

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

BENCH MARKS:
 BM# 100: COTTON SPINDLE IN UTILITY POLE
 GRID NORTHING: 1015831.840
 GRID EASTING: 3145947.324
 ELEVATION: 776.19

BM# 101: CUT SQUARE IN TRANSFORMER PAD
 GRID NORTHING: 10138237.570
 GRID EASTING: 3145850.133
 ELEVATION: 782.25

LEGAL DESCRIPTION:
 LOT 1A OF THE RE-SUBDIVISION OF LOT 1 OF THE MILESTONE PECAN STREET SUBDIVISION AS RECORDED IN DOCUMENT NO. 201700171 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ZONING = GB-1 (GENERAL BUSINESS - 1)

HEATHERWILDE OFFICE CONDOS PHASE 3 (2023-01-SP) SITE DEVELOPMENT PROJECT PERMITS ALL APPROVED DEVELOPMENT WITHIN THE SCOPE OF PHASE 3, WHICH INCLUDES ALL SITE WORK AND BUILDINGS 3 AND 4. ANY FUTURE PHASES OF THE HEATHERWILDE OFFICE CONDOS DEVELOPMENT WILL BE SUBJECT TO THE ESTABLISHED CITY OF PFLUGERVILLE'S UNIFIED DEVELOPMENT CODE AT THE TIME OF SITE PLAN SUBMITTAL.

WATER AND WASTEWATER WILL BE PROVIDED BY SWWC UTILITIES, INC. D.B.A. WINDERMERE UTILITY COMPANY. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0260J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.

THIS SITE PLAN HAS BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION FOR REVIEW OF COMPLIANCE WITH THE ARCHITECTURAL BARRIERS ACT. THE REFERENCE #TABS202022844 IS PROOF OF SUBMITTAL TO TDLR.

THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2021 EDITION OF THE INTERNATIONAL BUILDING AND FIRE CODE AS AMENDED BY THE CITY OF PFLUGERVILLE IN ACCORDANCE WITH CHAPTER 150 OF THE CODE OF ORDINANCES. THIS PROJECT INVOLVES CONSTRUCTION OF FIVE BUILDINGS. THE CODE OF RECORD FOR THIS PROJECT WILL BE THE 2015 INTERNATIONAL BUILDING AND FIRE CODE INCLUDING ALL REFERENCED CODES AND STANDARDS.

THE CITY OF PFLUGERVILLE HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICAN 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.

LIST ALL WAIVERS, VARIANCES, PROPERTY RESTRICTION, AND SPECIFIC USE PERMIT CONDITIONS, ETC.

- STUDIES ASSOCIATED WITH THIS PROJECT:**
- HEATHERWILDE OFFICES DRAINAGE REPORT - PAPE-DAWSON ENGINEERS, 2017
 - SWENSON FARM REGIONAL POND REPORT - PAPE-DAWSON ENGINEERS, AUG. 26, 2011
 - GEOTECHNICAL REPORT - RABA-KISTNER CONSULTANTS, INC., JULY 29, 2008
 - HEATHERWILDE OFFICE CONDOS - PHASE 1 (SP1711-06)
 - HEATHERWILDE OFFICE CONDOS - PHASE 2 (SP2011-01)

SITE IMPERVIOUS COVER:

LOT 1A	LOT AREA	EXISTING IMPERVIOUS COVER AREA (PHASE 1)	EXISTING IMPERVIOUS COVER (PHASE 2)	PROPOSED IMPERVIOUS COVER (PHASE 3)	TOTAL IMPERVIOUS COVER
	2.201 ACRES (95,895 SF)	1.104 ACRES (48,096 SF)	0.132 ACRES (5,743 SF)	0.280 ACRES (11,312 SF)	1.496 ACRES (65,151 SF)
		50.155%	5.989%	11.796%	67.940%

I, SHELLY M. MITCHELL, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

SUBMITTED BY: *Shelly Mitchell*

08/16/2023
DATE



PAPE-DAWSON ENGINEERS
SHELLY M. MITCHELL, P.E.
VICE PRESIDENT

SITE DEVELOPMENT PERMIT APPROVAL

Approval constitutes compliance with all City of Pflugerville Unified Development Code requirements. All responsibility for the adequacy of these plans remains with the professionals who prepared them. No alterations of these plans shall be permissible.

Approval Date: August 23, 2023

ACCEPTED FOR CONSTRUCTION:
 THIS SITE DEVELOPMENT PLAN HAS BEEN REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE. ALL CONSTRUCTION ON THE SUBJECT SITE MUST BE CONSTRUCTED CONSISTENT WITH THESE PLANS.

PLANNING AND SERVICES DIRECTOR, CITY OF PFLUGERVILLE _____ DATE

DEVELOPMENT SERVICES ENGINEERING, CITY OF PFLUGERVILLE _____ DATE

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2021 EDITION OF THE INTERNATIONAL BUILDING AND FIRE CODE AS AMENDED BY THE CITY OF PFLUGERVILLE IN ACCORDANCE WITH CHAPTER 150 OF THE CODE OF ORDINANCES.

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

WATER & WASTEWATER
 SOUTHWEST WATER COMPANY
 12535 REED ROAD
 SUGAR LAND, TX 77478
 281-207-5800

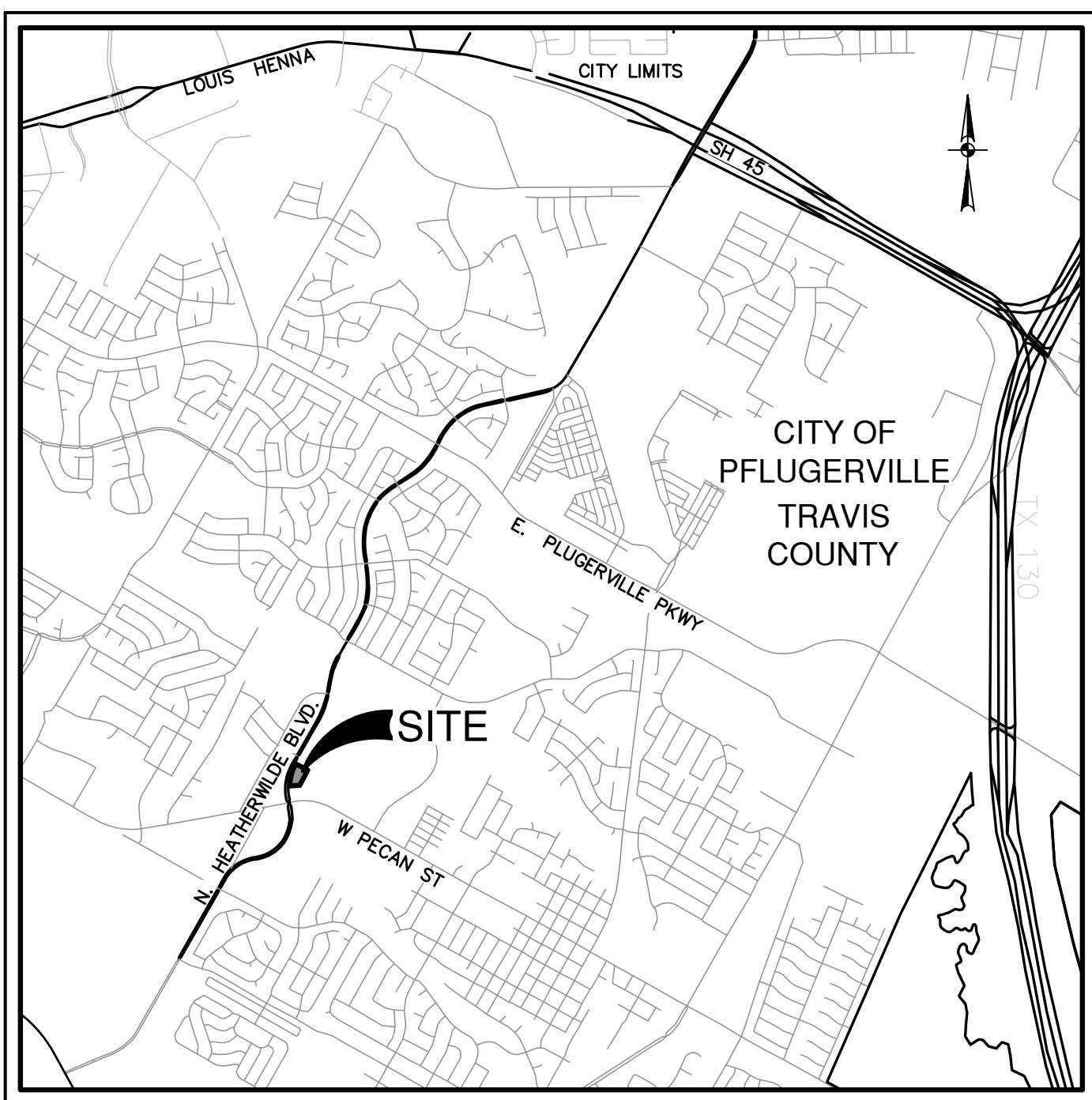
ELECTRIC
 ONCOR ELECTRIC
 PAUL LEMONS
 350 TEXAS AVE.
 ROUND ROCK, TX 78664
 512-244-5693

CITY OF PFLUGERVILLE
 P O BOX 589
 PFLUGERVILLE, TX 78691-0589

CITY OF PFLUGERVILLE - DEVELOPMENT SERVICES CENTER
 (PLANNING, ENGINEERING, & BUILDING DEPARTMENTS)
 201-B EAST PECAN STREET
 P O BOX 589
 PFLUGERVILLE, TX 78691-0589
 512-990-6300

CITY OF PFLUGERVILLE - PUBLIC WORKS DEPARTMENT
 CONTACT: MATT WOODARD
 15500 SUN LIGHT NEAR WAY #B
 PFLUGERVILLE, TX 78691-0589
 512-990-6400

TRAVIS COUNTY EMERGENCY SERVICES DISTRICT #2
 CONTACT: MIKE SLAUGHTER
 203 E. PECAN STREET
 PFLUGERVILLE, TX 78660
 512-889-4531



LOCATION MAP

NOT-TO-SCALE

OWNER:
 MILESTONE HEATHERWILDE DEVELOPMENT, LTD.
 9800 RICHMOND AVE.
 SUITE 490
 HOUSTON, TEXAS 77042
 Ph: 713-784-3790

ENGINEER:
 PAPE-DAWSON ENGINEERS.
 10801 N MOPAC EXPY.
 BLDG 3, SUITE 200
 AUSTIN, TX 78759
 Ph: 512-454-8711
 Fax: 512-459-8867

SURVEY:
 PAPE-DAWSON ENGINEERS.
 10801 N MOPAC EXPY.
 BLDG 3, SUITE 200
 AUSTIN, TX 78759
 PH: 512-454-8711
 FAX: 512-459-8867

ARCHITECT:
 PLACE DESIGNERS, INC.
 304 E. MAIN
 ROUND ROCK, TEXAS 78664
 Ph: 512-238-8912
 Fax: 512-238-8913

LANDSCAPE ARCHITECT:
 PLACE DESIGNERS, INC.
 304 E. MAIN
 ROUND ROCK, TEXAS 78664
 Ph: 512-238-8912
 Fax: 512-238-8913

HEATHERWILDE OFFICE CONDOS - PHASE 3

201 N. HEATHERWILDE BOULEVARD

PFLUGERVILLE, TEXAS 78660

SITE DEVELOPMENT PLANS

SITE PLAN CASE NO. 2023-1-SP

SHEET INDEX

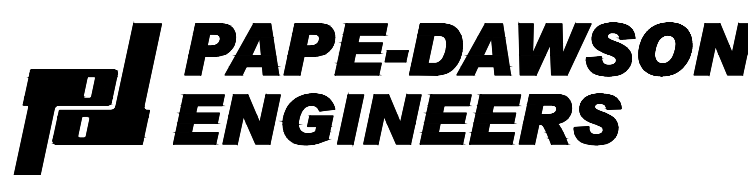
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MILESTONE COMPANIES

201 N HEATHERWILDE BLVD

PFLUGERVILLE, TEXAS 78660

JANUARY 9, 2023



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

GENERAL INFORMATION						
PHASE	BUILDING IDENTIFIER	FLOOR AREA (BLDG S. F.)	# OF STORIES / BUILDING HEIGHT	USE & OCCUPANCY CLASSIFICATION (PER IBC)	TYPE OF CONSTRUCTION (PER IBC)	IF APPLICABLE, TYPE OF AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13R OR NFPA 13)
1	BUILDING #1	4,000 SF	1 STORY / 18' BLDG. HEIGHT	OFFICE / B	V-B	N/A
1	BUILDING #2	4,000 SF	1 STORY / 18' BLDG. HEIGHT	OFFICE / B	V-B	N/A
2	BUILDING #5	4,000 SF	1 STORY / 18' BLDG. HEIGHT	OFFICE / B	V-B	N/A
3	BUILDING #3	4,000 SF	1 STORY / 18' BLDG. HEIGHT	OFFICE / B	V-B	N/A
3	BUILDING #4	4,000 SF	1 STORY / 18' BLDG. HEIGHT	OFFICE / B	V-B	N/A

EXISTING BUILDINGS FROM PHASES 1 AND 2 ARE OUTSIDE THE SCOPE OF THE CURRENT PROJECT.

SITE DEVELOPMENT PERMIT APPROVAL
 Approval constitutes compliance with all City of Pflugerville Unified Development Code requirements. All responsibility for the adequacy of these plans remains with the professionals who prepared them. No alterations of these plans shall be permissible.
Approval Date: August 23, 2023

**RE-SUBDIVISION OF LOT 1
 MILESTONE PECAN STREET SUBDIVISION
 FINAL PLAT**

OWNER/SUBDIVIDER: MILESTONE PECAN STREET DEVELOPMENT LTD, A TEXAS LIMITED PARTNERSHIP
 9800 RICHMOND AVE, STE 490
 HOUSTON, TEXAS 77042

ENGINEER: PAPE DAWSON ENGINEERS, INC.
 7800 SHOAL CREEK BLVD, SUITE 220 WEST
 AUSTIN, TEXAS 78757

SURVEYOR: CRICHTON & ASSOCIATES
 6448 HIGHWAY 290 EAST SUITE B-105
 AUSTIN, TEXAS 78723

LAND USE SUMMARY: SUBDIVISION ACREAGE: 5.0138 ACRES
 TOTAL NO. OF LOTS: 2

CURVE	RADIUS	ARC	CHORD
C1	950.00	431.13	S14°39'15"W 427.44
(C1-REC.)	950.00	431.28	S14°39'34"W 427.58

LEGAL DESCRIPTION: 5.0138 ACRES OUT OF THE JOHN VAN WINKLE SURVEY NO. 14, ABSTRACT NO. 786, AND THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, MILESTONE PECAN STREET SUBDIVISION FINAL PLAT, A SUBDIVISION RECORDED IN DOC. NO. 200800344, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 200816052, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF TRAVIS:

THAT MILESTONE PECAN STREET DEVELOPMENT LTD, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH MILESTONE PROPERTIES, INC. ITS GENERAL PARTNER, JACOBO MALCA, AGENT, BEING THE OWNER OF THAT 5.0138 ACRE TRACT OUT OF THE JOHN VAN WINKLE SURVEY NO. 14, ABSTRACT NO. 786, AND THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, MILESTONE PECAN STREET SUBDIVISION FINAL PLAT, A SUBDIVISION RECORDED IN DOC. NO. 200800344, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 200816052, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 5.0138 ACRE TRACT OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS

**RE-SUBDIVISION OF LOT 1
 MILESTONE PECAN STREET SUBDIVISION
 FINAL PLAT**

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT REPEALED, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE.

WITNESS MY HAND, THIS THE 30th DAY OF June, 2017, AD

JACOBO MALCA
 MILESTONE PROPERTIES, INC.
 9800 RICHMOND AVE, STE 490
 HOUSTON, TEXAS 77042

STATE OF TEXAS:
 COUNTY OF TRAVIS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF June, 2017.

Terril L. Mize
 NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
 MY COMMISSION EXPIRES: 02-22-2021

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF TRAVIS:

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. 48453C 0260 J, DATED AUGUST 18, 2014 FOR THE CITY OF PFLUGERVILLE, TEXAS

PAPE DAWSON ENGINEERS, INC.
 7800 SHOAL CREEK BLVD, SUITE 220 WEST
 AUSTIN, TEXAS 78757
 FIRM REGISTRATION # 470

STATE OF TEXAS:
 COUNTY OF TRAVIS:

THAT I, HERMAN W. CRICHTON, 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 THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

Herman W. Crichton
 HERMAN W. CRICHTON, R.P.L.S. 5616
 CRICHTON & ASSOCIATES, INC.
 6448 HIGHWAY 290 EAST
 AUSTIN, TEXAS 78723
 DATE: 04/21/2017

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION OR ETU.

2. WATER AND WASTEWATER SHALL BE PROVIDED BY WINDERMERE UTILITY COMPANY. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.

3. A 10'-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.

4. EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE 1208-15-02-24. THE GRANTEE (PROPERTY OWNER(S)) HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY INCLUDING THE OBLIGATION TO REGULATE MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.

5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.

6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PERMIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVE, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.

7. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.

8. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY ORDINANCE # 1224-09-09-25 SA.

9. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.

10. 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.

11. 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.

12. 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.

13. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.

14. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.

15. 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 REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS DEVELOPED FOR THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

16. A 10' P.U.E. IS REQUIRED ALONG ALL STREET FRONTAGES.

17. BENCHMARK LOCATIONS:
 #1) SPINDE IN POWER POLE 3' +/- SOUTH OF THE MOST SOUTHERLY CORNER OF THIS TRACT.
 N = 10137816.59
 E = 3145601.27
 ELEVATION = 776.29'
 #2) MAG NAIL FOUND IN CONC. AT SOUTHEAST CORNER OF THIS TRACT.
 N = 10136958.57
 E = 3145601.27
 ELEVATION = 790.42'

18) BEARING BASIS = STATE PLANE COORDINATES (NAD 83) CENTRAL TEXAS ZONE (4203)

STATE OF TEXAS: CITY OF PFLUGERVILLE:

APPROVED THIS 17 DAY OF July, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

Tammie Williamson
 TAMMIE WILLIAMSON - CHAIRMAN

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

BY: Emily Barron
 EMILY BARRON - PLANNING DIRECTOR

ATTEST:
Karen Thompson
 KAREN THOMPSON - CITY SECRETARY

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

BY: _____
 MAYOR:

ATTEST:

 KAREN THOMPSON - CITY SECRETARY

THE STATE OF TEXAS:
 COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:

I, DANA DEBEAUVOR, 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 4 DAY OF Aug, 2017, A.D.

AT 11:21 O'CLOCK A.M., AND DULY RECORDED ON THE 4 DAY OF Aug, 2017, A.D. AT 11:21 O'CLOCK A.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201700171 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 4 DAY OF August, 2017, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: C. Espinoza
 DEPUTY
 C. ESPINOZA

REV. DATE: APRIL 21, 2017 SCALE: 1" = 100'
 DATE: DEC. 28, 2016 JOB. NO. 07_346
 CASE NO. FP1702-01

NO. REVISION

DATE

05/04/2023
Shelly Mitchell
 PROFESSIONAL ENGINEER
 103862
 STATE OF TEXAS

PAPE DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N. MIDCAMP EXPY. BLDG. 3, STE. 200 | AUSTIN, TX 78757 | 512-454-6711
 TYPE FIRM REGISTRATION #470 | TYPE C.F. REGISTRATION #1002861

**HEATHERWILDE OFFICE CONDOS - PHASE 3
 201 N. HEATHERWILDE BOULEVARD
 CITY OF PFLUGERVILLE, TEXAS 78660**

FINAL PLAT

JOB NO. 50988-02
 DATE: APRIL 2023
 DESIGNER: KRS
 CHECKED: EAL DRAWN: VKB
 SHEET 02 OF 30

CITY OF PFLUGERVILLE
GENERAL CONSTRUCTION NOTES:
EFFECTIVE OCTOBER 18, 2016

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE STANDARD SPECIFICATIONS.
2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM.
3. DESIGN PROCEDURES SHALL BE IN COMPLIANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES...

BM# 100: COTTON SPINDLE IN UTILITY POLE
GRID NORTHING: 10138531.640
GRID EASTING: 3145947.324
ELEVATION: 776.19

BM# 101: CUT SQUARE IN TRANSFORMER PAD
GRID NORTHING: 10138237.570
GRID EASTING: 3145850.133
ELEVATION: 782.25

- 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...

Table with columns for Flexible Pavement (Minimum Recommended Thickness) and Rigid Pavement (Minimum Recommended Thickness), listing materials like Asphaltic Concrete and Portland Cement Concrete with their respective thicknesses.

THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT...

- 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...

CONSTRUCTION SEQUENCE

- 1. THE OWNER/CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DEPARTMENT.
2. INSTALLATION OF DRY UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES...

CITY OF PFLUGERVILLE
STREET AND DRAINAGE NOTES:

- 1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE EXPENSE OF THE CONTRACTOR OR OWNER.
2. ALL MANHOLE LIDS SHALL BE 32" OR LARGER, UNLESS EXPRESSLY APPROVED IN WRITING BY THE CITY ENGINEER.
3. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, ALL CONCRETE IS TO BE CLASS 'A' (5 SACK, 3000 PSI ~ 28 DAYS)...

UTILITY TESTING REQUIREMENTS

- Laboratory testing of soils:
- Moisture density relationship (Proctor) (City of Pflugerville Specifications G4.05(B))
- Atterberg limits (ASTM D4318)
- Extractions / Gradations (City of Pflugerville Specifications G4.04(B)(1))

STREETS TESTING REQUIREMENTS

- Laboratory testing of soils:
- Moisture density relationship (Proctor) (City of Pflugerville Specifications SD3.06B)
- Atterberg limits (ASTM D4318)
- Lime series (City of Pflugerville Specifications SD2.03(C), SD3.06(B))

UNDERGROUND DRY UTILITY LINES

- A. ALL NEW TELECOMMUNICATION UTILITY LINES AND ALL NEW ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WRES SHALL BE PLACED UNDERGROUND.
B. WHERE ELECTRICAL SERVICE IS TO BE PLACED UNDERGROUND, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL ALSO BE PLACED UNDERGROUND.

TRENCH SAFETY NOTES:

- 1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND STABLE OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED...

CITY OF PFLUGERVILLE

EROSION AND SEDIMENTATION CONTROL NOTES:

- 1. EROSION CONTROL MEASURES, SITE WORK, AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE SUBDIVISION CODE AND CONSTRUCTION STANDARDS MANUAL.
2. SLOPES SHALL BE SODDED OR SEEDDED WITH THE APPROPRIATE GRASS, GRASS MIXTURES, OR GROUND COVER SUITABLE TO THE AREA AND SEASON TO WHICH THEY ARE APPLIED.

CITY OF PFLUGERVILLE
WATER AND WASTEWATER NOTES:

- 1. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MIN CLASS 150), OR DUCTILE IRON (AWWA C-100, MIN 150).
2. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150) OR DUCTILE IRON (AWWA C-100, MIN. CLASS 150).
3. ALL WASTEWATER MAIN, EXCLUDING SERVICE LINES, SHALL BE MANHOLE TESTED PER TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) CRITERIA.

CITY OF PFLUGERVILLE

TCESD2 FIRE PROTECTION NOTES:

- 1. SPRINKLER RISER ROOMS SHALL BE INSTALLED IN AN APPROVED LOCATION. RISER ROOMS SHALL BE PROVIDED WITH EXTERIOR ACCESS AND SHALL FACE AN ACCESS DRIVE WHICH IS MARKED AS A FIRE LANE.
2. APPROVED SIGNAGE WILL BE REQUIRED TO IDENTIFY THE LOCATION OF SPRINKLER RISER ROOMS.
3. FIRE DEPARTMENT CONNECTION SHALL BE INSTALLED IN AN APPROVED LOCATION AND SHALL FACE AN ACCESS DRIVE WHICH IS MARKED AS A FIRE LANE.

TREE PROTECTION NOTES:

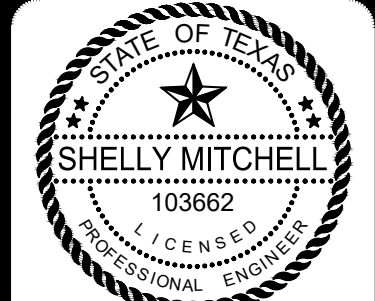
- 1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED.
2. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION.

SITE DEVELOPMENT PERMIT APPROVAL

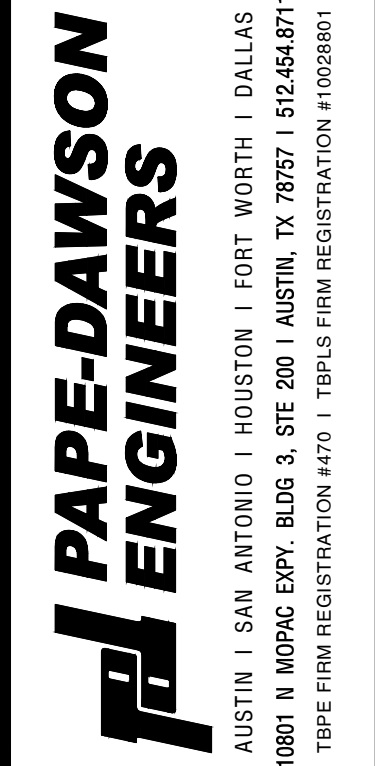
Approval constitutes compliance with all City of Pflugerville Unified Development Code requirements. All responsibility for the adequacy of these plans remains with the professionals who prepared them. No alterations of these plans shall be permissible.

Approval Date: August 23, 2023

Revision table with columns for NO., REVISION, and DATE.



05/04/2023
Shelly Mitchell



HEATHERWILDE OFFICE CONDOS - PHASE 3
201 N. HEATHERWILDE BOULEVARD
CITY OF PFLUGERVILLE, TEXAS 78660
CONSTRUCTION NOTES

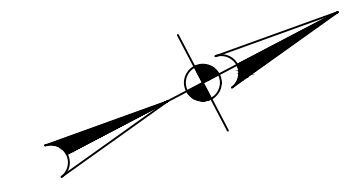
Job information table including Job No. (50988-02), Date (January 2023), Designer (KRS), Checked (EAL), and Sheet (03 of 30).

Date: Apr. 27, 2023, 4:05pm User: ID: okallia
File: H:\Projects\50988\02\509 Construction Documents\Civil\SP-NT50988-02.dwg

SITE DEVELOPMENT PERMIT APPROVAL

Approval constitutes compliance with all City of Pflugerville Unified Development Code requirements. All responsibility for the adequacy of these plans remains with the professionals who prepared them. No alterations of these plans shall be permissible.

Approval Date: August 23, 2023



SCALE: 1" = 20'



LEGEND

- LOC --- LIMITS OF CONSTRUCTION
- - - - - PROPERTY BOUNDARY
- - - - - EXISTING CONTOURS
- ⊕ BENCHMARK
- W --- EXISTING WATER LINE
- WW --- EXISTING WASTEWATER LINE
- SD --- EXISTING STORM DRAIN LINE
- OHE --- EXISTING OVERHEAD ELECTRIC
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING ELECTRIC MANHOLE
- ⊕ EXISTING WASTEWATER MANHOLE
- ⊕ EXISTING LAMP POST
- ⊕ EXISTING UTILITY POLE
- TREE TO REMAIN

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD DATA FROM OCTOBER 25 2022, AND PHASE 1 AND 2 GRADING PLANS.
- NO HERITAGE TREES ARE LOCATED ON THIS SITE.

BENCH MARK:

BM# 100: COTTON SPINDLE IN UTILITY POLE
 GRID NORTHING: 10138631.840
 GRID EASTING: 3145847.324
 ELEVATION: 776.19

BM# 101: CUT SQUARE IN TRANSFORMER PAD
 GRID NORTHING: 10138237.570
 GRID EASTING: 3145850.133
 ELEVATION: 782.25

FLOODPLAIN:

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.

TREE LIST:

- 9000 R 18" ASH (P)
- 9001 R 11" ASH (P)
- 9002 R 17" ASH (P)
- 9003 R 15" ASH (P)
- 9004 R 11" MOUNTAIN LAUREL (P2)
- 9005 R 10.5" M CREPE MYRTLE (P2)
- 9006 R 6" M CREPE MYRTLE (P2)
- 9007 R 7.5" M CREPE MYRTLE (P2)
- 9008 R 16" M CREPE MYRTLE (P2)
- 9009 R 9" M CREPE MYRTLE (P2)
- 9010 R 8.5" M CREPE MYRTLE (P2)
- 9011 R 9.5" M CREPE MYRTLE (P2)
- 9012 R 8" M CREPE MYRTLE (P2)
- 9013 R 13" M CREPE MYRTLE (P2)
- 9014 R 4.5" M CREPE MYRTLE (P2)
- 9015 R 9.5" M CREPE MYRTLE (P2)
- 9016 R 5.5" M CREPE MYRTLE (P2)
- 9019 R 15" LIVE OAK (P2)
- 9020 R 14" LIVE OAK (P2)

- X - TREE TO BE REMOVED
- R - TREE TO REMAIN AND TO BE PROTECTED BY FENCING
- (P2) - CITY OF PFLUGERVILLE CLASS 2 PROTECTED TREE
- (P3) - CITY OF PFLUGERVILLE CLASS 3 PROTECTED TREE
- (P4) - CITY OF PFLUGERVILLE CLASS 4 PROTECTED TREE

NO.	REVISION	DATE



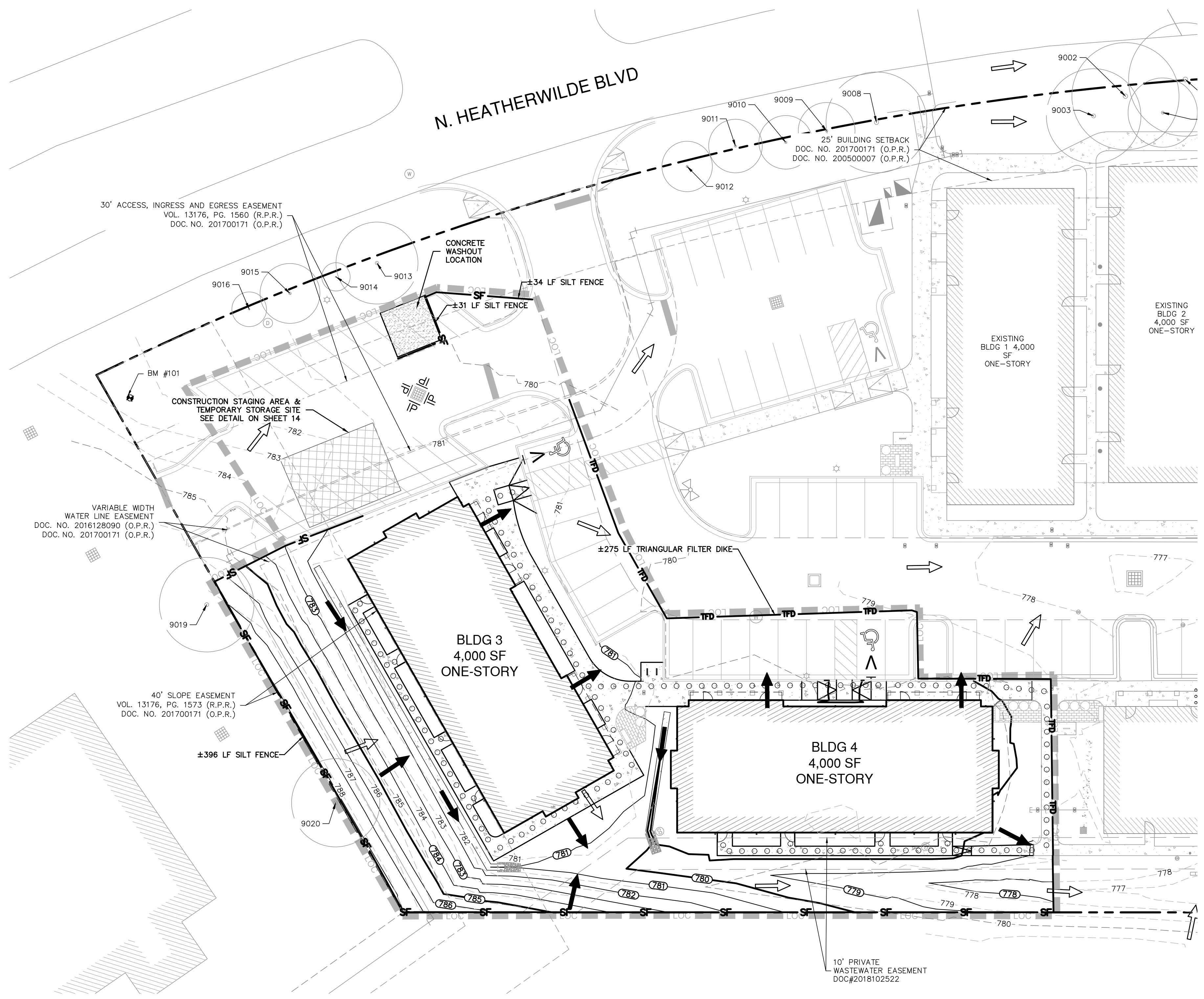
PAPE-DAWSON ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N. MIDPAC EXPY. BLDG. 3, STE. 200 | AUSTIN, TX 78757 | 512-454-8711
 TYPE FIRM REGISTRATION #470 | TYPE C FIRM REGISTRATION #1002861

HEATHERWILDE OFFICE CONDOS - PHASE 3
 201 N. HEATHERWILDE BOULEVARD
 CITY OF PFLUGERVILLE, TEXAS 78660
 EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 50988-02
 DATE MARCH 2023
 DESIGNER KRS
 CHECKED EAL DRAWN WKB
 SHEET 04 OF 30

Date: Apr 27, 2023, 4:05pm User ID: akalifa
 File: H:\Projects\509_188\102\301 Construction Documents\Civil\509388-02.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SCALE: 1" = 20'

LEGEND

- LOC LIMITS OF CONSTRUCTION
- PROPERTY LINE
- SF SILT FENCE (SEE DETAIL ON SHEET 14)
- TFD TRIANGULAR FILTER DIKE (SEE DETAIL ON SHEET 14)
- IP PROPOSED INLET PROTECTION (SEE NOTE 19 THIS SHEET)
- 790 PROPOSED CONTOUR LINE
- 790 EXISTING CONTOUR LINE
- W EXISTING WATER VALVE
- W EXISTING WASTEWATER MANHOLE
- L EXISTING LAMP POST
- U EXISTING UTILITY POLE
- S EXISTING STORM DRAIN MANHOLE
- F EXISTING FIRE HYDRANT
- G EXISTING GRATE INLET
- J EXISTING JUNCTION BOX
- TEMPORARY STAGING AND STORAGE AREA (TO BE FIELD LOCATED)
- CONCRETE TRUCK WASHOUT PIT (TO BE FIELD LOCATED) (SEE DETAIL ON SHEET 14)
- EXISTING TREE TO BE PROTECTED (SEE DETAIL ON SHEET 14)
- EXISTING FLOW ARROW
- PROPOSED FLOW ARROW

NOTE:
 IN LIEU OF A STABILIZED CONSTRUCTION ENTRANCE, CONTRACTOR IS TO KEEP THE PAVEMENT OUTSIDE OF THE CONSTRUCTION ZONE CLEANED DAILY.

- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - EXISTING PAVEMENT BELOW SPOILS & STAGING AREA TO BE RETURNED TO EXISTING CONDITIONS PRIOR TO FINAL SUBDIVISION ACCEPTANCE.
 - SEE SHEET 14 FOR EROSION AND SEDIMENTATION CONTROL DETAILS.
 - 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.
 - EROSION & SEDIMENTATION CONTROLS SHALL BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE (CRZ) OF ALL TREES SHOWN "TO BE PROTECTED" WHENEVER POSSIBLE. IF SILT FENCE MUST CROSS THE CRZ, THEN ALTERNATE APPROVED METHODS FOR SECURING THE FABRIC SHALL BE USED IN LIEU OF THE SPECIFIED TRENCHING.
 - EXISTING SITE CONTOUR INFORMATION SHOWN IS AT ONE (1) FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD DATA FROM OCTOBER 25 2022.
 - A TREE SURVEY FOR TREES 19 INCHES AND GREATER WAS PERFORMED ON OR ABOUT SEPTEMBER 2017.
 - 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.
 - SWPPP IS REQUIRED FOR SUBMITTAL AND REVIEW AT LEAST 3 DAYS PRIOR TO THE SCHEDULING OF A PRE-CON.
 - A NOTICE OF INTENT (NOI) MUST BE SUBMITTED TO THE TCEQ FOR ANY SITE THAT IS A MINIMUM OF 5 ACRES; OR, ANY SITE THAT MEETS THE CRITERIA OF A LARGER COMMON PLAN OF DEVELOPMENT.
 - AN INITIAL SITE PLAN INSPECTION MUST BE CONDUCTED BY THE CITY OF PFLUGERVILLE TO VERIFY THAT ALL EROSION AND SEDIMENT CONTROLS HAVE BEEN PROPERLY INSTALLED AND PER THE PLAN. APPROVAL BY THE CITY MUST BE GIVEN BEFORE CONSTRUCTION CAN BEGIN.
 - ALL EROSION AND SEDIMENT CONTROLS MUST BE PROPERLY MAINTAINED PER THE SWP3 PLAN THROUGHOUT THE DURATION OF THE PROJECT. ANY OFF-SITE DISCHARGE MUST BE ADDRESSED IMMEDIATELY.
 - ALL DISTURBED AREAS MUST BE RE-VEGETATED. A MINIMUM UNIFORM COVERAGE OF 90% OR MORE, AT A HEIGHT OF 1.5 INCHES AND NO BARE AREAS GREATER THAN 10 SQ. FT. IS PARAMOUNT BEFORE SITE APPROVAL. IT IS HIGHLY RECOMMENDED THAT RE-VEGETATION BE INITIATED EARLY IN ORDER TO MEET THE CITY'S STABILIZATION STANDARDS BEFORE THE FINAL WALK-THROUGH.
 - SOD OR A COMBINATION OF HYDRA-SEED / MULCH WITH A GEO TEXTILE MUST BE USED FOR THE STABILIZATION OF VEGETATED DRAINAGE WAYS.
 - ALL CURB AND AREA INLETS REQUIRE A DECAL THAT SAYS, "NO DUMPING, DRAINS TO CREEK".
 - CONSTRUCTION ENTRANCE DESIGN HAS BEEN MODIFIED AND IS NOT PLANNED TO BE CONSTRUCTED PER STANDARD DETAIL DUE TO SITE CONSTRAINTS. THE CONSTRUCTION ENTRANCE WILL NEED TO BE REPLENISHED AS NECESSARY TO PREVENT TRACKING TO THE PAVED PARKING AREA AND ANY TRACKING THAT DOES OCCUR WILL NEED TO BE CLEANED IN A TIMELY MANNER.
 - INLET PROTECTION TO BE FILTER FABRIC UNDER GRATE TO PERMIT TRAFFIC FLOW DURING CONSTRUCTION.
 - NO TREE LARGER THAN 6-INCHES IS LOCATED WITHIN THE LIMITS OF CONSTRUCTION.

