG	EAP	BLG

**PROPOSED DRAINAGE
AREA MAP**

**THE PFARM
SUBDIVISION**
 18516 HEATHERWILDE BOULEVARD,
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

TIME OF CONCENTRATION & LAG TIME PROPOSED WATERSHED CONDITIONS TR-55 Methodology Wilbarger Creek WCT183																				
Basin	SHEET FLOW				SHALLOW CONCENTRATED FLOW				OPEN CHANNEL FLOW				TOTAL							
	Length (ft)	Elev ₁	Elev ₂	Slope (ft/ft)	Manning's "n"	T _{c1} (min)	Length (ft)	Elev ₂	Elev ₃	Slope (ft/ft)	Condition	V _{avg} (ft/s)		T _{c2} (min)	Length (ft)	Elev ₄	V _{avg} (ft/s)	T _{c3} (min)	T _{cTOTAL} (min)	T _{lag} (min)
WCT183_10_Offsite	100	797.0	795.0	0.0200	0.150	8.7	2280	795.000	765.000	0.0132	Unpaved	1.85	20.5	2269	749	4.00	9.45	38.7	23.23	
AOI West	ASSUMED MINIMUM TC OF 5 MINUTES																			
AOI East	ASSUMED MINIMUM TC OF 5 MINUTES																			
AOI Offsite	ASSUMED MINIMUM TC OF 5 MINUTES																			
WCT183_20	TIME OF CONCENTRATION PATH NOT IMPACTED BY FUTURE DEVELOPMENT																			

PROPOSED CONDITIONS IMPERVIOUS COVER

Subbasin	Area (ac)	IC%
WCT183_10_Offsite	280.44	32.95%
AOI_Site_West	6.53	65.00%
AOI_Site_East	10.26	65.00%
AOI_Offsite	4.40	2.54%
WCT183_20	25.40	13.16%

*THIS DRAINAGE MAP WAS BASED ON THE FLOODPLAIN REPORT DONE BY KIMLEY-HORN AND ASSOCIATES, INC., DATED DECEMBER 20, 2022.

100-YEAR PEAK FLOWS

Element	Revised Existing (cfs)	Proposed (cfs)	Difference (cfs)
J_WCT183_10	1826	1747	-79
J_WCT183_20	1928	1849	-79

2-YEAR PEAK FLOWS

Element	Revised Existing (cfs)	Proposed (cfs)	Difference (cfs)
J_WCT183_10	669	656	-13
J_WCT183_20	695	684	-11