NOTE:
 TOTAL AREA OF DISTURBANCE = 0.710 AC

BENCH MARK:
 BM# 101: CUT SQUARE IN TRANSFORMER PAD
 GRID NORTHING: 10138237.570
 GRID EASTING: 3145850.133
 ELEVATION: 782.25

NO.	REVISION	DATE

STATE OF TEXAS
 105862
 SHELLEY MITCHELL
 PROFESSIONAL ENGINEER
 08/16/2023
 Shelly Mitchell

PAPE-DAWSON ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N. MIDPAC EXPY. BLDG. 3, STE. 200 | AUSTIN, TX 78757 | 512-454-8711
 TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

HEATHERWILDE OFFICE CONDOS - PHASE 3
 201 N. HEATHERWILDE BOULEVARD
 CITY OF PFLUGERVILLE, TEXAS 78660
 EROSION & SEDIMENTATION CONTROL PLAN

JOB NO. 50988-02
 DATE AUGUST 2023
 DESIGNER KRS
 CHECKED EAL DRAWN WKB
 SHEET 05 OF 30

Date: Aug 16, 2023, 1:22pm User ID: akaifa
 File: H:\Projects\50988\02\301 Construction Documents\Civil\50988-02.dwg

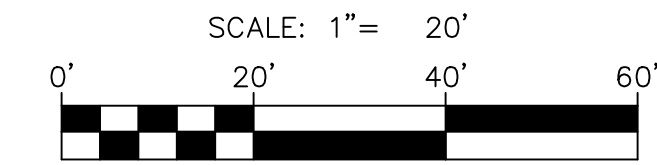
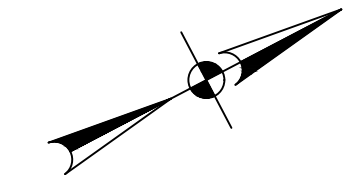
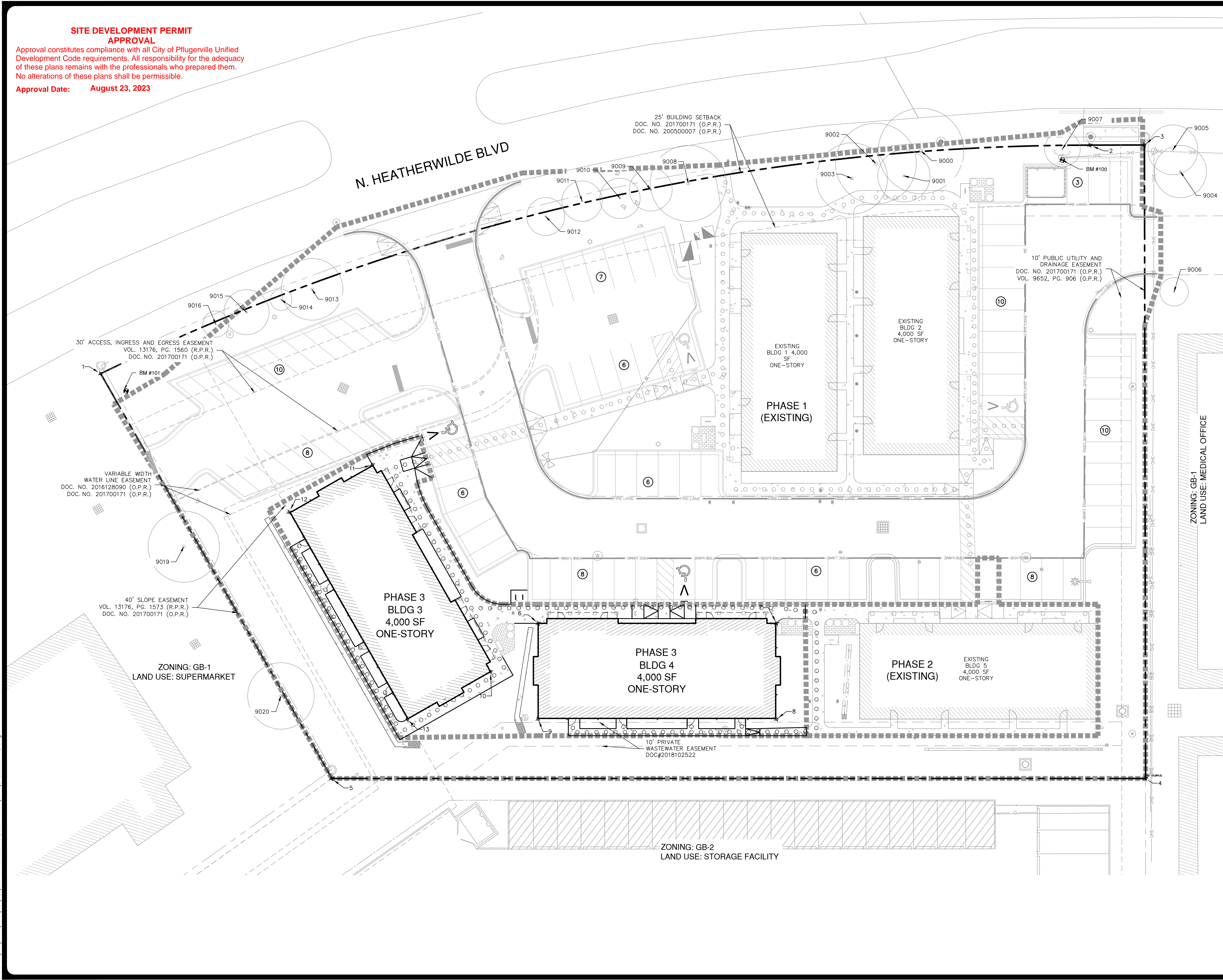
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SITE DEVELOPMENT PERMIT APPROVAL

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Approval Date: August 23, 2023

Date: Aug 16, 2023, 1:22pm User ID: akaifa
 File: H:\Projects\SDP\2023\02\301 Construction Documents\Civil\SP50988-02.dwg



- LEGEND**
- PROPERTY BOUNDARY
 - - - PHASING BOUNDARY
 - ○ ○ ○ ○ PROPOSED ADA PATH
 - ○ ○ ○ ○ PROPOSED ADA PATH
 - ▭ EXISTING ADA RAMP
 - ▭ PROPOSED ADA RAMP
 - ▭ PROPOSED BUILDING
 - ▭ EXISTING BUILDING
 - EXISTING CURB
 - EXISTING WHEEL STOP
 - EXISTING FIRE LANE STRIPING
 - FIRE LANE
 - ♿ EXISTING ACCESSIBLE PARKING AND VAN ACCESSIBLE PARKING
 - ♿ PROPOSED ACCESSIBLE PARKING AND VAN ACCESSIBLE PARKING (FOR REFERENCE ONLY NOT TO BE PAINTED ON GROUND)
 - OVERHEAD ELECTRIC
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WASTEWATER MANHOLE
 - EXISTING LAMP POST
 - EXISTING UTILITY POLE
 - EXISTING GRATE INLET
 - EXISTING JUNCTION BOX
 - BENCHMARK
 - ARCHITECTURAL PAVING (SEE SHEET 17 FOR DETAILS)

Point Table		
Point #	Northing	Easting
1	10138231.50	3145839.05
2	10138645.04	3145947.18
3	10138665.39	3145957.77
4	10138541.95	3146194.29
5	10138238.50	3146035.21
6	10138345.80	3146017.69
7	10138434.67	3146064.28
8	10138415.94	3146100.00
9	10138327.07	3146053.42
10	10138318.57	3146026.39
11	10138314.99	3145926.11
12	10138274.68	3145927.55
13	10138278.26	3146027.83

BENCH MARK:
 BM# 100: COTTON SPINDLE IN UTILITY POLE
 GRID NORTHING: 10138631.840
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 ELEVATION: 776.19
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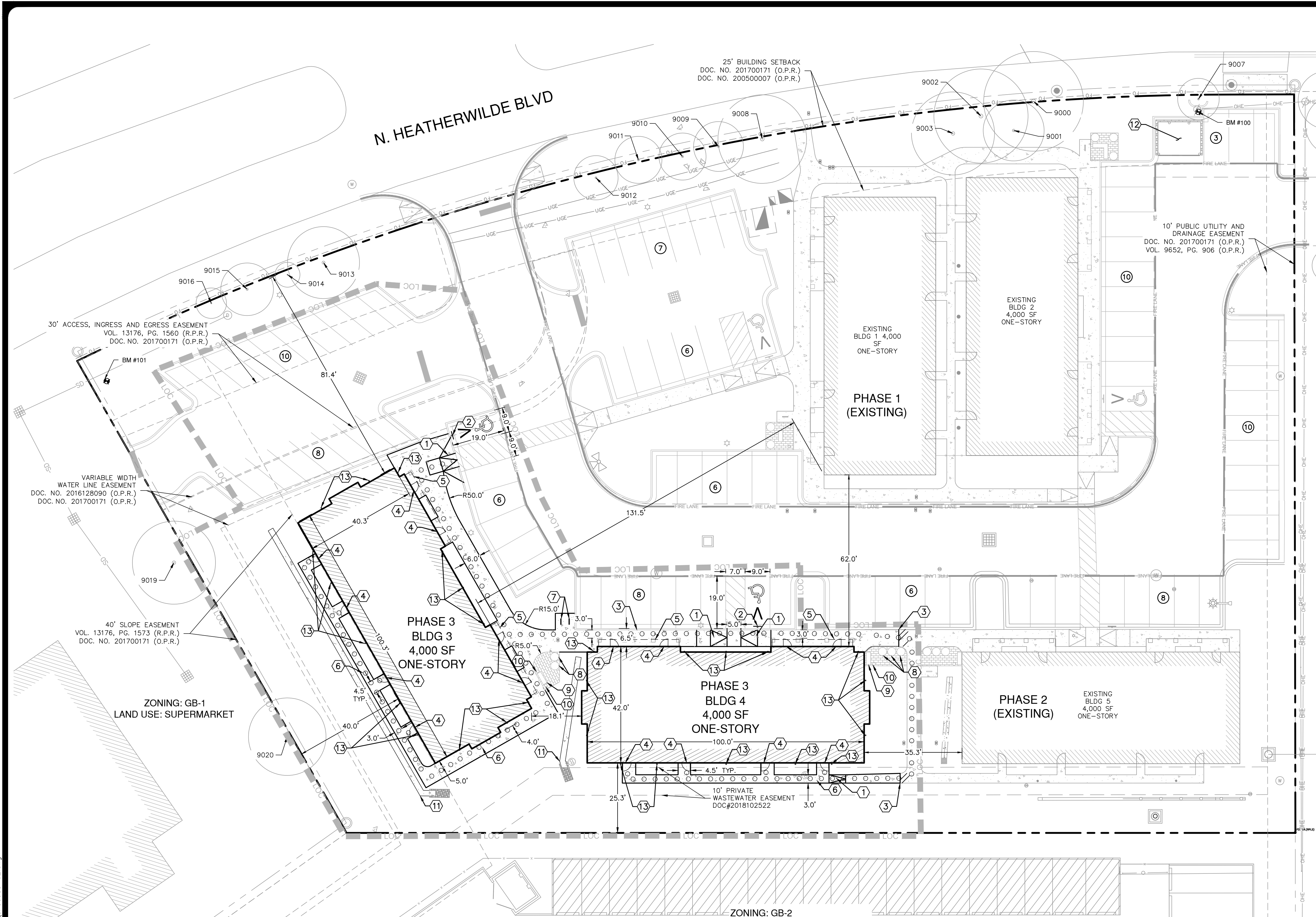
PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N. MIDCAMP EXPY. BLDG. 3, STE. 200 | AUSTIN, TX 78751 | 512-454-6711
 TYPE FIRM REGISTRATION #470 | TYPE C FIRM REGISTRATION #10028801

HEATHERWILDE OFFICE CONDOS - PHASE 3
 201 N. HEATHERWILDE BOULEVARD
 CITY OF PFLUGERVILLE, TEXAS 78660
 PHASING PLAN

JOB NO. 50988-02
 DATE AUGUST 2023
 DESIGNER KRS
 CHECKED EAL DRAWN WKB
 SHEET 06 OF 30

Date: Aug 16, 2023, 2:07pm User: Id: akalifa
 File: H:\Projects\509\509\509\Construction Documents\509\509\509\509.dwg



25' BUILDING SETBACK
 DOC. NO. 201700171 (O.P.R.)
 DOC. NO. 200500007 (O.P.R.)

9002, 9003, 9007, 9000, 9001, 9010, 9009, 9008, 9011, 9012, 9013, 9014, 9015, 9016, 9019, 9020

10' PUBLIC UTILITY AND DRAINAGE EASEMENT
 DOC. NO. 201700171 (O.P.R.)
 VOL. 9652, PG. 906 (O.P.R.)

EXISTING BLDG 1 4,000 SF ONE-STORY
 PHASE 1 (EXISTING)

EXISTING BLDG 2 4,000 SF ONE-STORY

EXISTING BLDG 3 4,000 SF ONE-STORY

PHASE 3 BLDG 3 4,000 SF ONE-STORY

PHASE 3 BLDG 4 4,000 SF ONE-STORY

EXISTING BLDG 5 4,000 SF ONE-STORY
 PHASE 2 (EXISTING)

30' ACCESS, INGRESS AND EGRESS EASEMENT
 VOL. 13176, PG. 1560 (R.P.R.)
 DOC. NO. 201700171 (O.P.R.)

VARIABLE WIDTH WATER LINE EASEMENT
 DOC. NO. 2016128090 (O.P.R.)
 DOC. NO. 201700171 (O.P.R.)

40' SLOPE EASEMENT
 VOL. 13176, PG. 1573 (R.P.R.)
 DOC. NO. 201700171 (O.P.R.)

ZONING: GB-1
 LAND USE: SUPERMARKET

ZONING: GB-2
 LAND USE: STORAGE FACILITY

SCALE: 1" = 20'

0' 20' 40' 60'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ADA PATH
- EXISTING ADA RAMP
- PROPOSED ADA RAMP
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING CURB
- EXISTING WHEEL STOP
- EXISTING FIRE LANE STRIPING
- EXISTING ACCESSIBLE PARKING AND VAN ACCESSIBLE PARKING
- PROPOSED ACCESSIBLE PARKING AND VAN ACCESSIBLE PARKING (FOR REFERENCE ONLY NOT TO BE PAINTED ON GROUND)
- OVERHEAD ELECTRIC
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE
- EXISTING LAMP POST
- EXISTING UTILITY POLE
- EXISTING GRATE INLET
- EXISTING JUNCTION BOX
- BENCHMARK
- ARCHITECTURAL PAVING (SEE SHEET 17 FOR DETAILS)
- TIE INTO EXISTING PAVEMENT

KEYED NOTES

- 1 SIDEWALK RAMP @ 12:1 MAX SLOPE (SEE DETAIL SHEET 15)
- 2 ACCESSIBLE PARKING SIGN AND WHEEL STOP (SEE DETAIL SHEET 15)
- 3 MATCH EXISTING SIDEWALK OR PAVEMENT
- 4 BUILDING ENTRANCE
- 5 BUILDING OVERHANG
- 6 PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET 15)
- 7 PROPOSED BIKE RACK (SEE SHEET 15 FOR DETAILS)
- 8 PROPOSED LANDSCAPE PLANTER (SEE SHEET 15 FOR DETAILS)
- 9 PROPOSED BENCH (SEE SHEETS 18 - 20 FOR DETAILS)
- 10 PROPOSED ACCENT LIGHTING (SEE SHEETS 28 & 30 FOR DETAILS)
- 11 PROPOSED DRAINAGE SWALE
- 12 EXISTING DUMPSTER LOCATION
- 13 PROPOSED DOWNSPOUTS (SEE THE ARCHITECTURAL PLANS SHEETS 22 & 25 FOR DETAILS)

DIMENSIONAL CONTROL NOTES:

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL POINTS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
- DIMENSIONAL CONTROL POINTS ARE TO BACK OF CURB. DIMENSIONS ARE TO THE FACE OF CURB, FACE OF RETAINING WALL, AND CENTER OF PAINT STRIPING. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
- REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
- ALL CONCRETE CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
- COORDINATES FOR HORIZONTAL CONTROL POINTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, FROM THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, DISPLAYED IN SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR FOR EACH COUNTY. (THE SURFACE ADJUSTMENT FACTOR FOR THIS SITE IS 0.99988.)
- ALL PROPOSED SIDEWALKS ARE 6' WIDE UNLESS OTHERWISE NOTED.
- ALL PROPOSED SIDEWALKS MUST MEET ALL ADA REQUIREMENTS.

SITE PLAN NOTES:

- HEATHERWILDE OFFICE CONDOS PHASE 3 (2023-1-SP) SITE DEVELOPMENT PROJECT PERMITS ALL APPROVED DEVELOPMENT WITHIN THE SCOPE OF PHASE 3, WHICH INCLUDES ALL SITE WORK ASSOCIATED WITH BUILDINGS 3, AND 4, AND ARE SUBJECT TO THE ESTABLISHED CITY OF PFLUGERVILLE'S UNIFIED DEVELOPMENT CODE AT THE TIME OF SITE PLAN SUBMITTAL.
- ALL NEW 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.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH SUBCHAPTER 11, SECTION 11.8.2 OF THE UNIFIED DEVELOPMENT CODE. GROUND-MOUNTED AND WALL-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY THE BUILDINGS AND FENCING.
- THIS SITE PLAN HAS BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION FOR REVIEW OF COMPLIANCE WITH THE ARCHITECTURAL BARRIERS ACT. THE REFERENCE NUMBERS #TABS2023013254 AND #TABS2023013255 ARE PROOF OF SUBMITTAL TO TDLR.
- A PEDESTRIAN SPACE TOTALING 325 SQUARE-FEET HAS BEEN PROVIDED WITH PHASE 3 (2023-1-SP). THE FOUR PROPOSED ITEMS ARE DECORATIVE LANDSCAPE PLANTERS, PEDESTRIAN BENCH SEATING, SPECIAL PAVING TO MATCH PHASES 1, 2, AND ACCENT LIGHTING. SEE LANDSCAPE PLANS FOR DETAILS.
- ANY LOW BRANCHES ALONG HEATHERWILDE BLVD. SHOULD BE TRIMMED TO KEEP DRIVER VISIBILITY AT THE DRIVEWAY AS CLEAR AS POSSIBLE.
- THE BUILDING NUMBERS MUST BE CLEARLY POSTED ON EACH BUILDING SO IT IS VISIBLE AS NOT TO DELAY EMERGENCY SERVICE RESPONSE.

SITE DEVELOPMENT PERMIT APPROVAL

Approval constitutes compliance with all City of Pflugerville Unified Development Code requirements. All responsibility for the adequacy of these plans remains with the professionals who prepared them. No alterations of these plans shall be permissible.

Approval Date: August 23, 2023

BENCH MARK:
 BM# 100: COTTON SPINDLE IN UTILITY POLE
 GRID NORTHING: 10138631.840
 GRID EASTING: 3145947.324
 ELEVATION: 776.19

BM# 101: CUT SQUARE IN TRANSFORMER PAD
 GRID NORTHING: 10138237.570
 GRID EASTING: 3145850.133
 ELEVATION: 782.25

GENERAL INFORMATION	
LEGAL DESCRIPTION	LOT 1A OF THE RE-SUBDIVISION OF LOT 1 MILESTONE PECAN STREET SUBDIVISION
SITE AREA	2.201 AC
ZONING	GB-1
BUILDING SETBACKS	
STREET	15 FT MINIMUM
SIDE	10 FT MINIMUM
REAR	25 FEET MINIMUM
LAND USE	
EXISTING	3 PROFESSIONAL OFFICES BUILDINGS
PROPOSED	2 - 4,000 SF OF PROFESSIONAL OFFICE

TOTAL SITE AREA 2.201 AC				PARKING REQUIRED				PARKING PROVIDED			
PHASE	(AC)	IMPERVIOUS COVER (85% MAX) (%)	FLOOR TO AREA RATIO (60% MAX) (%)	PROF. OFFICE AREA (1 SPACE / 250 SF)	MED. OFFICE AREA (1 SPACE / 200 SF)	STANDARD SPACES	VAN ACCESSIBLE SPACES	TOTAL SPACES REQUIRED	STANDARD SPACES	VAN ACCESSIBLE SPACES	TOTAL SPACES PROVIDED
EXISTING (PHASE 1)	1.104	50.2%	8.3%	8,000 SF	0 SF	30 SPACES	2 SPACES	32 SPACES	87 SPACES	2 SPACES PROVIDED	89 SPACES
EXISTING (PHASE 2)	0.132	6.0%	4.2%	4,000 SF	0 SF	15 SPACES	1 SPACE	16 SPACES	86 SPACES	1 SPACE CONVERTED	NONE ADDED
PROPOSED (PHASE 3)	0.260	11.8%	8.3%	0 SF	8,000 SF	38 SPACES	2 SPACES	40 SPACES	84 SPACES	2 SPACES CONVERTED	NONE ADDED
TOTAL SITE	1.496	68.0%	20.9%			TOTAL SPACES REQUIRED 83 SPACES	5 SPACES	88 SPACES	84 SPACES	5 SPACES	89 SPACES

NO.	REVISION	DATE



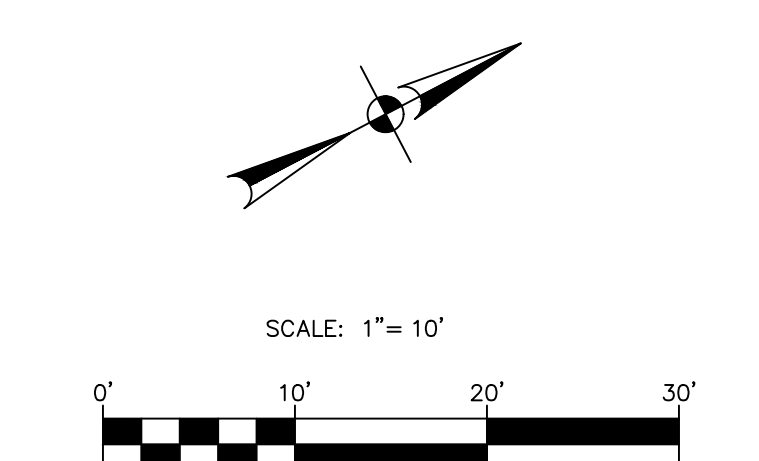
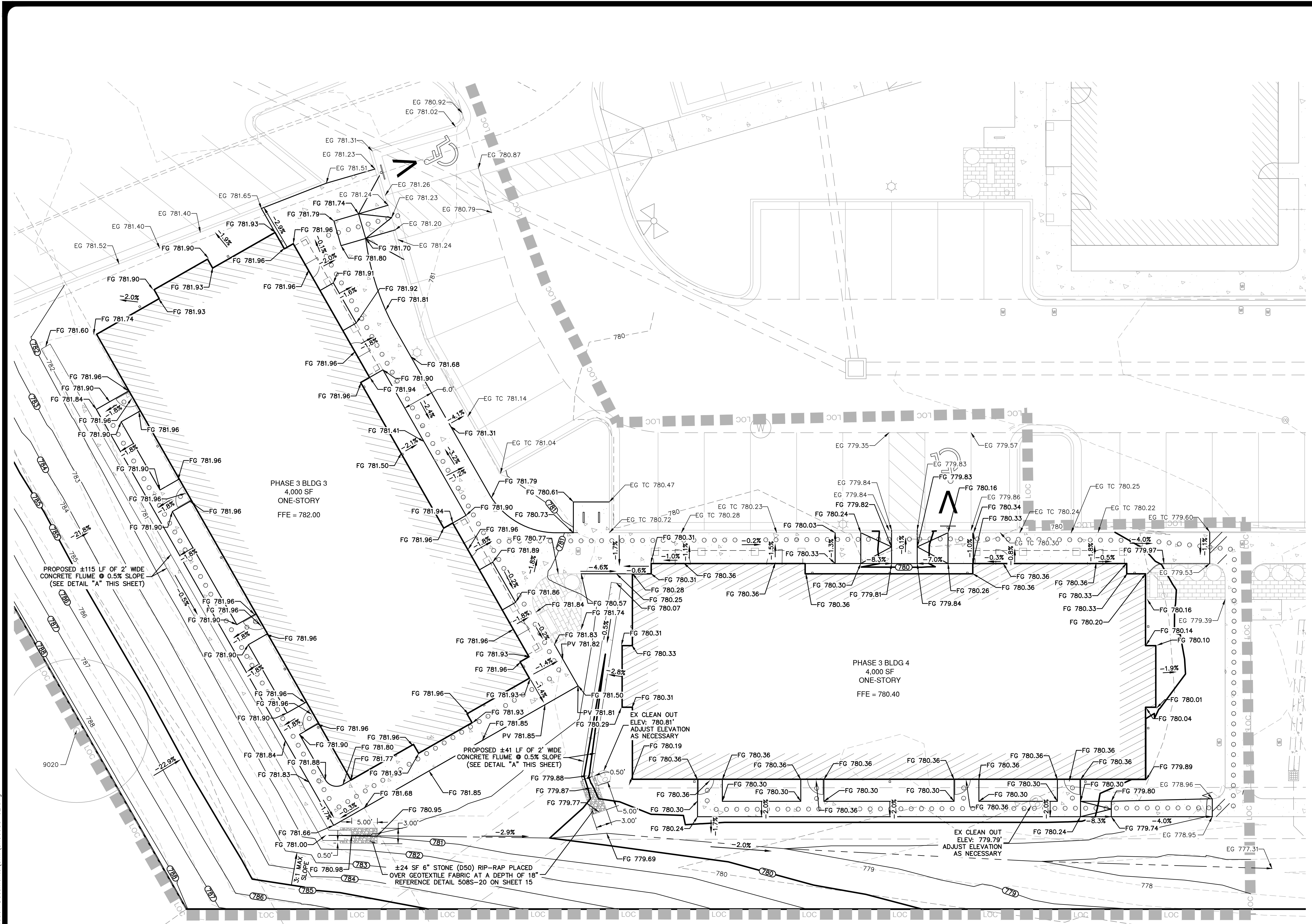
PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N. MIDPAC EXPY. BLDG. 3, STE. 200 | AUSTIN, TX 78757 | 512-654-6711
 TYPE FIRM REGISTRATION #470 | TYPE C FIRM REGISTRATION #1002861

**HEATHERWILDE OFFICE CONDOS - PHASE 3
 201 N. HEATHERWILDE BOULEVARD
 CITY OF PFLUGERVILLE, TEXAS 78660
 SITE PLAN**

JOB NO.	50988-02
DATE	AUGUST 2023
DESIGNER	KRS
CHECKED	EAL DRAWN VKB
SHEET	07 OF 30

Date: Aug 16, 2023, 1:34pm User ID: akaila
 File: H:\Projects\509_188\02\301 Construction Documents\01\GRD08-02.dwg



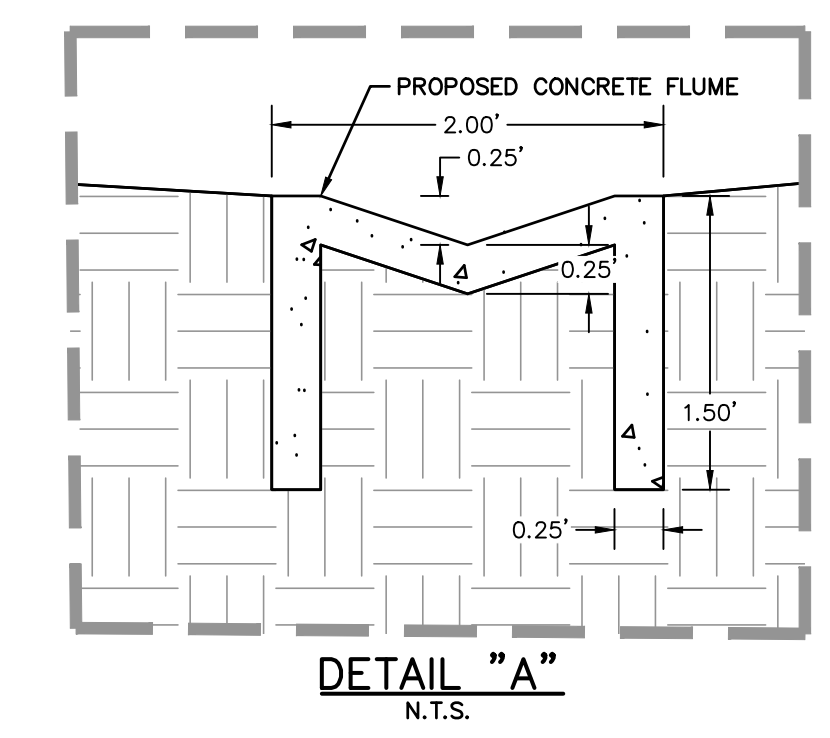
LEGEND

---	LOC	LIMITS OF CONSTRUCTION
○	790.00	PROPOSED SPOT ELEVATION
○	EG 790.00	EXISTING SPOT ELEVATION
○	EG TC 790.00	EXISTING TOP OF CURB SPOT ELEVATION
○	790	EXISTING CONTOUR
---	790	PROPOSED CONTOURS
---		PROPERTY LINE
→		PROPOSED DRAINAGE FLOW ARROW
---		EXISTING CURB TO REMAIN
○		ADA PATH
□		ADA RAMP
☆		EXISTING LIGHT
○		EXISTING UTILITY POLE
---		TIE INTO EXISTING PAVEMENT
---		DRAINAGE SWALE

- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - EXISTING SITE CONTOUR INFORMATION SHOWN IS AT ONE (1) FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD DATA FROM SEPTEMBER 2017.
 - ADA GRADING NOTES:
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP [TAS 403.3]
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 405.2, 405.6]
 - ACCESSIBLE ROUTES MUST HAVE A CROSS SLOPE NO GREATER THAN 1:48. [TAS 403.3]
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 302.1]

BENCH MARK:
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SITE DEVELOPMENT PERMIT APPROVAL
 Approval constitutes compliance with all City of Pflugerville Unified Development Code requirements. All responsibility for the adequacy of these plans remains with the professionals who prepared them. No alterations of these plans shall be permissible.
 Approval Date: August 23, 2023

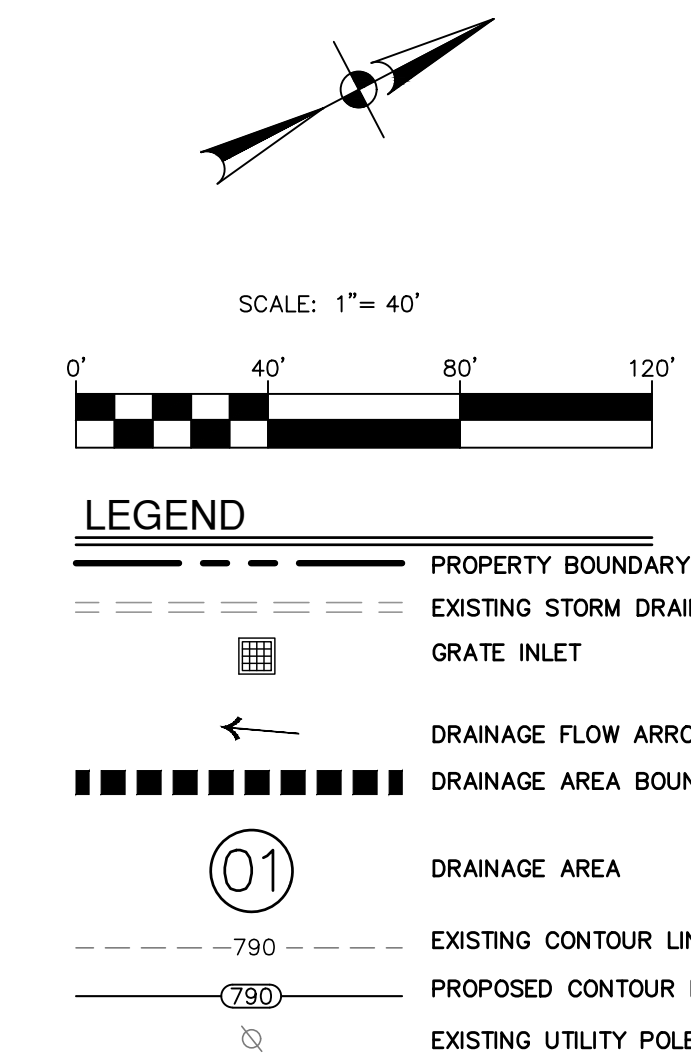
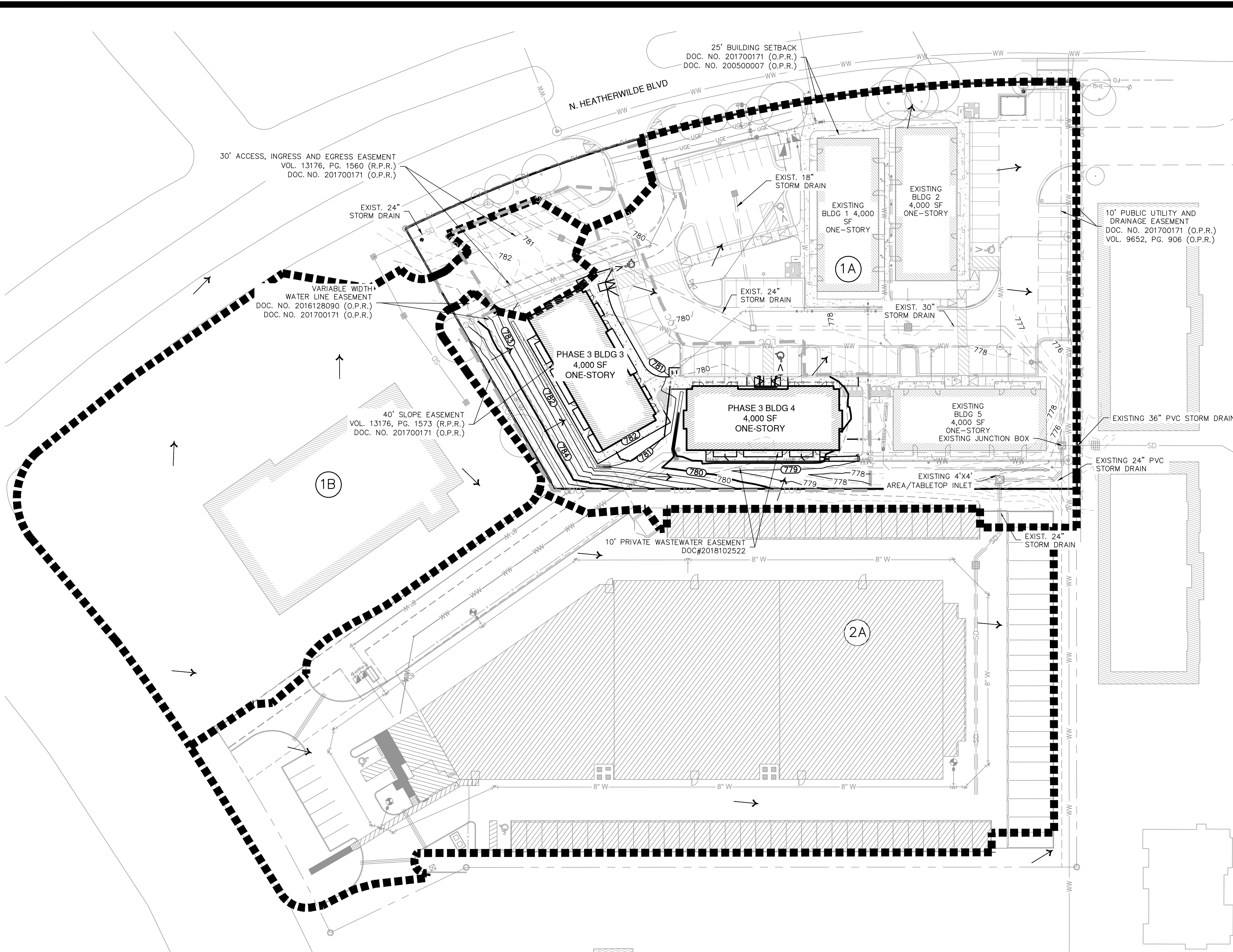
NO.	REVISION	DATE



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 TYPE FIRM REGISTRATION #470 | TYPE C FIRM REGISTRATION #1002861

HEATHERWILDE OFFICE CONDOS - PHASE 3
 201 N. HEATHERWILDE BOULEVARD
 CITY OF PFLUGERVILLE, TEXAS 78660
 GRADING & DRAINAGE PLAN

JOB NO.	50988-02
DATE	AUGUST 2023
DESIGNER	KRS
CHECKED	EAL DRAWN VKB
SHEET	08 OF 30



PROPOSED CONDITIONS - ULTIMATE DEVELOPMENT - PEAK FLOWS							
D.A. NAME	AREA (AC)	IC (%)	WEIGHTED CN	Q ₁ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
O1A	2.201	70.0%	91	11.2	16.9	20.8	27.3
O1B	1.431	76.8%	93	7.3	10.9	13.4	17.6
O2A	2.813	83.5%	94	14.9	22.1	27.1	35.5
PEAK FLOW FROM ALL DA'S				33.4	49.9	61.3	80.4

*NOTE - THIS IMPERVIOUS COVER IS SHOWN FOR FULL BUILD-OUT CONDITIONS OF DRAINAGE AREA O1A
 *DRAINAGE AREAS IN MAP SHOWN PER APPROVED PHASE 1 SITE PLAN, SP1711-06
 *PEAK FLOWS WERE CALCULATED USING ATLAS 14 RAINFALL DATA VIA HEC-HMS

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- EXISTING SITE CONTOUR INFORMATION SHOWN IS AT ONE (1) FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD DATA FROM SEPTEMBER 2017 AND USING UPDATED TOPO SURVEY FROM OCTOBER 25 2022.
- PROPOSED STORM SEWER SYSTEM CONNECTS DOWNSTREAM TO STORM SEWER SHOWN ON "HEATHERWILDE PROFESSIONAL & MEDICAL CENTER SITE PLAN" BY PROSSNER AND ASSOCIATES, DATED 1/2012. DOWNSTREAM FACILITIES WERE SIZED FOR AN OVERALL 70% IMPERVIOUS COVER FOR ALL AREAS DRAINING TO THE EXISTING 36" HDPE STUBOUT.
- DRAINAGE AREAS 1A, 1B, AND 2A ALL SHOWN PER THE APPROVED DRAINAGE PLAN FOR HEATHERWILDE OFFICE CONDOS-PHASE 1 (PFLUGERVILLE SITE PLAN #SP-1711-06), PREPARED BY PAPE-DAWSON ENGINEERS, INC., DATED JULY 18, 2018
- ON SITE DETENTION IS NOT REQUIRED. REGIONAL DETENTION IS PROVIDED VIA THE SWENSON FARMS REGIONAL POND PER THE DRAINAGE ANALYSIS PERFORMED BY PAPE-DAWSON ENGINEERS, INC. DATED AUGUST 26, 2011.
- EXISTING AND PROPOSED DRAINAGE BASIN BOUNDARIES ARE APPROXIMATELY THE SAME.
- ALL PEAK FLOW VALUES WERE CALCULATED USING HEC-HMS AND ATLAS 14 RAINFALL DATA FOR THE CITY OF PFLUGERVILLE.
- THE CURRENT TOTAL IMPERVIOUS COVER FOR THE SITE IS APPROXIMATELY 51% AND 68% IMPERVIOUS COVER IS LISTED FOR FULL BUILD-OUT CONDITIONS PER PREVIOUS DRAINAGE PLANS FOR THE DOWNSTREAM CARRINGTON POND WHICH RECEIVES THE DRAINAGE AREAS SHOWN HERE.

PROPOSED CONDITIONS - ULTIMATE DEVELOPMENT - IMPERVIOUS COVER/CURVE NUMBERS										
D.A. NAME	AREA (AC)	AREA (SQ MI)	SOIL TYPE	IC (AC)	IC (%)	Pervious Cover		Impervious Cover		Initial Abstraction
						CN	Area (AC)	CN	Area (AC)	
O1A	2.201	0.0034	C	1.541	70.0%	76	0.660	98	1.541	91.40
O1B	1.431	0.0022	C	1.099	76.8%	76	0.332	98	1.099	92.90
O2A	2.813	0.0044	C	2.349	83.5%	76	0.464	98	2.349	94.37

PROPOSED CONDITIONS - ULTIMATE DEVELOPMENT - TIME OF CONCENTRATION													
D.A. NAME	SHEET FLOW				SHALLOW CONCENTRATED FLOW			CHANNEL OR STORM DRAIN FLOW			COMBINED TIME OF CONCENTRATION (MINUTES)	LAG TIME (MINUTES)	
	LENGTH (FT)	N-VALUE	SLOPE	T _c (MIN)	LENGTH (FT)	PAVED?	SLOPE	T _c (MIN)	V (FT/SEC)	LENGTH (FT)			T _c (MIN)
O1A	100	0.030	6.00%	1.68	92	N	1.60%	0.75	7.0	301.00	0.72	5.00	3.00
O1B	100	0.015	0.60%	2.42	39	Y	0.60%	0.41	7.0	548.00	2.30	5.13	3.08
O2A	100	0.015	6.00%	0.97	448	Y	1.80%	2.74	7.0	132.00	0.31	5.00	3.00

NO.	REVISION	DATE

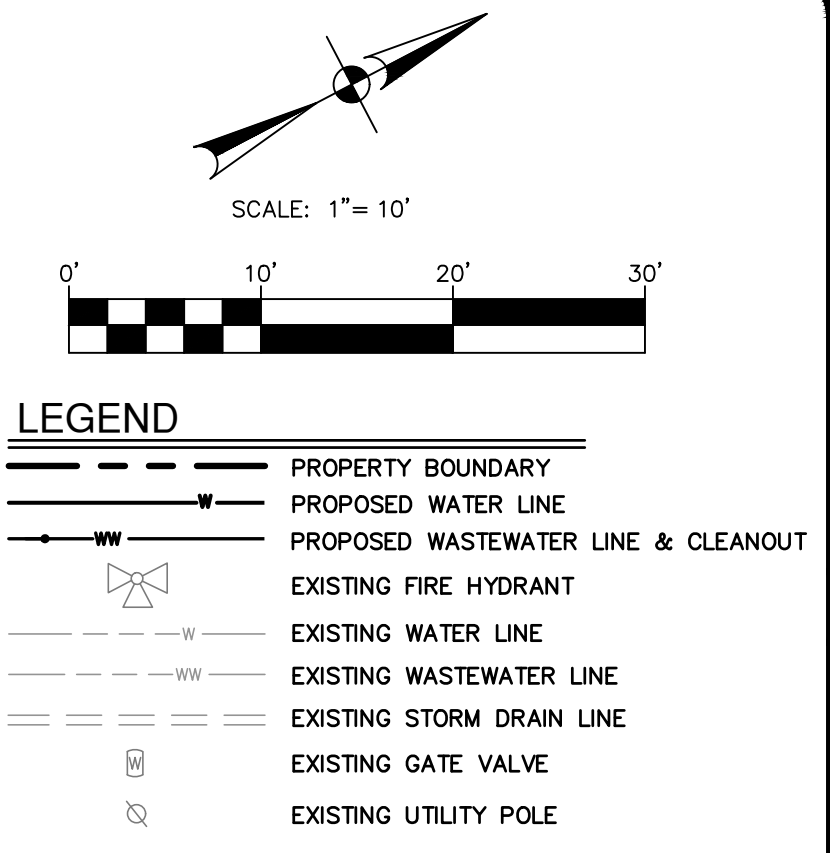
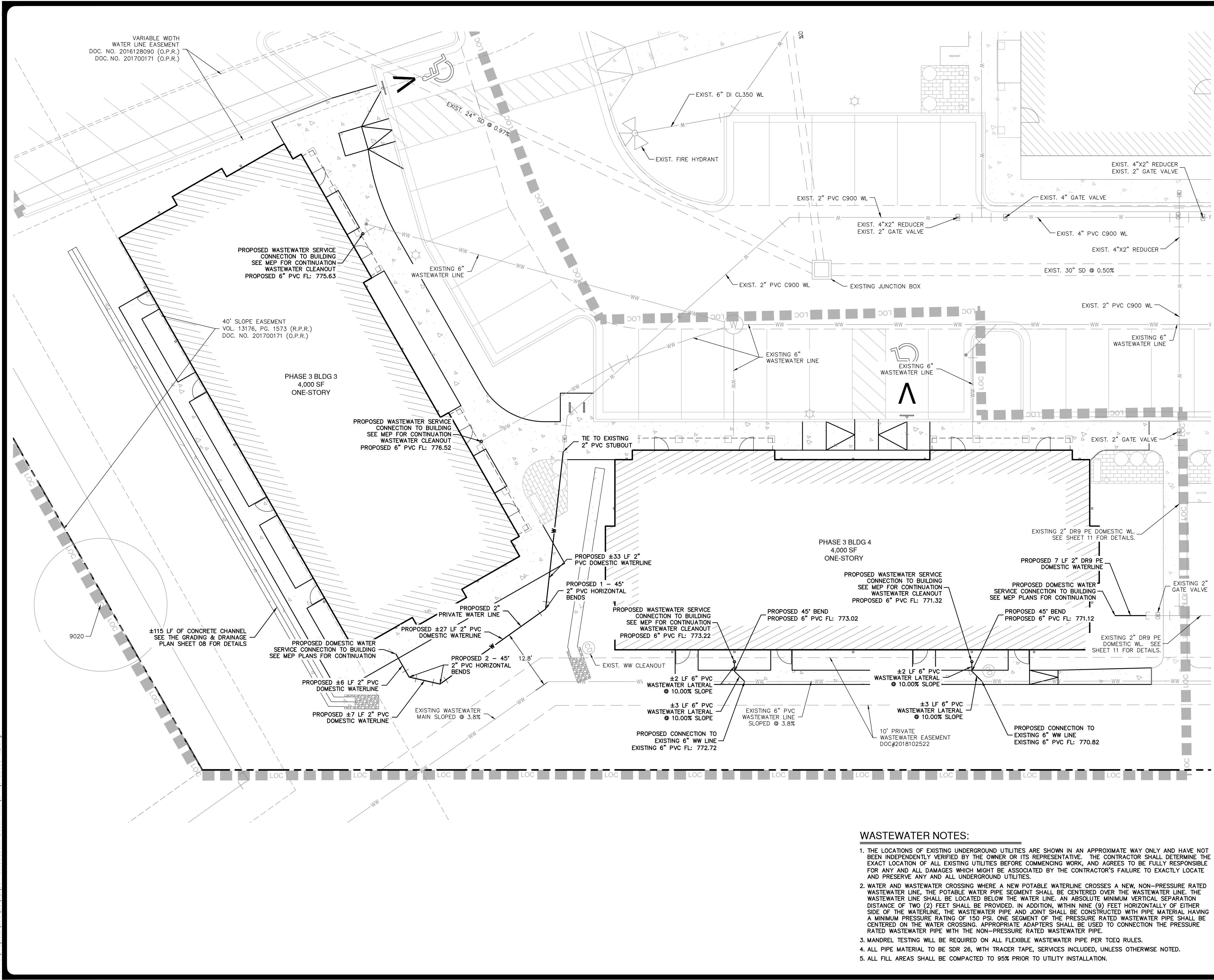


PAPE-DAWSON ENGINEERS
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 TYPE FIRM REGISTRATION #470 | TYPE C FIRM REGISTRATION #1008681

HEATHERWILDE OFFICE CONDOS - PHASE 3
 201 N. HEATHERWILDE BOULEVARD
 CITY OF PFLUGERVILLE, TEXAS 78660
 OVERALL DRAINAGE AREA MAP

JOB NO. 50988-02
 DATE AUGUST 2023
 DESIGNER KRS
 CHECKED EAL DRAWN VKB
 SHEET 09 OF 30

Date: Aug 16, 2023, 1:23pm User ID: akailfa
 File: H:\Projects\509_188\02\301 Construction Documents\Civil\5090988-02.dwg



- WATER NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF THE EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (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).
 - 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 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 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 AND MANVILLE WATER SUPPLY COMPANY.
 - ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
 - 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.
 - EXISTING METERS PROPOSED WITH PHASE 1 (SP1711-08) TO REMAIN. NO ADDITIONAL WATER METERS ARE PROPOSED FOR PHASE 2.

- WASTEWATER NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - WATER AND WASTEWATER CROSSING WHERE A NEW POTABLE WATERLINE CROSSES A NEW, NON-PRESSURE RATED WASTEWATER LINE, THE POTABLE WATER PIPE JOINT SHALL BE CENTERED OVER THE WASTEWATER LINE. THE WASTEWATER LINE SHALL BE LOCATED BELOW THE WATER LINE. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF TWO (2) FEET SHALL BE PROVIDED. IN ADDITION, WITHIN NINE (9) FEET HORIZONTALLY OF EITHER SIDE OF THE WATERLINE, THE WASTEWATER PIPE AND JOINT SHALL BE CONSTRUCTED WITH PIPE MATERIAL HAVING A MINIMUM PRESSURE RATING OF 150 PSI. ONE SEGMENT OF THE PRESSURE RATED WASTEWATER PIPE SHALL BE CENTERED ON THE WATER CROSSING. APPROPRIATE ADAPTERS SHALL BE USED TO CONNECTION THE PRESSURE RATED WASTEWATER PIPE WITH THE NON-PRESSURE RATED WASTEWATER PIPE.
 - MANDREL TESTING WILL BE REQUIRED ON ALL FLEXIBLE WASTEWATER PIPE PER TCEQ RULES.
 - ALL PIPE MATERIAL TO BE SDR 26, WITH TRACER TAPE, SERVICES INCLUDED, UNLESS OTHERWISE NOTED.
 - ALL FILL AREAS SHALL BE COMPACTED TO 95% PRIOR TO UTILITY INSTALLATION.

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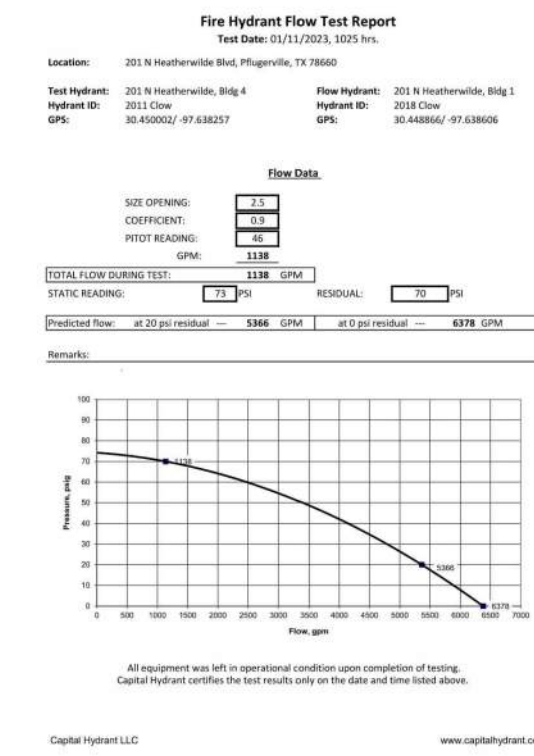
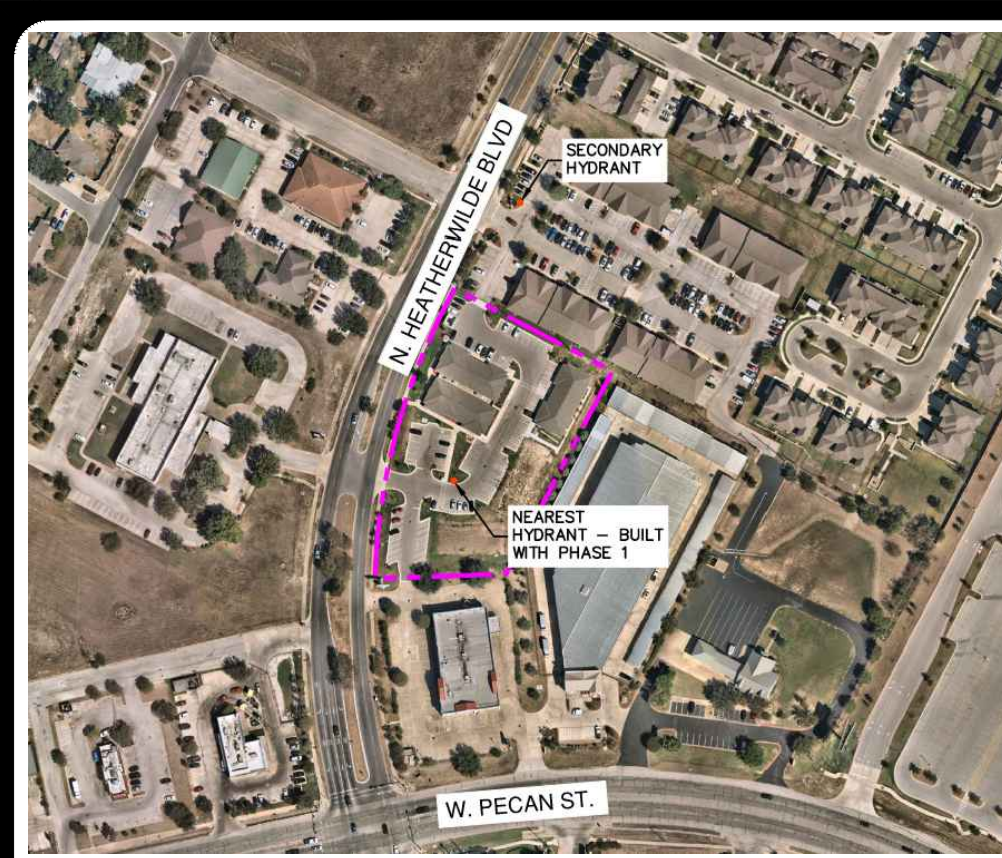
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 TYPE FIRM REGISTRATION #470 | TYPE C FIRM REGISTRATION #1008981

HEATHERWILDE OFFICE CONDOS - PHASE 3
 201 N. HEATHERWILDE BOULEVARD
 CITY OF PFLUGERVILLE, TEXAS 78660
 OVERALL UTILITY PLAN

JOB NO.	50988-02
DATE	AUGUST 2023
DESIGNER	KRS
CHECKED	EAL DRAWN VKB
SHEET	10 OF 30

Date: Aug 16, 2023, 1:23pm User ID: okeiffo
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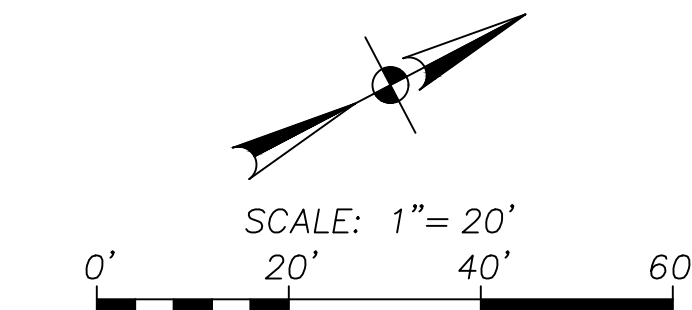
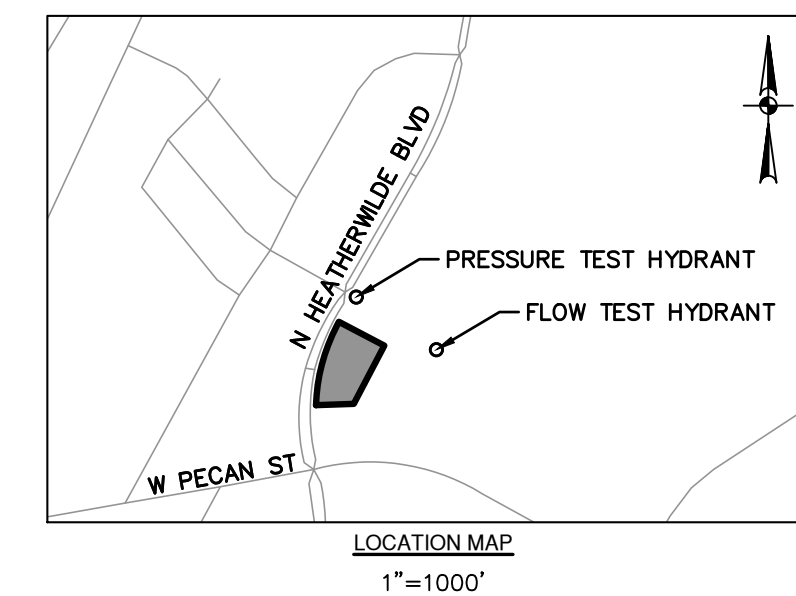


BUILDING TABLE				
BUILDING NUMBER	BUILDING TYPE	# FLOORS	UNITS/FLOOR	# UNITS PER BLDG
3	V-B	1	4	4
4	V-B	1	4	4
TOTAL UNITS				8

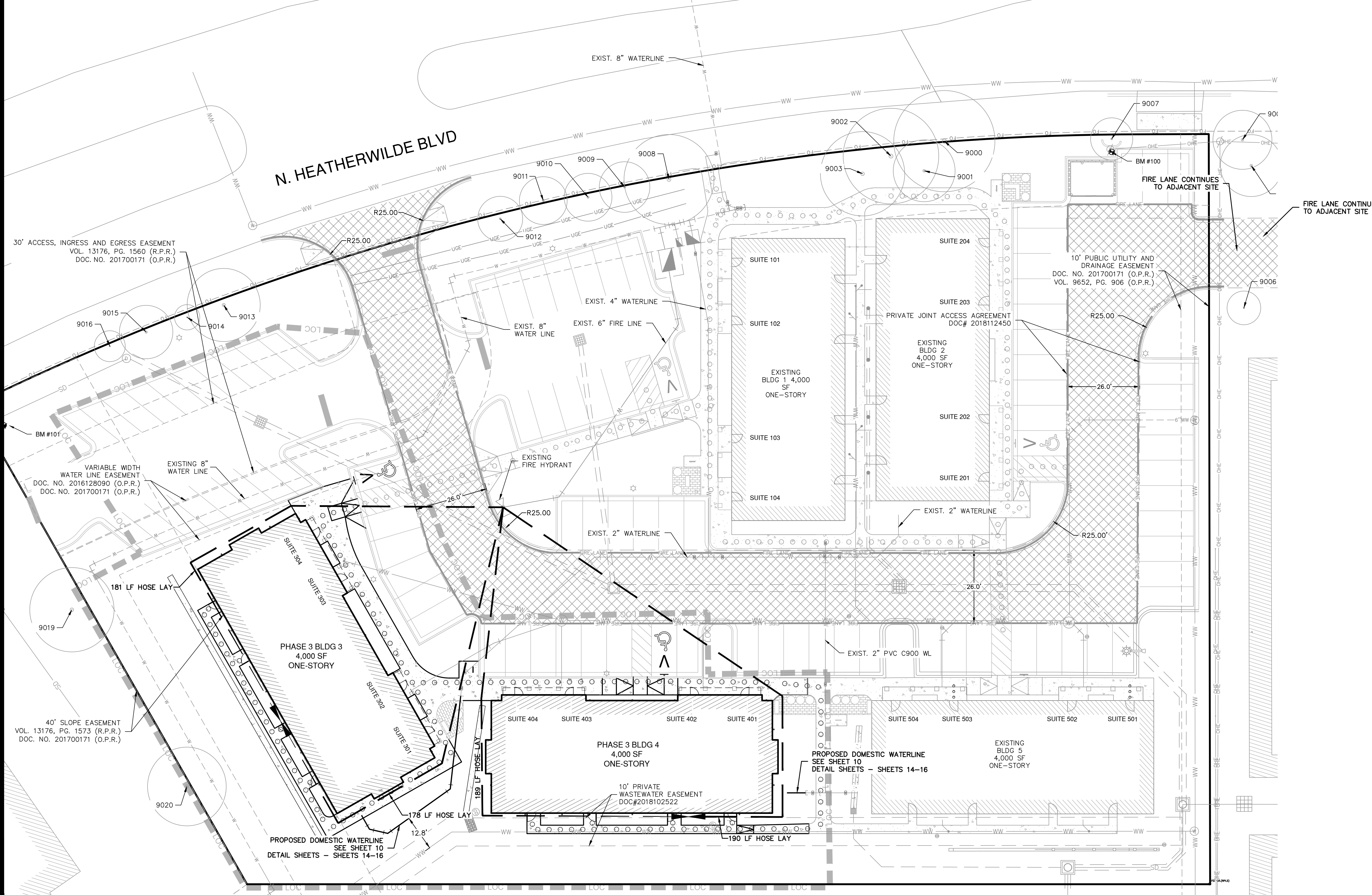
SITE DEVELOPMENT PERMIT APPROVAL

Approval constitutes compliance with all City of Pflugerville Unified Development Code requirements. All responsibility for the adequacy of these plans remains with the professionals who prepared them. No alterations of these plans shall be permissible.

Approval Date: August 23, 2023



- LEGEND**
- PROPERTY BOUNDARY
 - ADA RAMP
 - EXISTING FIRE LANE STRIPING
 - EXISTING FIRE LANE
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - EXISTING LIGHT
 - EXISTING ELECTRIC MANHOLE
 - EXISTING WATER METER
 - EXISTING WASTEWATER MANHOLE
 - EXISTING LAMP POST
 - EXISTING UTILITY POLE
 - BENCHMARK
 - EXISTING FIRE WATER LINE AND FIRE HYDRANT
 - FIRE HOSE LAY (MAX 300')
 - PROPOSED WATERLINE
 - EXISTING LIGHT POLE
 - EXISTING GATE VALVE



- NOTE:
BUILDINGS 1, 2, AND 5 WERE CONSTRUCTED IN PHASES 1 AND 2.
- CITY OF PFLUGERVILLE TCESD2 EMERGENCY ACCESS NOTES:**
- STREET ADDRESS.** THE ADDRESS OF THE COMPLEX MUST BE POSTED SO IT IS CLEARLY VISIBLE FROM THE PUBLIC STREET. THE ADDRESS MUST BE POSTED ON ANY SIGNS, INCLUDING ANY MONUMENTAL SIGNS, INSTALLED TO IDENTIFY THE COMPLEX. THE SIZE, DESIGN AND PLACEMENT OF ADDRESS SIGNS MUST BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION.
 - ACCESS DRIVES.** ACCESS DRIVES SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF A 75,000 POUNDS LIVE-LOAD UNDER ALL WEATHER CONDITIONS.
 - FIRE LANE MARKING.** CURBS ALONG DESIGNATED FIRE LANES SHALL BE PAINTED RED. IN AREAS WITHOUT CURBS, MARKING SHALL CONSIST OF SIX-INCH WIDE STRIPING THAT IS RED IN COLOR. WHITE LETTERING SHALL BE PROVIDED WHICH READS "FIRE LANE - TOW AWAY ZONE". THE LETTERING SHALL BE FOUR-INCHES IN HEIGHT AND SHALL BE SPACED AT INTERVALS NOT EXCEEDING 25 FEET.
 - MAXIMUM GRADE.** THE MAXIMUM GRADE AT ANY POINT ALONG A DESIGNATED ACCESS DRIVE SHALL NOT EXCEED 10%.
 - 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 MUST BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION.
 - KNOX SWITCH/BOX.** A KNOX SWITCH WILL BE REQUIRED FOR ANY ELECTRONIC ACCESS CONTROL GATES INSTALLED AT THE FACILITY. A KNOX BOX WILL BE REQUIRED FOR ANY MANUALLY OPERATED ACCESS CONTROL GATES INSTALLED AT THE FACILITY.
 - 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) 251-2801 FOR INFORMATION REGARDING GATE REQUIREMENTS. ACCESS GATES, WHEN FULLY OPEN, CANNOT REDUCE THE REQUIRED WIDTH OF THE ACCESS DRIVE ACROSS WHICH THEY ARE INSTALLED.

NO.	REVISION	DATE



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 TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

HEATHERWILDE OFFICE CONDOS - PHASE 3
 201 N. HEATHERWILDE BOULEVARD
 CITY OF PFLUGERVILLE, TEXAS 78660
FIRE PROTECTION PLAN

JOB NO.	50988-02
DATE	AUGUST 2023
DESIGNER	KRS
CHECKED	EAL DRAWN WKB
SHEET	11 OF 30

Date: Aug 16, 2023, 1:23pm User ID: akalifa File: H:\Projects\50988\02\301 Construction Documents\01\2450988-02.dwg

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SITE DEVELOPMENT PERMIT APPROVAL

Approval constitutes compliance with all City of Pflugerville Unified Development Code requirements. All responsibility for the adequacy of these plans remains with the professionals who prepared them. No alterations of these plans shall be permissible.

Approval Date: **August 23, 2023**

**CITY OF PFLUGERVILLE
TCESD2 FIRE PROTECTION NOTES:**

- FIRE HYDRANT NOTES**
- FIRE HYDRANTS.** FIRE HYDRANTS WILL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE HYDRANT DETAIL. HYDRANT LEADS MUST BE DUCTILE IRON. HYDRANTS MUST BE INSTALLED SO THAT THE FOUR-INCH CONNECTION IS A MINIMUM OF 18 INCHES ABOVE THE ADJACENT GRADE LEVEL.
 - FIRE HYDRANT LOCATIONS.** FIRE HYDRANTS SHALL BE LOCATED NO CLOSER THAN 3 FEET, AND NO FURTHER THAN 6 FEET, FROM THE FACE OF CURB OF THE ADJACENT ACCESS DRIVE. WHEN A SIDEWALK IS INSTALLED, WHICH PROHIBITS COMPLIANCE WITH THESE SPACING REQUIREMENTS THE HYDRANT SHALL BE PLACED ON THE BUILDING SIDE OF THE SIDEWALK.
 - PAVEMENT MARKERS.** APPROVED PAVEMENT MARKERS SHALL BE INSTALLED AT THE CENTERLINE OF THE STREET OR ACCESS DRIVE TO MARK THE LOCATION OF FIRE HYDRANTS.
 - OBSTRUCTIONS.** FENCES, LANDSCAPING AND OTHER ITEMS WILL NOT BE INSTALLED IN LOCATIONS WHERE THEY WILL OBSTRUCT THE VISIBILITY OF, OR ACCESS TO, FIRE HYDRANTS, SPRINKLER RISER ROOMS AND/OR FIRE DEPARTMENT CONNECTIONS. A MINIMUM 3-FOOT CLEARANCE SHOULD BE MAINTAINED AROUND ALL FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
 - HYDRANT ISOLATION VALVE.** AN ISOLATION VALVE WILL BE INSTALLED IN LOCATIONS WHERE HYDRANT LEADS CONNECT TO THE MAIN FIRE LINE.
 - ISOLATION VALVE CAPS.** ISOLATION VALVE CAPS SHALL BE PAINTED RED.
 - C-900 PIPING.** C-900 PIPING UTILIZED FOR FIRE PROTECTION PURPOSES SHALL BE SPECIFIED AS DR-14.
 - TRENCH DETAIL.** UNDERGROUND PIPING WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CITY OF PFLUGERVILLE TRENCH DETAIL.
 - JOINT RESTRAINTS.** ALL TEES, PLUGS, CAPS, BENDS, REDUCERS, AND VALVES SHALL BE RESTRAINED AGAINST MOVEMENT. THRUST BLOCKING WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CITY OF PFLUGERVILLE DETAIL.
 - BACKFLOW PROTECTION.** BACKFLOW PROTECTION SHALL BE PROVIDED WHEN REQUIRED BY LOCAL OR STATE REGULATIONS. WHEN REQUIRED, BACKFLOW PROTECTION WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY DRAWINGS.
 - GENERAL CONTRACTOR.** APPROVAL OF THE SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LINES. PRIOR TO THE INSTALLATION OF UNDERGROUND FIRE LINES THE GENERAL CONTRACTOR SHALL CONTACT TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 AT (512) 989-4531 FOR INFORMATION REGARDING UNDERGROUND INSTALLATIONS.
 - VISUAL INSPECTION.** ALL UNDERGROUND LINES SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2. ALL JOINTS AND THRUST BLOCKING SHALL BE UNCOVERED FOR VISUAL INSPECTIONS.
 - HYDROSTATIC TEST.** ALL UNDERGROUND LINES SHALL PASS A HYDROSTATIC TEST WITNESSED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2. ALL JOINTS SHALL BE UNCOVERED FOR HYDROSTATIC TESTING. ALL PIPING AND ATTACHMENTS SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE TESTED AT 200 PSI, OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE ± 5 PSI FOR 2 HOURS.
 - UNDERGROUND FLUSH.** ALL UNDERGROUND LINES SHALL BE FLUSHED PER THE REQUIREMENTS OF NFPA STANDARD 24. THIS FLUSH SHALL BE WITNESSED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2. **FIRE SPRINKLER NOTES**
 - SEMO LICENSE INFORMATION.** THE GENERAL CONTRACTOR WILL PROVIDE THE FIRE DEPARTMENT WITH VERIFICATION THE COMPANY INSTALLING UNDERGROUND LINES SERVING FIRE SPRINKLER SYSTEMS IS LICENSED BY THE STATE FIRE MARSHAL'S OFFICE. THIS WILL INCLUDE THE SEMO CERTIFICATION NUMBER FOR THE COMPANY AND THE RME-G CERTIFICATION NUMBER AND THE NAME OF THE EMPLOYEE HOLDING THE RME-G.
 - RISER ROOM LOCATION.** SPRINKLER RISER ROOMS SHALL BE INSTALLED IN AN APPROVED LOCATION. RISER ROOMS SHALL BE PROVIDED WITH EXTERIOR ACCESS AND SHALL FACE AN ACCESS DRIVE WHICH IS MARKED AS A FIRE LANE.
 - RISER ROOM SIGNAGE.** APPROVED SIGNAGE WILL BE REQUIRED TO IDENTIFY THE LOCATION OF SPRINKLER RISER ROOMS. THE SIZE, DESIGN AND PLACEMENT OF RISER ROOM IDENTIFICATION SIGNS SHALL BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION.
 - FDC LOCATION.** THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE INSTALLED IN AN APPROVED LOCATION AND SHALL FACE AN ACCESS DRIVE WHICH IS MARKED AS A FIRE LANE.
 - FDC SPECIFICATIONS.** THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE PROVIDED WITH TWO OR MORE INLETS. FDC INLETS SHALL HAVE A DIMENSION OF 2.5 INCHES AND SHALL BE PROVIDED WITH NST THREADS. THE FIRE DEPARTMENT CONNECTION SHALL BE INSTALLED NOT LESS THAN 36 INCHES, AND NOT MORE THAN 48 INCHES, ABOVE ADJACENT GRADE LEVEL. THE FIRE DEPARTMENT CONNECTION SHALL BE INSTALLED WITH THE INLETS IN A HORIZONTAL CONFIGURATION. 20) **REMOTE FDC.** IF A REMOTE FIRE DEPARTMENT CONNECTION WILL BE PROVIDED, A SEPARATE UNDERGROUND SUPPLY LINE WILL BE REQUIRED FOR THE FDC. PIPING SERVING A REMOTE FDC CANNOT BE CONNECTED TO THE UNDERGROUND SUPPLY LINE SERVING THE FIRE SPRINKLER SYSTEM. REMOTE FIRE DEPARTMENT CONNECTIONS SHALL BE PAINTED RED.
 - KNOX CAPS.** FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH KNOX CAPS. 22) **FDC SIGNAGE.** APPROVED SIGNAGE WILL BE REQUIRED TO IDENTIFY THE LOCATION OF FIRE DEPARTMENT CONNECTIONS (FDC). THE SIZE, DESIGN AND PLACEMENT OF FDC IDENTIFICATION SIGNS SHALL BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION. 23) **IN-BUILDING RISER (IBR).** THE IBR (CONTINUATION) IS THE SECTION OF PIPING WHICH PENETRATES THE SLAB AND CONNECTS THE UNDERGROUND FIRE LINE TO THE FIRE SPRINKLER RISER. THE IBR SHALL CONSIST OF A SINGLE SECTION OF STAINLESS STEEL PIPING. THE IBR INSTALLATION SHALL BE VISUALLY INSPECTED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO BEING COVERED. 24) **SPRINKLER ISOLATION VALVE.** AN ISOLATION VALVE WILL BE INSTALLED IN LOCATIONS WHERE DEDICATED SPRINKLER LINES CONNECT TO THE MAIN FIRE LINE. 25) **VISUAL INSPECTION.** ALL UNDERGROUND LINES SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2. ALL JOINTS AND THRUST BLOCKING SHALL BE UNCOVERED FOR VISUAL INSPECTIONS. 26) **HYDROSTATIC TEST.** ALL UNDERGROUND LINES SHALL PASS A HYDROSTATIC TEST WITNESSED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2. ALL JOINTS SHALL BE UNCOVERED FOR HYDROSTATIC TESTING. ALL PIPING AND ATTACHMENTS SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE TESTED AT 200 PSI, OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE ± 5 PSI FOR 2 HOURS. 27) **UNDERGROUND FLUSH.** ALL UNDERGROUND LINES SHALL BE FLUSHED PER THE REQUIREMENTS OF NFPA STANDARD 24. THIS FLUSH SHALL BE WITNESSED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2. 28) **CONNECTION TO SPRINKLER RISER.** UNDERGROUND LINES CANNOT BE CONNECTED TO THE SPRINKLER RISER UNTIL THE LINES HAVE BEEN VISUALLY INSPECTED, FLUSHED AND HYDROSTATICALLY TESTED.

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- WATER SUPPLY PROVIDED BY MANVILLE WATER SUPPLY COMPANY.
- EXISTING FIRE HYDRANTS ARE PROPOSED TO REMAIN.
- A KNOX SWITCH WILL BE REQUIRED FOR ANY ELECTRONIC ACCESS CONTROL GATES INSTALLED AT THE FACILITY. A KNOX BOX WILL BE REQUIRED FOR ANY MANUALLY OPERATED ACCESS CONTROL GATES INSTALLED AT THE FACILITY.
- THE BUILDING NUMBERS MUST CLEARLY BE POSTED ON EACH BUILDING SO IT IS VISIBLE AS NOT TO DELAY EMERGENCY SERVICE RESPONSE.

HYDRANT FLOW TEST RESULTS:

STATIC PRESSURE = 73 PSI
RESIDUAL PRESSURE = 70 PSI
FLOW DURING TEST = 1,138 GPM
AVAILABLE FLOW AT 20 PSI = 5,366 GPM

FIRE FLOW TEST CONDUCTED FOR PHASE 3.
SEE TEST INFORMATION ON SHEET 15.