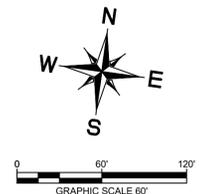
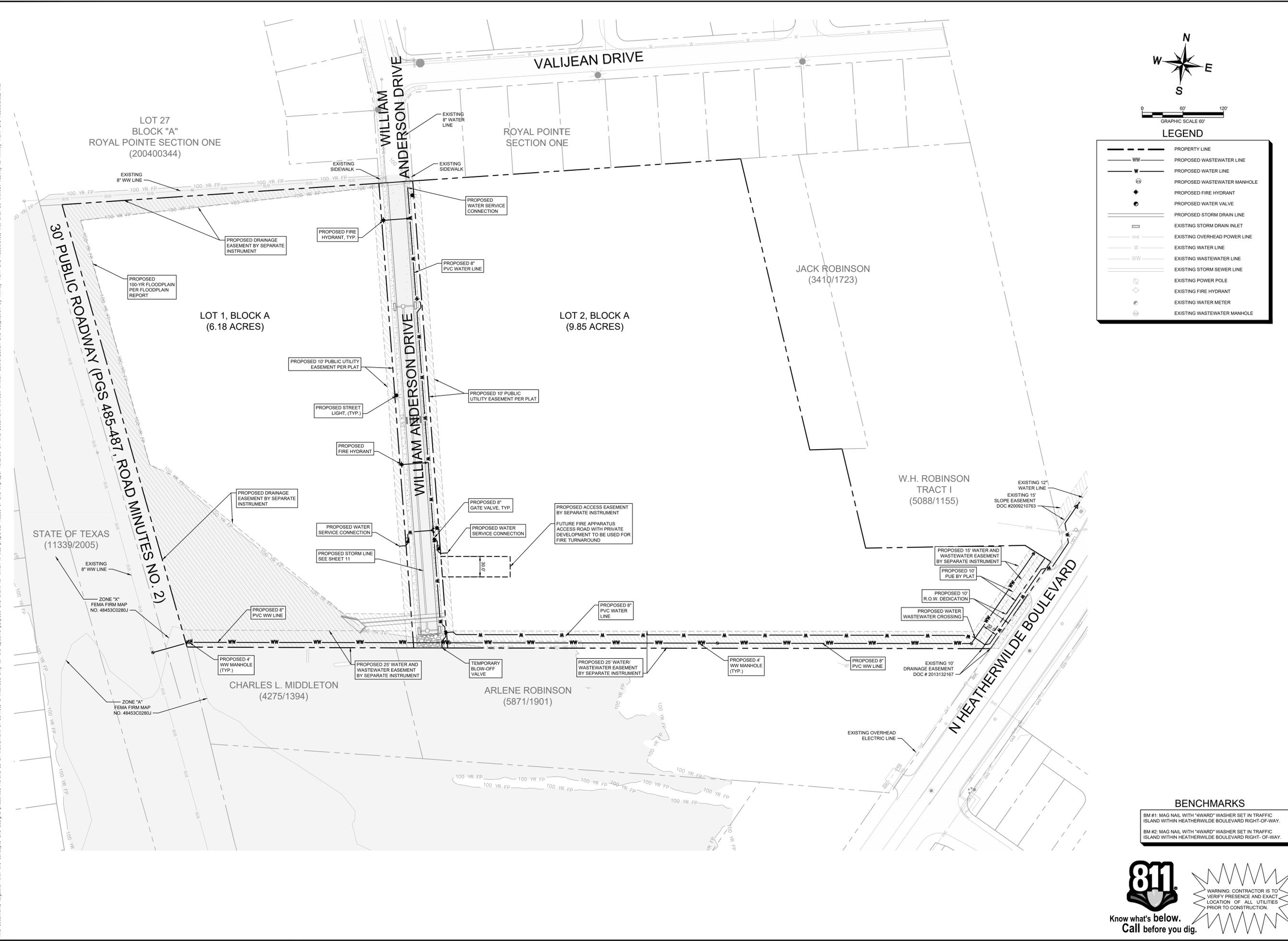
25-YEAR PEAK FLOWS

Element	Revised Existing (cfs)	Proposed (cfs)	Difference (cfs)
J_WCT183_10	1346	1308	-38
J_WCT183_20	1414	1381	-33

BENCHMARKS
 BM #1: MAG NAIL WITH "WARD" WASHER SET IN TRAFFIC ISLAND WITHIN HEATHERWILDE BOULEVARD RIGHT-OF-WAY.
 BM #2: MAG NAIL WITH "WARD" WASHER SET IN TRAFFIC ISLAND WITHIN HEATHERWILDE BOULEVARD RIGHT-OF-WAY.