BUILDING NUMBER	FLOOR AREA	CONSTRUCTION TYPE	FIRE FLOW MATRIX			HYDRANTS REQUIRED
			INITIAL FIRE FLOW	SPRINKLER REDUCTION	FINAL FIRE FLOW	
1 (EXISTING)	4000 SF	V-B	1,750	N/A	1,750	MINIMUM OF 1
2 (EXISTING)	4000 SF	V-B	1,750	N/A	1,750	MINIMUM OF 1
3	4000 SF	V-B	1,750	N/A	1,750	MINIMUM OF 1
4	4000 SF	V-B	1,750	N/A	1,750	MINIMUM OF 1
5 (EXISTING)	4000 SF	V-B	1,750	N/A	1,750	MINIMUM OF 1

- FIRE FLOW NOTES**
- PER APPENDIX B OF THE FIRE CODE, THE MINIMUM FIRE FLOW FOR A COMMERCIAL OCCUPANCY IS 1,750 GPM.
 - CONSTRUCTION TYPES ARE BASED UPON ICC CONSTRUCTION CLASSIFICATIONS (SEE BUILDING CODE)
 - INFORMATION REGARDING HOW TO CALCULATE FLOOR AREA IS OUTLINED IN SECTION B104 OF APPENDIX B OF THE FIRE CODE.
 - FIRE FLOWS ARE BASED UPON TABLE B105.1 LOCATED IN APPENDIX B OF THE FIRE CODE.
 - SPRINKLER REDUCTIONS ARE LOCATED IN SECTION B105.2 OF APPENDIX B. BY POLICY
 - A 50% FLOW REDUCTION IS TYPICALLY APPROVED FOR BUILDINGS PROTECTED BY AN NFPA 13R SYSTEM.
 - A 75% FLOW REDUCTION IS APPROVED FOR LIGHT HAZARD OCCUPANCIES (EXAMPLES INCLUDE AN OFFICE OR SCHOOL) PROTECTED BY AN NFPA 13 SYSTEM.
 - A 50% REDUCTION WILL TYPICALLY BE APPROVED FOR ORDINARY HAZARD OCCUPANCIES (EXAMPLES INCLUDE MERCANTILE AND WAREHOUSE) PROTECTED BY A STANDARD NFPA 13 SYSTEM.
 - THE SPRINKLER REDUCTION, IF ANY, FOR HIGH-PILED COMBUSTIBLE STORAGE AND HAZARDOUS OCCUPANCIES WILL BE ADDRESSED ON A CASE-BY CASE BASIS.
 - THE NUMBER OF HYDRANTS IS BASED UPON TABLE C105.1 LOCATED IN APPENDIX C OF THE FIRE CODE.

NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MIDPAC EXPY. BLDG. 3, STE. 200 | AUSTIN, TX 78757 | 512-454-6711
TYPE FIRM REGISTRATION #4470 | TYPE C FIRM REGISTRATION #10028691

HEATHERWILDE OFFICE CONDOS - PHASE 3
201 N. HEATHERWILDE BOULEVARD
CITY OF PFLUGERVILLE, TEXAS 78660
FIRE PROTECTION NOTES

JOB NO. 50988-02
DATE MARCH 2023
DESIGNER KRS
CHECKED EAL DRAWN VKB
SHEET 12 OF 30

Date: Apr 27, 2023, 4:06pm User: D:\akalla File: H:\Projects\50988\02\301 Construction Documents\Civil\EA50988-02.dwg

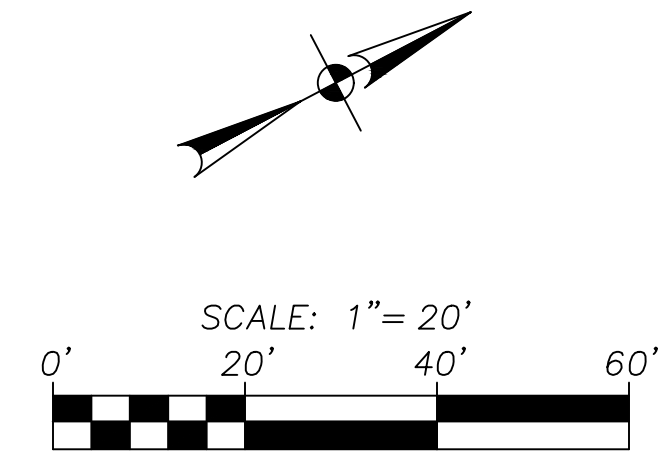
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SITE DEVELOPMENT PERMIT APPROVAL

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Approval Date: August 23, 2023

BUILDING TABLE				
BUILDING NUMBER	BUILDING TYPE	# FLOORS	UNITS/FLOOR	# UNITS PER BLDG
3	V-B	1	4	4
4	V-B	1	4	4
TOTAL UNITS				8



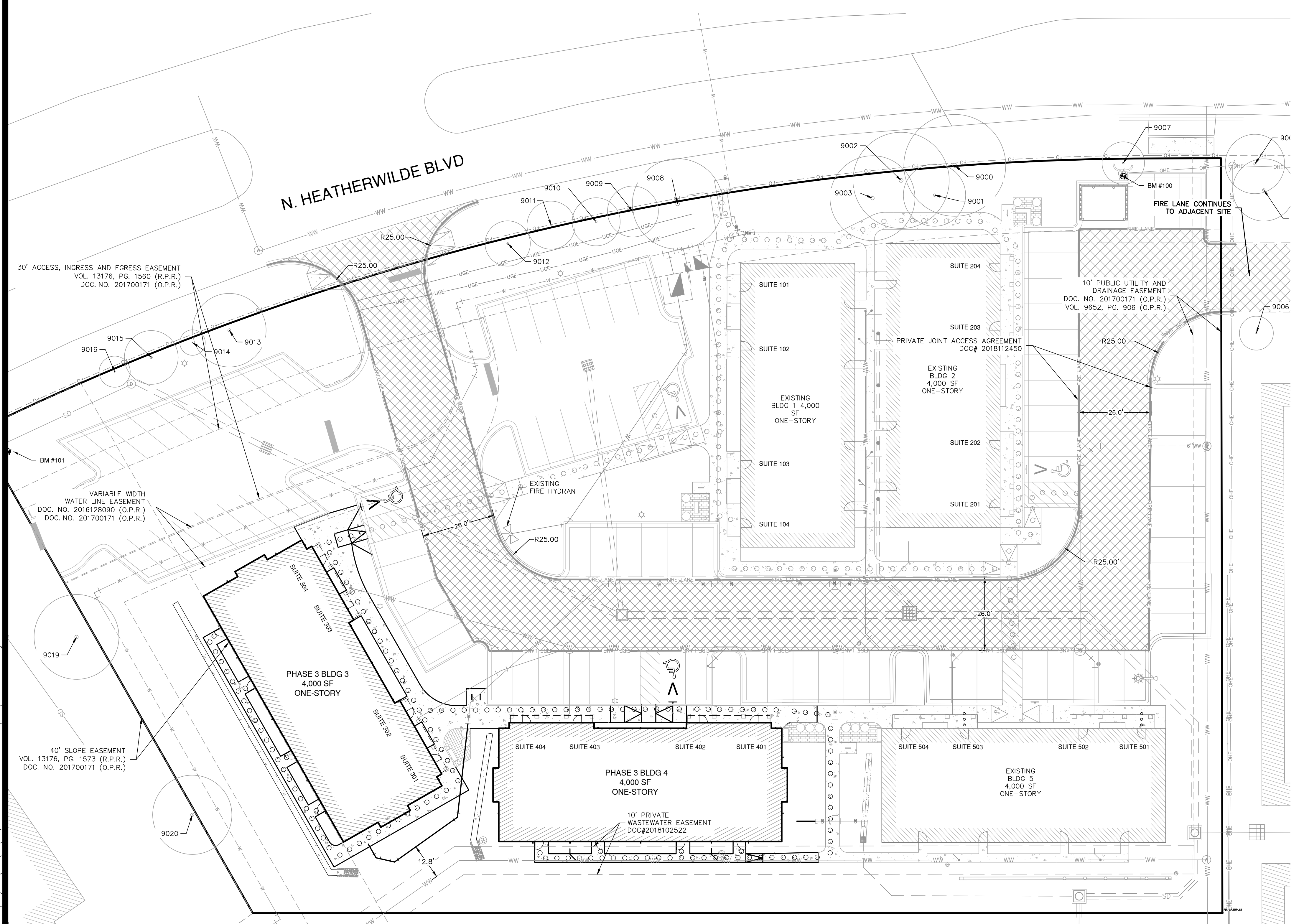
LEGEND

- PROPERTY BOUNDARY
- ADA RAMP
- EXISTING FIRE LANE STRIPING
- EXISTING FIRE LANE
- EXISTING BUILDING
- PROPOSED BUILDING
- BENCHMARK
- EXISTING FIRE HYDRANT
- ACCESS LENGTH
- ADA PATH
- EXISTING LIGHT
- EXISTING ELECTRIC MANHOLE
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- EXISTING GUY ANCHOR
- EXISTING LAMP POST
- EXISTING UTILITY POLE
- BENCHMARK
- EXISTING FIRE WATER LINE AND FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED GATE VALVE
- PROPOSED WASTEWATER CLEANOUT

NOTE:
BUILDINGS 1, 2, AND 5 WERE CONSTRUCTED IN PHASES 1 AND 2.

**CITY OF PFLUGERVILLE
TCESD2 EMERGENCY ACCESS NOTES:**

- 1) **STREET ADDRESS.** THE ADDRESS OF THE COMPLEX MUST BE POSTED SO IT IS CLEARLY VISIBLE FROM THE PUBLIC STREET. THE ADDRESS MUST BE POSTED ON ANY SIGNS, INCLUDING ANY MONUMENTAL SIGNS, INSTALLED TO IDENTIFY THE COMPLEX. THE SIZE, DESIGN AND PLACEMENT OF ADDRESS SIGNS MUST BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION.
- 2) **ACCESS DRIVES.** ACCESS DRIVES SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF A 75,000 POUNDS LIVE-LOAD UNDER ALL WEATHER CONDITIONS.
- 3) **FIRE LANE MARKING.** CURBS ALONG DESIGNATED FIRE LANES SHALL BE PAINTED RED. IN AREAS WITHOUT CURBS, MARKING SHALL CONSIST OF SIX-INCH WIDE STRIPING THAT IS RED IN COLOR. WHITE LETTERING SHALL BE PROVIDED WHICH READS "FIRE LANE - TOW AWAY ZONE". THE LETTERING SHALL BE FOUR-INCHES IN HEIGHT AND SHALL BE SPACED AT INTERVALS NOT EXCEEDING 25 FEET.
- 4) **MAXIMUM GRADE.** THE MAXIMUM GRADE AT ANY POINT ALONG A DESIGNATED ACCESS DRIVE SHALL NOT EXCEED 10%.
- 5) **VERTICAL CLEARANCE.** A MINIMUM VERTICAL CLEARANCE OF 14 FEET WILL BE MAINTAINED FOR THE ENTIRE LENGTH AND WIDTH OF THE DESIGNATED EMERGENCY ACCESS DRIVES.
- 6) **TRAFFIC CALMING DEVICES.** TRAFFIC CALMING DEVICES MUST BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION.
- 7) **KNOX SWITCH/BOX.** A KNOX SWITCH WILL BE REQUIRED FOR ANY ELECTRONIC ACCESS CONTROL GATES INSTALLED AT THE FACILITY. A KNOX BOX WILL BE REQUIRED FOR ANY MANUALLY OPERATED ACCESS CONTROL GATES INSTALLED AT THE FACILITY.
- 8) **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) 251-2801 FOR INFORMATION REGARDING GATE REQUIREMENTS. ACCESS GATES, WHEN FULLY OPEN, CANNOT REDUCE THE REQUIRED WIDTH OF THE ACCESS DRIVE ACROSS WHICH THEY ARE INSTALLED.



NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MIDPAC EXPY. BLDG. 3, STE. 200 | AUSTIN, TX 78757 | 512-454-8711
TYPE FIRM REGISTRATION #470 | TYPE C FIRM REGISTRATION #10028601

HEATHERWILDE OFFICE CONDOS - PHASE 3
201 N. HEATHERWILDE BOULEVARD
CITY OF PFLUGERVILLE, TEXAS 78660
EMERGENCY ACCESS & ADDRESSING PLAN

JOB NO. 50988-02
DATE AUGUST 2023
DESIGNER KRS
CHECKED EAL DRAWN WKB
SHEET 13 OF 30

Date: Aug 16, 2023, 1:23pm User ID: ocalifa
File: H:\Projects\50988\02\301 Construction Documents\Civil\50988-02.dwg

40' SLOPE EASEMENT
VOL. 13176, PG. 1573 (R.P.R.)
DOC. NO. 201700171 (O.P.R.)

30' ACCESS, INGRESS AND EGRESS EASEMENT
VOL. 13176, PG. 1560 (R.P.R.)
DOC. NO. 201700171 (O.P.R.)

VARIABLE WIDTH
WATER LINE EASEMENT
DOC. NO. 2016128090 (O.P.R.)
DOC. NO. 201700171 (O.P.R.)

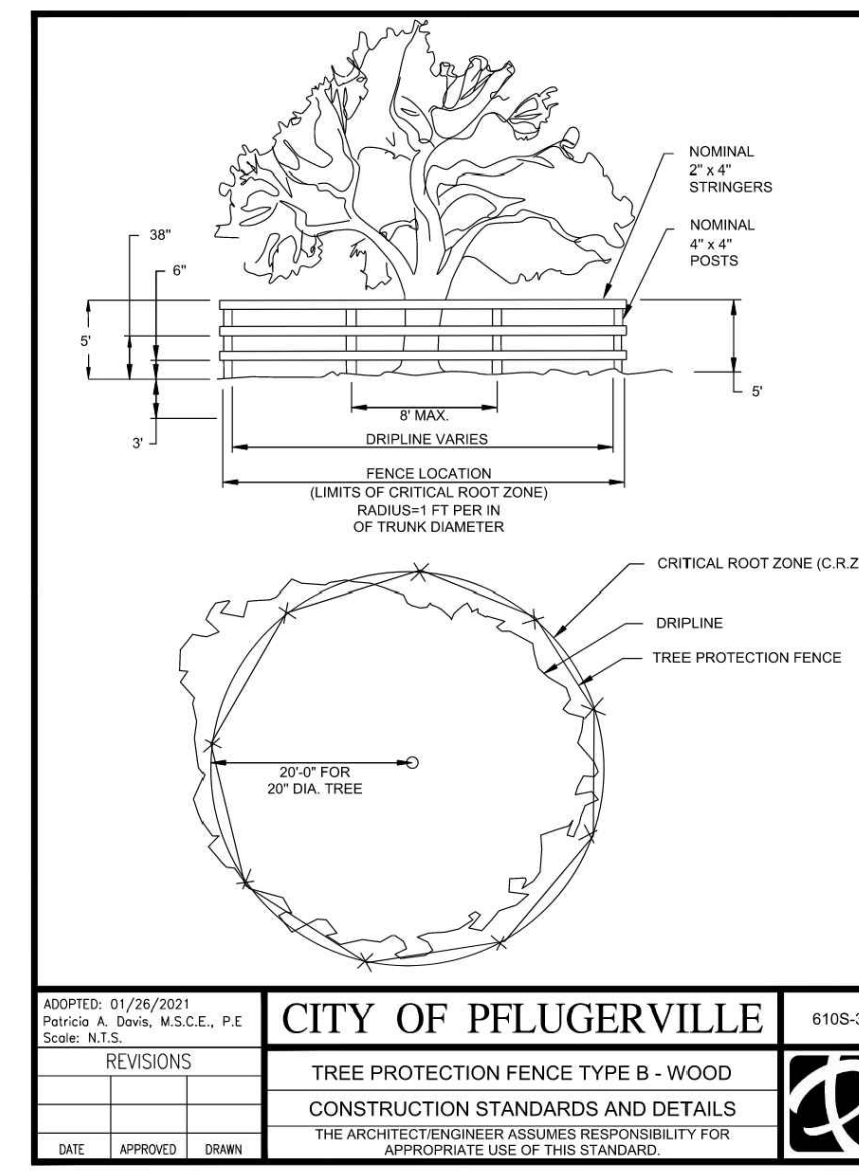
10' PRIVATE
WASTEWATER EASEMENT
DOC#2018102522

10' PUBLIC UTILITY AND
DRAINAGE EASEMENT
DOC. NO. 201700171 (O.P.R.)
VOL. 9652, PG. 906 (O.P.R.)

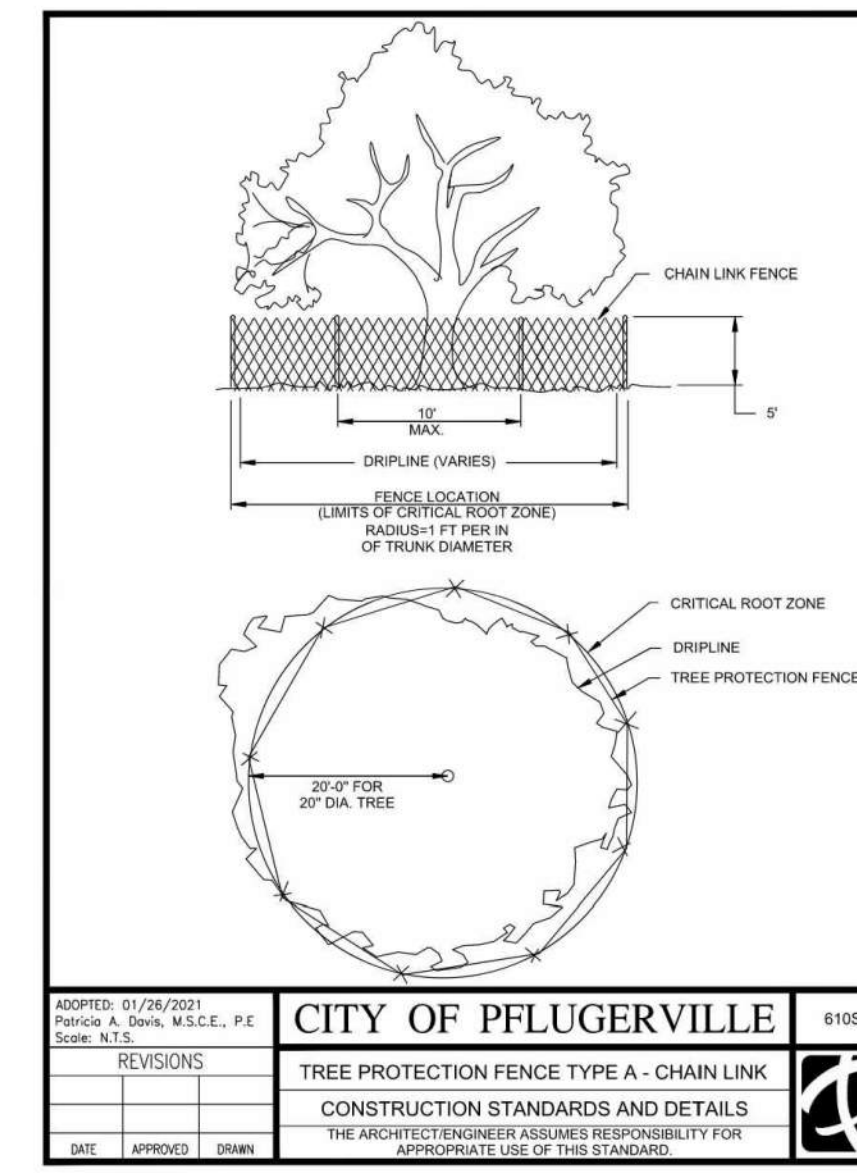
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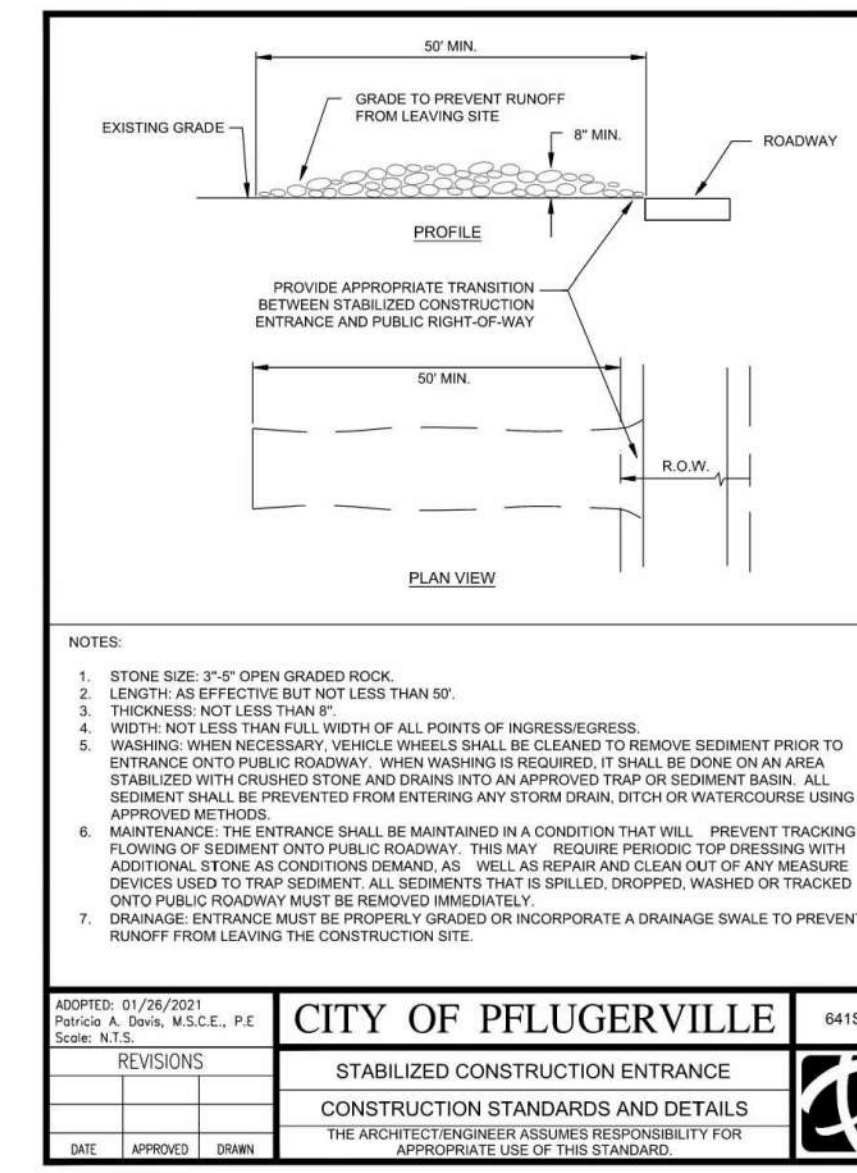
Approval Date: August 23, 2023



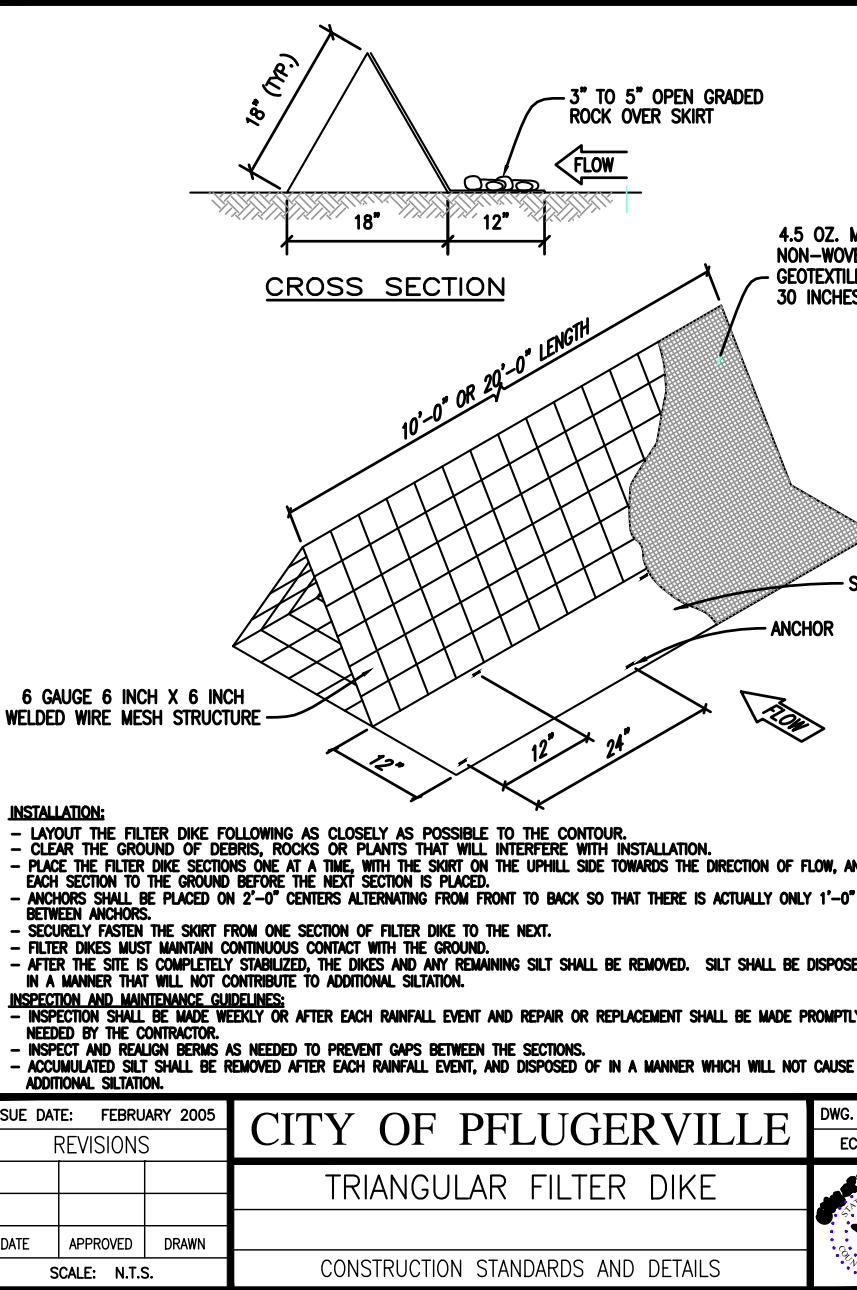
ADOPTED: 01/26/2021 Patrick A. Dahl, M.S.C.E., P.E. Scale: N.T.S.	CITY OF PFLUGERVILLE	6105-3
REVISIONS	TREE PROTECTION FENCE TYPE B - WOOD	
DATE APPROVED DRAWN	CONSTRUCTION STANDARDS AND DETAILS THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



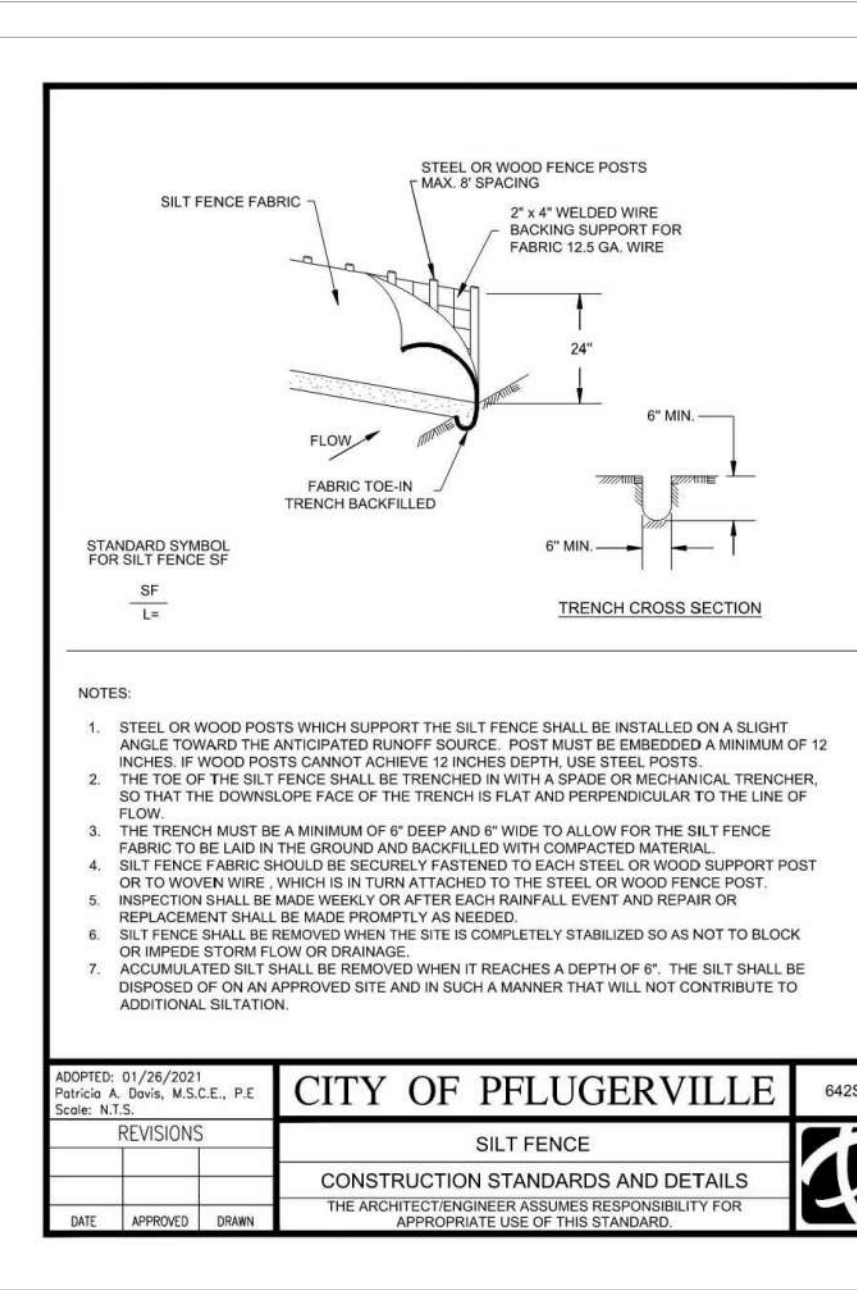
ADOPTED: 01/26/2021 Patrick A. Dahl, M.S.C.E., P.E. Scale: N.T.S.	CITY OF PFLUGERVILLE	6105-2
REVISIONS	TREE PROTECTION FENCE TYPE A - CHAIN LINK	
DATE APPROVED DRAWN	CONSTRUCTION STANDARDS AND DETAILS THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



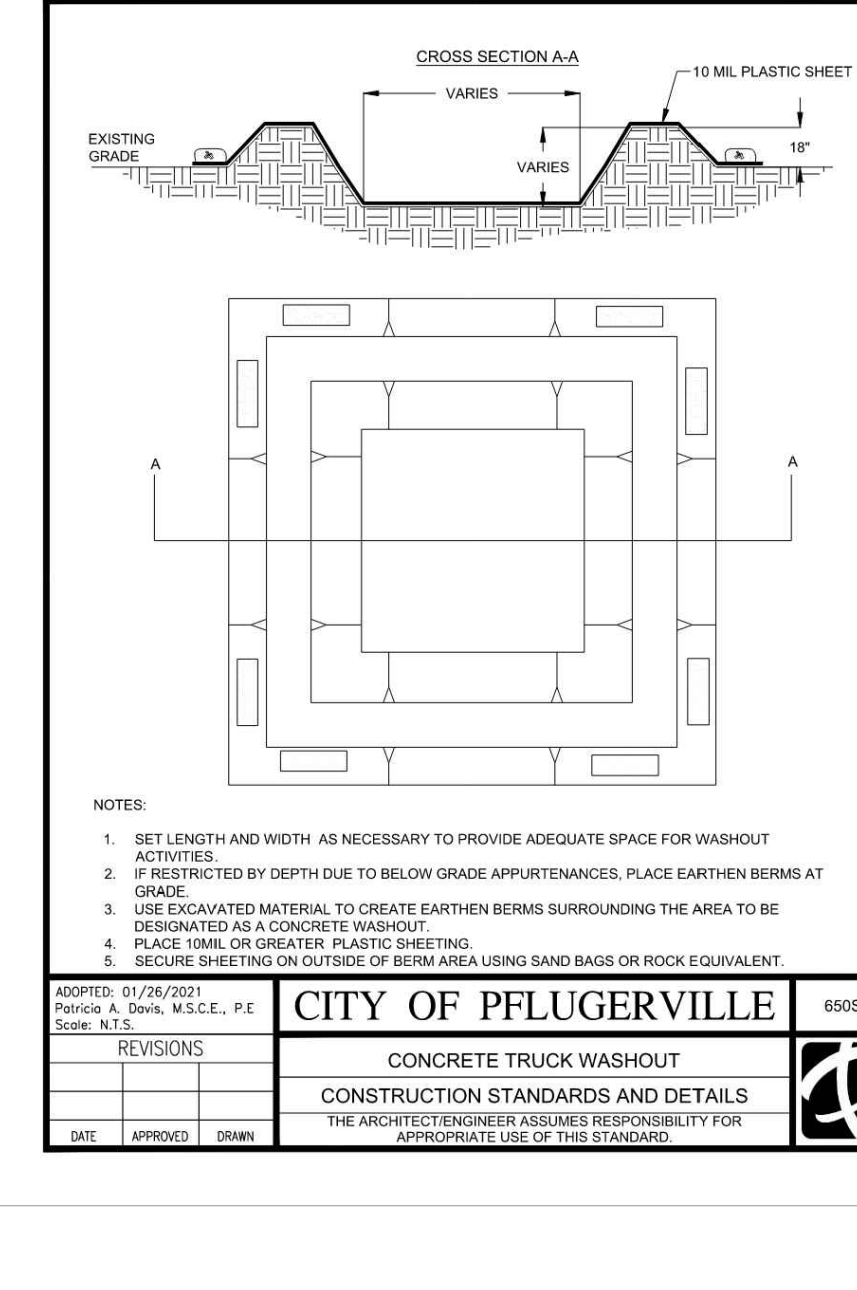
ADOPTED: 01/26/2021 Patrick A. Dahl, M.S.C.E., P.E. Scale: N.T.S.	CITY OF PFLUGERVILLE	6415-1
REVISIONS	STABILIZED CONSTRUCTION ENTRANCE	
DATE APPROVED DRAWN	CONSTRUCTION STANDARDS AND DETAILS THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



ADOPTED: 01/26/2021 Patrick A. Dahl, M.S.C.E., P.E. Scale: N.T.S.	CITY OF PFLUGERVILLE	6105-1
REVISIONS	TRIANGULAR FILTER DIKE	
DATE APPROVED DRAWN	CONSTRUCTION STANDARDS AND DETAILS	



ADOPTED: 01/26/2021 Patrick A. Dahl, M.S.C.E., P.E. Scale: N.T.S.	CITY OF PFLUGERVILLE	6425-1
REVISIONS	SILT FENCE	
DATE APPROVED DRAWN	CONSTRUCTION STANDARDS AND DETAILS THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



ADOPTED: 01/26/2021 Patrick A. Dahl, M.S.C.E., P.E. Scale: N.T.S.	CITY OF PFLUGERVILLE	6505-3
REVISIONS	CONCRETE TRUCK WASHOUT	
DATE APPROVED DRAWN	CONSTRUCTION STANDARDS AND DETAILS THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N. MIDPAC EXPY. BLDG. 3, STE. 200 | AUSTIN, TX 78757 | 512-454-6711
 TYPE FIRM REGISTRATION #470 | TYPE C FIRM REGISTRATION #10028601

HEATHERWILDE OFFICE CONDOS - PHASE 3
 201 N. HEATHERWILDE BOULEVARD
 CITY OF PFLUGERVILLE, TEXAS 78660
 EROSION & SEDIMENTATION CONTROL DETAILS

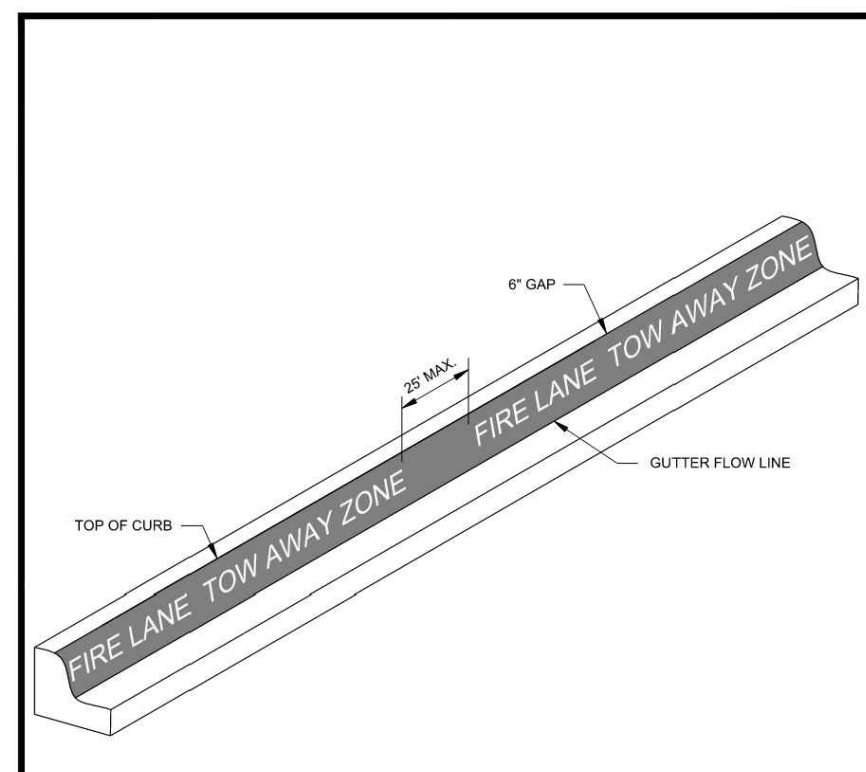
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NOTES:
FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "FIRE LANE TOW AWAY ZONE" IN 4" TALL WHITE LETTERS. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

ADOPTED: 01/26/2021
Parsons A. Smith, M.S.C.E., P.E.
Scale: N.T.S.

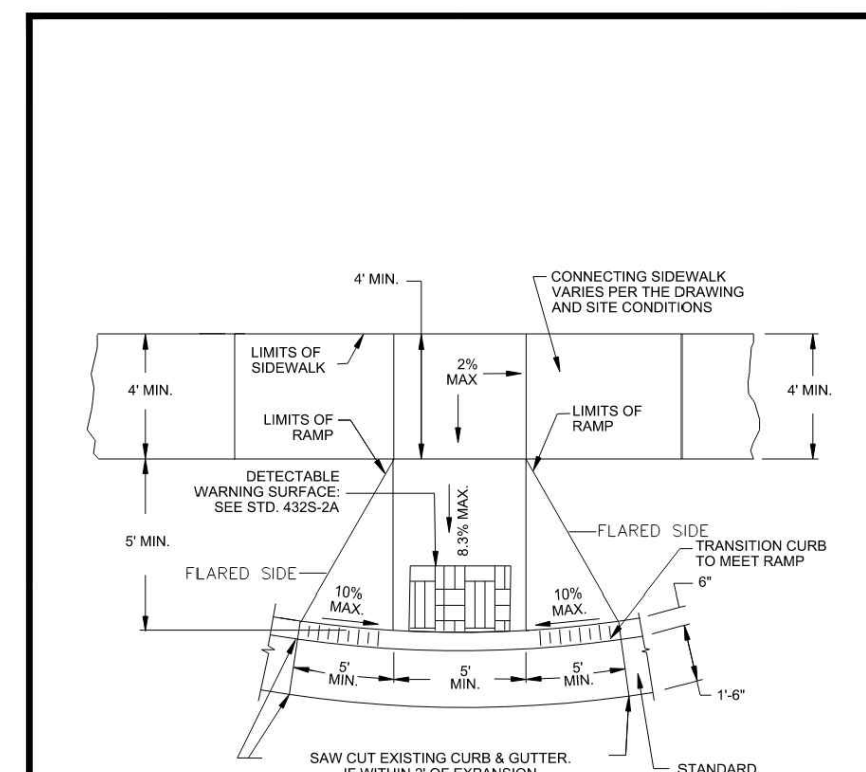
NO.	DATE	APPROVED	DRAWN

CITY OF PFLUGERVILLE 5098-1

FIRE LANE MARKING DETAIL

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



ADOPTED: 01/26/2021
Parsons A. Smith, M.S.C.E., P.E.
Scale: N.T.S.

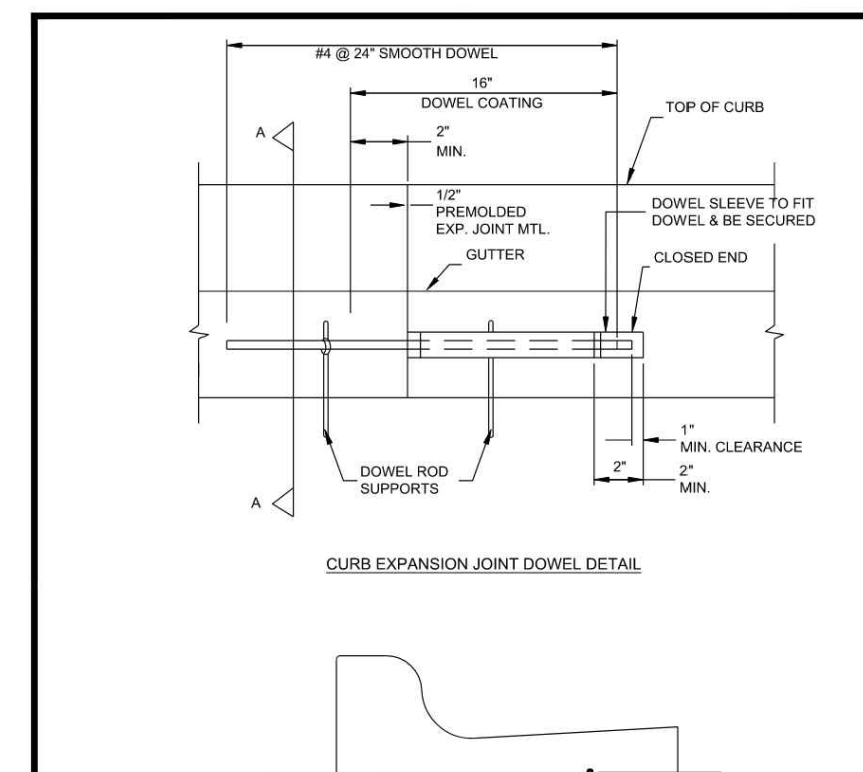
NO.	DATE	APPROVED	DRAWN

CITY OF PFLUGERVILLE 4325-5

TYPE 1 SIDEWALK CURB RAMP

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



ADOPTED: 01/26/2021
Parsons A. Smith, M.S.C.E., P.E.
Scale: N.T.S.

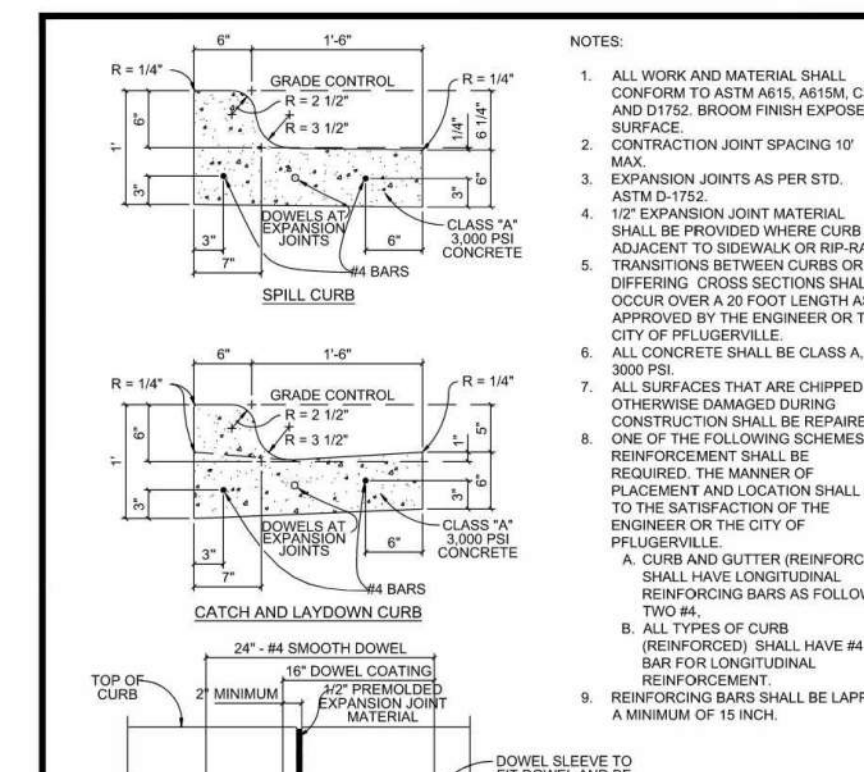
NO.	DATE	APPROVED	DRAWN

CITY OF PFLUGERVILLE 4325-7

CURB EXPANSION JOINT DOWEL DETAIL

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



ADOPTED: 01/26/2021
Parsons A. Smith, M.S.C.E., P.E.
Scale: N.T.S.

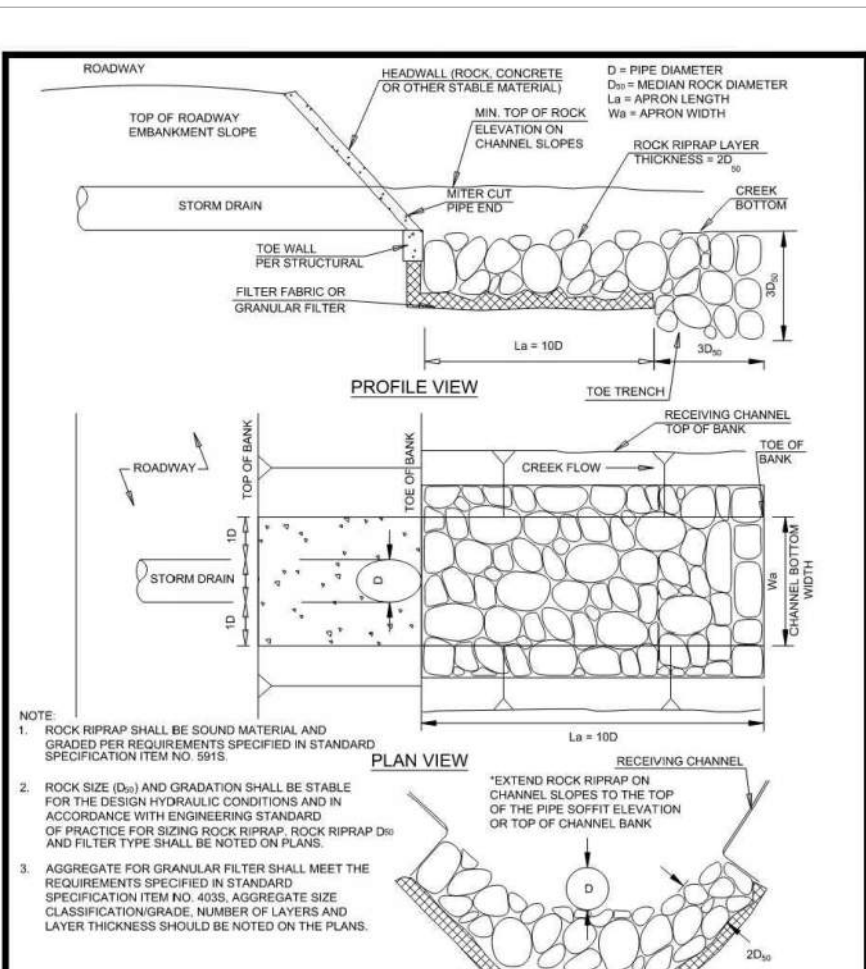
NO.	DATE	APPROVED	DRAWN

CITY OF PFLUGERVILLE 4325-2

CURB AND GUTTER DETAILS

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



ADOPTED: 01/26/2021
Parsons A. Smith, M.S.C.E., P.E.
Scale: N.T.S.

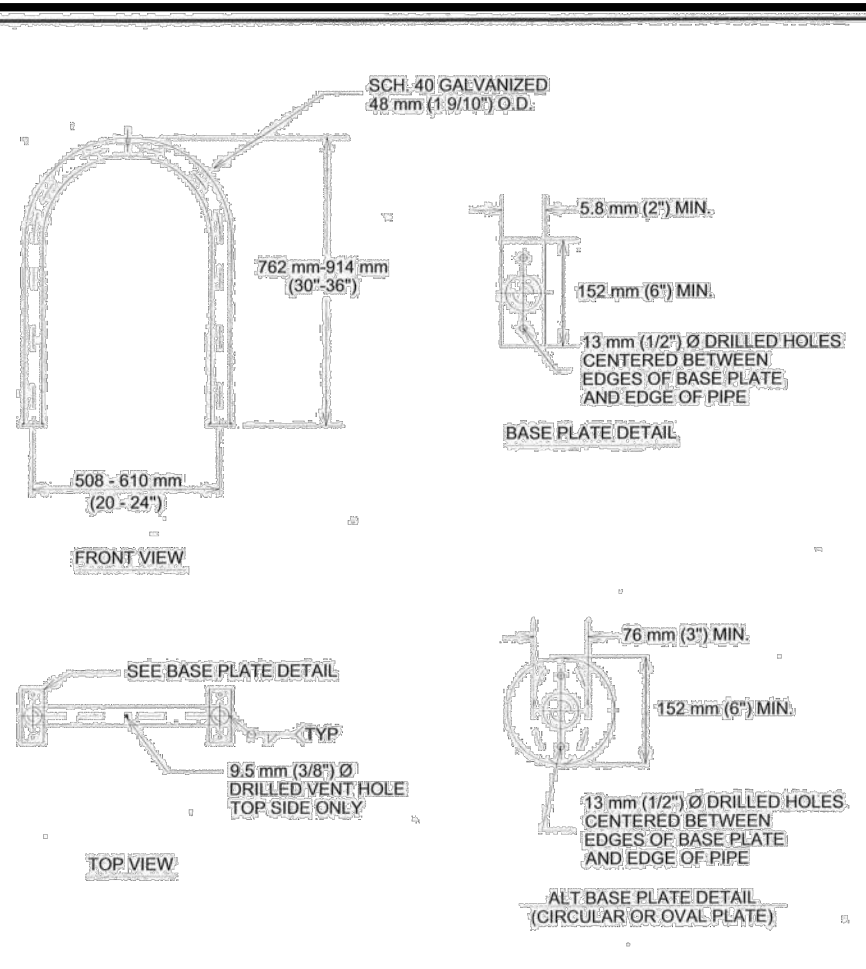
NO.	DATE	APPROVED	DRAWN

CITY OF PFLUGERVILLE 5098-20

STORM DRAIN CUTFALL PROTECTION

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



ADOPTED: 01/26/2021
Parsons A. Smith, M.S.C.E., P.E.
Scale: N.T.S.

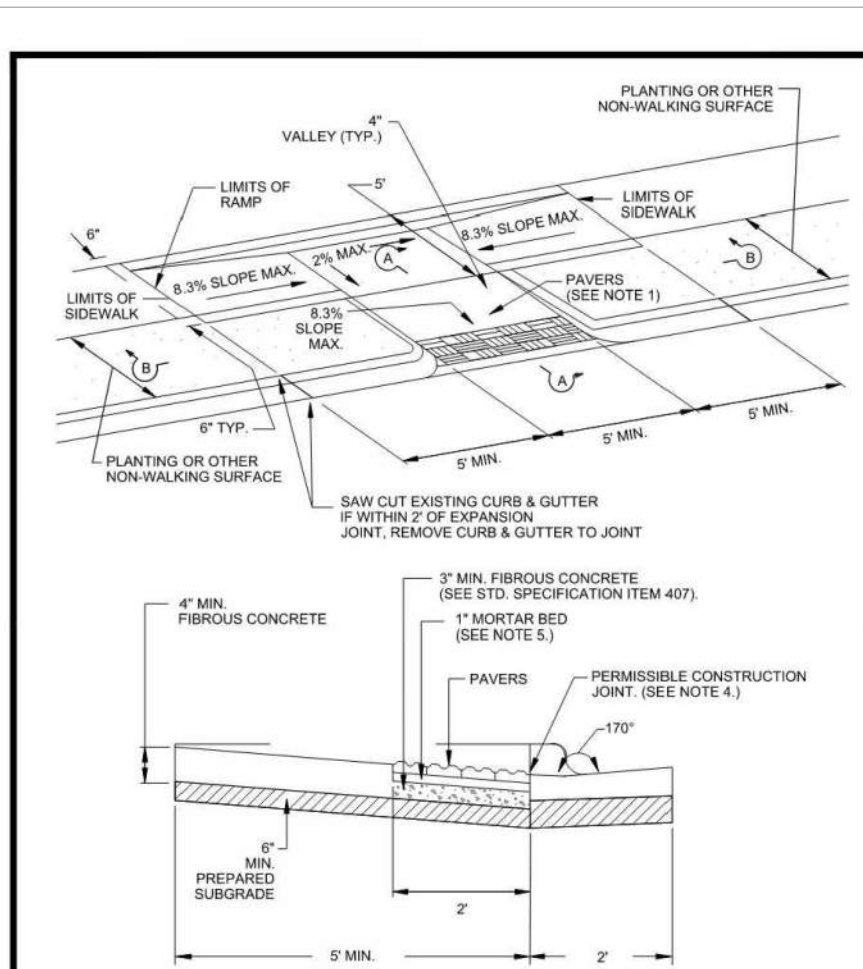
NO.	DATE	APPROVED	DRAWN

CITY OF PFLUGERVILLE 4325-3

CLASS III STYLE BICYCLE PARKING

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



ADOPTED: 01/26/2021
Parsons A. Smith, M.S.C.E., P.E.
Scale: N.T.S.

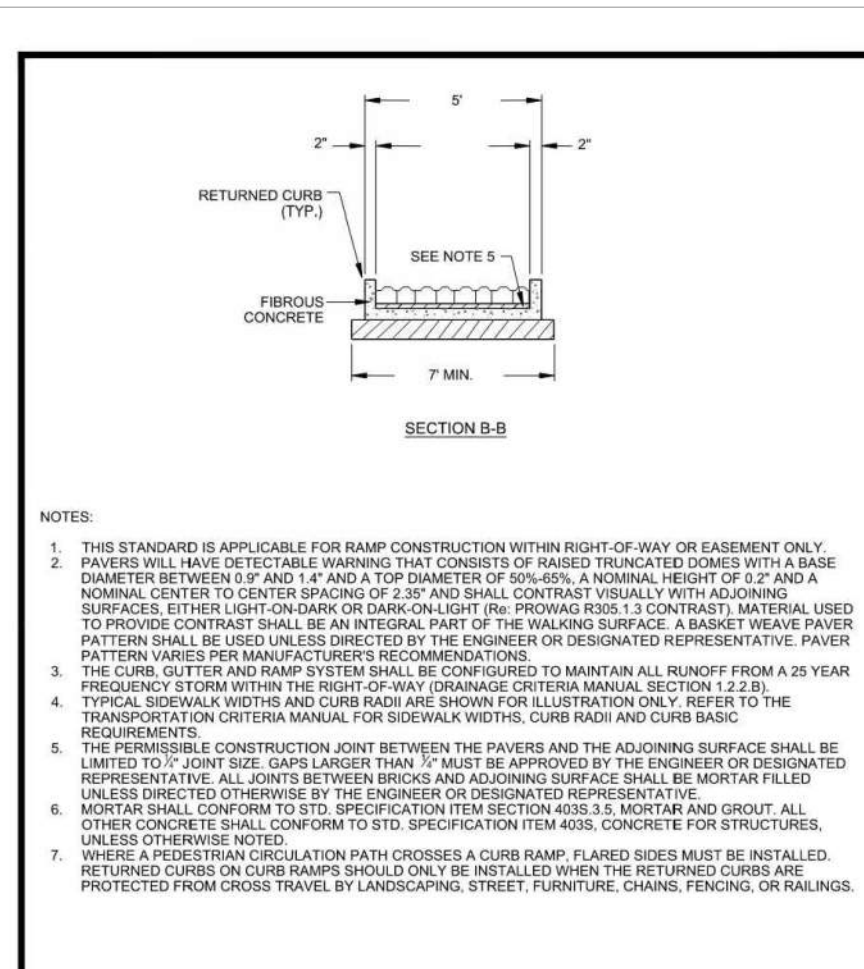
NO.	DATE	APPROVED	DRAWN

CITY OF PFLUGERVILLE 4325-3

COMBINED SIDEWALK CURB RAMP WITH PAVERS

CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



ADOPTED: 01/26/2021
Parsons A. Smith, M.S.C.E., P.E.
Scale: N.T.S.

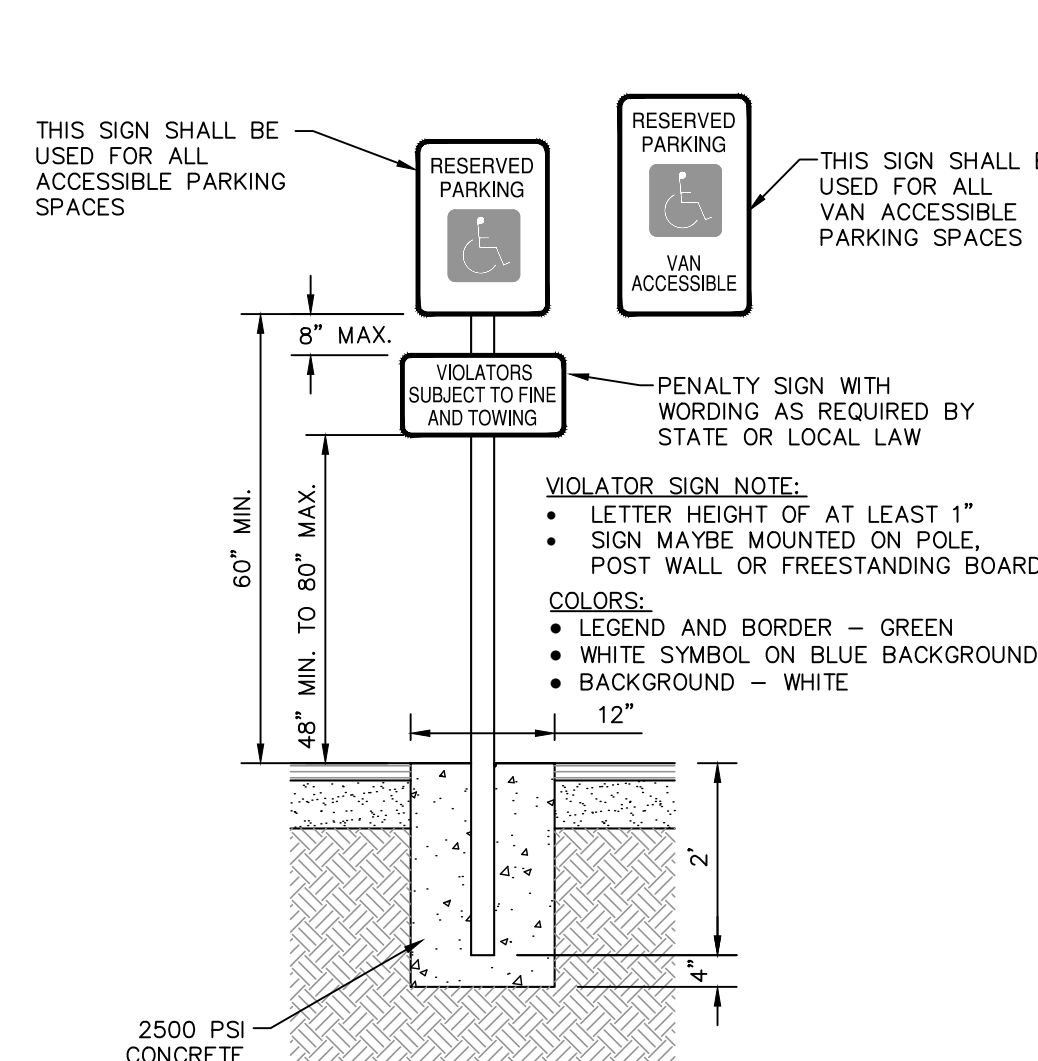
NO.	DATE	APPROVED	DRAWN

CITY OF PFLUGERVILLE 4325-3

COMBINED SIDEWALK CURB RAMP WITH PAVERS

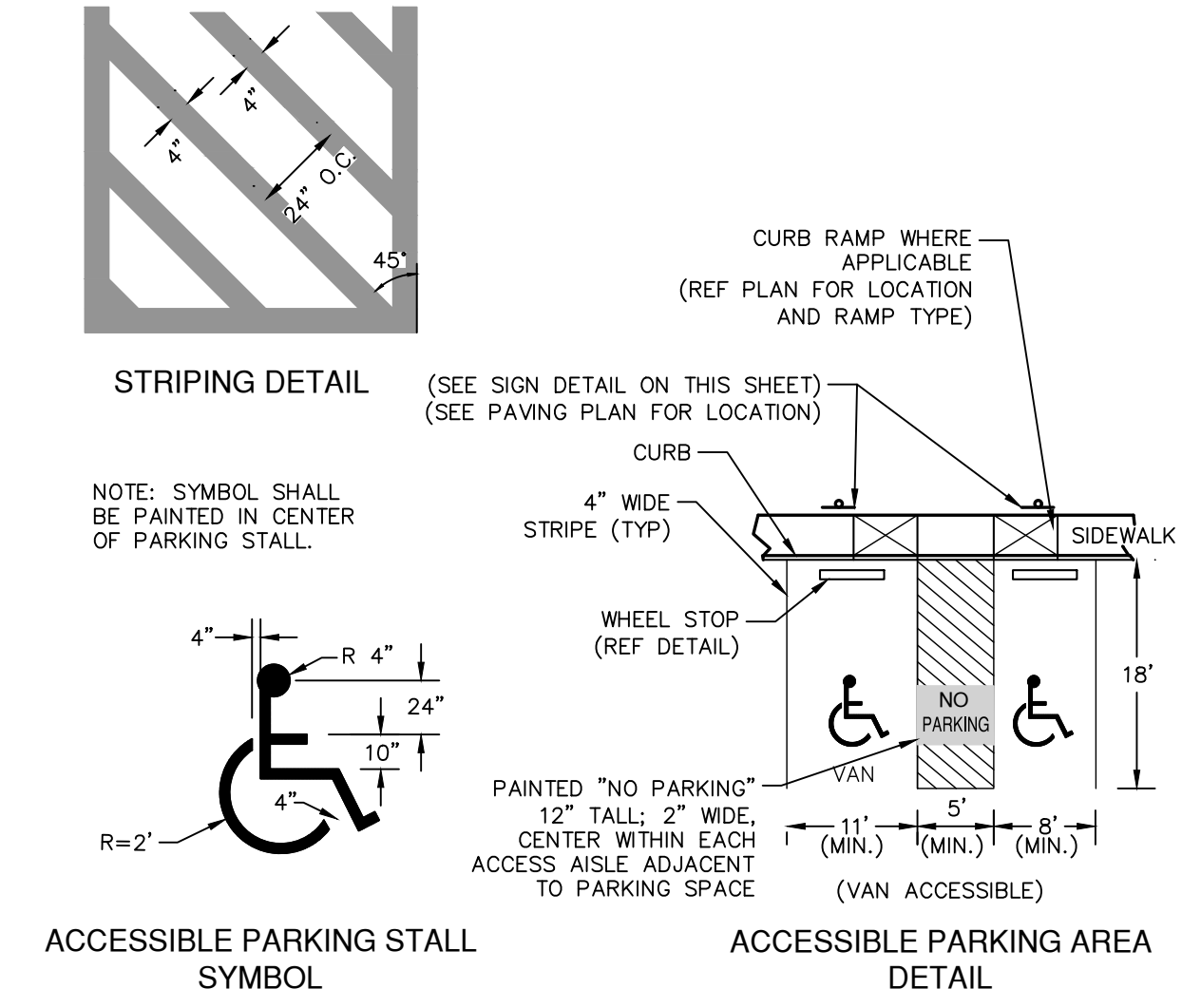
CONSTRUCTION STANDARDS AND DETAILS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



ACCESSIBLE PARKING SIGNAGE DETAIL

NOT TO SCALE



ACCESSIBLE PARKING DETAILS

NOT TO SCALE

NO.	REVISION

05/04/2023
Shelly Mitchell

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MIDCOP EXP. BLDG. 3, STE. 200 | AUSTIN, TX 78757 | 512-454-6711
TYPE FIRM REGISTRATION 1470 | TYPE FIRM REGISTRATION #1008861

HEATHERWILDE OFFICE CONDOS - PHASE 3
201 N. HEATHERWILDE BOULEVARD
CITY OF PFLUGERVILLE, TEXAS 78660

SITE DETAILS

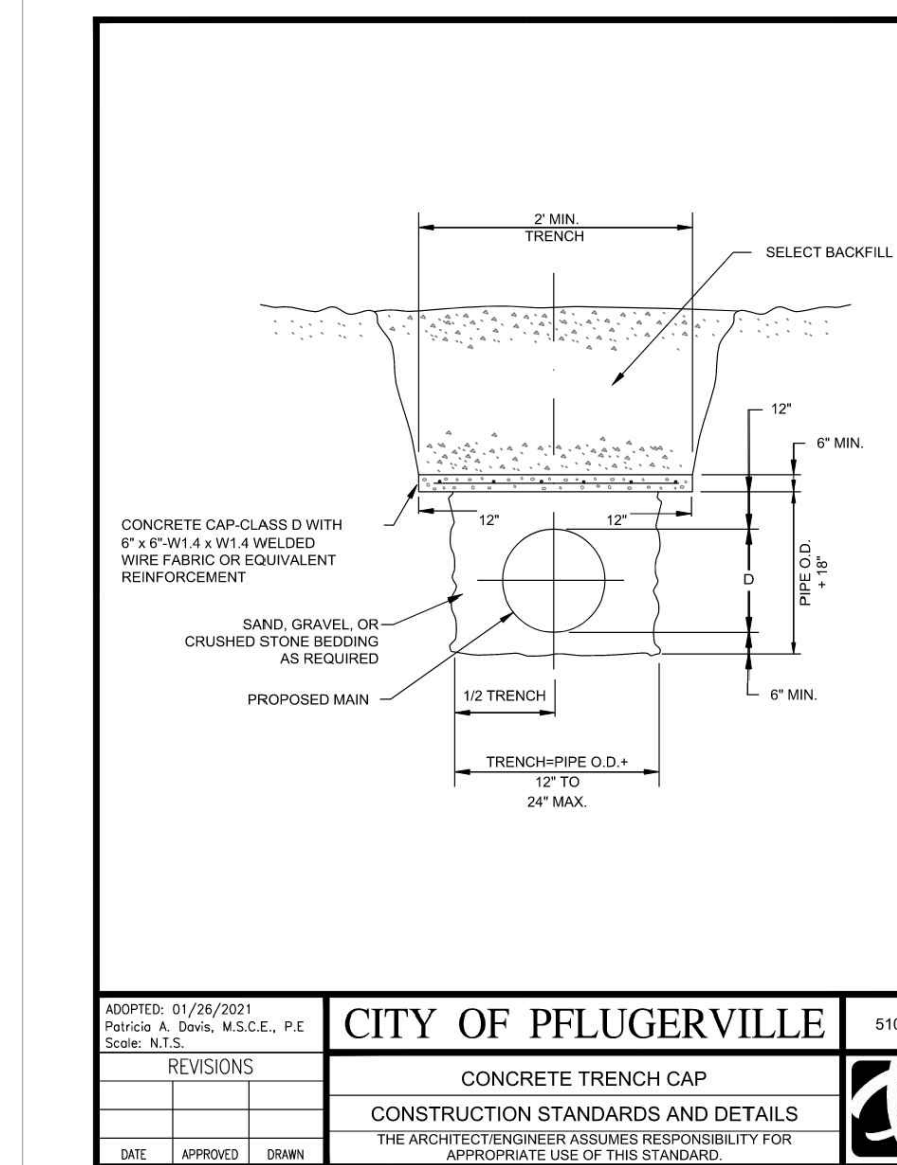
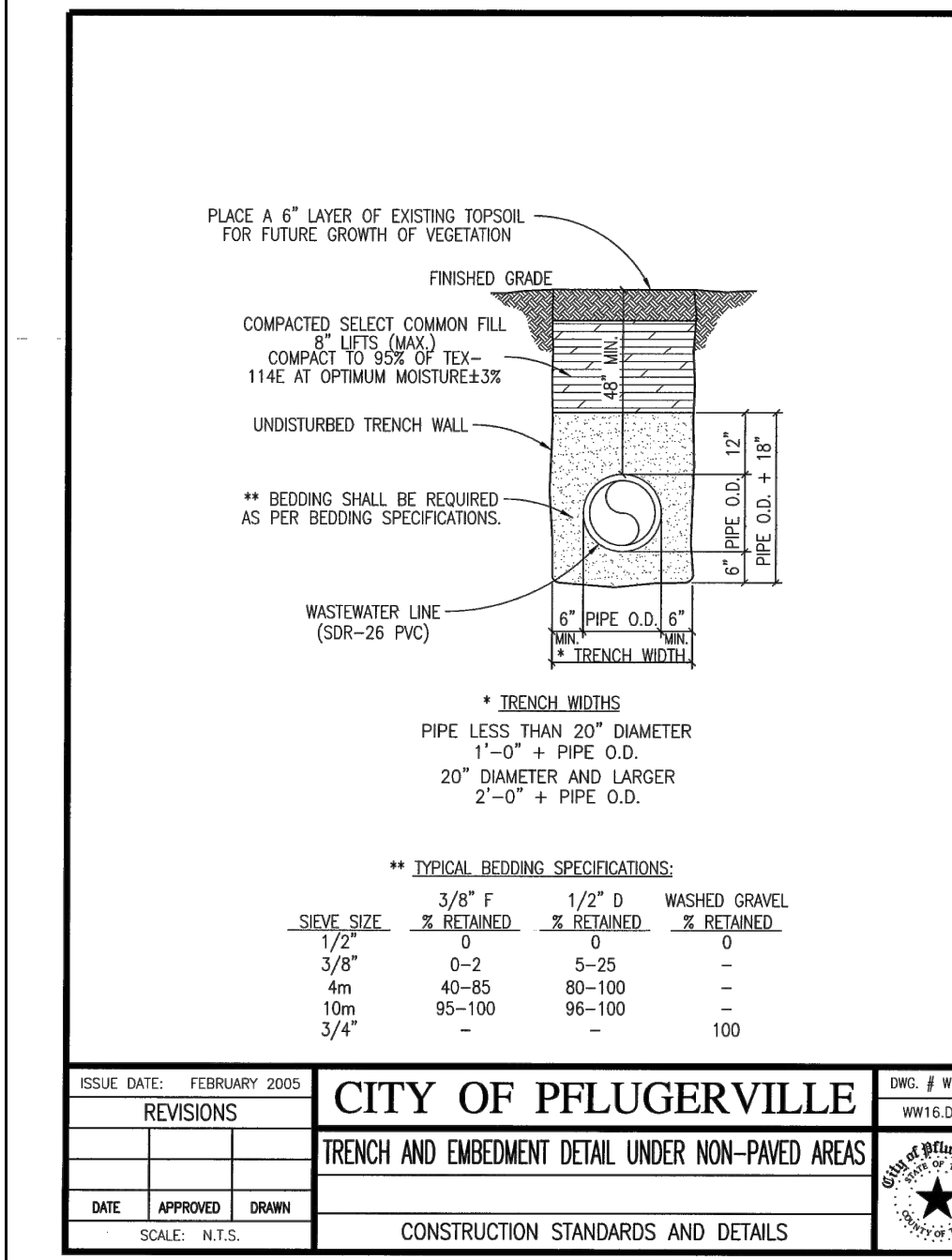
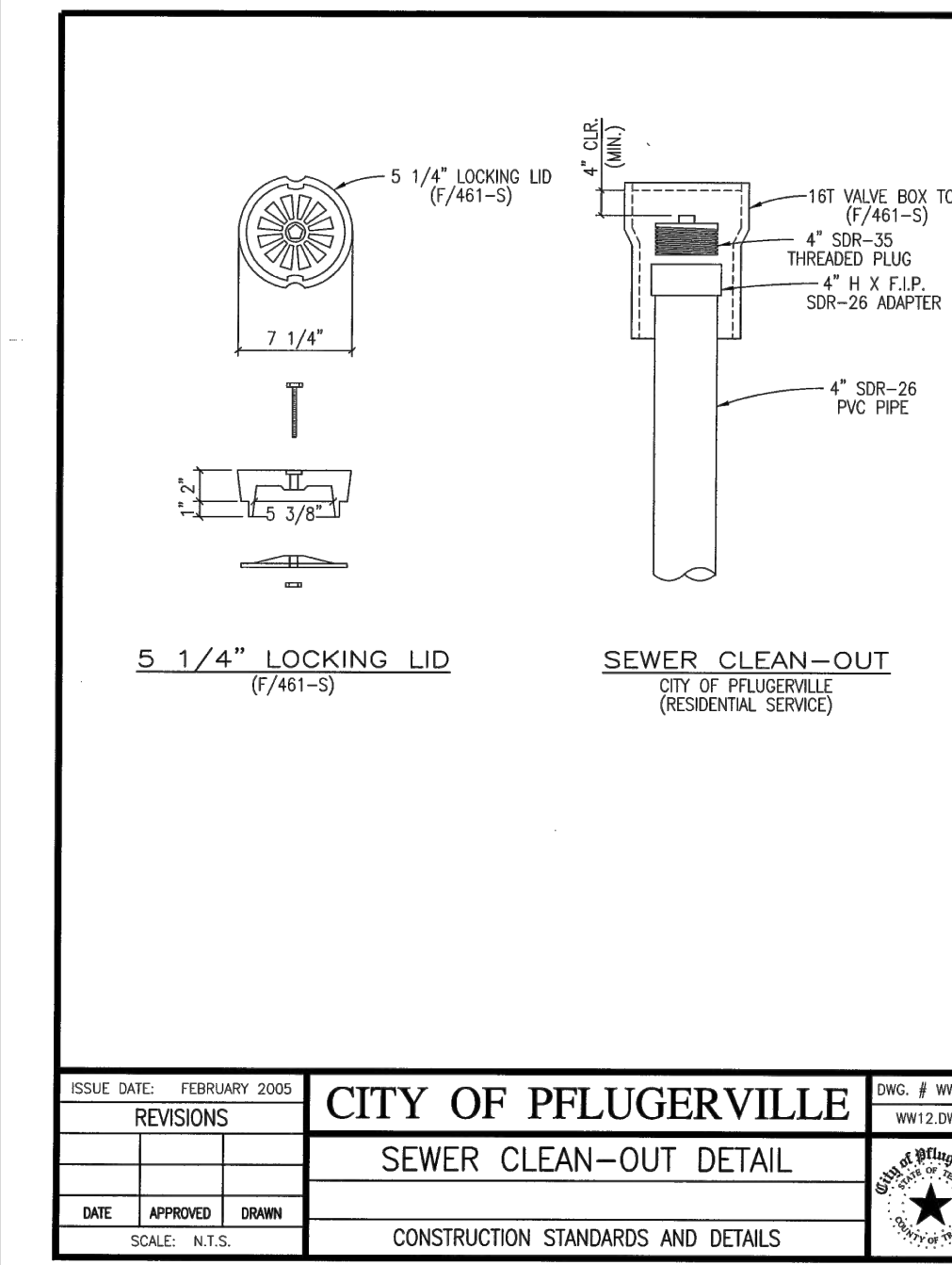
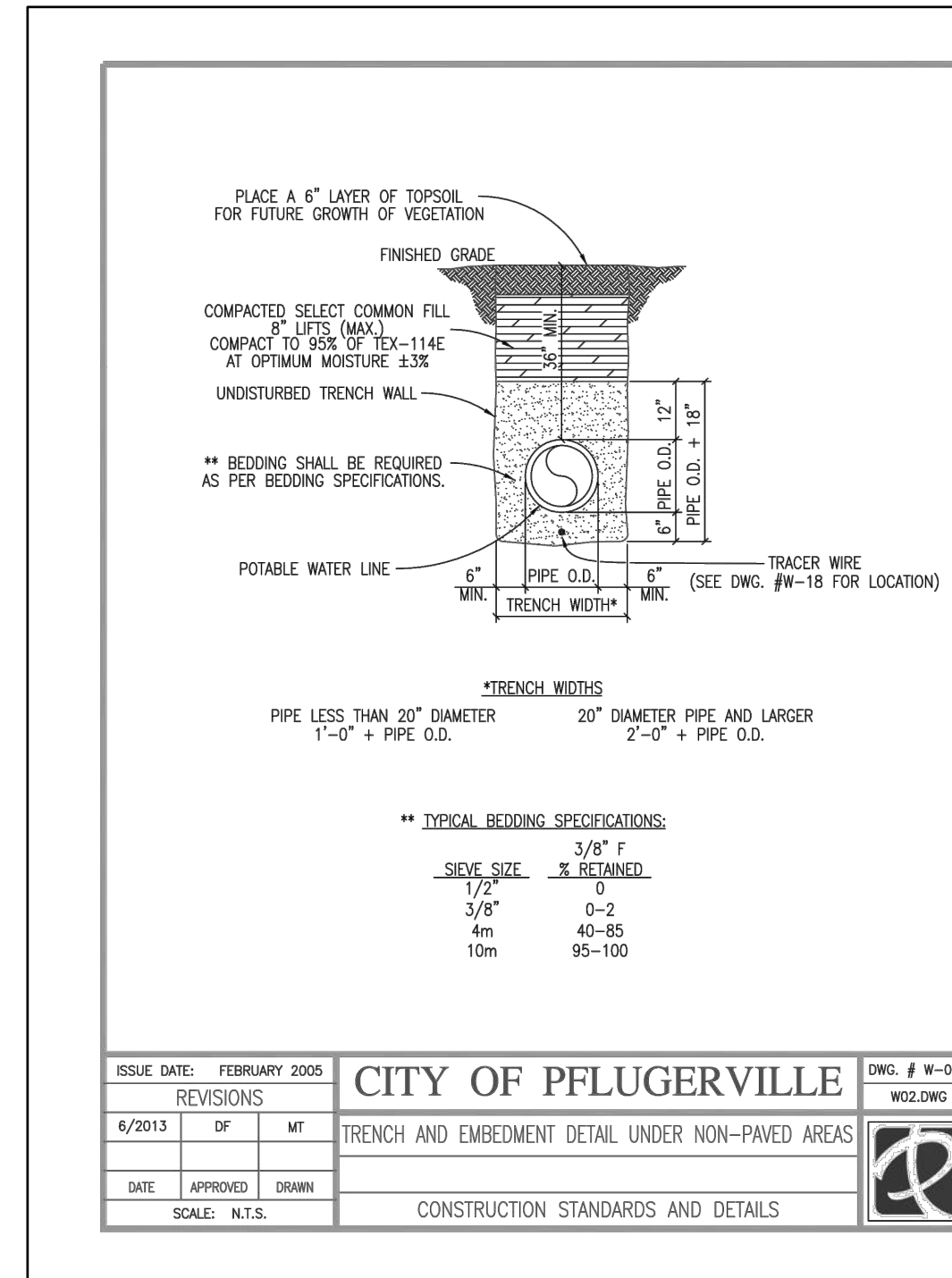
JOB NO.	50988-02
DATE	APRIL 2023
DESIGNER	KRS
CHECKED	EAL DRAWN VKB
SHEET	15 OF 30

SITE DEVELOPMENT PERMIT

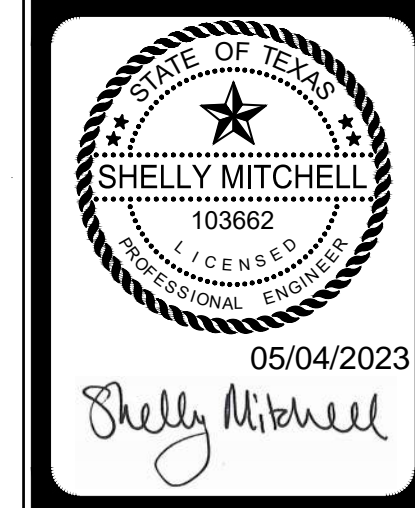
APPROVAL

Approval constitutes compliance with all City of Pflugerville Unified Development Code requirements. All responsibility for the adequacy of these plans remains with the professionals who prepared them. No alterations of these plans shall be permissible.