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LEGEND

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

NO.	REVISIONS	DATE	BY

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 TPE Firm No. 628



KHA PROJECT	065041100
DATE	NOVEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	ABG
DRAWN BY	EAP
CHECKED BY	BLG

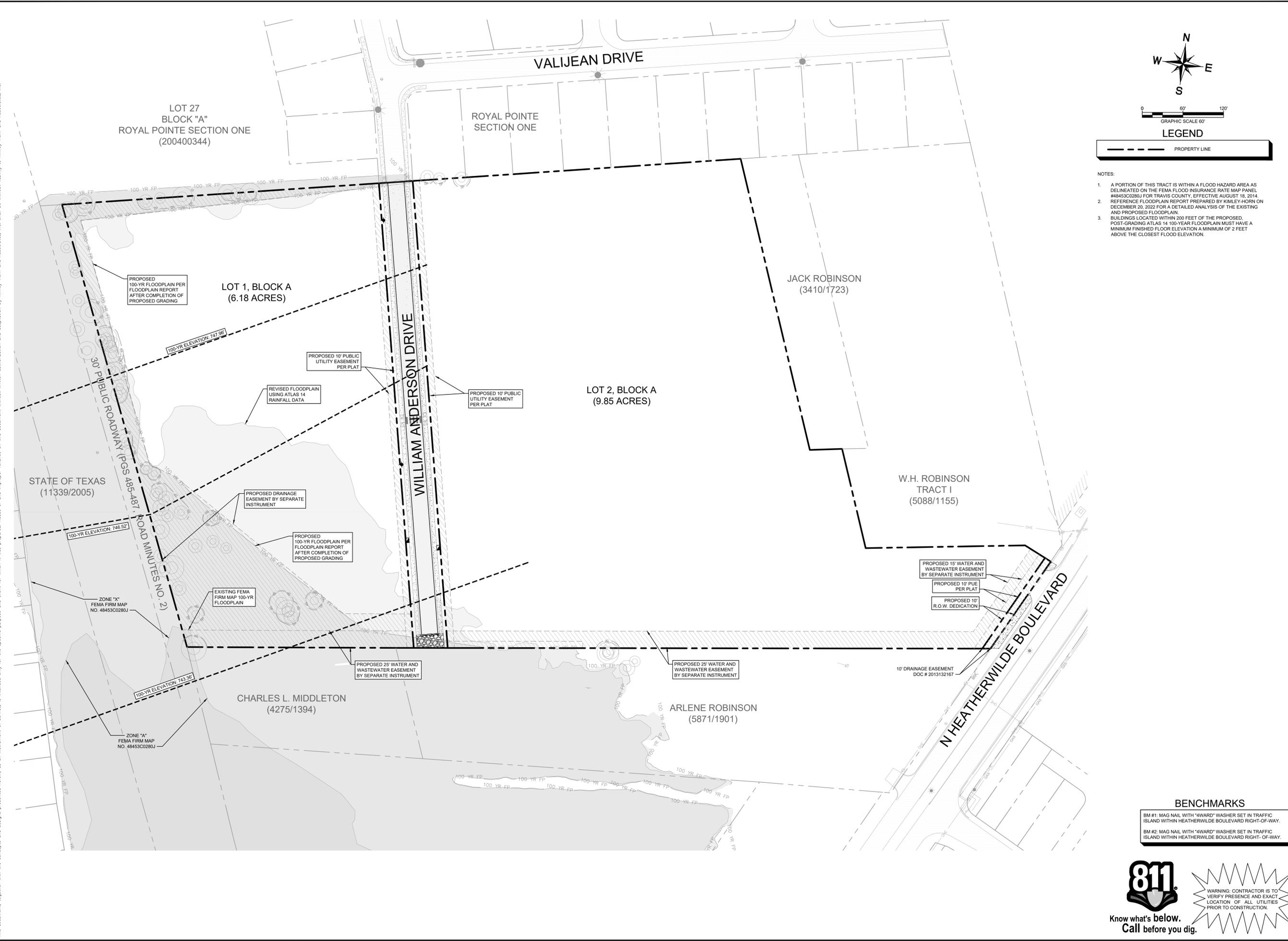
OVERALL UTILITY PLAN

THE PFARM SUBDIVISION
 18516 HEATHERWILDE BOULEVARD,
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS

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GRAPHIC SCALE 60'

LEGEND



- NOTES:
1. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 16, 2014. REFERENCE FLOODPLAIN REPORT PREPARED BY KIMLEY-HORN ON DECEMBER 20, 2022 FOR A DETAILED ANALYSIS OF THE EXISTING AND PROPOSED FLOODPLAIN.
 2. BUILDINGS LOCATED WITHIN 200 FEET OF THE PROPOSED, POST-GRADING ATLAS 14 100-YEAR FLOODPLAIN MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION A MINIMUM OF 2 FEET ABOVE THE CLOSEST FLOOD ELEVATION.

No.	REVISIONS	DATE	BY

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FLOODPLAIN REVISION MAP

THE PFARM SUBDIVISION
 18516 HEATHERWILDE BOULEVARD,
 CITY OF PFLUGERVILLE
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