Approval Date: **August 23, 2023**



NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS

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10801 N. MIDPAC EXPY. BLDG. 3, STE. 200 | AUSTIN, TX 78757 | 512-454-6711
TYPE FIRM REGISTRATION #470 | TYPE C FIRM REGISTRATION #1008861

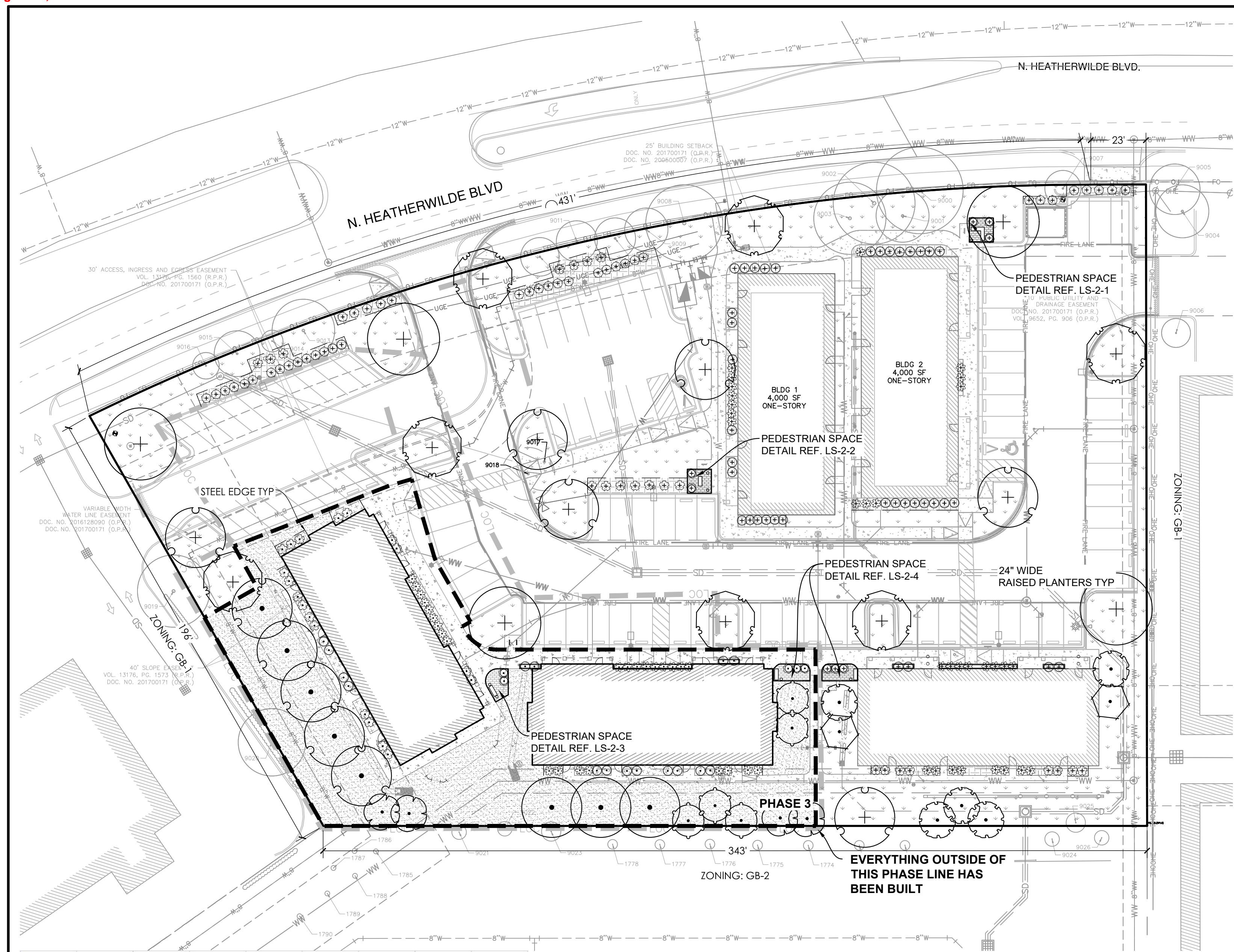
HEATHERWILDE OFFICE CONDOS - PHASE 3
201 N. HEATHERWILDE BOULEVARD
CITY OF PFLUGERVILLE, TEXAS 78660

UTILITY DETAILS

JOB NO.	50988-02
DATE	APRIL 2023
DESIGNER	KRS
CHECKED	EAL DRAWN VKB
SHEET	16 OF 30

Date: Apr 27, 2023, 4:07pm User: ID: okalifa
File: H:\Projects\50988\50988\02\301 Construction Documents\Civil\50988-02.dwg

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Keys

c. myrtle	crape myrtle
c. tallow	chinese tallow
a. cypress	arizona cypress
*m. laura	mountain laura (sizes were 1-3" saplings at time of survey unless noted otherwise)

Existing Tree List

Tree #	DBH	Species	Class	Removal	LS Credit Zones
9000	18	ash	3		street yard
9001	11	ash	2		street yard
9002	17	ash	2		street yard
9003	15	ash	2		street yard
9007	7.5	c. myrtle	1		street yard
9008	16	c. myrtle	2		street yard
9009	9	c. myrtle	2		street yard
9010	8.5	c. myrtle	2		street yard
9011	8.5	c. myrtle	2		street yard
9012	8	c. myrtle	2		street yard
9013	13	c. myrtle	2		street yard
9014	4.5	c. myrtle	1		street yard
9015	9.5	c. myrtle	2		street yard
9016	5.5	c. myrtle	1		street yard
9017	12	c. tallow	2	Y	
9018	11	c. tallow	2	Y	
9025	4	cedar elm	1		other

Off-site tree list

Tree #	DBH	Species
1772	2	a. cypress
1773	2	a. cypress
1774	2	a. cypress
1775	2	a. cypress
1776	2	a. cypress
1777	2	a. cypress
1778	2	a. cypress
1785		*m. laurel
1786		*m. laurel
1787		*m. laurel
1788		*m. laurel
1789		*m. laurel
1790		*m. laurel
9004	11	m. laurel
9005	10.5	c. myrtle
9006	6M	c. myrtle
9019	15	live oak
9020	14	live oak
9021	3	cedar elm
9022	3	cedar elm
9023	4	cedar elm
9024	3	cedar elm
9026	3	cedar elm

LANDSCAPE CALCULATION (PHASE 3)

Minimum required landscape
 Site area = 21727 sf
 Zoning = GB-1
 Required landscape area = 3259 sf
 Required trees = 11
 Required tree caliper inches = 33
 Required shrubs = 43

Streetscape
 Not applicable

Building foundation landscape (Building 3)
 Building primary facades = 100 lf
 Required shrubs = 13
 Required LS area = 250 sf

Building foundation landscape (Building 4)
 Building primary facades = 100 lf
 Required shrubs = 13
 Required LS area = 250 sf

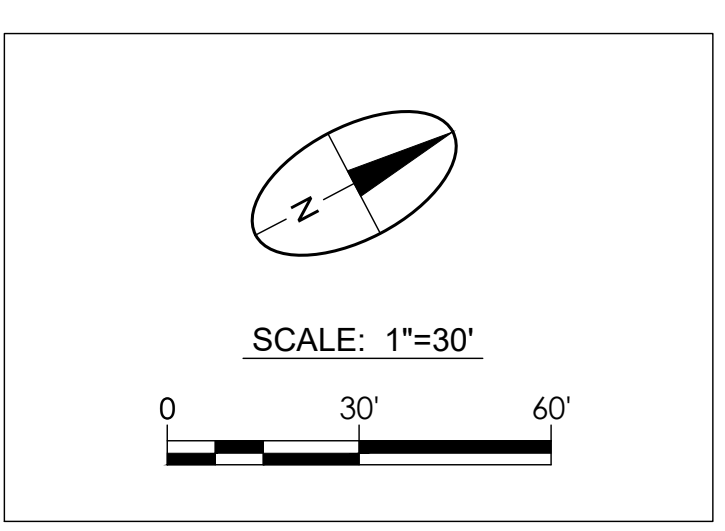
Buffer yard
 Not applicable

LANDSCAPE SUMMARY (PHASE 3)

	LS area				Trees				Shrubs			
	Required	Existing	Planted	Proposed	Required	Existing	Planted	Proposed	Required	Existing	Planted	Proposed
Building Foundation LS	250	0	0	991	N/A	0	0	0	13	0	0	61
Screening, parking & other	N/A	0	0	10809	N/A	0	0	14	N/A	0	0	5

PLANT SCHEDULE

PLANTED	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	REMARKS
	6	Acer grandidentatum	Bigtooth Maple	---	3" MIN.	type b
	5	Lagerstroemia indica	Crape Myrtle	---	3" MIN.	type c
	5	Quercus virginiana	Southern Live Oak	---	3" MIN.	type a
	2	Sophora secundiflora	Texas Mountain Laurel	---	3" MIN.	type c
	7	Ulmus crassifolia	Cedar Elm	---	3" MIN.	type a
PROPOSED TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	REMARKS
	3	Acer grandidentatum	Bigtooth Maple	---	3" MIN.	type b
	4	Lagerstroemia indica	Crape Myrtle	---	2" MIN.	type c
	2	Quercus virginiana	Southern Live Oak	---	3" MIN.	type a
	5	Sophora secundiflora	Texas Mountain Laurel	---	2" MIN.	type c
PLANTED	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	REMARKS	
	30	Berberis thunbergii	Japanese Greenleaf Barberry	5 gal.		
	22	Callicarpa americana	American Beautyberry	5 gal.		
	39	Lantana horrida	Texas Lantana	5 gal.		
	8	Leucophyllum frutescens	Texas Sage	5 gal.		
	38	Rhus virens	Evergreen Sumac	5 gal.		
PROPOSED SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	REMARKS	
	26	Berberis thunbergii	Japanese Greenleaf Barberry	5 gal.		
	19	Callicarpa americana	American Beautyberry	5 gal.		
	16	Lantana horrida	Texas Lantana	5 gal.		
	5	Leucophyllum frutescens	Texas Sage	5 gal.		
PLANTED	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
	2,181 sf	///	Mulch	---		
	16,743 sf	Bouteloua dactyloides	Buffalo Grass	---		
PROPOSED	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
	1,304 sf	///	Mulch	---		
	9,505 sf	Bouteloua dactyloides	Buffalo Grass	---	Hydroseed	



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Revisions:

Firm #: F-12489

Philip A. Wank

8/14/2023

HEATHERWILDE CONDOMINIUMS
 201 N HEATHERWILDE BLVD,
 PFLUGERVILLE, TX 78660

Drawn by: YC
 Checked by: VS
 Approved by: PAW
 Job Number: 17003
 Case #: 2023-1-SP

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Approval Date: August 23, 2023

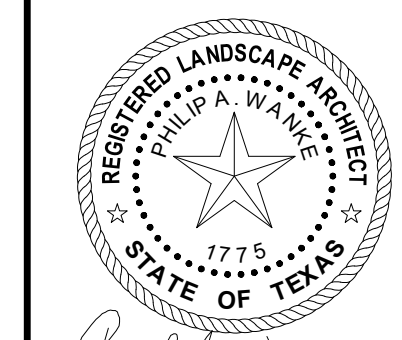


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Revisions:

Firm #: F-12489



Phillip A. Wank

8/14/2023

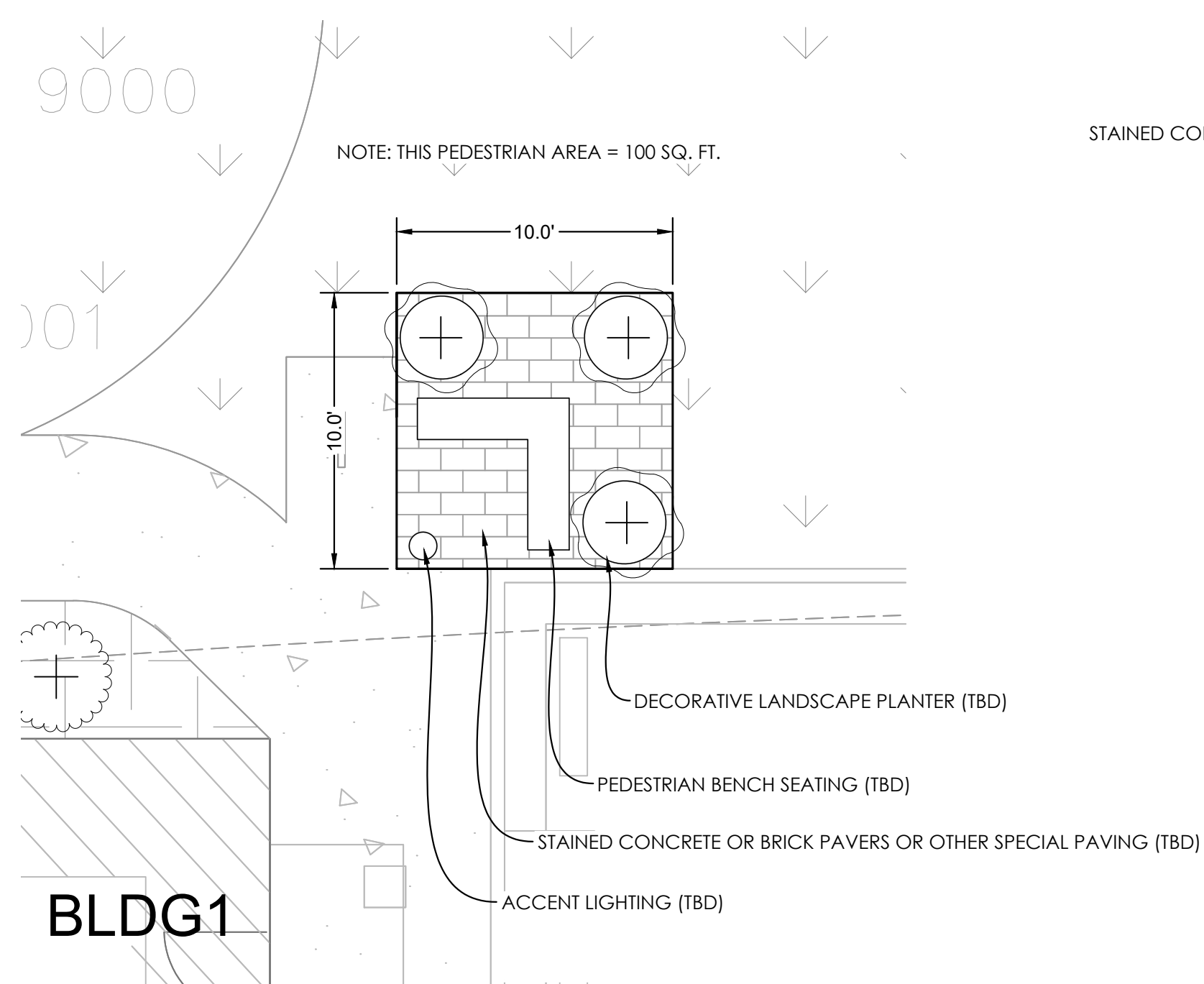
**HEATHERWILDE
CONDOMINIUMS**
201 N HEATHERWILDE BLVD,
PFLUGERVILLE, TX 78660

Drawn by: YC
Checked by: VS
Approved by: PAW
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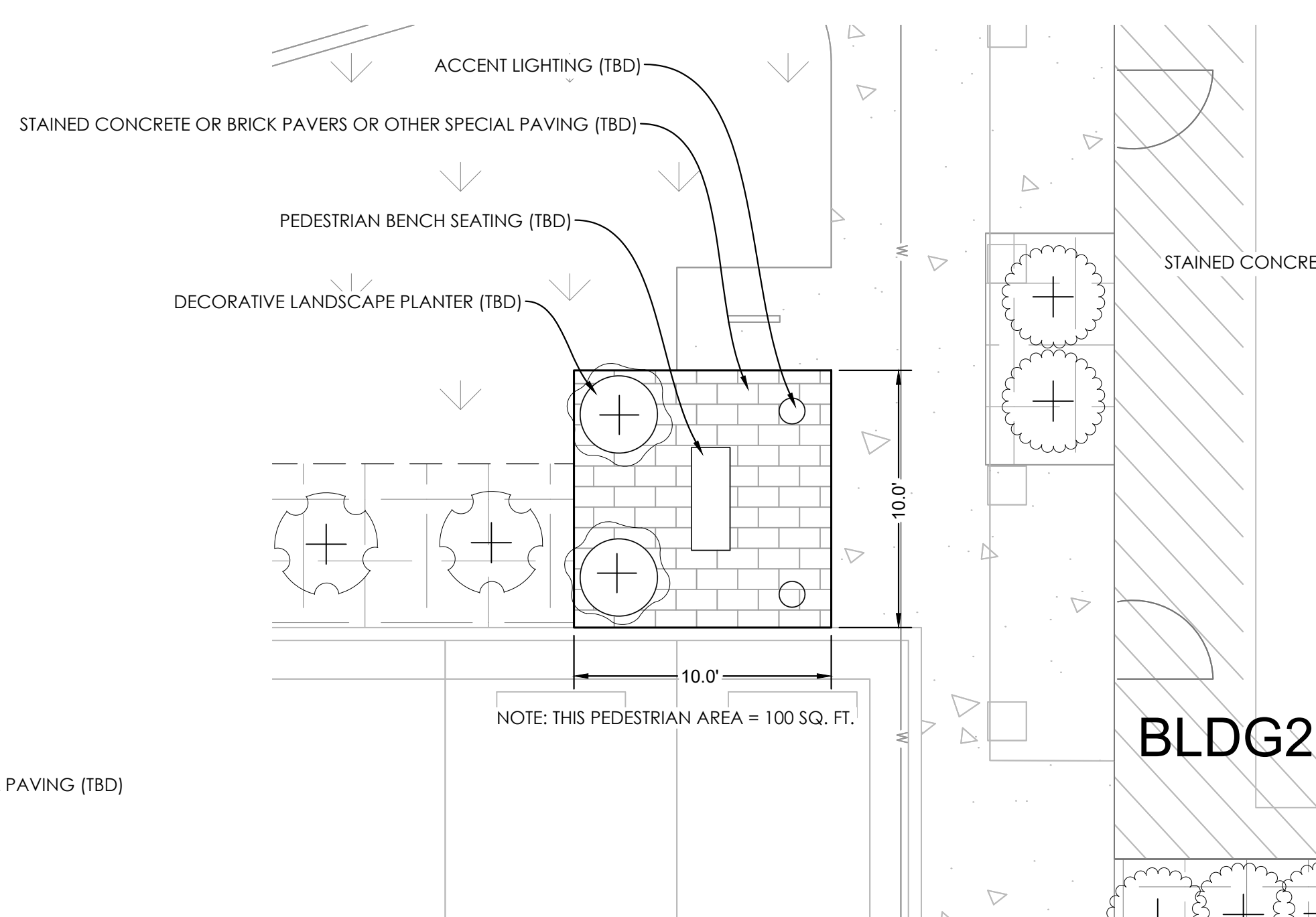
PEDESTRIAN SPACE
DETAILS

18 OF 30

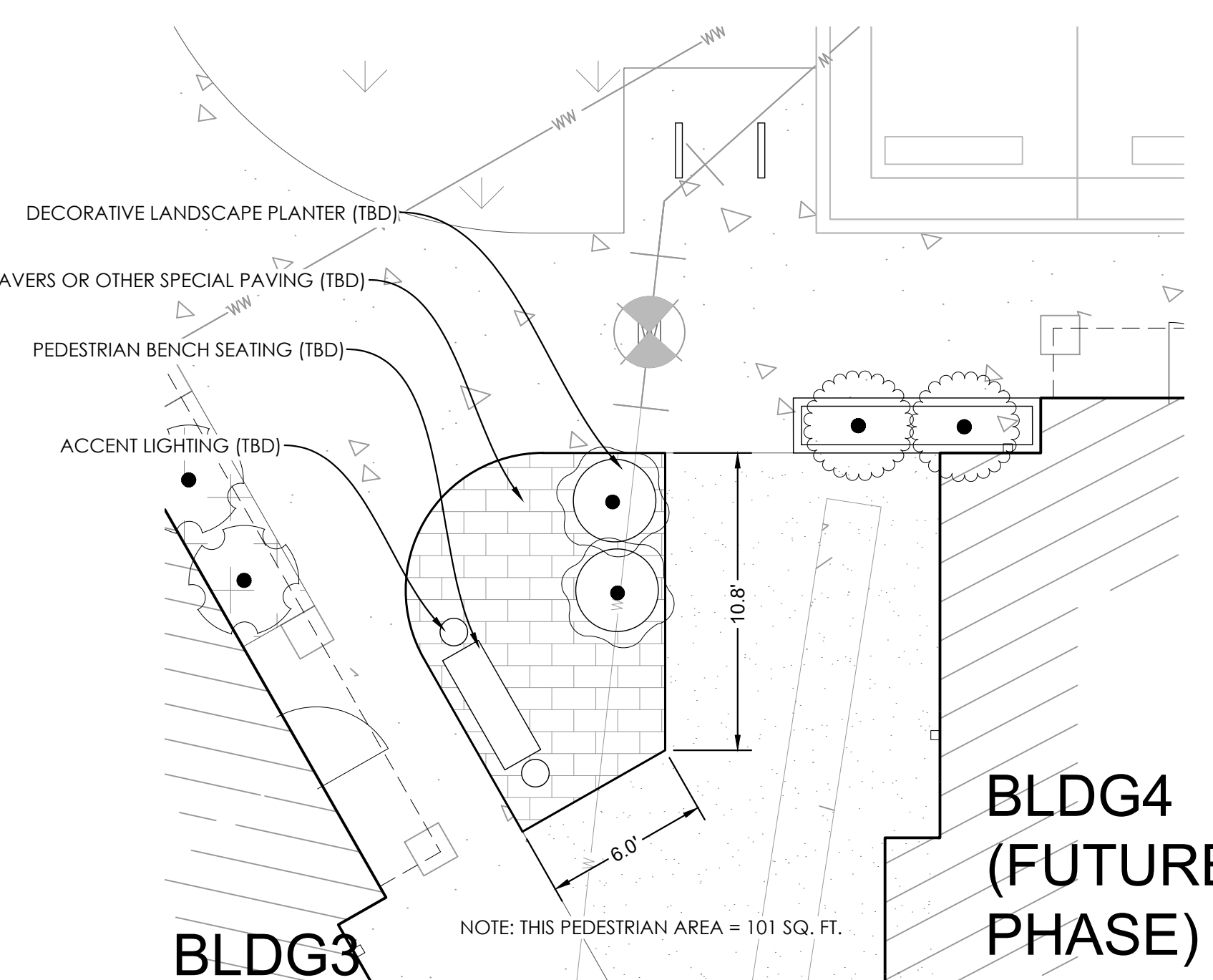
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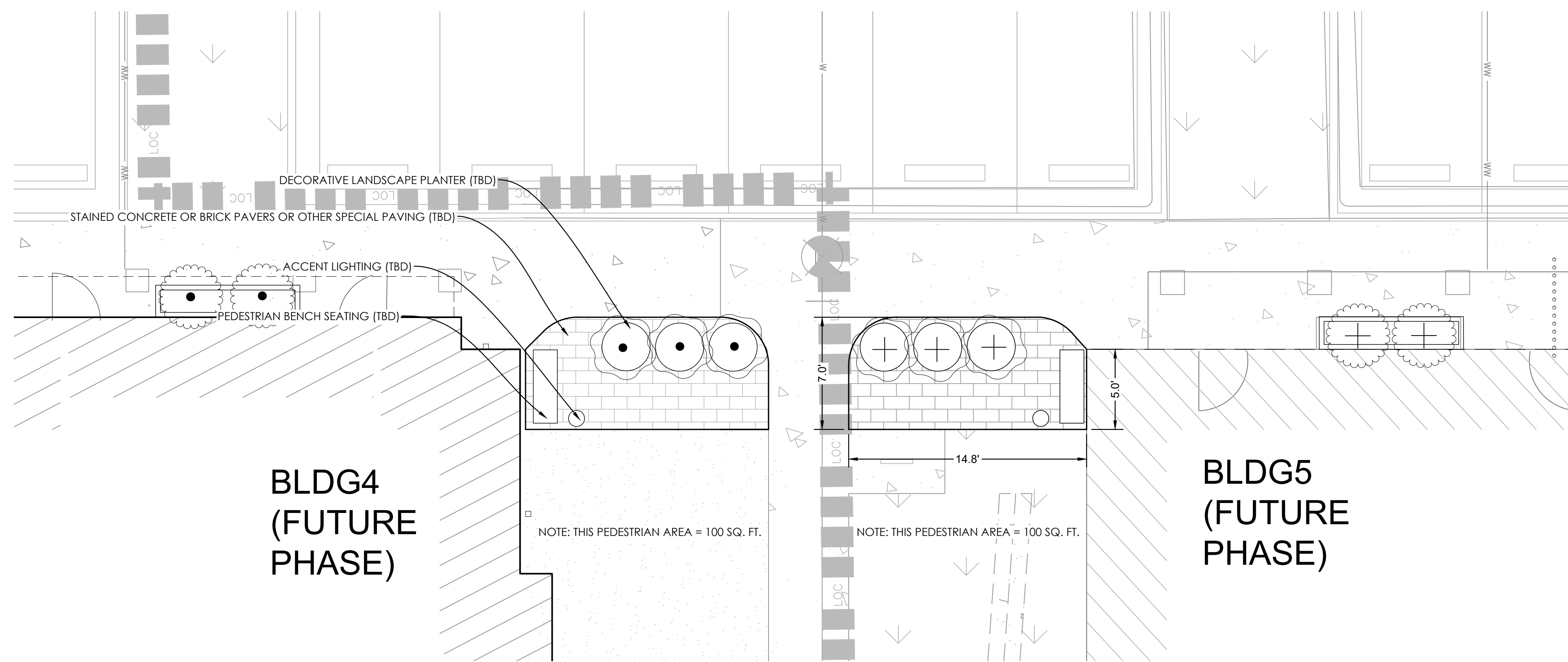
1 BUILDING 1 PEDESTRIAN SPACE
scale: 1"=5'-0"



2 BUILDING 2 PEDESTRIAN SPACE
scale: 1"=5'-0"



3 BUILDING 3 PEDESTRIAN SPACE
scale: 1"=5'-0"



4 BUILDING 4 & 5 PEDESTRIAN SPACES
scale: 1"=5'-0"

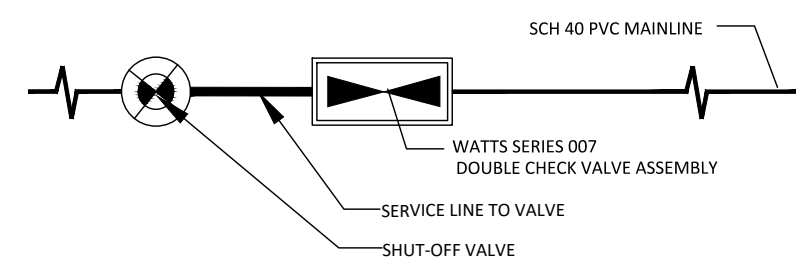
BLDG4
(FUTURE
PHASE)

BLDG5
(FUTURE
PHASE)

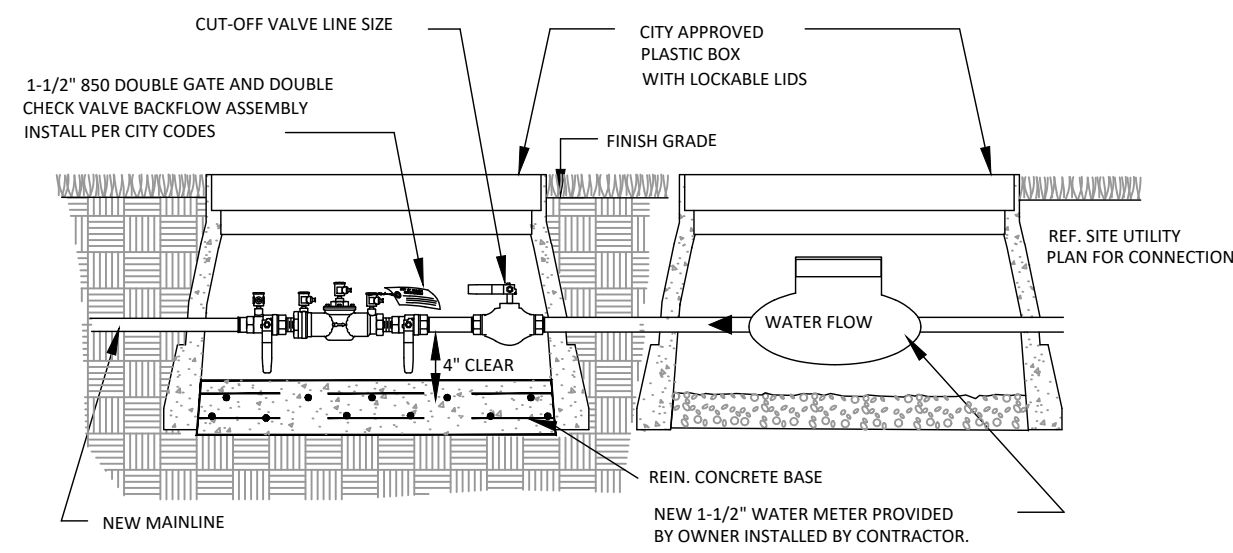
SITE DEVELOPMENT PERMIT APPROVAL

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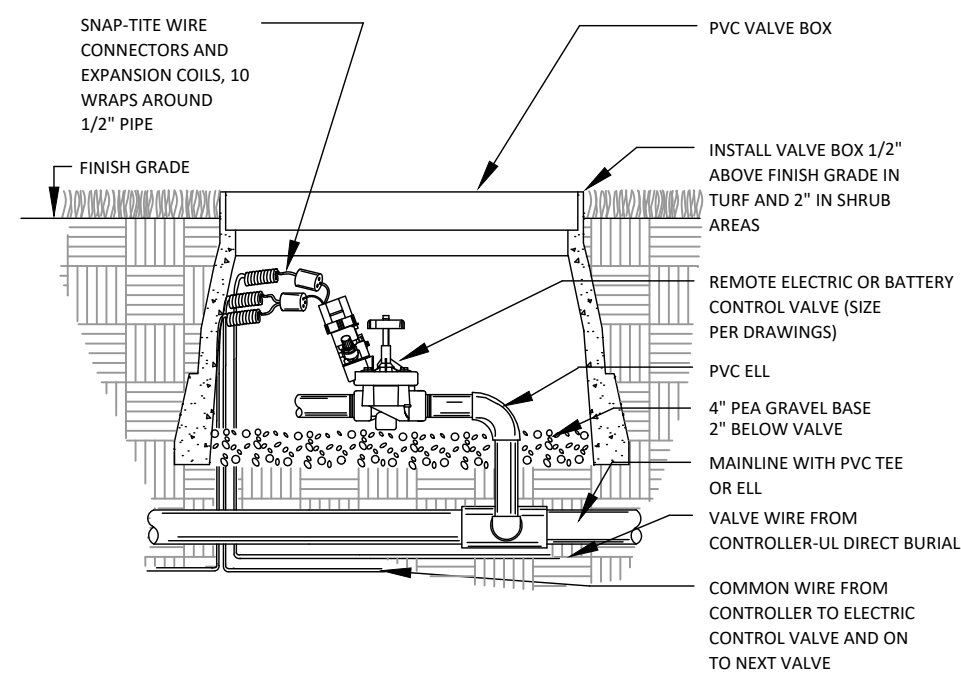
Approval Date: August 23, 2023



1 WATER CONNECTION (TYP.)
NOT TO SCALE



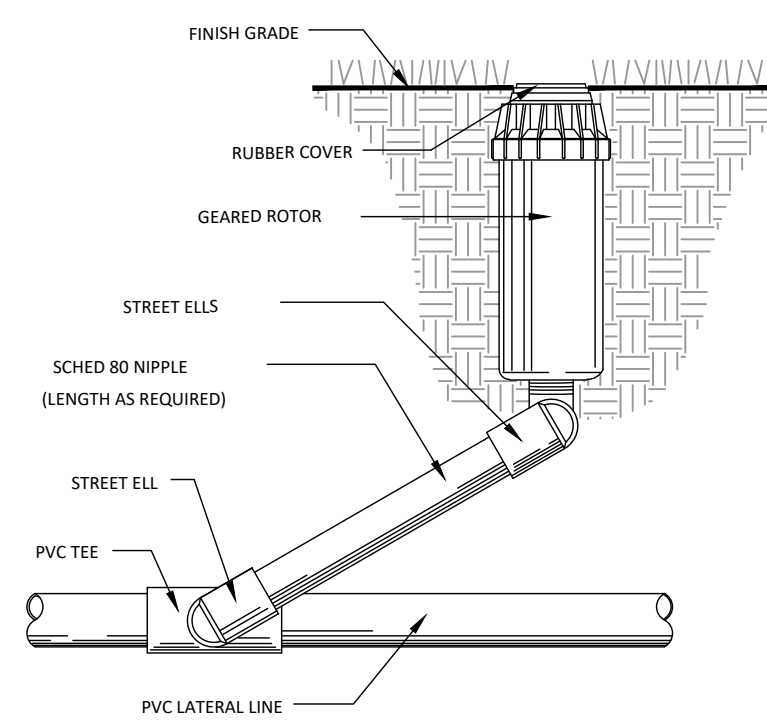
2 DOUBLE CHECK VALVE ASSEMBLY (TYP.)
NOT TO SCALE



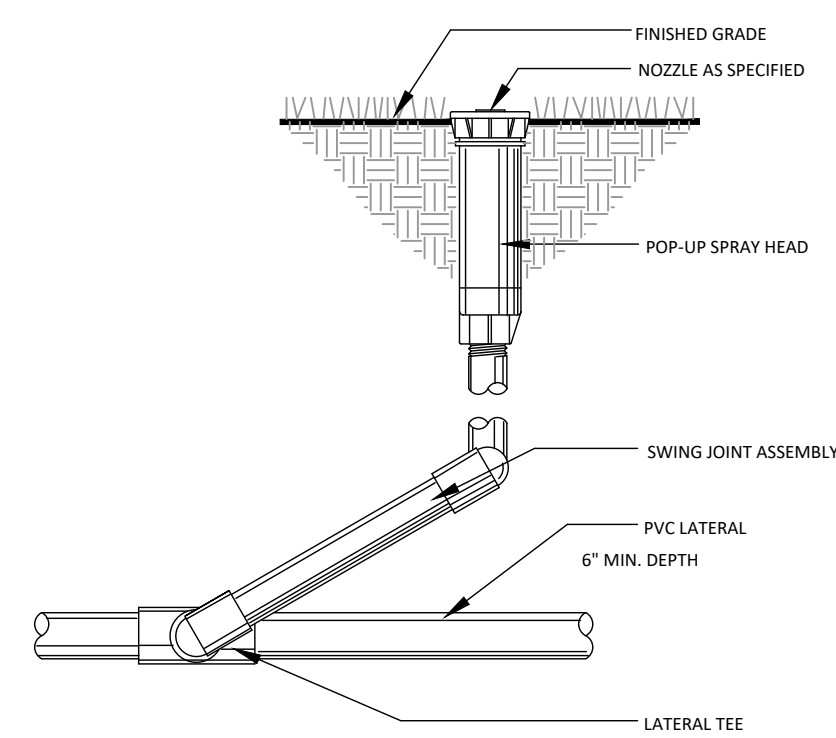
3 REMOTE CONTROL VALVE (TYP.)
NOT TO SCALE

IRRIGATION NOTES

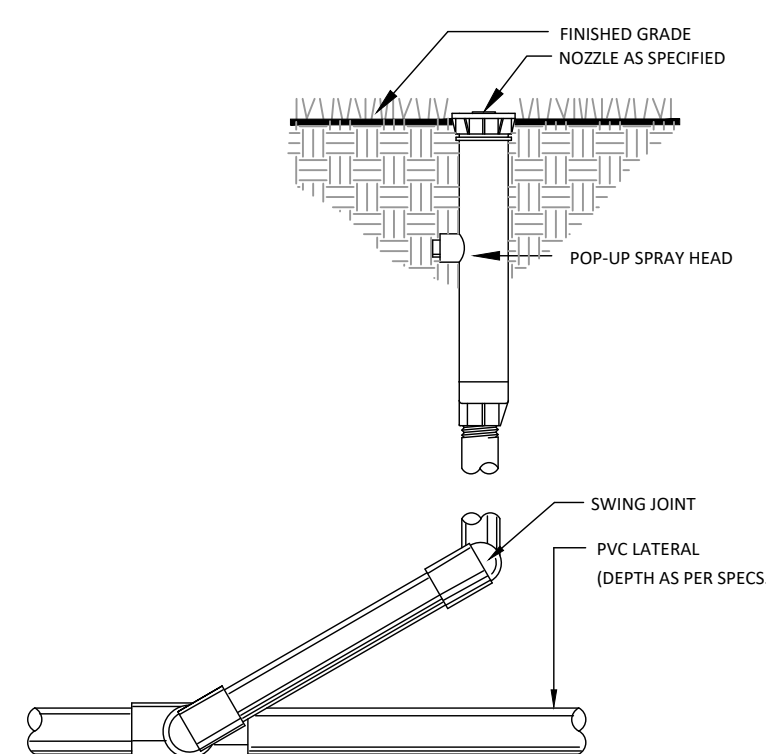
- ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL VALVES. A PRESSURE REGULATION COMPONENT(S) SHALL BE REQUIRED WHERE STATIC PRESSURE EXCEEDS MANUFACTURER'S RECOMMENDED OPERATING RANGE.
- SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN THE CONTROL VALVE CIRCUIT.
- SERVICEABLE CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENTIAL MAY CAUSE LOW HEAD DRAINAGE ADJACENT TO PAVING AREAS.
- SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED AS PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED FOR MINIMUM RUN-OFF AND MINIMUM OVER SPRAY ONTO NON-IRRIGATED AREAS, (I.E. PAVING, ROADS, AND STRUCTURES).
- ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPABILITY OF BEING SET TO WATER EVERY FIVE DAYS. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUTOFF DEVICE LOCATED WHERE RAINFALL IS UNOBSTRUCTED AND ADJUSTED TO ONE-FOURTH INCH SETTING. CONTRACTOR TO COORDINATE AND PROVIDE ELECTRIC SERVICE FOR AUTOMATIC CONTROLLER(S).
- PROVIDE A LAMINATED COPY OF THE RECOMMENDED SETTINGS AND A SCHEDULE TO INCLUDE:
 - ESTIMATED MONTHLY WATER USE (IN GALLONS PER APPLICATION)
 - PRECIPITATION RATE FOR THE VALVE CIRCUIT.
 - MONTHLY IRRIGATION SCHEDULE FOR THE PLANT ESTABLISHMENT PERIOD (FIRST THREE MONTHS) AND RECOMMENDED YEARLY WATERING SCHEDULE, INCLUDING SEASONAL ADJUSTMENTS.
 - LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUTOFF VALVE.
- LANDSCAPE CONTRACTOR TO PROVIDE CADD BASED SHOP DRAWINGS WITHIN 45 DAYS OF CONTRACT AWARD FOR IA APPROVAL PRIOR TO INSTALLATION. IRRIGATION PLAN IS TO BE SCHEMATIC. LOCATE ALL LATERAL AND PRESSURE LINES IN THE LANDSCAPE AREA. DO NOT ROUTE PIPE DOWN THE CENTER OF THE TREE AND SHRUB BED PLANTINGS ALLOW FOR TREE AND SHRUB PLANTINGS. INSTALL PIPING DIRECTLY BEHIND CURBS AND WALKS WHERE POSSIBLE. COMBINE PIPE IN TRENCHES WHEREVER POSSIBLE.
- PRIOR TO CONSTRUCTION, VERIFY WITH THE GENERAL CONTRACTOR AND THE UTILITY COMPANIES THE LOCATION OF ALL UNDERGROUND UTILITIES.
- IRRIGATION SYSTEM IS DESIGNED FOR 30 PSI AT THE SMALL HEADS. CONTRACTOR IS TO VERIFY THIS INFORMATION AND MAKE ADJUSTMENTS TO THE SYSTEM IF THESE MINIMUMS ARE NOT PRESENT AT TIME OF INSTALLATION. ADJUSTMENTS TO THE SYSTEM ARE TO BE MADE PRIOR TO INSTALLATION TO INSURE THAT THE SYSTEM IS WORKING.
- PROVIDE SLEEVES AS SHOWN TO COMPLETE THIS PROJECT. COORDINATE AND MARK ALL SLEEVE LOCATIONS WITH THE GENERAL CONTRACTOR.
- ALL UNMARKED LATERAL PIPING ASSUMED TO BE 1/2" 200 PSI PR CL 200 PVC PIPE.
- 2'-0" MIN. OFFSET OF MAINLINE FROM BACK OF CURB TYP.
- IRRIGATION CONTRACTOR IS TO BE A STATE OF TEXAS LICENSED IRRIGATOR, AND IS TO FOLLOW ALL TCEQ CODES AND REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS AND SPECIFICATIONS FOR IRRIGATION SYSTEM INCLUDING PIPE SIZES AND LOCATIONS.
- ALL LANDSCAPE AND TURF AREAS WITHIN THE LIMITS OF CONSTRUCTION TO RECEIVE 100% IRRIGATION WITH TURF, LANDSCAPE BEDS, AND TREES TO BE ON SEPARATE ZONES. A MINIMUM OF ONE BUBBLER PER TREE IS REQUIRED FOR ALL TREES.
- THE CONVENTIONAL SYSTEM FOR IRRIGATION HAS BEEN SELECTED FOR THIS DEVELOPMENT.
- A SEPARATE IRRIGATION PLAN SHALL BE PROVIDED AT THE TIME OF APPLICATION FOR BUILDING PERMIT.



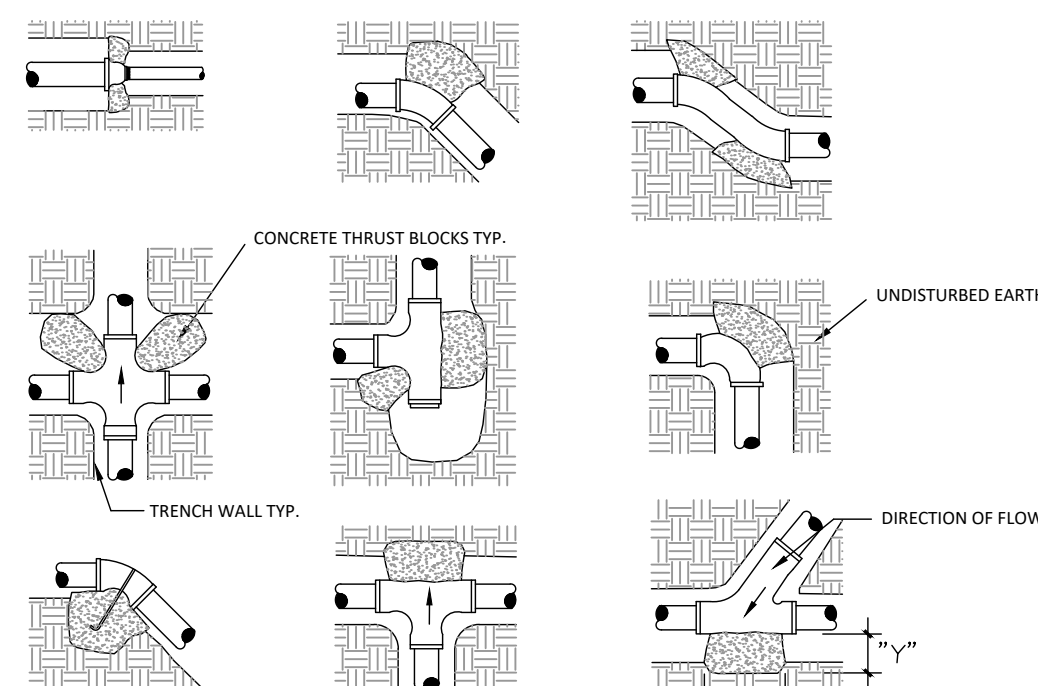
4 GEAR DRIVE ROTOR (TYP.)
NOT TO SCALE



5 4" HT. POP-UP SPRAY HEAD (TYP.)
NOT TO SCALE



6 12" HT. POP-UP SPRAY HEAD (TYP.)
NOT TO SCALE

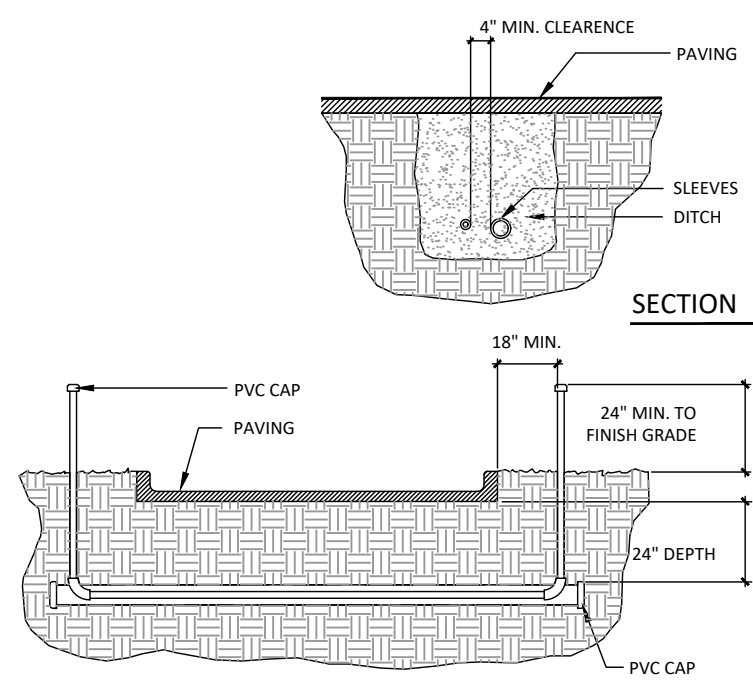


PIPE O.C.	7"	12"	18"
2" O.C.	12"	12"	12"
3" O.C.	12"	12"	12"
4" O.C.	12"	12"	12"

NOTE:
ALL LINES 2" AND LARGER TO BE INSTALLED WITH THRUST BLOCKS AS SHOWN. TEST LINES PER SPECIFICATIONS. REF. TRENCH DETAIL FOR DEPTH AND MARKING.

- ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED TRENCH WALL.
- MINIMUM DISTANCE FROM PIPE TO TRENCH WALL SHALL BE 12" AT THRUST BLOCK.
- VERTICAL DIMENSION OF BEARING AREA AGAINST TRENCH WALL OF THRUST BLOCK SHALL BE EQUAL TO THE HORIZ. DIMENSION "X".
- ALL JOINTS SHALL BE TEMPORARILY JACKED WHEN THE THRUST BLOCKS ARE POURED.
- ALL JOINTS OF PIPE SHALL BE FREE OF CONCRETE.
- ALL CONCRETE THRUST BLOCKS SHALL CONSIST OF 1:2:6 OF CEMENT, SAND & GRAVEL AND SHALL BE CURED A MIN. OF 24 HOURS.

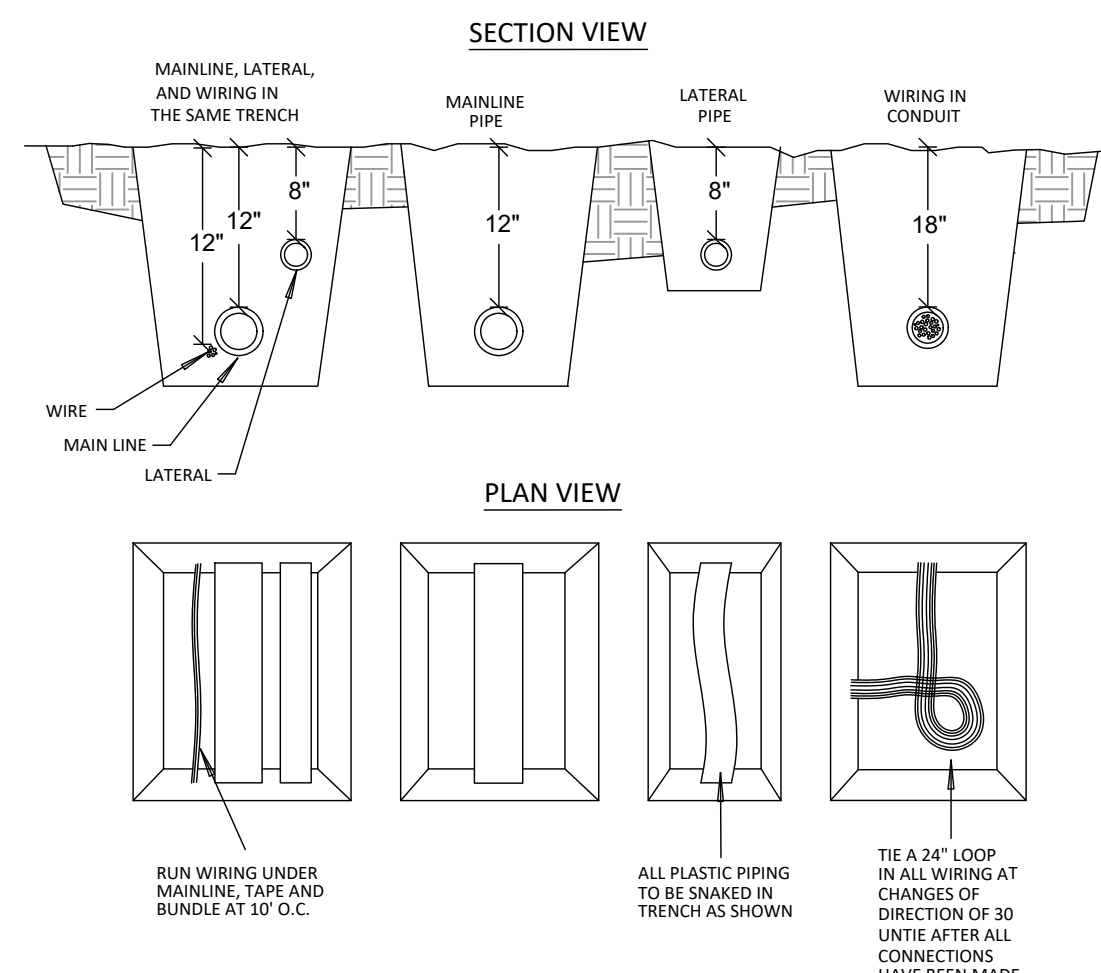
7 PIPE THRUST BLOCKING (TYP.)
NOT TO SCALE



NOTES:

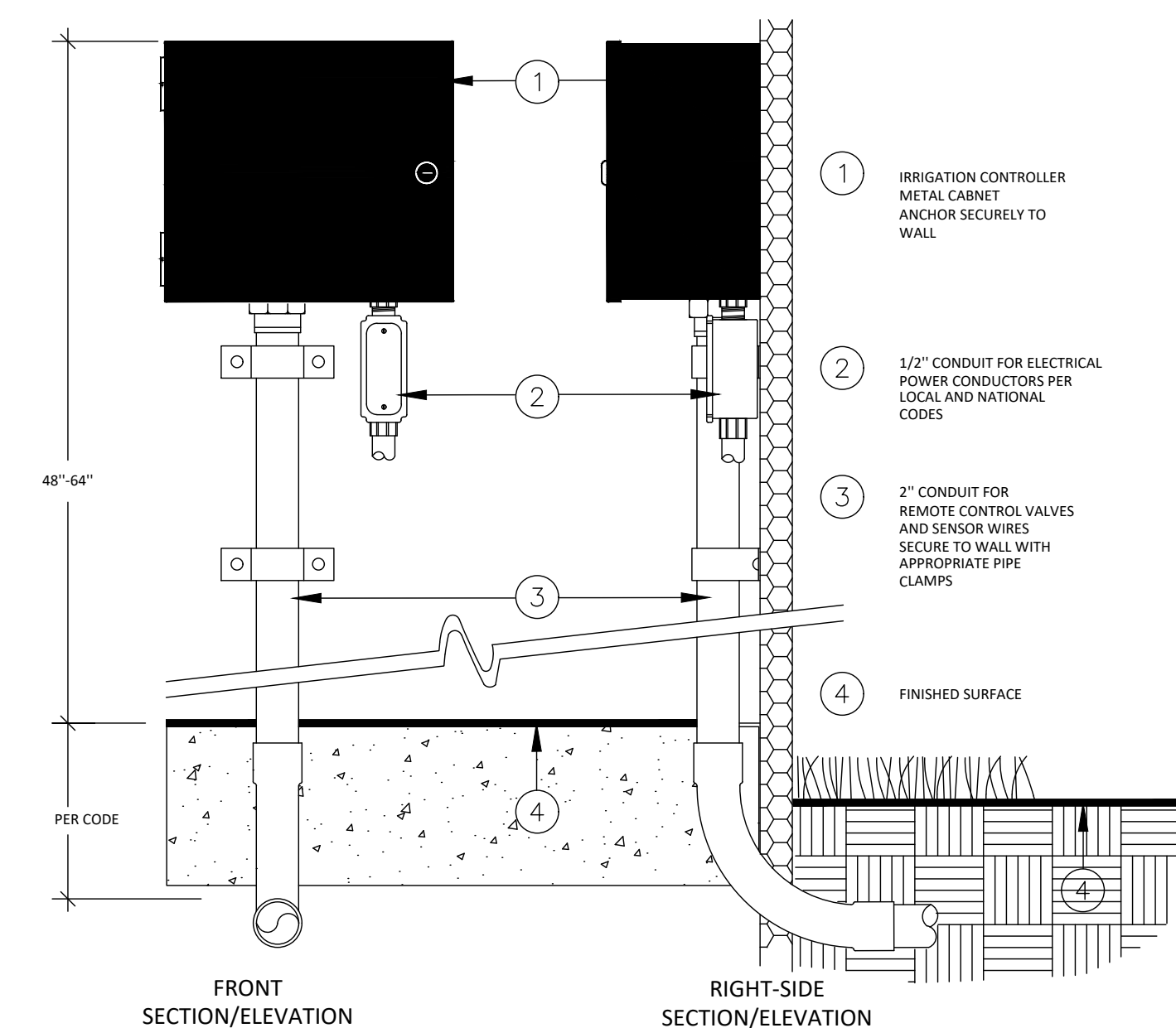
- ALL SLEEVES TO BE SCH 40 PVC PIPE
- ALL JOINTS TO BE SOLVENT WELDED AND WATER TIGHT.
- WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
- MCHANICALLY TAMP TO 95% PROCTOR.

8 IRRIGATION SLEEVING (TYP.)
NOT TO SCALE



NOTE:
SLEEVE BELOW ALL HARDWARE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

9 PIPE & WIRE TRENCHING (TYP.)
NOT TO SCALE



10 CONTROLLER - INTERIOR WALL MOUNT
NOT TO SCALE

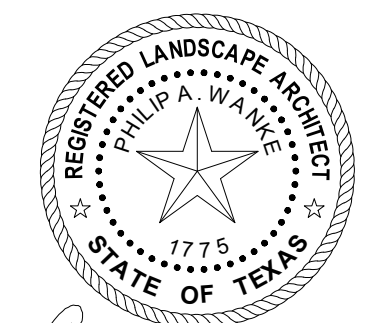


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Revisions:

Firm #: F-12489



Phillip A. Wank

8/14/2023

HEATHERWILDE CONDOMINIUMS
201 N HEATHERWILDE BLVD,
PFLUGERVILLE, TX 78660

Drawn by: YC
Checked by: VS
Approved by: PAW
Job Number: 17003
Case #: 2023-1-SP

IRRIGATION DETAILS

20 OF 30

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SITE DEVELOPMENT PERMIT APPROVAL

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Approval Date: August 23, 2023

BUILDING 3 FLOOR AREAS	
SUITE 301	1,000 SF
SUITE 302	1,000 SF
SUITE 303	1,000 SF
SUITE 304	1,000 SF
FRONT PORCHES	210 SF
TOTAL	4,210 SF

FLOOR PLAN GENERAL NOTES

- 1) ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- 2) ALL INTERIOR PARTITIONS TO BE TYPE 1 UNLESS NOTED OTHERWISE.
- 3) ALL DOOR OPENINGS TO BE LOCATED 6" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- 4) ALL DOOR OPENINGS TO BE LOCATED 6" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- 5) CONTRACTOR TO COORDINATE MOUNTING HEIGHTS OF WALL MOUNTED ITEMS/EQUIPMENT PRIOR TO INSTALLATION WITH OWNER AND/OR ARCHITECT.
- 6) ALL WET WALL(S) TO RECEIVE 5/8" MOISTURE RESISTANT GYPSUM BOARD UNLESS NOTED OTHERWISE.
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DATE: MAR 15, 2023

CONSTRUCTION DOCUMENTS
HEATHERWILDE OFFICE CONDOS BLDG 3

201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

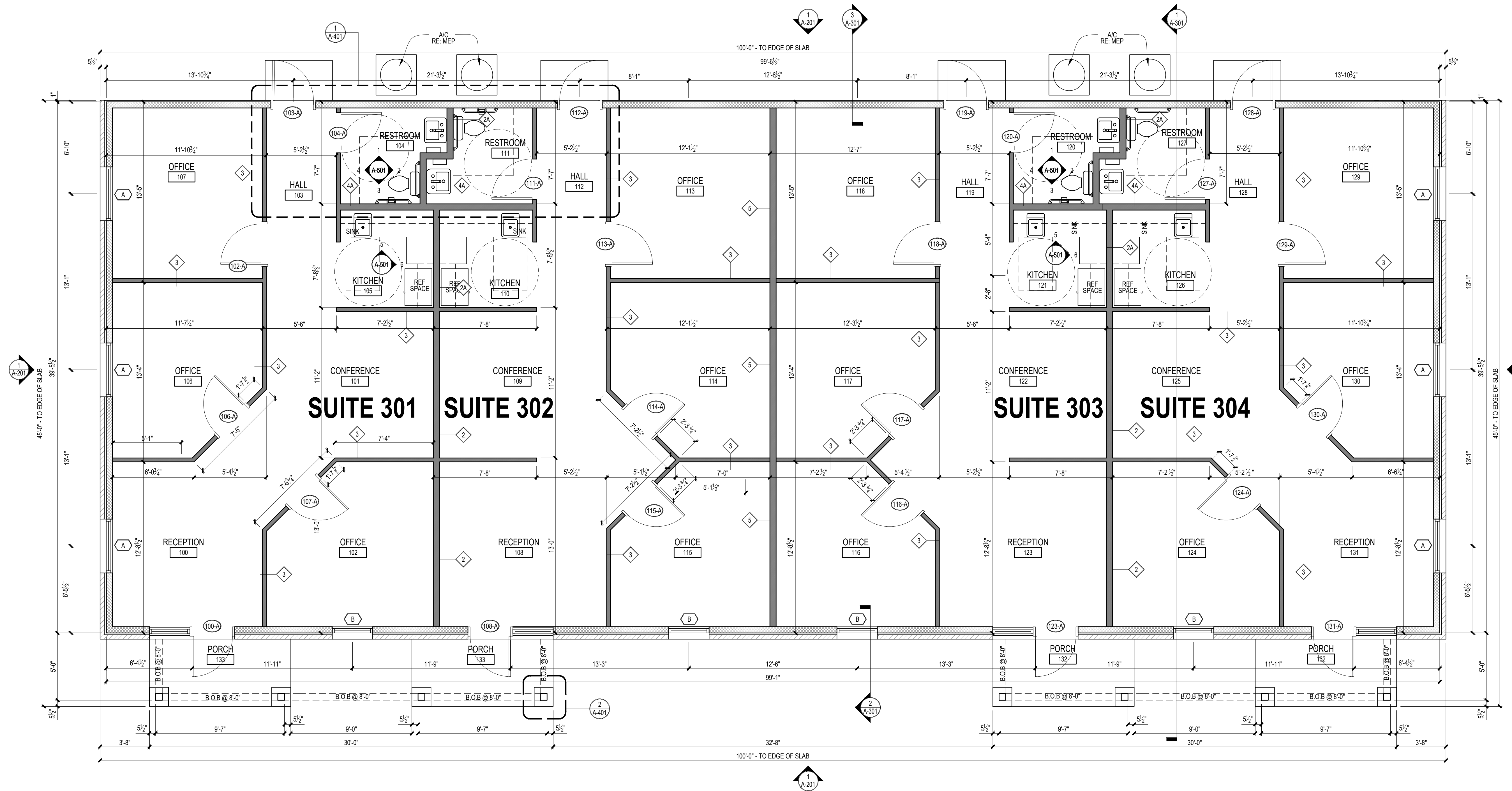
PROJECT NO: 17003

REVISIONS:

- REV 1 - SITE REVISIONS
- REV 2 - CoP BLDG. REV COMMENTS

DRAWN BY: LC
REVIEWED BY: SB

FLOOR PLAN



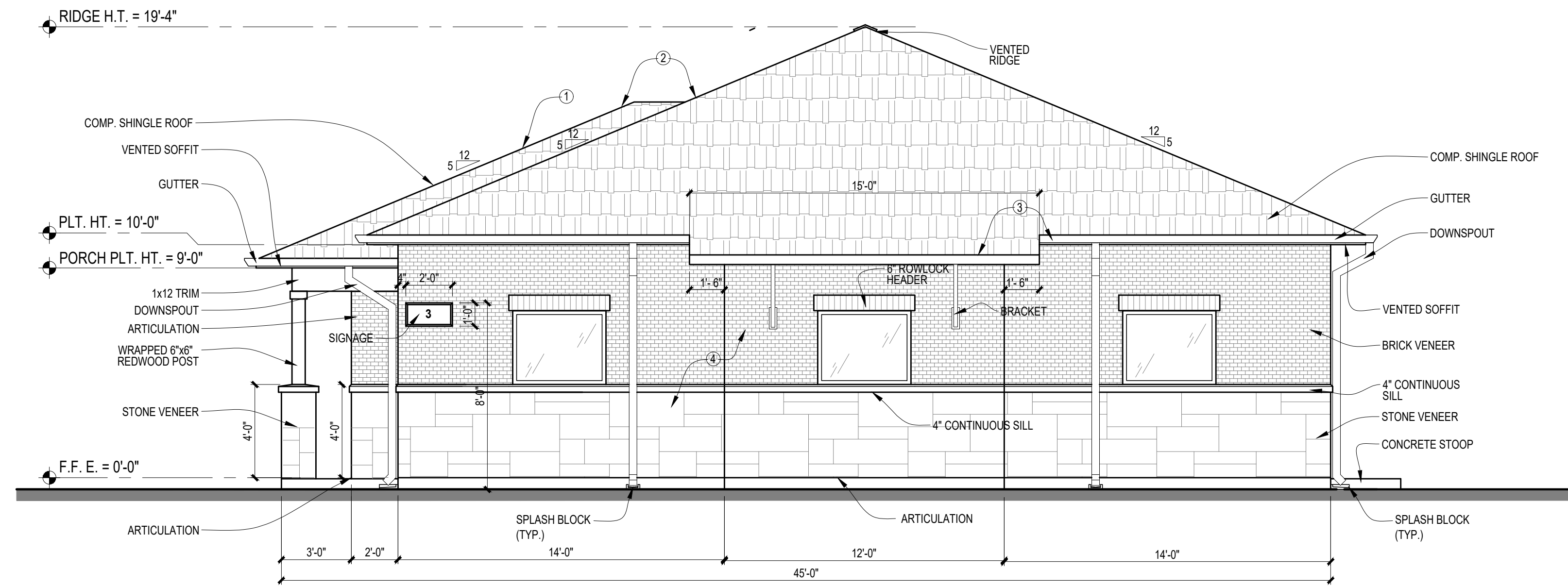
1 FLOOR PLAN - BUILDING 3
SCALE: 1/4" = 1'-0"



SITE DEVELOPMENT PERMIT APPROVAL

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Approval Date: August 23, 2023



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECTURAL ELEMENTS KEYNOTES

- ① CANOPIES & PORTICOS
- ② PITCHED ROOF
- ③ ARTICULATED CORNICE LINE
- ④ TWO BUILDING MATERIALS

BUILDING ELEVATION NOTES

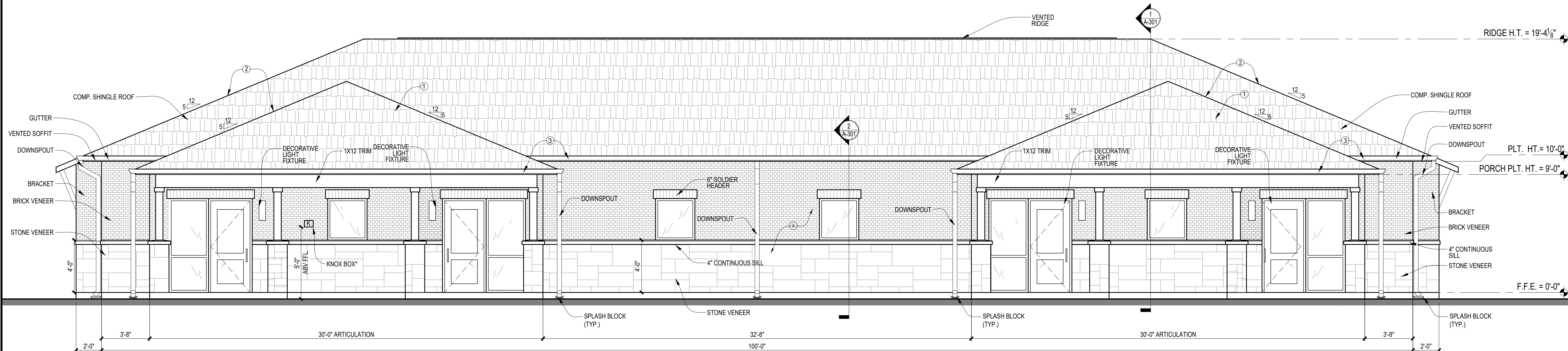
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FAÇADE TREATMENT MATERIALS (TABLE 9.4.2 OF PFLUGERVILLE UDC)

ELEVATION	TOTAL FAÇADE	MATERIAL AREA
FRONT	830 SF	100% MASONRY
RIGHT	365 SF	100% MASONRY
LEFT	365 SF	100% MASONRY
REAR	843 SF	100% FIBER CEMENT SIDING

ARCHITECTURAL ARTICULATION BLDG 3 & 4

	REQUIRED	PRIMARY	RIGHT	LEFT
MAXIMUM BUILDING HEIGHT	19'-4"			
AVERAGE HEIGHT	14'-2"			
HORIZONTAL CALCULATIONS				
A WALL MAY NOT EXCEED THIS LINEAR DISTANCE W/O A HORIZONTAL OFFSET (MAX LINEAR DISTANCE = AVG HT x 3)	42'-6"	32'-8"	14'-0"	14'-0"
MIN. HORIZONTAL PROJECTION OR RECESS (10% OF BUILDING HEIGHT)	2'-0"	2'-0"	2'-0"	2'-0"
MAX. LENGTH OF ALL FAÇADE WALLS IN A SINGLE PLANE (MAX. LENGTH OF WALL = 60% OF LENGTH OF FAÇADE)	FRONT = 60'-0" RIGHT = 27'-0" LEFT = 27'-0"	32'-8"	14'-0"	14'-0"
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1 PRIMARY FAÇADE
SCALE: 1/4" = 1'-0"



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DATE: MAR 15, 2023

CONSTRUCTION DOCUMENTS
HEATHERWILDE OFFICE CONDOS BLDG 3

201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

DRAWN BY: LC
REVIEWED BY: SB

EXTERIOR ELEVATIONS

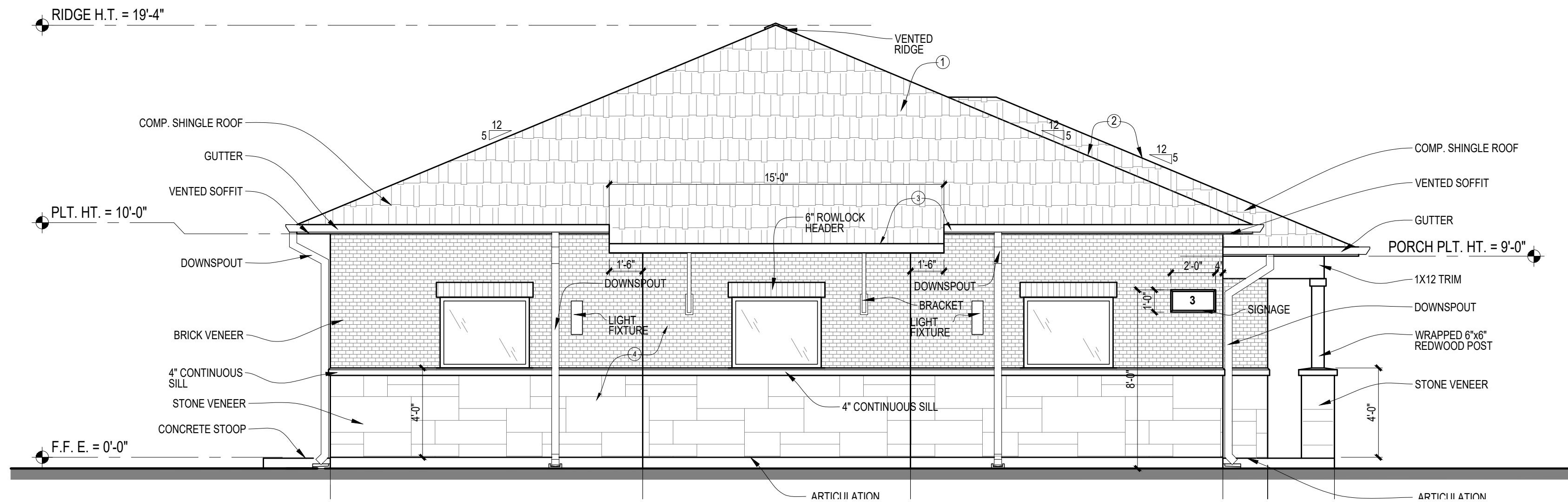
22 OF 30

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Approval Date: August 23, 2023



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECTURAL ELEMENTS KEYNOTES

- ① CANOPIES & PORTICOS
- ② PITCHED ROOF
- ③ ARTICULATED CORNICE LINE
- ④ TWO BUILDING MATERIALS

BUILDING ELEVATION NOTES

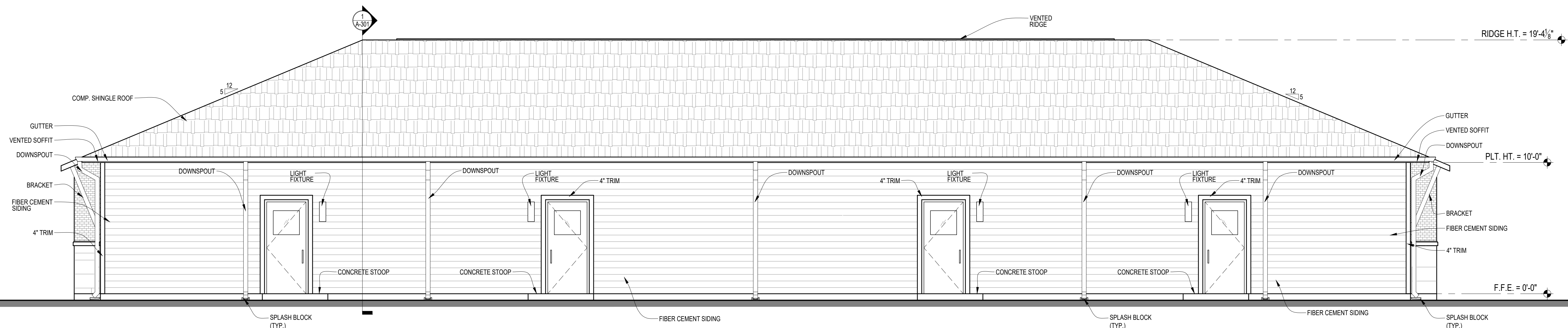
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ARCHITECTURAL ARTICULATION BLDG 3 & 4

	REQUIRED	PRIMARY	RIGHT	LEFT
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MAX. LENGTH OF ALL FACADE WALLS IN A SINGLE PLANE (MAX. LENGTH OF WALL = 60% OF LENGTH OF FACADE)	FRONT = 60'-0" RIGHT = 27'-0" LEFT = 27'-0"	32'-8"	14'-0"	14'-0"
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1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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DATE: MAR 15, 2023

CONSTRUCTION DOCUMENTS
HEATHERWILDE OFFICE
CONDOS BLDG 3

201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

DRAWN BY: LC
REVIEWED BY: SB

EXTERIOR ELEVATIONS

23 OF 30

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SITE DEVELOPMENT PERMIT APPROVAL

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Approval Date: August 23, 2023

BUILDING 4 FLOOR AREAS

SUITE 401	1,000 SF
SUITE 402	1,000 SF
SUITE 403	1,000 SF
SUITE 404	1,000 SF
FRONT PORCHES	210 SF
TOTAL	4,210 SF

FLOOR PLAN GENERAL NOTES

- 1) ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
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PROJECT NO: 17003

REVISIONS:

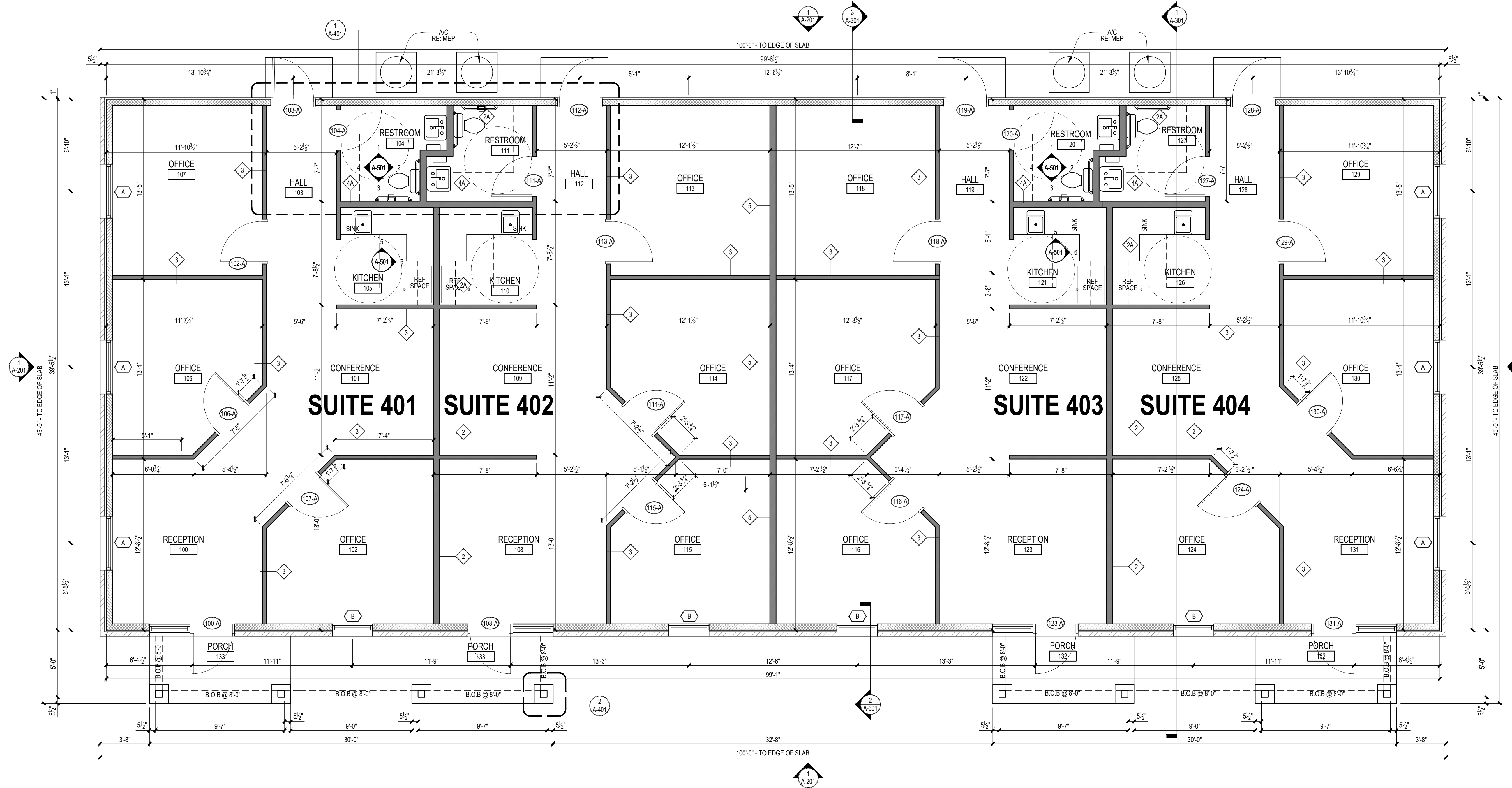
- REV 1 - SITE REVISIONS
- REV 2 - CoP BLDG. REV COMMENTS

DRAWN BY: LC
REVIEWED BY: SB

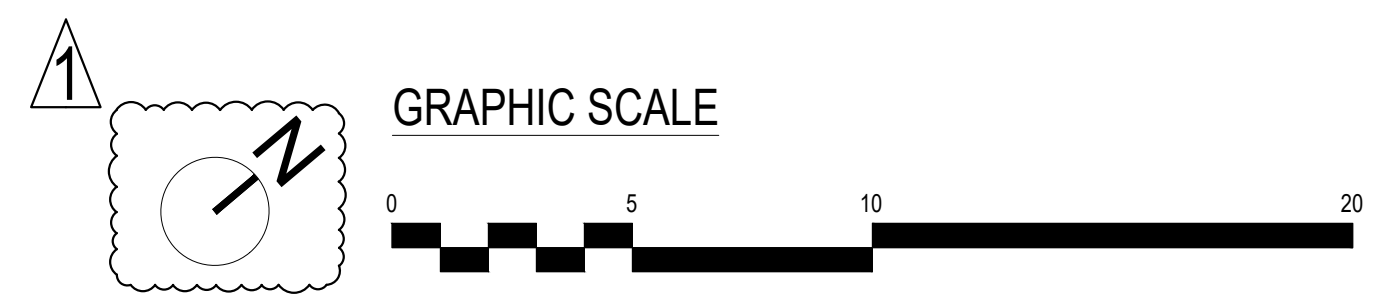
FLOOR PLAN

24 OF 30

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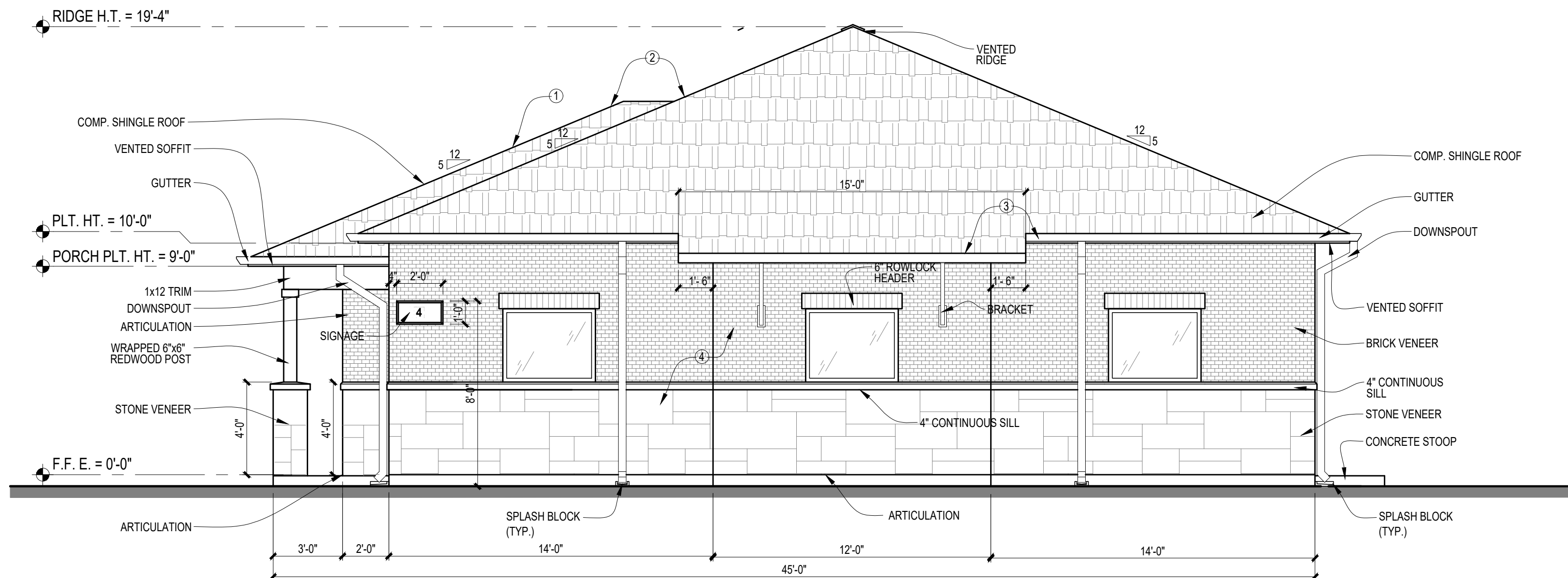
1 FLOOR PLAN - BUILDING 4
SCALE: 1/4" = 1'-0"



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2 RIGHT ELEVATION
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BUILDING ELEVATION NOTES

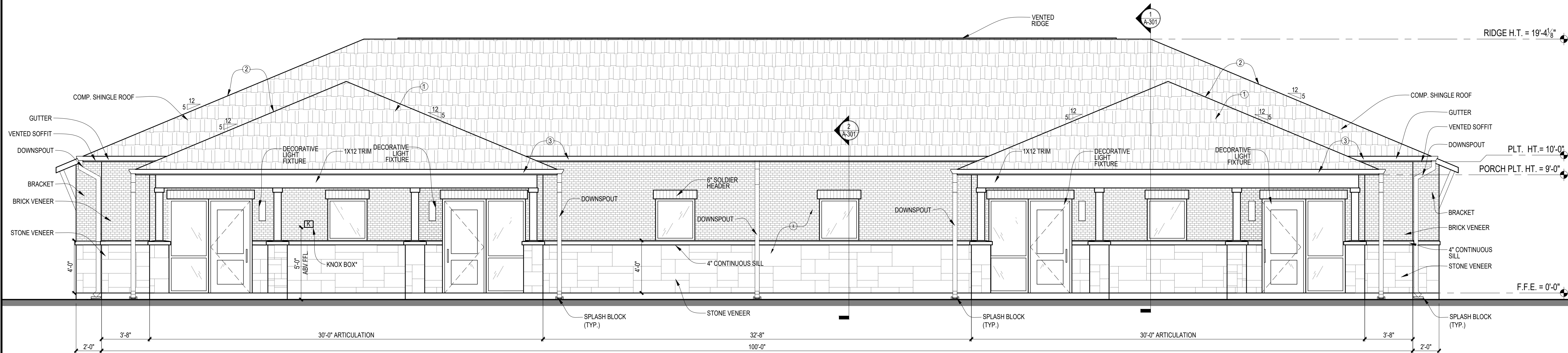
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1 PRIMARY FAÇADE
SCALE: 1/4" = 1'-0"



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CONDOS BLDG 4

201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

NO.	DESCRIPTION

DRAWN BY: LC
REVIEWED BY: SB

EXTERIOR ELEVATIONS

25 OF 30

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BUILDING ELEVATION NOTES

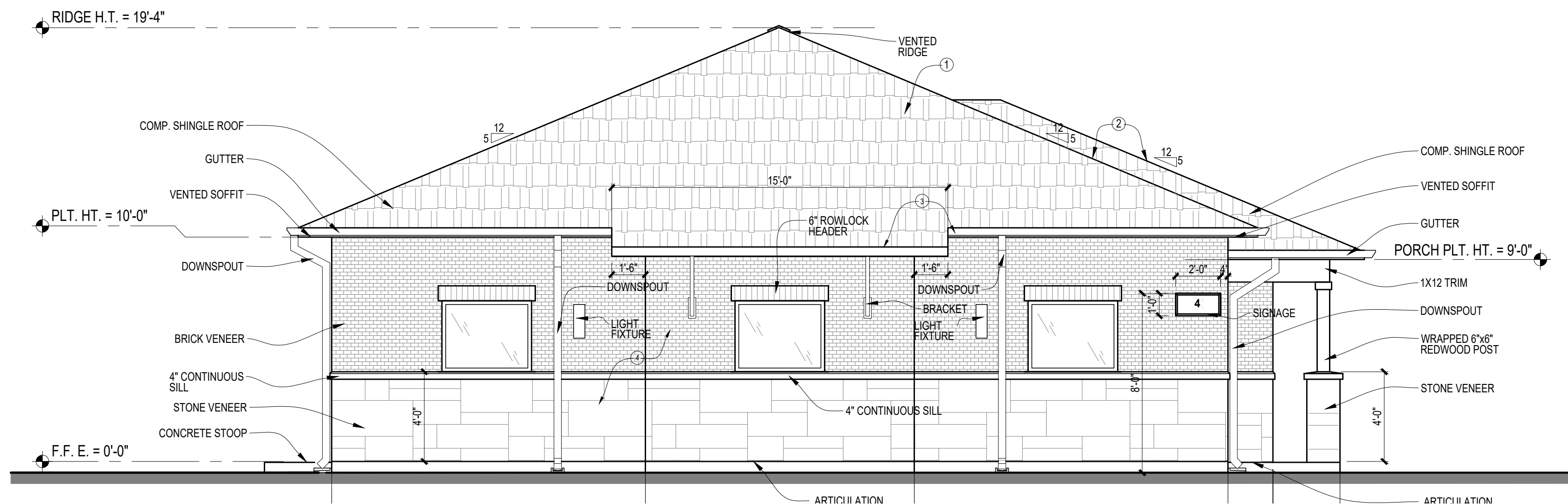
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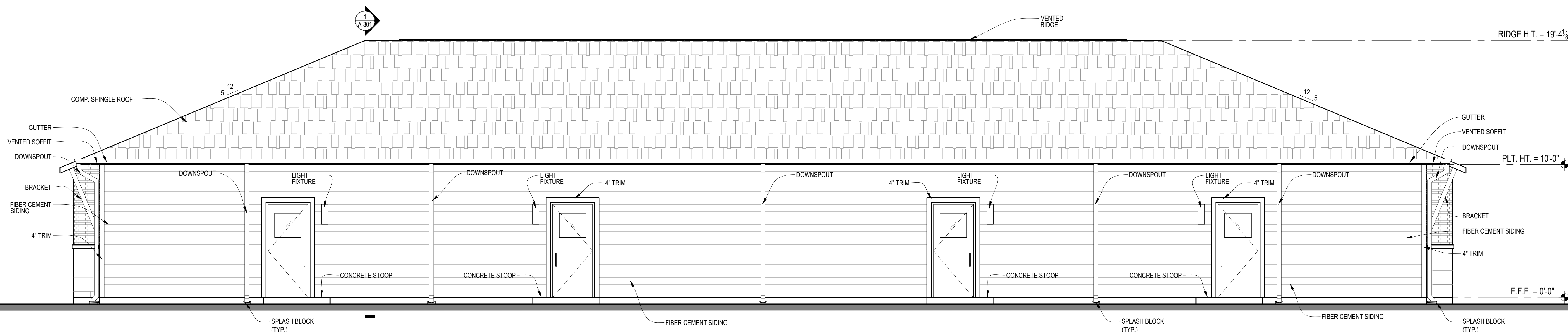
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2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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DATE: MAR 15, 2023

CONSTRUCTION DOCUMENTS
HEATHERWILDE OFFICE
CONDOS BLDG 4

201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

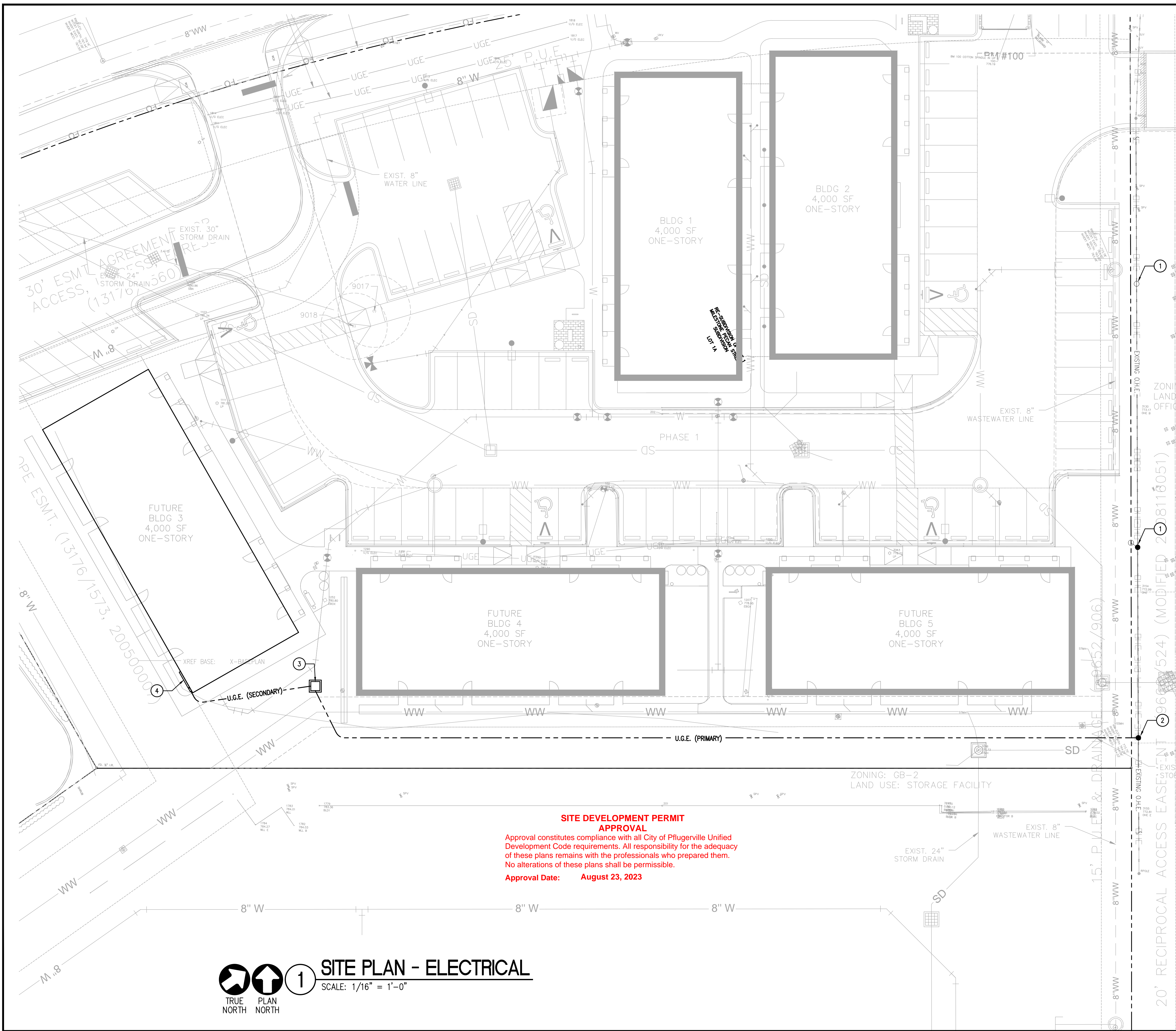
REVISIONS:

DRAWN BY: LC
REVIEWED BY: SB

EXTERIOR ELEVATIONS

26 OF 30

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- KEYED NOTES:**
- EXISTING POWER POLE TO REMAIN.
 - NEW POWER POLE FOR NEW UNDERGROUND SERVICE FEEDER TO PAD MOUNTED TRANSFORMER TO FEED NEW BUILDINGS 3 AND 4.
 - PROPOSED LOCATION OF LOCAL UTILITY COMPANY PAD MOUNTED TRANSFORMER.
 - ELECTRICAL SERVICE ENTRANCE AND GUTTER, REFER TO POWER PLAN AND ELECTRICAL ONE-LINE DIAGRAM FOR ADDITIONAL INFORMATION.

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SITE DEVELOPMENT PERMIT APPROVAL
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 Approval Date: August 23, 2023

1 SITE PLAN - ELECTRICAL
 SCALE: 1/16" = 1'-0"
 TRUE NORTH PLAN NORTH

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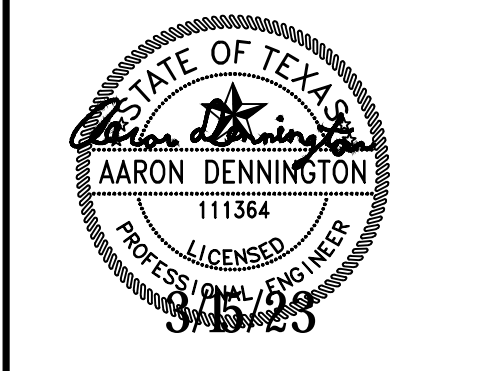
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DATE: MAR 15, 2023

CONSTRUCTION DOCUMENTS
HEATHERWILDE OFFICE
CONDOS BLDG 3

201 N. HEATHERWILDE BLVD.
 PFLUGERVILLE, TX 78660
 PROJECT NO: 17003

REVISIONS:

DRAWN BY: GR
 REVIEWED BY: AD

BUILDING 3 - SITE PLAN - ELECTRICAL

EU1.0

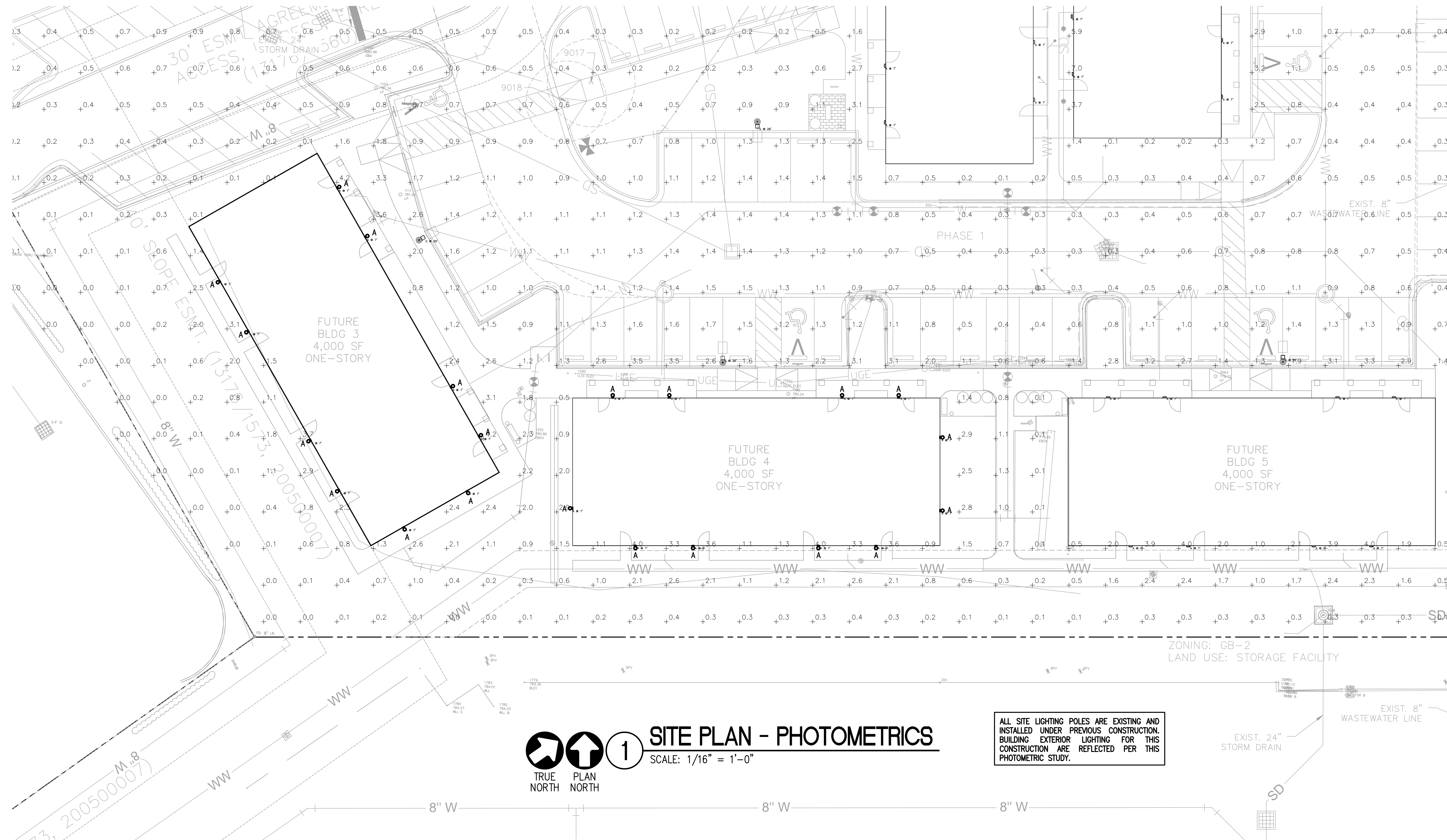
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Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Light Loss Factor	Wattage
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Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	0.7 fc	7.0 fc	0.0 fc	N/A	N/A



1 SITE PLAN - PHOTOMETRICS
 SCALE: 1/16" = 1'-0"
 TRUE NORTH PLAN NORTH

ALL SITE LIGHTING POLES ARE EXISTING AND INSTALLED UNDER PREVIOUS CONSTRUCTION. BUILDING EXTERIOR LIGHTING FOR THIS CONSTRUCTION ARE REFLECTED PER THIS PHOTOMETRIC STUDY.

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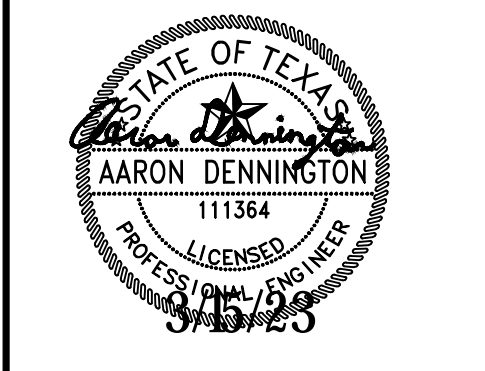
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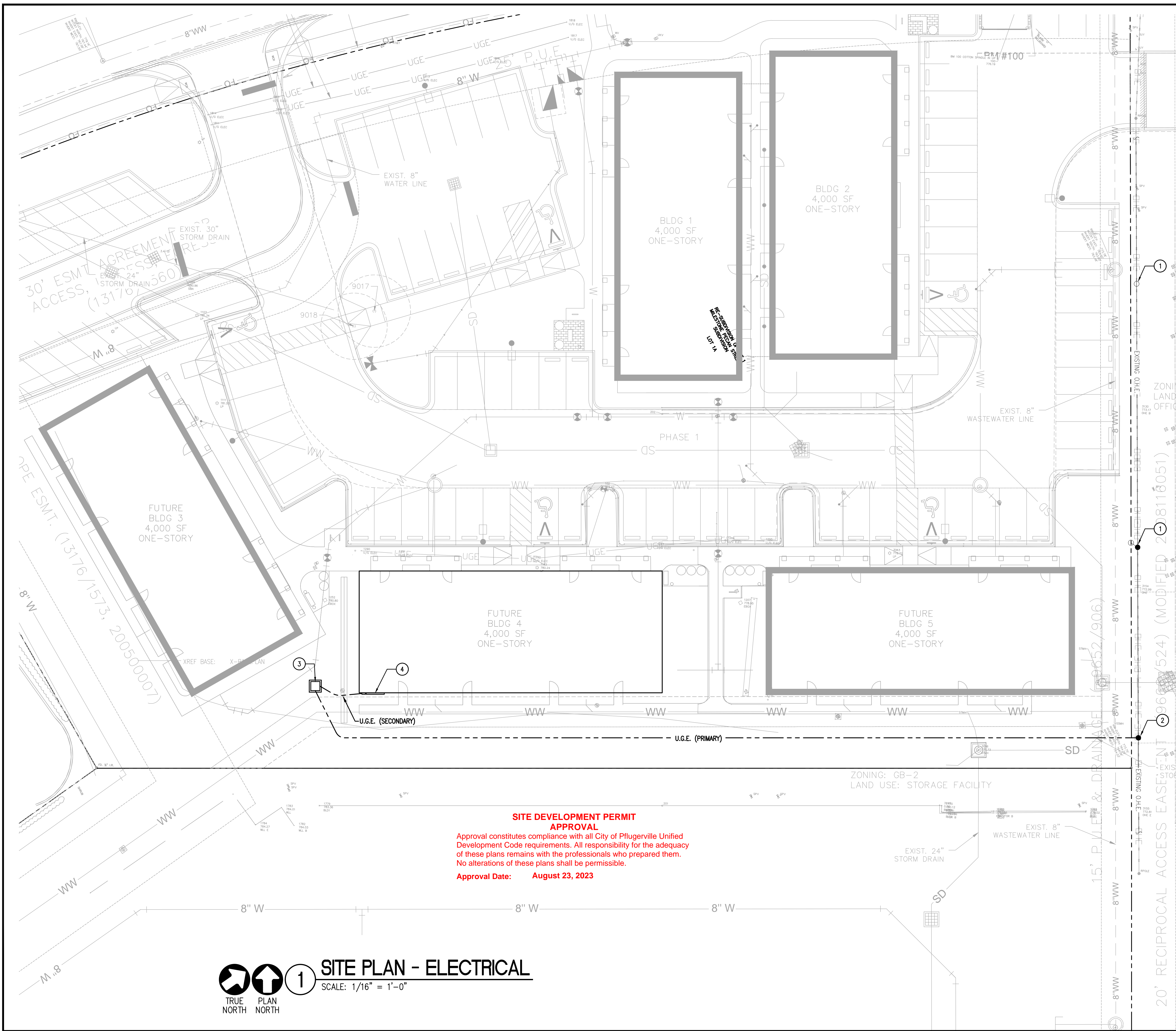


DATE: MAR 15, 2023
CONSTRUCTION DOCUMENTS
HEATHERWILDE OFFICE CONDOS BLDG 3
 201 N. HEATHERWILDE BLVD.
 PFLUGERVILLE, TX 78660
 PROJECT NO: 17003

REVISIONS:
 1 City Comments 4-21-2023

DRAWN BY: GR
 REVIEWED BY: AD

BUILDING 3 - SITE PLAN - PHOTOMETRICS
EU1.1



KEYED NOTES:

GENERAL: REFER ALSO TO GENERAL ELECTRICAL NOTES ON SHEET E1.0.

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1 SITE PLAN - ELECTRICAL

SCALE: 1/16" = 1'-0"

TRUE NORTH
PLAN NORTH

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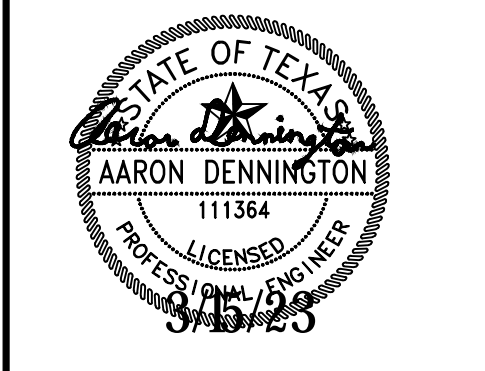
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PROJECT NO: 17003

REVISIONS:

DRAWN BY: GR
REVIEWED BY: AD

BUILDING 4 - SITE PLAN - ELECTRICAL

EU1.0

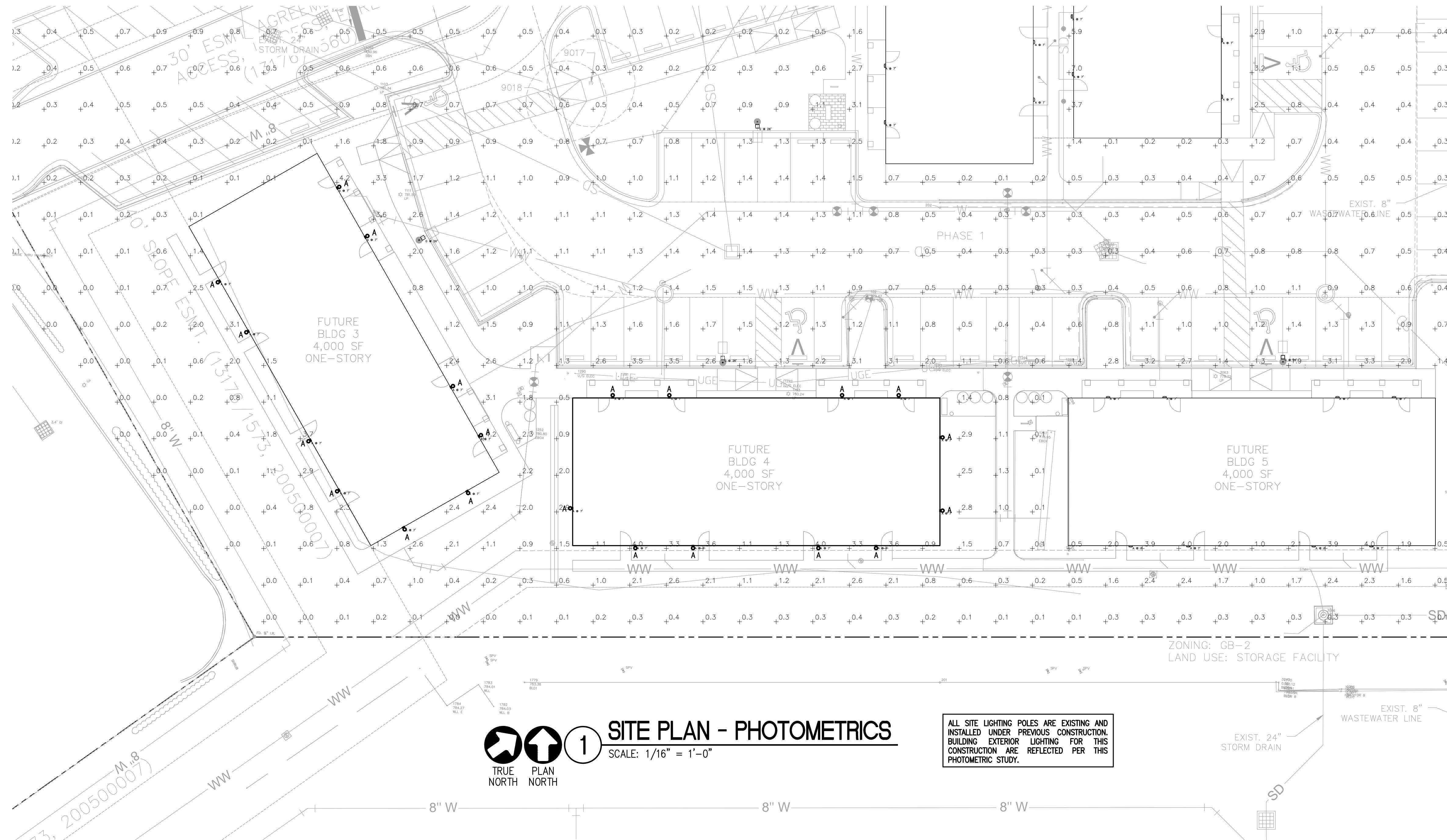
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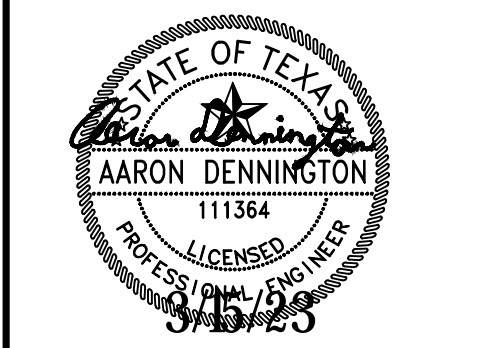
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PROJECT NO: 17003

REVISIONS:
1 City Comments 4-21-2023

DRAWN BY: GR
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BUILDING 4 - SITE PLAN - PHOTOMETRICS



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